

Community report

North Sydney (A)

Prepared from Community Explorer topic selections for briefing, planning and reporting use.

AREA

North Sydney (A)

COMPARISON

Greater Sydney

POPULATION

Persons

GENERATED

1 April 2026

Included sections

1 selected topic will be included in this report.

01 Dwelling type

Sources and method

- Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 and, where available, 2016 comparison data.
- Percentages are calculated from the denominator supplied for each topic. Change (pp) is the 2021 percentage minus the 2016 percentage when the topic is comparable across years.
- Enumerated topics describe where people or dwellings were counted on Census night.

Dwelling type

North Sydney (A) | Greater Sydney comparison | Persons

Community report section 1 of 1

Key takeaway

In 2021, high density was the most common dwelling type among dwellings in North Sydney (A), accounting for 64.8% (21,901 dwellings). This share was higher than Greater Sydney (25.5%). Since 2016, the biggest change was in high density, which increased by 1,028 dwellings and 1.3 percentage points.

About this topic

Dwelling type shows the structure of dwellings, such as separate houses, medium density housing, and higher density housing. It is a core measure of built form and residential density within an area.

This topic helps explain the housing role of an area and the kinds of households it may attract. It is best read with household size, household type, tenure, and age structure, because built form and population characteristics are closely related.

Interpretation notes

- Dwelling structure describes the physical form of dwellings counted on Census night rather than tenure, housing condition, or household makeup.

- It is strongest when read alongside household size and tenure, because structure alone does not show who lives there.

Dwelling structure

North Sydney (A) - Dwellings (Enumerated)

Category	2021			2016			Change	
	Count	%	Greater Sydney %	Count	%	Greater Sydney %	Count	pp
Separate house	3,703	11.0%	55.2%	3,464	10.5%	55.7%	+239	+0.5
Medium density	8,019	23.7%	18.5%	8,330	25.4%	20.1%	-311	-1.7
High density	21,901	64.8%	25.5%	20,873	63.5%	23.1%	+1,028	+1.3
Caravans, cabin, houseboat	4	0.0%	0.1%	10	0.0%	0.2%	-6	0.0
Other	74	0.2%	0.4%	72	0.2%	0.5%	+2	0.0
Not stated	87	0.3%	0.2%	97	0.3%	0.4%	-10	0.0
Total Occupied Private Dwellings	33,794	100.0%	100.0%	32,857	100.0%	100.0%	+937	0.0

Data basis: enumerated.