

## Redfern Street Village Centre

### Introduction

The City of Sydney undertakes its comprehensive Floor Space and Employment Census (FES) every five years to coincide with the Australian Bureau of Statistics' Census of Population and Housing. The latest FES is the first to encompass those areas amalgamated into the City of Sydney from the former South Sydney and Leichhardt Councils.

The City of Sydney Floor Space and Employment Census collects data on all businesses, floor space uses and employment numbers for every building or property within the City of Sydney local government area. It provides a snapshot of the built form, land uses and economic activity of the City every five years.

### Overview

The City of Sydney's Redfern Street Village Centre is located in the centre of the LGA, to the south-west of the central business district, and includes the suburbs of Chippendale, Darlington, Eveleigh, and parts of Redfern, Waterloo, Alexandria, Erskineville, Newtown, Camperdown and Surry Hills. It is bounded by Broadway in the north, Chalmers Street to the east and Sydney University to the west.

This area is divided through the middle by the CityRail train line, including Redfern train station, and incorporates the part of Sydney University which lies east of City Road. The Australian Technology Park, the former Carlton United Brewery site, and Victoria and Prince Alfred Parks are other major features of the area.

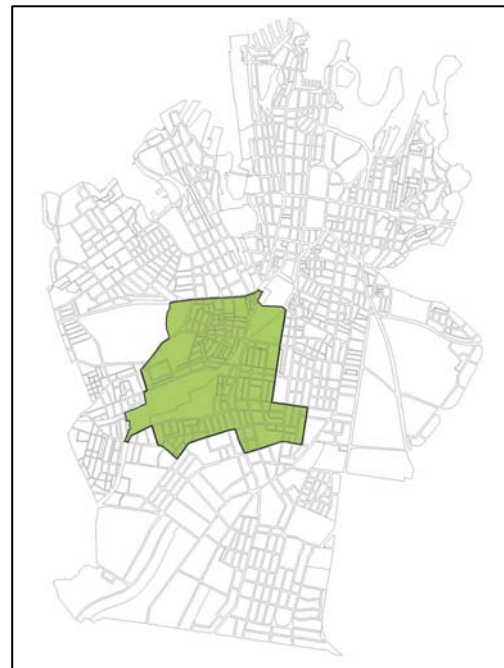


Figure 1: Redfern Street Village Centre Location Map

According to the 2006 ABS Census of Population and Housing, there were 19,365 residents living in the Redfern Street Village Centre. This represents 11.7% of the total City of Sydney resident population.

The Redfern Street resident population was housed in 10,661 private dwellings and 545 non-private dwellings. Nearly two-thirds of the private dwellings were located in multi-storey apartment blocks (62.6%), whilst a further 35.3% of the dwellings were terraces or townhouses. The remaining private dwellings are either separate houses (2.1%) or dwellings above shops (0.1%). The private dwelling stock of the Redfern Street Village Centre comprises 11.9% of the total housing stock of the City of Sydney.

The Visitor Accommodation sector is serviced by 749 hotel rooms and 182 backpacker beds, representing 4.1% and 4.7% of the City's total respectively.

During the FES, there were 4,255 sites surveyed, of which 4,138 were buildings and the remaining 117 were open space. Some 3,550 (85.8%) of these buildings contained at least one residential dwelling. The total internal floor area of the Redfern Street Village Centre was 2.517 million square metres, of which 50.2% was devoted to private households, 30.9% to business space, and 18.9% to other uses.

The total employment of the Redfern Street Village Centre was 12,695, comprising 9,426 full-time workers and 3,269 part-time workers. Nearly

3.3% of the City's workforce is located in the Redfern Street Village Centre. There were 936 businesses surveyed in this area.

Key Totals for Redfern Street Village Centre, 2007	
Category	Total
<b>General</b>	
Number of Sites	4,255
Number of Buildings	4,138
Business Establishments	936
<b>Areas</b>	
Total Site Area (m <sup>2</sup> )	2,899,251
Total Floor Area (m <sup>2</sup> )	3,761,099
Internal Floor Area (m <sup>2</sup> )	2,517,269
<b>Employment</b>	
Full-time Employment	9,426
Part-time Employment	3,269
Total Employment	12,695
<b>Residential</b>	
Number of Dwellings	11,206
Buildings with Dwellings	3,550
Population	19,365
<b>Parking</b>	
Public Parking Spaces	850
Tenant Parking Spaces	9,061
Total Parking Spaces	9,911
<b>Visitor Accommodation</b>	
Hotel Accommodation	749
Serviced Apartments	89
Backpackers Accommodation	182

Table 1: Key Totals for Redfern Street Village Centre, 2007

The 3D image below indicates the major uses of buildings throughout the Redfern Street Village Centre, the most significant of which are *Residential*, *Commercial* and *Community/Public*.



