



***CITYFUTURES**

**Social outcomes of
residential development,
Sydney Olympic Park
Stage 1: Local Area
Analysis**

Bill Randolph,
Darren Holloway and
Kristian Ruming

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City Futures Research Centre
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EXECUTIVE SUMMARY

Social profile of surrounding higher density areas in 2001

The three sub-areas included in this analysis accounted for 2,865 people in 1,069 households in 2001.

Several overarching features stand out about the profile of the areas surrounding the SOP site in 2001. The recent nature of much of the housing stock in 2001 is reflected in the very low proportion of household's resident five years before 2001. This characteristic will change as the area matures. The generally higher density nature of these areas is also highlighted, with only one-third the proportion of separate houses compared to the Sydney average. But despite the higher density nature of the housing, the balance of household types is not greatly different than Sydney as a whole, with marginally lower proportions of couples with children and lower proportions of lone persons. This may well be explained by the low proportions of older people in these areas, with the population skewed towards young and middle age adults. These areas are, therefore, new areas with younger age households but including a balance of family and non-family households.

A particularly striking characteristic is the high proportion of Asian born residents and the low proportion of Australian born (indeed half were born overseas). However, these areas have also attracted higher proportions in managerial and professional employment, people with tertiary qualifications and households with higher incomes compared to Sydney averages and a lower proportion not in the workforce. These all indicate middle to higher status market in the higher density areas surrounding the SOP site with a relative lack of older people.

Migration Trends

A total of 2,582 residents were living in another location in 1996 than their current home in the case study CDs. Only 17% were at their current address five years previously, two and a half the average for Sydney.

Overseas migrants stood out as the most common location (or 'origin') of these in-movers in 1996, accounting for 19% of all new residents. People who had been living in Inner Sydney in 1996 were the second most common origin location, accounting for a further 10% of new residents. Northern Sydney was the third largest origin, accounting for 10% of new residents, with the majority from this origin locating in Liberty Grove. In other words, few in-movers came for the areas immediately surrounding the SOP site, with few from Strathfield and Auburn.

In-moving households were generally on higher incomes compared to Sydney at this time. In-movers were disproportionately concentrated in the younger adult age cohorts, between 25 and 44 years, with lower proportions of children and older people. However, the local movement included a sizeable proportion of older people while those from overseas were more likely to be younger people and young families, although older person from overseas were also a sizeable proportion. The household type profile of in-movers showed that the area was attracting local families as well as

being a significant destination for family migrants from overseas. Nearly one in four in-movers were of Asian origin, significantly above the proportion of this group in Sydney as a whole.

Journey to Work Patterns

Journey to work patterns illustrate the labour market catchment area for residents who are working. The City of Sydney was the destination for the largest number of journey to work trips from the case study areas, accounting for 24% of all trips. Northern Sydney and other parts of Inner Sydney account for a further 30% of trips between them. The other feature is the proportion of trips to surrounding local government areas, in particular, Parramatta (8%), Canada Bay (7%) and Auburn (9%). The widespread journey to work trips taken by other working residents to destinations across the wider metropolitan area and beyond is also worth noting. While there are dominant job destinations, the working population of the case study areas nevertheless travel widely to work.

Travel to Work Mode

The dominant work journey mode in the area was the car. Overall, 59% of work trips were undertaken by car in 2001. Train trips accounted for 15% while split-mode trips accounted for a further 11%, which implies additional use of public transport. On the other hand, very few workers (less than 1%) used a bus to get to work. This is a significant feature and has substantial implications for developing alternative transport facilities in the SOPA area.

Proximity to train services is important in attracting patronage. While over a quarter of workers in Liberty Grove use the train, the proportions fall to only 4% for Homebush Bay and Newington, which are more distant from a rail station. Not surprisingly, split mode journeys are much more common for workers living in the latter two areas, implying a more complex journey to work for these people, which is likely to involve car and train. However, rail usage is limited to work destinations that are located along the rail line, whereas car use supports a much wider range of job destinations.

Projections of the SOP community in 25 years

Overall, the projections suggest that, based on current dwelling profiles in the area, by 2025 the majority of households in the area would be either single persons (22%) or couples (29%). Families with children would only account for 29% of households, well below the current average for Sydney. This has a significant implication for the community development in the area. Clearly, on current trends, the SOP area would retain the current bias away from families in projected development outcomes. If a more balanced community outcome is preferred, then steps need to be taken to ensure a mix of housing suitable for families is incorporated in to the site to encourage a more balanced community outcome.

The projected higher proportions of households with moderate to higher incomes is also noteworthy. The area is therefore not likely to attract high proportions of households on lowest incomes, in part due to the likely under-representation of older

people in the mix. Development of accommodation aimed at older people would change this outcome.

As for tenure, the younger age profile is linked to the higher proportion of private renters in the projected profile for the area. Whether this is a sustainable outcome, given the strong presence of the investment market in new higher density housing, is again something that needs further consideration. A higher proportion of renters would increase the non-family component of the area. It would also lead to a much more mobile community. Public renting is a minority presence in the area, indicating a marginal role for this type of housing and the community it supports. However, new development for affordable or sub-market housing in the SOP plan might again change the tenure mix and change the social outcomes from those projected here.

While these results are speculative, they nevertheless can be taken as a basic indicator of likely social outcomes for the projected development of the SOP site by 2025, if current local housing market trends hold. The low level of families with children may be taken as a negative outcome, implying the SOP site needs to avoid the concentrations of smaller households and mobile households characteristic of other higher density rental housing in Sydney. These will have implications for the provision of social facilities and amenities in the area.

Nevertheless, we should stress that the profiles projected forward are based on a relatively new population in the surrounding areas in 2001. Even with a relatively young age profile implied by these projections, the community in the area can be expected to age as households mature in situ. Further modelling would be required to move beyond these simple social profile projections to better understand the more complex outcomes likely over the next 25 years.

Trends in local housing costs

Property prices for comparable local areas suggest that the SOP development will be generally above the average for Sydney. This implies an average or above average income market which would correspond to the social profile outlined in Chapter 2. At these prices, a household would have needed a weekly income of between \$2,400 and \$2,900 in late 2004 to buy a house in the immediate vicinity of the SOP area without unreasonable financial disadvantage. For flats, the required weekly income to buy would range between approximately \$1,800 and \$2,300. These incomes are well above the average for Sydney as a whole at this time. Alternatively, a household on a median income would require an equity stake in their property of around \$440,000 or higher to buy a house property which is affordable in the vicinity of the SOP area, and between \$200,000 to \$260,000 to buy an average flat. This implies either most buyers in the area will not be first time buyers, or, if they are, are paying substantially above 30% of their income in mortgages to buy. These results strongly suggest that more affordable housing for purchase will be generally absent from the area unless deliberate policies to encourage such accommodation are implemented.

The trends in rents are broadly comparable to houses. It is noticeable that several areas similar to the likely development that will take place in the SOP area have rents above the Sydney average, implying that rents in the proposed new development will almost certainly be above the average for Sydney. Again, if rental housing affordable

to a wider range of the population is considered appropriate for the SOP site, then deliberate policies will be needed to ensure provision for this segment of the market is included in the planned development

Post code areas which are comparable include Abbotsford, Canada Bay, Homebush/Newington, Cabarita, and Liberty Grove/Rhodes. Trends in these Post Codes should be tracked to monitor likely trends in the SOP area.

Real estate professionals' perspectives

There was agreement that apartment sales had experienced a more significant decrease in prices, and, to a lesser extent demand, compared to housing stock in the area. All interviewees identified a significant decrease in the levels of investors in the market over the last year or so, something that the abolition of the Vendor Tax had not reversed.

This result highlights the vulnerability of the higher density market to swings in investor sentiment. Whereas house property may retain an underlying demand from home owners, the vagaries of the investment market is an issue that any future higher density development in the SOP area will need to factor in, especially if a large proportion of the development may be reliant on investors to drive developer interest.

In some contrast to the analysis of census data on the tenure structure of the housing stock surrounding Sydney Olympic Park described earlier in this report, interviewees reported that the market was dominated by owner occupiers. The general consensus is that owner occupiers represent approximately 80 percent of residents in the area. This outcome may well reflect the fact that interviewees were primarily concerned with property sales, rather than lettings, and that many of the sales to investors may have taken place off-plan and may not have re-entered the market.

Owner occupiers are seen to fit into two main groups. The first, and largest, group identified are first home owners including couples and families with young children. This group is attracted to the area by its relative affordability. This group is presented as educated, professional and ambitious. The second largest group moving these areas was identified as the 'empty nesters'. In general there is a belief that 'empty nesters' are unwilling to move into apartments. Rather they are seen to prefer the smaller number of detached and medium density dwellings offered at various locations.

There is a general recognition that Asian persons prefer owning higher density dwellings in the area and are attracted to new and low maintenance dwellings, a cultural preference for high density living, and a desire for locations which are well serviced by transport and shops. Renters were typified as being generally young, professional and moving from the Inner West. Interestingly, the interviews noted a tendency for renters to purchase dwellings in the area.

There was general agreement that the area would remain relatively affordable and, with a realignment of state taxation policy and the sales of existing properties, investment would return in the long term.

1. INTRODUCTION

This project explores the current and potential future social outcomes of higher density residential development in and adjacent to Sydney Olympic Park (see Figure 1). The research has been commissioned by Sydney Olympic Park Authority (SOPA) to assist in the review of the Draft Social Plan for the area and to feed into the Sydney Olympic Park (SOP) Master Plan 2025. This project provides information on a range of issues that SOPA wishes to have examined in relation to the likely impacts and outcomes of residential development in the area. In particular, the research presented here addresses the following research question:

What might be the demographic and social profile of future residents in Sydney Olympic Park (SOP) under a market driven scenario, based upon an analysis of Census data of existing higher density communities surrounding the SOPA site, e.g. Rhodes/ Newington, Homebush Bay etc, and identify the implications for achieving Sydney Olympic Park Authority's desired economic, social and environmental outcomes under Vision 2025.

The research for this was undertaken using the following methodology:

1. Census and migration analysis

Figure 2 shows the distribution of higher density residential dwellings in the SOPA area and in the surrounding region. Higher density census collector districts in the immediate vicinity of the SOPA area were identified from this map (Rhodes/ Newington, Liberty Grove, Homebush Bay). These groupings of CDs are referred to in the following report as the three case study areas. An analysis of the social, demographic and economic profile of residents in these higher density CDs was undertaken using data drawn from the ABS CDATA database. An additional analysis of special tabulations purchased from the ABS provided more detailed analysis of the previous location of these households and of their labour market and journey to work position.

The migration data provide a clear indication of where residents in these CDs were living five years before 2001, therefore allowing an assessment of the housing market catchment area of these developments. The data on occupation and work place provide a profile of the spatial labour market characteristics of employed residents, including location of workplace and mode of journey to work.

2. Social mix projections

Projections of the future social outcomes of development within the SOPA area were calculated based on projected dwelling mix and numbers expected in the planned development and assuming the current dwelling occupancy and tenure characteristics of the surrounding higher density CDs holds constant for the future SOPA development. In this way, some idea of the likely social outcomes of residential development in the area can be estimated given that current trends continue.

3. Market analysis

House price and rental data from Residex and the NSW Department of Housing's quarterly Rents and Sales Report at the local government area level for surrounding

postcodes was analysed to provide a description of the recent trends in housing costs (sales and rental) in the area and also of likely affordability outcomes.

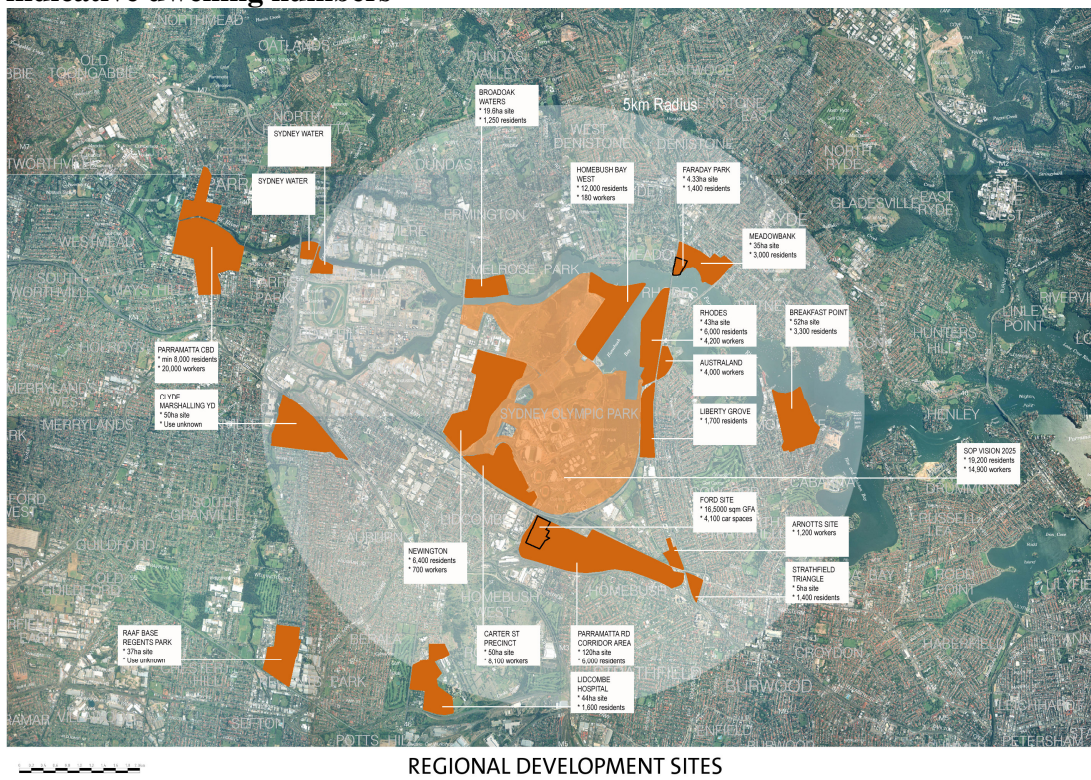
4. Stakeholder interviews

A series of interviews with up to 5 local estate agents and developers has been undertaken to explore their perceptions and understanding of the state of the local higher density market and the likely demand for housing in the area, particularly in terms of the market segments attracted to the area and the dynamics of the housing market both up to the current time and into the foreseeable future.

Report structure

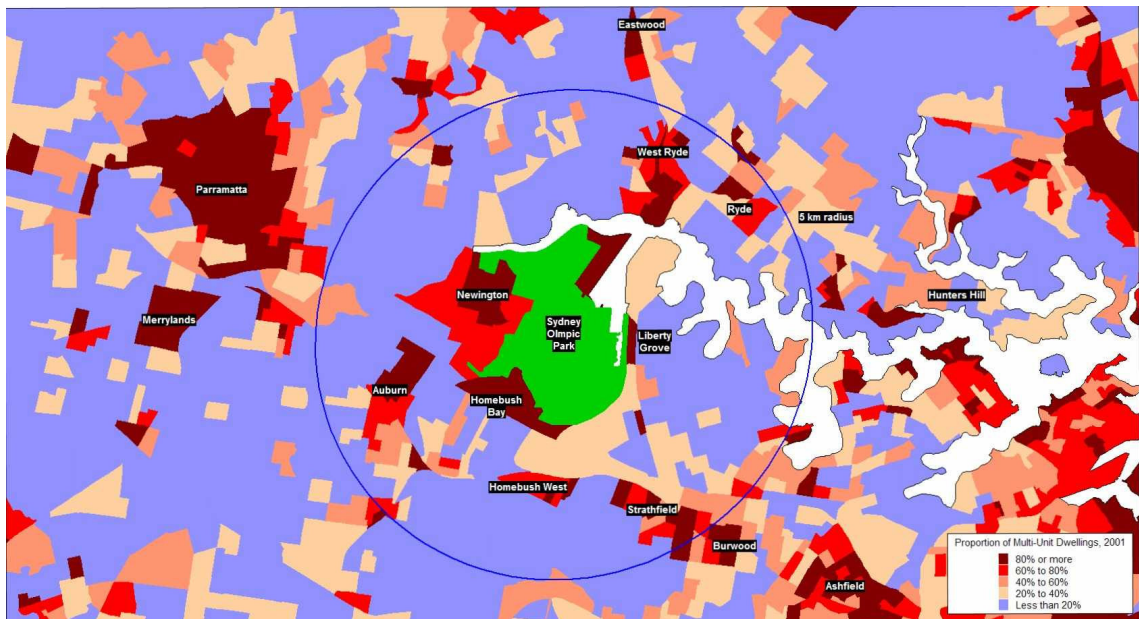
Chapter 2 presents the analysis of the social profile and migration data from the 2001 Census. In Chapter 3 these profiles are projected forward to assess the likely social outcomes of higher density development in the SOP site in the next 25 years. Chapters 4 and 5 present an analysis of housing costs in the area and of home purchase affordability. Finally, in Chapter 6 the perception of trends in the local housing market from locally active property professionals are summarised.

Figure 1.1: Regional Development sites in the Central West Corridor with indicative dwelling numbers



(source: SOPA)

Figure 1.2: Higher density dwellings as a proportion of all dwellings, Central West Corridor 2001 (Census collector districts)



(source: CDATA2001)

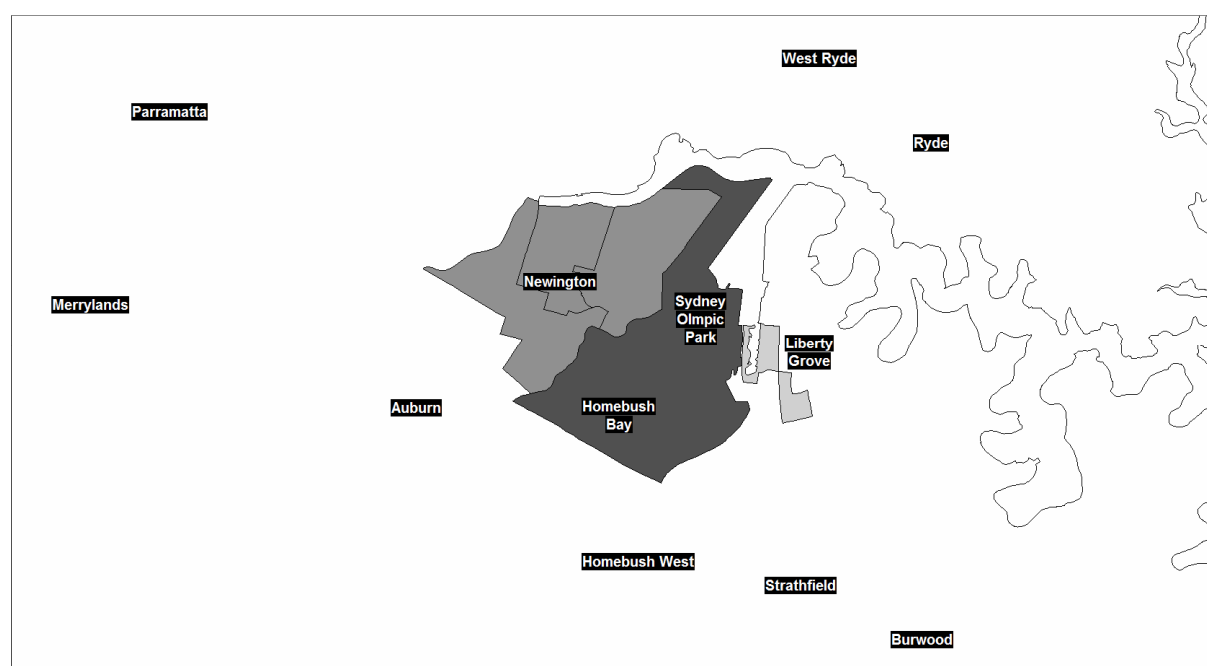
2. PROFILE OF RESIDENTS IN HIGHER DENSITY DEVELOPMENTS NEAR OLYMPIC PARK

2.1 Socio-Economic Profile¹

This section presents an analysis of the social and demographic characteristics of the higher density CDs surrounding the Olympic Park site at the time of the 2001 Census, as shown in Figure 2.1. The primary aim is to describe the population characteristics of this residential sector to better understand the market demand for higher density housing of the type proposed in the SOP site. This analysis will provide an indication of the likely profile of new residents to the Olympic Park site, assuming that they would be drawn from a comparable population.

Table 2.1 sets out selected census data for the three higher density CD study areas surrounding the SOP. These three case study areas present distinctive characteristics in terms of individual and household structure. Between them, these three areas had a total population of 2,865 in 1,069 households in at the time of the census in 2001.

Figure 2.1: Map of the Case Study CDs, 2001



(source: CDATEA2001)

¹ Please note that in the Newington case study area CD 1340116 has not been included in the socio-economic analysis presented here. There were a number of persons resident in this CD at the time of the Census that resided in non-private dwellings. The CDATEA2001 package used in this section does not distinguish between the private and non-private dwellings in this CD. It has therefore been excluded. However, the journey to work and migration data presented in the following section comes directly from the Australian Bureau of Statistics (ABS) and has accounted for this anomaly. The exclusion of this CD from the analysis presented here does not alter the socio-economic profile of the Newington area in any significant way.

2.1.1 Overall profile of the three case study areas, 2001

Homebush Bay represents the smallest of the three case study areas with a population of 511 in 2001 and was characterised by a very low level of residents in the same address as 1996 and high levels of unoccupied dwellings, reflecting its recent development at the time of the Census. The housing stock was dominated by flats with four or more storeys, and the social profile comprises low levels of couples without children, low levels of unemployment and high labour force participation rates, high levels of private rental, an occupation structure disproportionately characterised by Managers and Administrators and Professions, and a high Index of Disadvantage (indicating relative advantage).

Liberty Grove was the largest case study area with a population of 1,728 in 2001 and was characterised by low level of residents in the same address as 1996, a relatively even distribution of dwellings between separate houses, semi-detached houses and flats in low rise blocks, a large proportion of group households and lower levels of couples with children, a low unemployment rate and high labour force participation, a relatively large proportion of residents born in Asia, a mix of homes owned, being purchased and privately rented, a high level of Managers and Administrators and Professions, a high proportion of high income households, a large population with University qualifications, and a high Index of Disadvantage.

Newington has a population of 626. It was characterised by a very low proportion of residents living in the same address five years previously, a mix of separate houses, semi-detached dwellings and flats in high rise blocks, a high percentage of couples (both with and without children), a high proportion of residents born in Asia, a high level of dwellings being purchased, a high proportion of Managers and Administrators and Professionals, a high level of household with high incomes, a relatively high percentage of residents born overseas, a high percentage of residents who lack fluency in English, and a high Index of Disadvantage.

2.1.2 Analysis of specific indicators

Address 5 years ago

Across all three case study areas, only 17% of residents were living at the same address as 5 years previously, compared to the Sydney average of 52%, although Homebush Bay, with 51% resident five years earlier is close to the average. In contrast, Newington had the lowest proportion of residents residing at the same address with only 6%. Residents in Homebush Bay (18%) and Liberty Grove (20%) were also predominately recent arrivals. These figures are clearly influenced by the timing of new development in these areas, and as such, these figures will change over time.

Dwelling Structure

The three case study locations illustrate rather different dwelling structures. Overall, 23% were separate houses and 33% were semi-detached, while 41% were flats. Homebush Bay was dominated by flats in a block of 4 or more stories (98%). Newington was the only other case study area featuring flats in blocks above 4 storeys with 20%. In both these locations the proportions of high rise flats were significantly higher than the Sydney average of 8%. All case study areas showed a significantly lower proportion of separate houses compared to the Sydney average of 63%

(Homebush Bay, 0%; Liberty Grove, 27%; Newington, 28%). While 11% of Sydney's dwelling stock were semi-detached, Liberty Grove (40%) and Newington (36%) were characterised by a much higher proportion. In addition, low rise flats in Liberty Grove (30%) and Newington (16%) were also higher than the Sydney average.

The recent development in these areas is reflected in the high proportions of unoccupied dwellings recorded in Homebush Bay (31%) and Newington (43%) at the time of the Census (compared to 7% across Sydney).

Household Structure

The household type profile of the three study areas is broadly similar to that of Sydney as a whole. Couples with children, one parent families and lone person households were slightly under-represented, while couple only and group households were over-represented. There were differences between the case study locations however. Couple families with children were the dominant type in Newington (39%) and Liberty Grove (33%). Liberty Grove (12%) had slightly higher proportions of one parent households than the Sydney average of 11%, while Homebush Bay had well below average proportions of this group. While couple only households accounted for 23% of Sydney's household type, Homebush Bay (28%), Liberty Grove (24%), and Newington (31%) all had higher proportions. Lone person households and group households the case study areas broadly represent the Sydney trends. However, Newington shows a smaller concentration of lone person households (14% compared to 21%) and Liberty Grove is characterised by a high proportion of group households (8% compared to 4%).

Labour Force

In terms of unemployment, the case studies present a mixed picture. At the time of the census the Sydney unemployment rate was 6%. Homebush Bay (4%) and Liberty Grove (5%) both had unemployment rates lower than Sydney's average. In contrast, Newington (7%) had unemployment rates higher than Sydney's rate. Alternatively, Homebush Bay has a high labour force participation rate (only 13% of residents not in labour force).

Birthplace

At the 2001 census Australian born residents accounted for 49% of the case study CD's population, compared to 62% across Sydney as a whole. All three case study areas were characterised by a low proportion of Australian born residents, with Newington (42%) recording significantly lower levels. In contrast, the proportion of residents born in Asia was consistently higher compared to the Sydney average of 11%: Newington (43%) was particularly characterised by Asian residents, while this group also represented a significant proportion of the resident population in Liberty Grove (27%). Only Homebush Bay had around the Sydney average for Asian born. The proportion of those born in other regions was generally lower than the Sydney average.

Tenure

Some 27% of dwellings in the case study CDs were full owned in 2001, compared to 39% across Sydney as a whole. The case study locations all experienced lower levels of home ownership, especially Homebush Bay (16%). Liberty Grove (29%) and

Newington (28%) represented mid levels of ownership approximately 10% lower than the Sydney average. In contrast to these lower levels of ownership, Liberty Grove (30%) and Newington (35%) had a higher proportion of households purchasing their homes compared to Sydney's average (24%).

All case study locations experienced higher levels of private rental than the Sydney average (24%). Private rental represented the largest single tenure grouping in Homebush Bay (55%) and Liberty Grove (31%). While private rental in Newington accounted for a lower proportion of dwellings compared to fully owned and being purchased, it was still higher than the average for Sydney. All the case study areas recorded virtually no public housing.

Age Structure

Overall, the three case study areas age profile was biased towards the younger adult age cohorts, between 25 and 44 years. Homebush Bay (25%), Liberty Grove (22%) and Newington (20%) all have a higher percentage of residents aged 25-34 than the Sydney average of 16%. All case study areas had a higher proportion of residents aged 35-44 than Sydney as a whole, while Homebush Bay (20%) and Newington (18%) also had higher percentages of residents aged 45-54 than Sydney as a whole (13%).

Further, the proportion of children under 15 (17%) was less than the Sydney average (20%). Only 13% of persons in Homebush Bay were aged under 15 years. At the same time, all case study areas had a lower proportion of residents aged over 55 (averaging 13%) compared to Sydney as a whole (21%). Homebush Bay with 11% and Newington with 8% were significantly lower.

Occupation

In terms of occupational structure, Homebush Bay, Liberty Grove and Newington were all characterised by employed populations in higher status and skilled white collar occupations. All three had above average proportion of managers and administrators compared to the Sydney average of 9% (24%, 11%, and 16% respectively), a higher percentage of professionals than the Sydney average of 21% (31%, 31%, and 37% respectively), and a higher proportion of associate professionals than the Sydney average of 12% (13%, 13% and 15% respectively).

Household Income

Household incomes for the case studies generally follow the trends outlined in occupational structure, with 41% earning over \$1,500 per week compare to the Sydney average of 26%. Homebush Bay, Liberty Grove and Newington are characterised by relatively large proportions of higher income households earning over \$1,500 (39%, 41% and 44% respectively).

Other Characteristics

All case study locations were characterised by a higher frequency of persons with university qualifications compared to Sydney as a whole (17%), ranging from 22% at Homebush Bay to 40% at Newington. All case study locations were characterised by a higher proportion of persons born overseas than Sydney as a whole (31%), ranging from 33% at Homebush Bay to 54% in Newington. The proportion of persons lacking fluency in English was also above the average in the case study areas, reaching 9% in

Newington, most likely related to the high proportion of people born in Asia in these areas.

The proportion of persons separated or divorced was below the Sydney average over the whole area, with the exception of Homebush Bay where 14% of people fell into this group. The proportion of Indigenous person is also lower than the Sydney average.

Finally, Homebush Bay (1,109), Liberty Grove (1,072) and Newington (1,098) all had Index of Disadvantage Scores higher than that recorded for Sydney as a whole (1,017). The average over the four case study areas was 1,093. This is, in part, due to higher household incomes, large proportion of professional occupations and low unemployment rates.

2.1.3 Summary

Several overarching features stand out about the profile of the areas surrounding the SOP site in 2001. The recent nature of much of the housing stock in 2001 is reflected in the low proportion of households resident five years before 2001. This characteristic will change as the area matures. The generally higher density nature of these areas is also highlighted, with only one-third the proportion of separate houses compared to the Sydney average. But despite the higher density nature of the housing, the balance of household types is not greatly different than Sydney as a whole, although there were marginally lower proportions of couples with children and lower proportions of lone persons. This may well be explained by the low proportions of older people in these areas, with the population skewed towards young and middle age adults. These areas are, therefore, new areas with younger age households but including a balance of family and non-family households. This is related to the higher proportions of households renting from a private landlord.

A particularly striking characteristic is the high proportion of Asian born residents and the low proportion of Australian born compared to the Sydney average. However, these areas have also attracted higher proportions in managerial and professional employment, people with tertiary qualifications and households with higher incomes compared to Sydney averages and a lower proportion not in the workforce. These all indicate middle to higher status market in the higher density areas surrounding the SOP site with a relative lack of older people.

Table 2.1: Socio-economic profile of case study areas, 2001

	Homebush Bay	Liberty Grove	Newington	All CDs	Sydney SD
Persons	511	1,728	626	2,865	3,948,015
Households	155	671	243	1,069	1,925,868
Address 5 years ago					
Same Address 5 yrs ago	18.2%	19.9%	6.0%	16.6%	52.3%
Different Address 5 yrs ago	69.8%	75.9%	91.6%	78.2%	42.1%
Dwelling Structure					
Separate Houses	0.0%	26.8%	28.0%	23.2%	63.1%
Semi Detached Dwellings	0.0%	39.8%	36.2%	33.2%	11.3%
Flats in blocks up to 4 storeys	1.9%	30.0%	15.6%	22.6%	15.1%
Flats in a blocks over 4 storeys	98.1%	0.0%	20.2%	18.8%	8.4%
Other Dwellings	0.0%	1.0%	0.0%	0.7%	1.2%
Not Stated	0.0%	2.4%	0.0%	1.5%	0.9%
Total Occupied Dwellings	100.0%	100.0%	100.0%	100.0%	100.0%
Unoccupied Dwellings	30.5%	5.4%	43.4%	21.5%	7.0%
Household Type					
Couple Family with Children	25.2%	32.9%	39.1%	33.2%	35.9%
Couple Family no Children	27.7%	24.1%	31.3%	26.3%	23.1%
One Parent Family	3.9%	11.5%	9.1%	9.8%	10.7%
Lone Person Households	20.0%	19.2%	14.0%	18.1%	21.3%
Group Households	5.2%	7.5%	3.3%	6.2%	4.1%
Other/Not Stated	18.1%	4.8%	3.3%	6.4%	4.9%
Labour Force Status					
Employed	96.4%	95.4%	93.2%	95.1%	93.9%
Unemployed	3.6%	4.6%	6.8%	4.9%	6.1%
Labour Force	100.0%	100.0%	100.0%	100.0%	100.0%
Not in the Labour Force	13.0%	26.6%	25.9%	23.9%	33.4%
Not Stated	10.9%	3.5%	2.4%	4.6%	5.2%
Birthplace					
Australia	55.2%	50.2%	41.5%	49.2%	62.2%
Oceania	3.5%	3.2%	0.5%	2.7%	3.2%
UK and Ireland	6.8%	4.6%	3.4%	4.7%	5.0%
Other Europe	4.5%	6.5%	3.0%	5.4%	6.7%
Asia	11.5%	27.0%	43.1%	27.8%	10.6%
North America	0.8%	0.6%	0.0%	0.5%	0.5%
Rest of the Americas	0.6%	0.9%	0.5%	0.7%	1.0%
Middle East	0.8%	0.8%	1.9%	1.0%	2.6%
Africa	4.1%	1.6%	1.6%	2.1%	1.5%
Not Stated	12.1%	4.5%	4.5%	5.9%	6.7%
Tenure					
Full Owned	15.5%	28.8%	28.4%	26.8%	39.0%
Being Purchased	23.2%	29.8%	34.6%	29.9%	23.7%
Rent from Public Landlord	0.0%	2.2%	0.0%	1.4%	5.1%
Rent from Other Sources	54.8%	30.7%	28.0%	33.6%	23.6%
Other Tenure	2.6%	3.4%	2.1%	3.0%	2.7%
Not Stated	3.9%	5.1%	7.0%	5.3%	6.0%

	Homebush Bay	Liberty Grove	Newington	All CDs	Sydney SD
Age					
Age 0-14	12.7%	18.0%	18.5%	17.2%	20.2%
Age 15-24	9.2%	14.9%	17.4%	14.5%	14.0%
Age 25-34	25.4%	21.9%	20.3%	22.2%	16.0%
Age 35-44	22.3%	17.7%	18.2%	18.6%	15.7%
Age 45-54	19.6%	12.8%	17.6%	15.0%	13.4%
Age 55-64	7.2%	6.9%	4.2%	6.4%	8.8%
Age 65 or more	3.5%	7.8%	3.8%	6.2%	11.9%
Occupation					
Managers & Administrators	23.6%	11.2%	15.5%	14.6%	9.0%
Professionals	30.7%	30.6%	36.5%	31.8%	21.2%
Associate Professionals	13.0%	13.1%	15.2%	13.5%	11.8%
Tradespersons & Related Workers	3.4%	5.1%	2.7%	4.3%	11.1%
Advanced Clerical & Service Workers	3.7%	5.4%	3.3%	4.7%	4.5%
Intermediate Clerical, Sales & Service Workers	15.8%	16.8%	13.4%	15.9%	17.2%
Intermediate Production & Transport Workers	2.2%	4.4%	1.8%	3.4%	7.4%
Elementary Clerical, Sales & Service Workers	4.7%	6.8%	6.1%	6.2%	9.1%
Labourers and Related Workers	1.9%	4.7%	2.7%	3.7%	6.6%
Inadequately Described	0.9%	0.6%	0.0%	0.6%	0.9%
Not Stated	0.0%	1.3%	2.7%	1.3%	1.2%
Household Income					
Nil Income	2.6%	1.0%	1.2%	1.3%	0.8%
\$1-\$199	0.0%	3.0%	1.2%	2.2%	3.2%
\$200-\$299	2.6%	3.0%	2.9%	2.9%	5.7%
\$300-\$399	1.9%	3.6%	4.5%	3.6%	6.3%
\$400-\$499	1.9%	3.7%	2.5%	3.2%	5.4%
\$500-\$599	0.0%	3.1%	3.7%	2.8%	4.1%
\$600-\$699	1.9%	3.0%	2.9%	2.8%	4.8%
\$700-\$799	1.9%	3.0%	3.3%	2.9%	4.0%
\$800-\$999	6.5%	6.6%	5.3%	6.3%	8.0%
\$1000-\$1199	8.4%	7.2%	6.2%	7.1%	8.0%
\$1200-\$1499	6.5%	7.3%	3.3%	6.3%	7.8%
\$1500-\$1999	21.9%	18.2%	19.3%	19.0%	12.6%
\$2000 or more	16.8%	22.7%	25.1%	22.4%	13.1%
Not Stated	27.1%	14.8%	18.5%	17.4%	16.1%
University Qualifications	22.2%	32.1%	39.6%	31.9%	16.5%
Born Overseas	32.7%	45.3%	54.0%	44.9%	31.1%
Lacking Fluency in English	3.9%	6.6%	9.3%	6.7%	4.8%
Separated and Divorced	14.1%	9.0%	4.5%	9.0%	10.2%
Indigenous Persons	1.2%	0.3%	0.5%	0.5%	1.0%
Index of Disadvantage Score	1,109	1,072	1,098	1,093	1,017

(Source: ABS CDATA2001)

2.2 Age by Sex

In our case study areas in 2001, 51% were male and 49% female (Table 2.2). In Liberty Grove and Newington half the population were females and half were males. However, in Homebush Bay 60% of persons were male, while 40% were female. Across the case study areas there are more males in all age groups, except for those aged 65 years or more.

In 2001, Liberty Grove was the only case study area to have a 50:50 split in the proportion of males and females. Interestingly, in Liberty Grove there are more males aged 0-14. This is the opposite of all the other case study areas. There are also more males in Liberty Grove aged 15-34 years and 45-64 years. In this case study area females predominate over males in only two age groups – those aged 35-44 years and 65 years or more.

In Newington, there were slightly more males (50.3%) than females (49.7%), similar to Homebush Bay and Liberty Grove. In Newington the proportion (and in absolute terms) of males aged 15-54 is significantly higher than that for females. Conversely, the proportion of females in Newington aged 0-14 years and aged over 55 years is significantly higher than that for males.

Homebush Bay is significantly different to the other case study areas. In 2001, there was a predominance of males (60% compared to 40% for females). However, there is a significant age and gender split in this area. Although, the number of males in Homebush Bay is 306, compared to 205 females, some 61% of females are aged under 34 years of age, compared to 39% of males. Conversely, 49% of males (compared to 31% of females) are aged 35-54 years. Interestingly, 12% of males are aged over 55 years compared to only 9% of females. While one can only speculate on the reasons for these divergent gender profiles, the role of the private rental market in accommodating divorced and separated older men may be a factor here.

Further, it is only in Liberty Grove that the proportion of females aged over 55 years is higher than that for males, and this is due to the high proportion of females in Liberty Grove aged over 65 years.

Table 2.2: Age by Sex for Case Study Areas, 2001

	Homebush Bay			Liberty Grove			Newington			Total		
	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total
0-14	28	37	65	172	139	311	51	65	116	251	241	492
15-24	21	26	47	135	123	258	59	50	109	215	199	414
25-34	69	61	130	191	187	378	69	58	127	329	306	635
35-44	84	30	114	135	170	305	62	52	114	281	252	533
45-54	67	33	100	116	105	221	56	54	110	239	192	431
55-64	25	12	37	62	58	120	9	17	26	96	87	183
65+	12	6	18	53	82	135	9	15	24	74	103	177
Total	306	205	511	864	864	1728	315	311	626	1,485	1,380	2,865
0-14	9.2%	18.0%	12.7%	19.9%	16.1%	18.0%	16.2%	20.9%	18.5%	16.9%	17.5%	17.2%
15-24	6.9%	12.7%	9.2%	15.6%	14.2%	14.9%	18.7%	16.1%	17.4%	14.5%	14.4%	14.5%
25-34	22.5%	29.8%	25.4%	22.1%	21.6%	21.9%	21.9%	18.6%	20.3%	22.2%	22.2%	22.2%
35-44	27.5%	14.6%	22.3%	15.6%	19.7%	17.7%	19.7%	16.7%	18.2%	18.9%	18.3%	18.6%
45-54	21.9%	16.1%	19.6%	13.4%	12.2%	12.8%	17.8%	17.4%	17.6%	16.1%	13.9%	15.0%
55-64	8.2%	5.9%	7.2%	7.2%	6.7%	6.9%	2.9%	5.5%	4.2%	6.5%	6.3%	6.4%
65+	3.9%	2.9%	3.5%	6.1%	9.5%	7.8%	2.9%	4.8%	3.8%	5.0%	7.5%	6.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
0-14	43.1%	56.9%	100.0%	55.3%	44.7%	100.0%	44.0%	56.0%	100.0%	51.0%	49.0%	100.0%
15-24	44.7%	55.3%	100.0%	52.3%	47.7%	100.0%	54.1%	45.9%	100.0%	51.9%	48.1%	100.0%
25-34	53.1%	46.9%	100.0%	50.5%	49.5%	100.0%	54.3%	45.7%	100.0%	51.8%	48.2%	100.0%
35-44	73.7%	26.3%	100.0%	44.3%	55.7%	100.0%	54.4%	45.6%	100.0%	52.7%	47.3%	100.0%
45-54	67.0%	33.0%	100.0%	52.5%	47.5%	100.0%	50.9%	49.1%	100.0%	55.5%	44.5%	100.0%
55-64	67.6%	32.4%	100.0%	51.7%	48.3%	100.0%	34.6%	65.4%	100.0%	52.5%	47.5%	100.0%
65+	66.7%	33.3%	100.0%	39.3%	60.7%	100.0%	37.5%	62.5%	100.0%	41.8%	58.2%	100.0%
Total	59.9%	40.1%	100.0%	50.0%	50.0%	100.0%	50.3%	49.7%	100.0%	51.8%	48.2%	100.0%

(source: CDATA2001)

2.3 Analysis of Migration Trends

2.3.1 Overall Migration Trends

Table 2.3 and Figure 2.2 present an analysis of migration trends for the three case study locations for those people not resident in the area in 1996. A total of 2,582 residents were living in a location other than their current home in 1996 in the case study CDs. People who had been living overseas in 1996 were the most common origin location, accounting for 490 (19%) of new residents, almost double the number of the second most common origin.

Inner Sydney was the second largest origin, accounting for 252 (10%) of new residents in the case study areas. The majority of residents originating from Inner Sydney located in Liberty Grove and Newington. The third most frequent point of origin (ignoring Not Stated) was Northern Sydney, which accounted for 250 new residents (10%) to the case study areas. The majority of persons (140) originating from North Sydney moved into Liberty Grove. North Sydney also accounted for significant proportions of new residents in Homebush Bay and Newington although the actual numbers were low.

Other Australia (227 or 9%) and Other Western Sydney (217 or 8%) accounted for the next two most frequent origins of residents moving into the case study areas since 1996. The majority (115) of residents who moved from Other Australia located in Liberty Grove. Residents originating in Other Western Sydney were relatively evenly spread between Liberty Grove (107 persons) and Newington (101 persons).

