

Dwelling structure and household composition

2021 CENSUS FACTSHEET

Prepared for the City of Ryde Council



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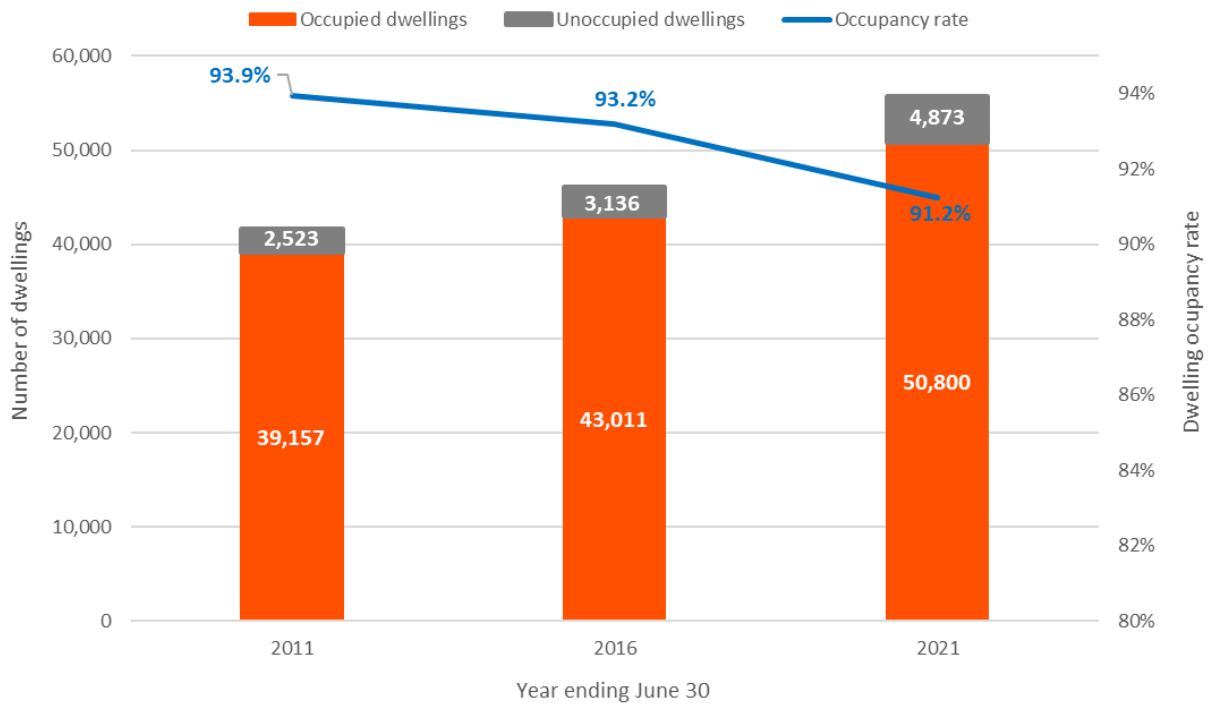
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1. Introduction

Analysis of dwelling structure and household composition is an important determinant of residential role and function. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families. The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres. Along with being an important role and function indicator, household composition also describes an area's settlement era and provides key insights into the level of demand for services and facilities, as most are related to age and household types.

2. Dwelling structure summary

- There were 55,673 private dwellings in the City of Ryde in 2021, an increase of 9,526 (+20%) since 2016. This significant increase relates to record levels of mainly high-density development in the City, as seen in the annual residential building approval statistics, particularly during the 2015-2018 period.
- The occupancy rate of private dwellings in 2021 was 91%, a decrease from 93% in 2016 and could be related to a portion of private dwellings being unoccupied due to Covid-19 related impacts.
- High-density dwellings are now the dominant City of Ryde dwelling type. In 2021, high-density dwellings made up 44% of the City's private dwelling stock, an increase of 11% from 2016, when high-density dwellings made up 33% of all private housing stock. In addition, 95% of new dwellings since 2016 are high-density.
- On the other hand, separate house dwellings decreased in proportion and now make up 38.9% of the City's dwelling stock. Medium density dwellings have increased in number but fell in proportion to all private dwellings.
- The number of one and two-bedroom households has increased since 2016 and is related to the volume of new high-density housing in the City. Five-or more-bedroom households also increased in number and proportion since 2016, likely due to housing renovations and expansions/upsizing.



