

Demographic Analysis Reports: Housing density

Prepared for Penrith City Council



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Table of contents

1. Executive Summary	3
2. Introduction	4
3. Where is medium and high density housing located?	4
4. Who lives in medium and high density housing?	8
4.1 Age	8
4.2 Indigenous status	9
4.3 Birthplace	9
4.4 Need for assistance	9
4.5 Long-term health conditions	10
5. What are the household characteristics of people living in medium/high density dwellings?	12
5.1 Household composition	12
5.2 Household income	13
5.3 Number of bedrooms	13
5.4 Tenure type	14
6. What do people living in medium and high density dwellings do?	15
6.1 Education institution attending	15
6.2 Highest qualification	16
6.3 Employment status	17
6.4 Industries of employment	18
7. More reports in this series	20
8. Attribution Notice	21

1. Executive Summary




- Penrith City's dwelling stock has seen an increase in medium and high-density dwellings, accounting for almost 16% and over 7% of the City's dwellings respectively, with high-density housing experiencing the highest growth rate since 2016.
- Medium and high-density dwellings are mainly located in Penrith (66%), Werrington (58%), Oxley Park (56%), St Marys (50%), and Kingswood (50%).
- Residents in medium and high-density housing tend to be younger and have a higher proportion of overseas-born individuals.
- 33% of medium and high-density dwellers have one or more long-term health conditions (33% compared to separate house dwellers, 30%), particularly mental health issues. There is a greater need for assistance due to disability among these residents (6.7% compared to 5.5% in separate houses).
- Couples without children (31%) or lone persons (20%) are the primary types of households in medium and high-density dwellings, while separate houses are mostly occupied by couples with or without children.
- Median household incomes for medium and high-density dwellings are 35% lower than separate houses, which can be attributed to household size differences.
- More than half of medium and high-density households are rented privately, with one-third being owned with a mortgage.
- Tertiary education attendance is higher among medium and high-density residents, with a slightly larger proportion having post-school qualifications.
- Medium/high-density dwellers and separate house dwellers have similar employment characteristics, with healthcare, social assistance, and retail trade as their main industries. However, medium/high-density dwelling residents have a slightly higher unemployment rate.

2. Introduction

High-density dwellings were the dwelling type which grew most in percentage terms between 2016 and 2021. In total, almost 3,300 new high-density dwellings and over 2,000 medium-density dwellings were constructed in Penrith City between 2016 and 2021.

As the dwelling composition of the City changes, so do the demographic characteristics of residents who live in different dwelling types. Medium and high-density dwellings are often home to quite different residents than those who live in separate houses. Understanding these differences guides more informed decision making at local government level and provides insight into likely future demographic trends in Penrith City, which will likely continue to have a smaller proportion of separate houses and more medium and high-density dwellings.

DEFINITION

-  **Separate house** - includes all free-standing dwellings which are structurally separate from others.
-  **Medium density** - includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.
-  **High density** - includes flats and apartments in 3 storey and larger blocks, including the new categories for 4-8 storeys and 9 storey or more.

3. Where is medium and high-density housing located?

The City of Penrith had a smaller proportion of medium and high-density housing compared with Greater Sydney, 23.3% compared with 45.9%. Within the City, suburbs such as Penrith,

Werrington, Oxley Park and St Marys had the highest levels of medium and high-density dwellings. In contrast, Llandilo, Mulgoa and Regentville, had the lowest.

