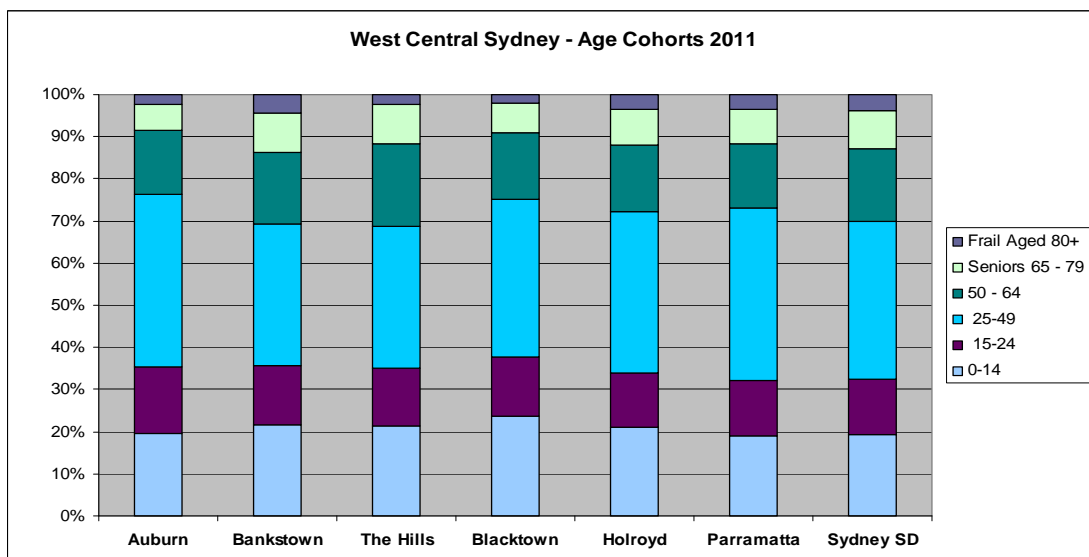# West Central Sydney Subregion – What's the Housing Demand?
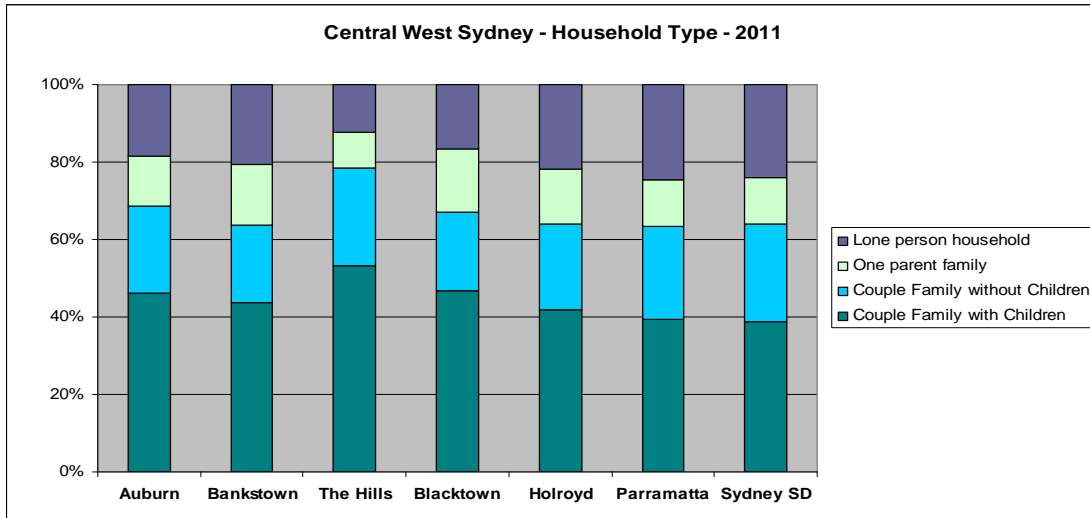
Age

- The median age of the West Central population at the 2011 Census is at or below the Sydney median, with Auburn and Parramatta actually having a younger median age in 2011 than in 2001, while Bankstown is stable and The Hills, Blacktown and Holroyd have ageing populations, in line with the trend across Sydney.
- Although the subregion has a younger age profile than the average for Sydney, there will be an increasing need for housing to suit seniors and frail aged residents. Bankstown already has a higher proportion of frail aged than the Sydney average.
- The graph below shows the proportion of the population in each of the key age cohorts for all of the West Central subregion local government areas as at the 2011 Census, in comparison with Sydney statistical division.

