



**FACT SHEET 3
HOUSING**

The Plan concentrates development on centres, towns, villages and neighbourhoods, with two-thirds of all new housing to be within walking distance of jobs, shops, services and public transport. Eighty per cent of suburban streets are protected from increased density.

The Plan determines that 30 to 40 per cent of new housing will be provided in new land release areas. The remaining 60 to 70 per cent will be in Sydney's existing areas. This split minimises Sydney's urban footprint, ensuring the Plan provides a balanced approach to growth.

Sydney in 2005		Sydney in 2031
A population of 4.2 million people	→	A population of 5.3 million people
POPULATION GROWTH OF 1.1 MILLION PEOPLE BY 2031		
Around 300,000 one-person households	→	More than 600,000 one-person households
SINGLE HOUSEHOLDS WILL GO FROM 22 PER CENT TO 30 PER CENT OF ALL SYDNEY'S HOUSING		
With more single or two-person households, more people aged 55 and over, and increasing affluence, Sydney's average household size will drop from 2.65 to 2.36 people per private dwelling. While our population will rise by 30 per cent, our demand for housing will increase by 46 per cent.		
1.6 million homes in Sydney	→	2.2 million homes in Sydney
AN EXTRA 640,000 NEW HOMES REQUIRED IN SYDNEY TO 2031 THIS IS OVER 23,000 HOMES EACH YEAR		

SPLIT OF HOUSING CAPACITY TARGETS ACROSS SYDNEY'S EXISTING CENTRES, FORECAST TO 2031		
Global City, Regional Cities and Specialised Centres	→	90,000 homes - 20 per cent of Sydney's new homes
Major Centres	→	45,000 homes - 10 per cent of Sydney's new homes
Town Centres, Villages, Neighbourhood Centres	→	230,000 homes - 52 per cent of Sydney's new homes
Suburban areas not near centres	→	80,000 homes - 18 per cent of Sydney's new homes

Recognising the need for a mix of housing types and densities across Sydney's local government areas, the Plan will concentrate mid to high density development in larger centres and will also increase density in towns and villages and neighbourhood centres, but with a lower scale.

Over 30 per cent of new housing in existing areas to 2031 will be in the three corridors covering Parramatta to Sydney City, the Sydney City to Airport and North Sydney to Macquarie Park.

The State Government agency Landcom will have its role extended so it becomes an advocate and agent for well-designed, well-located urban renewal housing projects.

The Plan addresses affordable housing issues by catering for an adequate housing supply, creating an Interdepartmental Committee and supporting the use of planning mechanisms to supply housing for people on lower incomes.

Potential Additional Dwellings to 2031 overleaf...

POTENTIAL ADDITIONAL DWELLINGS IN GREENFIELD AND EXISTING AREAS TO 2013*

SUBREGION*	EXISTING DWELLINGS 2004	% IN 2004	NEW IN GREENFIELD AND RURAL AREAS	NEW IN EXISTING AREAS	TOTAL ADDITIONAL TO 2013	% CHANGE	TOTAL IN 2013	% IN 2013
SYDNEY CITY	76,833	5%	0	31,380	31,380	41%	108,213	6%
EAST	122,184	8%	0	12,960	12,960	11%	135,144	7%
SOUTH	248,629	16%	50	26,635	26,685	11%	275,313	15%
INNER WEST	95,198	6%	0	15,455	15,455	16%	110,653	6%
INNER NORTH	129,256	8%	0	11,552	11,552	9%	140,808	8%
NORTH	88,024	6%	690	10,010	10,700	12%	98,724	5%
NORTH EAST	90,081	6%	1,770	5,245	7,015	8%	97,096	5%
WEST CENTRAL	228,297	14%	235	35,665	35,900	16%	264,197	14%
NORTH WEST	250,924	16%	25,865	15,255	41,120	16%	292,044	16%
SOUTH WEST	128,570	8%	22,212	12,128	34,340	27%	162,910	9%
CENTRAL COAST	139,016	9%	5,265	13,130	18,395	13%	157,411	9%
TOTAL	1,597,012		56,087	189,415	245,502	15%	1,842,514	

*SOURCE: 2004 DEPARTMENT OF PLANNING