Figure 2: Major Uses, Redfern Street Village Centre - 3D Image

## Industry Classification

Within the FES database every business is classified according to its main “industry of establishment”, using an amended version of the 1993 Australian and New Zealand Standard Industrial Classification Code (ANZSIC). This allows for more detailed categorisation of business uses. These codes have been re-categorised into a “City-Based Industry” Classification based on the method used by the City of Greater London. This classification better reflects the mix of uses within the business community of city centres such as the City of Sydney. There are nineteen “business” related industry divisions, and a further five “non-business” related industry divisions within the City-Based Industry Classification.

Overview of City-Based Industry, Redfern Street Village Centre, 2007						
City-Based Industry	Employment	% of Total Employment	Businesses	% of Total Businesses	Business Floor Area	% of Business Floor Area
Community	850	6.7%	22	2.3%	42,792	5.5%
Creative Industries	1,104	8.7%	104	10.9%	69,295	8.9%
Finance and Financial Services	179	1.4%	16	1.7%	5,957	0.8%
Food and Drink	577	4.5%	128	13.4%	20,626	2.7%
Government	768	6.0%	19	2.0%	19,157	2.5%
Health	339	2.7%	27	2.8%	11,523	1.5%
Higher Education and Research	3,067	24.2%	56	5.8%	146,633	18.9%
ICT	677	5.3%	73	7.6%	39,939	5.1%
Life Science (Bio-tech)	87	0.7%	12	1.3%	2,729	0.4%
Manufacturing	396	3.1%	45	4.7%	23,471	3.0%
Motor Vehicle	131	1.0%	24	2.5%	11,730	1.5%
Natural Resource-Based Industries	12	0.1%	2	0.2%	379	0.0%
Other	60	0.5%	Na	0.0%	Na	0.0%
Professional and Business Services	1,447	11.4%	84	8.8%	61,001	7.8%
Property Development and Operation	161	1.3%	20	2.1%	18,194	2.3%
Retail and Personal Services	453	3.6%	116	12.1%	21,999	2.8%
Social Capital	515	4.1%	53	5.5%	35,395	4.6%
Tourist, Cultural and Leisure	563	4.4%	61	6.4%	85,120	11.0%
Transport and Logistics	1,306	10.3%	83	8.7%	159,822	20.6%
Utilities	3	0.0%	13	1.4%	1,434	0.2%
<b>Total</b>	<b>12,695</b>	<b>100.0%</b>	<b>958</b>	<b>100.0%</b>	<b>777,193</b>	<b>100.0%</b>

Table 2: Overview of City-Based Industry, Redfern Street Village Centre, 2007

Table 3 shows the number and proportional mix of businesses within the Redfern Street Village Centre, and compares them to the total number of businesses by category for the City of Sydney Local Government Area. Also included in the following tables is the total business numbers for the area outside of the CBD North and Haymarket Village Centres. These two hubs, it can be argued, have a significantly different economic structure to the other eight Village Centres, which have a greater mix of land uses and a higher proportion of residential properties.

Business Mix By City-Based Industry, Redfern Street Village Centre and City of Sydney LGA, 2007						
City-Based Industry	Redfern Street Village Centre	% of Total Businesses	City of Sydney	% of City of Sydney	Non CBD-Haymarket	% of Non CBD-Haymarket
Community	22	2.3%	211	10.4%	184	12.0%
Creative Industries	104	10.9%	1,555	6.7%	1,030	10.1%
Finance and Financial Services	16	1.7%	1,650	1.0%	209	7.7%
Food and Drink	128	13.4%	2,741	4.7%	1,389	9.2%
Government	19	2.0%	363	5.2%	163	11.7%
Health	27	2.8%	795	3.4%	266	10.2%
Higher Education and Research	56	5.8%	538	10.4%	271	20.7%
ICT	73	7.6%	960	7.6%	432	16.9%
Life Science (Bio-tech)	12	1.3%	206	5.8%	93	12.9%
Manufacturing	45	4.7%	403	11.2%	318	14.2%
Motor Vehicle	24	2.5%	237	10.1%	235	10.2%
Natural Resource-Based Industries	2	0.2%	91	2.2%	4	50.0%
Professional and Business Services	84	8.8%	3,020	2.8%	853	9.8%
Property Development and Operation	20	2.1%	607	3.3%	263	7.6%
Retail and Personal Services	116	12.1%	3,344	3.5%	1,382	8.4%
Social Capital	53	5.5%	499	10.6%	297	17.8%
Tourist, Cultural and Leisure	61	6.4%	1,211	5.0%	569	10.7%
Transport and Logistics	83	8.7%	1,173	7.1%	807	10.3%
Utilities	13	1.4%	142	9.2%	110	11.8%
<b>Total</b>	<b>958</b>	<b>100.0%</b>	<b>19,746</b>	<b>4.9%</b>	<b>8,875</b>	<b>10.8%</b>

Table 3: Business Mix by City-Based Industry, Redfern Street Village Centre and City of Sydney LGA, 2007

There are a broad range of business activities in the Redfern Street Village Centre area. Every city-based industry is represented in the Redfern Street Village Centre area and the mix of businesses is quite evenly spread across the range of industries. The total number of businesses in the area accounts for 4.9% of total businesses within the LGA.