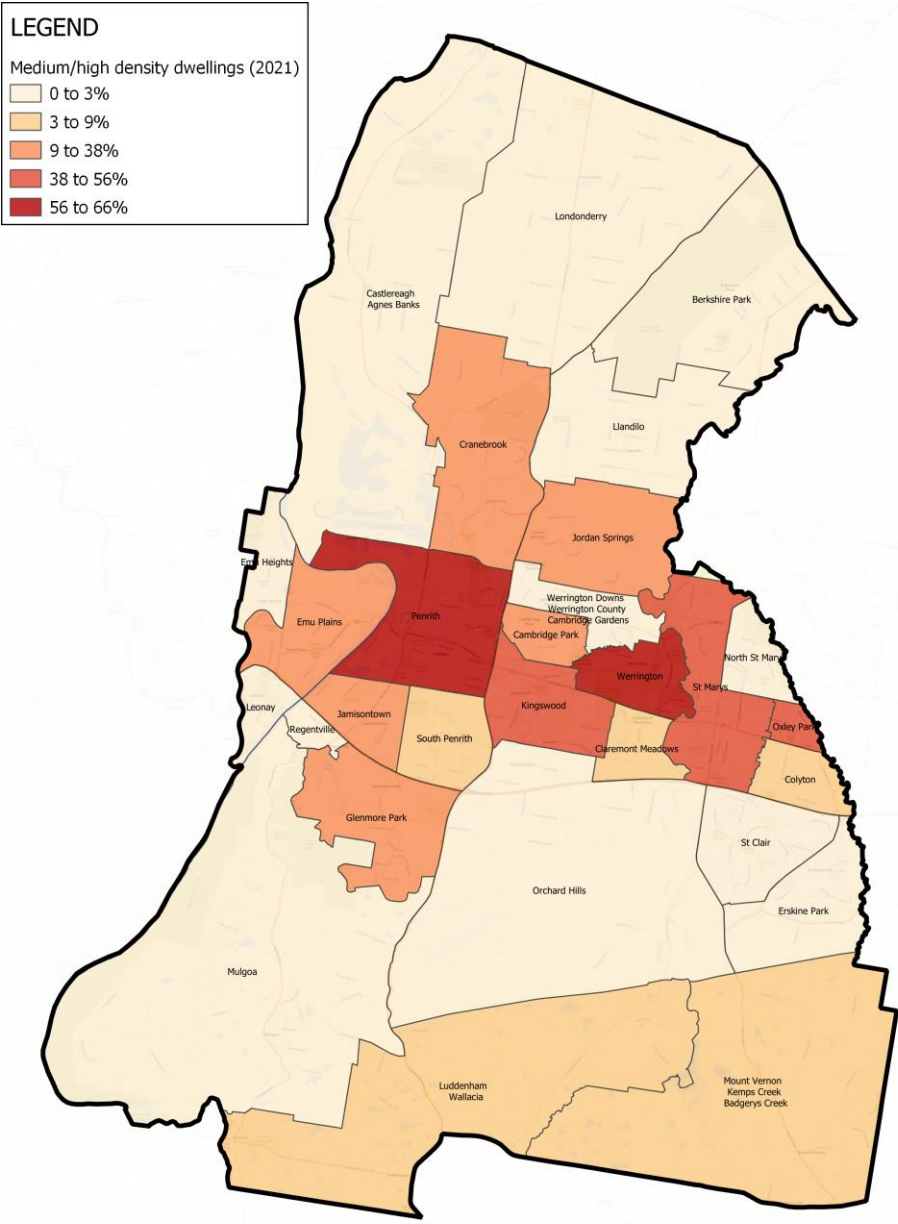
Over time, the proportion of medium and high-density dwellings increased most in Penrith, Oxley Park and Jordan Springs and decreased in Luddenham–Wallacia, Llandilo and Jamisontown.

Area	Medium and high-density dwellings (% of total dwellings.), 2021	Change in Medium and high-density dwellings 2016-2021
Berkshire Park	3.0%	+1.2%
Cambridge Park	16.2%	+2.2%
Castlereagh - Agnes Banks	2.2%	+1.6%
Claremont Meadows	7.1%	+0.3%
Colyton	5.1%	+0.1%
Cranebrook	11.3%	+0.1%
Emu Heights	2.0%	+0.1%
Emu Plains	14.9%	+1.0%
Erskine Park	2.1%	+0.3%
Glenmore Park	10.0%	+0.5%
Jamisontown	37.7%	-6.5%
Jordan Springs	10.7%	+5.2%
Kingswood	49.9%	+0.8%
Leonay	1.9%	+1.0%
Llandilo	0.6%	-0.5%
Londonderry	2.3%	+0.0%
Luddenham - Wallacia	7.2%	-0.2%
Mount Vernon - Kemps Creek - Badgerys Creek	5.7%	+4.9%
Mulgoa	0.5%	+0.5%
North St Marys	2.3%	0.0%
Area	Medium and high-density dwellings (% of total dwellings.), 2021	Change in Medium and high-density dwellings 2016-2021
Orchard Hills	1.6%	+0.1%
Oxley Park	55.7%	+7.9%
Penrith	65.8%	+12.4%
Regentville	0.0%	0.0%

Commented [MW1]: Please be consistent - some have a + or - sign and others don't

South Penrith	8.5%	+1.0%
St Clair	1.6%	+0.8%
St Marys	50.0%	+4.1%
Werrington	58.3%	+0.5%
Werrington Downs - Werrington County - Cambridge Gardens	1.5%	+0.7%
Penrith City	23.3%	+4.2%

