# Shellharbour City Council

## Housing Preferences Survey

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# Sample Profile

# Summary

- Respondents were asked whether they think their current housing situation is affordable. 88 percent stated that their current housing situation is **affordable**.
- Not surprisingly, housing is less affordable for non-rate payers, 18 – 34 and 35 – 49 age groups. For these respondents, their housing situation is not affordable because wage increases have not kept up with cost of living. Housing affordability has forced some to prefer another type of dwelling.

- The majority currently live in a house on its own block (84%). 76 percent of respondents **would not prefer to live in another dwelling**.
- Those who prefer to live in another dwelling type, which represents about 12,496 Shellharbour LGA residents, display the following demographic characteristics:
  - The 18 – 34 age group, which represents 5,911 residents
  - Young couples without children, which represents 1,545 residents
  - Those who have lived in Shellharbour City area for less than 2 years, which represents 858 residents
  - Those who currently live in a freestanding townhouse or a freestanding villa, which represents 1,116 residents
  - Those who currently live in an Apartment in large complex, a 2 level walk up apartment, a unit or a flat, which represents 1,030 residents

- The majority of those who prefer to live in another dwelling type would actually like to live **in the same type of dwelling but bigger** (36%). The most common reason for upsizing is to accommodate their growing families.

# Summary

- 83 percent of all respondents **do not prefer to live in a different suburb** within Shellharbour.
- Those who prefer to live in another suburb, which represents about 8,866 Shellharbour LGA residents, display the following demographic characteristic:
  - The 18 – 34 age group, which represents 4,721 residents
- Shell Cove is the first preference of 18 – 34 age group who would prefer to live in another suburb. Shell Cove is preferred due to its proximity to the ocean. Other reasons include a belief that the facilities are better and that it is a more affordable suburb.
- For all those who prefer to live in another suburb, Shellharbour is the most preferred alternative suburb because of its proximity to the ocean. They would move to Shellharbour to live near the ocean.

# Methodology and sampling

605 completed responses were collected through telephone interviews conducted between 16 and 21 December 2018. Calls were made between 4.30 pm and 8.30 pm.

The collected data set seldom mirrors the exact age/gender distribution of the region. In order to correct for this, the collected data set is weighted to bring it back to the ideal age/sex distribution of Shellharbour LGA.

*The weighted figures are reported for all the results included in this report.*

| | 2016 18+ population | | Ideal | | Actual | | Weights | |
|---|---|---|---|---|---|---|---|---|
| Age / Gender | Male | Female | Male | Female | Male | Female | Male | Female |
| 18 to 34 | 6,897 | 7,203 | 80 | 84 | 18 | 15 | 4.5 | 5.6 |
| 35 to 49 | 6,324 | 6,809 | 74 | 79 | 50 | 56 | 1.5 | 1.4 |
| 50 to 64 | 6,359 | 6,875 | 74 | 80 | 76 | 130 | 1.0 | 0.6 |
| 65 plus | 5,341 | 6,119 | 62 | 71 | 104 | 156 | 0.6 | 0.5 |
| **Total** | **24,921** | **27,006** | **290** | **315** | **248** | **357** | | |

# Overview of the analysis and reporting

### Subgroup analysis

In order to obtain a clear view of the sample's profile and to identify patterns among respondents with different demographic profiles, comparison tests were conducted among the following subgroups.

- Gender
- Age
- Suburb
- Ratepayer status
- Time lived in Shellharbour area
- Type of dwelling
- Household composition
- Household size.

Subgroup analysis are statistical analysis where significant differences between subgroups are investigated through comparison tests (i.e. independent samples t-tests, Chi-Square tests).

### Open-ended comments

Respondents were asked to state their reasons for preferring to live in a different type of dwelling or a different suburb. To derive meaningful insights, thematic content analysis was run to systematically code and categorise comments. The list of comments were reported by dwelling type and suburb preferences.

### Tabulation

In order to reflect the housing preferences to the general Shellharbour 18+ population the results were reported using three figures complementing each other:

1. **Percentages (%)** refers to the percentage of respondents who have given each answer.
2. **Number of respondents (n)** refers to actual number of respondents who have given each answer.
3. **Population (N)** refers to number of Shellharbour residents that each answer represents. Reported numbers may differ +/- 5 residents from the actual because of rounding.

*Please note according to 2016 Census data, Shellharbour LGA 18+ population is ~51,927 residents.*

# Sample profile

| Gender | % | n | N |
|---|---|---|---|
| Male | 48% | 290 | 24,921 |
| Female | 52% | 315 | 27,006 |
| **Age** | | | |
| 18 to 34 years | 27% | 164 | 14,100 |
| 35 to 49 years | 25% | 153 | 13,133 |
| 50 to 64 years | 25% | 154 | 13,234 |
| 65 plus years | 22% | 134 | 11,460 |
| **Median age** | **35 – 49 years** | | |

| Rate payment status | % | n | N |
|---|---|---|---|
| Pay Council rates ourselves | 79% | 481 | 41,259 |
| Landlord pays Council rates | 21% | 124 | 10,668 |
| **Time lived in Shellharbour area** | | | |
| Less than 2 years | 3% | 16 | 1,335 |
| 2 to 5 years | 10% | 61 | 5,256 |
| 6 to 10 years | 10% | 58 | 4,975 |
| 11 to 20 years | 18% | 112 | 9,597 |
| More than 20 years | 59% | 358 | 30,764 |
| **Median time lived in the area** | **More than 20 years** | | |

Base: All respondents (n=605)
N: Sample represents ~ 51,927 residents

Q: From your voice, I assume you are...?
Q: Please stop me when I read out the age group you are in

Q: Do you or your family pay Council rates on the property that you live in or does your landlord?
Q: How long have you lived in the Shellharbour Council area?