Figure 3 represents the top 5 industry divisions by the number of business establishments. The *Food and Drink* industry has the greatest number of business establishments (13.4% of all businesses), followed by *Retail and Personal Services* (12.1%) and *Creative Industries* (10.9%). *Professional and Business Services* and *Transport and Logistics* account for 8.8% and 8.7% respectively of all businesses within the area. Fourteen other industries make up the remaining 46.2% of businesses across the Village Centre.

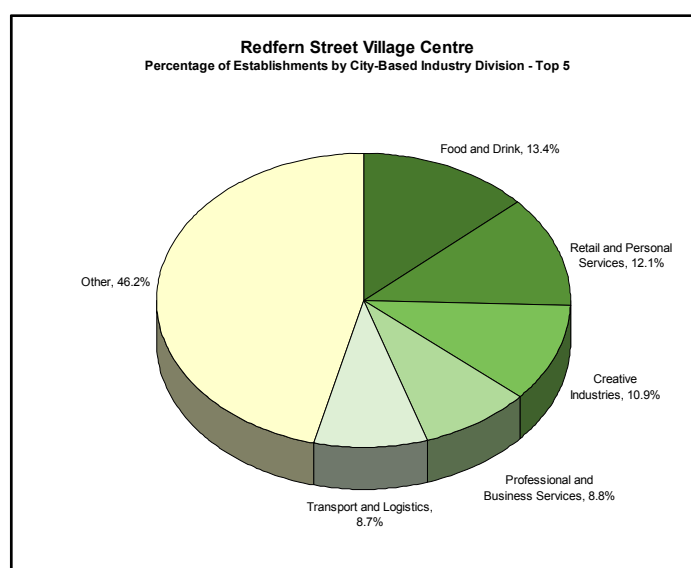


Figure 3: Percentage of Establishments by City-Based Industry Division - Top 5

Figure 3 is represented spatially in the following 3D image, highlighting the distribution of the top 5 industry divisions throughout the Village Centre. The image also highlights the remaining fourteen industries (*Other*) and the areas that are non-business related, such as Residential, Vacant and Redevelopment.



Figure 4: Top Five City-Based Industries, Redfern Street Village Centre - 3D Image

Employment in the Redfern Street Village Centre is shown in *Table 4* below. As indicated, the hub contains only 3.3% of the total LGA employment, which is the third smallest hub workforce in the City of Sydney (Glebe Point Road and Kings Cross are the smallest at 1.9% and 2.5% respectively).

Employment Mix By City-Based Industry, Redfern Street Village Centre and City of Sydney LGA, 2007						
City-Based Industry	Redfern Street Village Centre	% of Total Employment	City of Sydney	% of City of Sydney	Non CBD-Haymarket	% of Non CBD-Haymarket
Community	850	6.7%	6,163	13.8%	4,318	19.7%
Creative Industries	1,104	8.7%	28,700	3.8%	15,811	7.0%
Finance and Financial Services	179	1.4%	89,948	0.2%	3,269	5.5%
Food and Drink	577	4.5%	21,199	2.7%	8,957	6.4%
Government	768	6.0%	31,947	2.4%	9,589	8.0%
Health	339	2.7%	10,348	3.3%	6,399	5.3%
Higher Education and Research	3,067	24.2%	19,564	15.7%	14,931	20.5%
ICT	677	5.3%	24,894	2.7%	6,781	10.0%
Life Science (Bio-tech)	87	0.7%	2,492	3.5%	1,313	6.6%
Manufacturing	396	3.1%	7,309	5.4%	5,034	7.9%
Motor Vehicle	131	1.0%	2,289	5.7%	2,286	5.7%
Natural Resource-Based Industries	12	0.1%	1,195	1.0%	19	63.2%
Other	60	0.5%	985	0.0%	457	0.0%
Professional and Business Services	1,447	11.4%	57,263	2.5%	11,146	13.0%
Property Development and Operation	161	1.3%	8,587	1.9%	2,278	7.1%
Retail and Personal Services	453	3.6%	19,847	2.3%	6,772	6.7%
Social Capital	515	4.1%	7,688	6.7%	3,045	16.9%
Tourist, Cultural and Leisure	563	4.4%	23,961	2.3%	9,319	6.0%
Transport and Logistics	1,306	10.3%	17,414	7.5%	9,894	13.2%
Utilities	3	0.0%	3,620	0.1%	240	1.3%
<b>Total</b>	<b>12,695</b>	<b>100.0%</b>	<b>385,413</b>	<b>3.3%</b>	<b>121,858</b>	<b>10.4%</b>

Table 4: Employment Mix by City-Based Industry, Redfern Street Village Centre and City of Sydney LGA, 2007

It is worth noting that the Redfern Street Village Centre has 14% of the total number of employees working in the *Community* industry across the LGA. Similarly, the *Higher Education and Research* industry employs nearly 25% of the total employment within the hub, and provides 15.7% of the total employment within the industry across the LGA.