Medium and high-density dwellings in City of Penrith suburbs, 2016-2021



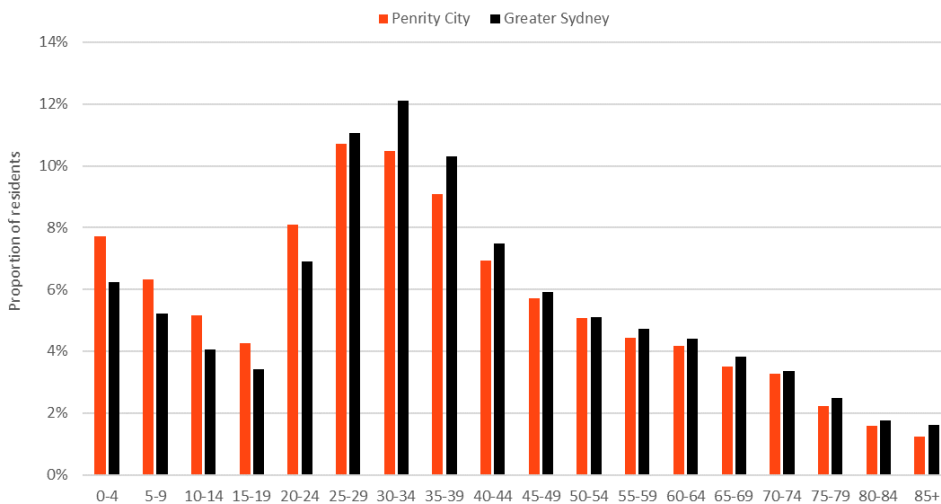
Spatial distribution of medium and high-density dwellings in the City of Penrith (2021)

4. Who lives in medium and high-density housing?

Within the City of Penrith, 35,377 residents live in medium or high-density housing, accounting for 16.5% of the population. The remaining 83.2% of residents live in separate houses.

4.1 Age

The City of Penrith residents who live in medium and high-density housing are generally younger than those who live in separate houses, with a median age of 33.7 years compared with 35.6 years. Medium and high-density residents in Penrith are also younger than their Greater Sydney counterparts, who have a median age of 35.5 years.



Age of residents in medium and high-density housing in Penrith City, 2021

Since 2016, there have been significant increases in 15–19-year-olds and 35–44 year olds living in medium and high-density housing. There was also a decline in 55–69 year olds living in this type of housing.

4.2 Indigenous status

In 2021, 5% of Penrith City residents who live in medium and high-density housing identified as First Nations, similar to those who live in separate houses, 4.9%. Medium and high-density residents in Penrith are far more likely to identify as First Nations than their Greater Sydney counterparts, at just 1.1%.

Since 2016, there was a slight increase in the proportion of residents of medium and high-density housing identifying as First Nations.

4.3 Birthplace

In 2021, 33.1% of Penrith's residents in medium and high-density housing were born overseas¹, compared with 23.1% of separate house residents. Of those born overseas, these are the most common overseas birthplaces:

Medium and high density

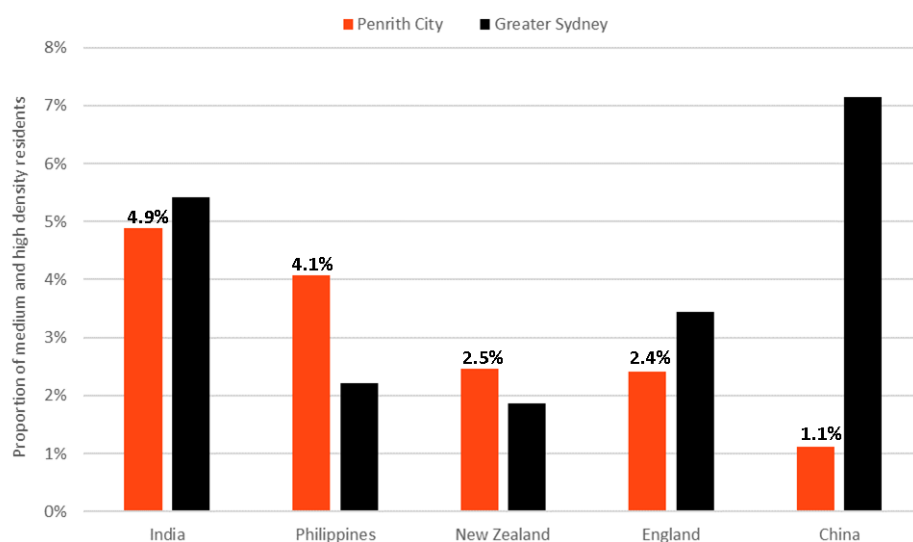
	India (4.9%)
	Philippines (4.1%)
	New Zealand (2.5%)
	England (2.4%)
	China (1.1%)

Separate houses

	India (3.0%)
	England (2.7%)
	Philippines (2.2%)
	New Zealand (1.9%)
	China (0.7%)

Compared to Greater Sydney, Penrith City had a smaller proportion of overseas-born medium and high-density residents overall, 33.1% compared with 51.9%. However, the area is home to more medium and high-density residents born in the Philippines and New Zealand than the Greater Sydney average.