# Current suburb lived

| | % | n | N |
|---|---|---|---|
| Albion Park | 17% | 106 | 9,056 |
| Flinders | 11% | 66 | 5,693 |
| Oak Flats | 11% | 65 | 5,583 |
| Albion Park Rail | 10% | 59 | 5,072 |
| Shell Cove | 9% | 54 | 4,644 |
| Warilla | 8% | 51 | 4,357 |
| Shellharbour | 7% | 43 | 3,718 |
| Barrack Heights | 7% | 41 | 3,516 |
| Lake Illawarra | 6% | 39 | 3,328 |
| Mount Warrigal | 6% | 36 | 3,086 |
| Blackbutt | 4% | 24 | 2,029 |
| Barrack Point | 1% | 5 | 458 |
| Tullimbar | 1% | 5 | 427 |
| Calderwood | 1% | 4 | 383 |
| Shellharbour City Centre | 1% | 4 | 336 |
| Tongarra | 0.3% | 2 | 137 |
| Dunmore | 0.2% | 1 | 104 |

Base: All respondents (n=605)
N: Sample represents ~ 51,927 residents

Q: In which area of Shellharbour do you live?

# Household composition

| | % | n | N |
|---|---|---|---|
| Couple with older children *(over 15 years)* | 19% | 113 | 9,688 |
| Couple with young children *(under 15 years)* | 17% | 100 | 8,622 |
| Mature couple *(45 - 64)* without children | 11% | 69 | 5,899 |
| Couple with mixed age children *(aged under and over 15 years)* | 11% | 64 | 5,499 |
| Older couples *(65 plus years)* without children | 10% | 58 | 4,963 |
| Older lone persons *(65 plus years)* | 7% | 44 | 3,711 |
| Young lone persons *(aged 15-44 years)* | 7% | 43 | 3,700 |
| Young couple *(18 - 44)* without children | 5% | 31 | 2,684 |
| Mature lone persons *(aged 45-64 years)* | 4% | 26 | 2,274 |
| Group household *(i.e. 2 or more unrelated persons)* | 3% | 21 | 1,764 |
| One parent family with mixed age children *(aged under and over 15 years)* | 3% | 17 | 1,443 |
| One parent family with older children *(over 15 years)* | 3% | 16 | 1,385 |
| One parent family with young children *(under 15 years)* | 1% | 3 | 296 |

| Household size | % | n | N |
|---|---|---|---|
| 1 – 2 people | 49% | 296 | 25,429 |
| 3 – 4 people | 37% | 225 | 19,341 |
| 5+ people | 14% | 84 | 7,157 |
| **Average** | **3 people** | | |
| **Maximum** | **9 people** | | |
| **Minimum** | **1 people** | | |

Base: All respondents (n=605)
N: Sample represents ~ 51,927 residents

Q: Which of the following best describes your household?

Q: How many people live in your residence, including yourself?

# Type of dwelling currently lived

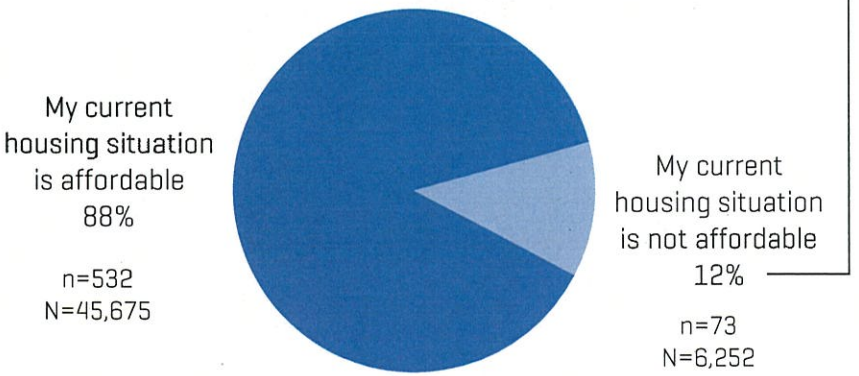
| | % | n | N |
|---|---|---|---|
| House on its own block | 84% | 508 | 4,3584 |
| Attached townhouse | 3% | 18 | 1,573 |
| Apartment in large complex | 3% | 17 | 1,528 |
| Freestanding townhouse | 2% | 14 | 1,200 |
| Freestanding villa | 2% | 12 | 1,027 |
| Dual occupancy one on top of the other | 2% | 12 | 1,012 |
| Attached villa | 2% | 11 | 946 |
| Duplex | 1% | 6 | 515 |
| Unit / flat (incl. 2 level walk up) | 0.6% | 4 | 307 |
| Relocatable / demountable | 0.3% | 2 | 131 |
| Caravan | 0.2% | 1 | 104 |

Base: All respondents (n=605)
N: Sample represents ~ 51,927 residents

Q: What type of dwelling do you live in? Is it a...?