Private dwelling totals and occupancy rates, City of Ryde 2011-2021

2.1 Local analysis

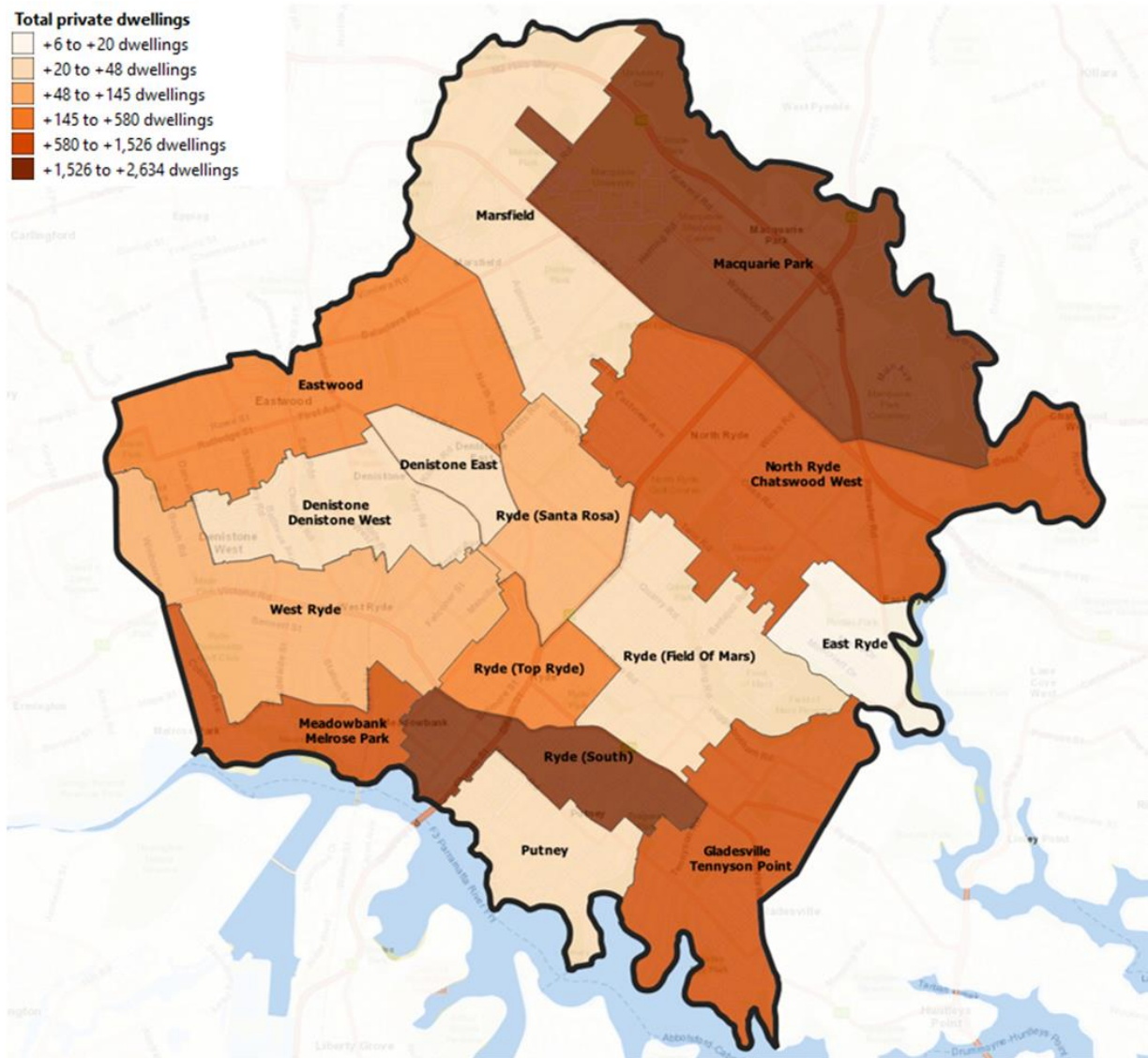
- ▣ Almost 9,690 new private dwellings were built in the City of Ryde between 2016 and 2021. Of those, 2,634 (27.2%) were constructed in Ryde (South), 2,594 (26.8%) in Macquarie Park and 1,526 (15.8%) in North Ryde – Chatswood West.

- ▣ In 2016, West Ryde, Marsfield and Eastwood were small areas of the City with most private dwellings. By 2021, Macquarie Park, North Ryde – Chatswood West and Ryde (South) became the small areas with the greatest number of dwellings.