¹ Please note this data excludes the 'Not stated' category due to a high non response rate in this age cohort



Top 5 countries of birth for overseas-born medium and high-density residents in Penrith City (ex. Australia), 2021

Since 2016, these changes occurred to the top 5 birthplaces for Penrith's medium and high-density housing residents:

Medium and high density

- England (-0.7%)
- Philippines (+0.6%)
- Nepal (+0.5%)
- India (+0.4%)
- New Zealand (-0.4%)

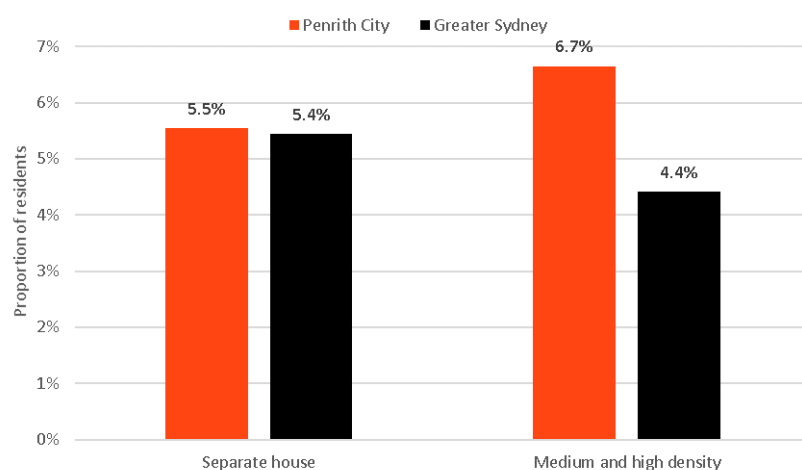
Separate houses

- India (+1.3%)
- England (-0.6%)
- Philippines (+0.3%)
- Nepal (+0.2%)
- Scotland (-0.1%)

4.4 Need for assistance

In 2021, 6.7% of those living in medium and high-density housing had a need for assistance, compared to 5.5% of those living in separate houses. Compared to Greater Sydney, Penrith

residents living in medium or high-density housing needed assistance due to disability, 6.7% compared to 4.4% for the same cohort across Greater Sydney.



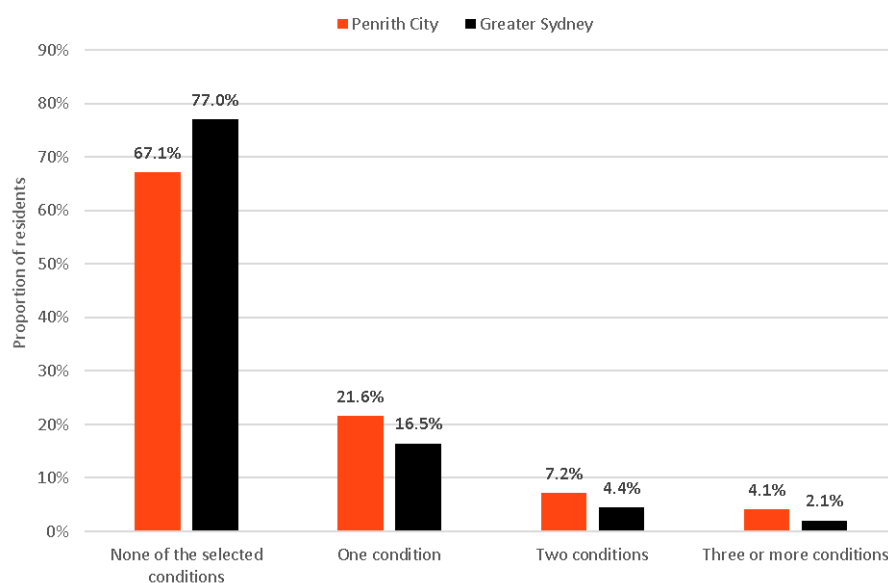
Need for assistance due to disability for medium and high-density residents in Penrith City, 2021

Since 2016, the proportion of Penrith City's medium and high-density dwellers with a need for assistance due to disability increased by 0.5%, or 687 people.