# Housing preferences

# Affordability of current housing situation




| *Housing is not affordable because of...* | % | n | N |
|---|---|---|---|
| Wage increases not keeping up with the cost of living | 69% | 50 | 4,285 |
| Council rates | 50% | 37 | 3,153 |
| Rent | 41% | 30 | 2,549 |
| Having single household income | 38% | 28 | 2,375 |
| Cost of commuting to work | 23% | 17 | 1,460 |
| Mortgage repayments | 22% | 16 | 1,404 |
| Commute times to employment | 21% | 15 | 1,286 |
| Access to services | 19% | 14 | 1,211 |
| Other *(basic utilities, large deposits required, strata fees, corporate body rates, family expenses)* | 21% | 15 | 1,302 |

A higher number of **non-rate payers** and those who are **aged between 18 - 34** and **35 - 49** state that their housing situation is **not** affordable.

Base: All respondents (n=605)
N: Sample represents ~ 51,927 residents

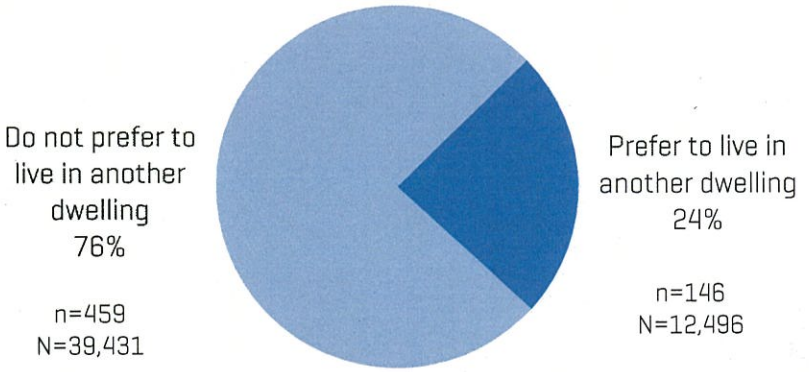
Q: Do you consider your current housing situation affordable?

Base: Respondents whose current situation is not affordable (n=73)
N: Sample represents ~6,252 residents

Q: Which of the following factors make it unaffordable? You can select multiple responses

# Dwelling type preferences

# Dwelling type preference




Base: All respondents (n=605)
N: Sample represents ~ 51,927 residents

Q: Would you prefer to live in another dwelling?

According to subgroup analysis:

- Respondents who live in the following suburbs are <u>significantly less likely</u> to prefer to live in another dwelling type.
  - Those currently live in
    - Oak Flats (~687 residents)
    - Shell Cove (~601 residents)
    - Wanilla (~515 residents)
- The following respondents are <u>significantly more likely</u> to prefer to live in another dwelling type:
  - Those who do not think their current housing situation is affordable (~2,661 residents)
  - Aged between 18 – 34 (~5,911 residents)
  - Have lived in Shellharbour City area for less than 2 years (~858 residents)
  - Young couples (18 - 44) without children (~1,545 residents)
  - Currently live in a:
    - *Freestanding townhouse + Freestanding villa* *(~1,116 residents)*
    - *Apartment in large complex + unit / flat (incl. 2 level walk up)* *(~1,030 residents)*

Base: Respondents who prefer to live in another dwelling (n=146)
N: Sample represents ~12,496 residents

# Preferred dwelling type

| | % | n | N |
|---|---|---|---|
| The same type of dwelling but bigger | 36% | 53 | 4,539 |
| House on its own block | 26% | 37 | 3,191 |
| The same type of dwelling but smaller | 12% | 17 | 1,496 |
| Apartment in large complex | 6% | 9 | 764 |
| Freestanding townhouse | 6% | 9 | 759 |
| Freestanding villa | 6% | 8 | 707 |
| Attached townhouse | 4% | 6 | 489 |
| Over 55 cabins / aged care facility / retirement home | 1% | 2 | 169 |
| Unit / flat / granny flat | 1% | 2 | 131 |
| The same type of dwelling but newer | 0.8% | 1 | 106 |
| Attached villa | 0.3% | 1 | 39 |
| Other *(relocatable home, same with granny flat)* | 0.8% | 1 | 106 |

Among those who are <u>significantly more likely</u> to prefer to live in another type of dwelling, **a house on its own block** is the most mentioned preferred dwelling type.

- Aged between 18 – 34 (~2,403 residents)
- Have lived in Shellharbour City area for less than 2 years (~858 residents)
- Young couple without children (~1,116 residents)
- Currently live in a:
  - *Freestanding townhouse + Freestanding villa (~944 residents)*
  - *Apartment in large complex + unit / flat (incl. 2 level walk up) (~772 residents)*

Base: Respondents who prefer to live in another dwelling (n=146)
N: Sample represents ~12,496 residents

Q: What dwelling type would you prefer? Would it be...?