The remaining places of origin each account for less than 5% of the total number of new residents in the case study areas, except for Canada Bay (7%). Canada Bay, while accounting for 7% of all movers in the case study areas, accounted for 11% (143 persons) of all new residents moving to Liberty Grove. Second, Auburn, while accounting for 4% (107 persons) of all new residents, represents the origin of 8% (23 persons) of residents moving to Homebush Bay and 6% (62 persons) moving to Newington. Third, accounting for only 3% (139 persons) of the total new residents to the case study areas, South West Sydney accounts for 5% (51 persons) and 4% (55 persons) of new residents in Newington and Liberty Grove respectively. Finally, Burwood, while accounting for 3% (75 persons) of all new residents to move into the case study areas, represents 4% (12 persons) of those moving to Homebush Bay.

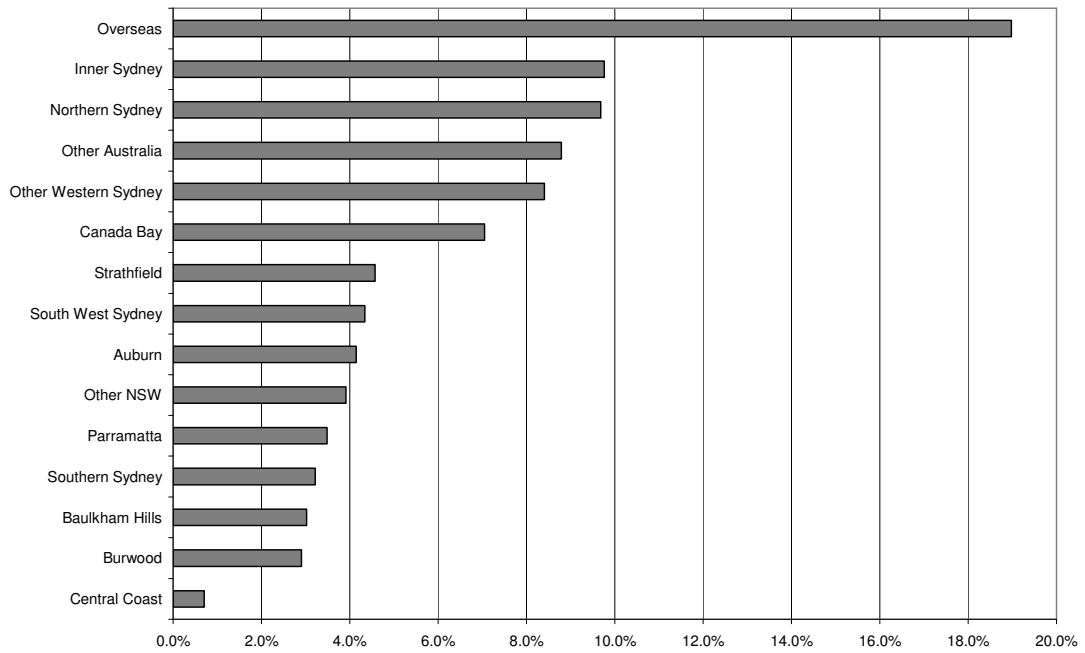
Table 2.3: Previous Location of Individuals who moved into case study areas between 1996 and 2001

Area of Residence in 1996	Area of Residence 2001			
	Homebush Bay	Liberty Grove	Newington	Total
Auburn	23	22	62	107
Baulkham Hills	27	15	36	78
Burwood	12	36	27	75
Canada Bay	13	143	26	182
Strathfield	8	66	44	118
Parramatta	11	47	32	90
Inner Sydney	17	119	116	252
Southern Sydney	9	34	40	83
Northern Sydney	32	140	78	250
Other Western Sydney	9	107	101	217
South West Sydney	6	55	51	112
Central Coast	0	10	8	18
Other NSW	14	63	24	101
Other Australia	26	115	86	227
Overseas	57	241	192	490
Not Stated	28	65	89	182
Total	292	1,278	1,012	2,582

(source: ABS, Special Request Matrix)

Area of Residence in 1996	Area of Residence 2001			
	Homebush Bay	Liberty Grove	Newington	Total
Auburn	7.9%	1.7%	6.1%	4.1%
Baulkham Hills	9.2%	1.2%	3.6%	3.0%
Burwood	4.1%	2.8%	2.7%	2.9%
Canada Bay	4.5%	11.2%	2.6%	7.0%
Strathfield	2.7%	5.2%	4.3%	4.6%
Parramatta	3.8%	3.7%	3.2%	3.5%
Inner Sydney	5.8%	9.3%	11.5%	9.8%
Southern Sydney	3.1%	2.7%	4.0%	3.2%
Northern Sydney	11.0%	11.0%	7.7%	9.7%
Other Western Sydney	3.1%	8.4%	10.0%	8.4%
South West Sydney	2.1%	4.3%	5.0%	4.3%
Central Coast	0.0%	0.8%	0.8%	0.7%
Other NSW	4.8%	4.9%	2.4%	3.9%
Other Australia	8.9%	9.0%	8.5%	8.8%
Overseas	19.5%	18.9%	19.0%	19.0%
Not Stated	9.6%	5.1%	8.8%	7.0%
Total	100.0%	100.0%	100.0%	100.0%

Figure 2.2: Previous location of individuals who moved into case study areas between 1996 and 2001



(source: ABS, Special Request Matrix)

2.3.2 Migration trends by household income

The distribution of household income for recent migrants into the case study areas indicates a relatively polarised income profile (Figure 2.3), with income profiles skewed towards incomes over \$1,500 per week. In-movers to the area are much more likely to have higher incomes than Sydney's population as a whole.

Table 2.4 shows that incomes are highest among longer distance migrants, particularly those from Northern Sydney, Western Sydney and Other Parts of NSW and Australia. In-movers who were living overseas in 1996 had relatively low incomes, as did those moving relatively shorter distances. Those moving from Inner Sydney were more likely to be on lower incomes, and in-movers from elsewhere in the immediate vicinity of the case studies were also more likely to have lower incomes below \$1,000 per week.

Analysis of migrants moving into the three case study areas shows that Homebush Bay, Liberty Grove and Newington have broadly comparable income profiles (Figure 2.4). As noted previously, while a fifth of this population moved from overseas, this migration stream comprised relatively high proportions of persons in households with relatively low incomes.

Figure 2.3: Household income of 5yr migrants, case study areas, compared to Sydney as a whole, 2001

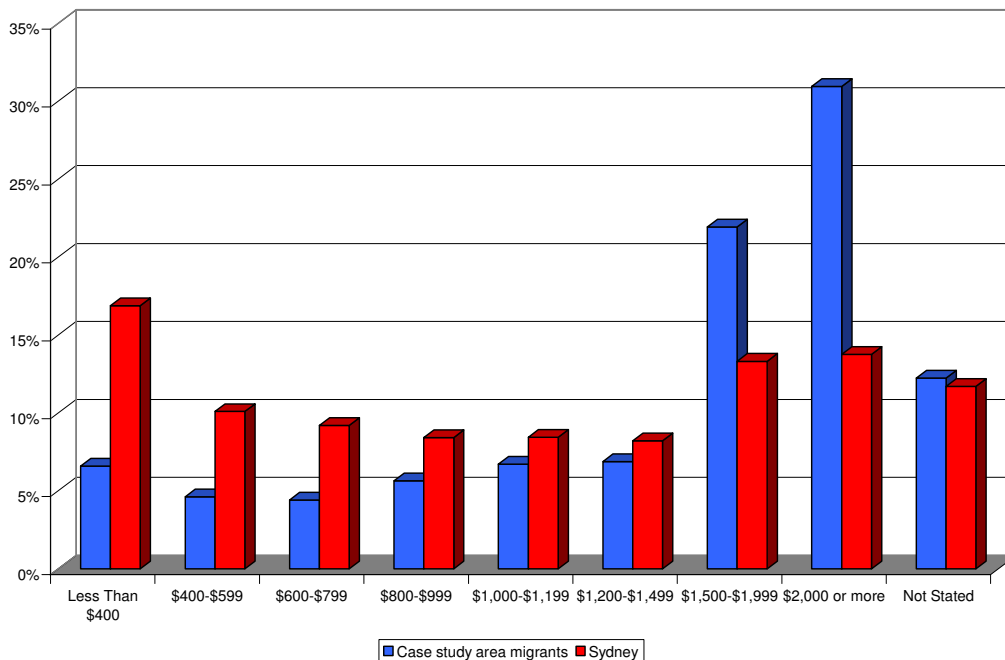
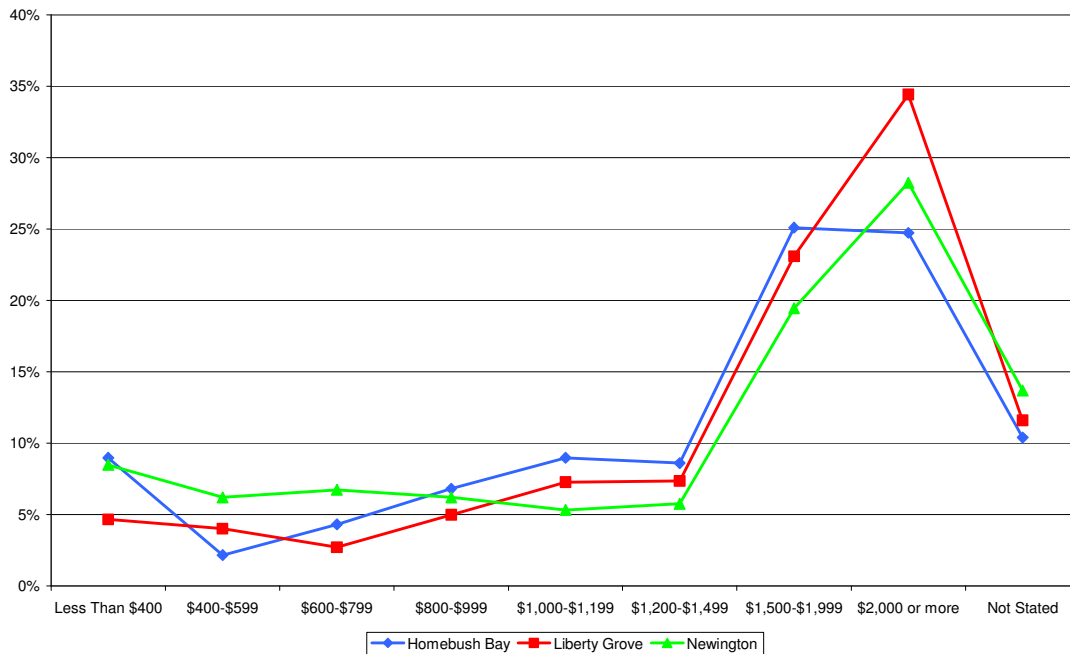


Figure 2.4: Household incomes of 5 yr migrants for the three case study areas, 2001



2.3.3 Migration trends by age

Overall, migrants into the case study areas were disproportionately concentrated in the younger adults age cohorts, between 25 and 44 years (Table 2.5 and Figure 2.5), confirming the analysis of the age distribution in 2001 noted above. There were much lower proportions of children and older people compared to the overall Sydney population.

The age profile of movers from overseas suggest migrants are much more likely to be younger or older, with 43% aged under 35 and 37% aged over 55 years, although there is a substantial proportion of children. A sizeable proportion of persons from Inner Sydney and Other Western Sydney were aged under 25 years while a significant proportion from Auburn were aged over 55 years.

The three case study areas have similar age profiles, although there is a higher proportion of persons aged 55-64 years in Homebush Bay and persons aged 25-34 in Newington (Figure 2.6).

Figure 2.5: Age profile of 5yr migrants to the case study areas and for Sydney as a whole, 2001

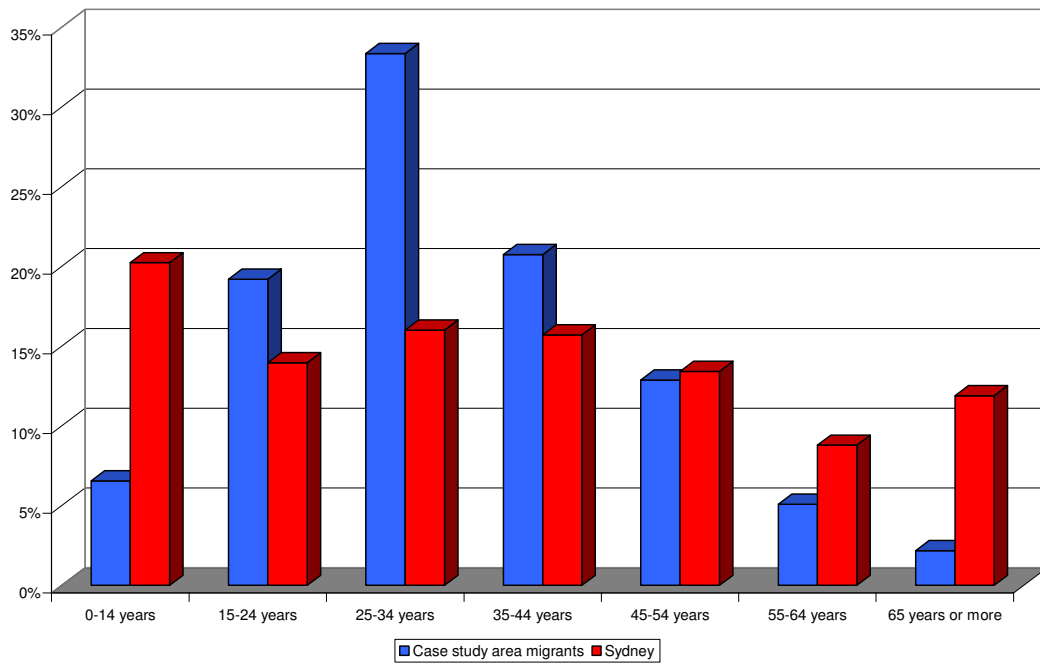
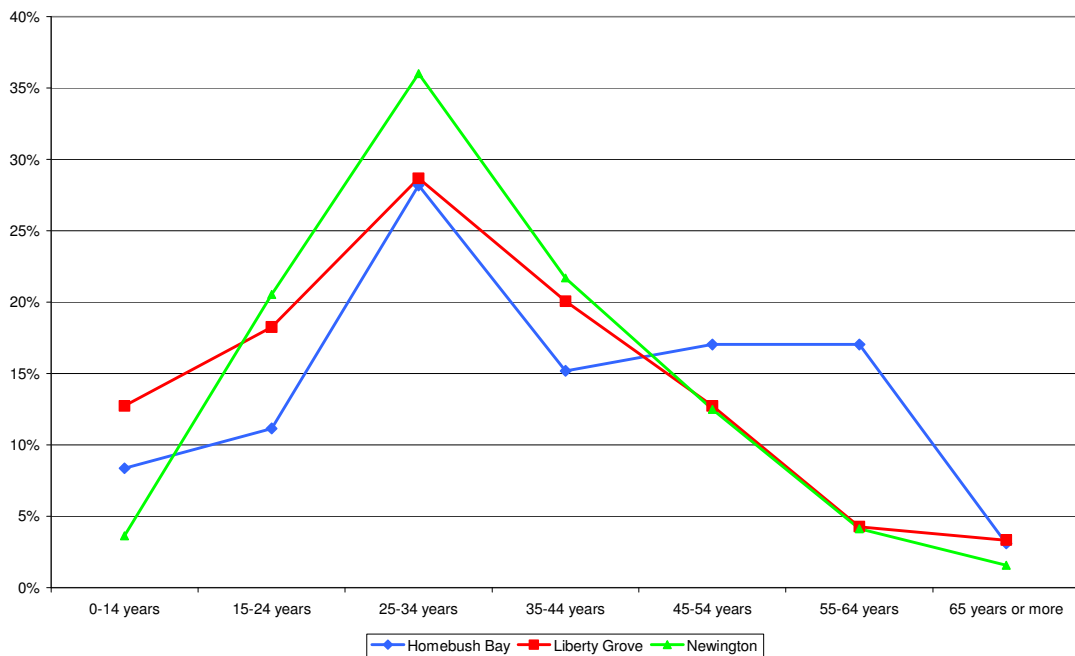


Figure 2.6: Age profile of 5yr migrants in the case study areas, 2001



2.3.4 Migration Trends by Household Type

Taken overall, in-movers to the three case study areas were found to be disproportionately families with children compared to the Sydney household profile in 2001. On the other hand, there were relatively few lone person households moving into the area at this time, as Figure 2.7 illustrates (see also Table 2.6). This finding is perhaps surprising given the high level of lone person households generally associated with higher density housing and suggests this type of housing in the area is more likely to attract families than may be the case elsewhere.

Families with children comprised over half the migrant streams from overseas, as did those arriving from Other Western Sydney, Inner Sydney and Northern Sydney, which, given the importance of these origins, explains the high proportion of this household type (Figure 2.8). This suggests that the area is attracting families from within the Sydney area as well as being a significant destination for family migrants from overseas. The relative lack of lone person households (see Figure 2.9) is not easily understood without further data.

Migration flows into each of the four sub areas are broadly similar, although those moving into Newington are more likely to be families. In Homebush Bay there is a higher proportion of lone persons and couple only households, compared to the other two areas (Figure 2.10).

Figure 2.7: Household profile of 5yr migrants to the case study areas and for Sydney as a whole, 2001

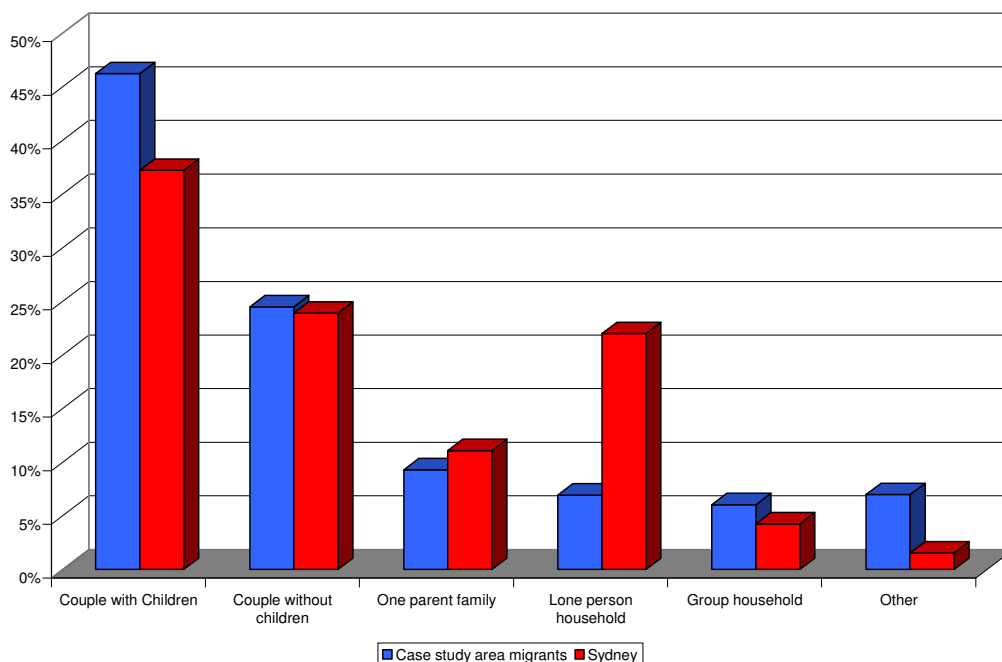


Figure 2.8: Household profiles by migration origin, 2001 (percentages)

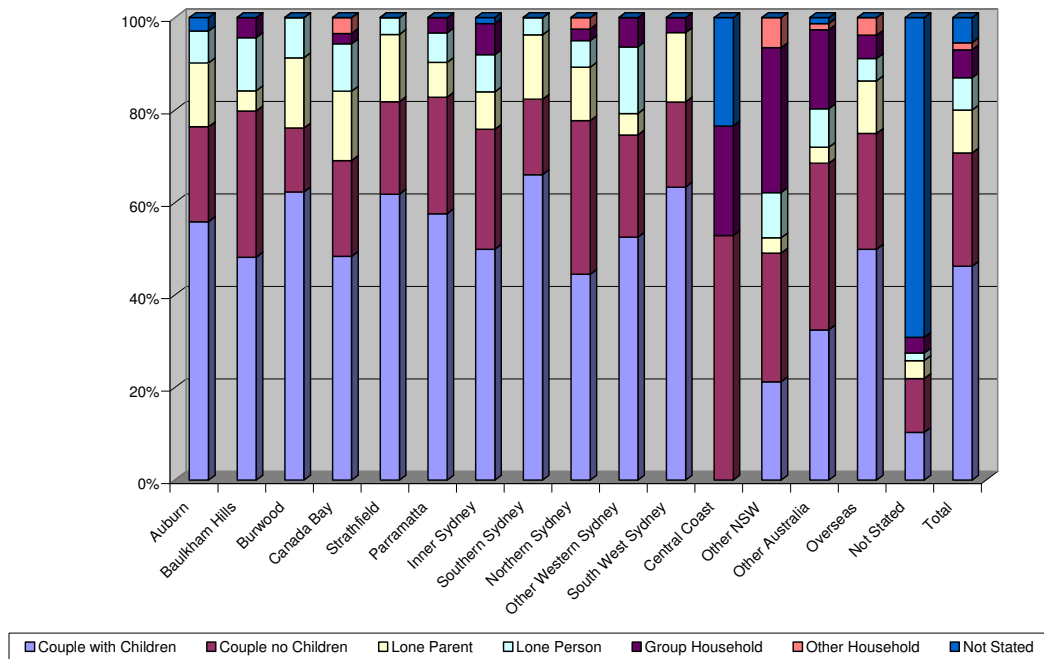


Figure 2.8: Household profiles of in-movers, residents and Sydney as a whole, 2001 (percentages)

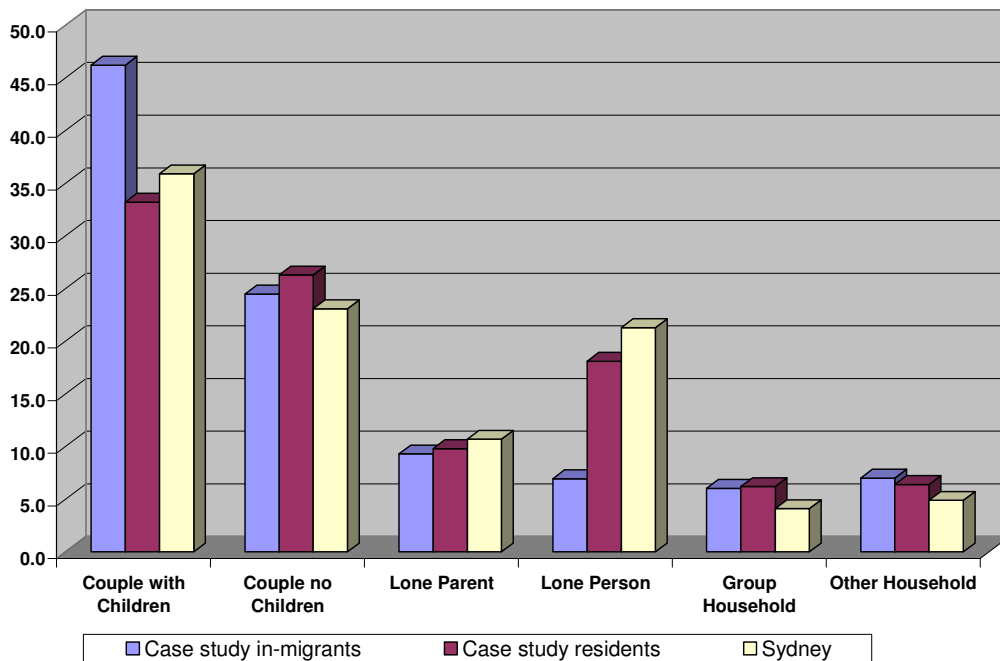
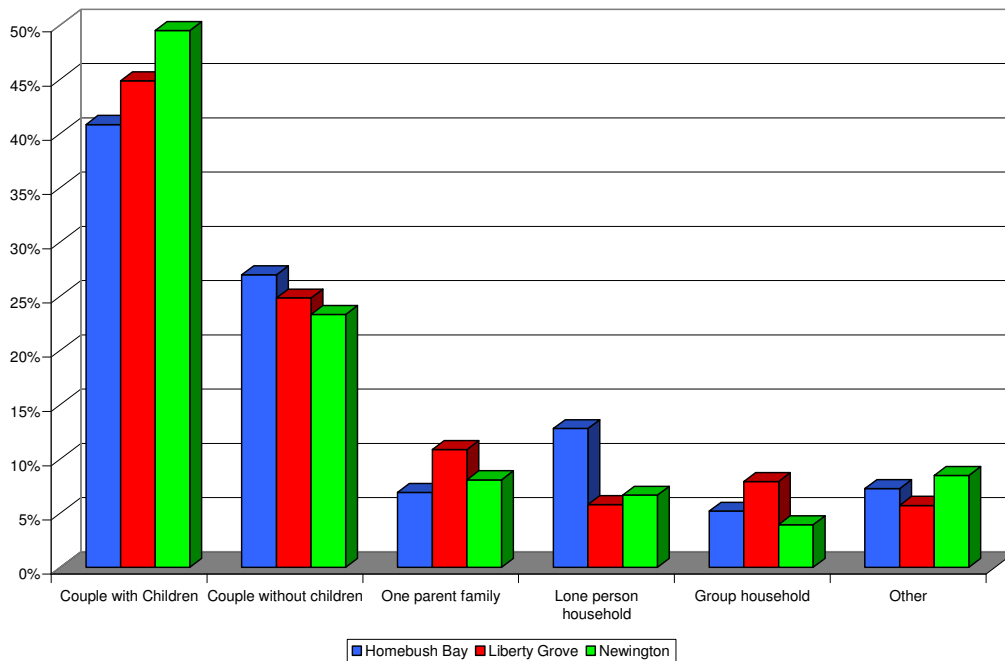


Figure 2.10: Household type of in-movers and residents for the case study areas and Sydney, 2001



2.3.5 Migration Trends by Birthplace

Finally, Table 2.7 and Figure 2.9 show the breakdown of in-movers by birthplace. The substantial over-representation of Asians among in-movers is quite clear and this pattern dominates the profile of the migration flow. Some 25% of in-migrants were Asian (which compares to 28% in the case study areas as a whole in 2001). There is no doubting the attraction of the housing in these CDs for the Asian population. Asian people are particularly over-represented among in-movers from overseas as well as those coming from Inner Sydney. The largest single place of origin of Asian household moving in was overseas (28%) compared to only 9% coming from Inner Sydney. There is a large community of recent immigrants from Asia therefore living in the area.

Some quite distinctive variation between the sub-areas show that in-movers to Homebush Bay and Newington are the most likely to be Australian born and the least likely to be Asian of the four areas (Figure 2.10).

Figure 2.9: Country of birth of 5yr migrants to the case study areas and for Sydney as a whole, 2001

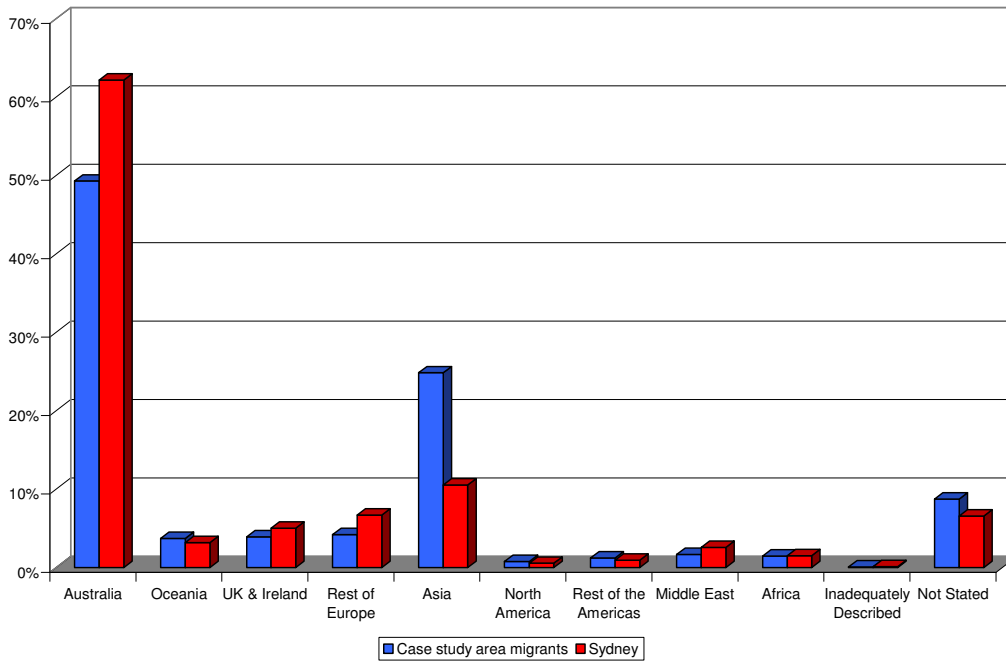


Figure 2.10: Country of birth of 5 yr migrants for the four CDs, 2001

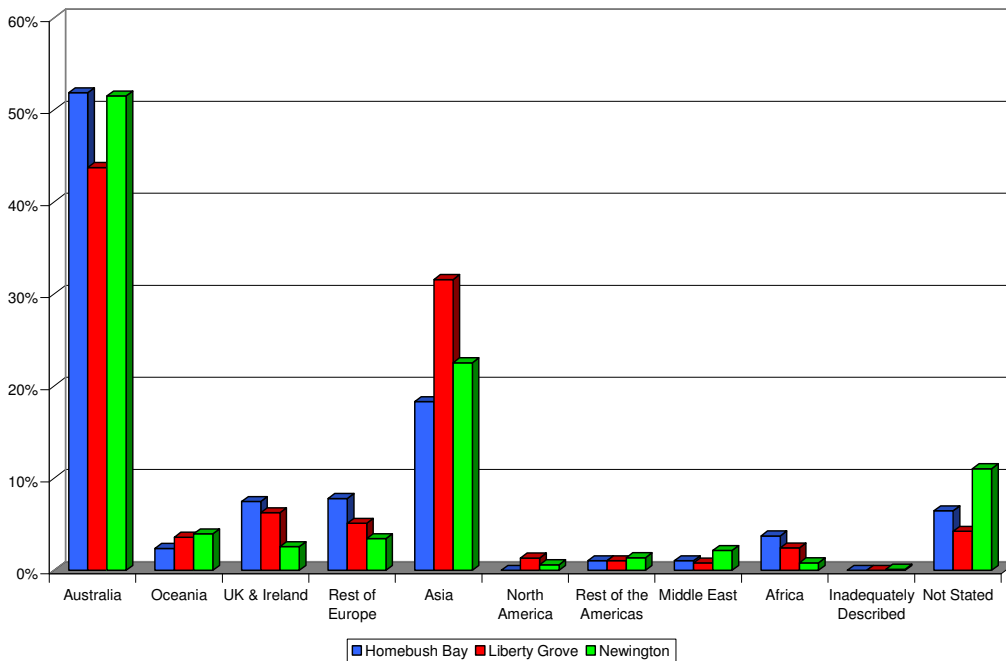


Table 2.4: Persons who moved into the three case study areas by household income, 2001 (percentages)

Area of Residence in 1996	Income									
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	Total
number	160	112	107	137	163	167	532	751	297	2,426
Auburn	6.9%	10.7%	5.6%	5.8%	4.9%	0.0%	3.2%	2.7%	7.1%	4.2%
Baulkham Hills	1.9%	3.6%	0.0%	2.9%	6.7%	3.6%	2.3%	2.1%	3.7%	2.8%
Burwood	5.6%	3.6%	5.6%	7.3%	1.8%	6.0%	0.8%	3.1%	6.1%	3.6%
Canada Bay	3.8%	6.3%	2.8%	4.4%	12.3%	7.8%	8.1%	5.5%	9.4%	6.9%
Strathfield	5.6%	8.9%	7.5%	4.4%	0.0%	9.6%	2.3%	5.2%	4.0%	4.6%
Parramatta	3.8%	4.5%	5.6%	4.4%	4.9%	1.8%	4.9%	3.9%	0.0%	3.7%
Inner Sydney	11.3%	16.1%	14.0%	19.0%	11.7%	6.0%	11.5%	9.1%	6.1%	10.4%
Southern Sydney	0.0%	2.7%	12.1%	8.0%	6.1%	0.0%	3.0%	3.5%	3.0%	3.6%
Northern Sydney	3.8%	10.7%	5.6%	2.9%	5.5%	9.6%	10.7%	12.3%	6.7%	9.2%
Other Western Sydney	4.4%	5.4%	5.6%	4.4%	11.0%	13.2%	10.9%	10.0%	9.1%	9.3%
South West Sydney	6.3%	3.6%	0.0%	2.2%	1.8%	8.4%	5.6%	5.9%	1.7%	4.7%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.6%	0.9%	0.0%	0.5%
Other NSW	1.9%	2.7%	2.8%	2.2%	3.7%	4.2%	5.1%	6.0%	2.7%	4.3%
Other Australia	0.0%	0.0%	2.8%	12.4%	11.7%	6.6%	10.5%	13.3%	7.4%	9.4%
Overseas	43.1%	21.4%	29.9%	17.5%	16.0%	16.2%	19.2%	14.9%	28.6%	20.7%
Not Stated	1.9%	0.0%	0.0%	2.2%	1.8%	5.4%	1.5%	1.9%	4.4%	2.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

(source: ABS, Special Request Matrix)

Table 2.5: Persons who moved into the three case study areas by age, 2001 (percentages)

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
number	292	856	1,487	925	574	227	97	4,458
Auburn	4.8%	1.6%	1.1%	2.9%	2.3%	6.6%	8.2%	2.4%
Baulkham Hills	2.1%	2.0%	1.5%	0.8%	2.8%	3.5%	6.2%	1.9%
Burwood	5.1%	1.5%	0.8%	2.4%	1.2%	1.3%	3.1%	1.7%
Canada Bay	6.8%	2.8%	2.9%	4.3%	5.6%	6.6%	0.0%	3.9%
Strathfield	6.8%	1.9%	1.3%	2.4%	3.8%	3.5%	6.2%	2.6%
Parramatta	4.8%	1.6%	1.1%	3.0%	3.0%	3.1%	4.1%	2.2%
Inner Sydney	9.2%	2.2%	6.0%	6.6%	4.5%	4.0%	8.2%	5.4%
Southern Sydney	3.4%	1.1%	1.7%	1.6%	2.6%	4.0%	3.1%	2.0%
Northern Sydney	5.1%	2.6%	4.8%	4.5%	8.2%	12.3%	0.0%	5.1%
Other Western Sydney	7.5%	5.8%	4.2%	4.6%	6.6%	4.0%	0.0%	5.0%
South West Sydney	4.1%	3.5%	2.2%	2.2%	3.3%	4.0%	0.0%	2.7%
Central Coast	0.0%	1.2%	0.5%	0.0%	0.0%	0.0%	0.0%	0.4%
Other NSW	0.0%	5.0%	2.6%	1.0%	1.0%	1.3%	3.1%	2.3%
Other Australia	5.8%	5.3%	4.9%	4.3%	6.6%	7.5%	3.1%	5.2%
Overseas	22.9%	11.4%	9.6%	9.8%	9.6%	7.9%	25.8%	11.1%
Not Stated	11.3%	50.5%	54.8%	49.5%	38.9%	30.4%	28.9%	46.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

(source: ABS, Special Request Matrix)

Table 2.6: Persons who moved into the three case study areas by household type, 2001 (percentages)

Area of Residence in 1996	Household Type							Total
	Couple with Children	Couple no Children	Lone Parent	Lone Person	Group Household	Other Household	Not Stated	
number	1,157	613	233	174	151	39	136	2,503
Auburn	4.9%	3.4%	6.0%	4.0%	0.0%	0.0%	2.2%	4.1%
Baulkham Hills	2.9%	3.6%	1.3%	4.6%	2.0%	0.0%	0.0%	2.8%
Burwood	4.3%	1.8%	5.2%	4.0%	0.0%	0.0%	0.0%	3.2%
Canada Bay	7.3%	5.9%	11.2%	10.3%	2.6%	15.4%	0.0%	7.0%
Strathfield	5.9%	3.6%	6.9%	2.3%	0.0%	0.0%	0.0%	4.4%
Parramatta	4.6%	3.8%	3.0%	3.4%	2.0%	0.0%	0.0%	3.7%
Inner Sydney	10.2%	10.0%	8.2%	10.9%	10.6%	0.0%	2.2%	9.4%
Southern Sydney	4.5%	2.1%	4.7%	1.7%	0.0%	0.0%	0.0%	3.2%
Northern Sydney	9.3%	13.1%	12.0%	8.0%	4.0%	15.4%	0.0%	9.7%
Other Western Sydney	10.7%	8.5%	4.7%	19.5%	9.9%	0.0%	0.0%	9.4%
South West Sydney	5.1%	2.8%	6.0%	0.0%	2.0%	0.0%	0.0%	3.7%
Central Coast	0.0%	1.1%	0.0%	0.0%	2.0%	0.0%	2.2%	0.5%
Other NSW	1.7%	4.2%	1.3%	5.2%	19.2%	15.4%	0.0%	3.7%
Other Australia	6.4%	13.4%	3.4%	10.9%	25.8%	7.7%	2.2%	9.1%
Overseas	20.5%	19.4%	23.2%	13.2%	15.9%	46.2%	0.0%	19.0%
Not Stated	1.6%	3.4%	3.0%	1.7%	4.0%	0.0%	91.2%	7.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

(source: ABS, Special Request Matrix)

Table 2.7: Persons who moved into the three case study areas by birthplace, 2001 (percentages)

Area of Residence in 1996	Birthplace										
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Other Americas	Middle East	Africa	Not Stated	Total
number	2,200	167	176	187	1,109	34	55	75	65	391	4,462
Auburn	1.2%	1.8%	3.4%	9.6%	4.7%	0.0%	0.0%	0.0%	4.6%	0.0%	2.4%
Baulkham Hills	1.8%	0.0%	3.4%	1.6%	2.3%	0.0%	0.0%	0.0%	0.0%	1.0%	1.7%
Burwood	1.9%	0.0%	2.3%	0.0%	2.0%	0.0%	5.5%	0.0%	0.0%	1.0%	1.7%
Canada Bay	5.0%	3.6%	1.7%	8.0%	2.9%	8.8%	0.0%	5.3%	9.2%	0.8%	4.1%
Strathfield	2.6%	1.8%	1.7%	0.0%	4.1%	0.0%	5.5%	0.0%	0.0%	1.3%	2.6%
Parramatta	2.2%	0.0%	3.4%	0.0%	3.0%	0.0%	0.0%	0.0%	4.6%	0.0%	2.0%
Inner Sydney	4.8%	3.6%	6.8%	5.9%	8.8%	8.8%	0.0%	5.3%	9.2%	0.8%	5.6%
Southern Sydney	2.0%	0.0%	1.7%	0.0%	3.1%	0.0%	0.0%	0.0%	4.6%	0.0%	1.9%
Northern Sydney	4.8%	5.4%	8.5%	10.7%	7.2%	8.8%	10.9%	4.0%	9.2%	0.8%	5.6%
Other Western Sydney	4.6%	1.8%	3.4%	3.2%	7.4%	0.0%	16.4%	4.0%	4.6%	0.8%	4.9%
South West Sydney	2.4%	0.0%	0.0%	4.8%	3.0%	0.0%	5.5%	12.0%	4.6%	0.8%	2.5%
Central Coast	0.7%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%
Other NSW	4.2%	0.0%	1.7%	1.6%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%
Other Australia	6.8%	1.8%	8.0%	4.3%	4.2%	17.6%	0.0%	0.0%	0.0%	0.0%	5.1%
Overseas	1.7%	24.0%	30.1%	10.7%	27.8%	23.5%	12.7%	4.0%	24.6%	0.0%	11.0%
Not Stated	53.2%	54.5%	23.9%	39.6%	19.3%	32.4%	43.6%	65.3%	24.6%	92.8%	46.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

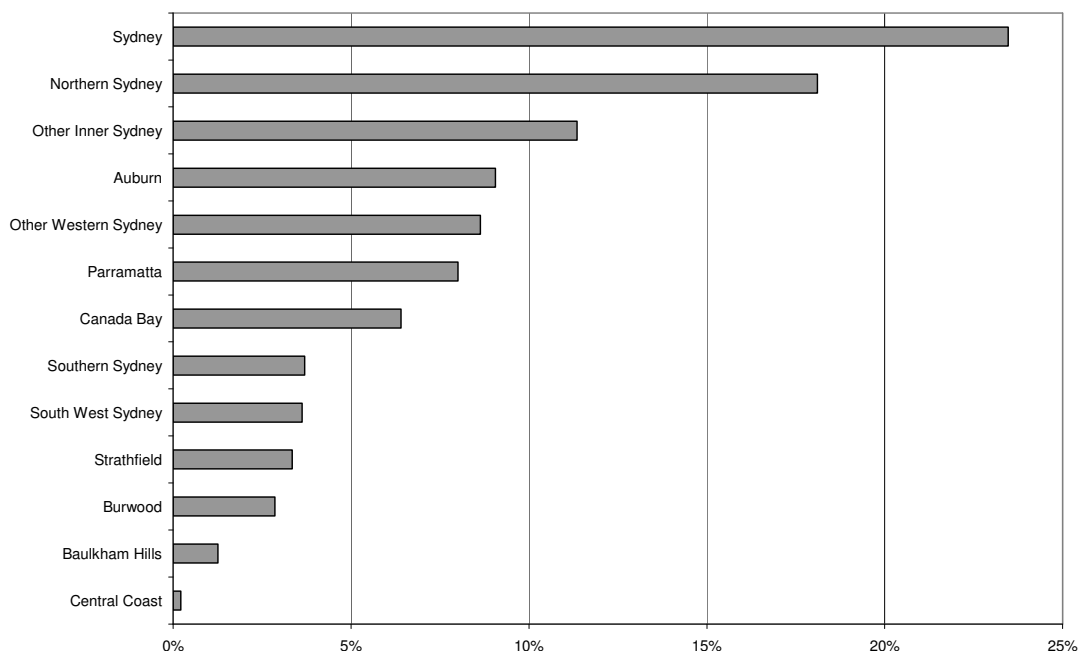
(source: ABS, Special Request Matrix)

2.4 Journey to Work Patterns

2.4.1 Overview

Journey to work patterns illustrate the labour market catchment area for residents who are working. Figure 2.11 shows that the City of Sydney was the destination for the largest number of journey to work trips from the case study areas, accounting for 24% of all trips. Northern Sydney and other parts of Inner Sydney account for a further 30% of trips between them. The other feature is the proportion of trips to surrounding local government areas (LGAs), in particular, Parramatta (8%), Canada Bay (6%) and Auburn (9%). Tables 2.8 and 2.9 set out the detailed journey to work destinations by LGA. The widespread journey to work trips taken by residents to destinations all over the metropolitan area and beyond is also worth noting. While there are dominant job destinations, the working population of the case study areas nevertheless travel widely to work. (See Appendix 2 for the definition of these workplace regions.)