- ▣ Areas with the least growth between 2016 and 2021 in terms of private dwellings were East Ryde, Putney and Denistone East.

Area	Total dwellings 2016	Total dwellings 2021	Change 2016- 2021
Denistone - Denistone West	1,596	1,644	+48
Denistone East	741	778	+37
East Ryde	858	864	+6
Eastwood	4,908	5,488	+580
Gladesville - Tennyson Point	4,489	5,248	+759
Macquarie Park	3,550	6,144	+2,594
Marsfield	5,251	5,289	+38
Meadowbank - Melrose Park	2,783	3,562	+779
North Ryde - Chatswood West	4,126	5,652	+1,526
Putney	1,427	1,455	+28
Ryde (Field Of Mars)	2,472	2,513	+41
Ryde (Santa Rosa)	2,300	2,369	+69
Ryde (South)	2,940	5,574	+2,634
Ryde (Top Ryde)	3,125	3,526	+401
West Ryde	5,398	5,543	+145
City of Ryde	45,964	55,649	+9,685

Private dwellings by small area, City of Ryde 2016-2021



Private dwellings by small area, City of Ryde 2016-2021

2.2 Dwelling types

- ▣ High-density development has been increasing in the City of Ryde for more than 15 years. Almost 95% of the 9,685 dwellings built between 2016 and 2021 were high-density dwellings, with medium-density dwellings composing 4% of all new dwelling stock and separate houses 2%.
- ▣ Within the City, there is a diversity of dwelling stock; over time, some suburbs have transformed to high-density housing more than others. However, areas such as Denistone – Denistone West, Denistone East, East Ryde and Putney still have a significant portion of their dwelling stock as separate houses.
- ▣ Medium density dwellings are most common in Marsfield, Denistone East, Ryde (Field of Mars) and Ryde (Santa Rosa).

- High-density dwellings are the dominant dwelling type in Macquarie Park, Meadowbank – Melrose Park, Ryde (South) and Ryde (Top Ryde).

Area	Separate House (%)	Medium density (%)	High-density (%)
Denistone - Denistone West	83%	17%	0%
Denistone East	75%	25%	0%
East Ryde	93%	7%	0%
Eastwood	52%	21%	26%
Gladesville - Tennyson Point	44%	14%	42%
Macquarie Park	0%	11%	88%
Marsfield	30%	52%	18%
Meadowbank - Melrose Park	16%	2%	82%
North Ryde - Chatswood West	57%	15%	28%
Putney	83%	17%	0%
Ryde (Field Of Mars)	69%	23%	8%
Ryde (Santa Rosa)	56%	23%	21%
Ryde (South)	18%	5%	76%
Ryde (Top Ryde)	19%	7%	73%
West Ryde	40%	16%	43%
City of Ryde	39%	17%	44%

