

Client

Frasers Property

Project

Chippendale Social Context Report

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1 Introduction

The Sydney Statistical Division 2006 (SD 105) covers a geographic area of 12,143 sq Kms. The Chippendale Suburb area (SSC 11531) covers an area of 0.7 sq Kms.

1.1 Selected Averages

Table 1: Comparison of Selected Averages

	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2006 (SD 105)
Median Age	30	32	36
Median Monthly Housing Loan Repayments	\$1400-\$1599	\$2000-\$2999	\$1600-1699
Median Weekly Rent	\$250-299	\$275-\$349	\$225-274
Median Weekly Individual Income	\$500-\$599	\$600-799	\$400-\$599
Median Weekly Family Income	\$1500-\$1999	\$1400-1699	\$1200-\$1399
Median Weekly Household Income	\$1000-\$1199	\$1000-\$1199	\$1000-\$1199
Mean Household Size	1.9	2.0	2.7

2 Community Profile – Comparing Selected Factors

Table 2: Selected Characteristics

	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2006 (SD 105)
Born Overseas	1195 (30.6%)	1327 (27.4%)	1,303,976 (31.4%)
Born in Australia	1556 (39.8%)	1411 (29.1%)	2,475,093 (59.7%)
Speaks other Language	801 (20.5%)	1017 (21.0%)	1,203,540 (29.0%)
Speaks English only	1955 (50%)	1725 (35.6%)	2,622,435 (63.2%)
Aboriginal and Torres Strait Islanders	29 (0.7%)	80 (1.6%)	43,724 (1.1%)
TOTAL PERSONS	3910	4850	4,148,571

Table 3: Country of Birth

	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2006 (SD 105)
Australia	1556 (39.8%)	1411 (29.1%)	2,475,093 (59.7%)
New Zealand	119 (5.4%)	83 (1.7%)	80,694 (1.9%)
United Kingdom	159 (4.1%)	141 (2.9%)	174,042 (4.2%)
China (excludes SARs and Taiwan Province)	95 (2.4%)	264 (5.4%)	109,081 (2.6%)
Korea, Republic of (South)	69 (1.8%)	80 (1.6%)	32,057 (0.8%)
Indonesia	67 (1.7%)	80 (1.6%)	20,529 (0.5%)
TOTAL	3907	4850	4,148,570

- The 'Country of Birth' table is a representation of the six largest categories from the original Australian Bureau of Statistics table. Only the top six categories were chosen since after this point the proportions became very similar with no significant majorities

Table 4: Language Spoken at Home

	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2006 (SD 105)
Speaks English Only	1955 (50.1%)	1725 (35.6%)	2,622,435 (63.2%)
Chinese Languages	256 (6.7%)	445 (9.2%)	234,433 (5.7%)
Korean	65 (1.7%)	70 (1.4%)	35,857 (0.9%)
Vietnamese	53 (1.4%)	43 (0.9%)	72,656 (1.8%)
Indonesian	52 (1.3%)	60 (1.2%)	18,166 (0.4%)
TOTAL	3908	4848	4,148,571

The 'Language Spoken at Home' table is a representation of the five largest categories from the original Australian Bureau of Statistics table. Only the top five categories were chosen since after this point the proportions became very similar with no significant majorities.

Table 5: Family Type by numbers of families (in occupied private dwellings)

Selected Category	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2006 (SD 105)
Couple Family with children	57 (10.9%)	64 (12.5%)	523,813 (49.3%)
Couple family without children	369 (70.4%)	366 (71.3%)	352,715 (33.2%)
One parent family	47 (9%)	38 (7.4%)	166,198 (15.6%)
Other Family	51 (9.7%)	45 (8.8%)	20,657 (1.9%)
TOTAL	524	513	1,063,383

- The main family type in Chippendale (2006) is Couple families without children;
- In contrast, the majority family type in wider Sydney is Couple families.

Table 6: Dwelling Structure

Selected Category	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2006 (SD 105)
Separate House	5 (0.003%)	20 (1.0%)	939,073 (61.7%)
Semi-detached, row or terrace house, town house etc	349 (19.5%)	427 (21.4%)	180,164 (11.8%)
Flat, unit or apartment (total)	1166 (65%)	1522 (76.3%)	360,678 (25.7%)
1-2 storey (of total apartments)	27 (2.3%)	65 (4.2%)	102,588 (26.3%)
3 storey (of total apartments)	242 (20.8%)	344 (22.6%)	137,517 (35.2%)
4 + storey (of total apartments)	897 (76.9%)	1109 (72.9%)	147,580 (37.8%)
Other dwelling (caravan, sleepers out, house or flat attached to a shop office etc.)	53 (3%)	25 (1.3%)	10,232 (0.7%)
TOTAL	1793	1994	1,521,462

- In Chippendale the overwhelming majority (56%) of Chippendale dwellings were in four or more storey apartment blocks;
- The predominant house type is semi-detached.

2.1 Dwelling Structure by Tenure Type & Landlord Type

- Of the 1996 dwellings in Chippendale 43% are rental tenure (Sydney average 30%)
- With approx. 100 dwellings in the area the State Housing Authority is a significant landowner in Chippendale.
- Only 346 dwellings (17.3%) in Chippendale are owned or are in the process of being owned about one third that of the Sydney average of 61.1%

Table 7: Non-School Qualification: Level of Education

Category	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2001 (SD 105)
Bachelor degree and above	1004 (32.2%)	Not yet released	518,839 (16.5%)
Advanced diploma and Diploma	242 (7.8%)	Not yet released	215,880 (6.9%)
Certificate	285 (9.1%)	Not yet released	482,910 (15.3%)
Not Stated	617 (19.8%)	Not yet released	398,923 (12.7%)
Not Applicable	971 (31.1%)	Not yet released	1,532,637 (48.7%)
TOTAL	3119	Not yet released	3149189

- Chippendale (2001) has almost double the Sydney average of people having achieved a bachelor degree and/or a higher qualification.