4.5 Long-term health conditions

Long-term health conditions are a new Census dataset, first collected in 2021. Long-term health conditions are defined as those which an individual has had for 12 months or longer and which have been diagnosed by a doctor or medical professional.

In 2021, 32.9% of Penrith City residents living in medium or high-density housing had at least one long-term health condition, considerably higher than the Greater Sydney average for this cohort of 23%. The rate of long-term health conditions for those in medium and high-density housing is also higher than that of those living in separate houses in Penrith City (29.7%).



Count of long-term health conditions for Penrith City's older residents, 2021

The most common long-term health condition for Penrith City's medium and high-density dwellers was mental health condition, at 13.9%, higher than in Greater Sydney where the rate was 7.3%. The rate of mental health conditions was higher for this cohort than for those living in separate houses in Penrith City.

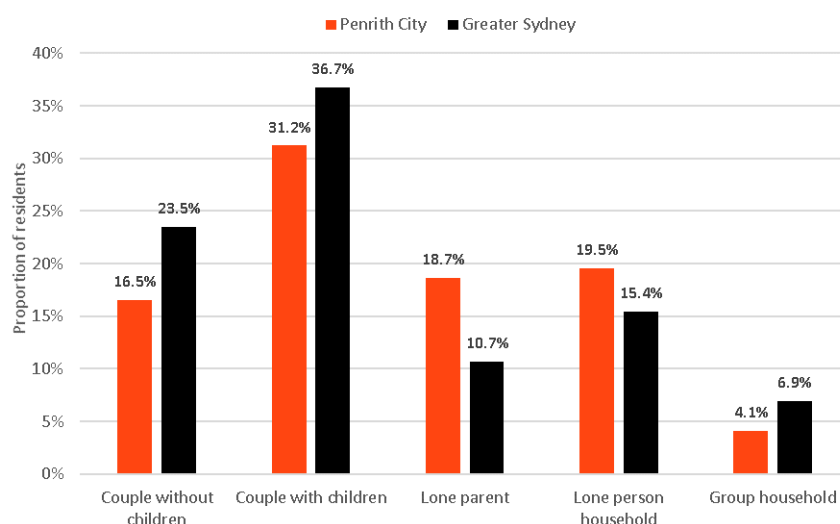
Condition	Medium and high density		Separate houses	
	Penrith City	Greater Sydney	Penrith City	Greater Sydney
Mental Health condition	13.9%	7.3%	8.8%	6.7%
Asthma	10.9%	6.7%	9.6%	7.6%
Other long term health condition	9.2%	7.3%	8.5%	8.0%
Arthritis	8.8%	6.1%	8.5%	7.7%
Diabetes	6.0%	4.1%	6.1%	5.3%

Top 5 most prevalent long-term health conditions for those living in medium and high-density housing in Penrith City, 2021

5. What are the household characteristics of people living in medium/high density dwellings?

5.1 Household composition

In 2021, 31.2% of Penrith City's medium and high-density dwellers lived in "couple with children" households, and 19.5% lived in "lone person" households. This was considerably different to those living in separate houses, which were mainly couples with and without children. Compared to Greater Sydney, Penrith City had a smaller proportion of residents living in medium and high-density housing who lived in "couple with children" households.



Composition of households living in medium and high density, Penrith City, 2021

Since 2016, these changes occurred to the household types of medium and high-density dwellers:

- Single parent family (-2.6%)
- Couple family with children (+1.9%)
- Lone person household (+0.7%).

5.2 Household income

In order to accurately report on income, the following section analyses households rather than persons.

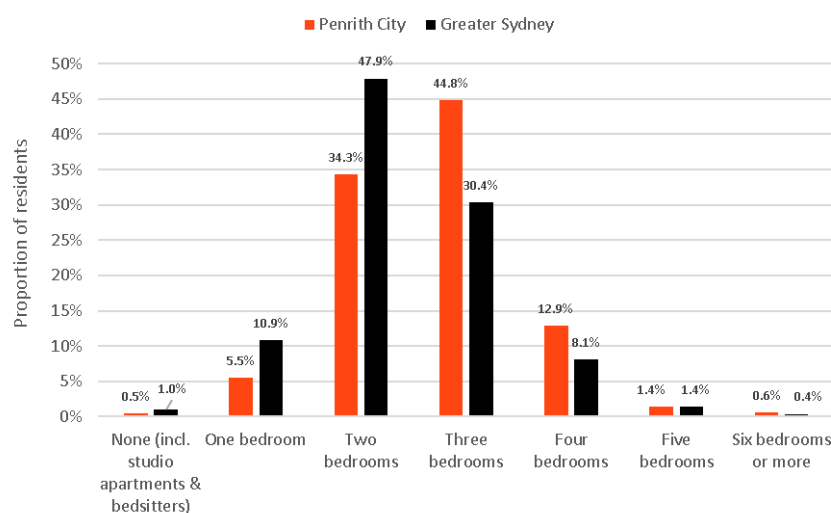
In 2021, the median household income for households living in medium and high-density housing was \$1,365, and the median for those living in separate houses was \$2,097. By comparison, the median household incomes in Greater Sydney was considerably higher, at \$1,866 and \$2,265 respectively.