Industries that are not strongly represented in terms of employment in the Redfern Street Village Centre include *Utilities* (0%), *Natural Resource-Based Industries* (0.1%), *Life Science (Bio-tech)* (0.7%) and *Motor Vehicle* (1.0%).

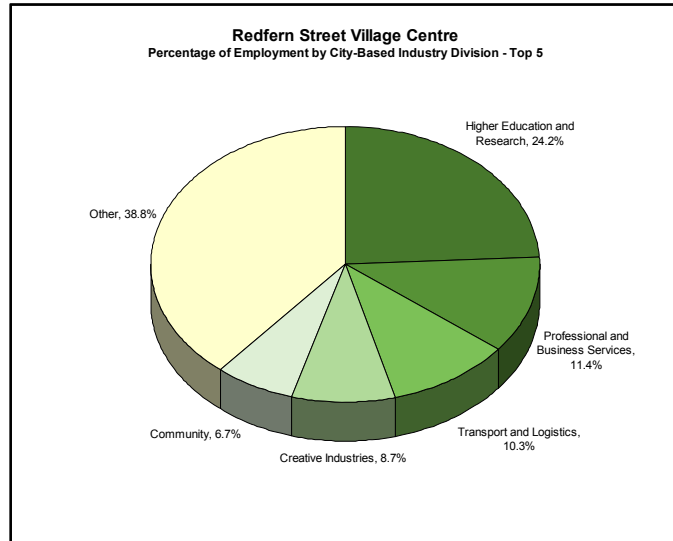


Figure 5: Percentage of Employment by City-Based Industry Division - Top 5

Figure 5 represents the top 5 industry divisions by the number of employees. The *Higher Education and Research* industry has the greatest number of employees with almost one quarter (24.2%) of total employees in the Redfern Street Village Centre. The *Professional and Business Services* (11.4%) and *Transport and Logistics* (10.3%) industries are ranked second and third respectively. *Creative Industries* represent 8.7% of the total workforce in the Village Centre, with *Community* accounting for 6.7%.

The spread of employment throughout the Redfern Street Village Centre is demonstrated in the following map.



Figure 6: Employment by Block, Redfern Street Village Centre, 2007

Figure 6 highlights the locations within the hub that have larger concentrations of employment compared to others. The greatest number of employees within the hub is located within the block containing Sydney University. The second largest concentration of employment is on a block containing Australia Post and the NSW Police Force (1,262 employees). The third largest concentration is situated within the Australian Technology Park (1,254 employees), which has a significant floor area and many smaller sized business establishments.

This map also highlights the residential nature of the Village Centre, with many blocks containing either no employees or a very low number of employees. This characteristic is reviewed further in the following table, which shows the distribution of internal floor area within the different City-based industries in the area, as well as the internal floor area of residential properties.

Internal Floor Area By City-Based Industry, Redfern Street Village Centre and City of Sydney LGA, 2007						
City-Based Industry	Redfern Street Village Centre	% of Business Floor Area	City of Sydney	% of City of Sydney	Non CBD-Haymarket	% of Non CBD-Haymarket
Community	42,792	5.5%	414,350	10.3%	324,492	13.2%
Creative Industries	69,295	8.9%	1,105,572	6.3%	726,331	9.5%
Finance and Financial Services	5,957	0.8%	1,641,406	0.4%	94,349	6.3%
Food and Drink	20,626	2.7%	564,916	3.7%	318,086	6.5%
Government	19,157	2.5%	1,013,521	1.9%	442,466	4.3%
Health	11,523	1.5%	547,907	2.1%	434,298	2.7%
Higher Education and Research	146,633	18.9%	1,052,033	13.9%	792,578	18.5%
ICT	39,939	5.1%	787,883	5.1%	388,259	10.3%
Life Science (Bio-tech)	2,729	0.4%	83,191	3.3%	60,749	4.5%
Manufacturing	23,471	3.0%	557,705	4.2%	504,065	4.7%
Motor Vehicle	11,730	1.5%	248,824	4.7%	248,704	4.7%
Natural Resource-Based Industries	379	0.0%	31,517	1.2%	1,406	27.0%
Professional and Business Services	61,001	7.8%	1,399,923	4.4%	370,147	16.5%
Property Development and Operation	18,194	2.3%	244,070	7.5%	115,206	15.8%
Retail and Personal Services	21,999	2.8%	909,171	2.4%	501,248	4.4%
Social Capital	35,395	4.6%	398,391	8.9%	215,107	16.5%
Tourist, Cultural and Leisure	85,120	11.0%	2,788,164	3.1%	1,184,027	7.2%
Transport and Logistics	159,822	20.6%	2,020,585	7.9%	1,204,387	13.3%
Utilities	1,434	0.2%	194,832	0.7%	83,722	1.7%
<b>Total</b>	<b>777,193</b>	<b>100.0%</b>	<b>16,003,962</b>	<b>4.9%</b>	<b>8,009,629</b>	<b>9.7%</b>
Private Households	1,263,920	50.2%	10,641,287	11.9%	9,336,560	13.5%
Non-Private Households	25,068	1.0%	167,641	15.0%	162,845	15.4%
Other	301,653	12.0%	4,869,891	6.2%	1,764,212	17.1%
Redevelopment	55,378	2.2%	700,115	7.9%	321,317	17.2%
Vacant	94,058	3.7%	1,821,085	5.2%	1,185,118	7.9%
Total Businesses Floor Area	777,193	30.9%	16,003,962	4.9%	8,009,629	9.7%
<b>Total Floor Area</b>	<b>2,517,269</b>	<b>100.0%</b>	<b>34,203,981</b>	<b>7.4%</b>	<b>20,779,680</b>	<b>12.1%</b>