Figure 2.11: Workplace destination of individuals in case study areas, 2001



2.4.2 Detailed analysis of workplace destinations

Tables 2.8 and 2.9 present an analysis of journey to work patterns for the three case study locations. Workplace location for employed persons for the case study areas can broadly be broken into three categories. First those workplace destinations with high levels (above 10%) of residents of the case study areas working there. These include the City of Sydney, Northern Sydney and Other Inner Sydney. Second, workplace destinations with medium levels (between 5-10%) of residents of the case study areas employed in these regions. These include Other Western Sydney, Auburn, Parramatta and Canada Bay. And thirdly, those locations with low levels (below 5%) of residents of the case study areas employed in these regions include Southern Sydney, Strathfield, Burwood, South West Sydney, Baulkham Hills and the Central Coast.

Primary workplace destinations

The most frequent workplace destination for employed persons of the case study areas at the 2001 census was the City of Sydney. This local government area was the workplace destination for 337 employed persons, representing 24% of all workplace locations. Liberty Grove had the highest number of residents commuting to the City of Sydney with 207 persons (27% of workplace destinations for employed persons from Liberty Grove). The City of Sydney was also the primary workplace destination for residents of Newington (105 persons, accounting for 21% of workplace destinations of employed persons from Newington). On the other hand, the City of Sydney represented the third most frequent workplace location for residents of Homebush Bay (25 persons or 15% of workplace destinations for employed persons from Homebush Bay) behind Northern Sydney and Auburn.

The second most frequent workplace destination for employed persons of the case study areas was Northern Sydney. Northern Sydney was the workplace destination for 260 employed persons, representing 18% of all workplace locations. Liberty Grove had the highest number of residents commuting to Northern Sydney with 147 persons (19% of workplace destinations for employed persons from Liberty Grove). Northern Sydney was also the second most frequent workplace destination for Newington (82 persons or 16% of workplace destinations for employed persons from Newington). Northern Sydney accounted for the largest proportion of employed persons from Homebush Bay with 31 employed persons (18% of workplace destinations for employed persons from Homebush Bay). North Sydney (79 persons) and Ryde (83 persons) represented the most frequent LGA destinations for those commuting to the Northern Sydney region, representing 6% and 6% of total workplace destinations of individuals in the case study areas.

Other Inner Sydney represented the third most frequent workplace destination for employed persons in the case study areas. Other Inner Sydney was the workplace location for 163 employed persons, representing 12% of all workplace locations. Other Sydney was the third most frequent workplace destination for residents of Liberty Grove (94 persons or 13% of workplace destinations for employed persons from Liberty Grove). Newington (49 persons or 10% of workplace destinations for employed persons from Newington) had the lowest proportion of employed residents commuting to Other Inner Sydney. The primary LGA workplace destination for individuals of the case study areas in Other Inner Sydney was South Sydney with 73 persons (5% of total workplace destinations).

Secondary workplace destinations

The second group of workplace locations for residents of the case study area included Other Western Sydney (124 persons or 9% of workplace destinations for employed persons), Auburn (130 persons or 9% of workplace destinations for employed persons), Parramatta (115 persons or 8% of workplace destinations for employed persons) and Canada Bay (92 persons or 6% of workplace destinations for employed persons). All other workplace destinations accounted for less than 5%, respectively, of total workplace destinations for individuals in the case study areas.

Table 2.8: Journey to work destinations by case study area, 2001

Destination	Homebush Bay	Liberty Grove	Newington	Total
City of Sydney	25	207	105	337
Northern Sydney				
Hornsby	6	10	4	20
Ku-ring-gai	0	4	0	4
Lane Cove	0	12	12	24
Manly	0	0	0	0
Mosman	3	0	0	3
North Sydney	6	48	25	79
Ryde	16	43	24	83
Warringah	0	4	4	8
Willoughby	0	26	13	39
Northern Sydney Total	31	147	82	260
Other Inner Sydney				
Ashfield	3	6	0	9
Canterbury	0	11	5	16
Hunter's Hill	0	5	0	5
Leichhardt	5	9	5	19
Marrickville	3	12	4	19
Randwick	0	7	0	7
South Sydney	9	32	32	73
Waverley	0	6	0	6
Woollahra	0	6	3	9
Other Inner Sydney Total	20	94	49	163
Strathfield	6	19	23	48
Other Western Sydney				
Bankstown	9	16	25	50
Blacktown	7	14	14	35
Holroyd	7	12	11	30
Penrith	0	6	3	9
Other Western Sydney Total	23	48	53	124
Auburn	26	39	65	130
Parramatta	14	59	42	115
Canada Bay				
Concord	7	63	7	77
Drummoyne	0	12	3	15
Canada Bay Total	7	75	10	92
Southern Sydney				
Botany Bay	3	14	6	23
Hurstville	3	6	3	12
Kogarah	0	0	3	3
Rockdale	0	0	6	6
Sutherland Shire	3	3	3	9
Southern Sydney Total	9	23	21	53
Burwood	4	16	21	41

Destination	Homebush Bay	Liberty Grove	Newington	Total
South Western Sydney				
Campbelltown	0	3	3	6
Fairfield	3	4	13	20
Liverpool	0	14	12	26
South Western Sydney Total	3	21	28	52
Baulkham Hills	3	7	8	18
Central Coast				
Gosford	0	0	3	3
Wyang	0	0	0	0
Central Coast Total	0	0	3	3
Sub Total	171	755	510	1436
Balance of NSW	3	0	33	36
NSW Undefined	3	0	0	3
Sydney Undefined	0	0	3	3
No fixed address	4	24	12	40
Not stated	9	24	35	68
Total	190	803	593	1586

(source: ABS, Special Request Matrix)

Table 2.9: Journey to work destinations by case study area, 2001 (percentages)

Destination	Homebush Bay	Liberty Grove	Newington	Total
City of Sydney	14.6%	27.4%	20.6%	23.5%
Northern Sydney				
Hornsby	3.5%	1.3%	0.8%	1.4%
Ku-ring-gai	0.0%	0.5%	0.0%	0.3%
Lane Cove	0.0%	1.6%	2.4%	1.7%
Manly	0.0%	0.0%	0.0%	0.0%
Mosman	1.8%	0.0%	0.0%	0.2%
North Sydney	3.5%	6.4%	4.9%	5.5%
Ryde	9.4%	5.7%	4.7%	5.8%
Warringah	0.0%	0.5%	0.8%	0.6%
Willoughby	0.0%	3.4%	2.5%	2.7%
Northern Sydney Total	18.2%	19.4%	16.1%	18.1%
Other Inner Sydney				
Ashfield	1.8%	0.8%	0.0%	0.6%
Canterbury	0.0%	1.5%	1.0%	1.1%
Hunter's Hill	0.0%	0.7%	0.0%	0.3%
Leichhardt	2.9%	1.2%	1.0%	1.3%
Marrickville	1.8%	1.6%	0.8%	1.3%
Randwick	0.0%	0.9%	0.0%	0.5%
South Sydney	5.3%	4.2%	6.3%	5.1%
Waverley	0.0%	0.8%	0.0%	0.4%
Woollahra	0.0%	0.8%	0.6%	0.6%
Other Inner Sydney Total	11.8%	12.5%	9.7%	11.4%
Strathfield	3.5%	2.5%	4.5%	3.3%
Other Western Sydney				
Bankstown	5.3%	2.1%	4.9%	3.5%
Blacktown	4.1%	1.9%	2.7%	2.4%
Holroyd	4.1%	1.6%	2.2%	2.1%
Penrith	0.0%	0.8%	0.6%	0.6%
Other Western Sydney Total	13.5%	6.4%	10.4%	8.6%
Auburn	15.2%	5.2%	12.7%	9.1%
Parramatta	8.2%	7.8%	8.2%	8.0%
Canada Bay				
Concord	4.1%	8.3%	1.4%	5.4%
Drummoyne	0.0%	1.6%	0.6%	1.0%
Canada Bay Total	4.1%	9.9%	2.0%	6.4%
Southern Sydney				
Botany Bay	1.8%	1.9%	1.2%	1.6%
Hurstville	1.8%	0.8%	0.6%	0.8%
Kogarah	0.0%	0.0%	0.6%	0.2%
Rockdale	0.0%	0.0%	1.2%	0.4%
Sutherland Shire	1.8%	0.4%	0.6%	0.6%
Southern Sydney Total	5.4%	3.1%	4.2%	3.7%
Burwood	2.3%	2.1%	4.1%	2.9%

Destination	Homebush Bay	Liberty Grove	Newington	Total
South Western Sydney				
Campbelltown	0.0%	0.4%	0.6%	0.4%
Fairfield	1.8%	0.5%	2.5%	1.4%
Liverpool	0.0%	1.9%	2.4%	1.8%
South Western Sydney Total	1.8%	2.8%	5.5%	3.6%
Baulkham Hills	1.8%	0.9%	1.6%	1.3%
Central Coast				
Gosford	0.0%	0.0%	0.6%	0.2%
Wyong	0.0%	0.0%	0.0%	0.0%
Central Coast Total	0.0%	0.0%	0.6%	0.2%
Sub Total	100.0%	100.0%	100.0%	100.0%

(source: ABS, Special Request Matrix)

2.5 Travel to Work Mode

2.5.1 Overview

The dominant use of the car to get to work is illustrated in Table 2.10 and Figure 2.12. Overall, 58% of work trips were undertaken by car in 2001. However, train trips accounted for 15% while split-mode trips accounted for a further 11%, which implies additional use of public transport. The fact that a fifth used the train reflects both the location of the case study areas close to railways and the large number travelling into the City of Sydney for work. Clearly, the use of trains to get into town means car travel is less likely for these workers.

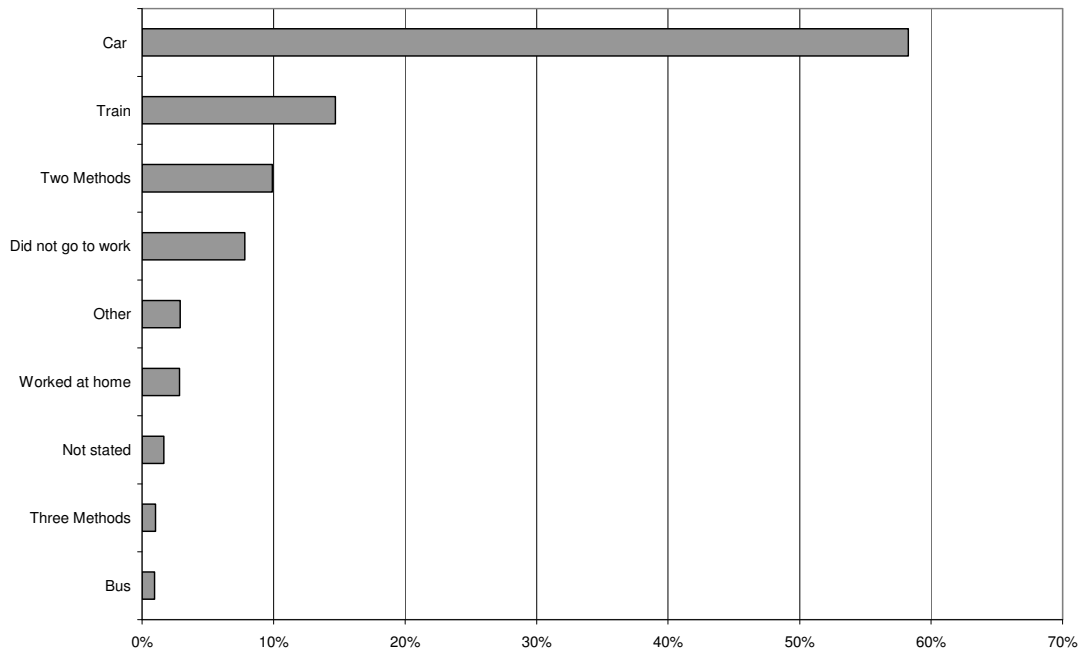
On the other hand, very few workers – only 15 out of 1,586 – used a bus to get to work. This is a significant feature and has substantial implications for developing alternative transport facilities in the SOPA area. Proximity to train services is important in attracting patronage. While over a quarter of workers in Liberty Grove use the train, the proportions fall to only 4% for Homebush Bay and Newington, which are more distant from a rail station. Not surprisingly, split mode journeys are much more common for workers living in the latter two areas, implying a more complex journey to work for these people, which is likely to involve car and train or bus and train.

Table 2.10: The method of travel to work for employed persons in case study areas, 2001

Method of Travel	Homebush Bay	Liberty Grove	Newington	Total
Bus	3	6	6	15
Train	8	204	21	233
Car	130	434	360	924
Two Methods	20	37	100	157
Three Methods	0	6	10	16
Worked at home	5	20	20	45
Did not go to work	18	65	41	124
Other	3	22	21	46
Not stated	3	9	14	26
Total	190	803	593	1,586
Percentage				
Bus	1.6%	0.7%	1.0%	0.9%
Train	4.2%	25.4%	3.5%	14.7%
Car	68.4%	54.0%	60.7%	58.3%
Two Methods	10.5%	4.6%	16.9%	9.9%
Three Methods	0.0%	0.7%	1.7%	1.0%
Worked at home	2.6%	2.5%	3.4%	2.8%
Did not go to work	9.5%	8.1%	6.9%	7.8%
Other	1.6%	2.7%	3.5%	2.9%
Not stated	1.6%	1.1%	2.4%	1.6%
Total	100.0%	100.0%	100.0%	100.0%

(source: ABS, Special Request Matrix)

Figure 2.12: Journey to work mode of individuals in case study areas, 2001



Tables 2.11 and 2.12, which show the detailed work journey trip mode by destination for each case study area, reinforces the link between proximity to a rail station and the use of a train. It also makes it clear that rail usage is limited to work destinations that are located along the rail line, whereas car use supports a much wider range of job destinations. It is also clear that commuters to the City of Sydney were much more likely to use the train. Again, this has significant implications for future transport planning in the SOPA area.

2.5.2 Detailed analysis of travel to work mode

Tables 2.11 and 2.12 present a detailed analysis of the method of travel to work for employed persons in the case study areas in 2001.

Car

Although representing the most frequently used method of transport for employed persons in the all case study areas, the proportion of residents using cars as the primary method of transport differs between case study locations. Homebush Bay has the highest proportion of employed residents using cars to travel to work, with 68% (130 persons). The most frequent work location for Homebush Bay residents using car as a method of transport was Other Sydney (74 persons or 57% of total persons travelling by car from Homebush Bay). Following Other Sydney, Auburn (15 persons or 12% of total persons travelling by car from Homebush Bay), Parramatta (14 persons or 11% of total persons travelling by car from Homebush Bay) and Ryde (13 persons or 10% of total persons travelling by car from Homebush Bay) are all work locations to which Homebush Bay residents travel by car, although in significantly lower numbers.

Newington has the second highest proportion of car use with 61% (360 persons). The most frequent work location for Newington residents using car as a method of

transport was Other Sydney (207 persons or 58% of total persons travelling by car from Newington). Other work locations to which Newington residents travel by car include Auburn (50 persons or 14% of total persons travelling by car from Newington), and Parramatta (31 persons or 9% of total persons travelling by car from Newington). Residents of Newington also travel by car to work in the City of Sydney, Ryde, Burwood and Concord, although each of these areas account for less than 7% total persons travelling by car from Newington

In Liberty Grove 54% (434 persons) of residents use cars roughly the same as the average for all case study areas. The most frequent work location for Liberty Grove residents using car as a method of transport was Other Sydney (237 persons or 55% of total persons travelling by car from Liberty Grove). Following Other Sydney, Parramatta (45 persons or 10% of total persons travelling by car from Liberty Grove), Ryde (43 persons or 10%) and the City of Sydney (42 persons or 10%) are all work locations to which Liberty Grove residents travel by car, although in significantly lower numbers.

Train

The frequency of train usage shows an inverse relationship to car usage. Despite accounting for the second most frequent method of transport for employed persons with 15% of trips for all case study area (233 persons), the individual case study locations can be divided between those with high and low levels of train usage. The area with relatively high levels of train usage is Liberty Grove (also an area with relatively low levels of car usage). In Liberty Grove the train represents 25% of trips made by employed persons (204 persons). The most frequent work location for Liberty Grove residents using train as a method of transport was the City of Sydney (128 persons or 63% of total persons travelling by train from Liberty Grove). The other major work locations for employed residents of Liberty Grove who used train as their method of transport was Other Sydney (61 persons or 30% of total persons travelling by train from Liberty Grove).

Alternatively, Homebush Bay (with 8 persons or 4% of employed persons in Homebush Bay) and Newington (with 21 persons or 4% of employed persons in Newington) illustrate extremely low levels of train usage as a method of travel to work. In both these case study areas the destination of travel by train was split relatively evenly between the City of Sydney and Other Sydney.

Two Methods

The third most frequent method of travel to work for employed persons in the case study area involved two methods of transport (157 persons or 10% of trips). The trends for residents using two method of transport are similar to those for residents using cars. Newington has the highest proportion of employed residents using two methods with 17% (100 residents), followed by Homebush Bay with 11% (20 residents). For both case study areas, the major workplace destinations for residents using two methods of transport were the City of Sydney (57% and 55% respectively) and Other Sydney (37% and 45% respectively). It should be noted that the higher frequency of two methods of travel to work in Newington and Homebush Bay could indicate residents using trains, therefore increasing the proportion of train users discussed above. Alternatively, Liberty Grove illustrate comparatively low proportions of residents using two methods, with 6% and 5% respectively.

Table 2.11: The workplace destination of employed persons in the case study areas by mode, 2001

	Homebush Bay	Liberty Grove	Newington	Total
Bus				
Auburn	3	0	3	6
Burwood	0	0	0	0
Concord	0	0	0	0
Parramatta	0	0	0	0
Ryde	0	0	3	3
Sydney	0	3	0	3
Other	0	3	0	3
Total	3	6	6	15
Train				
Auburn	0	4	0	4
Burwood	0	3	0	3
Concord	0	3	0	3
Parramatta	0	5	0	5
Ryde	0	0	0	0
Sydney	5	128	11	144
Other	3	61	10	74
Total	8	204	21	233
Car				
Auburn	15	31	50	96
Burwood	4	10	18	32
Concord	4	26	7	37
Parramatta	14	45	31	90
Ryde	13	43	21	77
Sydney	6	42	26	74
Other	74	237	207	518
Total	130	434	360	924
Two Methods				
Auburn	0	0	0	0
Burwood	0	0	3	3
Concord	0	0	0	0
Parramatta	0	0	3	3
Ryde	0	0	0	0
Sydney	11	22	57	90
Other	9	15	37	61
Total	20	37	100	157
Three Methods				
Auburn	0	0	0	0
Burwood	0	0	0	0
Concord	0	3	0	3
Parramatta	0	0	0	0
Ryde	0	0	0	0
Sydney	0	0	7	7
Other	0	3	3	6
Total	0	6	10	16

	Homebush Bay	Liberty Grove	Newington	Total
Worked at Home				
Auburn	5	0	3	8
Burwood	0	0	0	0
Concord	0	17	0	17
Parramatta	0	0	0	0
Ryde	0	0	0	0
Sydney	0	0	0	0
Other	0	3	17	20
Total	5	20	20	45
Did not go to work				
Auburn	3	4	3	10
Burwood	0	3	0	3
Concord	3	3	0	6
Parramatta	0	3	5	8
Ryde	3	0	0	3
Sydney	0	12	4	16
Other	9	40	29	78
Total	18	65	41	124
Other				
Auburn	0	0	6	6
Burwood	0	0	0	0
Concord	0	8	0	8
Parramatta	0	3	3	6
Ryde	0	0	0	0
Sydney	3	0	0	3
Other	0	11	12	23
Total	3	22	21	46
Not Stated				
Auburn	0	0	0	0
Burwood	0	0	0	0
Concord	0	3	0	3
Parramatta	0	3	0	3
Ryde	0	0	0	0
Sydney	0	0	0	0
Other	3	3	14	20
Total	3	9	14	26

(source: ABS, Special Request Matrix)

Table 2.12: The workplace destination of employed persons in the case study areas by mode, 2001

	Homebush Bay	Liberty Grove	Newington	Total
Bus				
Auburn	100.0%	0.0%	50.0%	40.0%
Burwood	0.0%	0.0%	0.0%	0.0%
Concord	0.0%	0.0%	0.0%	0.0%
Parramatta	0.0%	0.0%	0.0%	0.0%
Ryde	0.0%	0.0%	50.0%	20.0%
Sydney	0.0%	50.0%	0.0%	20.0%
Other	0.0%	50.0%	0.0%	20.0%
Total	100.0%	100.0%	100.0%	100.0%
Train				
Auburn	0.0%	2.0%	0.0%	1.7%
Burwood	0.0%	1.5%	0.0%	1.3%
Concord	0.0%	1.5%	0.0%	1.3%
Parramatta	0.0%	2.5%	0.0%	2.1%
Ryde	0.0%	0.0%	0.0%	0.0%
Sydney	62.5%	62.7%	52.4%	61.8%
Other	37.5%	29.9%	47.6%	31.8%
Total	100.0%	100.0%	100.0%	100.0%
Car				
Auburn	11.5%	7.1%	13.9%	10.4%
Burwood	3.1%	2.3%	5.0%	3.5%
Concord	3.1%	6.0%	1.9%	4.0%
Parramatta	10.8%	10.4%	8.6%	9.7%
Ryde	10.0%	9.9%	5.8%	8.3%
Sydney	4.6%	9.7%	7.2%	8.0%
Other	56.9%	54.6%	57.5%	56.1%
Total	100.0%	100.0%	100.0%	100.0%
Two Methods				
Auburn	0.0%	0.0%	0.0%	0.0%
Burwood	0.0%	0.0%	3.0%	1.9%
Concord	0.0%	0.0%	0.0%	0.0%
Parramatta	0.0%	0.0%	3.0%	1.9%
Ryde	0.0%	0.0%	0.0%	0.0%
Sydney	55.0%	59.5%	57.0%	57.3%
Other	45.0%	40.5%	37.0%	38.9%
Total	100.0%	100.0%	100.0%	100.0%
Three Methods				
Auburn	0.0%	0.0%	0.0%	0.0%
Burwood	0.0%	0.0%	0.0%	0.0%
Concord	0.0%	50.0%	0.0%	18.8%
Parramatta	0.0%	0.0%	0.0%	0.0%
Ryde	0.0%	0.0%	0.0%	0.0%
Sydney	0.0%	0.0%	70.0%	43.8%
Other	0.0%	50.0%	30.0%	37.5%
Total	0.0%	100.0%	100.0%	100.0%

	Homebush Bay	Liberty Grove	Newington	Total
Worked at Home				
Auburn	100.0%	0.0%	15.0%	17.8%
Burwood	0.0%	0.0%	0.0%	0.0%
Concord	0.0%	85.0%	0.0%	37.8%
Parramatta	0.0%	0.0%	0.0%	0.0%
Ryde	0.0%	0.0%	0.0%	0.0%
Sydney	0.0%	0.0%	0.0%	0.0%
Other	0.0%	15.0%	85.0%	44.4%
Total	100.0%	100.0%	100.0%	100.0%
Did not go to work				
Auburn	16.7%	6.2%	7.3%	8.1%
Burwood	0.0%	4.6%	0.0%	2.4%
Concord	16.7%	4.6%	0.0%	4.8%
Parramatta	0.0%	4.6%	12.2%	6.5%
Ryde	16.7%	0.0%	0.0%	2.4%
Sydney	0.0%	18.5%	9.8%	12.9%
Other	50.0%	61.5%	70.7%	62.9%
Total	100.0%	100.0%	100.0%	100.0%
Other				
Auburn	0.0%	0.0%	28.6%	13.0%
Burwood	0.0%	0.0%	0.0%	0.0%
Concord	0.0%	36.4%	0.0%	17.4%
Parramatta	0.0%	13.6%	14.3%	13.0%
Ryde	0.0%	0.0%	0.0%	0.0%
Sydney	100.0%	0.0%	0.0%	6.5%
Other	0.0%	50.0%	57.1%	50.0%
Total	100.0%	100.0%	100.0%	100.0%
Not Stated				
Auburn	0.0%	0.0%	0.0%	0.0%
Burwood	0.0%	0.0%	0.0%	0.0%
Concord	0.0%	33.3%	0.0%	11.5%
Parramatta	0.0%	33.3%	0.0%	11.5%
Ryde	0.0%	0.0%	0.0%	0.0%
Sydney	0.0%	0.0%	0.0%	0.0%
Other	100.0%	33.3%	100.0%	76.9%
Total	100.0%	100.0%	100.0%	100.0%

3. SOCIAL MIX PROJECTIONS

3.1 Introduction

A key element of the research is to use the 2001 Census data to project forward the likely social outcomes of the proposed redevelopment of the SOPA site. The logic here is that we might expect similar types of household to those already moving into the new higher density housing around the area to also be attracted to the SOPA site into the foreseeable future. Unless the SOPA site is heavily marketed to a different market segment (for example, a more local population), then the housing market profile of the new higher density housing here is unlikely to be substantially different, especially in terms of the origin of those moving to the new development, i.e. it will continue to draw its new population from comparable areas. The social mix is therefore likely to reflect this. A projection of this prevailing profile therefore allows some assessment of whether this matches the profile of the new SOP community envisioned in the new plan for the area. If it does not, then policies to ensure this envisioned community may need to be incorporated into the planning for the site.

This section presents the outcomes of a forward projection using the dwelling type profiles of the higher density CDs around the SOPA site presented in Chapter 2 above. The projection of social outcomes assumes that these dwelling profiles (in terms of household type, income, tenure and age) will remain constant over the projected period (20 – 25 years). While this is perhaps unrealistic, as much will depend on market conditions over this period, it nevertheless provides a baseline projection that SOPA can use to assess likely social outcomes under alternative outcome scenarios.

In particular, much will depend on the actual mix of dwelling types and sizes produced: if the developed stock contains more 3 bedroom dwellings, for example, then clearly there will be greater scope for larger households (and, presumably, families). Similarly, if the tenure mix of the dwelling stock changes, for example with higher levels of home buyers, then this will also change the outturn social profile. For the purposes of this research, only one scenario is presented, that based on a continuation of the dwelling profiles recorded in the immediate vicinity of the SOPA site in 2001. Alternative scenarios could easily be built into the model to assess other outcomes stemming from different dwelling and tenure mixes.

Current estimates of the most sustainable residential floor area in the SOP redevelopment area will total 1,119,500m² by 2025 (SOPA, 2005). Assuming that the average dwelling will be 100m², then it is estimated that there will be 11,195 dwellings in SOP by 2025. Of these dwellings it is also estimated that 80% will be flats in a block of 4 or more storeys while 20% will be flats in a block of less than 4 storeys. This forms the basis of the dwelling projections used below.

The methodology for the projections estimated in this section uses the proportions of household income, tenure, household type and age for different dwelling types as reported in 2001 for the local CDs described in Chapter 2 and projects these forward to 2025. The current social profile of medium-higher density dwelling in areas (Homebush Bay, Newington, Liberty Grove) (see Appendix 1) surrounding SOP will be used as the basis for the projections. The current age profile of the three case study

areas will also be used to estimate the age profile of SOP in 2025. As only the total number of dwellings is estimated to 2025 in the SOP area, the current household size for both low (under 4 storeys) and high (4 or more storeys) rise flats will be used to predict the age profile in 2025.

3.2 The Base Case

In 2001, there were 322 flats in a block of less than 4 storeys (low rise flats) and 203 flats in a block of 4 or more storeys (high rise flats) in areas surrounding SOP. In these case study areas there were higher income households in high rise flats and in low rise flats, although there was a larger proportion of households earning less than \$1,000 per week in low rise flats (Table 3.1). In 2001, in low rise flats, 9% earned less than \$400 per week compared to 10% in high rise flats. Some 19% in low rise flats earned between \$600 and \$999 per week, compared to 14% in high rise flats. Importantly, in low rise flats 39% earned more than \$1500 per week, whereas 47% of household in high rise flats earned over \$1500 per week.

The tenure composition also varies slightly between high and low rise flats, although both are dominated by private renters. In 2001, 16% of households in low rise flats owned their dwelling (Table 3.1). Similarly, 16% of households in high rise flats owned their dwelling. Only 1% of dwellings in low rise flats were public rental compared to zero in the high rise flats. A significant proportion of households in both low and high rise flats rent their dwelling from private sources (52% in low rise flats and 53% in high rise flats). The other difference between the two dwelling types lies in the proportion of households who were purchasing their dwelling. That is, 19% of households in low rise flats in the case study areas were buying their dwelling compared with 22% of households in high rise flats.

The types of households in the low and high rise flats in the case study areas also differed (Table 3.1). Some 19% of households in low rise flats were couple families with children, compared to 25% in high rise flats. Approximately 28% of households in low rise flats in the case study areas were couples without children, slightly lower than the 29% who resided in high rise flats. Conversely, 6% of households in low rise flats were one parent families, slightly higher than the proportion that reside in high rise flats (5%). There were also, proportionally, more lone person households in low rise flats (28%) compared to high rise flats (21%). Interestingly, in the case study areas 17% of households in high rise flats and 9% in low rise flats were classified as 'other households'.

In 2001, the largest proportion of persons in flats were aged 25-34 years (Table 3.1), so the age profile of persons in our case study areas is quite young. Some 31% of persons in low rise flats and 29% in high rise flats were of this age. Those aged 35-44 years and 0-14 years made up the next largest proportion of persons in flats in the case study areas. Just under 14% of persons in low rise flats were aged 35-44 years while 13% were aged 0-14 years. Similarly, 17% of persons in high rise flats were aged 35-44 years and 18% aged 0-14 years. At the other end of the spectrum, 14% of persons in low rise flats were aged over 55 years, whereas, only 9% of persons in high rise flats were aged over 55 years.

3.3 Social Projections to 2025

In this section the socio-economic profile of households will be estimated based on the projected number of dwellings in SOP in 2025. The socio-economic profile will use the current proportions of household income, household type and tenure for different dwelling types to estimate the number and changes of these variables in 2025 in SOP. Income estimates are expressed in terms of 2001 values. The age projections will use the current proportions of persons in different dwelling types.

In 2025, it is estimated that there will be 11,195 dwellings in SOP, 80% of which will be high rise flats and 20% will be low rise flats. Therefore, of the 11,195 dwellings 8,956 will be high rise flats and 2,239 will be low rise flats.

By 2025 in SOP the majority of residents are anticipated to be higher income households based on current propensities (Table 3.2). While 10% (1,125) would earn the equivalent of a current income of less than \$400 per week, 46% (5,101) would earn the equivalent of over \$1500 per week. A further 11% (1,232) of households would earn the equivalent of \$1000-\$1199 per week. By 2025 there is anticipated to be a decrease in the proportion of low income households and an increase in higher income households, particularly those earning \$1,500-\$1,999 per week, compared to that in 2001 in the case study areas (Figure 3.1).

Based on current propensities, it is estimated that by 2025, 24% of households (2,658) would be couples with children (Table 3.2). A further 5% (529) would be one parent families meaning that only 29% of the households in SOP would have children. A further 29% (3,225) of households are estimated to be couples without children, while 22% (2,509) are anticipated to be lone person households. By 2025 there is expected to be an increase in the proportion of couples without children and lone person households compared to the 2001 base figures of surrounding areas (Figure 3.2). There is also expected to be a decrease in the proportion of group households, one parent families and couple families with children.

Based on current propensities it is estimated that by 2025 in SOP the majority of dwellings will be privately rented (Table 3.2). Some 16% (1,811) are expected to be fully owned while another 21% (2,358) of households are anticipated to be purchasing their dwelling. Nevertheless, 53% of households (5,875) are expected to be renting privately. Compared to the case study areas in 2001 there will be an increase in private rental in SOP over the period to 2025, whereas there will be a significant decrease in the proportion of dwellings being purchased or owner-occupied (Figure 3.3).

By 2025 it is estimated that the largest proportion of persons in SOP will be those aged 25-34 years (Table 3.2 and Figure 3.4). It is expected that this age group will constitute 29% of those in the SOP area. The next largest proportion of persons in SOP in 2025 is expected to be those aged 0-14 years (although this will decline between 2001 and 2025). Under this scenario, children are anticipated to represent 17% of the population. The next largest age groups in SOP in 2025 are expected to be those aged 35-44 years (16%), and those aged 45-54 years (15%). The expected

Table 3.1: The proportion of households by income, tenure and household type in higher density developments surrounding SOP, 2001

	Flats in a block of less than 4 storeys (low rise flats)	Flats in a block of 4 or more storeys (high rise flats)	Other Dwellings	Total
Dwellings	322	203	705	1,230
Household Income				
\$0-\$400	9.4%	10.2%	9.9%	9.8%
\$400-\$599	6.0%	0.0%	6.6%	5.4%
\$600-\$799	10.4%	5.4%	4.9%	6.4%
\$800-\$999	8.7%	8.6%	4.9%	6.4%
\$1,000-\$1,199	7.7%	11.8%	5.6%	7.1%
\$1,200-\$1,499	5.4%	7.0%	6.8%	6.4%
\$1,500-\$1,999	19.5%	25.8%	21.5%	21.6%
\$2,000 or more	19.1%	21.5%	27.4%	24.3%
Income Not Stated	13.8%	9.7%	12.6%	12.5%
Total	100.0%	100.0%	100.0%	100.0%
Household Type				
Couple Family with Children	18.7%	25.0%	43.7%	34.0%
Couple Family without Children	28.0%	29.0%	23.5%	25.6%
One Parent Family	5.6%	4.5%	10.8%	8.4%
Lone Person Household	28.0%	21.0%	12.4%	17.9%
Group Household	10.6%	4.0%	4.2%	5.8%
Other Households	9.0%	16.5%	5.5%	8.2%
Total	100.0%	100.0%	100.0%	100.0%
Tenure				
Fully Owned	15.8%	16.3%	35.5%	27.2%
Being Purchased	18.6%	21.7%	38.0%	30.2%
Rented: State Housing Authority	0.9%	0.0%	1.3%	1.0%
Rented: Other	51.6%	52.7%	18.9%	33.0%
Other Tenure type	3.7%	3.4%	2.3%	2.8%
Not stated	8.4%	5.9%	4.1%	5.5%
Total	100.0%	100.0%	100.0%	100.0%
Age				
0-14 years	12.9%	18.1%	19.7%	17.9%
15-24 years	17.6%	11.1%	15.3%	15.2%
25-34 years	31.3%	28.5%	18.9%	23.1%
35-44 years	13.9%	17.0%	18.4%	17.2%
45-54 years	10.8%	15.9%	15.1%	14.2%
55-64 years	6.2%	6.4%	6.1%	6.2%
65 years or more	7.3%	2.9%	6.4%	6.1%
Total	100.0%	100.0%	100.0%	100.0%

(source: ABS, special request matrix)

younger age profile of SOP in 2025 is reflected in the fact that only 6% of persons will be aged 55-64 years, and only 4% will be over the age of 65.

It should be noted here that the projections presented here use current household size. However, most demographers anticipate that household sizes will decrease in the short term, and that our population will age. Despite this, the current propensities of persons who reside in higher density housing suggest that these types of dwelling are occupied more by younger persons. This is especially the case if the proportion of private renting continues to be the dominant tenure option in the area.

3.4 Synthesis: the SOP community in 25 years?

Overall, the projections suggest that, based on current dwelling profiles in the area, by 2025 the majority of households in the area would be either single persons (22%) or couples (29%). Families with children would only account for 29% of households, well below the current average for Sydney. This has a significant implication for the community development in the area. Clearly, on current trends, the SOP area would retain the current bias away from families in projected development outcomes. If a more balanced community outcome is preferred, then steps need to be taken to ensure a mix of housing suitable for families is incorporated in to the site to encourage a more balanced community outcome.

The projected higher proportions of households with moderate to higher incomes is also noteworthy. The area is therefore not likely to attract high proportions of households on lowest incomes, in part due to the likely under-representation of older people in the mix. Development of accommodation aimed at older people would change this outcome.

As for tenure, the younger age profile is linked to the high proportion of private renters in the projected profile for the area (over 50% by 2025). Whether this is a sustainable outcome, given the strong presence of the investment market in new higher density housing, is again something that needs further consideration. A higher proportion of renters clearly increases the non-family component of the area. It would also lead to a much more mobile community. Public renting is a minority presence in the area, indicating a marginal role for this type of housing and the community it supports. However, new development for affordable or sub-market housing in the SOP plan might again change the tenure mix and change the social outcomes from those projected here.

While these results are speculative, they can nevertheless be taken as a basic indicator of likely social outcomes for the projected development of the SOP site by 2025, if current local housing market trends hold. The low levels of families with children may be taken as a negative outcome, implying the SOP site needs to avoid the concentrations of smaller households and mobile households characteristic of other higher density rental housing in Sydney. These will have implications for the provision of social facilities and amenities in the area.

Nevertheless, we should stress that the profiles projected forward are based on a relatively new population in the surrounding areas in 2001. Even with a relatively young age profile implied by these projections, the community in the area can be

expected to age as households mature *in situ*. Further modelling would be required to move beyond these simple social profile projections to better understand the more complex outcomes likely over the next 25 years.