Median weekly incomes for households living in medium and high-density housing increased between 2016 and 2021, by \$277. This is on par with the increase in incomes seen for households living in separate houses (\$275).

5.3 Number of bedrooms

In 2021, almost half (44.8%) of people living in medium or high-density housing in Penrith City lived in dwellings with 3 bedrooms. A further 34.3% lived in 2 bedroom medium or high-density dwellings. The size of these dwellings is a little smaller than for those living in separate houses, where 43.1% were living in 4 bedroom homes.

Compared to Greater Sydney, Penrith City had a larger proportion of medium and high-density dwellers living in 3 bedroom dwellings – across Greater Sydney 47.9% of the same cohort live in 2 bedroom dwellings.



Number of bedrooms for residents of medium and high density dwellings, Penrith City, 2021

Since 2016, the proportion of people living in medium and high-density dwellings of various bedroom numbers changed as follows:

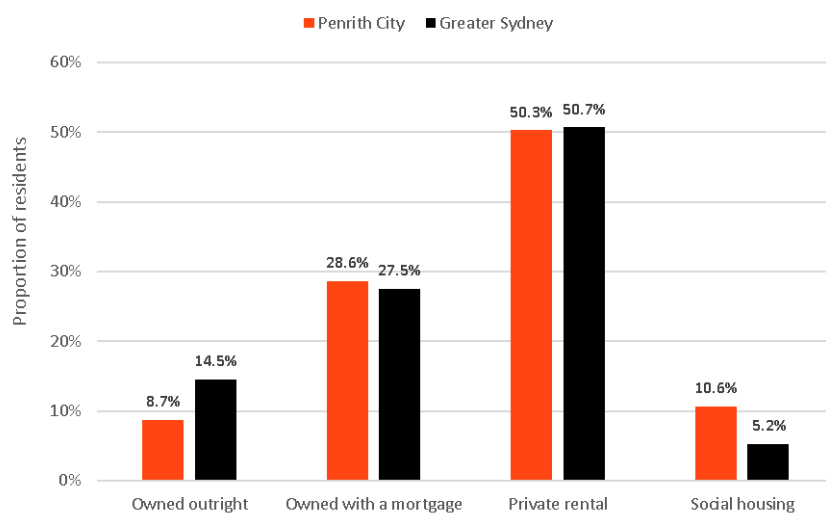
- Three bedrooms (-9.7%)
- Four bedroom (+6.3%)
- Two bedroom (+1.3%)

5.4 Tenure type

In 2021, the tenure type for people living in medium and high-density housing were as follows:

- Private rental (50.3%)
- Owned with a mortgage (28.6%)
- Social housing (10.6%)

These tenure patterns were fairly similar to medium and high-density dwellers across Greater Sydney, however Penrith City has a higher proportion of social housing and a smaller proportion of people living in medium and high-density dwellings that are owned outright.



Tenure type of households where older residents live, Penrith City, 2021

Since 2016, these changes occurred to the tenure types of medium and high-density dwellers:

- Owned with a mortgage (+5.3%)
- Private rental (-2.8%)
- Social housing (-2.5%)

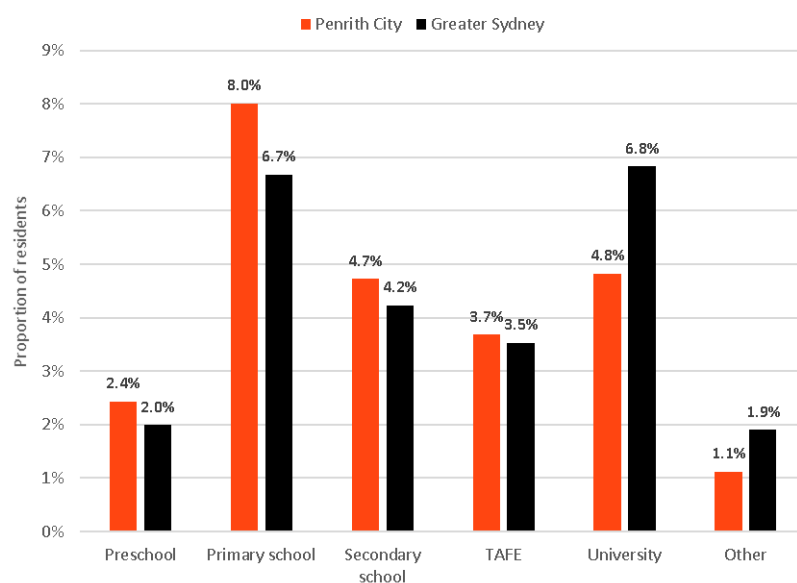
6. What do people living in medium and high-density dwellings do?