Table 5: Internal Floor Area by City-Based Industry, Redfern Street Village Centre and City of Sydney LGA, 2007

Figure 7 represents the top 5 industry divisions by the total internal floor area. The *Transport and Logistics* industry has the greatest area of floor space (20.6%), which can largely be attributed to the CityRail train lines and stations. The *Higher Education and Research* industry has the second largest area of internal floor space with 18.9% of the total area for the Village Centre. Sydney University is the greatest contributor to this proportion of floor space. As indicated in Table 4 above, the Redfern Street Village Centre contains a notable proportion (13.9%) of the City of Sydney's floor area used for the *Higher Education and Research* industry.

The *Tourist, Cultural and Leisure* industry has the third largest proportion of floor area (11%) within the Village Centre, followed by *Creative Industries* (8.9%) and *Professional and Business Services* (7.8%).

Non-business related floor area within the Redfern Street Village Centre is substantial, with more than 69% of floor area being associated with residential uses, redevelopment, vacant floor area or other non-industry related uses. Residential uses alone account for 50.2% of the total floor area within the Village Centre.

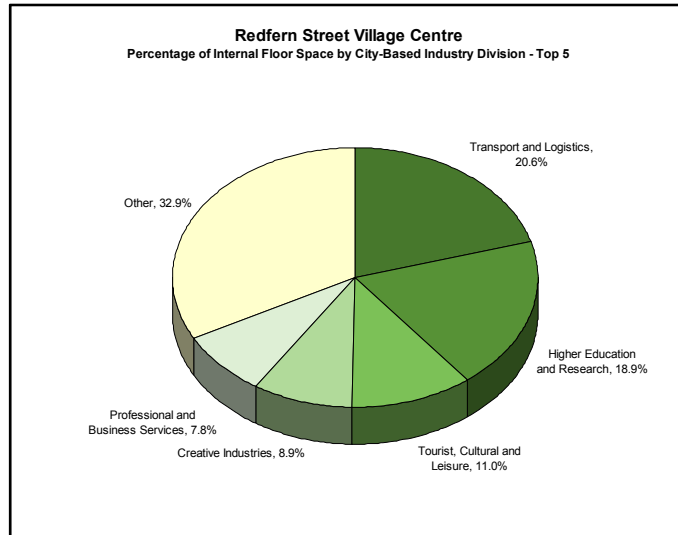


Figure 7: Percentage of Internal Floor Space by City-Based Division - Top 5

Figure 8 indicates the spread of floor area throughout the Village Centre. As expected, the blocks containing the greatest area of floor space are those with the Australian Technology Park and Sydney University. The remainder of the floor area is spread relatively evenly across the Village Centre.