Table 3.2: The projected number of households by income, household type and tenure in SOP, 2025

	Flats in a block of less than 4 storeys (low rise flats)	Flats in a block of 4 or more storeys (high rise flats)	Total	Total (%)
Household Income				
\$0-\$400	210	915	1,125	10.1%
\$400-\$599	135	0	135	1.2%
\$600-\$799	233	482	714	6.4%
\$800-\$999	195	770	966	8.6%
\$1,000-\$1,199	173	1,059	1,232	11.0%
\$1,200-\$1,499	120	626	746	6.7%
\$1,500-\$1,999	436	2,311	2,747	24.5%
\$2,000 or more	428	1,926	2,354	21.0%
Income Not Stated	308	867	1,175	10.5%
Total	2,239	8,956	11,195	100.0%
Household Type				
Couple Family with Children	419	2,239	2,658	23.7%
Couple Family without Children	628	2,597	3,225	28.8%
One Parent Family	126	403	529	4.7%
Lone Person Household	628	1,881	2,509	22.4%
Group Household	237	358	595	5.3%
Other Households	202	1,478	1,680	15.0%
Total	2,239	8,956	11,195	100.0%
Tenure				
Fully Owned	355	1,456	1,811	16.2%
Being Purchased	417	1,941	2,358	21.1%
Rented: State Housing Authority	21	0	21	0.2%
Rented: Other	1,154	4,721	5,875	52.5%
Other Tenure type	83	309	392	3.5%
Not stated	188	529	717	6.4%
Total	2,239	8,956	11,195	100.0%
Age				
0-14 years	647	3,618	4,264	17.1%
15-24 years	883	2,206	3,089	12.4%
25-34 years	1,571	5,691	7,263	29.1%
35-44 years	695	3,397	4,092	16.4%
45-54 years	542	3,177	3,719	14.9%
55-64 years	313	1,279	1,592	6.4%
65 years or more	369	574	942	3.8%
Total	5,020	19,941	24,962	100.0%

Figure 3.1: The proportion of households, by income, in SOP in 2025 compared to the total for the case study areas in 2001

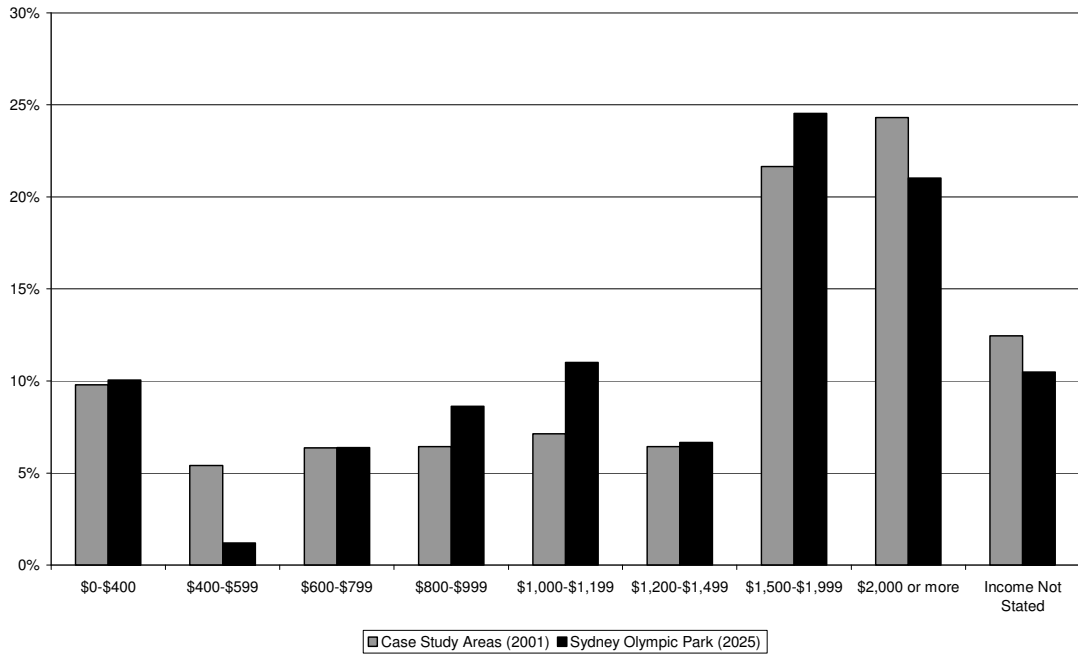


Figure 3.2: The proportion of households, by type, in SOP in 2025 compared to the total for the case study areas in 2001

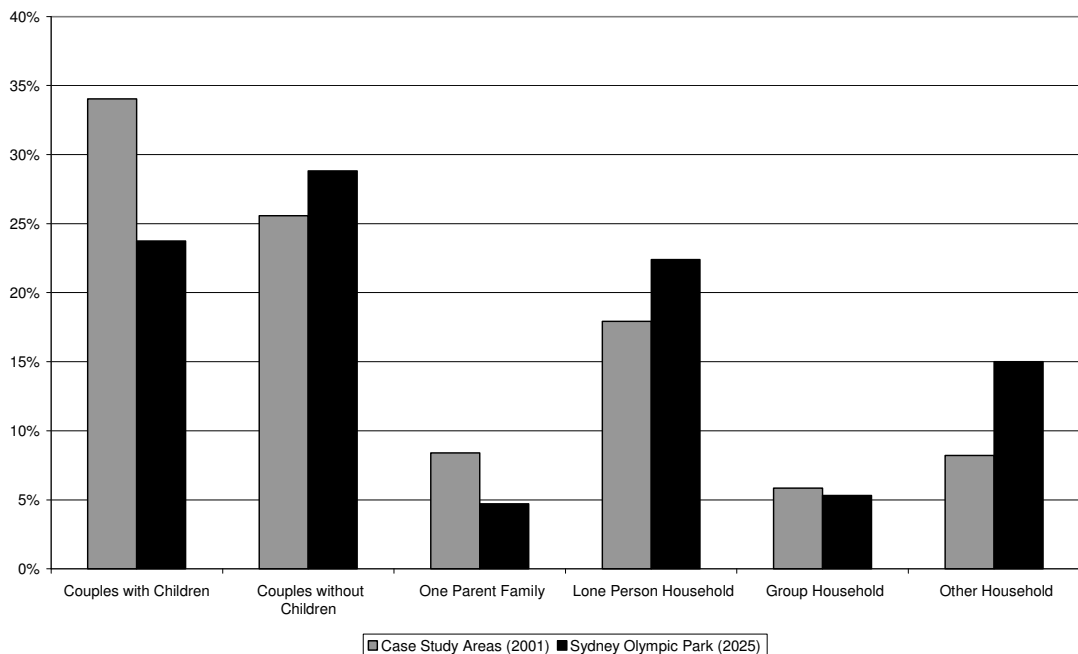


Figure 3.3: The proportion of households, by tenure, in SOP in 2025 compared to the total for the case study areas in 2001

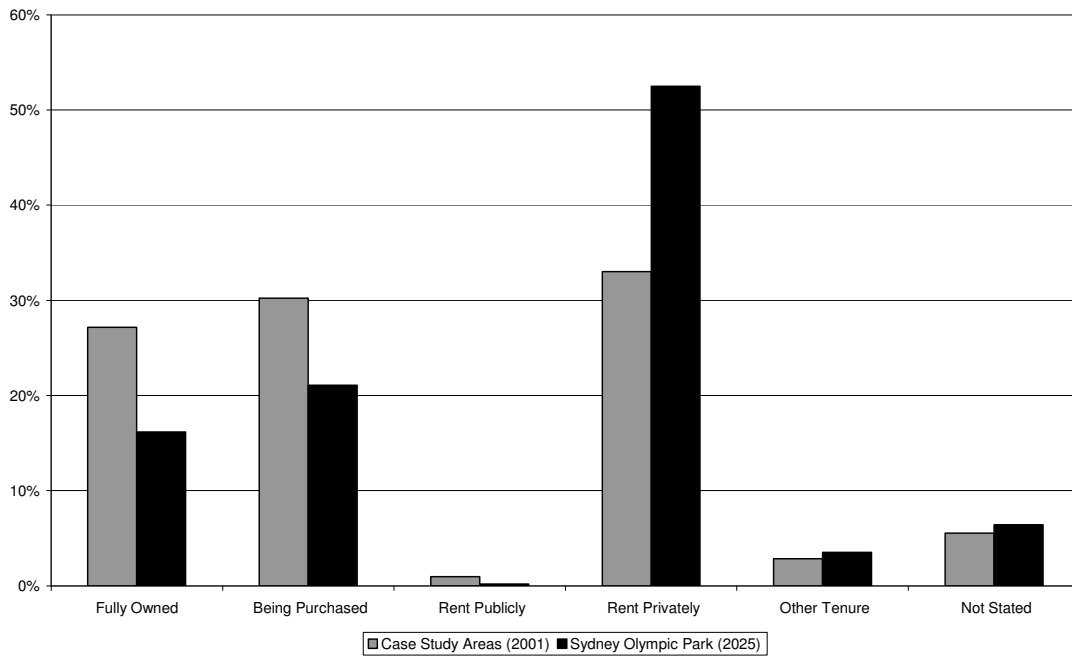
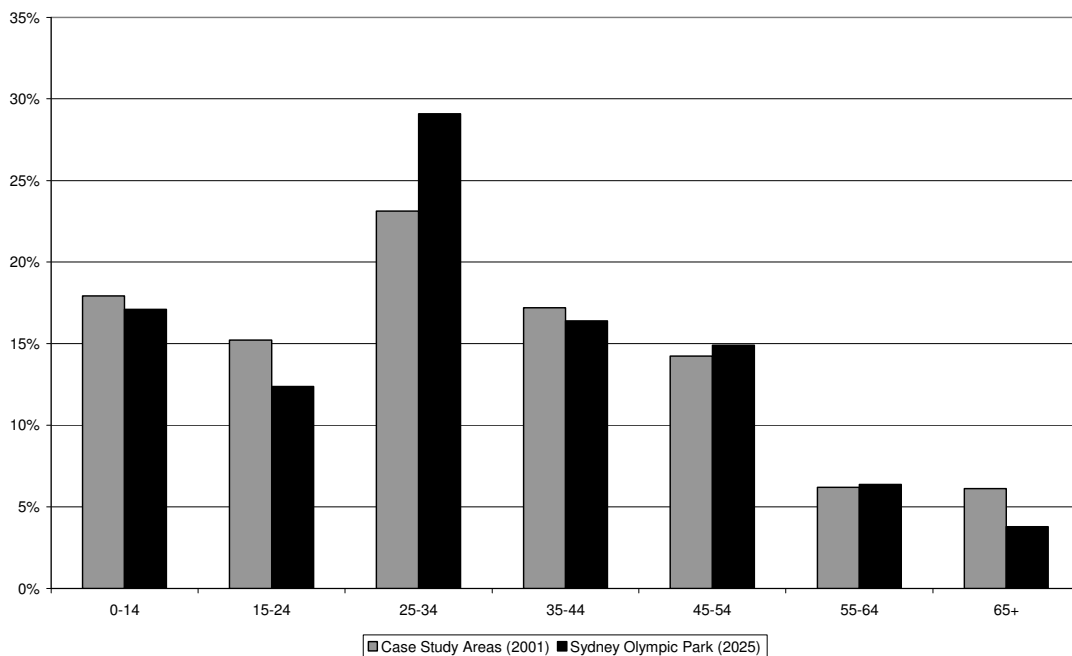


Figure 3.4: The proportion of persons, by age, in SOP in 2025 compared to the total for the case study areas in 2001



3.5 Five Yearly Age Projections

3.5.1 Introduction

This section projects the age profile of future residential development in the SOP area. It differs from the previous analysis in that it looks at the age profile at five yearly intervals from 2006. The number of dwellings at each point in time is based on floor area estimates from SOPA. The proportion of persons in each age group for different dwelling types at the 2001 Census is used to estimate the future age profile. The household size of different dwelling types at the 2001 Census is also used to extract the population numbers from the dwelling numbers as provided by SOPA. The section also differs from that above by the fact that 10% of dwellings are expected to be single detached dwellings, 40% low rise flats and 50% high rise flats. As such, the total population numbers will vary based on this different dwelling mix. Importantly, this projection, as above, is a linear projection and is based on the current proportion of persons in certain age groups.

Based on the floor area information provided by SOPA it is estimated that there will be 9,516 dwellings in the SOP area by 2025 (Table 3.3). This constitutes 952 detached dwellings, 3,807 low rise flats and 4,758 high rise flats.

Table 3.3: Estimated number of dwellings to be built in SOP to 2025

Age	2006-2010	2011-2015	2016-2020	2021-2025	Total
Detached Housing	125	218	276	332	952
Low Rise Flats	501	873	1,105	1,327	3,807
High Rise Flats	626	1,092	1,381	1,659	4,758
Total	1,253	2,183	2,763	3,318	9,516

3.5.2 Age Profile in 2025

As in the age projections above, a significant proportion of persons expected to reside in the SOP area by 2025 will be aged 25-34 years (Table 3.4 and 3.5 and Figures 3.5 and 3.6). It is estimated that there will be 21,892 persons in the SOP area by 2025 with larger numbers of persons expected to be in the area as the development of the area expands over time. It is estimated that there will be 2,882 persons by 2010, 7,904 by 2015 (an increase of 5,022), 14,260 by 2020 (an increase of 6,356) and 21,892 by 2025 (an increase of 7,632) (Table 3.5).

Clearly, the largest group of persons in SOP by 2025 will be those aged 25-34 years. This age group will constitute 28% (6,063) of all persons in SOP by 2025. Similar to all age groups there will be an increasing number of persons aged 25-34 years over the development period of the SOP area (Figure 3.6). The next largest groups will be those aged 35-44 years (3,474 persons) and 0-14 years (3,601). These age groups will both represent 16% of the population, respectively. Those aged 45-54 years and 15-24 years will each represent a further 14% of the population. The age groups with the lowest number of persons under this projection will be those aged 55-64 year (6%) and those aged 65 or more (6%).

Table 3.4: Estimated age profile of new development in SOP to 2025

Age	2006-2010	2011-2015	2016-2020	2021-2025	Total
0-14 years	474	826	1,046	1,255	3,601
15-24 years	405	705	893	1,072	3,075
25-34 years	798	1,391	1,760	2,114	6,063
35-44 years	457	797	1,009	1,211	3,474
45-54 years	405	705	893	1,072	3,074
55-64 years	184	321	406	487	1,398
65 years or more	159	277	350	421	1,206
Total	2,882	5,022	6,356	7,632	21,892

Table 3.5: Age profile of new development in SOP in 2002 – cumulative change

Age	2006-2010	2011-2015	2016-2020	2021-2025
0-14 years	474	1,300	2,346	3,601
15-24 years	405	1,110	2,003	3,075
25-34 years	798	2,189	3,950	6,063
35-44 years	457	1,254	2,263	3,474
45-54 years	405	1,110	2,003	3,074
55-64 years	184	505	910	1,398
65 years or more	159	436	786	1,206
Total	2,882	7,904	14,260	21,892

Figure 3.5: Number of persons by age in SOP by year, 2006-2025

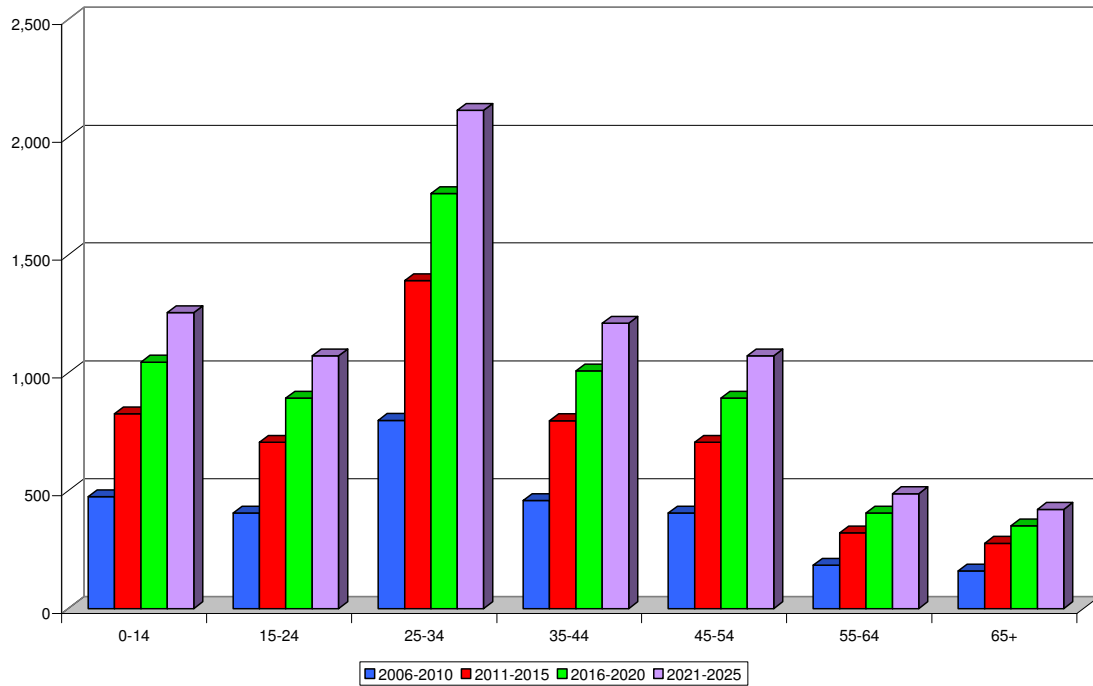
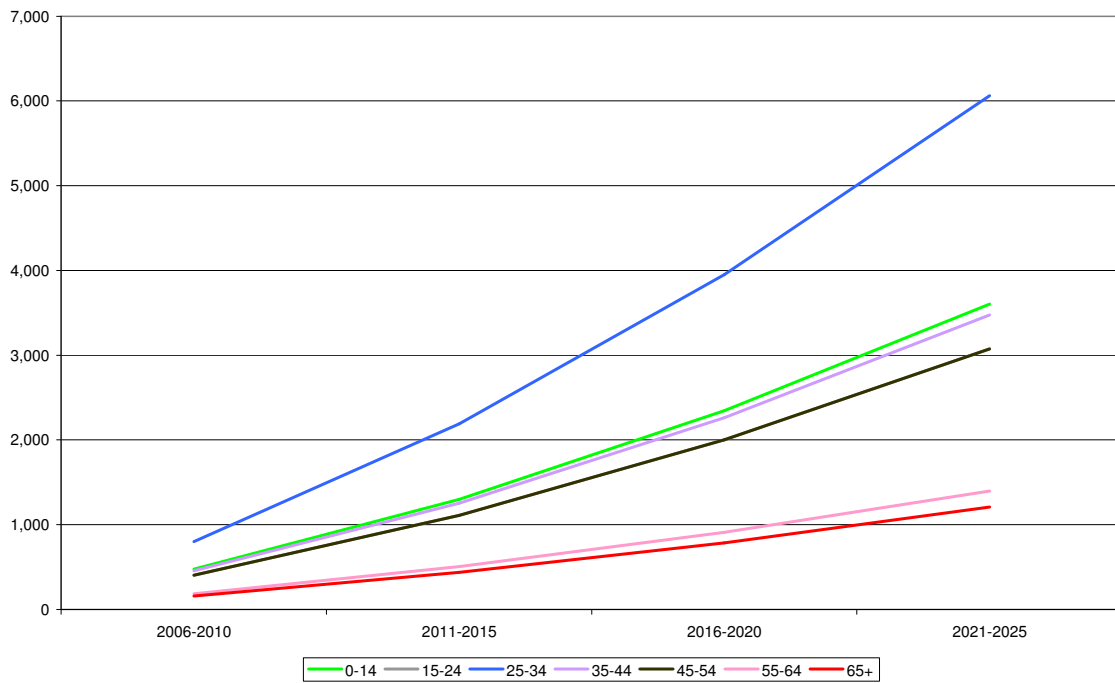


Figure 3.6: Cumulative change in age of future persons in SOP, 2006-2025



4. HOUSING MARKET ANALYSIS

4.1 Introduction

This section examines the housing market trends in a selection of LGAs and postcodes surrounding Sydney Olympic Park (SOP). Both sales and rents are analysed to provide an indication of current market trends for houses and units. Sales and rent data for LGAs is analysed from 1996 to 2004, while postcode information is examined from 2001 to 2004. Data are derived from both Residex and NSW Department of Housing sources up to the last quarter 2004.

The analysis here provides a comparative assessment of the state of the market in the SOP area up to the recent past. However, some caution is warranted given the continuing softness of the housing market in Sydney at the present time. The latest data reported here are already half a year out of date and residential property prices continue to fall back at the present time (mid-2005).

4.2 Sales Prices

4.2.1 Sales by LGA

Houses

At the end of 2004 the median priced house in Sydney was \$485,000, up from \$202,000 since 1996 (Table 4.1). However, the prices of houses and units varied significantly across the metropolitan area, even in close proximity to SOP. In 2004 the median priced house in Auburn LGA was \$475,000 slightly below the Sydney average. In Holroyd and Parramatta LGAs the median priced house was also below that for Sydney (\$410,000 and \$462,000). In other LGAs near SOP, prices were significantly higher than that for Sydney. In Strathfield the median priced house in 2004 was \$1.025 million, twice the Sydney average. In Ryde, Burwood and Canada Bay the averaged priced house in 2004 was \$622,000, \$620,000 and \$780,000.

Between 1996 and 2004 there has been an increase in the median price of both houses and units in areas surrounding SOP (Figures 4.1 and 4.2). For houses the largest percentage changes have been in Burwood, Auburn, Canada Bay, Parramatta, Ryde and Holroyd (Figures 4.3 and 4.4). Prices in all of these LGAs have increased proportionally above the Sydney average. The only LGA surrounding SOP where houses have consistently increased below the Sydney average has been Strathfield (although this has been from a higher base).

Units

Not surprisingly, the price of units in Sydney is much lower compared to that for houses. In 2004 the median priced unit in Sydney was \$382,000 up from \$162,000 in 1996 (Table 4.2). In areas adjacent to SOP the price of units varies by \$170,000. In Canada Bay the median priced unit in 2004 was \$480,000, while the lowest priced units in areas near SOP were in Holroyd and Parramatta (\$308,000 and \$310,000). The median priced unit in Strathfield is significantly lower than that for houses at \$345,000. Interestingly, the median priced unit in Auburn is \$430,000, only \$45,000 less than the median priced house. This, in part, reflects the development of higher density housing in Auburn town centre as well as new unit development in the

Newington area. The median priced unit in Ryde and Burwood is \$348,000 and \$378,000.

Units in the case study areas near SOP have generally not increased as much as that for Sydney as a whole. It should be remembered that the Sydney market is strongly influenced by the inner city and CBD unit market. Moreover, the LGAs surrounding SOP have all increased below that recorded for Sydney as a whole. In more recent years, though, the Auburn unit market has increased at a rate above the Sydney average as new higher density development has come on to the market. The differences between the older and newer flat market in these areas may explain why prices for flats in this region have not exceeded Sydney averages. Taken alone, the new flat development in the immediate vicinity of SOP may have significantly higher values than the average older flat market. These are balanced out in the average figures reported here.

4.2.2 Sales by Postcode

In any given local government area there will be variations in the prices of houses and units. Sales of houses and units at the postcode level are one way of attempting to examine the local variations in the housing market. For this report we have limited ourselves to a few postcode areas surrounding SOP. It is important to note that at this level prices are more variable due to the smaller number of sales compared to that for an LGA. However, the general trends do pick up important variations in local housing markets. It is also important to note that the sales prices presented below refer to postcode areas, however, we will not refer to all suburbs in that postcode.

Houses

In 2004, the median priced house in Sydney was \$485,000 (Table 4.3 and Figure 4.5). However, in the areas surrounding SOP, the prices ranged from \$1.26 million in postcode 2137 (Cabarita/North Strathfield/Concord) to \$401,000 in postcode 2150 (Harris Park/Parramatta). Of the 14 selected postcodes for this report only 2 had house prices below that for Sydney. All other postcode areas had house prices above the Sydney average and in some cases over twice the Sydney average (postcodes 2137-Concord and 2141-Lidcombe).

Due to the smaller number of sales at the postcode level it is sometimes difficult to gauge the changes in prices at this level over time. However, between 2001 and 2004 the median house price decreased in postcodes 2046 (Abbotsford/Canada Bay/Five Dock), 2112 (Ryde), 2114 (West Ryde), 2137 (Concord/Cabarita), 2142 (Granville), 2144 (Auburn) and 2150 (Parramatta/Harris Park) (Table 4.5). This is despite a 52% increase across the Sydney metropolitan area during this period. In fact, there were only 4 postcode areas where there was an increase with the largest increase being 24% in postcode 2135 (Strathfield) – half that for the whole of Sydney.

Units

Confirming the LGA level analysis discussed above, only 4 of the case study postcode areas have median unit prices above the Sydney average (Table 4.4 and Figure 4.6). The lowest median priced unit in 2004 was \$280,000 in postcode 2114 (West Ryde/Meadowbank) while the highest median unit price for our case study areas was \$519,000 in postcode 2047 (Drummoyne). Postcode 2114, along with postcodes 2046 (Abbotsford/Canada Bay/Five Dock), 2138 (Liberty Grove/Rhodes) and 2140

(Homebush/Newington) had median unit prices above the Sydney average. This confirms the suggestion made in the previous section that average LGA prices are strongly moderated by the mix of older and new developments in the averages. Clearly, comparable new developments to that proposed for SOP are likely to have price points above the regional average.

Between 2001 and 2004 the median price for units in our case study postcodes was significantly different than for Sydney as a whole (Table 4.6). Between 2001 and 2004 the median price for a unit in Sydney rose by 44%. This compares with 30% in postcode 2137 (Concord/Cabarita), 17% in 2142 (Granville), 15% in 2144 (Auburn) and 10% in 2138 (Liberty Grove/Rhodes). In fact, along with postcode 2000 (Sydney) 6 of our case study postcodes recorded a decrease in the median price for a unit between 2001 and 2004, with the lowest drop being -11% in postcode 2140 (Homebush/Newington). Whether this represents a change in the dwelling mix on the market (a higher proportion of smaller and lower value units) or a more significant relative fall in values in this area is not possible to deduce from these data.

4.2.3 Summary

Prices for areas that might be considered comparable to the proposed SOP development area suggest that here, prices will be generally above the average for Sydney. This implies an average or above average income market which would correspond to the social profile outlined in Chapter 2. This may also mean that more affordable housing will be generally absent from the area unless deliberate policies to encourage such accommodation are implemented.

Table 4.1: Sales prices for houses, by quarter, 1996-2004

	Auburn	Burwood	Canada Bay	Holroyd	Parramatta	Ryde	Strathfield	Sydney SD
1996	\$160,000	\$243,000	\$287,500	\$167,000	\$163,000	\$265,000	\$385,000	\$202,000
	\$177,500	\$286,000	\$305,000	\$164,000	\$158,094	\$266,600	\$346,250	\$210,000
	\$165,000	\$260,500	\$319,000	\$166,875	\$166,000	\$274,000	\$350,000	\$215,000
	\$173,000	\$313,000	\$320,000	\$168,400	\$168,500	\$270,000	\$349,000	\$222,000
1997	\$175,026	\$275,000	\$321,000	\$167,500	\$170,000	\$283,500	\$348,000	\$226,000
	\$183,000	\$312,250	\$351,500	\$173,000	\$171,000	\$295,500	\$390,000	\$230,000
	\$190,000	\$365,000	\$371,375	\$182,000	\$184,000	\$319,000	\$404,000	\$239,000
	\$200,000	\$330,000	\$385,000	\$195,000	\$187,500	\$325,000	\$423,750	\$245,000
1998	\$213,000	\$310,000	\$393,125	\$206,925	\$200,155	\$338,500	\$460,000	\$250,000
	\$225,000	\$369,000	\$417,250	\$215,500	\$210,000	\$350,000	\$460,000	\$260,000
	\$230,000	\$402,000	\$389,000	\$216,000	\$212,000	\$345,000	\$465,000	\$260,000
	\$235,000	\$411,500	\$428,000	\$218,250	\$220,000	\$347,000	\$410,650	\$262,400
1999	\$227,000	\$405,000	\$420,000	\$223,500	\$225,000	\$353,000	\$471,500	\$281,800
	\$240,000	\$382,250	\$416,250	\$234,000	\$235,000	\$368,500	\$433,000	\$280,000
	\$240,000	\$400,000	\$447,500	\$242,000	\$239,000	\$389,500	\$458,000	\$285,000
	\$243,000	\$422,000	\$450,875	\$245,000	\$251,500	\$380,000	\$500,000	\$298,500
2000	\$267,000	\$447,000	\$462,000	\$265,000	\$255,000	\$395,000	\$540,000	\$308,000
	\$275,000	\$448,500	\$460,000	\$268,750	\$265,000	\$415,000	\$500,000	\$315,000
	\$270,500	\$475,000	\$480,750	\$264,000	\$262,500	\$405,000	\$549,500	\$310,000
	\$257,500	\$412,000	\$470,500	\$262,000	\$255,000	\$410,000	\$546,500	\$305,000
2001	\$270,000	\$440,000	\$518,125	\$260,000	\$260,000	\$412,000	\$510,000	\$320,000
	\$270,000	\$428,000	\$543,750	\$271,878	\$266,000	\$419,000	\$547,500	\$316,000
	\$336,000	\$505,000	\$588,750	\$280,250	\$295,000	\$470,000	\$615,000	\$315,000
	\$315,000	\$578,000	\$599,000	\$308,000	\$303,000	\$510,000	\$622,500	\$350,000
2002	\$317,500	\$515,500	\$595,250	\$315,000	\$311,000	\$510,000	\$700,000	\$372,000
	\$342,750	\$618,000	\$677,500	\$340,000	\$340,000	\$559,000	\$700,000	\$388,000
	\$391,000	\$674,000	\$725,000	\$365,000	\$375,000	\$595,000	\$745,000	\$417,000
	\$405,000	\$694,300	\$729,500	\$395,000	\$396,444	\$615,000	\$806,000	\$450,000
2003	\$420,000	\$710,250	\$717,750	\$394,500	\$386,000	\$601,000	\$885,000	\$460,000
	\$425,000	\$681,000	\$777,500	\$410,000	\$415,000	\$630,000	\$842,500	\$465,000
	\$450,000	\$700,000	\$827,500	\$420,000	\$413,500	\$645,000	\$810,000	\$470,000
	\$450,000	\$710,000	\$799,900	\$436,600	\$447,250	\$700,000	\$1,010,000	\$490,000
2004	\$459,000	\$846,500	\$856,488	\$455,000	\$462,000	\$679,975	\$1,005,000	\$488,000
	\$460,000	\$620,000	\$774,000	\$430,000	\$465,000	\$640,000	\$740,000	\$475,000
	\$477,000	\$641,000	\$756,000	\$435,000	\$450,000	\$628,000	\$820,000	\$480,000
	\$475,000	\$620,000	\$780,000	\$410,000	\$462,000	\$622,000	\$1,025,000	\$485,000

Note: Prior to 2004 sales prices for Canada Bay LGA have been estimated from the median sales prices of the former LGAs of Concord and Drummoyne.

Source: Residex and NSW Department of Housing

Table 4.2: Sales prices for units, by quarter, 1996-2004

	Auburn	Burwood	Canada Bay	Holroyd	Parramatta	Ryde	Strathfield	Sydney SD
1996	\$135,500	\$210,000	\$230,250	\$143,500	\$152,500	\$157,000	\$169,500	\$162,000
	\$129,000	\$207,000	\$278,500	\$143,000	\$146,000	\$163,500	\$178,000	\$177,000
	\$140,000	\$170,000	\$260,000	\$148,250	\$146,500	\$155,000	\$160,000	\$177,000
	\$115,000	\$195,000	\$231,750	\$156,000	\$142,500	\$171,000	\$164,500	\$193,000
1997	\$118,000	\$220,000	\$233,750	\$159,950	\$158,000	\$171,500	\$230,000	\$200,000
	\$150,000	\$200,000	\$247,250	\$161,000	\$143,000	\$175,500	\$169,000	\$185,000
	\$138,000	\$295,000	\$269,000	\$157,000	\$150,000	\$200,000	\$195,000	\$198,000
	\$135,000	\$231,500	\$272,500	\$154,000	\$150,500	\$200,000	\$230,000	\$201,000
1998	\$144,750	\$262,500	\$263,750	\$165,500	\$167,500	\$219,000	\$282,000	\$215,000
	\$142,500	\$234,000	\$284,475	\$166,750	\$185,500	\$204,500	\$215,000	\$220,000
	\$154,000	\$248,000	\$283,750	\$185,000	\$170,000	\$207,000	\$210,000	\$222,900
	\$157,000	\$245,000	\$278,750	\$182,500	\$176,950	\$216,500	\$230,000	\$220,000
1999	\$157,000	\$260,000	\$300,500	\$189,975	\$180,000	\$215,250	\$200,000	\$230,000
	\$149,000	\$247,500	\$317,000	\$183,000	\$180,000	\$225,000	\$260,000	\$236,000
	\$140,000	\$236,500	\$315,000	\$203,000	\$170,000	\$212,000	\$225,000	\$238,000
	\$187,500	\$251,000	\$327,500	\$196,880	\$178,000	\$222,500	\$230,000	\$240,000
2000	\$195,000	\$262,000	\$329,000	\$190,000	\$173,500	\$250,000	\$230,000	\$250,000
	\$211,000	\$270,000	\$360,500	\$210,000	\$192,000	\$250,000	\$236,000	\$250,200
	\$170,000	\$241,400	\$423,500	\$195,000	\$175,000	\$262,500	\$265,000	\$254,500
	\$168,750	\$275,000	\$378,500	\$190,000	\$227,000	\$245,000	\$278,500	\$255,000
2001	\$169,000	\$247,500	\$379,500	\$197,500	\$215,000	\$237,000	\$275,500	\$265,000
	\$190,000	\$270,000	\$475,625	\$215,000	\$205,000	\$247,000	\$270,000	\$283,000
	\$223,000	\$325,000	\$424,125	\$220,000	\$215,000	\$280,000	\$307,650	\$300,000
	\$200,000	\$315,000	\$393,500	\$234,000	\$225,000	\$295,000	\$310,000	\$303,000
2002	\$265,000	\$383,000	\$373,750	\$239,000	\$226,000	\$307,000	\$312,000	\$312,000
	\$256,250	\$360,000	\$387,000	\$246,000	\$240,000	\$305,500	\$320,500	\$330,000
	\$275,000	\$371,000	\$427,875	\$263,500	\$275,000	\$318,000	\$360,000	\$330,000
	\$285,000	\$402,500	\$419,000	\$276,500	\$258,000	\$340,000	\$376,000	\$344,000
2003	\$337,500	\$363,000	\$431,750	\$291,000	\$260,000	\$335,000	\$350,000	\$355,000
	\$320,000	\$368,000	\$440,035	\$299,475	\$285,000	\$339,500	\$380,125	\$364,600
	\$260,250	\$415,000	\$460,000	\$332,500	\$300,000	\$335,000	\$371,250	\$360,000
	\$314,200	\$385,000	\$517,500	\$299,750	\$325,000	\$371,000	\$400,000	\$373,000
2004	\$311,000	\$365,000	\$463,250	\$288,000	\$314,000	\$369,000	\$389,000	\$370,000
	\$355,000	\$393,000	\$463,000	\$293,000	\$323,000	\$351,000	\$368,000	\$375,000
	\$350,000	\$378,000	\$471,000	\$300,000	\$310,000	\$339,000	\$390,000	\$375,000
	\$430,000	\$378,000	\$480,000	\$308,000	\$310,000	\$348,000	\$345,000	\$382,000

Note: Prior to 2004 sales prices for Canada Bay LGA have been estimated from the median sales prices of the former LGAs of Concord and Drummoyne.

Source: Residex and NSW Department of Housing

Figure 4.1: Quarterly house prices, 1996-2004

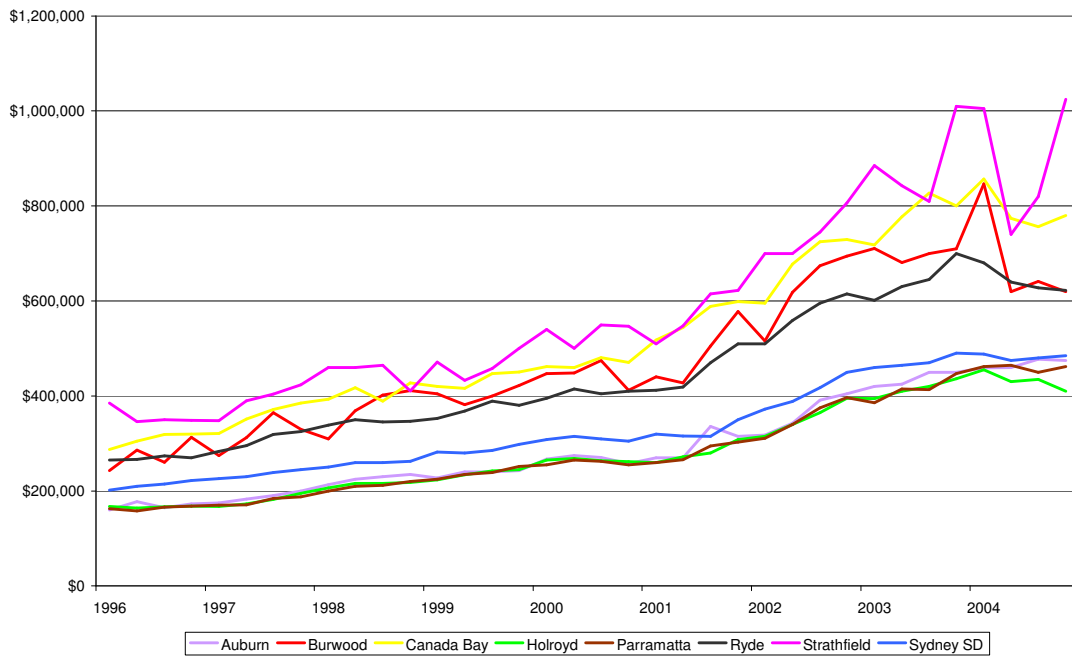


Figure 4.2: Quarterly unit prices, 1996-2004

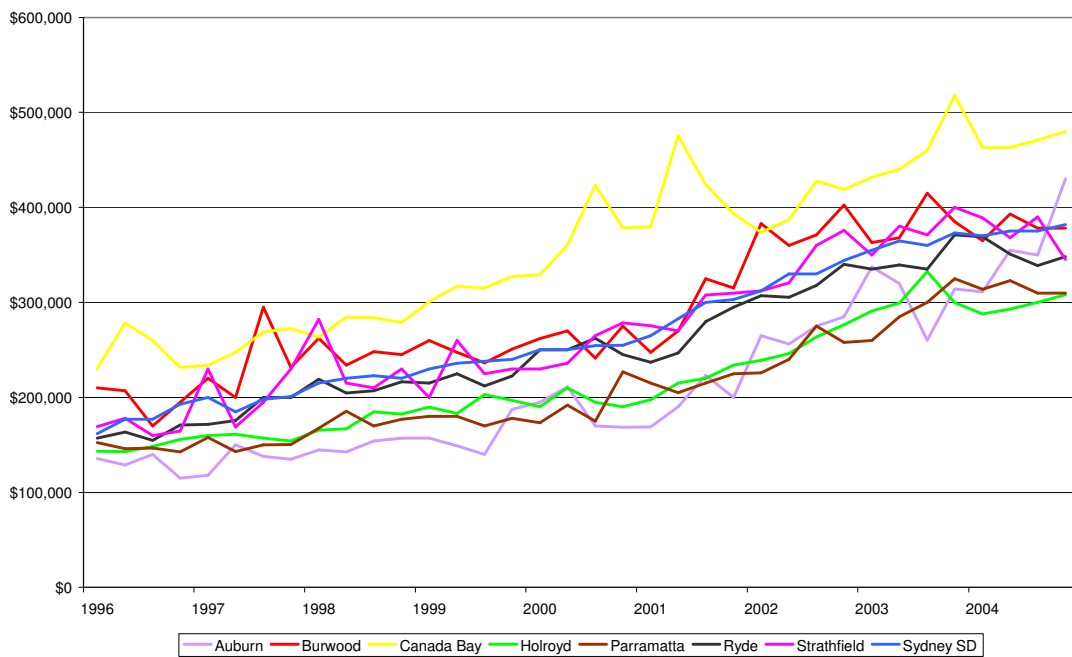


Figure 4.3: The percentage change in house prices since 1996

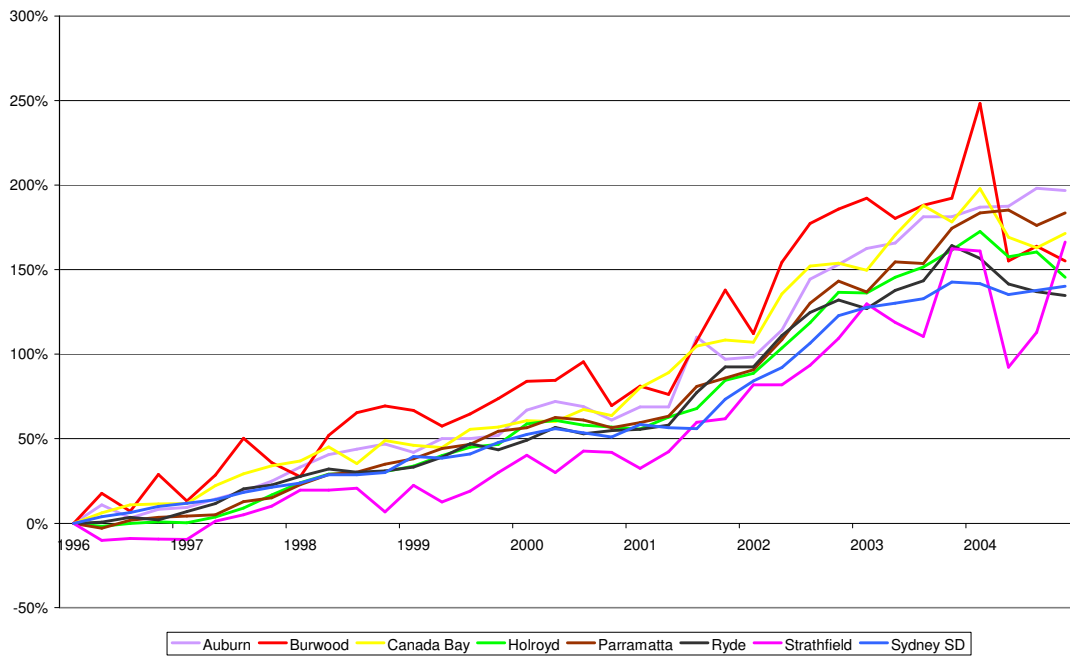


Figure 4.4: The percentage change in unit prices since 1996

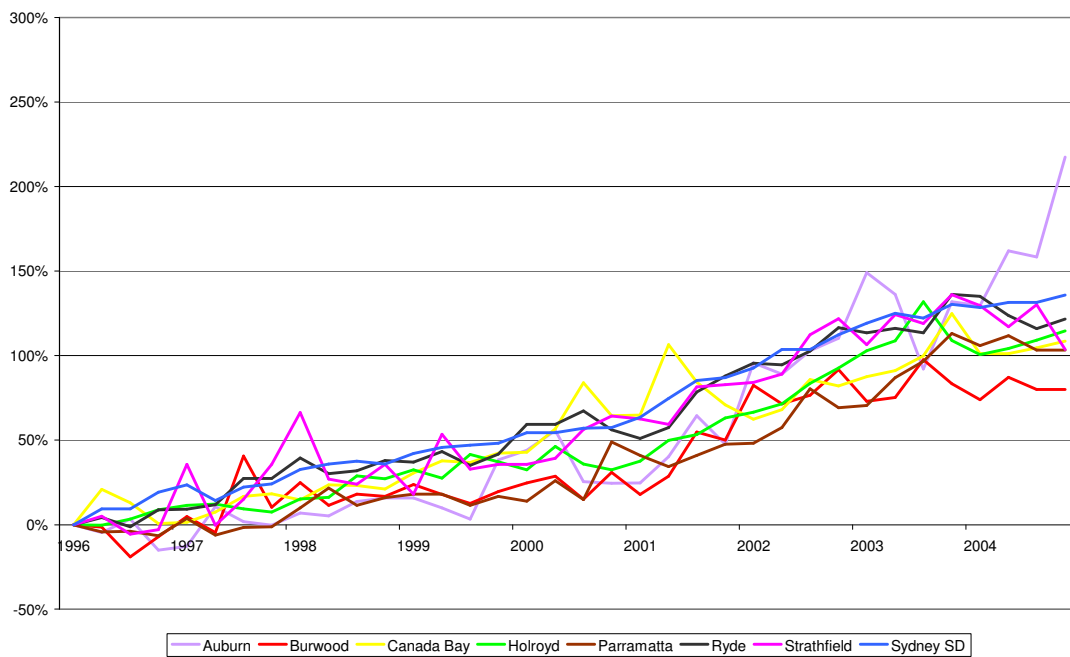


Figure 4.5: Median sales prices of houses for selected postcodes, 2001-2004 (\$'000s)

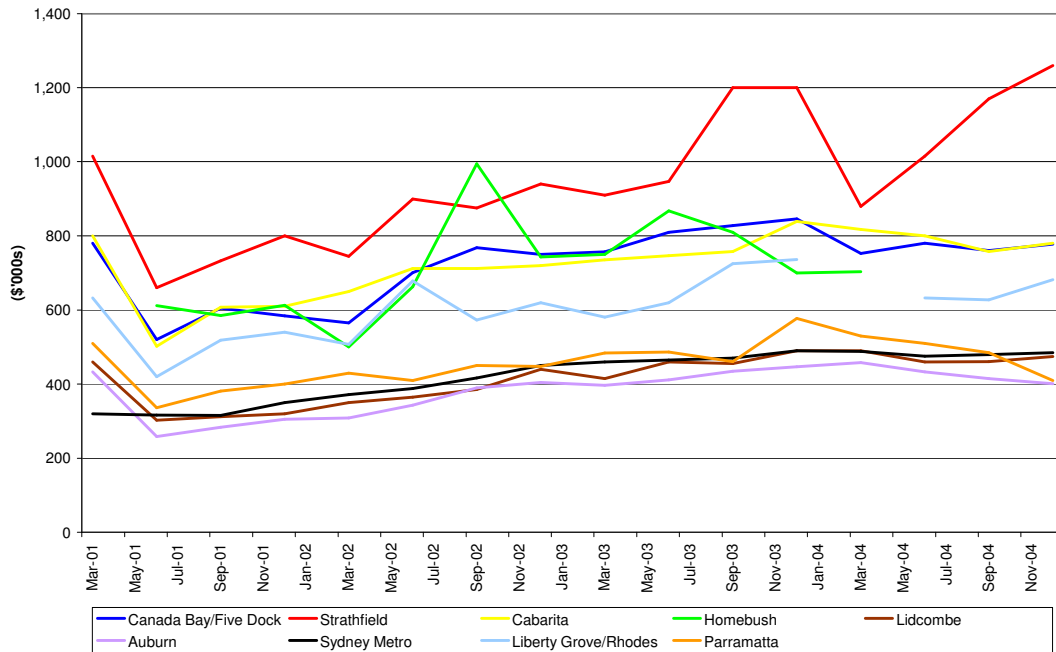


Figure 4.6: Median sales prices of units for selected postcodes, 2001-2004 (\$'000s)