# Preferred dwelling type

According to subgroup analysis, the number of following types of respondents who prefer the following types of dwellings was significantly higher than other subgroups.

| Preferred dwelling type | Preferred by | Population (N) |
|---|---|---|
| The same type of dwelling but bigger | – 35 - 49 year olds<br>– Currently live in a house on its own block | ~1,888 residents<br>~ 4,377 residents |
| House on its own block | – 18 - 34 year olds<br>– Currently live in a<br>• Freestanding townhouse + Freestanding villa<br>• Attached townhouse + Attached villa<br>• Apartment in large complex + unit / flat (incl. 2 level walk up) | ~2,403 residents<br>Representing:<br>~ 944 residents<br>~ 858 residents<br>~ 772 residents |
| The same type of dwelling but smaller | – 50 – 64 year olds<br>– 65+ year olds | ~772 residents<br>~601 residents |
| Apartment in large complex | – Albion Park Rail residents<br>– Males | ~ 601 residents<br>~ 687 residents |
| Freestanding townhouse | – Albion Park residents | ~ 687 residents |
| Freestanding villa | – Oak Flats residents<br>– 50 - 64 year olds | ~ 257 residents<br>~515 residents |
| Attached townhouse | – Shellharbour residents | ~343 residents |
| Over 55 cabins / Aged care facility / retirement home | – Shell Cove residents<br>– 65+ years | ~ 86 residents<br>~172 residents |
| Unit / flat / granny flat | – 65+ year olds | ~86 residents |
| The same type of dwelling but newer | – 50 - 64 year olds | ~86 residents |

Base: Respondents who prefer to live in another dwelling (n=146)
N: Sample represents ~12,496 residents

Q: What dwelling type would you prefer? Would it be...?

# Reasons for preference - The same type of dwelling but bigger

| Growing family |
| --- |
| More room for the children [x3]* |
| More room for growing family |
| Need more room for family |
| Need more space with the children |
| Because I have six children |
| [We have] adult children |
| **Need for more room** |
| Need more room |
| Bigger house |
| More modern, more space |
| More room / space |
| More space tiny house |
| Nice to have an extra bedroom |
| Size and back yard |

| Room for animals |
| --- |
| Bigger house on acreage - e.g. farm animals |
| Have horses |
| We would like a farm |
| Would prefer more land for my daughter to have a horse in her own backyard |
| **Personal space** |
| Own personal space |
| Could have own space |
| **Other reasons** |
| Needs a lot of renovations |
| Basically would like more room with air-condition |
| Easy accessibility |

* The same answer was stated three times

Q: Why would you prefer to live in another dwelling?

Base: Respondents who prefer to live in the same type of dwelling but bigger [n=53] [~ 4,539 residents]

# Reasons for preference - House on its own block

| |
|---|
| **Having own space / independence** |
| Because I'd like to have my own backyard and no others on the block |
| My family is getting bigger, I don't want people so close |
| Paying off my own place not someone else |
| So I didn't have to pay strata fees and be more independent in decision making |
| Separate housing |
| Somewhere where it was my own land |
| To be mine and more space |
| **More space** |
| I have pets, children, and grandchildren. It would be nice to have more space to move in |
| More room / space |
| More room for the children and be able to have our own adult space |
| **Issues with neighbours** |
| My current situation has undesirable people |
| Neighbours problems |
| **Other reasons** |
| No real reason more convenient |
| Prefer a yard |
| Single storey house |

Q: Why would you prefer to live in another dwelling?

Base: Respondents who prefer to live in a house on its own block [n=37] [~ 3,191 residents]

# Reasons for preference - The same type of dwelling but smaller

| Easier to manage |
| --- |
| Living on my own it's too big and I'm getting older to manager it |
| Smaller garden to care for in the future |
| Too many bedrooms that aren't used. The garden is too much upkeep |
| Easier to look after |
| There's is only two and too much housework |
| Due to getting older and living on the side of a hill |
| Too much lawn |
| **Single level / no stairs** |
| Two storeys and the stairs are getting a bit much as we are getting older |
| Would like a single level because of stairs |
| Single level to make it easier |
| No upper storey stairs |
| Single storey home |
| Too many stairs |

| Smaller family |
| --- |
| Just husband and self, children have left home |
| Only the two of you |
| Too large and will only be us two in a few years |
| To be by myself |
| As only one person |
| **Downsizing** |
| We are downsizing (x2)* |
| Just to downsize |
| Downsize - cheaper - less housework |
| Downsize - kids left home |
| **Other reasons** |
| Cheaper rent |
| Getting too big |
| Like the rural feel |

* The same answer was stated two times

Q: Why would you prefer to live in another dwelling?

Base: Respondents who prefer to live in the same type of dwelling but smaller (n=17) (~ 1,496 residents)

# Reasons for preference – Other type of dwellings

| **Apartment in large complex** (n = 9) [~ 764 residents] |
|---|
| Don't have to maintain lawn and other things |
| So I do not have to mow the grass |
| Prefer my own |
| Living with parents would like to move out and live on my own |
| More room |
| Not happy with location I have been moved to |
| Over 55 complexes when the time comes |
| Something more affordable |
| **Freestanding townhouse** (n = 9) [~ 759 residents] |
| Affordability |
| Avoids strata issues |
| Easy when older |
| Just to update our renting as it needs repairs |
| Not big back yard |
| **Freestanding villa** (n = 8) [~ 707 residents] |
| Downsizing (x3)* |
| Downsizing and someone close by for security |
| Less maintenance (x2)** |
| At our age it's lower maintenance |
| The house is too big |
| Villa a little bit smaller |
| Big yard |
| Rental cost |
| Sick of renting |