Dwelling types within the City of Ryde, 2021

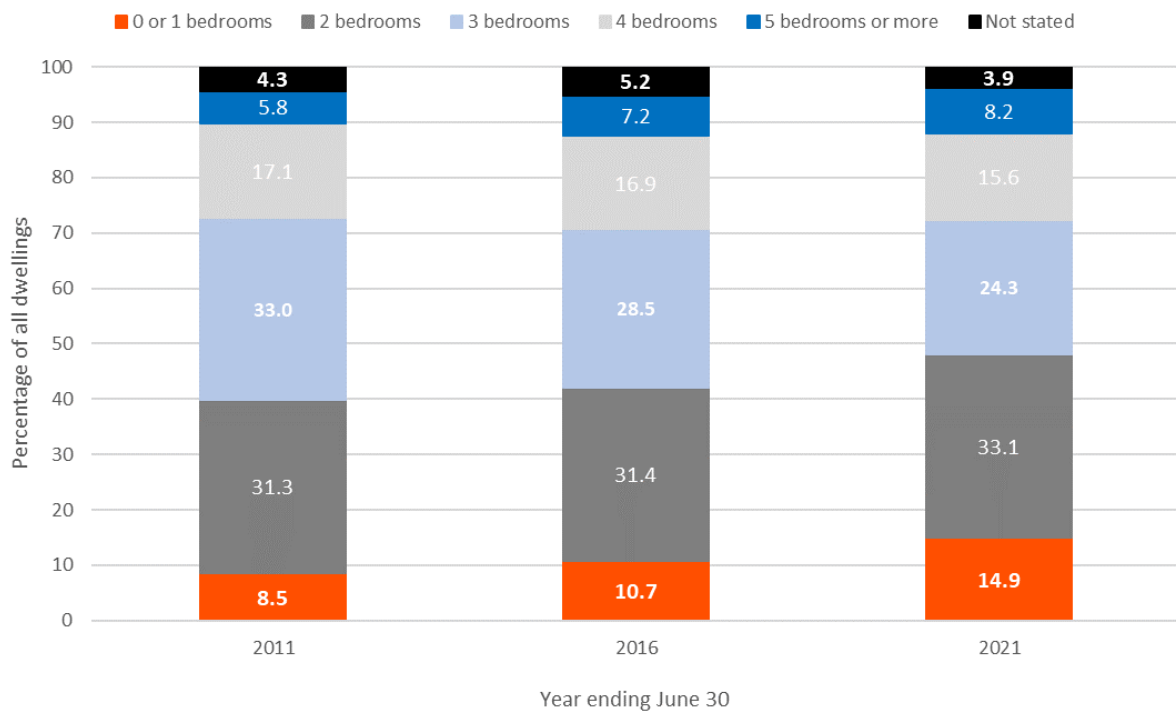
DEFINITION

- **Separate House** - all free-standing dwellings separated from neighbouring dwellings.
- **Medium density** - semi-detached, row/terrace, townhouses, villa units, plus flats and apartments in blocks of 1 or 2 storeys.
- **High density** - flats and apartments in 3-storey and larger blocks.

2.3 Number of bedrooms

- Two-bedroom dwellings are the most common number of bedrooms per dwelling in the City of Ryde (33%), followed by 3-bedroom dwellings (24%) and 4-bedroom dwellings (16%).
- Compared to Greater Sydney, the City of Ryde has a higher proportion of 0-1 bedroom and 2-bedroom dwellings. Conversely, the City has a lower proportion of 3, 4 or 5-plus bedroom dwellings than Greater Sydney.

- Over time, the proportion of 0-1 bedroom dwellings in the City of Ryde increased and is related to more high-density dwellings being constructed in the City. Likewise, but to a lesser extent, the proportion of 2-bedroom dwellings has increased.
- The proportion of 3-bedroom and 4-bedroom dwellings has decreased over time but the proportion of “5-bedroom or more” dwellings has been increasing, likely a result of dwelling upsizing and extensions, especially in areas such as Denistone-Denistone West, Denistone East, Ryde (Santa Rosa), Putney and Ryde (Field of Mars) where the proportion of dwellings with 5 or more bedrooms increased by around 4% since 2016.



Number of bedrooms per dwelling, City of Ryde 2011-2021

2.4 Non-private dwellings

'Non-private dwellings' provide communal accommodation such as nursing homes, army barracks, staff quarters, boarding houses or homeless shelters. In the City of Ryde, these dwellings are most likely to be student accommodation/residence halls, nursing homes or other welfare institutions such as group homes.

- The number of non-private dwellings in the City of Ryde declined between 2016 and 2021, from 92 to 65.
- Areas with increases in non-private dwellings since 2016 were West Ryde (16 in 2021 compared to 9 in 2016), Ryde (Santa Rose) (4 in 2021, none in 2016) and Ryde (South) (6 in 2016, 9 in 2021).

- All other parts of the City experienced declines in the number of non-private dwellings since 2016 or no change. The most significant declines of non-private dwellings were in North Ryde – Chatswood West (16 in 2016, 8 in 2021), Denistone-Denistone West (7 in 2016, none in 2021), Eastwood (5 in 2016, none in 2021) and Macquarie Park (18 in 2016, 14 in 2021).
- These decreases in the number of non-private dwellings could be related to fewer overseas students in the City in 2021 due to Covid-19-related impacts on international students in Australia.