West Central Sydney - Age Cohorts 2011

Household Type

- Changes in household and family type between 2001 and 2011 have not been consistent across the West Central LGAs. While Bankstown, Blacktown, Holroyd and Parramatta have experienced an increase in the proportion of couples with children, The Hills had an increase in the proportion of lone person and single parent households and Auburn and Parramatta had an increase in couple only households.
- Couple only and lone person households combined make up between about a third of all households and family types in the West Central subregion, 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 of residents in each key household type, for all the local government areas in the West Central subregion, in comparison with Sydney SD as at the 2011 Census.

Central West Sydney - Household Type - 2011

Legend:
- Lone person household
- One parent family
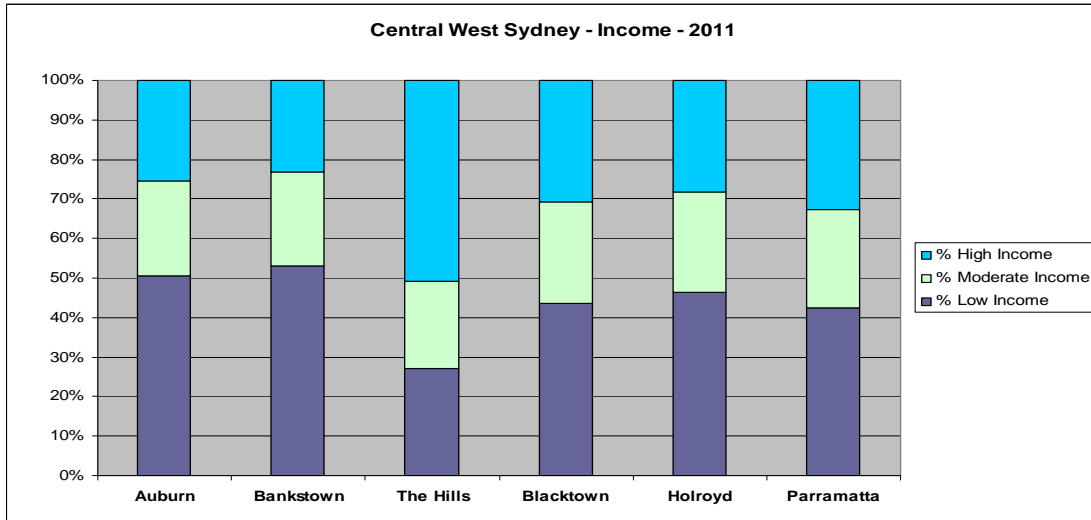- Couple Family without Children
- Couple Family with Children