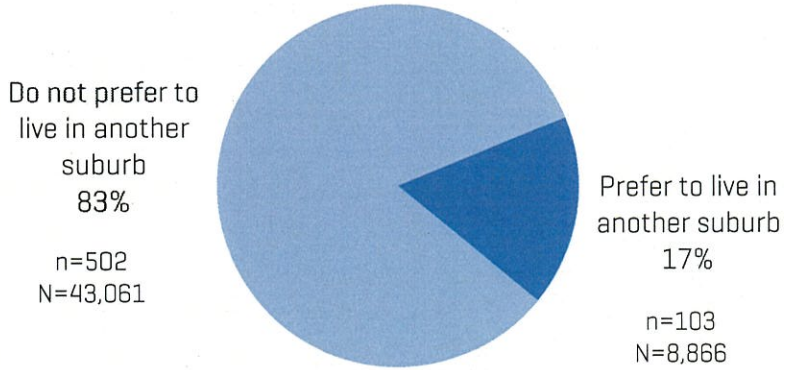
| **Attached townhouse** (n = 6) [~ 489 residents] |
|---|
| I want to be able to afford to rent / affordable |
| So I can break into the market |
| **Over 55 cabins / aged care facility / retirement home** (n = 2) [~ 131 residents] |
| Partner deceased and need something smaller as I have to sell the house. Needs the company of the other people |
| Because of our age |
| Because you could downsize a little and have people around us and a small villa |
| Want to down size |
| **Unit / flat / granny flat** (n =2) [~ 169 residents] |
| Worried because one exit only from my apartment |
| Smaller low maintenance unit |
| Too much to maintain house |
| **The same type of dwelling but newer** (n = 1) [~ 106 residents] |
| For a change |
| Because we are on the lake and it's an older house |
| **Other** (n = 1) [~ 106 residents] |
| More economical |
| Suit our needs better |

Q: Why would you prefer to live in another dwelling?

* The same answer was stated three times
** The same answer was repeated two times

# Suburb preferences

# Suburb preference




According to subgroup analysis:

- The following respondents are <u>significantly less likely</u> to prefer to live in another suburb:
  - Those who currently live in:
    - Oak Flats (~343 residents)
    - Lake Illawarra (~172 residents)
  - Mature (45 - 64) couples without children (~515 residents)
  - (65 +) couples without children (~86 residents)
- The following respondents are <u>significantly more likely</u> to prefer to live in another suburb:
  - Aged between 18 – 34 (~ 4,721 residents)

Base: Respondents who prefer to live in another suburb (n=103)
N: Sample represents ~8,866 residents

Base: All respondents (n=605)
N: Sample represents ~ 51,927 residents

Q: Would you prefer to live in another suburb within Shellharbour City?

# Preferred suburb within Shellharbour City

| | % | n | N |
|---|---|---|---|
| Shellharbour | 37% | 38 | 3,298 |
| Shell Cove | 20% | 20 | 1,783 |
| Flinders | 10% | 10 | 889 |
| Oak Flats | 9% | 10 | 823 |
| Calderwood | 6% | 6 | 520 |
| Yellow Rock | 6% | 6 | 519 |
| Barrack Point | 4% | 4 | 349 |
| Shellharbour City Centre | 1% | 1 | 103 |
| Dunmore | 0.6% | 1 | 53 |
| Tullimbar | 0.6% | 1 | 53 |
| Warilla | 0.6% | 1 | 53 |
| Lake Illawarra | 0.4% | 1 | 39 |
| Not sure / have not decided | 4% | 1 | 51 |
| Other | 0.6% | 3 | 332 |

Base: Respondents who prefer to live in another suburb (n=103)
N: Sample represents ~8,866 residents

As mentioned earlier, significantly more young residents who aged between 18 – 34 *(~ 4,721 residents)* prefer to live in another suburb.

**Shell Cove** is the most preferred suburb among 18 – 34 years who prefer to live in another suburb.

Q: In which suburb would you prefer to live?

# Preferred suburb

According to subgroup analysis, the number of following types of respondents who prefer to live in the following suburbs was significantly higher than other subgroups.

| Preferred suburb | Preferred by | Population (N) |
|---|---|---|
| Shellharbour | – Albion Park, Blackbutt, Mount Warrigal, Warilla residents | ~ 944, ~ 601, ~ 515, ~687 residents |
| Shell Cove | – Flinders residents | ~ 772 residents |
| Flinders | – Prefer to live in a attached townhouse | ~ 429 residents |
| Oak Flats | – 65+ aged group<br>– Non rate payers<br>– Mature (45-64 years) and older (65 plus years) lone persons<br>– Currently live in an attached townhouse + Attached villa | ~ 257 residents<br>~ 687 residents<br>~ 86 residents and ~ 172 residents<br>~ 515 residents |
| Barrack Point | – 65+ aged group<br>– Prefer to live in a freestanding villa | ~ 86 residents<br>~ 172 residents |
| Shellharbour City Centre | – 65+ aged group | ~ 86 residents |
| Lake Illawarra | – Currently live in an apartment in large complex + unit / flat (incl. 2 level walk up)<br>– Prefer to live in unit / flat / Granny flat | ~ 43 residents<br>~ 43 residents |

Q: In which suburb would you prefer to live?

Base: Respondents who prefer to live in another suburb (n=103)
N: Sample represents ~8,866 residents

# Reasons for preference - Shellharbour

| Proximity to the ocean |
| --- |
| Close to the sea water / the ocean (x6)* |
| Closer to the beach (x2)** |
| Close to beach and ocean pool |
| Closer to the water and a bit more relaxed |
| Closer to water, harbour and park |
| Like to be near beach |
| Near the ocean and village |
| Prefer to be by the water |
| **Personal interest** |
| Close to family |
| Grew up there |
| Just like the area and always have |
| That's where I grew up |

| Atmosphere |
| --- |
| Less crime, prettier and nicer environment |
| Nice atmosphere |
| Lifestyle |
| **Convenience** |
| Closer to schools |
| Safety within the neighbourhood |
| The public transport is better |

* The same answer was stated six times
** The same answer was stated two times

Q: Why would you prefer to live in another suburb?