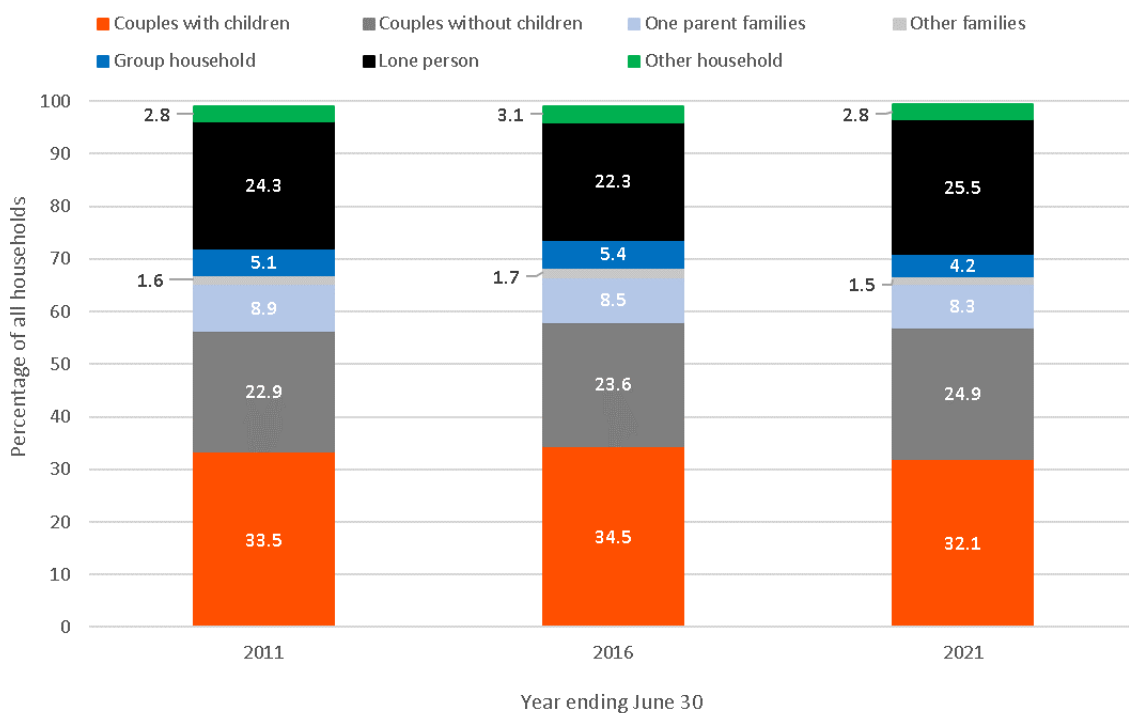
3. Household composition summary

- Couples with children make up the most significant proportion of households in the City of Ryde, but the trend is showing a decrease. Conversely, couples without children and lone-person households are increasing in proportion over time.
- Within the City, suburbs have very different household compositions. For example, Macquarie Park, as a largely student populated area, has a significantly higher proportion of lone person and couple without children households compared to areas such as Denistone East, where couple without children households make up over 50% of all households but where lone person and couple without children proportions are low.
- Average household size has been decreasing in the City of Ryde and is primarily driven by more 1 and 2-person households and fewer 3 (or more) person households. This is related to the increased number of high-density dwellings in the City and some other demographic factors such as aging in place.

3.1 Household composition overview

- In the City of Ryde, 32.1% of households were couples with children in 2021, compared with 34.4% in Greater Sydney. Couples with children as a proportion of all households decreased between 2016 and 2021.
- Couples without children increased slightly between 2016 and 2021 and now represent 24.9% of households, compared to 23.3% in Greater Sydney. This change was driven by an increase in younger couples without children (aged 15-44 years), which in 2021 represented 12.4% of households (up from 11.1% in 2016).

- The proportion of one-parent family households is lower than in Greater Sydney (10.5%) and has remained almost the same since 2016 (8.5%), representing 8.3% of City of Ryde households in 2021.
- Lone-person households are the second largest in the City of Ryde as of 2021 and represent 25.5% of all households, higher than 22.2% in Greater Sydney.
- Most growth of lone-person households is in younger age groups (15-44 years), where the proportion increased from 7.1% in 2016 to 10.6% of all households in 2021. This increase is related to the growth in high-density dwellings within the City.
- Group households as a proportion of all households declined slightly between 2016 (5.4%) and 2021 (4.2%), slightly higher than in Greater Sydney (4%). This household type may have decreased in proportion due to Covid-19. Declines in group households were also recorded in Greater Sydney (-0.5%),



Household composition, City of Ryde 2011-2021

- East Ryde has the highest proportion of couples with children households (50.7%), whereas Macquarie Park has the lowest (16.5%).
- Meadowbank – Melrose Park has the highest proportion of couples without children (29.7%), whereas Ryde (Field of Mars) has the lowest (18.6%).