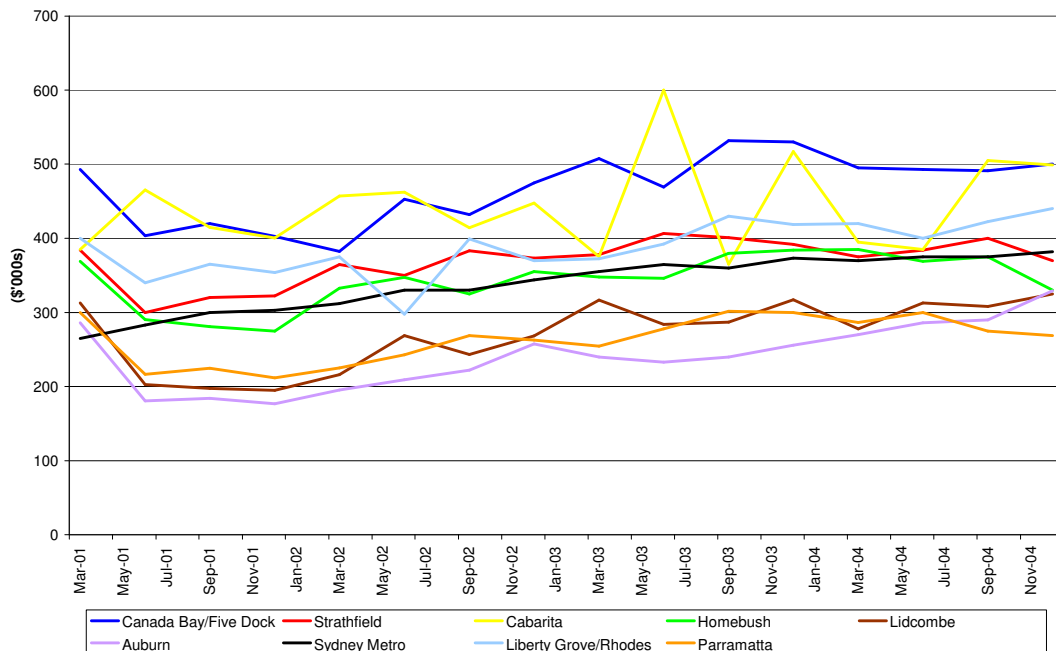


Table 4.3: Median sales price of houses by selected postcodes, 2001-2004 (\$'000s)

Postcode	Suburb(s)	Mar-01	Jun-01	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Sep-03	Dec-03	Mar-04	Jun-04	Sep-04	Dec-04
2000	Sydney, Millers Point, Haymarket, The Rocks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2046	Abbotsford, Chiswick, Canada Bay, Five Dock, Rodd Point, Russell Lea	780	520	606	585	565	701	768	750	757	810	828	846	753	780	761	778
2047	Drummoyne	863	620	653	670	780	760	721	738	821	732	948	972	904	863	791	940
2112	Ryde, Putney	635	449	478	495	523	527	571	610	610	590	678	685	650	635	625	613
2114	Melrose Park, Meadow Bank, West Ryde	619	416	452	475	485	559	563	560	583	615	623	635	652	619	600	610
2134	Burwood	555	323	370	370	405	415	440	433	467	478	523	539	546	555	490	508
2135	Strathfield	-	550	600	606	633	739	835	827	-	825	880	965	-	-	720	748
2137	Concord, North Strathfield, Cabarita, Breakfast Point	1,015	660	733	800	745	900	875	940	910	947	1200	1201	880	1015	1170	1260
2138	Concord West, Rhodes, Liberty Grove	800	502	608	610	650	712	712	720	735	746	758	839	818	800	758	780
2140	Homebush, Homebush West, Newington	632	420	518	540	508	678	573	620	581	620	725	737	-	632	628	682
2141	Lidcombe	-	612	585	613	500	663	995	743	750	868	810	700	704	-	-	1,100
2142	Granville	460	303	312	320	350	365	385	440	415	460	455	490	490	460	461	475
2144	Auburn	400	245	248	267	290	313	347	353	358	357	400	396	408	400	381	359
2150	Harris Park, Parramatta	433	259	284	305	309	344	390	404	397	411	435	447	458	433	415	401
	Sydney SD	320	316	315	350	372	388	417	450	460	465	470	490	488	475	480	485

(source: NSW Department of Housing)

Table 4.4: Median sales price of units by selected postcodes, 2001-2004 (\$'000s)

Postcode	Suburb(s)	Mar-01	Jun-01	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Sep-03	Dec-03	Mar-04	Jun-04	Sep-04	Dec-04
2000	Sydney, Millers Point, Haymarket, The Rocks	503	424	410	450	420	470	448	450	480	460	469	500	510	503	490	490
2046	Abbotsford, Chiswick, Canada Bay, Five Dock, Rodd Point, Russell Lea	493	404	420	403	383	453	432	475	508	469	532	530	495	493	491	500
2047	Drummoyne	480	406	449	441	415	485	510	475	510	541	487	528	581	480	410	519
2112	Ryde, Putney	310	299	264	258	255	290	310	355	315	308	317	330	300	310	295	300
2114	Melrose Park, Meadow Bank, West Ryde	287	236	240	241	248	270	268	275	285	269	317	311	366	287	267	280
2134	Burwood	-	-	-	-	-	-	-	-	-	-	406	-	-	-	-	-
2135	Strathfield	375	325	330	340	345	350	385	363	370	431	391	370	379	375	375	364
2137	Concord, North Strathfield, Cabarita, Breakfast Point	384	300	320	322	365	350	384	373	378	407	401	392	375	384	400	370
2138	Concord West, Rhodes, Liberty Grove	385	465	415	401	457	463	415	448	375	600	365	517	395	385	505	499
2140	Homebush, Homebush West, Newington	400	340	365	354	375	298	399	370	373	393	430	419	420	400	423	441
2141	Lidcombe	369	291	281	275	333	347	325	355	348	346	380	384	385	369	375	330
2142	Granville	313	203	198	195	216	269	244	269	317	284	287	317	278	313	308	325
2144	Auburn	303	234	204	223	205	210	244	230	248	255	250	295	325	303	315	353
2150	Harris Park, Parramatta	286	181	184	177	196	209	222	258	240	233	240	256	270	286	290	329
	Sydney SD	265	283	300	303	312	330	330	344	355	364.6	360	373	370	375	375	382

(source: NSW Department of Housing)

Table 4.5: Percentage change in the median sales price of houses, selected postcodes, 2001-2004

Postcode	Suburb(s)	Mar-01	Change since Mar-01		
			Dec-02	Dec-03	Dec-04
2000	Sydney, Millers Point, Haymarket, The Rocks	-	-	-	-
2046	Abbotsford, Chiswick, Canada Bay, Five Dock, Rodd Point, Russell Lea	\$780,000	-3.8%	8.5%	-0.3%
2047	Drummoyne	\$863,000	-14.4%	12.7%	9.0%
2112	Ryde, Putney	\$635,000	-3.9%	7.9%	-3.5%
2114	Melrose Park, Meadow Bank, West Ryde	\$619,000	-9.5%	2.6%	-1.5%
2134	Burwood	-	-	-	-
2135	Strathfield	\$1,015,000	-7.4%	18.3%	24.1%
2137	Concord, North Strathfield, Cabarita, Breakfast Point	\$800,000	-10.0%	4.9%	-2.5%
2138	Concord West, Rhodes, Liberty Grove	\$632,000	-2.0%	16.5%	7.9%
2140	Homebush, Homebush West, Newington	-	-	-	-
2141	Lidcombe	\$460,000	-4.3%	6.5%	3.2%
2142	Granville	\$400,000	-11.8%	-1.1%	-10.3%
2144	Auburn	\$433,000	-6.7%	3.2%	-7.4%
2150	Harris Park, Parramatta	\$510,000	-12.3%	13.2%	-19.6%
	Sydney SD	\$320,000	40.6%	53.1%	51.6%

Table 4.6: Percentage change in the median sales price of units, selected postcodes, 2001-2004

Postcode	Suburb(s)	Mar-01	Change since Mar-01		
			Dec-02	Dec-03	Dec-04
2000	Sydney, Millers Point, Haymarket, The Rocks	\$503,000	-10.4%	-0.5%	-2.5%
2046	Abbotsford, Chiswick, Canada Bay, Five Dock, Rodd Point, Russell Lea	\$493,000	-3.7%	7.5%	1.4%
2047	Drummoyne	\$480,000	-1.0%	10.1%	8.1%
2112	Ryde, Putney	\$310,000	14.6%	6.5%	-3.2%
2114	Melrose Park, Meadow Bank, West Ryde	\$287,000	-4.0%	8.6%	-2.3%
2134	Burwood	\$375,000	-3.2%	-1.3%	-2.9%
2135	Strathfield	\$384,000	-2.8%	2.0%	-3.6%
2137	Concord, North Strathfield, Cabarita, Breakfast Point	\$385,000	16.2%	34.3%	29.6%
2138	Concord West, Rhodes, Liberty Grove	\$400,000	-7.6%	4.7%	10.1%
2140	Homebush, Homebush West, Newington	\$369,000	-3.8%	4.1%	-10.6%
2141	Lidcombe	\$313,000	-14.2%	1.3%	3.8%
2142	Granville	\$303,000	-24.0%	-2.5%	16.7%
2144	Auburn	\$286,000	-10.0%	-10.5%	15.0%
2150	Harris Park, Parramatta	\$300,000	-12.4%	0.0%	-10.3%
	Sydney SD	\$265,000	29.8%	40.8%	44.2%

4.3 Rents

4.3.1 Rents by LGA

This section reviews trends in the median rents for houses and units² in selected LGAs and postcodes

Houses

In 2004 the median rent for a house in the Sydney metropolitan area was \$250 per week, only slightly up from \$200 in 1996. Interestingly, the median rent for a house in our case study LGAs (those near SOP) was either \$250 a week or more (Table 4.7 and Figure 4.7). That is, in all our case study LGAs the rents were equal to, or above, the Sydney average. The lower median rents for a house were recorded in Auburn and Holroyd (\$250 per week), while the highest median rent for a house was in Canada Bay (\$390 per week).

Generally speaking, between 1996 and 2001 the median rent for a house in our case study areas has been higher than that for Sydney as a whole, particularly in Canada Bay, Strathfield, Burwood and Ryde. Although, there is quite a large gap between these four areas and other areas in Sydney (Figure 4.7). However, the median rent for a unit in Canada Bay, Strathfield and Burwood are much closer to the Sydney average, with the median rents for a unit in the other case study areas below the Sydney wide average (Figure 4.8).

Units

In 2004, the median rent on a unit in the Sydney metropolitan area was \$290 per week up from \$190 in 1996. This is higher than the median rent paid for a house. However, in all our case study LGAs the median unit rents were lower than for houses (Table 4.8 and Figure 4.8). In fact, the median unit rent in Strathfield and Canada Bay LGAs were the only ones to be above the Sydney average. The lowest median rents for a unit in our case study LGAs was recorded in Holroyd (\$215 per week), while the highest was in Canada Bay (\$343 per week).

Between 1996 and 2001 the median rent for a house has increased by 25% across the Sydney metropolitan area. In Auburn, Burwood, Canada Bay and Ryde LGAs the increases have been even greater (28%, 33%, 39% and 30%) (Figure 4.9). The lowest increase in the median rent for a house in our case study LGAs was recorded in Strathfield (18%). The median rent for a unit in all our case study areas has increased more than that for houses between 1996 and 2004. During this period, the median rent for a unit across Sydney increased by 53%. Only in Canada Bay and Strathfield LGAs did the median rent for a unit increase more than the Sydney average (56% and 55%) (Figure 4.10). The lowest increase in our case study LGAs was 30%, once again in Holroyd.

² For rental data houses in this instance refer to a three bedroom house, while a units refer to a two bedroom unit.

Table 4.7: Rents for houses, by quarter, 1996-2004

	Auburn	Burwood	Canada Bay	Holroyd	Parramatta	Ryde	Strathfield	Sydney SD
1996	\$195	\$260	\$280	\$200	\$210	\$270	\$280	\$200
	\$200	\$260	\$283	\$200	\$210	\$270	\$270	\$195
	\$205	\$260	\$294	\$200	\$220	\$275	\$260	\$200
	\$200	\$260	\$290	\$200	\$220	\$280	\$290	\$200
1997	\$200	\$285	\$305	\$200	\$220	\$280	\$300	\$200
	\$200	\$280	\$303	\$200	\$220	\$283	\$270	\$200
	\$210	\$290	\$307	\$210	\$220	\$290	\$290	\$200
	\$220	\$280	\$320	\$200	\$225	\$285	\$275	\$200
1998	\$210	\$298	\$329	\$210	\$220	\$300	\$320	\$210
	\$220	\$280	\$313	\$213	\$225	\$300	\$300	\$210
	\$220	\$300	\$314	\$210	\$225	\$300	\$310	\$210
	\$220	\$305	\$325	\$220	\$230	\$308	\$315	\$220
1999	\$220	\$305	\$343	\$220	\$230	\$320	\$310	\$215
	\$220	\$315	\$343	\$220	\$240	\$330	\$300	\$220
	\$230	\$320	\$340	\$220	\$240	\$330	\$340	\$220
	\$230	\$310	\$350	\$230	\$240	\$330	\$300	\$225
2000	\$230	\$345	\$360	\$240	\$250	\$340	\$318	\$230
	\$240	\$320	\$375	\$230	\$250	\$350	\$330	\$230
	\$245	\$350	\$360	\$240	\$250	\$340	\$340	\$235
	\$233	\$340	\$370	\$240	\$260	\$350	\$320	\$235
2001	\$240	\$340	\$388	\$240	\$270	\$343	\$340	\$240
	\$240	\$338	\$380	\$240	\$250	\$353	\$350	\$235
	\$250	\$330	\$375	\$240	\$260	\$340	\$330	\$240
	\$250	\$343	\$364	\$240	\$260	\$350	\$320	\$240
2002	\$250	\$335	\$380	\$240	\$260	\$345	\$300	\$240
	\$250	\$330	\$370	\$240	\$260	\$350	\$295	\$240
	\$250	\$340	\$373	\$240	\$255	\$340	\$300	\$240
	\$240	\$328	\$383	\$240	\$260	\$350	\$315	\$245
2003	\$250	\$323	\$370	\$240	\$260	\$340	\$320	\$245
	\$250	\$330	\$369	\$240	\$250	\$350	\$300	\$250
	\$250	\$350	\$370	\$240	\$255	\$350	\$320	\$250
	\$250	\$340	\$390	\$250	\$260	\$350	\$340	\$250
2004	\$250	\$350	\$370	\$250	\$260	\$350	\$320	\$250
	\$245	\$355	\$383	\$250	\$260	\$350	\$338	\$250
	\$250	\$355	\$420	\$248	\$258	\$355	\$320	\$250
	\$250	\$345	\$390	\$250	\$260	\$350	\$330	\$250

Note: Prior to 2004 rents for Canada Bay LGA have been estimated from the median rents of the former LGAs of Concord and Drummoyne.

Source: NSW Department of Housing

Table 4.8: Rents for units, by quarter, 1998-2004

	Auburn	Burwood	Canada Bay	Holroyd	Parramatta	Ryde	Strathfield	Sydney SD
1996	\$150	\$200	\$220	\$165	\$170	\$175	\$190	\$190
	\$150	\$200	\$222	\$170	\$170	\$175	\$188	\$195
	\$155	\$200	\$215	\$173	\$175	\$180	\$185	\$200
	\$155	\$200	\$235	\$170	\$175	\$180	\$200	\$200
1997	\$155	\$210	\$253	\$185	\$180	\$180	\$200	\$205
	\$155	\$213	\$238	\$180	\$180	\$185	\$195	\$210
	\$155	\$220	\$235	\$180	\$180	\$190	\$200	\$210
	\$160	\$218	\$255	\$180	\$180	\$185	\$200	\$210
1998	\$160	\$220	\$273	\$190	\$180	\$190	\$208	\$220
	\$160	\$235	\$245	\$188	\$185	\$190	\$210	\$220
	\$160	\$220	\$255	\$190	\$185	\$195	\$210	\$220
	\$165	\$230	\$270	\$190	\$185	\$195	\$210	\$230
1999	\$165	\$235	\$267	\$190	\$190	\$200	\$230	\$230
	\$170	\$250	\$284	\$200	\$190	\$210	\$240	\$230
	\$170	\$245	\$283	\$205	\$190	\$210	\$245	\$240
	\$170	\$250	\$278	\$210	\$190	\$210	\$290	\$240
2000	\$180	\$260	\$293	\$210	\$195	\$220	\$250	\$250
	\$180	\$280	\$298	\$215	\$200	\$225	\$280	\$250
	\$180	\$280	\$298	\$220	\$210	\$225	\$300	\$260
	\$180	\$300	\$300	\$220	\$205	\$230	\$350	\$260
2001	\$185	\$295	\$315	\$215	\$210	\$230	\$320	\$270
	\$190	\$285	\$330	\$220	\$210	\$240	\$310	\$265
	\$185	\$300	\$310	\$210	\$215	\$235	\$300	\$270
	\$185	\$280	\$323	\$220	\$215	\$230	\$280	\$270
2002	\$190	\$300	\$320	\$210	\$210	\$225	\$285	\$270
	\$190	\$300	\$309	\$210	\$210	\$230	\$280	\$265
	\$190	\$280	\$304	\$210	\$210	\$230	\$300	\$265
	\$190	\$280	\$319	\$210	\$210	\$230	\$310	\$270
2003	\$190	\$280	\$313	\$210	\$210	\$225	\$300	\$270
	\$195	\$298	\$330	\$210	\$208	\$230	\$310	\$270
	\$210	\$290	\$325	\$210	\$220	\$240	\$315	\$275
	\$210	\$280	\$315	\$220	\$220	\$235	\$303	\$280
2004	\$200	\$280	\$340	\$220	\$225	\$240	\$320	\$280
	\$200	\$290	\$320	\$215	\$225	\$240	\$300	\$280
	\$220	\$290	\$328	\$215	\$225	\$240	\$280	\$280
	\$220	\$290	\$343	\$215	\$230	\$250	\$295	\$290

Note: Prior to 2004 rents for Canada Bay LGA have been estimated from the median rents of the former LGAs of Concord and Drummoyne.

Source: NSW Department of Housing

Figure 4.7: Quarterly median rents for houses, 1996-2004

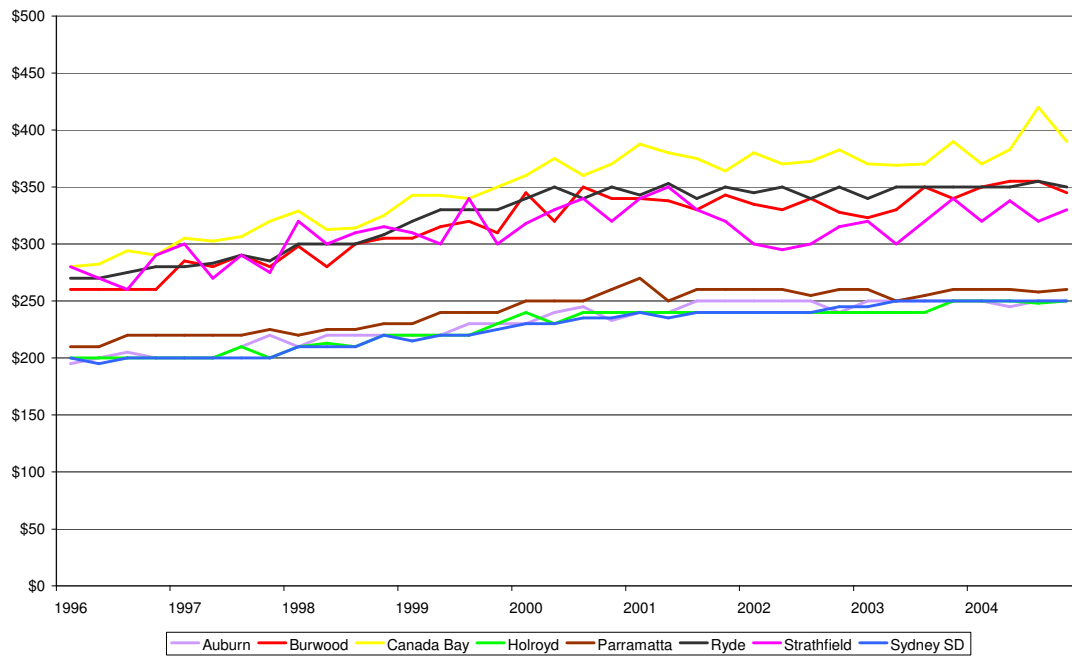


Figure 4.8: Quarterly median rents for units, 1996-2004

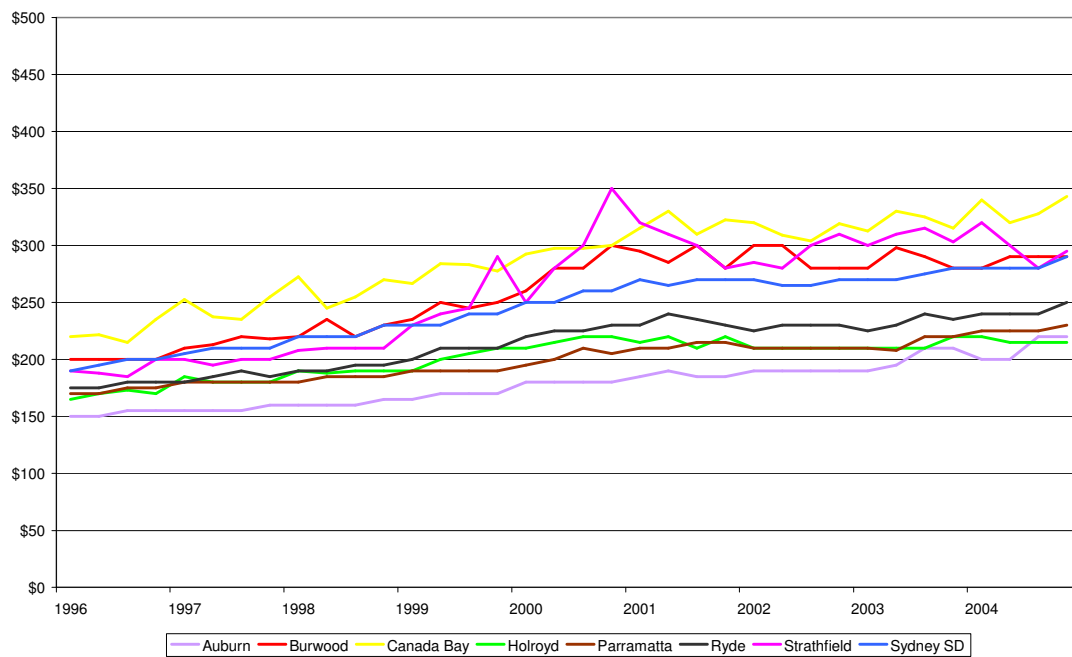


Figure 4.9: The percentage change in house rents since 1996

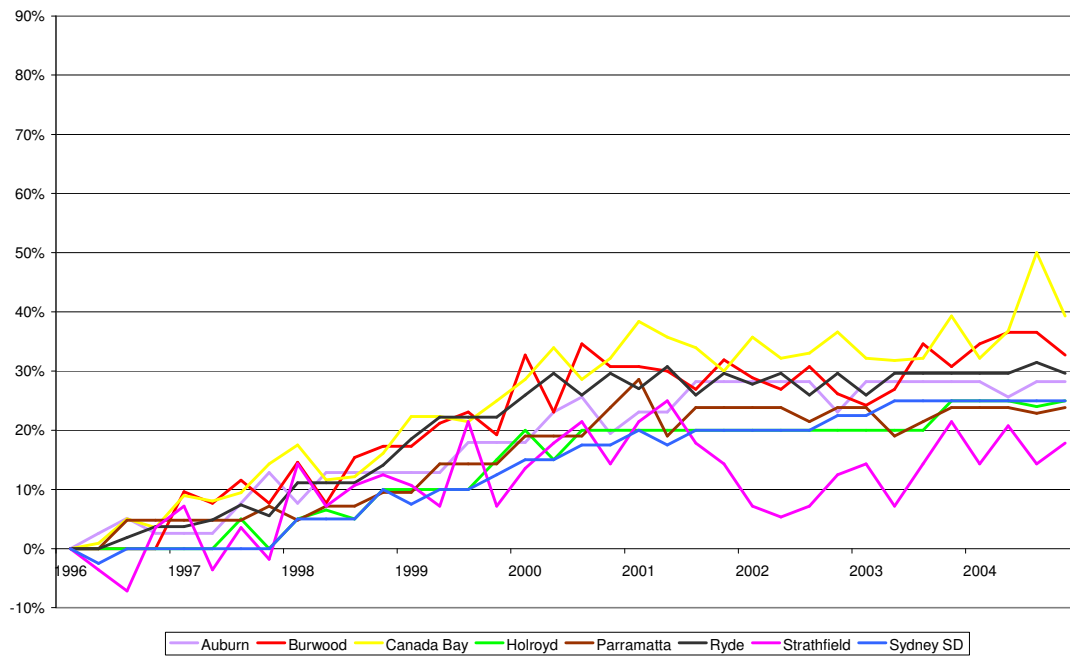
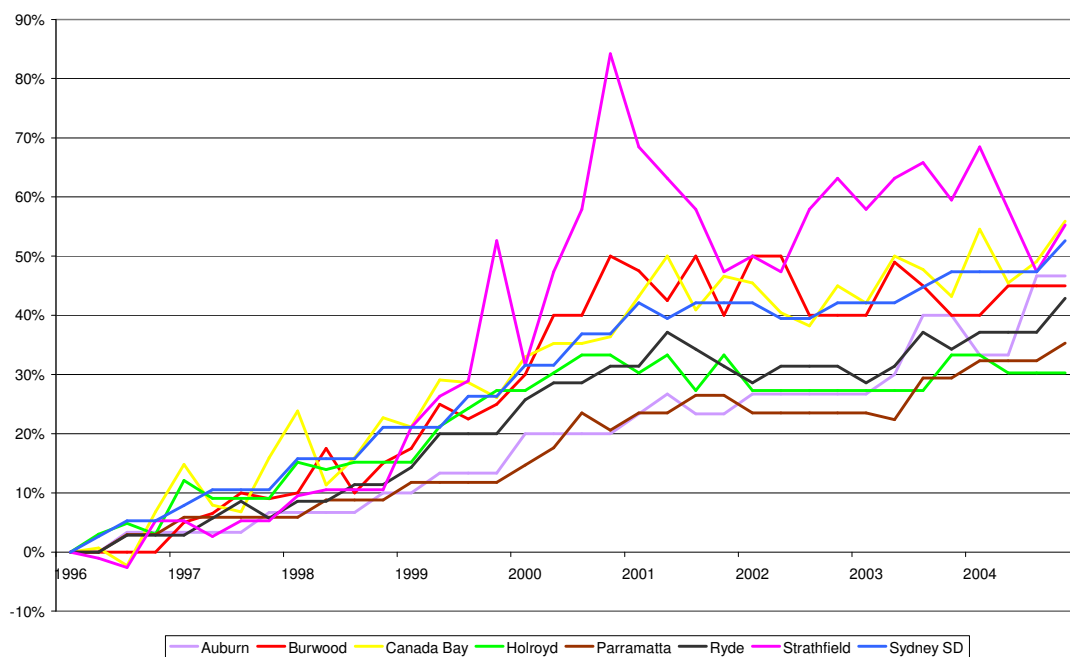


Figure 4.10: The percentage change in unit rents since 1996



4.3.2 Rents by Postcode

Houses

Of all our case study postcodes only one, 2142 (Granville), was below the Sydney average at \$233 per week at the end of 2001 (Table 4.9). The median weekly rent for a house ranged from \$400 per week in postcode 2046 (Abbotsford/Canada Bay/Five Dock) to \$233 per week in 2142 (Granville). Although the final quarter of 2004 is missing, the median rent for a house in 2047 (Drummoyne) is probably higher than that of 2046. The median rent for a house in postcode 2046 (Abbotsford/Canada Bay/Five Dock), 2135 (Strathfield) and 2137 (Concord/Cabarita) is significantly higher than the rest of the case study postcodes (Figure 4.11).

Between 2001 and 2004 the median rent for a house in Sydney increased by 6% (Table 4.11). This increase was larger than any recorded for our case study postcodes. During this period the largest increase in median rent for houses was in postcode 2144 (Auburn) increasing by 4% and in 2137 (Concord/Cabarita) by 3%. The largest decrease in the median rent for a house was -8% in postcode 2135 (Strathfield).

Units

In 2004 the median rent for a unit in the Sydney metropolitan area was \$290 per week. Approximately half of our case study postcode areas were below this average, while half were also above it (Table 4.10 and Figure 4.12). The median rent for a unit in our case study postcode areas was significantly below that of postcode 2000 (Sydney) (\$525 per week). Of our case study postcodes the lowest median rents for a unit were recorded in 2142 (Granville) and 2144 (Auburn) at \$200 per week. The highest median rents for a unit in our case study postcodes were recorded in 2046 (Abbotsford/Canada Bay/Five Dock), 2138 (Homebush/Newington) and 2047 (Drummoyne) (\$370, \$350 and \$330 per week, respectively).

Turning to the trends, between 2001 and 2004 the median rent for a unit across the Sydney metropolitan area increased by 9% (Table 4.12). Two of our case study postcode areas – 2150 (Parramatta) and 2140 (Homebush/Newington) – recorded increases of 12% during this period, slightly higher than the Sydney average. Five postcode areas also recorded increases in the median rent for a unit of between 5-8% (2144, 2142, 2141, 2138 and 2114). Conversely, two postcode areas – 2134 (Burwood) and 2135 (Strathfield) – recorded a decrease in the median rent for a unit of -3% between 2001 and 2004.

4.3.3 Summary

The trends in rents are broadly comparable to houses. It is noticeable several areas with most similarity to the likely development that will take place in SOP area have rents above the Sydney average, implying that rents in the proposed new development will almost certainly be above the average for Sydney. Post codes which are comparable include Abbotsford, Canada Bay, Homebush/Newington, Cabarita, and Liberty Grove/Rhodes. Trends in these postcodes will need to be tracked to monitor likely trends in the SOP area.

Table 4.9: Median rents for houses by selected postcodes, 2001-2004 (\$'000s)

Postcode	Suburb(s)	Mar-01	Jun-01	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Sep-03	Dec-03	Mar-04	Jun-04	Sep-04	Dec-04
2000	Sydney, Millers Point, Haymarket, The Rocks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2046	Abbotsford, Chiswick, Canada Bay, Five Dock, Rodd Point, Russell Lea	-	\$400	\$390	\$368	\$400	\$360	\$385	\$420	\$405	\$370	\$380	\$393	\$370	\$400	\$420	\$400
2047	Drummoyne	-	\$448	--	-	-	-	\$450	-	\$400	-	\$440	\$465	\$420	-	\$460	-
2112	Ryde, Putney	-	\$345	\$330	\$340	\$345	\$340	\$335	\$330	\$340	\$340	\$350	\$350	\$350	\$350	\$355	\$350
2114	Melrose Park, Meadow Bank, West Ryde	-	\$350	\$350	\$325	\$340	\$338	\$330	\$340	\$333	\$315	\$335	\$320	\$345	\$345	\$345	\$348
2134	Burwood	-	-	-	\$370	\$370	\$350	\$340	\$358	-	\$360	\$360	\$350	\$360	-	\$360	-
2135	Strathfield	-	\$400	\$375	\$350	\$350	-	\$310	\$350	\$345	\$350	\$385	\$350	\$300	\$340	\$335	\$370
2137	Concord, North Strathfield, Cabarita, Breakfast Point	-	\$340	\$370	\$343	\$350	\$360	\$338	\$350	\$340	\$350	\$335	\$370	\$345	\$370	\$380	\$350
2138	Concord West, Rhodes, Liberty Grove	-	\$330	\$343	-	\$380	-	-	-	-	-	\$335	\$365	-	-	-	-
2140	Homebush, Homebush West, Newington	-	\$360	\$360	\$300	\$280	-	\$293	-	\$295	-	-	-	-	-	\$285	-
2141	Lidcombe	-	\$245	\$250	\$245	\$230	\$250	\$240	\$240	\$245	\$245	\$250	\$240	\$240	\$245	\$250	\$250
2142	Granville	-	\$235	\$233	\$230	\$230	\$230	\$240	\$240	\$230	\$220	\$238	\$230	\$225	\$230	\$225	\$233
2144	Auburn	-	\$240	\$250	\$250	\$250	\$240	\$240	\$240	\$240	\$235	\$250	\$240	\$250	\$240	\$240	\$250
2150	Harris Park, Parramatta	-	\$230	\$260	\$258	\$270	\$250	\$270	\$240	\$260	\$250	\$260	\$250	\$268	\$250	\$260	-
	Sydney SD	-	\$235	\$240	\$240	\$240	\$240	\$240	\$245	\$245	\$250	\$250	\$250	\$250	\$250	\$250	\$250

(source: NSW Department of Housing)

Table 4.10: Median rents for units by selected postcodes, 2001-2004 (\$'000s)

Postcode	Suburb(s)	Mar-01	Jun-01	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Sep-03	Dec-03	Mar-04	Jun-04	Sep-04	Dec-04
2000	Sydney, Millers Point, Haymarket, The Rocks	-	\$520	\$510	\$520	\$500	\$530	\$510	\$500	\$500	\$520	\$520	\$530	\$530	\$525	\$530	\$525
2046	Abbotsford, Chiswick, Canada Bay, Five Dock, Rodd Point, Russell Lea	-	\$360	\$320	\$350	\$350	\$350	\$330	\$345	\$380	\$370	\$360	\$330	\$360	\$363	\$360	\$370
2047	Drummoyne	-	\$320	\$320	\$330	\$320	\$320	\$320	\$323	\$320	\$320	\$325	\$325	\$325	\$335	\$318	\$330
2112	Ryde, Putney	-	\$220	\$220	\$210	\$210	\$210	\$210	\$215	\$210	\$210	\$220	\$220	\$220	\$220	\$220	\$230
2114	Melrose Park, Meadow Bank, West Ryde	-	\$215	\$215	\$220	\$200	\$220	\$218	\$215	\$215	\$223	\$225	\$225	\$230	\$230	\$230	\$230
2134	Burwood	-	\$320	\$330	\$305	\$320	\$320	\$300	\$300	\$300	\$310	\$310	\$300	\$310	\$310	\$305	\$310
2135	Strathfield	-	\$320	\$308	\$300	\$300	\$310	\$320	\$325	\$323	\$345	\$330	\$330	\$330	\$330	\$320	\$310
2137	Concord, North Strathfield, Cabarita, Breakfast Point	-	\$300	\$285	\$280	\$280	\$280	\$280	\$280	\$260	\$290	\$280	\$300	\$345	\$310	\$300	\$313
2138	Concord West, Rhodes, Liberty Grove	-	\$330	\$345	\$310	\$300	\$320	\$300	\$315	\$300	\$300	\$320	\$300	\$325	\$320	\$340	\$350
2140	Homebush, Homebush West, Newington	-	\$240	\$285	\$250	\$225	\$230	\$250	\$250	\$250	\$250	\$258	\$250	\$250	\$270	\$268	\$270
2141	Lidcombe	-	\$195	\$195	\$185	\$185	\$190	\$200	\$190	\$195	\$200	\$230	\$220	\$215	\$215	\$210	\$210
2142	Granville	-	\$188	\$185	\$190	\$190	\$193	\$185	\$190	\$190	\$195	\$188	\$190	\$195	\$200	\$190	\$200
2144	Auburn	-	\$190	\$185	\$180	\$180	\$180	\$180	\$185	\$180	\$180	\$190	\$185	\$190	\$185	\$185	\$200
2150	Harris Park, Parramatta	-	\$205	\$220	\$220	\$210	\$210	\$215	\$215	\$210	\$205	\$220	\$220	\$225	\$230	\$230	\$230
	Sydney SD	-	\$265	\$270	\$270	\$270	\$265	\$265	\$270	\$270	\$270	\$275	\$280	\$280	\$280	\$280	\$290

(source: NSW Department of Housing)

Figure 4.11: Median sales prices of houses for selected postcodes, 2001-2004 (\$'000s)

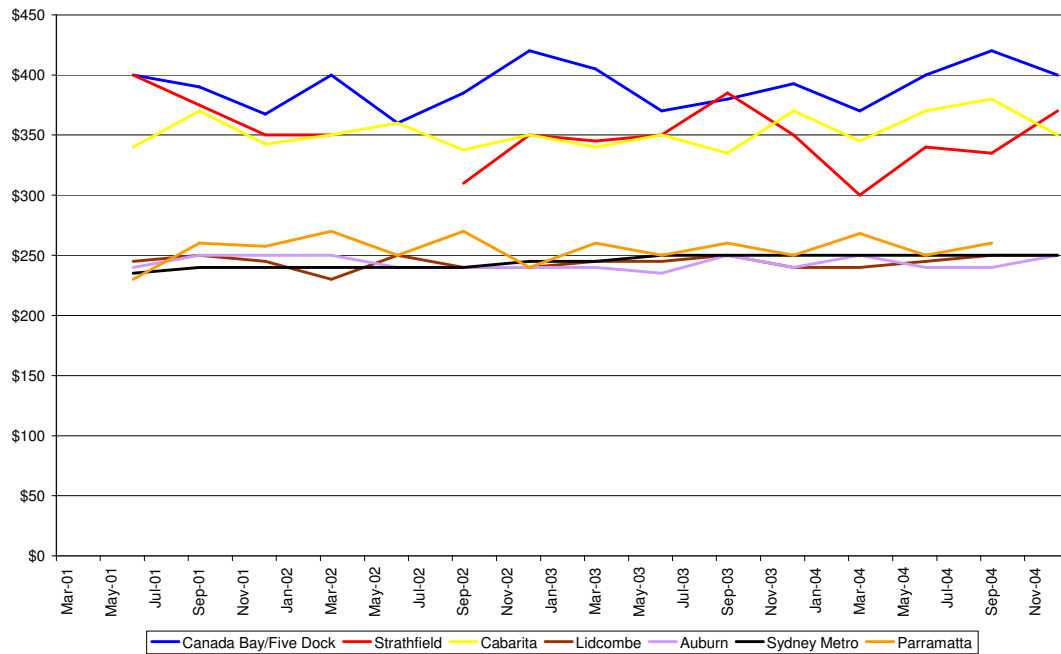


Figure 4.12: Median sales prices of units for selected postcodes, 2001-2004 (\$'000s)

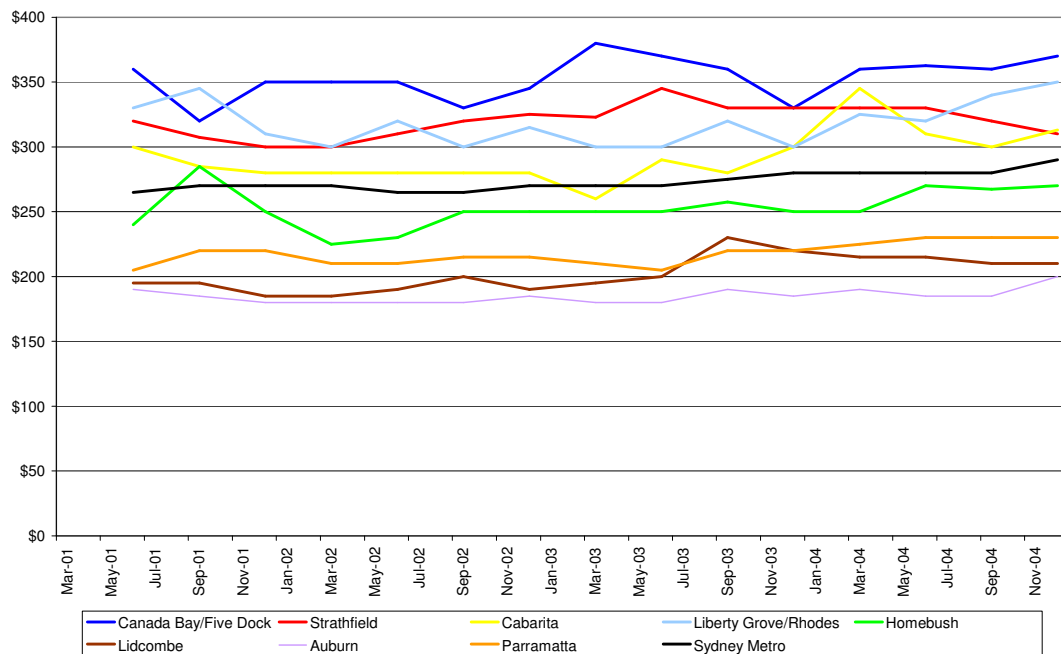


Table 4.11: Percentage change in the median rent of houses, selected postcodes, 2001-2004

Postcode	Suburb(s)	Jun-01	Change since Mar-01		
			Dec-02	Dec-03	Dec-04
2000	Sydney, Millers Point, Haymarket, The Rocks	-	-	-	-
2046	Abbotsford, Chiswick, Canada Bay, Five Dock, Rodd Point, Russell Lea	\$400	5.0%	-1.9%	0.0%
2047	Drummoyne	\$448	-	3.9%	-
2112	Ryde, Putney	\$345	-4.3%	1.4%	1.4%
2114	Melrose Park, Meadow Bank, West Ryde	\$350	-2.9%	-8.6%	-0.6%
2134	Burwood	-	-	-	-
2135	Strathfield	\$400	-12.5%	-12.5%	-7.5%
2137	Concord, North Strathfield, Cabarita, Breakfast Point	\$340	2.9%	8.8%	2.9%
2138	Concord West, Rhodes, Liberty Grove	\$330	-	10.6%	-
2140	Homebush, Homebush West, Newington	\$360	-	-	-
2141	Lidcombe	\$245	-2.0%	-2.0%	2.0%
2142	Granville	\$235	2.1%	-2.1%	-0.9%
2144	Auburn	\$240	0.0%	0.0%	4.2%
2150	Harris Park, Parramatta	\$230	4.3%	8.7%	-
	Sydney SD	\$235	4.3%	6.4%	6.4%

Table 4.12: Percentage change in the median rent of units, selected postcodes, 2001-2004

Postcode	Suburb(s)	Jun-01	Change since Mar-01		
			Dec-02	Dec-03	Dec-04
2000	Sydney, Millers Point, Haymarket, The Rocks	\$520	-3.8%	1.9%	1.0%
2046	Abbotsford, Chiswick, Canada Bay, Five Dock, Rodd Point, Russell Lea	\$360	-4.2%	-8.3%	2.8%
2047	Drummoyne	\$320	0.8%	1.6%	3.1%
2112	Ryde, Putney	\$220	-2.3%	0.0%	4.5%
2114	Melrose Park, Meadow Bank, West Ryde	\$215	0.0%	4.7%	7.0%
2134	Burwood	\$320	-6.3%	-6.3%	-3.1%
2135	Strathfield	\$320	1.6%	3.1%	-3.1%
2137	Concord, North Strathfield, Cabarita, Breakfast Point	\$300	-6.7%	0.0%	4.3%
2138	Concord West, Rhodes, Liberty Grove	\$330	-4.5%	-9.1%	6.1%
2140	Homebush, Homebush West, Newington	\$240	4.2%	4.2%	12.5%
2141	Lidcombe	\$195	-2.6%	12.8%	7.7%
2142	Granville	\$188	1.3%	1.3%	6.7%
2144	Auburn	\$190	-2.6%	-2.6%	5.3%
2150	Harris Park, Parramatta	\$205	4.9%	7.3%	12.2%
	Sydney SD	\$265	1.9%	5.7%	9.4%

5. HOME PURCHASE AFFORDABILITY

5.1 Introduction

This part of the report examines the current affordability position of households in a small number of case study areas surrounding SOP. This chapter reviews the impact on housing costs in the immediate area in relation to the capacity of households living in these areas to afford to buy the housing they occupy. The analysis uses median house and unit prices to assess the affordability of households on the median household income for the selected LGAs. The affordability benchmark has been set at 30%, using Sydney average incomes as the denominator. That is, a typical Sydney household paying more than 30% of their income in rent or mortgage repayments is considered to be in an unaffordable housing situation.

