Commercial Monitor

June 2022

Commercial Monitor
February 2023

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

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Introduction

Background

The City of Sydney Commercial Monitor provides a comprehensive overview of new commercial floor area and pipeline activity as of 30 June 2022 in the City of Sydney local area. The Commercial Monitor measures the growth and distribution of major commercial developments and informs Council and the public of the location and nature of these developments within our local area.

The Commercial Monitor also provides estimates for the total amount of new commercial floor area in the short term (from known development proposals) expected to be completed in the City of Sydney local area.

There are 10 City of Sydney villages that have been grouped into four distinct areas (see Figure 1) for the purpose of analysis and discussion in this report.

- **CBD villages:** CBD and Harbour, Chinatown and CBD South;
- **Eastern villages:** Macleay Street and Woolloomooloo, Oxford Street, Crown and Baptist Streets;
- **Southern villages:** Green Square and City South, Redfern Street, King Street; and
- **Western villages:** Glebe Point Road, Harris Street.

The Commercial Monitor complements the Annual Residential Monitor and Visitor Accommodation Monitor, which cover the residential market and tourist accommodation market respectively. For information on the existing residential stock of the City of Sydney local area refer to the Housing Audit for 2022.

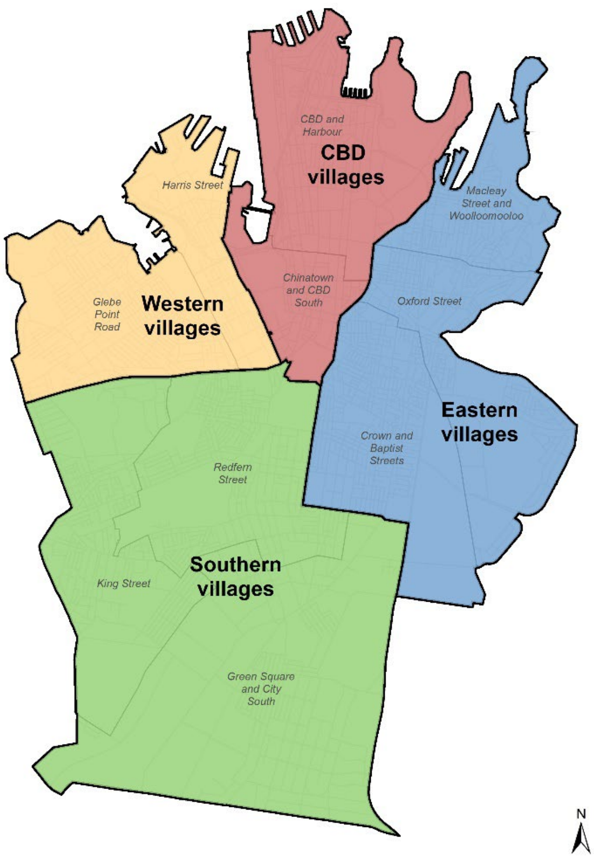


Figure 1. Map of the City of Sydney local area showing grouping of villages

Methodology

Development applications track the amount of construction in the city and the amount of commercial floor space built.

Criteria

The following criteria are used for developments to be included in the Commercial Monitor:

- Any new commercial building or new commercial development.
- Refurbishment of majority of commercial building or costing over $10 million.
- Addition costing over $1 million and additional commercial floor space greater than 1,000 square metres; and
- Conversions costing over $1 million and converted commercial floor space greater than 1,000 square metres.

For reporting purposes, commercial floor area is broken down into five categories of employment generating activities based on their prevalence in the city:

1. **Office**
2. **Retail**
3. **Educational**
4. **Industrial**
5. **Other** (community, entertainment and any other employment generating activities).

Trends in office vacancies and absorption of office space in the CBD are also provided, sourced from the Property Council of Australia's Office Market Report 2021/2022.

Please note:

- Information on commercial projects is analysed based on the status of developments at the end of the reporting period; and
- Only additional & new commercial floor area is reported in the Commercial Monitor.

Stages of the development cycle

Developments are grouped by the following categories:

6. **Lodged** – commercial developments that have been submitted for approval but have not yet been approved by the relevant authority at the report date.
7. **Approved** – commercial developments that have been approved by relevant authorities but have yet to commence at the report date.
8. **Commenced** – commercial developments that are currently under construction but have yet to be completed at the report date.
9. **Completed** – commercial developments that have completed construction within the last 5 years

Expected completion dates

When a development application is lodged it is assigned an estimated completion date. The expected completion date is reviewed each time the development moves through a stage in the development cycle and is revised when appropriate. The estimated completion date is based on the size and type of development.