- ▣ Ryde (Santa Rosa) has the highest proportion of one-parent families (10.5%), whereas Macquarie Park has the lowest (5.9%).

- ▣ Macquarie Park has the highest proportion of other families (2.5%), whereas Denistone – Denistone West has the lowest (0.8%). Other families' includes any household of related individuals where a parent-child or couple relationship does not exist (e.g. siblings, uncle/nephew, grandparent-grandchild.)

- ▣ Macquarie Park has the highest proportion of group households (7.4%), whereas Denistone East has the lowest (1.1%).

- ▣ Macquarie Park has the highest proportion of lone-person households (33.3%), whereas Denistone East has the lowest (15.3%).

Area	Couples with children	Couples w/out children	One parent families	Other families	Group household	Lone person
Denistone - Denistone West	45.9%	26.7%	8.6%	0.8%	2.4%	13.9%
Denistone East	50.6%	19.7%	10.2%	0.9%	1.1%	15.3%
East Ryde	50.7%	24.6%	6.9%	1.4%	1.8%	12.5%
Eastwood	37.4%	23.5%	10.1%	1.2%	4.9%	19.3%
Gladesville - Tennyson Point	31.2%	23.3%	8.1%	1.0%	2.3%	31.2%
Macquarie Park	16.5%	29.0%	5.9%	2.5%	7.3%	33.3%
Marsfield	30.2%	23.6%	8.5%	1.3%	6.1%	26.9%
Meadowbank - Melrose Park	23.5%	29.7%	6.2%	1.6%	3.9%	32.4%
North Ryde - Chatswood West	36.7%	25.1%	8.6%	1.1%	3.8%	20.8%
Putney	46.6%	26.3%	8.0%	1.0%	1.3%	14.1%
Ryde (Field Of Mars)	42.1%	18.6%	10.1%	1.4%	2.1%	22.8%
Ryde (Santa Rosa)	38.0%	19.9%	10.3%	1.4%	2.9%	24.6%
Ryde (South)	28.2%	29.3%	7.0%	1.6%	4.5%	25.5%
Ryde (Top Ryde)	25.4%	22.6%	8.9%	1.8%	5.5%	32.4%
West Ryde	31.8%	23.9%	9.3%	1.9%	4.2%	25.7%
City of Ryde	32.1%	24.9%	8.3%	1.5%	4.2%	25.5%
Greater Sydney	34.4%	23.3%	10.5%	1.2%	4.0%	22.2%

Household composition within the City of Ryde, 2021

3.2 Household size

- ▣ The average household size in the City of Ryde has decreased over time. In 2016, there were 2.61 persons per occupied dwelling; by 2021, this fell to 2.47 persons per dwelling.
- ▣ Two-person households composed 32.6% of all City of Ryde households, similar to Greater Sydney (32.8%). This was followed by 1-person households (26.5% of households). Three-person households comprised 17.5% of all City of Ryde households, and 15.7% were four-person households.
- ▣ Between 2016 and 2021, the proportion of one-person households increased by 3.2%, likely related to more high-density apartments in the area but also an increase in the number of older lone persons. The proportion of two-person households also increased between 2016 and 2021 (+1.8%), whereas all larger household sizes decreased in proportion.

Household size	City of Ryde 2021	Change since 2016	Greater Sydney 2021
1 person	26.5%	+3.2%	23.2%
2 persons	32.6%	+1.8%	30.7%
3 persons	17.5%	-1.0%	17.2%
4 persons	15.7%	-1.8%	17.3%
5 persons	5.3%	-1.4%	7.3%
6 or more persons	2.5%	-0.8%	4.2%

Household size in the City of Ryde 2016-2021, compared to Greater Sydney

- ▣ Macquarie Park had the largest proportion of 1-person households (35.5%), whereas East Ryde had the lowest (13.5%). Macquarie Park also had the highest proportion of 2-person households (40.8%), whereas Denistone East had the lowest (23.9%).
- ▣ Eastwood had the highest proportion of 3-person households (19.7%), whereas Gladesville – Tennyson Point had the lowest (15.1%). East Ryde had the highest proportion of 4-person households (27%), whereas Macquarie Park had the lowest (6.6%).
- ▣ Putney had the highest proportion of 5-person households (10.7%), whereas Macquarie Park had the lowest (1.7%). Denistone East had the highest proportion of 6 (or more) person households (5.6%), whereas Macquarie Park had the lowest (0.1%).