6.1 Education institution attending

In 2021, 24.8% of Penrith City's medium and high-density dwellers attended an educational institution. By comparison, 27.2% of residents living in separate houses attended an educational institution. However, the rate of tertiary education attendance for medium and

high-density residents was higher than for those in separate houses, a reflection of the younger age structure.

Compared to medium and high-density residents across Greater Sydney, Penrith City's had a very similar rate of educational attendance – the rate for Greater Sydney was 25.2% in 2021.

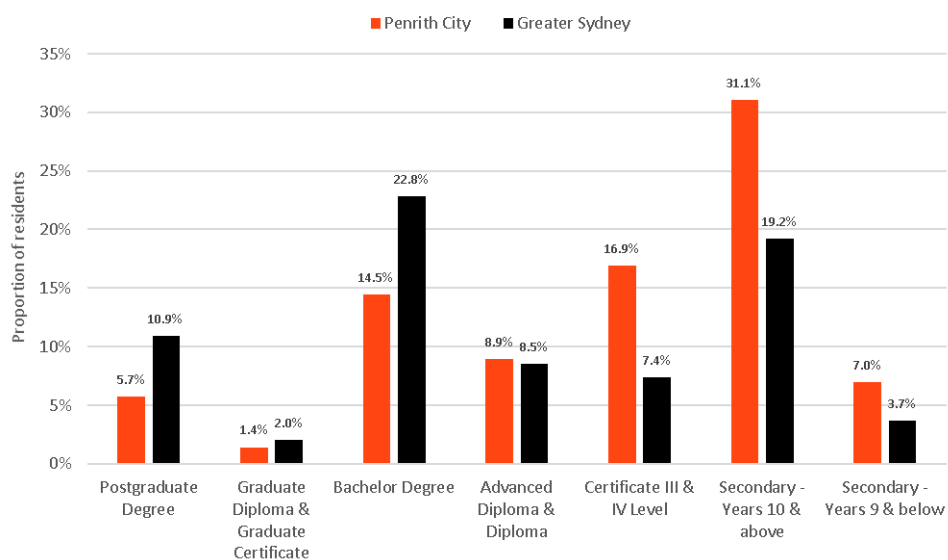


Types of educational institutions attended by Penrith City's medium and high-density residents, 2021

A comparison with 2016 statistics shows an increase in TAFE and primary school attendance, again a reflection of the age structure of medium and high-density residents in Penrith.

6.2 Highest qualification

In 2021, 47.4% of medium and high-density residents in Penrith City had a post-school qualification, a little higher than the 46.5% of separate house residents that were educated to the same level. Compared to Greater Sydney, Penrith City's medium and high-density dwellers had a lower proportion of post school qualifications, where the rate was 51.6%.



Highest qualification obtained for Penrith City's medium and high density residents, 2021

Since 2016, there have been significant increases in education levels for medium and high-density residents, with an increase of post school qualifications of 56%. For context the increase in the same education level for those living in separate houses was 19%.

