

# Community report

## Northern Beaches (A)

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

AREA

**Northern Beaches (A)**

COMPARISON

**Greater Sydney**

POPULATION

**Persons**

GENERATED

**31 March 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

Northern Beaches (A) | Greater Sydney comparison | Persons

Community report section 1 of 1

## Key takeaway

In 2021, separate houses was the most common dwelling type among dwellings in Northern Beaches (A), accounting for 56.8% (55,334 dwellings). This share was higher than Greater Sydney (55.2%). Since 2016, the biggest change was in separate houses, which increased by 3,055 dwellings and 0.2 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

Northern Beaches (A) - Dwellings (Enumerated)

| Category                                | 2021          |               |                  | 2016          |               |                  | Change        |            |
|---|---------------|---------------|------------------|---------------|---------------|------------------|---------------|------------|
|   | Count         | %             | Greater Sydney % | Count         | %             | Greater Sydney % | Count         | pp         |
| Separate house                          | 55,334        | 56.8%         | 55.2%            | 52,279        | 56.6%         | 55.7%            | +3,055        | +0.2       |
| Medium density                          | 16,255        | 16.7%         | 18.5%            | 15,655        | 16.9%         | 20.1%            | +600          | -0.2       |
| High density                            | 25,143        | 25.8%         | 25.5%            | 23,346        | 25.3%         | 23.1%            | +1,797        | +0.5       |
| Caravans, cabin, houseboat              | 103           | 0.1%          | 0.1%             | 342           | 0.4%          | 0.2%             | -239          | -0.3       |
| Other                                   | 350           | 0.4%          | 0.4%             | 381           | 0.4%          | 0.5%             | -31           | 0.0        |
| Not stated                              | 191           | 0.2%          | 0.2%             | 400           | 0.4%          | 0.4%             | -209          | -0.2       |
| <b>Total Occupied Private Dwellings</b> | <b>97,369</b> | <b>100.0%</b> | <b>100.0%</b>    | <b>92,390</b> | <b>100.0%</b> | <b>100.0%</b>    | <b>+4,979</b> | <b>0.0</b> |

Data basis: enumerated.