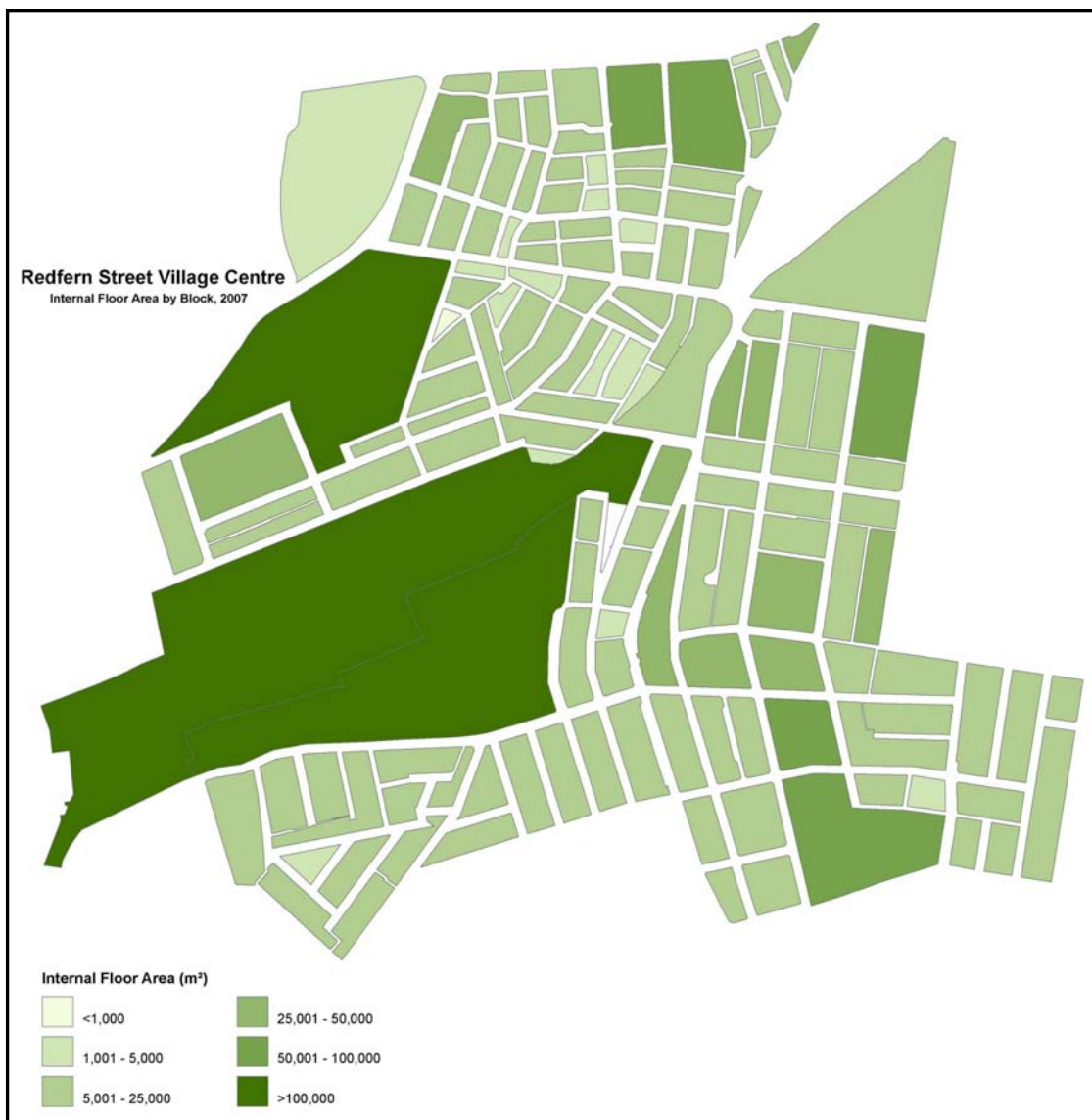


Figure 8: Internal Floor Area by Block, Redfern Street Village Centre, 2007

### Space Use

The FES data classifies all floor area within the LGA according to the way in which the space is used. Each space use is assigned a code, which is then categorised according to fourteen different space use divisions. Space use codes are also used to record employment, seating capacities, dwelling and room numbers and parking spaces.

Table 6 indicates the internal floor area by space use division within the Redfern Street Village Centre. Residential space uses account for nearly 45% of all space use within the hub, compared to 26.3% of Residential space use throughout the LGA. Office space uses account for 12.7% of the total hub floor area, followed by Parking (9.3%) and Common Area (7.9%).

Internal Floor Area by Space Use Division, Redfern Street Village Centre and City of Sydney, 2007				
Space Use Division	Redfern Street Village Centre	% of Space Use Floor Area	City of Sydney	% of City of Sydney
Office	319,156	12.7%	7,522,177	22.0%
Shop/Show room	47,330	1.9%	922,171	2.7%
Residential	1,129,833	44.9%	8,977,967	26.2%
Storage	94,501	3.8%	1,907,223	5.6%
Industrial	150,164	6.0%	1,157,790	3.4%
Visitor Accommodation	34,352	1.4%	1,161,338	3.4%
Entertainment/Leisure	45,968	1.8%	778,641	2.3%
Restaurant/Eating	29,119	1.2%	624,666	1.8%
Community	67,701	2.7%	606,024	1.8%
Utilities	15,661	0.6%	382,080	1.1%
Parking	233,769	9.3%	4,263,998	12.5%
Transport	53,566	2.1%	275,727	0.8%
Common Area	198,353	7.9%	4,355,104	12.7%
Other	97,795	3.9%	1,269,078	3.7%
<b>Total</b>	<b>2,517,269</b>	<b>100.0%</b>	<b>34,203,981</b>	<b>100.0%</b>

Table 6: Internal Floor Area by Space Use Division, Redfern Street Village Centre and City of Sydney LGA, 2007

Figure 9 compares the percentage of internal floor area by space use division between the Redfern Street Village Centre and the whole of the City of Sydney.

