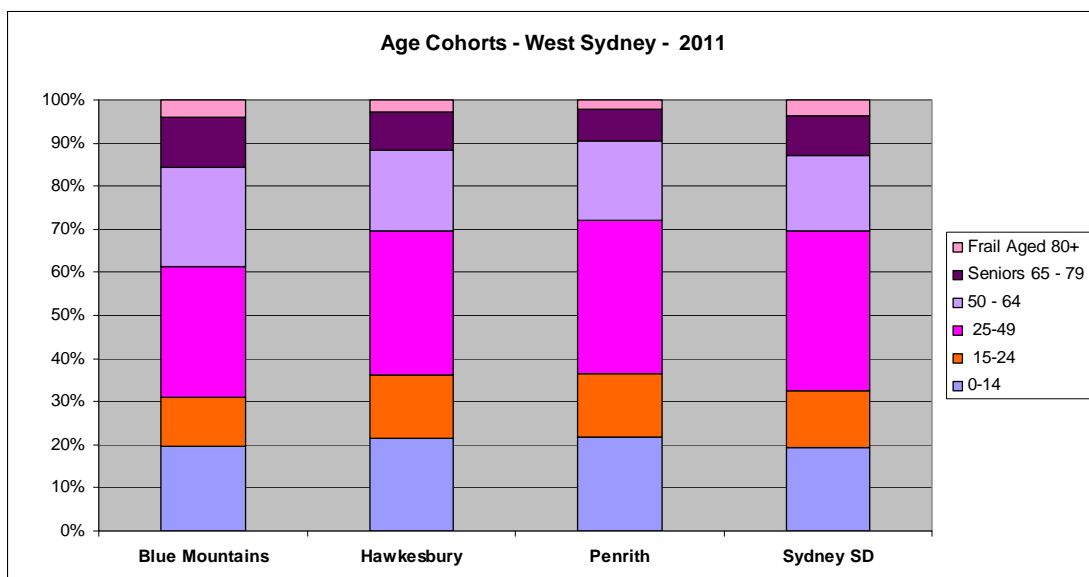


West Sydney Subregion – What’s the Housing Demand?

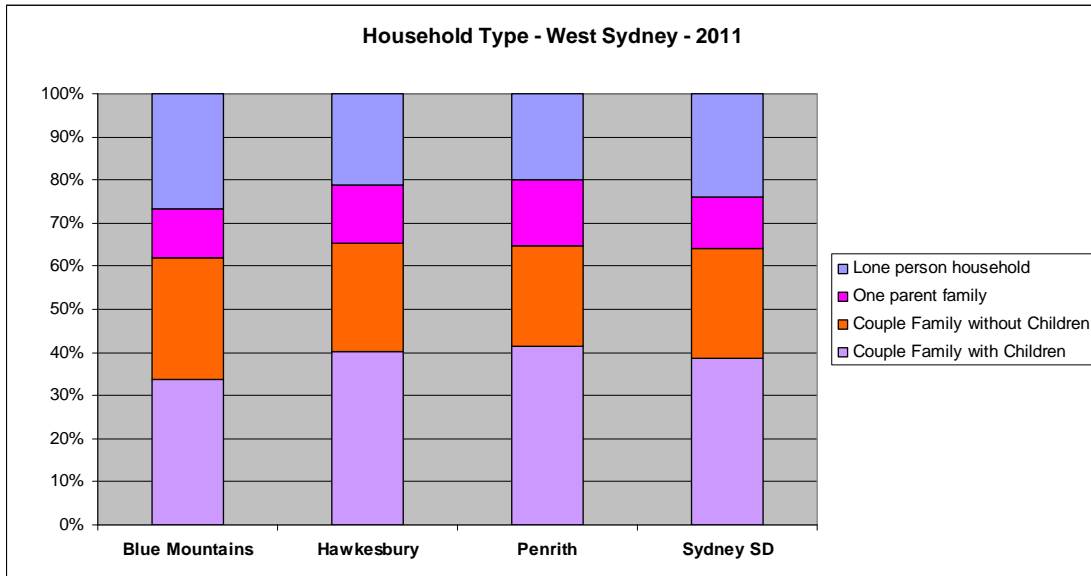
Age

- While the median age of the population of all three LGAs comprising the West Sydney subregion has increased from 2001, there are clear differences between the LGAs within the subregion. The median age in Blue Mountains and Hawkesbury is at or above the Sydney average, while Penrith has a lower median age. Blue Mountains has a higher proportion of 50-64 year olds and seniors (65-79 year olds) than the Sydney average, while Hawkesbury and Penrith have a higher proportion of children (0-14 years) and young people (15-24).
- There will be an increasing need for housing to suit seniors and frail aged, particularly in the Blue Mountains, while in the short term, housing suitable (and affordable) for young people is an immediate concern particularly in Hawkesbury and Penrith.
- The graph below shows the proportion of the population in key age cohorts as at the 2011 Census for each of the West Sydney subregion local government areas, in comparison with Sydney Statistical Division.



Household Type

- There has been a decrease in the proportion of couple families with children and an increase in lone person and couple only households between 2001 and 2011 in all the LGAs in West Sydney.
- Couple families with children comprise the largest household and family type in the West Sydney subregion. Blue Mountains has a higher proportion of couple only and lone person households and Hawkesbury also has a higher proportion of couple only households than the Sydney average.
- The graph below shows the proportion of key household types in each local government area in the West Sydney subregion, as well as Sydney Statistical Division, as at the 2011 Census.