5.2 Houses and Unit Price to Income Ratios

Houses

In 2004, the ratio of median house prices to median household income was 8.3 in Sydney (Table 5.1 and Figure 5.1). That is, the median house price in Sydney was 8.3 times the median household income. This ratio has increased from 5.4 in 1996. In all our case study LGAs the ratio of income to sales prices was higher than that for Sydney. The highest ratios in 2004 were recorded in Strathfield at 14.6, Burwood (12.3) and Auburn (11.1). The lowest ratios for our case study areas were recorded in Holroyd (8.7) and Parramatta (8.7). Clearly, the distance between local incomes and house values in some surrounding areas is particularly imbalanced.

Units

In all the case study LGAs, however, the ratio of median unit prices to median household income was much lower (Table 5.1 and Figure 5.2). In 2004 the ratio of median unit prices to household income was 6.5 in Sydney (compared to 8.3 for houses). In this instance, three of the case study LGAs had ratios below the Sydney wide average. The lowest ratios of unit prices to income were recorded in Ryde (5.7), Holroyd (6.0), and Parramatta (6.0). The largest ratio of unit prices to household income in 2004 for our case study LGAs was recorded in Auburn (8.2). This was closely followed by Burwood (7.3).

5.3 Purchasing Power

Tables 5.2 and 5.3 estimate the amount of weekly income necessary to purchase the median priced house and unit in a small number of case study LGAs surrounding SOP. The Tables also compare the amount of income necessary to purchase a dwelling, without significant equity³, to the actual median household income in those LGAs.

Houses

In 2004, the median priced house in Sydney would require a weekly income of \$2,387 to purchase affordably⁴ without any equity. However, the median household income in Sydney in 2004 was \$1,112. Thus, the ratio of the purchase price of a house to

³ Model assumes a 90% loan for 25 years at prevailing interest rates.

⁴ Pay no more than 30% of household income.

income in Sydney is 2.2, i.e. it would require 2.2 times the median household income in Sydney to purchase the median priced house in 2004. Interestingly though, the ratio of the purchase price of a house to median household income in all the case study LGAs is higher than that for Sydney (Figure 5.3). The ratio is highest in Strathfield (3.8) and Burwood (3.2) while the lowest ratios for the case study LGAs were recorded in Holroyd (2.3) and Parramatta (2.3). Strathfield also had the largest increase in the ratio between 2001 and 2004.

Units

The median priced unit in Sydney in 2004 would cost \$1,865 per week to purchase affordably, without significant equity. The median household income in Sydney in 2004 was \$1,112. Therefore, the ratio of the affordably purchase price of a unit to household income in Sydney would be 1.7. In the case study LGAs only three LGAs have a ratio below this level (Figure 5.4): Ryde (1.5), Holroyd (1.5) and Parramatta (1.6). The highest ratio recorded for the case study areas was 2.1 in Auburn. In fact, between 2001 and 2004 the largest increase in the ratio of the affordable purchase price of a unit to household income was 0.6 in Auburn. The development of new flats in the Homebush area clearly had a major impact on the affordability ratio for Auburn.

5.4 Equity Gap

This section looks at the gap between what a household on the median household income could affordably purchase in the housing market and actually what the current prices are. For example, in 2004 a household on the median household income in Sydney could affordably purchase a dwelling valued at up to \$223,500 without significant equity. However, the median priced house in Sydney in 2004 was \$480,000. Thus the gap between what a household could affordably pay and the actual price is \$256,500 (Table 5.4). That is, a household on median income who purchases the median priced house in Sydney would need \$256,500 in equity to affordably purchase that dwelling. This figure gives an indication of the equity required by medium income households to buy a median income property.

Houses

For our case study LGAs, the gap between the purchase price of a median house and what a household could affordably borrow was higher than the Sydney average except in Holroyd (\$241,800) and Parramatta (\$250,700) (Table 5.4). However, as a proportion of the median priced dwelling the gap in Holroyd and Parramatta was above the Sydney average (Figure 5.5). The largest gap recorded in the case study LGAs, in both absolute and percentage terms, was in Strathfield. In Strathfield in equity gap was \$602,350. In the other LGAs the gap varied between \$300,000 and \$500,000. Proportionally, the equity gap for houses has increased between 2001 and 2004, especially in Holroyd and Parramatta where the ratio of the equity gap to the median house price has increased by 20%. Although this is similar to Sydney it is markedly different from the other case study LGAs.

Units

Similarly, in 2004 the median priced unit in Sydney was \$375,000 while a household on the median household income could affordably purchase a dwelling up to \$223,500. Therefore, the equity gap between the median priced unit and what a

household could affordably borrow was \$151,500. Overall, the equity for units is lower than for houses. Nevertheless, the equity gap for the household on median income in Sydney is still 40% of the median priced unit. Only in our case study areas of Holroyd, Parramatta and Ryde is this proportion lower (36%, 36% and 32%, respectively: Table 5.5 and Figure 5.5). This proportion has also increased significantly in Parramatta and Auburn between 2001 and 2004. In proportional terms, the largest equity gaps in the case study LGAs were recorded in Auburn (\$184,200 or 53%), Burwood (\$177,100 or 47%) and Canada Bay (\$207,400 or 44%).

5.5 Summary

These data suggest that a household would have needed a weekly income of between \$2,400 and \$2,900 in late 2004 to buy a house in the immediate vicinity of the SOP area without unreasonable financial disadvantage. For flats, the required weekly income to buy would range between approximately \$1,800 and \$2,300. These incomes are well above the average for Sydney as a whole at this time.

Alternatively, a household on a median income would require an equity stake in their property of around \$440,000 and above to buy a house property with an affordable mortgage in the vicinity of the SOP area, and between \$200,000 to \$260,000 to buy a flat. This implies either most buyers in the area will not be first time buyers, or, if they are, they will be paying substantially above 30% of their income in mortgage payments.

Table 5.1: Ratio of House and Unit Prices to Median Household Income, 1996-2004, selected LGAs

	Auburn	Burwood	Canada Bay	Holroyd	Parramatta	Ryde	Strathfield	Sydney SD
Median Sales Price								
Houses								
1996	\$165,000	\$260,500	\$319,000	\$166,875	\$166,000	\$274,000	\$350,000	\$215,000
2001	\$336,000	\$505,000	\$588,750	\$280,250	\$295,000	\$470,000	\$615,000	\$315,000
2004	\$477,000	\$641,000	\$756,000	\$435,000	\$450,000	\$628,000	\$820,000	\$480,000
Units								
1996	\$140,000	\$170,000	\$260,000	\$148,250	\$146,500	\$155,000	\$160,000	\$177,000
2001	\$223,000	\$325,000	\$424,125	\$220,000	\$215,000	\$280,000	\$307,650	\$300,000
2004	\$350,000	\$378,000	\$471,000	\$300,000	\$310,000	\$339,000	\$390,000	\$375,000
Median Household Income								
1996	\$30,784	\$36,400	\$44,148	\$35,308	\$36,452	\$41,496	\$38,324	\$39,520
2001	\$38,116	\$46,176	\$60,580	\$44,408	\$45,812	\$53,144	\$50,024	\$51,376
2004	\$42,884	\$51,953	\$68,159	\$49,963	\$51,543	\$59,792	\$56,282	\$57,803
Ratios								
Houses								
1996	5.36	7.16	7.23	4.73	4.55	6.60	9.13	5.44
2001	8.82	10.94	9.72	6.31	6.44	8.84	12.29	6.13
2004	11.12	12.34	11.09	8.71	8.73	10.50	14.57	8.30
Units								
1996	4.55	4.67	5.89	4.20	4.02	3.74	4.17	4.48
2001	5.85	7.04	7.00	4.95	4.69	5.27	6.15	5.84
2004	8.16	7.28	6.91	6.00	6.01	5.67	6.93	6.49

Notes:

- Household Income is derived from the Census for 1996 and 2001. Income for 2005 has been inflated based on Average Weekly Earnings from the ABS.
- House and Unit prices from Residex.

Figure 5.1: Ratio of Median House Prices to Median Household Income

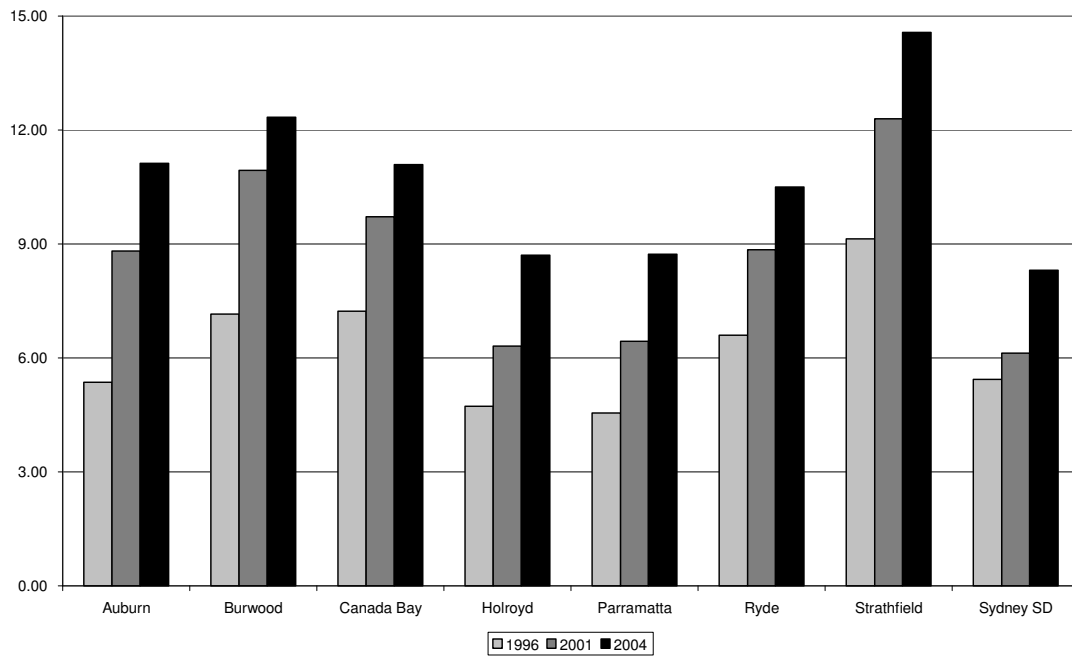


Figure 5.2: Ratio of Median Unit Prices to Median Household Income

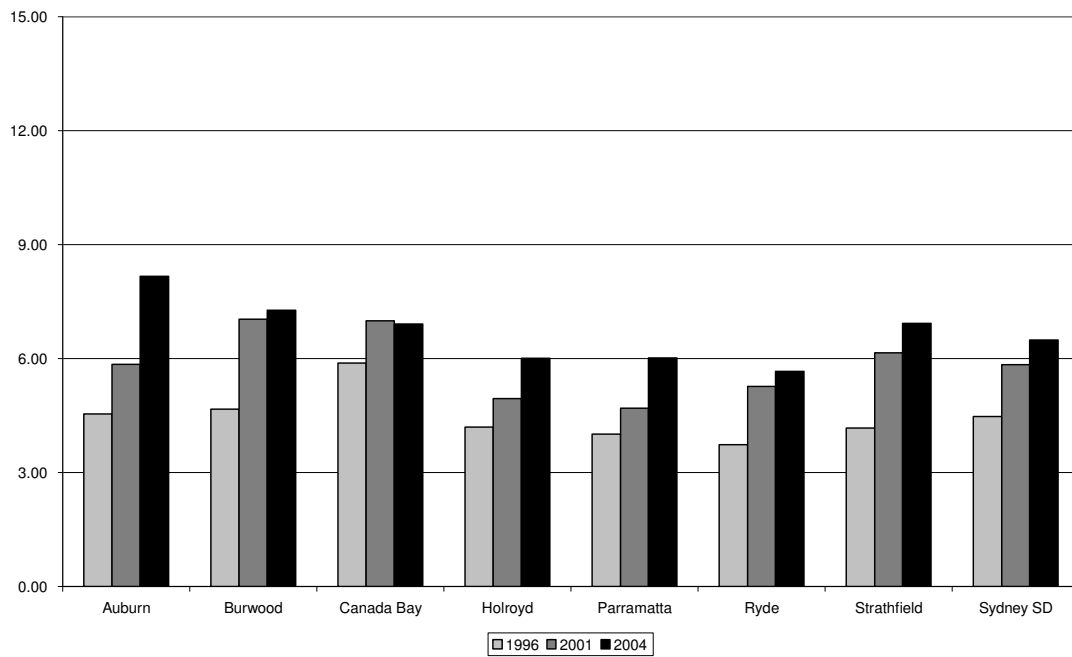


Table 5.2: Amount of income necessary to purchase the median priced house in selected LGAs, 2001-2004

	Auburn	Burwood	Canada Bay	Holroyd	Parramatta	Ryde	Strathfield	Sydney SD
2004								
Interest Rate	7.05%	7.05%	7.05%	7.05%	7.05%	7.05%	7.05%	7.05%
Median House Price	\$477,000	\$641,000	\$756,000	\$435,000	\$450,000	\$628,000	\$820,000	\$480,000
Weekly Income Necessary to Purchase Dwelling Affordably	\$2,372	\$3,188	\$3,760	\$2,163	\$2,238	\$3,123	\$4,078	\$2,387
Median Weekly Income	\$825	\$999	\$1,311	\$961	\$991	\$1,150	\$1,082	\$1,112
Ratio of Affordable Weekly Repayments to Median Weekly Income	2.88	3.19	2.87	2.25	2.26	2.72	3.77	2.15
2001								
Interest Rate	6.55%	6.55%	6.55%	6.55%	6.55%	6.55%	6.55%	6.55%
Median House Price	\$336,000	\$505,000	\$588,750	\$280,250	\$295,000	\$470,000	\$615,000	\$315,000
Weekly Income Necessary to Purchase Dwelling Affordably	\$1,597	\$2,400	\$2,798	\$1,332	\$1,402	\$2,233	\$2,922	\$1,497
Median Weekly Income	\$733	\$888	\$1,165	\$854	\$881	\$1,022	\$962	\$988
Ratio of Affordable Weekly Repayments to Median Weekly Income	2.18	2.70	2.40	1.56	1.59	2.19	3.04	1.51

Notes:

- Term of Loan is 25 years, amount borrowed is 90% of the purchase price.
- Interest rates were collected from the RBA and are based on the standard variable housing loan from a bank in the September quarter.
- September quarter is used to coincide with the Census.
- The affordability benchmark has been set at 30%.
- Median weekly incomes were sourced from the ABS in 2001 while the 2004 figure has been inflated from 2001 using the change in average weekly earnings from the ABS.
- Sales figures from Residex.

Table 5.3: Amount of income necessary to purchase the median priced unit in selected LGAs, 2001-2004

	Auburn	Burwood	Canada Bay	Holroyd	Parramatta	Ryde	Strathfield	Sydney SD
2004								
Interest Rate	7.05%	7.05%	7.05%	7.05%	7.05%	7.05%	7.05%	7.05%
Median Unit Price	\$350,000	\$378,000	\$471,000	\$300,000	\$310,000	\$339,000	\$390,000	\$375,000
Weekly Income Necessary to Purchase Dwelling Affordably	\$1,741	\$1,880	\$2,342	\$1,492	\$1,542	\$1,686	\$1,939	\$1,865
Median Weekly Income	\$825	\$999	\$1,311	\$961	\$991	\$1,150	\$1,082	\$1,112
Ratio of Affordable Weekly Repayments to Median Weekly Income	2.11	1.88	1.79	1.55	1.56	1.47	1.79	1.68
2001								
Interest Rate	6.55%	6.55%	6.55%	6.55%	6.55%	6.55%	6.55%	6.55%
Median Unit Price	\$223,000	\$325,000	\$424,125	\$220,000	\$215,000	\$280,000	\$307,650	\$300,000
Weekly Income Necessary to Purchase Dwelling Affordably	\$1,060	\$1,544	\$2,015	\$1,045	\$1,022	\$1,330	\$1,462	\$1,425
Median Weekly Income	\$733	\$888	\$1,165	\$854	\$881	\$1,022	\$962	\$988
Ratio of Affordable Weekly Repayments to Median Weekly Income	1.45	1.74	1.73	1.22	1.16	1.30	1.52	1.44

Notes:

- Term of Loan is 25 years, amount borrowed is 90% of the purchase price.
- Interest rates were collected from the RBA and are based on the standard variable housing loan from a bank in the September quarter.
- September quarter is used to coincide with the Census.
- The affordability benchmark has been set at 30%.
- Median weekly incomes were sourced from the ABS in 2001 while the 2004 figure has been inflated from 2001 using the change in average weekly earnings from the ABS.
- Sales figures from Residex.

Figure 5.3: The ratio of affordable weekly repayments to median weekly income for houses, 2001-2004, selected LGAs

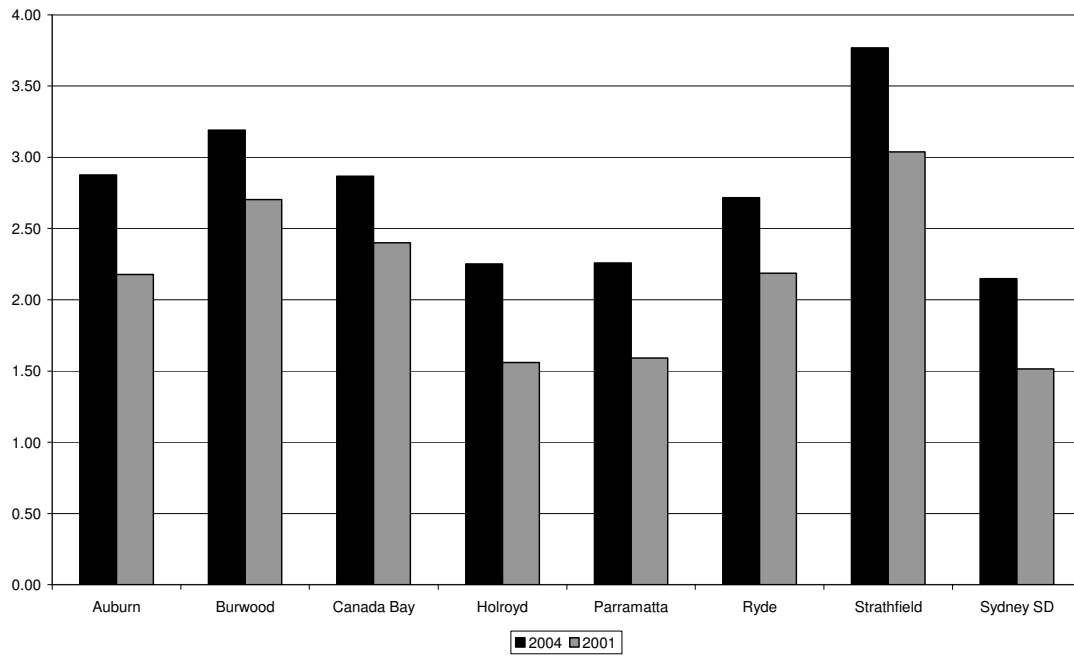


Figure 5.4: The ratio of affordable weekly repayments to median weekly income for units, 2001-2004, selected LGAs

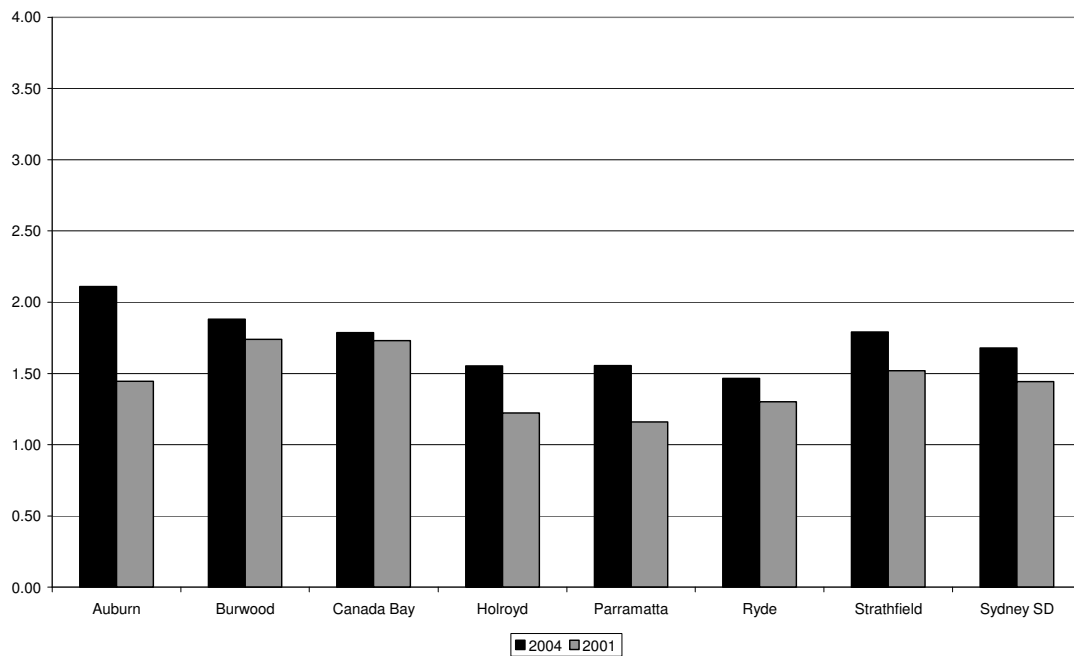


Table 5.4: The amount of equity (\$) needed to purchase the median priced house in selected LGAs, 2001-2004

	Auburn	Burwood	Canada Bay	Holroyd	Parramatta	Ryde	Strathfield	Sydney SD
2004								
Median House Price	\$477,000	\$641,000	\$756,000	\$435,000	\$450,000	\$628,000	\$820,000	\$480,000
Median Household Income	\$42,884	\$51,953	\$68,159	\$49,963	\$51,543	\$59,792	\$56,282	\$57,803
Price at which the Median Household Income Could Affordably Purchase a Dwelling	\$165,800	\$200,900	\$263,600	\$193,200	\$199,300	\$231,200	\$217,650	\$223,500
Equity Gap	\$311,200	\$440,100	\$492,400	\$241,800	\$250,700	\$396,800	\$602,350	\$256,500
Equity Gap as a Proportion of Median House Price	65%	69%	65%	56%	56%	63%	73%	53%
2001								
Median House Price	\$336,000	\$505,000	\$588,750	\$280,250	\$295,000	\$470,000	\$615,000	\$315,000
Median Household Income	\$38,116	\$46,176	\$60,580	\$44,408	\$45,812	\$53,144	\$50,024	\$51,376
Price at which the Median Household Income Could Affordably Purchase a Dwelling	\$154,300	\$186,900	\$245,200	\$179,700	\$185,400	\$215,100	\$202,500	\$207,900
Equity Gap	\$181,700	\$318,100	\$343,550	\$100,550	\$109,600	\$254,900	\$412,500	\$107,100
Equity Gap as a Proportion of Median House Price	54%	63%	58%	36%	37%	54%	67%	34%

Notes:

- Term of Loan is 25 years, amount borrowed is 90% of the purchase price.
- Interest rates were collected from the RBA and are based on the standard variable housing loan from a bank in the September quarter.
- September quarter is used to coincide with the Census.
- The affordability benchmark has been set at 30%.
- Median weekly incomes were sourced from the ABS in 2001 while the 2004 figure has been inflated from 2001 using the change in average weekly earnings from the ABS.
- Sales figures from Residex.

Table 5.5: The amount of equity (\$) needed to purchase the median priced unit in selected LGAs, 2001-2004

	Auburn	Burwood	Canada Bay	Holroyd	Parramatta	Ryde	Strathfield	Sydney SD
2004								
Median Unit Price	\$350,000	\$378,000	\$471,000	\$300,000	\$310,000	\$339,000	\$390,000	\$375,000
Median Household Income	\$42,884	\$51,953	\$68,159	\$49,963	\$51,543	\$59,792	\$56,282	\$57,803
Price at which the Median Household Income Could Affordably Purchase a Dwelling	\$165,800	\$200,900	\$263,600	\$193,200	\$199,300	\$231,200	\$217,650	\$223,500
Equity Gap	\$184,200	\$177,100	\$207,400	\$106,800	\$110,700	\$107,800	\$172,350	\$151,500
Equity Gap as a Proportion of Median Unit Price	53%	47%	44%	36%	36%	32%	44%	40%
2001								
Median Unit Price	\$223,000	\$325,000	\$424,125	\$220,000	\$215,000	\$280,000	\$307,650	\$300,000
Median Household Income	\$38,116	\$46,176	\$60,580	\$44,408	\$45,812	\$53,144	\$50,024	\$51,376
Price at which the Median Household Income Could Affordably Purchase a Dwelling	\$154,300	\$186,900	\$245,200	\$179,700	\$185,400	\$215,100	\$202,500	\$207,900
Equity Gap	\$68,700	\$138,100	\$178,925	\$40,300	\$29,600	\$64,900	\$105,150	\$92,100
Equity Gap as a Proportion of Median Unit Price	31%	42%	42%	18%	14%	23%	34%	31%

Notes:

- Term of Loan is 25 years, amount borrowed is 90% of the purchase price.
- Interest rates were collected from the RBA and are based on the standard variable housing loan from a bank in the September quarter.
- September quarter is used to coincide with the Census.
- The affordability benchmark has been set at 30%.
- Median weekly incomes were sourced from the ABS in 2001 while the 2004 figure has been inflated from 2001 using the change in average weekly earnings from the ABS.
- Sales figures from Residex.

Figure 5.5: Equity gap as a proportion of median priced houses and units in selected LGAs, 2004

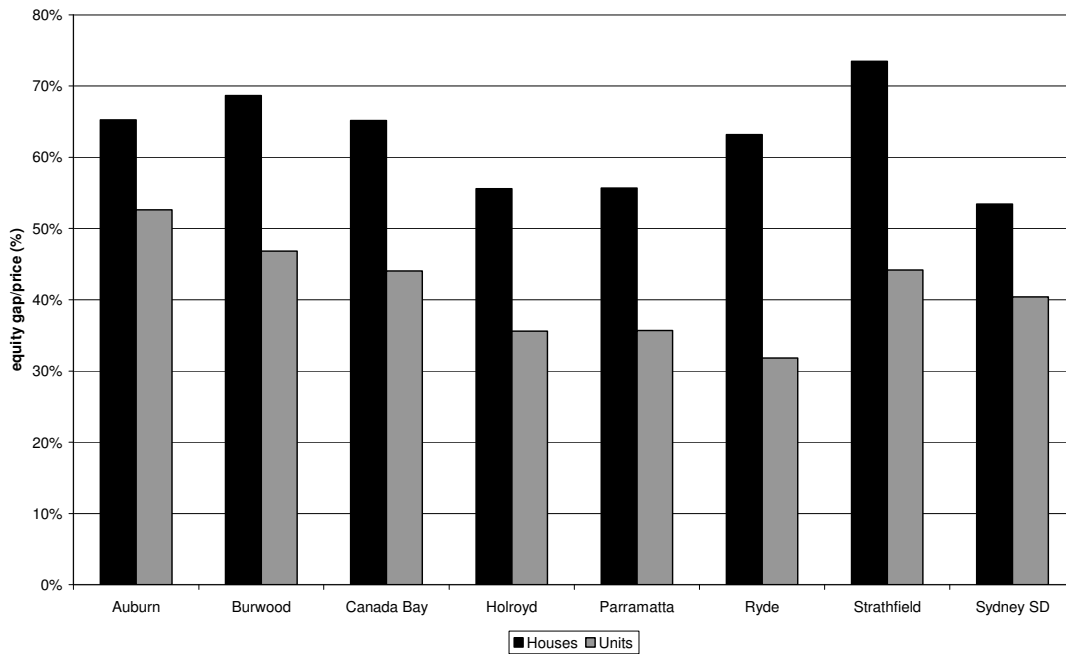
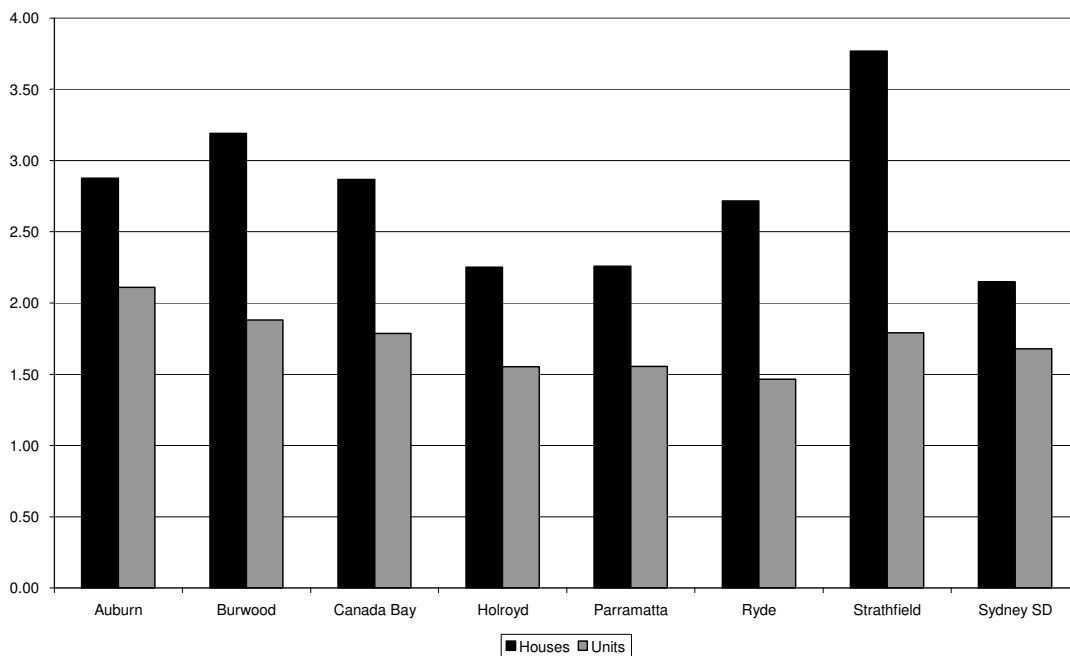


Figure 5.6: Ratio of what the median household income could afford to buy and the median dwelling price, 2004



6. STAKEHOLDER INTERVIEWS

6.1 Introduction

In order to validate the analysis presented above and to explore more recent trends in the local housing market (particularly given the recent property down turn), a series of in-depth interviews were conducted with a limited number of local real estate professionals.

A total of 5 interviews were conducted with real estates agents (4 interviews) and developers (1 interview) in the suburbs surrounding the Sydney Olympic Park site. These interviews took up to an hour and a half in length and were focused on the characteristics and recent trends of the market in the area. Interviews were conducted between 12 and 22nd September 2005.

6.2 Analysis

GENERAL

- In general the agents and developers contacted covered a range of locations and market sectors surrounding the Olympic site; however, there was a focus on medium to higher density dwellings.
- Despite a focus on higher density dwellings, all contacts noted the lack of detached residential dwellings in the area. Where these properties were available they experience high levels of demand.

SALES

- All contacts agreed that the recent down turn has affected demand for property in the area surrounding Olympic Park.
- There is consensus that this down turn has had a greater impact on unit and apartment development compared to houses.

There has been a massive drop in prices in this area. Houses are down between 8 to 10 percent, while units it's even higher at 10 to 15 percent (Interview 1 – Real Estate Agent)

Because there are much smaller levels of houses they are more in demand and will sell better. And opposed to that, there are plenty of units available (Interview 1 – Real Estate Agent)

I think it is probably the investor market that has been affected the most. But like I said we are still selling our houses quite well. I think the developers might have noticed it more because they are primarily selling to those (investor) groups. (Interview 2 – Real Estate Agent)

From an agents point of view, the more units to sell the better, but nothing good last forever. And there has been a change over the last few months. The truth is that it is a little bit slow at the moment. That is both for residential housing and even more so for the units and apartments. (Interview 3 – Real Estate Agent)

I would say that the houses have been less affected by the down turn than the apartments. I mean there are always more apartments available, just because of the sheer density of development. (Interview 4 – Developer)

- In general, while it is agreed that while the down turn has affected sales price in the area, demand for the area remains strong.

- Interestingly, there is disagreement as to whether new or resale dwellings have been affected the most. Some agents believe that new dwellings have been affected more than properties being offered for resale.

Well, we have sold more this year than we did last year, and more last year than the year before that, as a resales agency. The developers haven't sold as much here as they used to. (Interview Two – Real Estate Agent)

Alternatively developers of new properties offer an alternative reading:

I think there is a difference between new homes and resales. We have always got properties for sale, and in general people prefer new dwellings. (Interview 4 - Developer)

- Prior to a down turn in the market, agents identified a period of prolonged growth in price and demand. The level of growth was identified by the majority of contacts as unexpected and unusual.

Obviously there has been quite a rise in prices over the last 5 years; however, in the last 18 months there has been a significant drop (Interview 1 – Real Estate Agent)

These days people are asking where that money has gone. In my opinion those prices should never have been that high in the first place. (Interview 3 – Real Estate Agent)

Over the last 7 years there has been a substantial rise in the prices in the area. I think the proportional increase here has been about average. (Interview 5 – Real Estate Agent)

Probably the length of the up turn, I guess, was a bit prolonged and surprising. (Interview 4 – Developer)

- For most of the agents and developers contacted the down turn in the market was no surprise.

In general what goes down must come up and what goes down must come up. However, it is very difficult to pick the top and bottom of the market. (Interview 3 – Real Estate Agent)

Yes I guess the turn down has affected this area. We recognised that if we were building off a plan for 98, so it is 9 years, you are going to go through a full cycle. So it certainly hasn't surprised us. (Interview 4 – Developer)

- While all agreed that the recent down turn in the market had had a negative impact upon prices in the area, there was some dispute over how long this down turn would continue. Some developers believed the current downward trends will continue.

There has been a significant drop in price. I think this dip will last for a while. It will last for 12 months or more. (Interview 1 – Real Estate Agent)

- Other contacts believed the worst of the down turn had passed and the market was trending up.

I think we are definitely on the upward. I think we have come out of it I think. It is hard to say, and people use different indicators to say what the markets health is. But if you go on the volume of people who visit the site, that has definitely been up the last month or so. (Interview 4 – Developer)

Well it is hard to say how long that down turn will continue for. I mean the market is good here at the moment. We are getting strong enquiry, there is always good enquiry from first home buyers. (Interview 5 – Real Estate Agent)

- There is a general agreement that investors have left the market in recent months.

Well at the moment there are no investors. It is as simple as that. Again, I think this is a trend which has been occurring for the past 18 months to two years. (Interview 1 – Real Estate Agent)

I have got no idea whether they will be long lasting. The investment market has been dead in the water since December 2003. (Interview 2 – Real Estate Agent)

Investors bailed out of the NSW property market big time about 2 years ago. But we never had a big exposure to those. (Interview 4 – Developer)

I mean there have been a lot fewer people who have come out and identified themselves as investors. In NSW over the last few years a lot of companies have been created purely to aid the investors. Things like investment marketers who run seminars and things like that. They used to bring people here, but we have noticed in the last 12 months, since the government brought in a whole range of taxes and since Sydney prices hit a new high, that they have been taking their clients elsewhere. (Interview 4 – Developer)

- Despite the removal of the vendor's tax in recent months, contacts suggest that there has only been a slight increase in the presence of investors in the market.

There has been a slight increase since the removal of the vendor's tax, but that has been nowhere near what people expected. People thought investors would come flooding back onto the market, well that simply has not happened. There are a few, but nowhere near what it was a couple of years ago. (Interview 1 – Real Estate Agent)

I don't know how long it will last for. I mean what is the incentive to come back into the market. There are too many taxes. Some of them have got to go. Can vendor duty do it? Well I would have thought that people would have been rushing in, but something is holding them back. There is nothing there to stimulate it. (Interview 3 – Real Estate Agent)

- Despite a down turn in the market, there is a belief that owners who have purchased in the area in the past have done well, and will continue to do so in the future.

Most of the people who have bought here, despite the continual supply have done reasonably well out of it. (Interview 2 – Real Estate Agent)

OWNER OCCUPIER/HOME BUYERS

- According to the agents and developers contacted, owner occupiers represent the largest proportion of buyers in the market. As such, investors play a relatively small proportion.

These days it is about 80 percent owner occupiers and 20 percent investors. Well actually that was how it was like two years ago. Now it is more 90 percent owner occupiers and 10 percent investors. (Interview 1 – Real Estate Agent)

At the moment it is mainly owner occupiers. There are very few investors in the market now. Historically 80% of the houses are occupiers and 60% of the apartments are owner occupiers. In recent years it is probably becoming more owner occupiers as the area matures. (Interview 2 – Real Estate Agent)

Our prime market is the owner occupier. We don't have a big exposure to investors. (Interview 4 – Developer)

For the houses over 80% are owner occupiers. For the apartments we are looking at probably 55 to 60%. And that is quite high. (Interview 4 – Developer)

- A number of broad groups were identified as the main home buyers in the area. The first group are identified as the young investor/owner occupier. This younger age group is characterised by a mix of couples and families with young children.

They are moving in here because they want to get into the housing market. They have got to have got between \$300 and \$500 thousand dollars and this is really all they can afford. (Interview 1 – Real Estate Agent)

It is definitely more family oriented. It is familyville. Originally it was people with kids under eleven. (Interview 2 – Real Estate Agent)

It is getting more families than anything else. (Interview 3 – Real Estate Agent)

Nevertheless, one interviewee identified that this was not the case in their development.

But as a rule the area is not dominated by families. They might be mature, teenage type children. (Interview 4 – Developer)

- Typically these people are identified as educated, professional and ambitious.

They are mainly middle management, IT, bank managers, solicitors, doctors. They are all busy people and they are people who work long hours trying to establish a career, and as I say, they want that type of lifestyle that they don't have to maintain lawns and things, and they are in that age, 20s, 30s, 40s, we don't have any old people here. (Interview 4 – Real Estate Agent)

- In general, this younger age group is attracted by the relative affordability of the area.

We like to think that it's affordable, with affordable dwellings. (Interview 2 – Real Estate Agent)

This is an area that is still relatively affordable. People can still buy a unit here for \$350-400 thousand. And they can still enjoy themselves. (Interview 3 – Real Estate Agent)

Here at Liberty Grove it is all very price related, because there are so many first home buyers here who only have \$400 000 to spend. (Interview 5 – Real Estate Agent)

I hate to say 90%, but it would probably be as high as that in terms of first home buyer's enquiries. There is also very high purchasing from first home buyers also. (Interview 5 – Real Estate Agent)

Now when I say the cheaper end of the market that would be the \$3 to \$400 000, now if you are up in the \$5, \$6 or \$700 000 you are getting fewer first home buyers. Mainly second home buyers, middle aged with a couple of kids going with that. (Interview 5 – Real Estate Agent)

- In all locations a tendency of young owners to move into larger dwellings as they start a family or as their children get older is identified.

We have got a lot of young couples in the area who are buying their first home. And it is actually quite frequent that they, when they start a family, or increase their family, will move to another apartment in the area. We have a lot of you couple who move from a two bedroom apartment to a three bedroom apartment after they have their second child. They tend to just keep buying larger dwellings (Interview 1 – Real Estate Agent)

- The second group moving to the area are ‘empty nesters’. In general, empty nesters are identified as the second largest group of people purchasing in the area.

I think we are definitely getting more older couples through. (Interview 2 – Real Estate Agent)

The main age group would probably be mid 30s to early 40s. And then you have got the empty nesters, who are the next largest group, people who are over 55 whose kids have grown up. So that is another group, one with different needs. (Interview 4 – Developer)

- While empty nesters represent a significant proportion of purchases in some locations, this proportion varies considerably between locations. For example Liberty Grove and Concord West suggests that ‘empty nesters’ in fact play only a minor role in sales of the area.

No not really around here (Concord West), and not into apartments. In places, like your Liberty Groves, yes. (Interview 3 – Real Estate Agent)

It is important to note the spatial specificity of housing markets and the knowledge of them given the suggestion that areas like Liberty Grove, would be characterised by ‘empty nesters’. In contrast to the suggestion above, the agent responsible for the majority of sales in Liberty Grove suggest ‘empty nesters’ play a relatively minor role:

We have very few ‘empty nesters’ here. Older people don’t play a big role here. No not a big role at all. (Interview 4 – Developer)

- While market affordability, especially for young families and couple purchasing their first home is positioned as one of the advantages of the area, there is recognition of a mix of property types and prices in the area surrounding the Olympic Park. As such, some areas are seen as dominated by second home owners:

By virtue of the price it is normally people who have sold something. When you are getting into the 6 and 7 hundred thousand, it is unusual to have a first home buyer. Unless they are a bit more mature, they have been around for a while and have built up some assets. (Interview 4 – Developer)

- As illustrated in the analysis of migrations trends, the majority of purchasers of properties surrounding the Olympic Park are seen to have moved from locations bordering the area. Informants suggest that the bulk of new residents originated in the Inner West.

About 75 percent come from the Hills area, from Ryde, from Epping. (Interview 1 – Real Estate Agent)

A lot of the people moving in here are local. (Interview 3 – Real Estate Agent)

The majority of people would come from suburbs adjacent to the development. They want to stay in the community they were brought up in or lived in for a long time, and make a lifestyle choice in a change in accommodation. (Interview 4 – Developer)

A lot of people do come from within the Inner West area. (Interview 5 – Real Estate Agent)

This dominance of local buyers is reflected in a marketing strategy of a local developer:

We would distribute our fliers to the local residents in Newington, and those people on our data base of people who have indicated that they want to be informed. So it was fairly limited, it certainly wasn't broadcast very widely. (Interview 4 – Developer)

Insightfully, one developer suggests that the dominance of local purchasers should be expected:

Yeah, a lot come from with 5 or 10 kilometres, but you have to remember that within a 7 kilometre radius we have got a million people. It is a big catchment area. (Interview 4 – Developer)

- It is believed that the dominance of purchases moving from these areas is due to a desire to maintain existing family and friendship ties.