Base: Respondents who prefer to live in Shellharbour (n=38) [~ 3,298 residents]

# Reasons for preference – Shell Cove

| |
|---|
| **Proximity to the ocean** |
| Closer to the beach |
| Close to beach and marina |
| Prefer to be close to the water, pretty |
| Close to the beaches and facilities there are much better |
| **Affordability** |
| More affordable |
| Pricing is reasonable |
| **Personal reasons** |
| Would like to buy our preferred housing configuration |
| Our friends live in that suburb |
| **Other reasons** |
| Healthier for children |
| For social benefits |
| More affluent community - Albion Park there is no money invested in the place |

Q: Why would you prefer to live in another suburb?

Base: Respondents who prefer to live in Shel Cove (n=20) [~ 1,783 residents]

# Reasons for preference – Oak Flats & Flinders

| Flinders (n = 10) (~ 889 residents) |
| --- |
| Less housing commission |
| The rates are getting out of hand |
| Shell Cove is lacking tender, love and care (TLC) |
| Better facilities than Tullimbar |
| The catchments for schools and age of property |
| Availability |

| Oak Flats (n = 10) (~ 823 residents) |
| --- |
| **Community services** |
| Need a bus service |
| Close to transport and convenient |
| **Personal reasons** |
| Close to family |
| I was brought up in Oak Flats and lived there most of my life |
| Just like Oak Flats Area |
| Close to family and personal safety |
| Depending on where we could get a house that suited us |

Q: Why would you prefer to live in another suburb?

# Reasons for preference – Other suburbs

| |
|---|
| **Calderwood** (n = 6) (~ 520 residents) |
| Our area is too noisy cars, motorbikes etc. |
| First home buyer, away from parents |
| **Yellow Rock** (n = 6) (~ 519 residents) |
| Want a larger property and more seclusion |
| **Barrack Point** (n = 4) (~ 349 residents) |
| Close to water and club |
| Closer to the water / near the water |
| It's very beautiful. Situated on the ocean I prefer ocean view to lake view |
| Live closer to the ocean |
| **Shellharbour City Centre** (n = 1) (~ 103 residents) |
| Retirement |
| Where the apartments have been built |
| **Dunmore** (n = 1) (~ 53 residents) |
| Because they are larger blocks, acreage |
| **Tullimbar** (n = 1) (~ 53 residents) |
| Very appealing |
| **Warilla** (n = 1) (~ 53 residents) |
| Like the area |

Q: Why would you prefer to live in another suburb?

## Concerns regarding increasing expenses

### *General affordability*

Very expensive now (x4)
It is very expensive. As a single home owner it makes acquiring property in area more difficult.
It unaffordable to live in the area
Needs to be more affordable
Not affordable if not working full time
Only if the government could make the housing commission houses cheaper and allow purchasing
Prices are too highly priced
There is not an over 55 villa situation in the area that's affordable
Too expensive to do anything
Unaffordable low income families

### *Housing*

Need for more affordable housing (x5)
All housing is very expensive
Everything is expensive not [only] Shellharbour, pretty lucky where we are
Housing close to the water are too close together and overpriced
Housing over priced
I would find it very difficult to purchase my own home in the area
Needs to be affordable to buy, prices way too high
It's very expensive now, Warilla has old commission homes selling for over 500k housing affordability is an issue around this area, one I could never dream of as a single person
Not enough affordable housing
Not enough affordable housing to buy in Shellharbour area
The cost of living closer to the water is not affordable only Sydney investors can afford
To upgrade you would have to move to another suburb for affordability
Very expensive to purchase homes
With the new Marina property price will skyrocket. I won't be able to buy into the area or afford to rent here

### *Rent*

Lack of affordable rental housing
Make it affordable for women over 50 to rent
More affordable accommodation needed for single women on low income
Should be more affordable accommodation for older single women
More affordable rental accommodation
Prices of rent
Rental in the area is not affordable
Rent is way too high
Warilla rentals are little bit too expensive for the average wage earner

### *Rates*

Rates could be lower (x3)
Finding hard to pay rates on a pension
Rates are over three times more than North Coast
Rates are too high, household garbage collection
Rates high for pensioner
Rates keep going up and it is getting too expensive for the average wage earner
The rates in Shellharbour are far too expensive, considering there is a population of over 100,000 people and they are charging 2,000 in fees per year

*Application / strata fees*

Application fees are very high to do with extensions
Costs are making it unaffordable for some
Strata fees are ridiculously high

*Land*

Land [is too] dear
Price of land too expensive and home prices should be lower
Seems to be harder to get into the market, availability of reasonably priced land is on the decline, new lands are overcrowded, not a step in the right direction