Household Size

- The average household size in all the West Central Sydney LGAs is equal to or higher than the Sydney average of 2.7 persons per household.
- However, given the breakdown in household and family types indicated above, it still suggests a need for a variety of dwelling types with different bedroom numbers to meet the needs of the community now and into the future.
- The table below gives the average household size by local government areas for the West Central Subregion for 1996, 2001, 2006 and 2011.
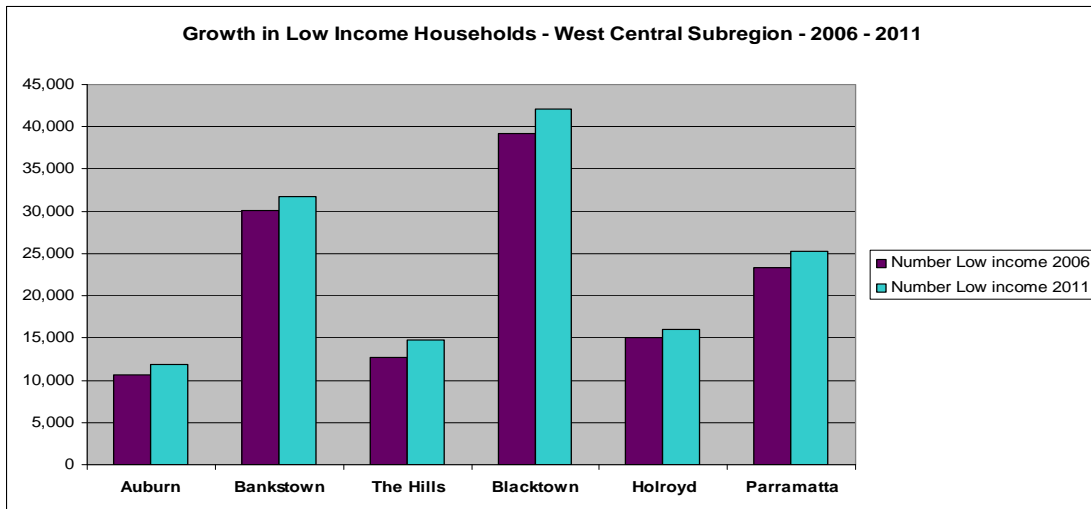
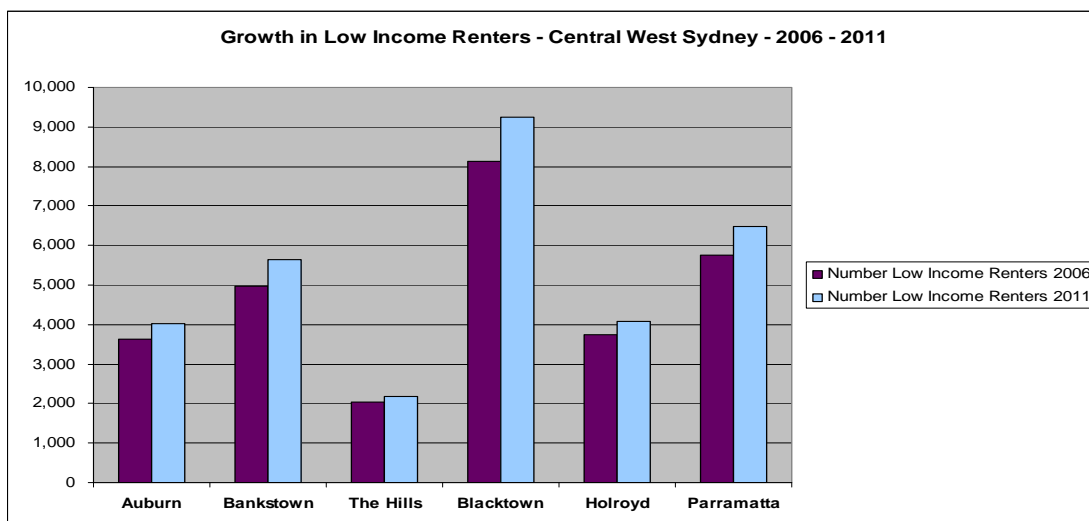| Area	Average Household Size 1996	Average Household Size 2001	Average Household Size 2006	Average Household Size 2011
Auburn	3.10	3.10	3.10	3.10
Bankstown	3.00	3.00	2.90	3.00
The Hills	3.20	3.20	3.10	3.10
Blacktown	3.10	3.10	3.00	3.10
Holroyd	2.80	2.80	2.80	2.80
Parramatta	2.70	2.70	2.70	2.70
Sydney SD	2.70	2.70	2.70	2.70

Income

- In West Central subregion LGAs, low income households comprise the largest proportion of all households, the exception being The Hills (where high income households comprise the largest group).
- The graph below shows the proportion of low, moderate and high income earners by local government area for the West Central subregion at the 2011 Census.

Central West Sydney - Income - 2011

- The graph below shows the increase in the number of low income households in all the West Central Sydney local government areas since 2006. Given this increase, it is important that housing supply price points show a reasonable match with household tenure and income levels.

Growth in Low Income Households - West Central Subregion - 2006 - 2011

- Comparing the graph of the growth in the number of low income households above, with the graph below showing the growth in the number of low income rental households, it is clear that the latter are growing at a faster rate. This again emphasises the need for intervention to ensure an increase in the supply of targeted affordable rental housing.

Growth in Low Income Renters - Central West Sydney - 2006 - 2011

Chart legend:
- ■ Number Low Income Renters 2006
- ☐ Number Low Income Renters 2011

Categories: Auburn, Bankstown, The Hills, Blacktown, Holroyd, Parramatta

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/