Again I think that has to do with the fact that it is a little more family oriented around here. You can have families move into the area, but also people are close enough to other family members who aren't in the immediate area. (Interview 1 – Real Estate Agent)

- In addition it is suggested that the areas also have a high number of multiple families living in the same area (i.e. a number of related people living in the same area)

And we have multiple families living here as well. We have a lot of multiple families who move here once and then they move again, and then their brother, or their sister, or their aunty, or their whatever, they come in here as well. (Interview 2 – Real Estate Agent)

- The geographical location of the Olympic Park and surrounding areas are identified as attractive to potential buyers. The maintenance of this level of accessibility is identified as another reason for people of surrounding areas moving to the area.

Also you can get to anywhere in Sydney from here. The proximity of the place is great. Now the people who live within the surrounding areas know this, so they want to move to somewhere where they have still got that convenience. (Interview 1 – Real Estate Agent)

- The master planned nature and communal facilities of many of the developments surrounding the Olympic Park are also identified as attractive to residents.

The typical person here doesn't want a big backyard, I mean they are certainly not given a big backyard. They are working long hours and they don't want to come home and clean up the pool and maintain the garden. They are more than happy to have common grounds which are maintained for them. (Interview 5 – Real Estate Agent)

- There is agreement among all informants that Asian households represent a significant proportion of those purchasing higher density dwellings in the area surrounding the Olympic Park site. It is believed that this is due to a number of factors, such as:

- A preference for new dwellings.

I think the reason they are moving into this area is simply because they like new houses. They like new property. They don't old properties where they have to renovate various

things. They want to move in and everything be new and working. (Interview 1 – Real Estate Agent)

- A preference for low maintenance dwellings.

Asian's don't want to be out there mowing the lawn every weekend. (Interview 1 – Real Estate Agent)

We have a very big Asian and Indian population here. I think that is because they don't want the big gardens. (Interview 1 – Real Estate Agent)

- A history and cultural preference of higher density living.

Another reason, and this is pretty obvious, is that a lot of these people are immigrants and they are simply used to high density living. A lot of these people come from Hong Kong, Shanghai or Singapore. (Interview 1 – Real Estate Agent)

Asian people don't have a problem with smaller units. They can live in a smaller place. That is because they are much more traditional. (Interview 3 – Real Estate Agent)

The Asians do like the apartments because that is what they are used to. (Interview 3 – Real Estate Agent)

- A preference for areas well serviced by shops and public transport

I think the reason they are attracted to this area is because of the transport also. Asians love the train. You look anywhere where there are large proportions of Asian residents and they are always around train stations. (Interview 1 – Real Estate Agent)

If you look at the Asian or India type of background you see that they love trains. (Interview 3 – Real Estate Agent)

They are used to units. They can go down on the lift and then they have got the shops. That is the ideal situation for a lot of them, because they have been brought up like that. Australian's are generally different and they don't like it. (Interview 3 – Real Estate Agent)

- An awareness of government subsidies

The Asians are right into getting whatever they can from the government; a lot of them are first home buyers.

- Interestingly, one real estate agent actively employed a sales person who spoke Indonesian and Chinese. In the initial stages of the Newington development, it was suggested that he was responsible for the majority of sales.

That is why I employ an Indonesian and Chinese speaking salesman ... So we built the business for the audience. And the Chinese salesman that we had always did a lot more sale than anybody else. (Interview 2 – Real Estate Agent)

RENTAL

- In general, it is believed that those people renting in the areas surrounding the Olympic Park are similar to those purchasing in the area.

It is not that different to those buying in the area. (Interview 1 – Real Estate Agent)

In general they are the same as the owner occupiers. They are locals. (Interview 2 – Real Estate Agent)

The tenants of the area are generally those who buy here. They are the same as those who move here to buy. What a lot of them do is rent for a while and then end up buying here. They are the typical wealthy couples without children or with small babies and young children. And the next step is that they will buy here. (Interview 5 – Real Estate Agent)

- All informants highlighted a tendency of renters, after living in the area for a period of time, to purchase dwellings in the same area.

It is pretty common that local renters will buy somewhere in the area once they start having children. (Interview 1 – Real Estate Agent)

We get a lot of people who rent here and then they buy here. They tend to try before they buy. (Interview 2 – Real Estate Agent)

So in some cases people will come in here and rent an apartment and buy a townhouse or something and say I will move into the townhouse in two years. They might rent the place to start with, but eventually they will move in. (Interview 3 – Real Estate Agent)

- As is the case for those purchasing properties, renters are seen to generally originate in the areas surrounding the Olympic Park site, essentially the Inner West.

The renters come from basically the same place as those who are buying the units in the area, basically from within 10 kilometres. (Interview 1 – Real Estate Agent)

It is no different to the buyer market. They come from Strathfield and places like that. It is all Inner West. They are all coming from where their family basically is. (Interview 3 – Real Estate Agent)

Generally it is the same as your owner occupier. A lot of them are moving out of home and moving here. They come from the Inner West. (Interview 5 – Real Estate Agent)

- As is the case in those purchasing in the area, the affordability and amenity of the area are positioned as key reasons for persons renting in the area.

You know you can rent a two bedroom apartment in Strathfield \$340 or \$360 week or you can come here. At Strathfield you get this little dogs breakfast next to the railway station, but here you will get something nice, a decent outlook, some local shops, some security, and a clean well designed apartment. (Interview 2 – Real Estate Agent)

- An interesting trend of home purchasers renting out dwellings for a number of years prior to moving in characterises most developments in the area.

Those people who own the houses in the area and rent them out eventually move into those properties. Renting seems to be a way where they can get other people to pay-off their home, while they living elsewhere, often renting in other areas. (Interview 1 – Real Estate Agent)

Even the first home buyers, a lot of them will rent their apartments out for a short time. But they are not really what you would call investors. They are essentially owner occupiers who live at home for a year to get more money together or to save up a bit more, but essentially it is their home and they will move in. (Interview 5 – Real Estate Agent)

- The investors in the area are positioned as small ‘mum and dad’ type investors, who own a limited number of investment dwellings.

The people that are buying here are generally your mum and dad investors. These people generally only own a single unit. There are not many people who come in and buy three or four units. (Interview 1 – Real Estate Agent)

We have a few multiple rental owners in the area, but they are mainly singles. (Interview 2 – Real Estate Agent)

So they are not established investors if you like. A lot of them are 35ish up to 45. Mainly single dwellings but sometimes you get a double. It is not like the North Shore where people own multiple numbers. There is not a lot of these big gurus who own a lot of them. (Interview 2 – Real Estate Agent)

We deal with more of the mum and dad investors. We don't get involved with the large investors because they tend to go more for thing like marketing groups and things like that. (Interview 3 – Real Estate Agent)

As a rule these people don't have a huge investment portfolio. (Interview 4 – Developer)

The land lords here are small investors. A lot of them only have one ort two properties. They are not mega rich landlords. They are people who are providing for their retirement. (Interview 5 – Real Estate Agent)

- In general, investors are also identified as living locally.

It's all local people. Half owns the other half. Again, a lot of people around here don't do it for the investment. They do it for the kids. This area is all lifestyle driven. (Interview 3 – Real Estate Agent)

Those people who are buying for rental purposes come from the same areas. I mean a lot of them are Newington residents who are buying a second home. I mean there is nothing different about an investor here. (Interview 4 – Developer)

They are making decisions to invest here because it is an emotional decision, as well as a financial decision. So they are probably a different type of investor. They buy here because they say 'yes I could live here myself and if I can do it, I guess a tenant would want to do it'. They are using slightly different selection criteria than you would find for your typical investors. (Interview 4 – Developer)

- In general, the rental market is positions a similar to the Sydney rental market as a whole in terms of yields, however, with as significantly lower vacancy rate.

Well the renal yield in this area is between 2.8 and 3.5 percent. This is not hugely different from elsewhere. (Interview 1 – Real Estate Agent)

Our yields here are the same as Sydney, 3.5 to 4%. We have a very low vacancy rate. We actually have a waiting list. (Interview 2 – Real Estate Agent)

Your returns are the same as everywhere else. But that is not why you live here. (Interview 2 – Real Estate Agent)

Even during the tough times that landlords were having a couple of years ago, Newington's vacancy rate was around 2%, when Sydney was getting up to 8%, so that basically means that one tenants moves in a week after another leaves. (Interview 4 – Developer)

- While the area is characterised by a relatively low vacancy rate, there is an inconsistency in the opinions of real estates agents over the stability of tenancies. With some agents suggesting:

We have a reasonable turn over of tenants in this area. It is very transient. We have 350 or so under management. We probably do 10 to 20 new rentals a month. (Interview 2 – Real Estate Agent)

While others state:

These inconsistencies are, in part, due to geographical differences. Locations with a larger proportion of higher density it is suggested have the higher turn over rate.

STRATA ISSUES

- Most agents contacted had little involvement with strata issues.
- Many agents had been approach at one point in the past to perform the role as strata manager. All had refused the position.

I don't go proxy for my investors just because I don't want to get involved in strata management. (Interview 2 – Real Estate Agent)

- Problems identified with strata arrangements include:
 - The need for 100 percent resolution

The 100 percent resolution thing is ridiculous. I mean one person can say no and the whole thing gets stopped. I think there needs to be a majority rules thing. (Interview 1 – Real Estate Agent)

- And the ability of small groups with vested interests to make decisions regarding property management.

But certainly you do get a few with a lot of power in these larger communities. This is especially the case where some strata units dominate the community votes. So in some large strata units, with a lot of retire, owner occupiers, they can vote on something and it can affect people who have no idea what is going on. (Interview 2 – Real Estate Agent)

There are vested interests in the area. There are owner occupiers out there who want to drive it. (Interview 2 – Real Estate Agent)

- Despite criticism over a tendency of vested interest to control property management, most contacts did not identify a difference between owned and investor properties.
- Many agents identified the ability of a majority group (in the case of the areas surrounding the Olympic Park, owners) to control or dictate the actions of a minority group (renters).

THE FUTURE

- The opinion of the future market operation in the area surrounding the Olympic Park is mixed.
- Some agents believe that it will take a while for the market to recover, given the level of dwellings currently on the market.

Well I think there will be a pretty big drop-off in the couple of years. There are a lot of properties out there at the moment and it will take a while for those to be soaked up by the market. I also think there will be a significant drop in price. (Interview 1 – Real Estate Agent)

- Those agents with a negative opinion of the market generally hold a positive long term opinion of the market in the Olympic Park area.

In 15 to 20 years this area will be OK. By that time all the properties will be sold and the prices will be increasing. It is all a case of supply and demand. I think it is more likely to happen after 2010. Not much will happen before then. This is the worst market in 15 years. (Interview 1 – Real Estate Agent)

I don't think it is going to happen. I don't think that will happen because who is your market? The local people who have children aren't going to go there. I think that shift will be luck to happen in 10 to 15 years, if the situation improves. (Interview 3 – Real Estate Agent)

- There is a belief that the area will remain to be relatively affordable in the future.

I think this area will remain reasonably affordable. (Interview 5 – Real Estate Agent)

- Long term investment is seen to rest of the level of state taxation policy

This area does continue to attract investors, don't get me wrong, people do buy here for investment, but it is just all the business that went of with the land tax and that has really put the investors right off. It is not that the investors aren't buying, it is just that there is not a great deal of incentive, because they are targeted at every angle but the government. So the investors leave the market when you start over taxing them. (Interview 5 – Real Estate Agent)

OTHER COMMENTS

- While investors play a relatively minor role in some areas surrounding the Olympic Park site, there is a general consensus that investors are like to play a more significant role at the Olympic Park site itself.

And I think investors may be more willing to be involved over there. (Interview 1 – Real Estate Agent)

- Agents believe that the future Olympic Park site should actively develop increase services, such as shops and night life, which are missing from development surrounding the area.

There needs to be much more shopping facilities in there. There needs to be good retail and night life. Night life and pubs are the main things missing in these areas. Chemists and facilities like that need to be provided. The SOP site needs to sell the lifestyle, not just the box that people live in. The people who buy there should have access to the facilities, the swimming centre, the tennis, the hockey. (Interview 1 – Real Estate Agent)

That is one of the few things wrong with this area here, is that there is nothing going on at night time. (Interview 2 – Real Estate Agent)

- However, the difficulty of creating such an environment in the early stages of the development is acknowledged by the developers.

It is a chicken and egg thing that SOPA have got. The retail is saying give us a population and we will support it by putting in shops and things like that. The residential people are saying give us the

commercial and the retail and we will build you apartments and the people will be attracted by the vibrant area. So which comes first? That is challenge. (Interview 4 – Developer)

- There is general consensus that a master planned approach is advantages to sales of the area.

I think the master planned approach is incredibly important. I think that people really need to know that they are buying into something that is secure and something that offers more than the \$390 thousand they pay for the three bedroom apartment. It offers the park and the shopping centre (Interview 2 – Real Estate Agent)

6.3 Summary and overview

Recent trends in the property market

Turning first to sales, there was general consensus among informants that the recent down turn in the Sydney property market had had a detrimental effect on the area. In general, there was a belief that unit and apartment sales had experience a more significant decrease in prices, and, to a lesser extent demand, compared to housing stock in the area. The relative buoyancy of sales of houses in the area was seen to rest primarily in the relatively low level of supply. Interviewees presented an inconsistent picture over the impact of the current down turn on the sales of new properties compared to resale properties, with developers and agents selling new properties suggesting they were in a stronger relative position, while alternatively, agents responsible for resales suggest that their sales were less affected than those selling new properties in the area.

While the area under analysis had experienced a down turn in recent years, all interviewees suggested that this was not a surprise. The relative expectation of a down turn was driven primarily by a belief that the level of demand and price increases in the period prior to the down turn was unusually long, and indeed unexpected, given the cyclic nature of the property market. However, opinion was divided over the length to which this down turn would continue, with some suggesting it may take a couple of years to recover, while others suggested that the market was on the upward trend and they had experienced increased interest in the last couple of months.

All contacts identified a significant decrease in the levels of investors in the market over the last couple of months. Further, it was suggested that this relatively low level of investor interest had not increased with the abolition of the Vendor Tax. Nevertheless, despite the down turn in the market, there is a general consensus that those who own property in the area will continue to do well in the future.

This result highlights the vulnerability of the higher density market to swings in investor sentiment. Whereas house property may retain an underlying demand from home owners, the vagaries of the investment market is an issue that any future higher density development in the SOP area will need to factor in, especially if a large proportion of the development may be reliant on investors to drive developer interest.

Tenure structure

In some contrast to the analysis of census data on the tenure structure of the housing stock surrounding Sydney Olympic Park described earlier in this report, interviewees reported that the market was dominated by owner occupiers. The general consensus is that owner occupiers represent approximately 80 percent of residents in the area. Some agents suggest, as a result of the current down turn in the investment market, that this figure may, in fact, be closer to 90 percent. While the market may have shifted in the last five years since the census, the level of rental is unlikely to have fallen by the amount implied by these figures. This outcome may well reflect the fact that interviewees were primarily concerned with property sales, rather than lettings, and that many of the sales to investors may have taken place off-plan and may not have re-entered the market.

Home buyers

Nevertheless, owner occupiers in the areas surrounding the Olympic Park are seen to fit into two main groups. The first, and largest, group identified are couples and families with young children. This group is generally characterised as first home owners who are attracted to the area by its relative affordability. This group is presented as educated, professional and ambitious. In addition, the interviewees suggest a tendency of young couples to purchase subsequent dwellings in the same area as their children mature or they have more children. Further, it is also suggested that some first home buyers will purchase properties in the area and rent them out for a couple of years prior to moving into them permanently.

The second largest group moving these areas was identified as the 'empty nesters'. However, unlike young first home owners, the presence of 'empty nesters' is seen to vary considerable between development locations. In general there is a belief that 'empty nesters' are unwilling to move into apartments. As such, it is suggested that areas dominated by high density dwellings have fewer elderly residents. Rather they are seen to prefer the smaller number of detached and medium density dwellings offered at various locations.

Migration trends

In some accordance with the migration data discussed previously, all interviewees identify the principal location from which owners move as the Inner West and surrounding suburbs, including areas north of the Parramatta River. The preference for these developments by residents moving from surrounding suburbs was said to reflect the desire to maintain contact with family and friends and access to a variety of facilities (sporting, education, transport, etc.). Further, it is suggested that many of the developments are characterised by multiple families (i.e. a number of related families own properties on the one development). Further, there is a general recognition that Asian persons prefer owning higher density dwellings in the area. The interviewees suggests this is due to a preferences for new dwellings, low maintenance dwellings, a cultural preference for high density living, and a desire for locations which are well serviced by transport and shops. The high proportion of overseas in-movers described in Section 2 above was reflected in some of the interviewees' comments, at least in terms of a recognition that many have come in from overseas. Patterns of local migration reported may also reflect the fact that these households had lived elsewhere in Sydney following their move to Australia prior to relocating to the area (remember

the census data referred to the location of persons in 1996, five years before the census).

Rentals

In terms of rental, interviewees suggest that there is little difference to those buying in the area, in that they are generally young, professional and moving from the Inner West. Interestingly, the interviews noted a tendency for renters to purchase dwellings in the area. As was the case for purchasers, it is suggested that renters are attracted to the area by the affordable nature of the housing and the high levels of access to services and amenities. While the agents and developers contacted identify a relatively low proportion of investors in the area, it is also suggested that these investors are different to the typical high density investor. Investors in rental properties surrounding the Olympic Park site are presented as small scale 'mum and dad' investors. Generally these investors live locally and have small investment portfolios. In general, the rental markets in the areas surrounding the Olympic Park has similar rates of yield to Sydney as a whole, however, it is suggested that these areas are characterised by higher levels of rental demand.

Strata management

Surprisingly, most agents interviewed had little to do with strata management. Most of the agents had in the past been approached to preform the role as strata managers, all had refused the position. The general two issues were identified with strata management, first, the need for 100 percent resolution, and, second, the ability of small groups with vested interests to dominate decision making were criticised. In general, no issues were identified with properties owned by a mix of owners occupiers and investors, however, it was suggested where owner type dominates there is increased potential for conflict as one group pursues its own interests.

The future

Opinions of the future of the market in the areas surrounding the Olympic Park were mixed, as some interviewees suggested that the market had already experienced an upward trend, while others suggested that it would take a number of years for the market to recover. Nevertheless, there was general agreement that the area would remain relatively affordable and, with a realignment of state taxation policy and the sales of existing properties, investment would return in the long term.

7. CONCLUSION

The analysis of the social profile of the higher density suburbs surrounding the SOP development site together with the projections based on the expected dwelling mix points towards a medium to higher income outcome for the area based on prevailing demand patterns. Importantly, the proportion of single and couple only households may be high, implying the development of a less balanced community profile. At least in the early years, the proportion of older people may also be low.

A further important dimension of prevailing demand patterns is the attraction of the area for people of Asian background, either moving from local areas near SOP or from overseas.

The area is also likely to have a high proportion of renters (over 50% by 2025) which may result in a moderate income population in the area, but which will also lead to a more transient community, particularly among younger adults.

Interviews with real estate professionals confirmed the falling away of investor interest in the area, especially for higher density housing. This exposes the vulnerability of the high rise market to changes in investor sentiment. Future higher density housing development in the SOP area may therefore need to incorporate strategies to attract higher proportions of home buyers. This may mean a higher proportion of house property or the inclusion of higher density housing better suited to families or older people.

The accessibility of the area to Sydney as a whole was also noted as an attractive feature for those moving here. This means access to both jobs and amenities. However, while residents may be well located to access a wide range of job locations, relatively few will use public transport given the unidirectional orientation of the main rail routes and the lack of strategic bus routes into and through the area. It is likely, therefore, that future development will remain predominantly car orientated, at least on current policy settings.

There is little likelihood on current trends that the area will provide a range of affordable accommodation for home purchase. The income profile of in-movers and the general price levels indicate the area caters for a moderate to higher income market. However, rental levels may be attractive for a lower income group, especially single income households, at the present time, although upward pressure on rents may change this. Those on low incomes are under-represented.

So in terms of the future community balance in the development area, these results suggest a number of issues will need to be considered if current trends continue:

- The likelihood that the area will consist predominantly of childless households and smaller households, with a high proportion of renters and therefore a community characterised by high turn over rates. It will be difficult to build stable community structures in this kind of area. However, the current property down turn suggests the reduction in investor interest may be replaced by home buyers, especially first home buyers in the higher density market and overseas born households. Whether

this trend will be maintained is open to question, but this aspect of the marketing of the new housing in the SOP area will need careful monitoring.

- Consideration should be given as to how family households might be attracted to and retained in the area. Importantly, the inclusion of three or four bedroomed property may be one way of retaining larger or growing families in the area, and hence provide for a more stable community structure by providing local opportunities for family households to access more appropriate housing.
- The initial lack of older people may be seen to imply social imbalance. Policies to include at least some provision for older persons may be needed, as will provision for support services and amenities appropriate to this age group. It might therefore be considered important to include a range of older persons housing to ensure such a component is included in the future social profile in the area. Perhaps developing housing that would allow older people to relocate with younger relatives might also be needed.
- The above points suggest consideration should be given to whether a broader range of dwelling types to provide more diverse housing choice will be needed to accommodate a wider range of households. While this could be provided within higher density housing forms (flats and units) there may also be a need for town house or house property to provide a wider range of larger housing for families and larger households to live in the area. This needs to be fully incorporated into any development plan for the area.
- The potential presence of large proportions of Asian households suggests culturally appropriate residential development and social infrastructure should be considered from the outset of the planning process.
- While a rental stock may provide opportunities for more affordable housing, the absence of public or sub-market housing of some form, either for sale or rent, suggests that in order to ensure social balance and meet principles of social equity and access to this area, some consideration of the merits of including more affordable housing options in the area should be included in forward planning.

Most importantly, planning for a future socially inclusive and balanced community outcome in the SOP area will need a strong vision of what the preferred community profile should be. Once this is defined, then housing forms that might best support the development of the preferred social mix can be factored into future planning for the area.

APPENDIX 1: List of Census Collector Districts (CDs) in Case Study Areas

Homebush Bay

1340201

Liberty Grove

1410104

1410107

Newington

1340102

1340115

1340116

APPENDIX 2: List of Local Government Areas by Region for Migration and Workplace Analyses

Inner Sydney

Ashfield, Canterbury, Hunters Hill, Leichhardt, Marrickville, Randwick, South Sydney, Sydney, Waverley, Woollahra

Northern Sydney

Hornsby, Ku-ring-gai, Lane Cove, Manly, Mosman, North Sydney, Pittwater, Ryde, Warringah, Willoughby

Southern Sydney

Botany Bay, Hurstville, Kogarah, Rockdale, Sutherland

South Western Sydney

Camden, Campbelltown, Fairfield, Liverpool, Wollondilly

Other Western Sydney

Bankstown, Blue Mountains, Blacktown, Hawkesbury, Holroyd, Penrith

Central Coast

Gosford, Wyong

APPENDIX 3: Detailed Migration Analysis Tabulations

Table A3.1: Persons who moved into Homebush Bay by income, 2001

Area of Residence in 1996	Income									Total
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	
Auburn	3	0	3	5	3	0	6	0	3	23
Baulkham Hills	0	0	0	0	3	3	0	8	8	22
Burwood	3	0	0	3	0	3	0	7	0	16
Canada Bay	0	0	0	0	0	0	0	5	0	5
Strathfield	0	0	0	0	0	0	0	6	0	6
Parramatta	3	0	3	0	0	0	3	4	0	13
Inner Sydney	0	0	0	0	6	0	6	3	0	15
Southern Sydney	0	3	3	0	0	0	3	0	3	12
Northern Sydney	0	0	0	0	3	3	8	9	0	23
Other Western Sydney	0	0	0	0	0	3	4	3	0	10
South West Sydney	0	0	0	0	0	3	6	3	0	12
Central Coast	0	0	0	0	0	0	0	0	0	0
Other NSW	0	0	0	3	3	3	7	3	0	19
Other Australia	0	0	0	3	4	3	9	10	0	29
Overseas	16	3	3	5	3	3	18	4	8	63
Not Stated	0	0	0	0	0	0	0	4	7	11
Total	25	6	12	19	25	24	70	69	29	279

(source: ABS, Special Request Matrix)

Table A3.1 cont'd: Persons who moved into Homebush Bay by income, 2001

Area of Residence in 1996	Income									
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	Total
Auburn	13.0%	0.0%	13.0%	21.7%	13.0%	0.0%	26.1%	0.0%	13.0%	100.0%
Baulkham Hills	0.0%	0.0%	0.0%	0.0%	13.6%	13.6%	0.0%	36.4%	36.4%	100.0%
Burwood	18.8%	0.0%	0.0%	18.8%	0.0%	18.8%	0.0%	43.8%	0.0%	100.0%
Canada Bay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%
Strathfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%
Parramatta	23.1%	0.0%	23.1%	0.0%	0.0%	0.0%	23.1%	30.8%	0.0%	100.0%
Inner Sydney	0.0%	0.0%	0.0%	0.0%	40.0%	0.0%	40.0%	20.0%	0.0%	100.0%
Southern Sydney	0.0%	25.0%	25.0%	0.0%	0.0%	0.0%	25.0%	0.0%	25.0%	100.0%
Northern Sydney	0.0%	0.0%	0.0%	0.0%	13.0%	13.0%	34.8%	39.1%	0.0%	100.0%
Other Western Sydney	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	40.0%	30.0%	0.0%	100.0%
South West Sydney	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%	50.0%	25.0%	0.0%	100.0%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other NSW	0.0%	0.0%	0.0%	15.8%	15.8%	15.8%	36.8%	15.8%	0.0%	100.0%
Other Australia	0.0%	0.0%	0.0%	10.3%	13.8%	10.3%	31.0%	34.5%	0.0%	100.0%
Overseas	25.4%	4.8%	4.8%	7.9%	4.8%	4.8%	28.6%	6.3%	12.7%	100.0%
Not Stated	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	36.4%	63.6%	100.0%
Total	9.0%	2.2%	4.3%	6.8%	9.0%	8.6%	25.1%	24.7%	10.4%	100.0%

Table A3.1 cont'd: Persons who moved into Homebush Bay by income, 2001

Area of Residence in 1996	Income									
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	Total
Auburn	12.0%	0.0%	25.0%	26.3%	12.0%	0.0%	8.6%	0.0%	10.3%	8.2%
Baulkham Hills	0.0%	0.0%	0.0%	0.0%	12.0%	12.5%	0.0%	11.6%	27.6%	7.9%
Burwood	12.0%	0.0%	0.0%	15.8%	0.0%	12.5%	0.0%	10.1%	0.0%	5.7%
Canada Bay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.2%	0.0%	1.8%
Strathfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.7%	0.0%	2.2%
Parramatta	12.0%	0.0%	25.0%	0.0%	0.0%	0.0%	4.3%	5.8%	0.0%	4.7%
Inner Sydney	0.0%	0.0%	0.0%	0.0%	24.0%	0.0%	8.6%	4.3%	0.0%	5.4%
Southern Sydney	0.0%	50.0%	25.0%	0.0%	0.0%	0.0%	4.3%	0.0%	10.3%	4.3%
Northern Sydney	0.0%	0.0%	0.0%	0.0%	12.0%	12.5%	11.4%	13.0%	0.0%	8.2%
Other Western Sydney	0.0%	0.0%	0.0%	0.0%	0.0%	12.5%	5.7%	4.3%	0.0%	3.6%
South West Sydney	0.0%	0.0%	0.0%	0.0%	0.0%	12.5%	8.6%	4.3%	0.0%	4.3%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other NSW	0.0%	0.0%	0.0%	15.8%	12.0%	12.5%	10.0%	4.3%	0.0%	6.8%
Other Australia	0.0%	0.0%	0.0%	15.8%	16.0%	12.5%	12.9%	14.5%	0.0%	10.4%
Overseas	64.0%	50.0%	25.0%	26.3%	12.0%	12.5%	25.7%	5.8%	27.6%	22.6%
Not Stated	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.8%	24.1%	3.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table A3.2: Persons who moved into Liberty Grove by income, 2001

Area of Residence in 1996	Income									Total
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	
Auburn	0	6	0	0	5	0	0	6	5	22
Baulkham Hills	0	0	0	4	0	0	3	4	3	14
Burwood	3	0	3	3	3	7	4	5	10	38
Canada Bay	6	7	0	6	20	13	35	29	23	139
Strathfield	6	4	5	0	0	13	8	18	12	66
Parramatta	3	0	0	0	8	3	17	15	0	46
Inner Sydney	6	10	3	19	7	7	31	36	4	123
Southern Sydney	0	0	3	3	6	0	8	20	6	46
Northern Sydney	0	9	0	4	0	6	40	55	7	121
Other Western Sydney	0	3	3	3	3	9	39	31	16	107
South West Sydney	7	0	0	0	3	3	12	28	0	53
Central Coast	0	0	0	0	0	3	0	7	0	10
Other NSW	0	3	3	0	0	4	11	37	5	63
Other Australia	0	0	3	6	11	3	18	62	13	116
Overseas	26	7	10	13	20	13	49	69	35	242
Not Stated	0	0	0	0	3	6	8	0	3	20
Total	57	49	33	61	89	90	283	422	142	1,226

(source: ABS, Special Request Matrix)

Table A3.2 cont'd: Persons who moved into Liberty Grove by income, 2001

Area of Residence in 1996	Income									
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	Total
Auburn	0.0%	27.3%	0.0%	0.0%	22.7%	0.0%	0.0%	27.3%	22.7%	100.0%
Baulkham Hills	0.0%	0.0%	0.0%	28.6%	0.0%	0.0%	21.4%	28.6%	21.4%	100.0%
Burwood	7.9%	0.0%	7.9%	7.9%	7.9%	18.4%	10.5%	13.2%	26.3%	100.0%
Canada Bay	4.3%	5.0%	0.0%	4.3%	14.4%	9.4%	25.2%	20.9%	16.5%	100.0%
Strathfield	9.1%	6.1%	7.6%	0.0%	0.0%	19.7%	12.1%	27.3%	18.2%	100.0%
Parramatta	6.5%	0.0%	0.0%	0.0%	17.4%	6.5%	37.0%	32.6%	0.0%	100.0%
Inner Sydney	4.9%	8.1%	2.4%	15.4%	5.7%	5.7%	25.2%	29.3%	3.3%	100.0%
Southern Sydney	0.0%	0.0%	6.5%	6.5%	13.0%	0.0%	17.4%	43.5%	13.0%	100.0%
Northern Sydney	0.0%	7.4%	0.0%	3.3%	0.0%	5.0%	33.1%	45.5%	5.8%	100.0%
Other Western Sydney	0.0%	2.8%	2.8%	2.8%	2.8%	8.4%	36.4%	29.0%	15.0%	100.0%
South West Sydney	13.2%	0.0%	0.0%	0.0%	5.7%	5.7%	22.6%	52.8%	0.0%	100.0%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	70.0%	0.0%	100.0%
Other NSW	0.0%	4.8%	4.8%	0.0%	0.0%	6.3%	17.5%	58.7%	7.9%	100.0%
Other Australia	0.0%	0.0%	2.6%	5.2%	9.5%	2.6%	15.5%	53.4%	11.2%	100.0%
Overseas	10.7%	2.9%	4.1%	5.4%	8.3%	5.4%	20.2%	28.5%	14.5%	100.0%
Not Stated	0.0%	0.0%	0.0%	0.0%	15.0%	30.0%	40.0%	0.0%	15.0%	100.0%
Total	4.6%	4.0%	2.7%	5.0%	7.3%	7.3%	23.1%	34.4%	11.6%	100.0%

Table A3.2 cont'd: Persons who moved into Liberty Grove by income, 2001

Area of Residence in 1996	Income									
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	Total
Auburn	0.0%	12.2%	0.0%	0.0%	5.6%	0.0%	0.0%	1.4%	3.5%	1.8%
Baulkham Hills	0.0%	0.0%	0.0%	6.6%	0.0%	0.0%	1.1%	0.9%	2.1%	1.1%
Burwood	5.3%	0.0%	9.1%	4.9%	3.4%	7.8%	1.4%	1.2%	7.0%	3.1%
Canada Bay	10.5%	14.3%	0.0%	9.8%	22.5%	14.4%	12.4%	6.9%	16.2%	11.3%
Strathfield	10.5%	8.2%	15.2%	0.0%	0.0%	14.4%	2.8%	4.3%	8.5%	5.4%
Parramatta	5.3%	0.0%	0.0%	0.0%	9.0%	3.3%	6.0%	3.6%	0.0%	3.8%
Inner Sydney	10.5%	20.4%	9.1%	31.1%	7.9%	7.8%	11.0%	8.5%	2.8%	10.0%
Southern Sydney	0.0%	0.0%	9.1%	4.9%	6.7%	0.0%	2.8%	4.7%	4.2%	3.8%
Northern Sydney	0.0%	18.4%	0.0%	6.6%	0.0%	6.7%	14.1%	13.0%	4.9%	9.9%
Other Western Sydney	0.0%	6.1%	9.1%	4.9%	3.4%	10.0%	13.8%	7.3%	11.3%	8.7%
South West Sydney	12.3%	0.0%	0.0%	0.0%	3.4%	3.3%	4.2%	6.6%	0.0%	4.3%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	1.7%	0.0%	0.8%
Other NSW	0.0%	6.1%	9.1%	0.0%	0.0%	4.4%	3.9%	8.8%	3.5%	5.1%
Other Australia	0.0%	0.0%	9.1%	9.8%	12.4%	3.3%	6.4%	14.7%	9.2%	9.5%
Overseas	45.6%	14.3%	30.3%	21.3%	22.5%	14.4%	17.3%	16.4%	24.6%	19.7%
Not Stated	0.0%	0.0%	0.0%	0.0%	3.4%	6.7%	2.8%	0.0%	2.1%	1.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table A3.3: Persons who moved into Newington by income, 2001

Area of Residence in 1996	Income									Total
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	
Auburn	8	6	3	3	0	0	11	14	13	58
Baulkham Hills	3	4	0	0	8	3	9	4	0	31
Burwood	3	4	3	4	0	0	0	11	8	33
Canada Bay	0	0	3	0	0	0	8	7	5	23
Strathfield	3	6	3	6	0	3	4	15	0	40
Parramatta	0	5	3	6	0	0	6	10	0	30
Inner Sydney	12	8	12	7	6	3	24	29	14	115
Southern Sydney	0	0	7	8	4	0	5	6	0	30
Northern Sydney	6	3	6	0	6	7	9	28	13	78
Other Western Sydney	7	3	3	3	15	10	15	41	11	108
South West Sydney	3	4	0	3	0	8	12	13	5	48
Central Coast	0	0	0	0	0	0	3	0	0	3
Other NSW	3	0	0	0	3	0	9	5	3	23
Other Australia	0	0	0	8	4	5	29	28	9	83
Overseas	27	14	19	6	3	11	35	39	42	196
Not Stated	3	0	0	3	0	3	0	10	3	22
Total	78	57	62	57	49	53	179	260	126	921

(source: ABS, Special Request Matrix)

Table A3.3 cont'd: Persons who moved into Newington by income, 2001

Area of Residence in 1996	Income									Total
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	
Auburn	13.8%	10.3%	5.2%	5.2%	0.0%	0.0%	19.0%	24.1%	22.4%	100.0%
Baulkham Hills	9.7%	12.9%	0.0%	0.0%	25.8%	9.7%	29.0%	12.9%	0.0%	100.0%
Burwood	9.1%	12.1%	9.1%	12.1%	0.0%	0.0%	0.0%	33.3%	24.2%	100.0%
Canada Bay	0.0%	0.0%	13.0%	0.0%	0.0%	0.0%	34.8%	30.4%	21.7%	100.0%
Strathfield	7.5%	15.0%	7.5%	15.0%	0.0%	7.5%	10.0%	37.5%	0.0%	100.0%
Parramatta	0.0%	16.7%	10.0%	20.0%	0.0%	0.0%	20.0%	33.3%	0.0%	100.0%
Inner Sydney	10.4%	7.0%	10.4%	6.1%	5.2%	2.6%	20.9%	25.2%	12.2%	100.0%
Southern Sydney	0.0%	0.0%	23.3%	26.7%	13.3%	0.0%	16.7%	20.0%	0.0%	100.0%
Northern Sydney	7.7%	3.8%	7.7%	0.0%	7.7%	9.0%	11.5%	35.9%	16.7%	100.0%
Other Western Sydney	6.5%	2.8%	2.8%	2.8%	13.9%	9.3%	13.9%	38.0%	10.2%	100.0%
South West Sydney	6.3%	8.3%	0.0%	6.3%	0.0%	16.7%	25.0%	27.1%	10.4%	100.0%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
Other NSW	13.0%	0.0%	0.0%	0.0%	13.0%	0.0%	39.1%	21.7%	13.0%	100.0%
Other Australia	0.0%	0.0%	0.0%	9.6%	4.8%	6.0%	34.9%	33.7%	10.8%	100.0%
Overseas	13.8%	7.1%	9.7%	3.1%	1.5%	5.6%	17.9%	19.9%	21.4%	100.0%
Not Stated	13.6%	0.0%	0.0%	13.6%	0.0%	13.6%	0.0%	45.5%	13.6%	100.0%
Total	8.5%	6.2%	6.7%	6.2%	5.3%	5.8%	19.4%	28.2%	13.7%	100.0%

Table A3.3 cont'd: Persons who moved into Newington by income, 2001

Area of Residence in 1996	Income									
	Less Than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000-\$1,199	\$1,200-\$1,499	\$1,500-\$1,999	\$2,000 or more	Not Stated	Total
Auburn	10.3%	10.5%	4.8%	5.3%	0.0%	0.0%	6.1%	5.4%	10.3%	6.3%
Baulkham Hills	3.8%	7.0%	0.0%	0.0%	16.3%	5.7%	5.0%	1.5%	0.0%	3.4%
Burwood	3.8%	7.0%	4.8%	7.0%	0.0%	0.0%	0.0%	4.2%	6.3%	3.6%
Canada Bay	0.0%	0.0%	4.8%	0.0%	0.0%	0.0%	4.5%	2.7%	4.0%	2.5%
Strathfield	3.8%	10.5%	4.8%	10.5%	0.0%	5.7%	2.2%	5.8%	0.0%	4.3%
Parramatta	0.0%	8.8%	4.8%	10.5%	0.0%	0.0%	3.4%	3.8%	0.0%	3.3%
Inner Sydney	15.4%	14.0%	19.4%	12.3%	12.2%	5.7%	13.4%	11.2%	11.1%	12.5%
Southern Sydney	0.0%	0.0%	11.3%	14.0%	8.2%	0.0%	2.8%	2.3%	0.0%	3.3%
Northern Sydney	7.7%	5.3%	9.7%	0.0%	12.2%	13.2%	5.0%	10.8%	10.3%	8.5%
Other Western Sydney	9.0%	5.3%	4.8%	5.3%	30.6%	18.9%	8.4%	15.8%	8.7%	11.7%
South West Sydney	3.8%	7.0%	0.0%	5.3%	0.0%	15.1%	6.7%	5.0%	4.0%	5.2%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.3%
Other NSW	3.8%	0.0%	0.0%	0.0%	6.1%	0.0%	5.0%	1.9%	2.4%	2.5%
Other Australia	0.0%	0.0%	0.0%	14.0%	8.2%	9.4%	16.2%	10.8%	7.1%	9.0%
Overseas	34.6%	24.6%	30.6%	10.5%	6.1%	20.8%	19.6%	15.0%	33.3%	21.3%
Not Stated	3.8%	0.0%	0.0%	5.3%	0.0%	5.7%	0.0%	3.8%	2.4%	2.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table A3.4: Persons who moved into Homebush Bay by age, 2001

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
Auburn	3	0	3	8	5	3	0	22
Baulkham Hills	3	7	4	0	8	3	0	25
Burwood	0	3	0	3	0	0	0	6
Canada Bay	0	0	6	6	0	0	0	12
Strathfield	0	0	0	3	0	0	0	3
Parramatta	3	3	3	4	4	0	0	17
Inner Sydney	3	0	9	6	3	0	0	21
Southern Sydney	0	0	3	0	0	6	3	12
Northern Sydney	0	0	5	3	12	3	0	23
Other Western Sydney	0	3	6	3	3	0	0	15
South West Sydney	0	3	3	0	3	0	0	9
Central Coast	0	0	0	0	0	0	0	0
Other NSW	0	3	8	3	0	0	0	14
Other Australia	0	5	8	0	8	3	0	24
Overseas	9	6	28	6	3	3	3	58
Not Stated	6	3	4	3	6	3	4	29
Total	27	36	90	48	55	24	10	290

(source: ABS, Special Request Matrix)

Table A3.4 cont'd: Persons who moved into Homebush Bay by age, 2001

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
Auburn	13.6%	0.0%	13.6%	36.4%	22.7%	13.6%	0.0%	100.0%
Baulkham Hills	12.0%	28.0%	16.0%	0.0%	32.0%	12.0%	0.0%	100.0%
Burwood	0.0%	50.0%	0.0%	50.0%	0.0%	0.0%	0.0%	100.0%
Canada Bay	0.0%	0.0%	50.0%	50.0%	0.0%	0.0%	0.0%	100.0%
Strathfield	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%
Parramatta	17.6%	17.6%	17.6%	23.5%	23.5%	0.0%	0.0%	100.0%
Inner Sydney	14.3%	0.0%	42.9%	28.6%	14.3%	0.0%	0.0%	100.0%
Southern Sydney	0.0%	0.0%	25.0%	0.0%	0.0%	50.0%	25.0%	100.0%
Northern Sydney	0.0%	0.0%	21.7%	13.0%	52.2%	13.0%	0.0%	100.0%
Other Western Sydney	0.0%	20.0%	40.0%	20.0%	20.0%	0.0%	0.0%	100.0%
South West Sydney	0.0%	33.3%	33.3%	0.0%	33.3%	0.0%	0.0%	100.0%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other NSW	0.0%	21.4%	57.1%	21.4%	0.0%	0.0%	0.0%	100.0%
Other Australia	0.0%	20.8%	33.3%	0.0%	33.3%	12.5%	0.0%	100.0%
Overseas	15.5%	10.3%	48.3%	10.3%	5.2%	5.2%	5.2%	100.0%
Not Stated	20.7%	10.3%	13.8%	10.3%	20.7%	10.3%	13.8%	100.0%
Total	9.3%	12.4%	31.0%	16.6%	19.0%	8.3%	3.4%	100.0%

