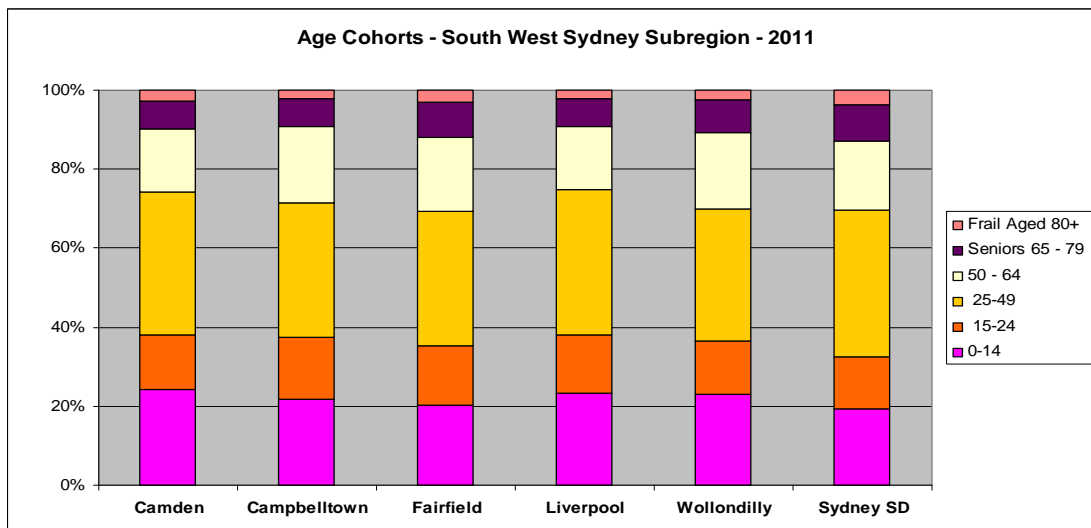


South West Sydney Subregion – What’s the Housing Demand?

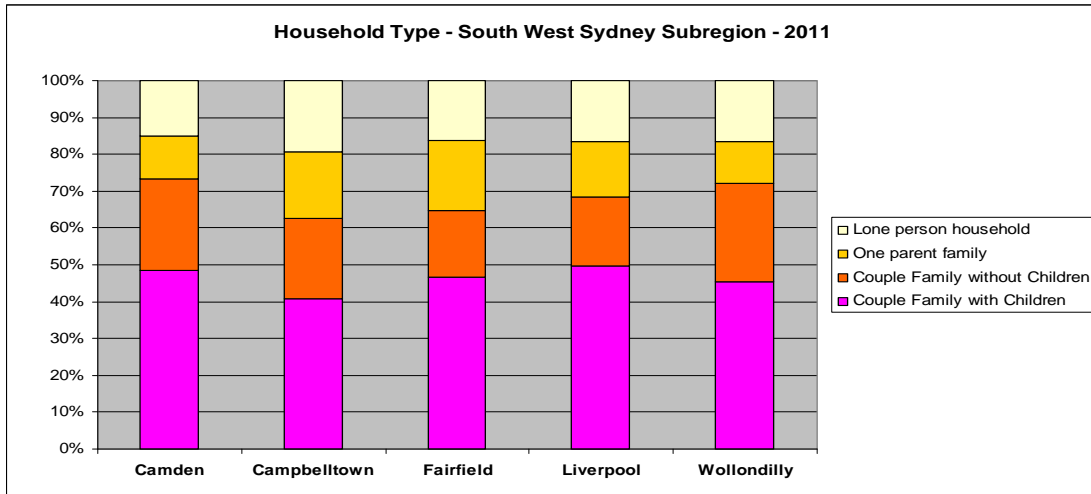
Age

- Generally the South West Sydney subregion has a younger age profile than the average for Sydney, with smaller proportions of seniors and frail aged.
- There are higher than average proportions of 0 – 14 year olds in this subregion, and Campbelltown, Fairfield and Liverpool also have higher proportions of 15 – 24 year olds. Campbelltown, Fairfield and Wollondilly have higher proportions of 50 – 64 year olds.
- There will be an increasing need for housing to suit seniors and frail aged, as these cohorts are forecast to increase strongly to 2031 (DPE household projections).
- The table below shows the proportion of people in each age cohort in all the South West Sydney subregion local government areas (LGAs) at the 2011 Census.



Household Type

- Couple families with children represent the largest household and family type, comprising between 40% and 47% of all households, followed by couple only and lone person households in the South West. Wollondilly and Camden have the highest proportion of couple only households and Campbelltown has the highest proportion of lone person households in the subregion.
- Couple only and lone person households combined comprise between a third and 40% of all household and family types in the South West Sydney subregion and so there is a need for housing types (with one or two bedrooms) to match the housing requirements of this fairly significant group.
- The graph below shows the proportion in each key household type at the 2011 Census for each of the South West Sydney subregion local government areas.