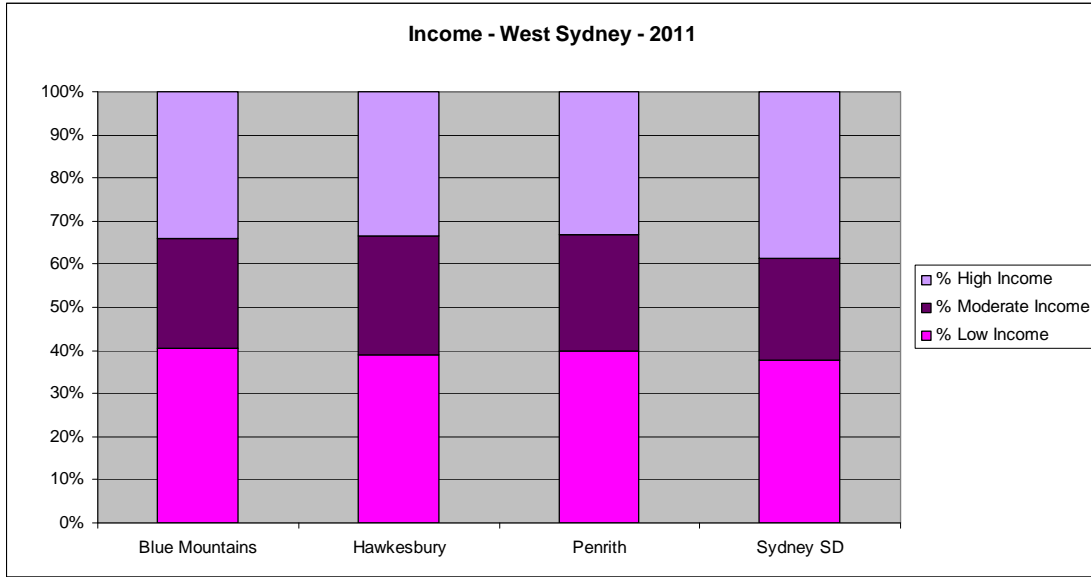
Household Size

- Hawkesbury (2.8 persons per household) and Penrith (2.9) have a larger average household size than the Sydney average (2.7), while Blue Mountains has a smaller (2.5) average number of person per household.
- The table below shows the average household size in each of the West Sydney subregion local government areas, plus Sydney Statistical Division, at the 1996, 2001, 2006 and 2011 Census.

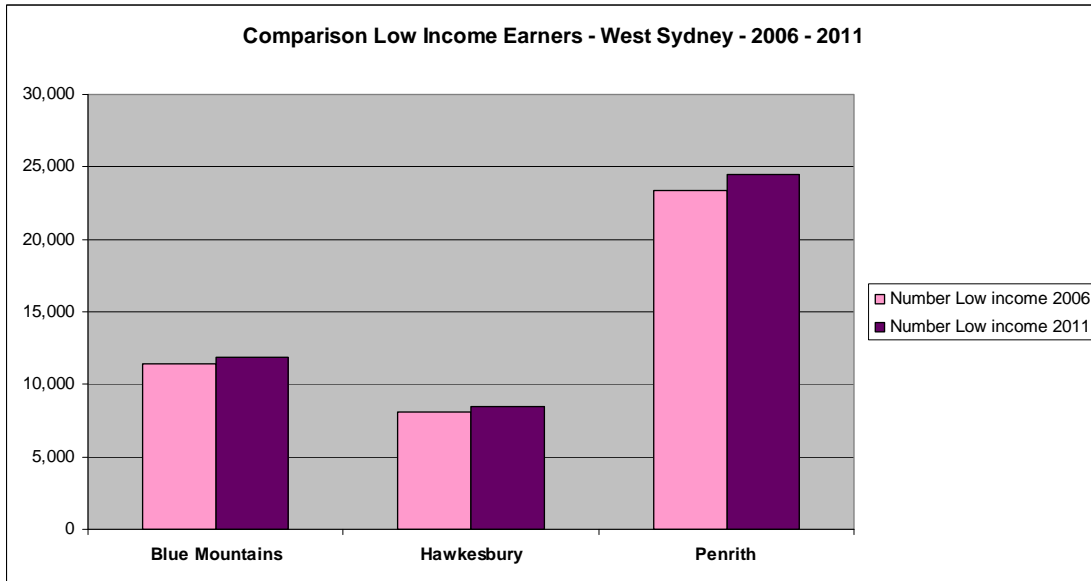
Area	Average Household Size 1996	Average Household Size 2001	Average Household Size 2006	Average Household Size 2011
Blue Mountains	2.70	2.60	2.60	2.50
Hawkesbury	2.90	2.90	2.80	2.80
Penrith	3.10	3.00	2.90	2.90
Sydney SD	2.70	2.70	2.70	2.70

Income

- In all the West subregion LGAs, low income households comprise the largest proportion of all households and that proportion increased in all three LGAs between 2006 and 2011. The proportion of moderate income households increased in Blue Mountains while the proportion of high income households increased in Hawkesbury and Penrith over the same period.
- The graph below shows the proportion of low, moderate and high income households in each of the West Sydney subregion local government areas, as well as Sydney Statistical Division at the 2011 Census.



- The number of low income households increased in every West Sydney LGA as the graph below demonstrates. The graph below compares the number of low income earners in each of the West Sydney subregion local government areas at 2006 and again at 2011.



Homelessness

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

2011	Total Homeless
Blue Mountains	256
Hawkesbury	200
Penrith	613
Total	1069

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/>