Covid-19 impacts

Covid-19 had a substantial impact on Sydney during the 2021/22 financial year. This is evident in the low completion rates across all villages. Such impacts include:

- Covid-19 safety plans required on construction sites.
- Worker densities reduced on construction sites.
- Mandatory vaccination of workers on site from LGAs of concern.
- Workers having to isolate either being a contact or contacting Covid.
- Ongoing global supply chain issues of building materials.
- Labour shortages.

Covid-19 continues to have an impact on Sydney. There is not enough information available at this time to predict with any certainty how Covid-19 has impacted development timelines into the future, and as such the forecast completions within this report should be used as a guide. These impacts should lessen over time.

Development monitor web map

The Development Monitor web map is an interactive map which has been produced to complement the City Monitor reports. The map provides an additional spatial context around how development in the City of Sydney local area is geographically distributed. The map is available on the City of Sydney website via the City of Sydney Data Hub webpage: https://cityofsydney.maps.arcgis.com/apps/webappviewer/index.html?id=ab67ecb8c37f4ae38ac77066e02b03fe

Disclaimer

While all care is taken to ensure this data is accurate, the Urban Analytics team relies on what has been reported in the Statement of Environmental Effects submitted with a development application. In addition, if the development application is lodged as a concept plan, key details may not be available at the time of lodgement and will be updated when available.

Please direct any questions about this data to the Urban Analytics team research@cityofsydney.nsw.gov.au

Commercial Completion Trends

Table 1. Total completed commercial floor space (m²) past and future by village.

Completed commercial floor space by village from 2016/17 - 2021/22 and estimated completions from 2022/23 – 2026/27.

Financial Year	CBD and Harbour	Chinatown and CBD South	Crown and Baptist Streets	Macleay Street and Wooll'oo	Oxford Street	Green Square and City South	King Street	Redfern Street	Harris Street	Glebe Point Road	Grand Total
17/18	12,756	2,171	2,287	413	1,338	41,559	32,406	5,354	27,306	3,576	**129,166**
18/19	36,244	4,760	687	2,798	18,512	23,291	15,750	66,925	-	2,440	**171,407**
19/20	60,525	6,999	2,075	200	325	5,291	238	72,526	42,236	468	**190,883**
20/21	121,555	2,666	2,845	-	408	9,537	29,256	50,569	2,425	-	**219,261**
21/22	119,772	-	894	-	2,336	27,400	-	8,941	137	-	**159,480**
22/23	43,558	7,800	7,862	-	14,780	20,173	10,810	14,435	5,524	835	**125,777**
23/24	135,263	6,429	16,549	10,187	634	75,137	104,566	43,658	119	33,093	**425,635**
24/25	345,745	67,419	7,146	3,869	14,208	135,297	4,894	6,494	3,135	5,686	**593,893**
25/26	75,307	226,423	-	-	-	84,503	-	62,939	-	-	**449,172**
26/27	28,000	-	-	-	-	31,010	-	630	-	-	**59,640**

Table 1 shows the completed commercial floor space in m² by village for 2016/17 to 2021/22, plus forecast completions for 2022/23 to 2026/27 based on known development applications and the estimated completion dates as of 30 June 2022.

Approximately 159,480m² of commercial floor space was completed over the past 12 months, which was 27% less than the previous financial year (2020/21).

Looking at completions over the last five-year period, the amount of floor space increased year on year until the 2021/22 financial year. This significant decrease in completed commercial developments in 2021/22 across was possibly due to:

- Covid-19 safety plans required on construction sites
- Worker numbers reduced on construction sites due to density limitations
- Mandatory vaccination of workers from LGAs of concern on construction sites
- Workers having to isolate

Global impacts of Covid-19 on supply chains have created a shortage of building materials and increased building costs. In addition, ongoing labour shortages which may have prolonged completion dates.

Over the next five years, a steady stream of new commercial floor area is forecast for completion in each year (an average of approximately 330,833m² per year), predominately in the CBD and Harbour village. Approximately 590,000² of commercial floor space is forecast to be delivered in 2024/25, 36% of the total forecast for the next five years.

Summary of Major Development Activity

Table 2. Total commercial floor area (m²) completed in 2021/22 by village group.

Total floor area type in the 2021/22 financial year split into villages.

Village Group	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total
CBD villages	115,138	3,709	-	-	925	**119,772**
Eastern villages	2,316	530	-	-	384	**3,230**
Southern villages	3,807	2,343	6,071	23,780	340	**36,341**
Western villages	137	-	-	-	-	**137**
Total	**121,398**	**6,582**	**6,071**	**23,780**	**1,649**	**159,480**

There was 160,451m² of commercial floor area completed in 2021/22, with 76% of this classified as office floor area, 15% classified as industrial floor area, 5% classified as retail floor area, and 4% classified as educational floor area.