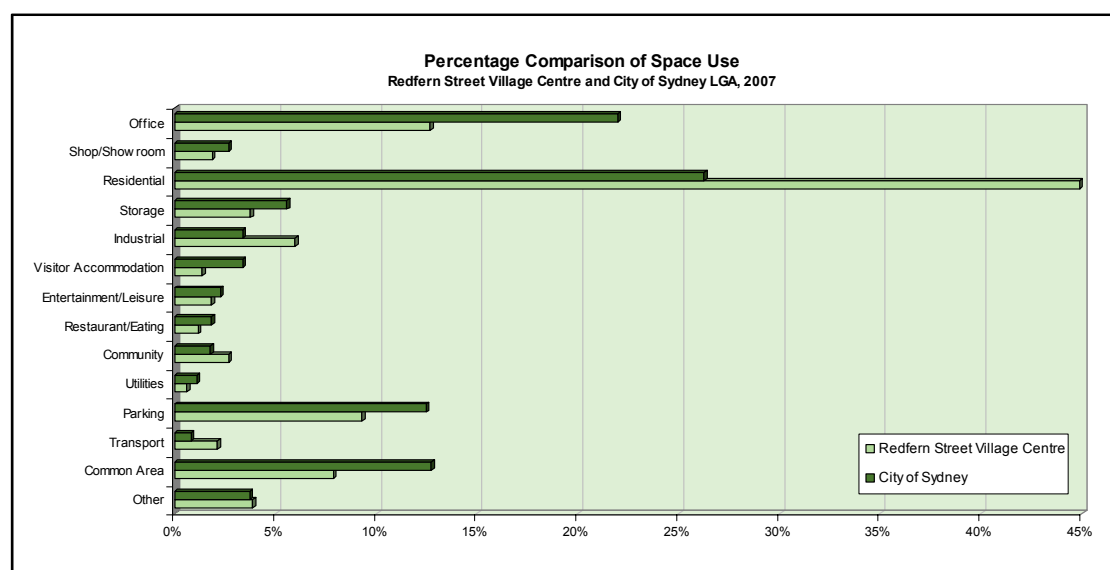


Figure 9: Percentage Comparison of Space Use, Redfern Street Village Centre and City of Sydney, 2007

Table 7 indicates the distribution of employment across the ten key space use divisions containing employment within the Redfern Street Village Centre. More than 80% of employment is located within *Office* space uses, which is similar to the distribution of employment across the whole LGA. The *Industrial* division has the greatest difference in employment between Redfern Street Village Centre and the City of Sydney, with 4.8% of employees working in *Industrial* space uses in Redfern, compared to 2.2% throughout the LGA.

<b>Employment Mix by Space Use Division, Redfern Street Village Centre and City of Sydney, 2007</b>				
Space Use Division	Redfern Street Village Centre	% of Space Use Employment	City of Sydney	% of City of Sydney
Office	10,229	80.6%	318,980	82.8%
Shop/Show room	509	4.0%	20,879	5.4%
Storage	130	1.0%	4,802	1.2%
Industrial	603	4.8%	8,503	2.2%
Visitor Accommodation	6	0.0%	208	0.1%
Entertainment/Leisure	126	1.0%	4,484	1.2%
Restaurant/Eating	769	6.1%	22,400	5.8%
Community	243	1.9%	3,825	1.0%
Utilities	11	0.1%	831	0.2%
Transport	61	0.5%	298	0.1%
<b>Total</b>	<b>12,687</b>	<b>100.0%</b>	<b>385,210</b>	<b>100.0%</b>

Table 7: Employment Mix by Space Use Division, Redfern Street Village Centre and City of Sydney, 2007<sup>1</sup>

The space use codes that record capacities are most relevant to the *Restaurant/Eating* and the *Entertainment/Leisure* divisions. In the Redfern Street Village Centre, the FES counted 1,934 restaurant seats, 1,035 café seats and a further 695 outdoor or pavement seats for dining. There was capacity for 1,460 patrons in the area’s hotels and bars and 194 seats available in casino/gambling rooms. The Redfern Street Village Centre provides 9% of the total capacity of meeting halls across the LGA with space for 1,885 people. There is also capacity for 250 people in the area’s community centres, which makes up 18% of the total capacity for the LGA.

Parking spaces within the Redfern Street Village Centre were comprised of 850 public parking spaces and 9,061 tenant parking spaces, providing a total of 9,911 parking spaces.

<sup>1</sup> Not all Space Use Divisions included

## Workspace Ratios

Workspace ratios are an indication of the average number of square metres within which employees work for a particular industry. The ratio is determined by dividing the internal floor area of a City-Based Industry division by the total number of employees recorded for that industry. Ratios can also be determined using the Space Use divisions, Office space uses and Occupied Office space uses, where the floor area is divided by total employees. The ratios for each category are used for projecting the anticipated population of new developments.

Table 8 below indicates the workspace ratios for the city-based industries located within the Redfern Street Village Centre and compares them to the same ratios for the City of Sydney.