Table 8: Non School Qualification: Selected Fields of Study

Category	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2001 (SD 105)
Information Technology	103 (3.3%)	Not yet released	48,232 (1.5%)
Engineering and Related Technologies	141 (4.5%)	Not yet released	267,208 (8.5%)
Agriculture, Environmental & Related Studies	12 (0.4%)	Not yet released	119,182 (3.8%)
Management and Commerce	395 (12.7%)	Not yet released	320,939 (10.2%)
Creative Arts	216 (6.9%)	Not yet released	57,894 (1.8%)
Not stated	551 (17.7%)	Not yet released	321,024 (10.2%)
Not applicable	971 (31.1%)	Not yet released	1,532,637 (48.7%)
TOTAL	3121	Not yet released	3,149,189

- The six selected fields reflect the range of results and by no means presents a complete profile of the fields of study of the persons living in the comparison regions
- The largest majority of Chippendale residents worked in Management and Commerce
- It is notable that in Chippendale there was almost 3.5 times the Sydney average for the creative arts category.

Table 9: Occupation: Employed Persons by Industry

Top Ten Largest Categories	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2001 (SD 105)
Property and Business Services	401 (21%)	Not yet released	262,442 (14.4%)
Accommodation, Cafes and Restaurants	195 (10.2%)	Not yet released	86,426 (4.8%)
Finance and Insurance	159 (8.3%)	Not yet released	111,359 (6.1%)
Education	158 (8.3%)	Not yet released	115,802 (6.4%)
Retail Trade	153 (8%)	Not yet released	242,616 (13.4%)
Health and Community Services	127 (6.7%)	Not yet released	161,922 (9%)
Cultural and Recreational Services	127 (6.7%)	Not yet released	50597 2. (8%)
Manufacturing	126 (6.6%)	Not yet released	220,923 (12.2%)
Wholesale Trade	88 (4.6%)	Not yet released	110,264 (6.07%)
Government Administration and Defence	88 (4.6%)	Not yet released	61772 3. (4%)
TOTALS	1908	Not yet released	1,816,225

- For Chippendale (2001), the majority of persons were in the Professional category (668)
- The next highest majority being intermediate clerical, sales and service workers (334) followed by Associate professionals (284)
- Comparatively there were relatively low proportions of Labourers and related workers (68) and Intermediate Production and Transport workers (44).

Table 10: Method of Travel to Work

Selected Categories	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2001 (SD 105)
Travel by one method of transport only	1,490 (78.2%)	Not yet released	1,412,220 (77.8%)
Travel by two methods of transport	106 (5.6%)	Not yet released	108,185 (6%)
Travel by three methods	10 (0.5%)	Not yet released	12,848 (0.7%)
Worked at home	71 (3.7%)	Not yet released	74,682 (4.1%)
Did not go to work	202 (10.6%)	Not yet released	177,266 (9.8%)
TOTAL	1906	Not yet released	1,816,225

- For Chippendale (2001), within the 'travel by one method' category the majority of persons 27% traveled by bus followed closely by those driving a car (26.5%)
- 24% of Chippendale residents walked to work compared to the Sydney average of 5%
- 11.7% of Chippendale residents traveled to work by train slightly higher than the Sydney average of 10.3%
- 2.3 % of Chippendale residents cycled to work approximately 4 times the overall Sydney average of 0.6%.

2.2 Number of Motor Vehicles per Household

Within the Chippendale (2006) results,

- 30% of dwellings had no motor vehicles, (Sydney average 12.6%)
- 25% of households had one motor vehicle, (Sydney average 36.4%)
- 5% of households had 2 motor vehicles, (Sydney average 30.2%)
- When compared to the Sydney average the Chippendale area has very low levels of vehicle ownership.

2.3 Weekly Family Income by Family type

For Chippendale (2006) the two highest weekly income majority counts of families were:

Couple family with children (out of 65):	10 were on a weekly family income of \$3000 or more 10 were on a weekly family income of \$2000-\$2499
Couple family without children (out of 365):	51 were on a weekly family income of \$3000 or more 44 were on a weekly family income of \$1700-\$1999 or more
One parent family (out of 40):	6 were on a weekly family income of \$2500-2999 4 were on an income of \$1400-\$1699
Other family (out of 44):	10 were on an income of \$500-\$649 6 were on an income of \$2000-2499

Table 11: Household Type by Numbers of Persons usually Resident

Selected Categories	Chippendale Suburb 2001 Census (SSC 11531)	Chippendale Suburb 2006 Census (SSC 11531)	Sydney Statistical Area 2006 (SD 105)
Family households	519 (39.7%)	513 (25.7%)	1,035,405 (68.1%)
Lone person household	507 (38.8%)	494 (24.7%)	334,827 (22.0%)
Group Household	282 (21.6%)	Not released	Not yet released
TOTAL	1,308	1,996	1,521,464

- Chippendale (2006) has an exceedingly high level of non-family households compared to the Sydney average.