As seen in Table 2, most of the commercial floor area completed in 2021/22 was in the CBD villages (CBD and Harbour and Chinatown and CBD South). This can be attributed to the completion of the following major developments in this area:

- Quay Quarter Centre, 50 Bridge Street, Sydney – approximately 102,133m² of refurbished office floor area
- Substation No.164, 183 Clarence Street, Sydney – 8,246m² of office floor area
- Porter House, 116 Bathurst Street, Sydney – 2,055m² of office floor area
- MLC Centre, 19-29 Martin Place, Sydney – 2,379m² of additional retail floor area

The major developments in the other village regions included:

- Equinix SY5 Data Centre, 506-518 Gardeners Road, Alexandria –19,395m² of industrial floor area
- 340A Botany Road, Alexandria – 4,385m² of industrial floor area
- Overland Gardens, 67-77 Epsom Road, Rosebery – 2,203m² of retail floor area

Table 3. Total commercial floor area (m²) in the pipeline by status at 30 June 2022.

Pipeline of activity for the City of Sydney from 2021/22 based on commercial floor space type.

Development Status	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total
Lodged	355,350	39,197	-	86,664	10,477	491,688
Approved	392,539	79,250	97,043	37,184	19,724	625,740
Construction Commenced	336,730	70,904	102,898	-	26,205	535,737
Total	1,084,619	189,351	199,941	123,848	56,406	1,654,165

Table 3 shows the pipeline activity for the City of Sydney local area by status and floor area type. There is currently over 1.65 million square metres of commercial floor area in the pipeline.

Under Construction

There was 535,737m² of commercial floor area under construction at 30 June 2022 including 336,730m² of office floor area. Of this total commercial floor area:

- 64% located in CBD Villages
- 25% located in Southern Villages
- 6% located in Eastern Villages
- 5% located in Western Villages

Approved

There was 234,352m² of commercial floor area approved during the 2020/21 financial year. At 30 June 2021 there was 625,740m² of commercial floor area approved but not yet commenced construction, including 392,539m² of office floor area. Of this total commercial floor area:

- 42% located in CBD Villages
- 51% located in Southern Villages
- 4% located in Eastern Villages
- 3% located in Western Villages

Lodged

There was 247,163m² of commercial floor area lodged during the 2021/22 financial year. At 30 June 2021 there was 491,688m² commercial floor area lodged but not yet approved, including 355,350m² of office floor area. Of this total commercial floor area

- 68% located in CBD Villages
- 28% located in Southern Villages
- 3% located in Eastern Villages

– 1% located in Western Villages

The commercial development pipeline is dominated by seven developments all over 50,000m² each (of which five are in CBD and Harbour) that combined contribute 542,816m² to the pipeline. Looking ahead, CBD and Harbour is to continue to deliver a large proportion of new commercial floor area in the next five years, approximately 36% of the total forecasted followed (see Table 4).

Table 4. Total commercial floor area (m²) in development pipeline at June 30 2022

Potential commercial floorspace in square metres by village from 2021/22.

Village	Office Floor Area (m²) in Pipeline	Retail Floor Area (m²) in Pipeline	Educational Floor Area (m²) in Pipeline	Industrial Floor Area (m²) in Pipeline	Other Floor Area (m²) in Pipeline	Total (m²) in Pipeline
CBD and Harbour	538,699	43,778	1,950	-	15,447	599,874
Chinatown and CBD	272,607	52,347	-	-	11,117	336,071
South Crown and Baptist Streets	21,603	9,998	-	-	-	31,601
Macleay Street and Woolloomooloo	7,353	4,214	-	-	2,489	14,056
Oxford Street	9,195	1,226	7,838	-	11,363	29,622
Green Square and City South	167,476	33,065	12,355	123,848	9,377	346,121
King Street	4,999	11,102	102,513	-	1,656	120,270
Redfern Street	45,556	5,419	74,450	-	2,733	128,158
Glebe Point Road	8,523	28,032	835	-	2,224	39,614
Harris Street	8,609	169	-	-	-	8,778
Total	**1,084,620**	**189,350**	**199,941**	**123,848**	**56,406**	**1,654,165**

CBD Villages

Table 5. Completions and anticipated completions by financial year for the CBD.

The number of dwelling types completed and anticipated by financial year in the CBD and Chinatown villages.

Financial Year	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total Commercial Floor Area
17/18	9,017	5,084	-	-	826	**14,927**
18/19	25,660	11,830	-	-	3,514	**41,004**
19/20	56,416	2,976	-	-	8,132	**67,524**
20/21	99,735	16,450	-	-	8,036	**124,221**
21/22	115,138	3,709	-	-	925	**119,772**
22/23	28,781	7,735	1,950	-	14,842	**51,358**
23/24	124,633	14,947	-	-	162	**141,692**
24/25	354,370	53,622	-	-	5,172	**413,164**
25/26	275,521	19,821	-	-	6,388	**301,730**
26/27	28,000	-	-	-	-	**28,000**
Total	**1,117,271**	**136,174**	**1,950**	**-**	**47,997**	**1,303,392**

As seen in Table 5, in 2021/22 in the CBD villages there was 119,772m² of commercial floor area completed. This was a slight decrease of 4,449m² compared to the previous year.