Workspace Ratio by City-Based Industry, Redfern Street Village Centre, 2007				
City-Based Industry	Internal Floor Area	Total Employment	Redfern Street Workspace Ratio (m <sup>2</sup> )	City of Sydney Workspace Ratio (m <sup>2</sup> )
Community	42,792	850	50.3	67.2
Creative Industries	69,295	1,104	62.8	38.5
Finance and Financial Services	5,957	179	33.3	18.2
Food and Drink	20,626	577	35.7	26.6
Government	19,157	768	24.9	31.7
Health	11,523	339	34.0	52.9
Higher Education and Research	146,633	3,067	47.8	53.8
ICT	39,939	677	59.0	31.6
Life Science (Bio-tech)	2,729	87	31.4	33.4
Manufacturing	23,471	396	59.3	76.3
Motor Vehicle	11,730	131	89.5	108.7
Natural Resource-Based Industries	379	12	31.6	26.4
Professional and Business Services	61,001	1,447	42.2	24.4
Property Development and Operation	18,194	161	113.0	28.4
Retail and Personal Services	21,999	453	48.6	45.8
Social Capital	35,395	515	68.7	51.8
Tourist, Cultural and Leisure	85,120	563	151.2	116.4
Transport and Logistics	159,822	1,306	122.4	116.0
Utilities	1,434	3	478.0	53.8
<b>Total</b>	<b>777,193</b>	<b>12,635</b>	<b>61.5</b>	<b>41.5</b>

Table 8: Workspace Ratio by City-Based Industry, Redfern Street Village Centre, 2007<sup>2</sup>

The workspace ratios for the Redfern Street Village Centre are quite high, with only the *Government* industry having less than 30m<sup>2</sup> per employee (24.5m<sup>2</sup>), whereas the City of Sydney has 5 industries with less than 30m<sup>2</sup> per employee.

<sup>2</sup> Data in 'Other' category not included

<b>Workspace Ratio by Space Use Division, Redfern Street Village Centre, 2007</b>				
Space Use Division	Internal Floor Area	Total Employment	Redfern Street Workspace Ratio (m <sup>2</sup> )	City of Sydney Workspace Ratio (m <sup>2</sup> )
Office	319,156	10,229	31.2	23.6
Shop/Show room	47,330	509	93.0	44.2
Storage	94,501	130	726.9	397.2
Industrial	150,164	603	249.0	136.2
Visitor Accommodation	34,352	6	5,725.3	5,583.4
Entertainment/Leisure	45,968	126	364.8	173.6
Restaurant/Eating	29,119	769	37.9	27.9
Community	67,701	243	278.6	158.4
Utilities	15,661	11	1,423.7	459.8
Transport	53,566	61	878.1	925.3
<b>Total</b>	<b>857,518</b>	<b>12,687</b>	<b>67.6</b>	<b>39.8</b>

Table 9: Workspace Ratio by Space Use Division, Redfern Street Village Centre, 2007<sup>3</sup>

Similarly, the workspace ratios for the Space Use Divisions are also quite high, with all divisions except *Transport* having a larger ratio than the whole LGA in each respective division. The *Office* workspace ratio is the lowest in the Redfern Street Village Centre, although it is 7.6m<sup>2</sup> larger than the same ratio for the City of Sydney.

<b>Workspace Ratio by Office Space Use, Redfern Street Village Centre, 2007</b>				
Office Space Use	Internal Floor Area	Total Employment	Redfern Street Workspace Ratio (m <sup>2</sup> )	City of Sydney Workspace Ratio (m <sup>2</sup> )
Partitioned Office	47,118	2,999	15.7	15.8
Open Plan Office	140,738	6,710	21.0	13.1
Shared Office ("Hot" desk)	657	51	12.9	7.6
<b>Total</b>	<b>188,514</b>	<b>9,760</b>	<b>19.3</b>	<b>13.7</b>

Table 10: Workspace Ratio by Office Space Use, Redfern Street Village Centre, 2007

The *Office* space use division includes space uses such as meeting rooms and photocopy/fax areas, however these spaces do not typically have employees located within them. *Table 10* identifies the workspace ratios for the three most common office space uses where employees are located, which are Partitioned Office, Open Plan Office and Shared Office. This ratio is more accurate for determining the average area of office space each employee is working in.

Although the Partitioned Office workspace ratio of 15.7m<sup>2</sup> for the Redfern Street Village Centre is similar to that for the whole City of Sydney (15.8m<sup>2</sup>), the Open Plan Office workspace ratio is substantially different, being an additional 7.9m<sup>2</sup> larger than that for the City of Sydney. Partitioned Office space uses make up 25% of all Office uses containing employees in Redfern Street, whilst Open Plan Office space uses occupy nearly 75%.

## Conclusion

The Redfern Street Village Centre is dominated by a number of major sites that cover vast areas of land, including the Australian Technology Park, part of Sydney University, Victoria and Prince Alfred Parks and the CityRail train lines.

Residential land uses are also strongly represented in the area, with more than 50% of floor area being dedicated to private households. This is supported by a high residential population, being 11.7% of the City's total and the second highest of all the Village Centres.

<sup>3</sup> Not all Space Use Divisions included

Although the Redfern Street Village Centre contains only half of the Sydney University campus, the *Higher Education and Research* industry is in the top five industries for both employment and internal floor area.

The former Carlton and United Breweries site will be the location of the greatest redevelopment for the area. An increase in residential dwellings and commercial floor space within the site will contribute significantly to the economic makeup of the area over the next five to ten years.