Table A3.4 cont'd: Persons who moved into Homebush Bay by age, 2001

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
Auburn	11.1%	0.0%	3.3%	16.7%	9.1%	12.5%	0.0%	7.6%
Baulkham Hills	11.1%	19.4%	4.4%	0.0%	14.5%	12.5%	0.0%	8.6%
Burwood	0.0%	8.3%	0.0%	6.3%	0.0%	0.0%	0.0%	2.1%
Canada Bay	0.0%	0.0%	6.7%	12.5%	0.0%	0.0%	0.0%	4.1%
Strathfield	0.0%	0.0%	0.0%	6.3%	0.0%	0.0%	0.0%	1.0%
Parramatta	11.1%	8.3%	3.3%	8.3%	7.3%	0.0%	0.0%	5.9%
Inner Sydney	11.1%	0.0%	10.0%	12.5%	5.5%	0.0%	0.0%	7.2%
Southern Sydney	0.0%	0.0%	3.3%	0.0%	0.0%	25.0%	30.0%	4.1%
Northern Sydney	0.0%	0.0%	5.6%	6.3%	21.8%	12.5%	0.0%	7.9%
Other Western Sydney	0.0%	8.3%	6.7%	6.3%	5.5%	0.0%	0.0%	5.2%
South West Sydney	0.0%	8.3%	3.3%	0.0%	5.5%	0.0%	0.0%	3.1%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other NSW	0.0%	8.3%	8.9%	6.3%	0.0%	0.0%	0.0%	4.8%
Other Australia	0.0%	13.9%	8.9%	0.0%	14.5%	12.5%	0.0%	8.3%
Overseas	33.3%	16.7%	31.1%	12.5%	5.5%	12.5%	30.0%	20.0%
Not Stated	22.2%	8.3%	4.4%	6.3%	10.9%	12.5%	40.0%	10.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table A3.5: Persons who moved into Liberty Grove by age, 2001

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
Auburn	5	3	4	8	0	0	3	23
Baulkham Hills	3	4	3	4	3	0	3	20
Burwood	7	5	8	10	3	3	3	39
Canada Bay	20	19	31	31	24	9	0	134
Strathfield	11	10	13	13	13	3	3	66
Parramatta	6	8	6	14	9	3	0	46
Inner Sydney	8	13	45	33	11	3	8	121
Southern Sydney	7	6	6	9	6	3	0	37
Northern Sydney	15	12	41	25	26	9	0	128
Other Western Sydney	14	25	27	21	7	3	0	97
South West Sydney	6	16	12	9	7	3	0	53
Central Coast	0	7	4	0	0	0	0	11
Other NSW	0	30	18	3	6	0	3	60
Other Australia	11	16	45	21	18	5	3	119
Overseas	34	52	75	44	21	5	12	243
Not Stated	14	5	21	9	6	5	4	64
Total	161	231	359	254	160	54	42	1,261

(source: ABS, Special Request Matrix)

Table A3.5 cont'd: Persons who moved into Liberty Grove by age, 2001

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
Auburn	21.7%	13.0%	17.4%	34.8%	0.0%	0.0%	13.0%	100.0%
Baulkham Hills	15.0%	20.0%	15.0%	20.0%	15.0%	0.0%	15.0%	100.0%
Burwood	17.9%	12.8%	20.5%	25.6%	7.7%	7.7%	7.7%	100.0%
Canada Bay	14.9%	14.2%	23.1%	23.1%	17.9%	6.7%	0.0%	100.0%
Strathfield	16.7%	15.2%	19.7%	19.7%	19.7%	4.5%	4.5%	100.0%
Parramatta	13.0%	17.4%	13.0%	30.4%	19.6%	6.5%	0.0%	100.0%
Inner Sydney	6.6%	10.7%	37.2%	27.3%	9.1%	2.5%	6.6%	100.0%
Southern Sydney	18.9%	16.2%	16.2%	24.3%	16.2%	8.1%	0.0%	100.0%
Northern Sydney	11.7%	9.4%	32.0%	19.5%	20.3%	7.0%	0.0%	100.0%
Other Western Sydney	14.4%	25.8%	27.8%	21.6%	7.2%	3.1%	0.0%	100.0%
South West Sydney	11.3%	30.2%	22.6%	17.0%	13.2%	5.7%	0.0%	100.0%
Central Coast	0.0%	63.6%	36.4%	0.0%	0.0%	0.0%	0.0%	100.0%
Other NSW	0.0%	50.0%	30.0%	5.0%	10.0%	0.0%	5.0%	100.0%
Other Australia	9.2%	13.4%	37.8%	17.6%	15.1%	4.2%	2.5%	100.0%
Overseas	14.0%	21.4%	30.9%	18.1%	8.6%	2.1%	4.9%	100.0%
Not Stated	21.9%	7.8%	32.8%	14.1%	9.4%	7.8%	6.3%	100.0%
Total	12.8%	18.3%	28.5%	20.1%	12.7%	4.3%	3.3%	100.0%

Table A3.5 cont'd: Persons who moved into Liberty Grove by age, 2001

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
Auburn	3.1%	1.3%	1.1%	3.1%	0.0%	0.0%	7.1%	1.8%
Baulkham Hills	1.9%	1.7%	0.8%	1.6%	1.9%	0.0%	7.1%	1.6%
Burwood	4.3%	2.2%	2.2%	3.9%	1.9%	5.6%	7.1%	3.1%
Canada Bay	12.4%	8.2%	8.6%	12.2%	15.0%	16.7%	0.0%	10.6%
Strathfield	6.8%	4.3%	3.6%	5.1%	8.1%	5.6%	7.1%	5.2%
Parramatta	3.7%	3.5%	1.7%	5.5%	5.6%	5.6%	0.0%	3.6%
Inner Sydney	5.0%	5.6%	12.5%	13.0%	6.9%	5.6%	19.0%	9.6%
Southern Sydney	4.3%	2.6%	1.7%	3.5%	3.8%	5.6%	0.0%	2.9%
Northern Sydney	9.3%	5.2%	11.4%	9.8%	16.3%	16.7%	0.0%	10.2%
Other Western Sydney	8.7%	10.8%	7.5%	8.3%	4.4%	5.6%	0.0%	7.7%
South West Sydney	3.7%	6.9%	3.3%	3.5%	4.4%	5.6%	0.0%	4.2%
Central Coast	0.0%	3.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.9%
Other NSW	0.0%	13.0%	5.0%	1.2%	3.8%	0.0%	7.1%	4.8%
Other Australia	6.8%	6.9%	12.5%	8.3%	11.3%	9.3%	7.1%	9.4%
Overseas	21.1%	22.5%	20.9%	17.3%	13.1%	9.3%	28.6%	19.3%
Not Stated	8.7%	2.2%	5.8%	3.5%	3.8%	9.3%	9.5%	5.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table A3.6: Persons who moved into Newington by age, 2001

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
Auburn	6	11	9	10	8	10	5	59
Baulkham Hills	0	6	16	3	5	0	3	33
Burwood	8	5	4	9	4	0	0	30
Canada Bay	0	5	6	3	8	6	0	28
Strathfield	9	6	7	6	9	5	3	45
Parramatta	5	3	7	10	3	0	4	32
Inner Sydney	16	6	35	22	12	3	0	94
Southern Sydney	3	3	17	6	9	6	0	44
Northern Sydney	0	10	25	14	9	7	0	65
Other Western Sydney	8	22	29	19	28	3	0	109
South West Sydney	6	11	14	11	9	3	0	54
Central Coast	0	3	3	0	0	0	0	6
Other NSW	0	10	11	3	0	3	0	27
Other Australia	6	24	20	19	12	4	0	85
Overseas	23	40	40	41	30	10	10	194
Not Stated	13	13	23	12	18	5	7	91
Total	103	178	266	188	164	65	32	996

(source: ABS, Special Request Matrix)

Table A3.6 cont'd: Persons who moved into Newington by age, 2001

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
Auburn	10.2%	18.6%	15.3%	16.9%	13.6%	16.9%	8.5%	100.0%
Baulkham Hills	0.0%	18.2%	48.5%	9.1%	15.2%	0.0%	9.1%	100.0%
Burwood	26.7%	16.7%	13.3%	30.0%	13.3%	0.0%	0.0%	100.0%
Canada Bay	0.0%	17.9%	21.4%	10.7%	28.6%	21.4%	0.0%	100.0%
Strathfield	20.0%	13.3%	15.6%	13.3%	20.0%	11.1%	6.7%	100.0%
Parramatta	15.6%	9.4%	21.9%	31.3%	9.4%	0.0%	12.5%	100.0%
Inner Sydney	17.0%	6.4%	37.2%	23.4%	12.8%	3.2%	0.0%	100.0%
Southern Sydney	6.8%	6.8%	38.6%	13.6%	20.5%	13.6%	0.0%	100.0%
Northern Sydney	0.0%	15.4%	38.5%	21.5%	13.8%	10.8%	0.0%	100.0%
Other Western Sydney	7.3%	20.2%	26.6%	17.4%	25.7%	2.8%	0.0%	100.0%
South West Sydney	11.1%	20.4%	25.9%	20.4%	16.7%	5.6%	0.0%	100.0%
Central Coast	0.0%	50.0%	50.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Other NSW	0.0%	37.0%	40.7%	11.1%	0.0%	11.1%	0.0%	100.0%
Other Australia	7.1%	28.2%	23.5%	22.4%	14.1%	4.7%	0.0%	100.0%
Overseas	11.9%	20.6%	20.6%	21.1%	15.5%	5.2%	5.2%	100.0%
Not Stated	14.3%	14.3%	25.3%	13.2%	19.8%	5.5%	7.7%	100.0%
Total	10.3%	17.9%	26.7%	18.9%	16.5%	6.5%	3.2%	100.0%

Table A3.6 cont'd: Persons who moved into Newington by age, 2001

Area of Residence in 1996	Age							Total
	0-14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65 years or more	
Auburn	5.8%	6.2%	3.4%	5.3%	4.9%	15.4%	15.6%	5.9%
Baulkham Hills	0.0%	3.4%	6.0%	1.6%	3.0%	0.0%	9.4%	3.3%
Burwood	7.8%	2.8%	1.5%	4.8%	2.4%	0.0%	0.0%	3.0%
Canada Bay	0.0%	2.8%	2.3%	1.6%	4.9%	9.2%	0.0%	2.8%
Strathfield	8.7%	3.4%	2.6%	3.2%	5.5%	7.7%	9.4%	4.5%
Parramatta	4.9%	1.7%	2.6%	5.3%	1.8%	0.0%	12.5%	3.2%
Inner Sydney	15.5%	3.4%	13.2%	11.7%	7.3%	4.6%	0.0%	9.4%
Southern Sydney	2.9%	1.7%	6.4%	3.2%	5.5%	9.2%	0.0%	4.4%
Northern Sydney	0.0%	5.6%	9.4%	7.4%	5.5%	10.8%	0.0%	6.5%
Other Western Sydney	7.8%	12.4%	10.9%	10.1%	17.1%	4.6%	0.0%	10.9%
South West Sydney	5.8%	6.2%	5.3%	5.9%	5.5%	4.6%	0.0%	5.4%
Central Coast	0.0%	1.7%	1.1%	0.0%	0.0%	0.0%	0.0%	0.6%
Other NSW	0.0%	5.6%	4.1%	1.6%	0.0%	4.6%	0.0%	2.7%
Other Australia	5.8%	13.5%	7.5%	10.1%	7.3%	6.2%	0.0%	8.5%
Overseas	22.3%	22.5%	15.0%	21.8%	18.3%	15.4%	31.3%	19.5%
Not Stated	12.6%	7.3%	8.6%	6.4%	11.0%	7.7%	21.9%	9.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table A3.7: Persons who moved into Homebush Bay by household type, 2001

Area of Residence in 1996	Household Type						Not Stated/Inadequately Described	Total
	Couple Family with Children	Couple Family without Children	One Parent Family	Lone Person Household	Group Household	Other Household		
Auburn	12	3	0	0	4	0	3	22
Baulkham Hills	16	6	0	0	5	0	0	27
Burwood	8	0	3	0	0	0	0	11
Canada Bay	5	3	0	0	3	0	0	11
Strathfield	6	0	0	0	0	0	0	6
Parramatta	3	8	3	0	0	0	0	14
Inner Sydney	7	3	3	0	6	0	3	22
Southern Sydney	3	0	0	0	0	0	0	3
Northern Sydney	8	19	3	0	0	0	0	30
Other Western Sydney	3	3	0	0	6	3	0	15
South West Sydney	4	0	0	0	0	0	0	4
Central Coast	0	0	0	0	0	0	0	0
Other NSW	5	6	0	0	3	0	0	14
Other Australia	7	9	0	0	6	4	0	26
Overseas	24	14	8	0	4	5	0	55
Not Stated	7	4	0	0	0	3	15	29
Total	118	78	20	0	37	15	21	289

(source: ABS, Special Request Matrix)

Table A3.7 cont'd: Persons who moved into Homebush Bay by household type, 2001

Area of Residence in 1996	Household Type							Total
	Couple Family with Children	Couple Family without Children	One Parent Family	Lone Person Household	Group Household	Other Household	Not Stated/Inadequately Described	
Auburn	54.5%	13.6%	0.0%	0.0%	18.2%	0.0%	13.6%	100.0%
Baulkham Hills	59.3%	22.2%	0.0%	0.0%	18.5%	0.0%	0.0%	100.0%
Burwood	72.7%	0.0%	27.3%	0.0%	0.0%	0.0%	0.0%	100.0%
Canada Bay	45.5%	27.3%	0.0%	0.0%	27.3%	0.0%	0.0%	100.0%
Strathfield	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Parramatta	21.4%	57.1%	21.4%	0.0%	0.0%	0.0%	0.0%	100.0%
Inner Sydney	31.8%	13.6%	13.6%	0.0%	27.3%	0.0%	13.6%	100.0%
Southern Sydney	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Northern Sydney	26.7%	63.3%	10.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Other Western Sydney	20.0%	20.0%	0.0%	0.0%	40.0%	20.0%	0.0%	100.0%
South West Sydney	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other NSW	35.7%	42.9%	0.0%	0.0%	21.4%	0.0%	0.0%	100.0%
Other Australia	26.9%	34.6%	0.0%	0.0%	23.1%	15.4%	0.0%	100.0%
Overseas	43.6%	25.5%	14.5%	0.0%	7.3%	9.1%	0.0%	100.0%
Not Stated	24.1%	13.8%	0.0%	0.0%	0.0%	10.3%	51.7%	100.0%
Total	40.8%	27.0%	6.9%	0.0%	12.8%	5.2%	7.3%	100.0%

Table A3.7 cont'd: Persons who moved into Homebush Bay by household type, 2001

Area of Residence in 1996	Household Type							Total
	Couple Family with Children	Couple Family without Children	One Parent Family	Lone Person Household	Group Household	Other Household	Not Stated/Inadequately Described	
Auburn	10.2%	3.8%	0.0%	0.0%	10.8%	0.0%	14.3%	7.6%
Baulkham Hills	13.6%	7.7%	0.0%	0.0%	13.5%	0.0%	0.0%	9.3%
Burwood	6.8%	0.0%	15.0%	0.0%	0.0%	0.0%	0.0%	3.8%
Canada Bay	4.2%	3.8%	0.0%	0.0%	8.1%	0.0%	0.0%	3.8%
Strathfield	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%
Parramatta	2.5%	10.3%	15.0%	0.0%	0.0%	0.0%	0.0%	4.8%
Inner Sydney	5.9%	3.8%	15.0%	0.0%	16.2%	0.0%	14.3%	7.6%
Southern Sydney	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%
Northern Sydney	6.8%	24.4%	15.0%	0.0%	0.0%	0.0%	0.0%	10.4%
Other Western Sydney	2.5%	3.8%	0.0%	0.0%	16.2%	20.0%	0.0%	5.2%
South West Sydney	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other NSW	4.2%	7.7%	0.0%	0.0%	8.1%	0.0%	0.0%	4.8%
Other Australia	5.9%	11.5%	0.0%	0.0%	16.2%	26.7%	0.0%	9.0%
Overseas	20.3%	17.9%	40.0%	0.0%	10.8%	33.3%	0.0%	19.0%
Not Stated	5.9%	5.1%	0.0%	0.0%	0.0%	20.0%	71.4%	10.0%
Total	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%	100.0%

Table A3.8: Persons who moved into Liberty Grove by household type, 2001

Area of Residence in 1996	Household Type						Not Stated/Inadequately Described	Total
	Couple Family with Children	Couple Family without Children	One Parent Family	Lone Person Household	Group Household	Other Household		
Auburn	19	3	0	0	0	0	0	22
Baulkham Hills	6	3	0	0	0	3	0	12
Burwood	22	6	6	0	4	0	0	38
Canada Bay	67	28	26	3	8	4	0	136
Strathfield	36	13	10	0	4	0	0	63
Parramatta	36	5	0	0	3	0	0	44
Inner Sydney	46	34	13	0	6	13	0	112
Southern Sydney	27	9	3	0	0	0	0	39
Northern Sydney	56	36	22	3	8	6	0	131
Other Western Sydney	55	28	8	0	16	6	0	113
South West Sydney	25	10	7	0	0	0	0	42
Central Coast	0	7	0	0	0	0	0	7
Other NSW	11	12	0	6	3	22	0	54
Other Australia	38	43	4	3	6	24	0	118
Overseas	100	61	27	14	13	16	0	231
Not Stated	5	6	7	0	0	3	41	62
Total	549	304	133	29	71	97	41	1,224

(source: ABS, Special Request Matrix)

Table A3.8 cont'd: Persons who moved into Liberty Grove by household type, 2001

Area of Residence in 1996	Household Type							Total
	Couple Family with Children	Couple Family without Children	One Parent Family	Lone Person Household	Group Household	Other Household	Not Stated/Inadequately Described	
Auburn	86.4%	13.6%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Baulkham Hills	50.0%	25.0%	0.0%	0.0%	0.0%	25.0%	0.0%	100.0%
Burwood	57.9%	15.8%	15.8%	0.0%	10.5%	0.0%	0.0%	100.0%
Canada Bay	49.3%	20.6%	19.1%	2.2%	5.9%	2.9%	0.0%	100.0%
Strathfield	57.1%	20.6%	15.9%	0.0%	6.3%	0.0%	0.0%	100.0%
Parramatta	81.8%	11.4%	0.0%	0.0%	6.8%	0.0%	0.0%	100.0%
Inner Sydney	41.1%	30.4%	11.6%	0.0%	5.4%	11.6%	0.0%	100.0%
Southern Sydney	69.2%	23.1%	7.7%	0.0%	0.0%	0.0%	0.0%	100.0%
Northern Sydney	42.7%	27.5%	16.8%	2.3%	6.1%	4.6%	0.0%	100.0%
Other Western Sydney	48.7%	24.8%	7.1%	0.0%	14.2%	5.3%	0.0%	100.0%
South West Sydney	59.5%	23.8%	16.7%	0.0%	0.0%	0.0%	0.0%	100.0%
Central Coast	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Other NSW	20.4%	22.2%	0.0%	11.1%	5.6%	40.7%	0.0%	100.0%
Other Australia	32.2%	36.4%	3.4%	2.5%	5.1%	20.3%	0.0%	100.0%
Overseas	43.3%	26.4%	11.7%	6.1%	5.6%	6.9%	0.0%	100.0%
Not Stated	8.1%	9.7%	11.3%	0.0%	0.0%	4.8%	66.1%	100.0%
Total	44.9%	24.8%	10.9%	2.4%	5.8%	7.9%	3.3%	100.0%

Table A3.8 cont'd: Persons who moved into Liberty Grove by household type, 2001

Area of Residence in 1996	Household Type							Total
	Couple Family with Children	Couple Family without Children	One Parent Family	Lone Person Household	Group Household	Other Household	Not Stated/Inadequately Described	
Auburn	3.5%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%
Baulkham Hills	1.1%	1.0%	0.0%	0.0%	0.0%	3.1%	0.0%	1.0%
Burwood	4.0%	2.0%	4.5%	0.0%	5.6%	0.0%	0.0%	3.1%
Canada Bay	12.2%	9.2%	19.5%	10.3%	11.3%	4.1%	0.0%	11.1%
Strathfield	6.6%	4.3%	7.5%	0.0%	5.6%	0.0%	0.0%	5.1%
Parramatta	6.6%	1.6%	0.0%	0.0%	4.2%	0.0%	0.0%	3.6%
Inner Sydney	8.4%	11.2%	9.8%	0.0%	8.5%	13.4%	0.0%	9.2%
Southern Sydney	4.9%	3.0%	2.3%	0.0%	0.0%	0.0%	0.0%	3.2%
Northern Sydney	10.2%	11.8%	16.5%	10.3%	11.3%	6.2%	0.0%	10.7%
Other Western Sydney	10.0%	9.2%	6.0%	0.0%	22.5%	6.2%	0.0%	9.2%
South West Sydney	4.6%	3.3%	5.3%	0.0%	0.0%	0.0%	0.0%	3.4%
Central Coast	0.0%	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
Other NSW	2.0%	3.9%	0.0%	20.7%	4.2%	22.7%	0.0%	4.4%
Other Australia	6.9%	14.1%	3.0%	10.3%	8.5%	24.7%	0.0%	9.6%
Overseas	18.2%	20.1%	20.3%	48.3%	18.3%	16.5%	0.0%	18.9%
Not Stated	0.9%	2.0%	5.3%	0.0%	0.0%	3.1%	100.0%	5.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table A3.9: Persons who moved into Newington by household type, 2001

Area of Residence in 1996	Household Type						Not Stated/Inadequately Described	Total
	Couple Family with Children	Couple Family without Children	One Parent Family	Lone Person Household	Group Household	Other Household		
Auburn	26	15	14	0	3	0	0	58
Baulkham Hills	12	13	3	0	3	0	0	31
Burwood	20	5	3	0	3	0	0	31
Canada Bay	12	5	0	3	7	0	0	27
Strathfield	26	9	6	0	0	0	0	41
Parramatta	14	10	4	0	3	3	0	34
Inner Sydney	65	24	3	0	7	3	0	102
Southern Sydney	22	4	8	0	3	0	0	37
Northern Sydney	44	25	3	3	6	0	0	81
Other Western Sydney	66	21	3	0	12	3	0	105
South West Sydney	30	7	7	0	0	6	3	53
Central Coast	0	0	0	0	0	3	0	3
Other NSW	4	8	3	0	3	7	0	25
Other Australia	29	30	4	0	7	11	3	84
Overseas	113	44	19	4	6	3	0	189
Not Stated	7	11	0	0	3	0	68	89
Total	490	231	80	10	66	39	74	990

(source: ABS, Special Request Matrix)

Table A3.9 cont'd: Persons who moved into Newington by household type, 2001

Area of Residence in 1996	Household Type							Total
	Couple Family with Children	Couple Family without Children	One Parent Family	Lone Person Household	Group Household	Other Household	Not Stated/Inadequately Described	
Auburn	44.8%	25.9%	24.1%	0.0%	5.2%	0.0%	0.0%	100.0%
Baulkham Hills	38.7%	41.9%	9.7%	0.0%	9.7%	0.0%	0.0%	100.0%
Burwood	64.5%	16.1%	9.7%	0.0%	9.7%	0.0%	0.0%	100.0%
Canada Bay	44.4%	18.5%	0.0%	11.1%	25.9%	0.0%	0.0%	100.0%
Strathfield	63.4%	22.0%	14.6%	0.0%	0.0%	0.0%	0.0%	100.0%
Parramatta	41.2%	29.4%	11.8%	0.0%	8.8%	8.8%	0.0%	100.0%
Inner Sydney	63.7%	23.5%	2.9%	0.0%	6.9%	2.9%	0.0%	100.0%
Southern Sydney	59.5%	10.8%	21.6%	0.0%	8.1%	0.0%	0.0%	100.0%
Northern Sydney	54.3%	30.9%	3.7%	3.7%	7.4%	0.0%	0.0%	100.0%
Other Western Sydney	62.9%	20.0%	2.9%	0.0%	11.4%	2.9%	0.0%	100.0%
South West Sydney	56.6%	13.2%	13.2%	0.0%	0.0%	11.3%	5.7%	100.0%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%
Other NSW	16.0%	32.0%	12.0%	0.0%	12.0%	28.0%	0.0%	100.0%
Other Australia	34.5%	35.7%	4.8%	0.0%	8.3%	13.1%	3.6%	100.0%
Overseas	59.8%	23.3%	10.1%	2.1%	3.2%	1.6%	0.0%	100.0%
Not Stated	7.9%	12.4%	0.0%	0.0%	3.4%	0.0%	76.4%	100.0%
Total	49.5%	23.3%	8.1%	1.0%	6.7%	3.9%	7.5%	100.0%

Table A3.9 cont'd: Persons who moved into Newington by household type, 2001

Area of Residence in 1996	Household Type							Total
	Couple Family with Children	Couple Family without Children	One Parent Family	Lone Person Household	Group Household	Other Household	Not Stated/Inadequately Described	
Auburn	5.3%	6.5%	17.5%	0.0%	4.5%	0.0%	0.0%	5.9%
Baulkham Hills	2.4%	5.6%	3.8%	0.0%	4.5%	0.0%	0.0%	3.1%
Burwood	4.1%	2.2%	3.8%	0.0%	4.5%	0.0%	0.0%	3.1%
Canada Bay	2.4%	2.2%	0.0%	30.0%	10.6%	0.0%	0.0%	2.7%
Strathfield	5.3%	3.9%	7.5%	0.0%	0.0%	0.0%	0.0%	4.1%
Parramatta	2.9%	4.3%	5.0%	0.0%	4.5%	7.7%	0.0%	3.4%
Inner Sydney	13.3%	10.4%	3.8%	0.0%	10.6%	7.7%	0.0%	10.3%
Southern Sydney	4.5%	1.7%	10.0%	0.0%	4.5%	0.0%	0.0%	3.7%
Northern Sydney	9.0%	10.8%	3.8%	30.0%	9.1%	0.0%	0.0%	8.2%
Other Western Sydney	13.5%	9.1%	3.8%	0.0%	18.2%	7.7%	0.0%	10.6%
South West Sydney	6.1%	3.0%	8.8%	0.0%	0.0%	15.4%	4.1%	5.4%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	7.7%	0.0%	0.3%
Other NSW	0.8%	3.5%	3.8%	0.0%	4.5%	17.9%	0.0%	2.5%
Other Australia	5.9%	13.0%	5.0%	0.0%	10.6%	28.2%	4.1%	8.5%
Overseas	23.1%	19.0%	23.8%	40.0%	9.1%	7.7%	0.0%	19.1%
Not Stated	1.4%	4.8%	0.0%	0.0%	4.5%	0.0%	91.9%	9.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table A3.10: Persons who moved into Homebush Bay by birthplace, 2001

Area of Residence in 1996	Birthplace											Total
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Rest of the Americas	Middle East	Africa	Inadequately Described	Not Stated	
Auburn	8	0	3	6	3	0	0	0	3	0	0	23
Baulkham Hills	13	0	3	0	7	0	0	0	0	0	4	27
Burwood	9	0	0	0	3	0	0	0	0	0	0	12
Canada Bay	10	0	0	3	0	0	0	0	0	0	0	13
Strathfield	5	0	0	0	3	0	0	0	0	0	0	8
Parramatta	11	0	0	0	0	0	0	0	0	0	0	11
Inner Sydney	14	0	0	0	3	0	0	0	0	0	0	17
Southern Sydney	6	0	0	0	3	0	0	0	0	0	0	9
Northern Sydney	20	0	3	3	3	0	0	3	0	0	0	32
Other Western Sydney	6	0	3	0	0	0	0	0	0	0	0	9
South West Sydney	3	0	0	3	0	0	0	0	0	0	0	6
Central Coast	0	0	0	0	0	0	0	0	0	0	0	0
Other NSW	11	0	0	0	3	0	0	0	0	0	0	14
Other Australia	19	0	4	0	3	0	0	0	0	0	0	26
Overseas	8	7	6	8	20	0	3	0	5	0	0	57
Not Stated	7	0	0	0	3	0	0	0	3	0	15	28
Total	150	7	22	23	54	0	3	3	11	0	19	292

(source: ABS, Special Request Matrix)

Table A3.10 cont'd: Persons who moved into Homebush Bay by birthplace, 2001

Area of Residence in 1996	Birthplace											Total
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Rest of the Americas	Middle East	Africa	Inadequately Described	Not Stated	
Auburn	34.8%	0.0%	13.0%	26.1%	13.0%	0.0%	0.0%	0.0%	13.0%	0.0%	0.0%	100.0%
Baulkham Hills	48.1%	0.0%	11.1%	0.0%	25.9%	0.0%	0.0%	0.0%	0.0%	0.0%	14.8%	100.0%
Burwood	75.0%	0.0%	0.0%	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Canada Bay	76.9%	0.0%	0.0%	23.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Strathfield	62.5%	0.0%	0.0%	0.0%	37.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Parramatta	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Inner Sydney	82.4%	0.0%	0.0%	0.0%	17.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Southern Sydney	66.7%	0.0%	0.0%	0.0%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Northern Sydney	62.5%	0.0%	9.4%	9.4%	9.4%	0.0%	0.0%	9.4%	0.0%	0.0%	0.0%	100.0%
Other Western Sydney	66.7%	0.0%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
South West Sydney	50.0%	0.0%	0.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other NSW	78.6%	0.0%	0.0%	0.0%	21.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Other Australia	73.1%	0.0%	15.4%	0.0%	11.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Overseas	14.0%	12.3%	10.5%	14.0%	35.1%	0.0%	5.3%	0.0%	8.8%	0.0%	0.0%	100.0%
Not Stated	25.0%	0.0%	0.0%	0.0%	10.7%	0.0%	0.0%	0.0%	10.7%	0.0%	53.6%	100.0%
Total	51.4%	2.4%	7.5%	7.9%	18.5%	0.0%	1.0%	1.0%	3.8%	0.0%	6.5%	100.0%

Table A3.10 cont'd: Persons who moved into Homebush Bay by birthplace, 2001

Area of Residence in 1996	Birthplace											Total
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Rest of the Americas	Middle East	Africa	Inadequately Described	Not Stated	
Auburn	5.3%	0.0%	13.6%	26.1%	5.6%	0.0%	0.0%	0.0%	27.3%	0.0%	0.0%	7.9%
Baulkham Hills	8.7%	0.0%	13.6%	0.0%	13.0%	0.0%	0.0%	0.0%	0.0%	0.0%	21.1%	9.2%
Burwood	6.0%	0.0%	0.0%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.1%
Canada Bay	6.7%	0.0%	0.0%	13.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.5%
Strathfield	3.3%	0.0%	0.0%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%
Parramatta	7.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.8%
Inner Sydney	9.3%	0.0%	0.0%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.8%
Southern Sydney	4.0%	0.0%	0.0%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%
Northern Sydney	13.3%	0.0%	13.6%	13.0%	5.6%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	11.0%
Other Western Sydney	4.0%	0.0%	13.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%
South West Sydney	2.0%	0.0%	0.0%	13.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%
Central Coast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other NSW	7.3%	0.0%	0.0%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.8%
Other Australia	12.7%	0.0%	18.2%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.9%
Overseas	5.3%	100.0%	27.3%	34.8%	37.0%	0.0%	100.0%	0.0%	45.5%	0.0%	0.0%	19.5%
Not Stated	4.7%	0.0%	0.0%	0.0%	5.6%	0.0%	0.0%	0.0%	27.3%	0.0%	78.9%	9.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%

Table A3.11: Persons who moved into Liberty Grove by birthplace, 2001

Area of Residence in 1996	Birthplace											Total
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Rest of the Americas	Middle East	Africa	Inadequately Described	Not Stated	
Auburn	3	0	0	12	7	0	0	0	0	0	0	22
Baulkham Hills	12	0	0	0	3	0	0	0	0	0	0	15
Burwood	19	0	4	0	10	0	3	0	0	0	0	36
Canada Bay	80	6	3	12	26	3	0	4	6	0	3	143
Strathfield	34	3	3	0	23	0	3	0	0	0	0	66
Parramatta	24	0	3	0	17	0	0	0	3	0	0	47
Inner Sydney	52	3	3	4	48	0	0	0	6	0	3	119
Southern Sydney	23	0	3	0	8	0	0	0	0	0	0	34
Northern Sydney	54	6	12	13	40	3	3	0	6	0	3	140
Other Western Sydney	55	3	3	6	37	0	0	0	0	0	3	107
South West Sydney	30	0	0	3	16	0	0	3	3	0	0	55
Central Coast	10	0	0	0	0	0	0	0	0	0	0	10
Other NSW	57	0	3	3	0	0	0	0	0	0	0	63
Other Australia	76	3	10	4	19	3	0	0	0	0	0	115
Overseas	17	22	33	8	142	8	4	0	7	0	0	241
Not Stated	12	0	0	0	8	0	0	3	0	0	42	65
Total	558	46	80	65	404	17	13	10	31	0	54	1,278

(source: ABS, Special Request Matrix)

Table A3.11 cont'd: Persons who moved into Liberty Grove by birthplace, 2001

Area of Residence in 1996	Birthplace											Total
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Rest of the Americas	Middle East	Africa	Inadequately Described	Not Stated	
Auburn	13.6%	0.0%	0.0%	54.5%	31.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Baulkham Hills	80.0%	0.0%	0.0%	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Burwood	52.8%	0.0%	11.1%	0.0%	27.8%	0.0%	8.3%	0.0%	0.0%	0.0%	0.0%	100.0%
Canada Bay	55.9%	4.2%	2.1%	8.4%	18.2%	2.1%	0.0%	2.8%	4.2%	0.0%	2.1%	100.0%
Strathfield	51.5%	4.5%	4.5%	0.0%	34.8%	0.0%	4.5%	0.0%	0.0%	0.0%	0.0%	100.0%
Parramatta	51.1%	0.0%	6.4%	0.0%	36.2%	0.0%	0.0%	0.0%	6.4%	0.0%	0.0%	100.0%
Inner Sydney	43.7%	2.5%	2.5%	3.4%	40.3%	0.0%	0.0%	0.0%	5.0%	0.0%	2.5%	100.0%
Southern Sydney	67.6%	0.0%	8.8%	0.0%	23.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Northern Sydney	38.6%	4.3%	8.6%	9.3%	28.6%	2.1%	2.1%	0.0%	4.3%	0.0%	2.1%	100.0%
Other Western Sydney	51.4%	2.8%	2.8%	5.6%	34.6%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	100.0%
South West Sydney	54.5%	0.0%	0.0%	5.5%	29.1%	0.0%	0.0%	5.5%	5.5%	0.0%	0.0%	100.0%
Central Coast	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Other NSW	90.5%	0.0%	4.8%	4.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Other Australia	66.1%	2.6%	8.7%	3.5%	16.5%	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Overseas	7.1%	9.1%	13.7%	3.3%	58.9%	3.3%	1.7%	0.0%	2.9%	0.0%	0.0%	100.0%
Not Stated	18.5%	0.0%	0.0%	0.0%	12.3%	0.0%	0.0%	4.6%	0.0%	0.0%	64.6%	100.0%
Total	43.7%	3.6%	6.3%	5.1%	31.6%	1.3%	1.0%	0.8%	2.4%	0.0%	4.2%	100.0%

Table A3.11 cont'd: Persons who moved into Liberty Grove by birthplace, 2001

Area of Residence in 1996	Birthplace											Total
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Rest of the Americas	Middle East	Africa	Inadequately Described	Not Stated	
Auburn	0.5%	0.0%	0.0%	18.5%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%
Baulkham Hills	2.2%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%
Burwood	3.4%	0.0%	5.0%	0.0%	2.5%	0.0%	23.1%	0.0%	0.0%	0.0%	0.0%	2.8%
Canada Bay	14.3%	13.0%	3.8%	18.5%	6.4%	17.6%	0.0%	40.0%	19.4%	0.0%	5.6%	11.2%
Strathfield	6.1%	6.5%	3.8%	0.0%	5.7%	0.0%	23.1%	0.0%	0.0%	0.0%	0.0%	5.2%
Parramatta	4.3%	0.0%	3.8%	0.0%	4.2%	0.0%	0.0%	0.0%	9.7%	0.0%	0.0%	3.7%
Inner Sydney	9.3%	6.5%	3.8%	6.2%	11.9%	0.0%	0.0%	0.0%	19.4%	0.0%	5.6%	9.3%
Southern Sydney	4.1%	0.0%	3.8%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%
Northern Sydney	9.7%	13.0%	15.0%	20.0%	9.9%	17.6%	23.1%	0.0%	19.4%	0.0%	5.6%	11.0%
Other Western Sydney	9.9%	6.5%	3.8%	9.2%	9.2%	0.0%	0.0%	0.0%	0.0%	0.0%	5.6%	8.4%
South West Sydney	5.4%	0.0%	0.0%	4.6%	4.0%	0.0%	0.0%	30.0%	9.7%	0.0%	0.0%	4.3%
Central Coast	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%
Other NSW	10.2%	0.0%	3.8%	4.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.9%
Other Australia	13.6%	6.5%	12.5%	6.2%	4.7%	17.6%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%
Overseas	3.0%	47.8%	41.3%	12.3%	35.1%	47.1%	30.8%	0.0%	22.6%	0.0%	0.0%	18.9%
Not Stated	2.2%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	30.0%	0.0%	0.0%	77.8%	5.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%

Table A3.12: Persons who moved into Newington by birthplace, 2001

Area of Residence in 1996	Birthplace											Total
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Rest of the Americas	Middle East	Africa	Inadequately Described	Not Stated	
Auburn	14	3	3	0	42	0	0	0	0	0	0	62
Baulkham Hills	15	0	3	3	15	0	0	0	0	0	0	36
Burwood	14	0	0	0	9	0	0	0	0	0	4	27
Canada Bay	20	0	0	0	6	0	0	0	0	0	0	26
Strathfield	19	0	0	0	20	0	0	0	0	0	5	44
Parramatta	13	0	3	0	16	0	0	0	0	0	0	32
Inner Sydney	40	3	9	7	47	3	0	4	0	3	0	116
Southern Sydney	14	0	0	0	23	0	0	0	3	0	0	40
Northern Sydney	31	3	0	4	37	0	3	0	0	0	0	78
Other Western Sydney	41	0	0	0	45	0	9	3	3	0	0	101
South West Sydney	19	0	0	3	17	0	3	6	0	0	3	51
Central Coast	5	3	0	0	0	0	0	0	0	0	0	8
Other NSW	24	0	0	0	0	0	0	0	0	0	0	24
Other Australia	54	0	0	4	25	3	0	0	0	0	0	86
Overseas	12	11	14	4	144	0	0	3	4	0	0	192
Not Stated	7	0	4	0	11	0	0	0	0	0	67	89
Total	342	23	36	25	457	6	15	16	10	3	79	1,012

(source: ABS, Special Request Matrix)

Table A3.12 cont'd: Persons who moved into Newington by birthplace, 2001

Area of Residence in 1996	Birthplace											Total
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Rest of the Americas	Middle East	Africa	Inadequately Described	Not Stated	
Auburn	22.6%	4.8%	4.8%	0.0%	67.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Baulkham Hills	41.7%	0.0%	8.3%	8.3%	41.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Burwood	51.9%	0.0%	0.0%	0.0%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	14.8%	100.0%
Canada Bay	76.9%	0.0%	0.0%	0.0%	23.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Strathfield	43.2%	0.0%	0.0%	0.0%	45.5%	0.0%	0.0%	0.0%	0.0%	0.0%	11.4%	100.0%
Parramatta	40.6%	0.0%	9.4%	0.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Inner Sydney	34.5%	2.6%	7.8%	6.0%	40.5%	2.6%	0.0%	3.4%	0.0%	2.6%	0.0%	100.0%
Southern Sydney	35.0%	0.0%	0.0%	0.0%	57.5%	0.0%	0.0%	0.0%	7.5%	0.0%	0.0%	100.0%
Northern Sydney	39.7%	3.8%	0.0%	5.1%	47.4%	0.0%	3.8%	0.0%	0.0%	0.0%	0.0%	100.0%
Other Western Sydney	40.6%	0.0%	0.0%	0.0%	44.6%	0.0%	8.9%	3.0%	3.0%	0.0%	0.0%	100.0%
South West Sydney	37.3%	0.0%	0.0%	5.9%	33.3%	0.0%	5.9%	11.8%	0.0%	0.0%	5.9%	100.0%
Central Coast	62.5%	37.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Other NSW	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Other Australia	62.8%	0.0%	0.0%	4.7%	29.1%	3.5%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Overseas	6.3%	5.7%	7.3%	2.1%	75.0%	0.0%	0.0%	1.6%	2.1%	0.0%	0.0%	100.0%
Not Stated	7.9%	0.0%	4.5%	0.0%	12.4%	0.0%	0.0%	0.0%	0.0%	0.0%	75.3%	100.0%
Total	33.8%	2.3%	3.6%	2.5%	45.2%	0.6%	1.5%	1.6%	1.0%	0.3%	7.8%	100.0%

Table A3.12 cont'd: Persons who moved into Newington by birthplace, 2001

Area of Residence in 1996	Birthplace											Total
	Australia	Oceania	UK/Ireland	Other Europe	Asia	North America	Rest of the Americas	Middle East	Africa	Inadequately Described	Not Stated	
Auburn	4.1%	13.0%	8.3%	0.0%	9.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.1%
Baulkham Hills	4.4%	0.0%	8.3%	12.0%	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.6%
Burwood	4.1%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.1%	2.7%
Canada Bay	5.8%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%
Strathfield	5.6%	0.0%	0.0%	0.0%	4.4%	0.0%	0.0%	0.0%	0.0%	0.0%	6.3%	4.3%
Parramatta	3.8%	0.0%	8.3%	0.0%	3.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%
Inner Sydney	11.7%	13.0%	25.0%	28.0%	10.3%	50.0%	0.0%	25.0%	0.0%	100.0%	0.0%	11.5%
Southern Sydney	4.1%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	4.0%
Northern Sydney	9.1%	13.0%	0.0%	16.0%	8.1%	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%	7.7%
Other Western Sydney	12.0%	0.0%	0.0%	0.0%	9.8%	0.0%	60.0%	18.8%	30.0%	0.0%	0.0%	10.0%
South West Sydney	5.6%	0.0%	0.0%	12.0%	3.7%	0.0%	20.0%	37.5%	0.0%	0.0%	3.8%	5.0%
Central Coast	1.5%	13.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%
Other NSW	7.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%
Other Australia	15.8%	0.0%	0.0%	16.0%	5.5%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.5%
Overseas	3.5%	47.8%	38.9%	16.0%	31.5%	0.0%	0.0%	18.8%	40.0%	0.0%	0.0%	19.0%
Not Stated	2.0%	0.0%	11.1%	0.0%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	84.8%	8.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%