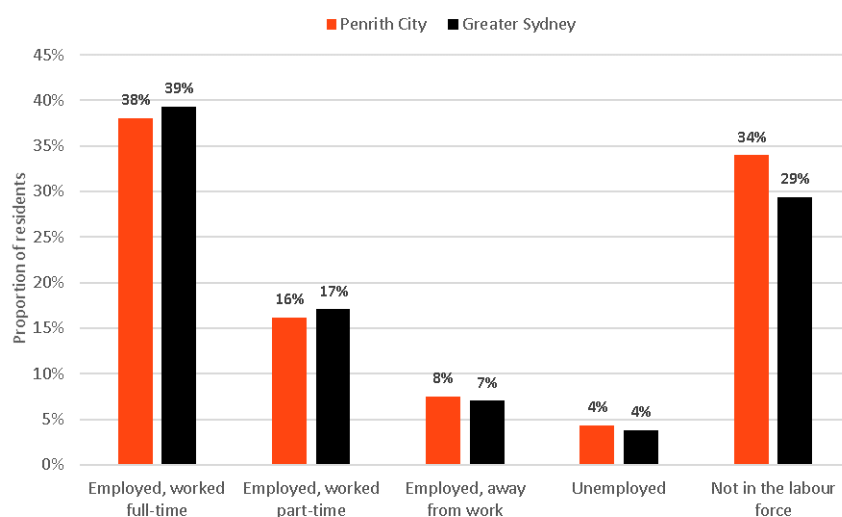
6.3 Employment status

Employment status in the labour force describes whether Penrith residents who are in the labour force are employed or unemployed. The labour force refers to people aged over 15 years who are employed or unemployed but looking for work. This information is only applicable for residents aged 15 and older.

In 2021, 66% of medium and high-density residents were in the labour force, very similar to the rate for those living in separate houses. Those living in medium and high-density housing across Greater Sydney were only slightly more likely to be in the labour force, at 67.2%.

Of those who were in the labour force, 57.6% of medium and high-density residents were working full-time, a little higher than their separate house counterparts (56.1%). The rate of

unemployment, however, was a little higher, 6.5% compared with 4.2%. When compared with other medium and high-density dwellers across Greater Sydney, those living in Penrith City were again more likely to be unemployed (5.6% for Greater Sydney).



Employment status of Penrith City residents living in medium or high-density housing, 2021

Between 2016 and 2021, the proportion of medium and high-density dwellers who were employed has increased by 1.8%.

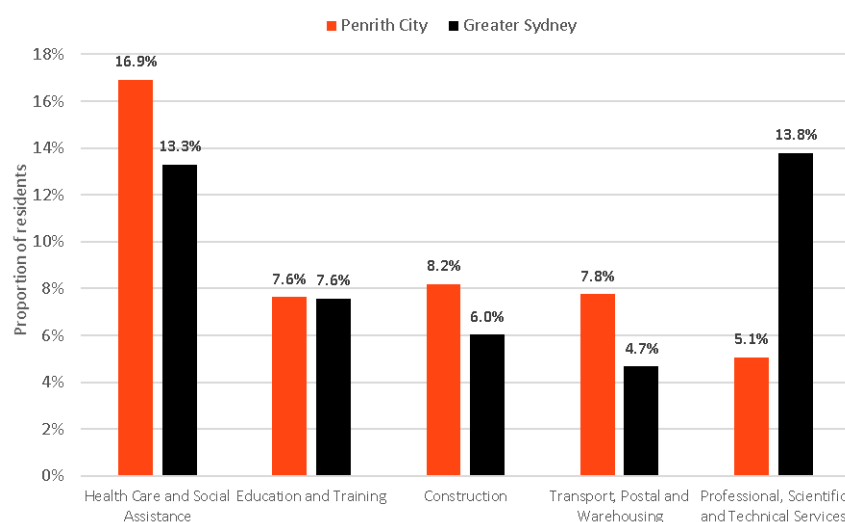
6.4 Industries of employment

Industries of employment analysis also only include residents aged 15 years and older. In 2021, the most common industries of employment for those living in medium and high-density dwellings in Penrith City were:

- Healthcare and Social Assistance (16.9%)
- Retail Trade (10.7%)
- Construction (8.2%)
- Transport, Postal and Warehousing (7.8%)
- Education and Training (7.6%)

These industries were also the largest employers of those living in separate houses.

Compared to Greater Sydney's medium and high-density residents, Penrith City has a more significant proportion working in traditionally lower paid industries such as Health Care and Retail Trade. Across Greater Sydney, those living in this type of housing are more likely to be working in Professional Services or Financial Services.



Top 5 industries of employment for Penrith City's medium and high-density dwellers, 2021

Since 2016, these changes occurred to the top 5 birthplaces for Penrith's medium and high-density housing residents:

Medium and high density






- Health Care and Social Assistance (+2.4%)
- Education and Training (+1.4%)
- Accommodation and Food Services (-1.3%)
- Retail Trade (-0.7%)
- Transport, Postal and Warehousing (+0.6%)







Separate houses

- Health Care and Social Assistance (+2.1%)
- Accommodation and Food Services (-0.7%)
- Education and Training (+0.7%)
- Retail Trade (-0.5%)
- Construction (+0.4%)

7. More reports in this series

Other reports included in the Demographic Analysis report series are:

-  Pre-school children
-  Young people
-  Older people
-  First Nations peoples
-  Health and Disability

-  Gender
-  People from culturally and linguistically diverse backgrounds
-  Equity
-  Social disadvantage
-  Digital access
-  Penrith City Local Government Area Demographic Summary

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