*Concerns regarding younger generations' purchase power*

For young people very unaffordable to buy and rent is high
Getting too expensive for younger generation or potential first home owners
Getting very hard for children to afford home in the area
If I hadn't purchased 10 years ago it would now be more difficult to afford the same properties
It is very hard for the young people to purchase homes
Make housing more affordable for local younger people, not selling as much land to developers
Market prices increasing too much not affordable for younger generation
More accessible pricing for the younger generation
More affordable for younger
Not always affordable for young families
Not enough housing rebate for young mothers
Renting is way too expensive known by children that are renting
Shortage and cost involved for younger people
The price of the housing is too expensive especially for the younger generation
Too expensive for young people
Too expensive now for young people to enter the housing market. Housing blocks too expensive, too small - everyone is living on top of each other
Younger generation need assistance from all forms of government to become home owners.
Younger people struggling with housing prices

## Concerns regarding infrastructure

Better infrastructure for the housing increase and better roads out of Albion Park
Better infrastructure is needed
Bins need to be picked up weekly
Commission housing is not kept clean e.g., grass not mown, rubbish on the footpaths
Flinders public areas - Shipmans Park in particular don't get maintained often enough
Housing infrastructure is very poor too many houses going in
How large our council we need an indoor swimming complex as there are more and more people around
Increasing the number of properties on one block without improvement of infrastructure. Too [much to] cope
Infrastructure in the Shellharbour Village is poor not maintained
It would be great if there were more rentals that accepted pets - it's very hard to accommodate pets
Need more bike paths in rural area
Need more entertainment e.g. pubs in walking distance
Need more footpaths to aid disabled people
Not enough infrastructure e.g., roads, in Albion Park for the current level housing being built
Place has grown and a lot more traffic
Reduce cars speed in local area
Road infrastructure is starting to be very congested
Some areas in Warilla need to have more of an upgrade
Some suburbs are getting too many townhouses and villas allowed not enough parking and open areas for kids. Infrastructure needs keep up with development, roads
The blocks are getting too small on the new developments. Allowing developers to cram in new developments, when the structure is too small to develop it. Only two small roads to get out of Albion Park. Money talks unfortunately. Lack of infrastructure
Too many developers putting up apartments and not providing parking and facilities for extra dwellings
Too many developments considering the infrastructure
Too many housing estate not enough roads to ease the traffic congestion
Too many housing estates in Albion Park too many people for infrastructure, traffic congestion
Too many new subdivisions without appropriate infrastructure
Too many people in Albion Park Rail [and] no infrastructure
Too many units being built overdevelopment and lack of infrastructure
Too much development no supporting infrastructure
Too much housing - not enough infrastructure
Infrastructure like roads is terrible for Shellharbour area - too much new housing but it's not keeping pace. Services are lacking - like rubbish bins emptied weekly, tip fees too high

## Concerns regarding high density

Too many high density housing (x3)
A lot of medium density housing going in
A lot of medium density occurring in my area needs infrastructure to accommodate people
Building high density and not enough parking, The Marina has very small living area
Density is ruining the city image
Don't like the maximum density unit happening
Every house that is sold in Oak Flats is demolished and high density housing goes up, it's lost its village atmosphere and you feel closed in
Getting overcrowded with medium density dwellings
Housing too dense
Keep watch on over densifying the area
Realisation of more medium density housing
Shell Cove development is very high density especially the new area
The housing down at The Marina to close together too compacted
The number of high density housing in Shell Cove, they all look the same
Too compact
Too much high density housing by developers
Too much high density, not enough policing with parking in the streets and have to walk on the roads and are too dangerous
New blocks too small houses too close together and too big and too expensive more trees and parkland needed

## Concerns regarding over population

Been overcrowded
Getting a bit crowded
Getting overcrowded in Shell Cove - too many houses on too smaller block
In some areas land blocks are a little too small it is overcrowded, some streets too narrow e.g., two cars can't pass when cars are parked on roads kerbs
Is overcrowded in some areas - Warilla houses are too big for the blocks of land
It has become too crowded
It's getting crowded
It's getting over crowded, Shell Cove in particular I've lived here for 40 years and planning not very
Less development getting too crowded
Overcrowded. The planning of Shell Cove, Albion Park
Some development happening at Albion Park, services are adequate, traffic flow, other things happening at Tullimbar, it was designed to have footy field etc., but now this is going to be housing, Albion Park is just too crowded
Stop making duplex complex on a tiny block and Shell Cove over populated
The highway need to bypass and too many housing over populated in area, and other areas needs fixing like Albion Park Rail train stating needs paths
The housing around The Marina is too crowded no trees :green spaces and may lose its lustre
Too many apartments, overcrowding
Too many crowded into the new estates not enough green space left between houses
Too many crowded into the new estates not enough green space left between houses

## Concerns regarding high-rise development

A bit too much high rise
Aren't enough single storey homes available in Shellharbour
Building too high and too many close together
Concern of too many high-rises
Feel that the village has been spoilt with the high-rise and lost its appeal
It is becoming too high rise, with traffic lights, traffic becoming a problem
Not a lot of high rise at the moment, older suburbs still have broad streets do not narrow streets
Overcrowding the blocks a bit too many duplexes and high being constructed
Overdevelopment in Albion Park, too much high-rise
Selling off single standing houses to put up multi story
Shell Cove has been destroyed at the precinct marina due to the size of blocks and the heights and types of dwellings allowed
Shell Cove housing is too close together. Village losing atmosphere due to high-rises
The height restrictions should be higher in some areas
To many high rises in Shellharbour Village
Too many high-rise housing in Shell Cove
Too many high-rises been built we have lost that nice semi-rural feel