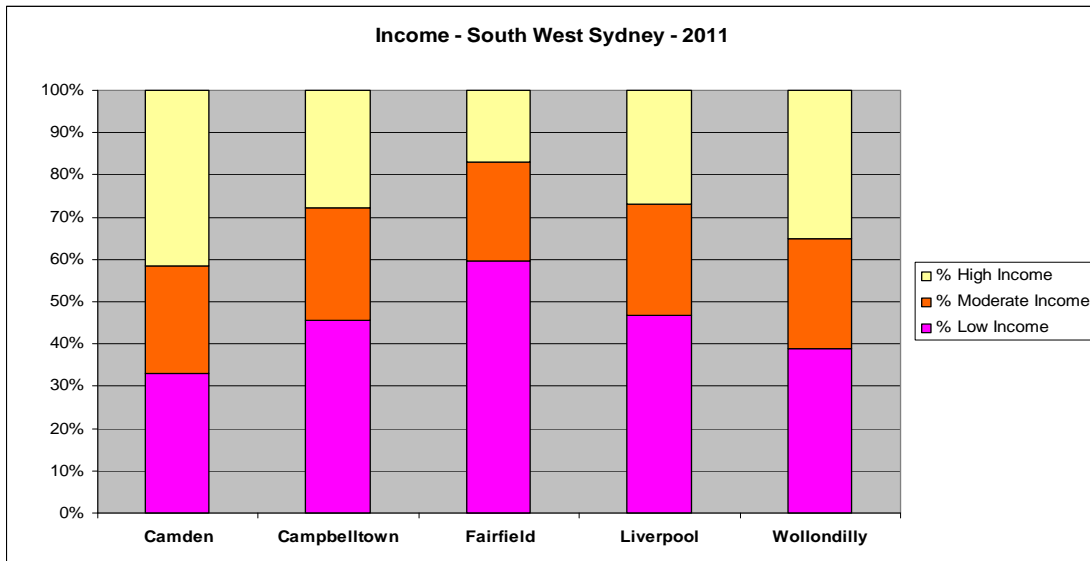
Household Size

- The average household size in all the South West Sydney LGAs is much higher than the Sydney average of 2.7 persons per household. Since 1996, average household size has decreased in most South West LGAs – Liverpool is the exception.
- The table below shows the average household size in each of the South West Sydney subregion local government areas at 1996, 2001, 2006 and 2011.

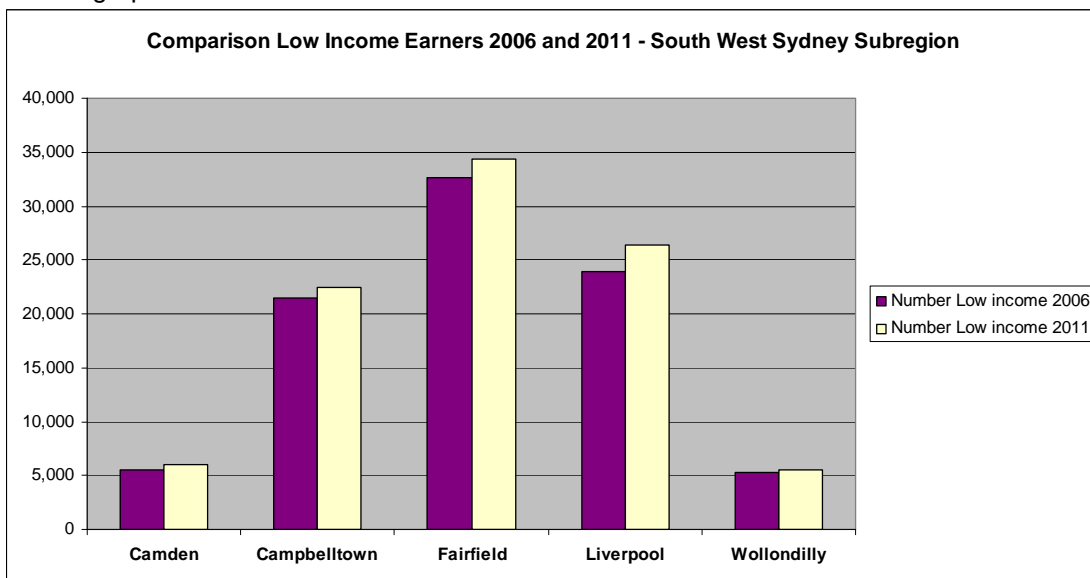
Area	Average Household Size 1996	Average Household Size 2001	Average Household Size 2006	Average Household Size 2011
Camden	3.10	3.00	3.00	3.00
Campbelltown	3.20	3.10	3.00	2.90
Fairfield	3.40	3.30	3.20	3.20
Liverpool	3.10	3.10	3.10	3.20
Wollondilly	3.10	3.00	3.00	3.00
Sydney SD	2.70	2.70	2.70	2.70

Income

- In most of the South West subregion LGAs, low income households comprise the largest proportion of all households, the exception being Camden (where high income households comprise the largest group). Between 2006 and 2011 the proportion of low income households increased in Campbelltown, Fairfield and Liverpool. In both Camden and Wollondilly the proportion of high income earners increased over the same period.
- The graph below shows the proportion of low, moderate and high income households at the 2011 Census in all the South West Sydney subregion local government areas.



- Nevertheless, the number of low income households increased in every South West LGA as the graph below demonstrates.



- Further, the number of low income renters is increasing at a faster rate than the number of low income households in most South West LGAs, as the table below demonstrates.

LGA	Increase in low income earners 2006 – 2011 (%)	Increase in low income renters 2006 – 2011 (%)
Camden	9.5	8.8
Campbelltown	4.5	7.6
Fairfield	5.3	11.6
Liverpool	9.9	15.7
Wollondilly	6.5	7.6
Sydney SD	6.4	9.3

Homelessness

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

2011	Total Homeless
Bankstown	804
Camden	21
Campbelltown	86
Fairfield	1,381
Liverpool	779
Wollondilly	76
Total	3,147

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/>