## Concerns about overdevelopment

A lot been overdeveloped
Down near Marina it's overbuilt
Housing boom in the Shell Cove and The Marina
New area in Shell Cove overdeveloped
New developments are overdeveloped
Overdevelopment is a concern (x8)
Overdevelopment particularly in Shell Cove
Shell Cove is overbuilt to close to each other
Some areas are overdeveloped
Too much development

## Concerns about amount of housing

Concerned about too many flats into areas we can't sustain that amount of people into an area, its lowering the standards for people
Far too many housing estates in Shellharbour
I'm glad I don't live down in Shell Cove, it's so congested down there. I like a bit of space
Less dual homes on blocks council not allowing for public place or parking
More housing is going on in the Shell Cove areas packing them in
Reached its maximum capacity
Stop building houses
To many town housing going up in Oak Flats and its spoiling the suburb
Too many apartments going up
Too many housing estates in Shellharbour
Too many housing estates its getting built out
Too many townhouses (x2)
Too much new development going in, too close together to hear too much personal noise

## Comments about the UNIT development

Building multiple unit on normal house blocks not good for area
Controlling overdevelopment, too many units on small blocks
I feel like they want to fill the area with units
Need more units for elderly
No more units
Not enough units available
Overtaken with units in Oak Flats capping amount in area
Slowly too many units are being developed and its taking away the character of the place, more impersonal, not family oriented
Stop building so units in Oak Flats, retain the village atmosphere there
The housing blocks are too small areas are becoming like a Lego land, too many blocks of units are been built that over powering the houses
Too many houses been knocked down to build units in Oak Flats
Too many units been built in the area (x3)
Too many units being built in Oak Flats (x3)
Too many units going up on larger blocks - over development
Too many units in Oak Flats, selling the blocks and developing multi units
Too many units in Shellharbour Village (x2)

## Concerns about the size of the blocks

Blocks are getting smaller
Blocks are getting smaller and trying to cram too many people into the area
Blocks are too small
Houses are being put on smaller blocks
Houses are built with no backyards
Land sizes are too small for the amount they sold for
Need bigger blocks of land
New blocks are far too small -park lands in new estates and others are not maintained -
New estate - all so close to each other - need bigger blocks
Shell Cove is small blocks, issue for emergency vehicles fitting
The blocks are getting smaller
The blocks for new homes are much smaller
The housing blocks are becoming too small, houses touching each other
We are seeing a change in block size and they are losing family residential lifestyle

## Concerns about narrowing streets and roads

Development near Marina looks like Lego land and the streets are far too narrow
I wish the roads in Shell Cove were wider to give better access to homes
New developments need more parking residents and visitors- streets are too narrow, houses are too close together
Roads are congested because too many houses
Roads at Shell Cove are too narrow and too many houses there
Roads in marina are too narrow
Shell Cove has very narrow streets and there are a lot of houses cramped in to close together
Some of blocks too small with too much housing on it and streets too narrow
Street planning improved. Very narrow roads
The blocks are getting too small - no back yard, roads - getting to thin so dangerous on the road. Need to look at safety around streets and parks - parks should be fenced for kids
Transition from path to road far too steep for wheelchair use - many roads does not have footpaths - making very dangerous to use a wheelchair
Very narrow roads in housing developments

## Comments about the look of new development

Albion Park is very congested in the main street district
All the houses near The Marina are all the same bit bland
Don't like the way that houses knocked and replaced with villas
Don't like the way things are going neighbours too close together and all the houses are the same
Housing department housing is in a disgusting state in Mt. Warrigal, Warilla
I wish it wasn't going multi story over two level limits on one block, Ocean Beach Drive and parklands corner has become ugly with a development
New housing in Shell Cove is hideous
New housing on Wattle Road is disgusting the structure has only a firewall between in a semidetached situation
Oak Flats is becoming the same flats as they are knocking down houses and putting five townhouses on that same block
Pretty good standard of housing some of the commission houses need a wake up, more presentable
The design and development is repetitive, need more suited older people
Too much dust and dirt inside and outside new Tullimbar and Calderwood developments
Too much of the same colour and type of buildings very bland and getting very congested
Unattractive due to the sameness house colours and styles and packed in too close together

## Concerns regarding environment

Clearing too much green space to build too close to the escarpment i.e. rainforest areas
Putting too many houses close together need green spaces between

## Comments about DA's

Certifications should be done properly - townhouses
Need more stringent guidelines on DA's

## Comments about lack of housing in the area

Hardly any housing in Shellharbour
More smaller villas suitable for retired person who isn't ready for retirement village
Need more villas for elderly
Never enough housing available (x3)
Not enough housing for the elderly
Not enough single level dwelling for the for the over 55
Shortage of choice in Shellharbour

## Positive comments

Changes are dramatic in a good way
Good area to be in
Good range of diversity
Happy with all shopping etc.
Happy with it
I think Shellharbour City is right for seniors living. More seniors living should go in within various areas
Lovely area, good location to everything, down near The Marina is much too close together
Pretty good, like it
The council does a good job
There is a fair choice of dwellings in the area
Very happy with development
Very happy with Shell Cove no high rise buildings
Wouldn't live anywhere else

## Other comments

Be nice if council's wealth was spread around a bit
Concerned about amount of people visiting
Dwellings built in Shellharbour and Shell Cove
Finding right type of property to downsize has been difficult
Shellharbour Council should build housing commission for people to live in so they all of a roof over their heads
Silence from Shellharbour Council was disgusting for residents in Shell Cove area losing their view after council rezoning
Town planning could be more efficient