Overall, these rates are lower than 2017/18 and 2018/19 and 2020/21 completion rates which resulted in 123,455m² of commercial floor area combined. These large spikes between years are due to the nature of commercial developments in the CBD. These developments are often on large sites and high rise in nature therefore contributing large amounts of new commercial floor area when completed.

One major development contributed to an increase in commercial floor area in 2021/22. This was:

– Quay Quarter Centre, 50 Bridge Street, Sydney – 102,133m² of office floor area

Looking forward, it is projected major projects will result in approximately 936,000m² of commercial floor area in the next five years (87% of this commercial floor area will be office floor area). Approximately 51,358m² of commercial floor area is due for completion next financial year.

Table 6. Commercial floor area (m²) by pipeline status at 30 June 2021 for CBD villages.

Commercial floor area (m²) type in the 2021/22 financial year split into development status.

Development Status	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total Commercial Floor Area
Lodged	299,608	29,158	-	-	3,645	**332,411**
Approved	205,546	47,086	1,950	-	8,077	**262,659**
Construction Commenced	306,152	19,881	-	-	14,842	**340,875**
Total	**811,306**	**96,125**	**1,950**	**-**	**26,564**	**935,945**

Under Construction

At 30 June 2021, there was 340,875m² of commercial floor area under construction in the CBD villages (see Table 6). Approximately 90% of this will be office space.

Construction started on eleven major commercial development during 2021/22:

– Martin Place Metro Station, 50 Martin Place, Sydney – 74,504m² of office floor area and 1,017m² of retail floor area (Stage 1 North)

– 49A -57 Pitt Street, Sydney – 70,463m² of office floor area

– 178-186 George Street, Sydney – 62,878m² of office floor area

– Martin Place Metro Station, 37-51 Martin Place, Sydney – 36,331m² of office floor area and 1,222m² of retail floor area (Stage 2 South)

– 20-26 O'Connell Street, Sydney – 28,023m² of office floor area

– 210-214 George Street, Sydney – 19,220m² of office floor area

– David Jones, 65-77 Market St, Sydney – refurbishment and additions resulting in 12,300m² of office floor area and 9,353m² of retail floor area

– 75-85 Harrington Street, The Rocks – 1,134m² of office floor area

– 426-430 Kent Street, Sydney – 1,000m² of refurbished office floor area

– 136 Hay Street, Haymarket – 2,035m² of retail floor area and 2,300m² of cinema floor area

– Art Gallery of NSW, 1 Art Gallery Road, Sydney – 12,112m² of art gallery space floor area

Approved

There was 99,426m² of commercial floor area approved in 2020/21 in the CBD villages. As of 30 June 2021, there was 262,659m² of commercial floor area approved but had not yet commenced construction.

There were eight major commercial developments approved in 2020/21:

– 8-10 Lee Street, Haymarket – 58,683m² of office floor area and 2,579 m² of retail floor area

– 331-337 Kent Street, Sydney – 14,859m² of office floor area

– 317, 319-321 George Street, Sydney – 4,890m² of office floor area

– 3 Hosking Place, Sydney – 3,093m² of office floor area

- 189-197 Kent Street, Sydney – 1,402m² of office floor area
- 338-348 Pitt Street, Sydney – 5,123m² of retail floor area
- 413-415 Sussex Street, Haymarket – 3,353m² of retail floor area
- Sydney Tattersalls Club, 196-204 Pitt Street, Sydney – 2,743m² of Entertainment floor area

Lodged

There was 88,167m² of commercial floor area lodged in 2021/22 in the CBD villages. As of 30 June 2022, there was 332,411m² of commercial floor area lodged but were not yet approved.

There were seven major commercial developments lodged in 2021/22:

- Central Place Sydney, Lee Street, Haymarket – 145,545m² of office floor area and 9,455 in retail floor area
- Cockle Bay Wharf redevelopment (stage 2), 17-27 Wheat Road, Sydney - 75,000m² of office floor area and 14,000m² of retail floor area
- APDG Block, 55 Pitt Street, Sydney – 70,463m² of office floor area and 284m² of retail floor area
- 201-207 Elizabeth Street, Sydney – 48,826m² of additional office floor area and 991m² of retail floor area
- 8A Lee Street, Haymarket – 28,000m² of office floor area
- 417-419 Sussex Street, Haymarket – 1,407m² of office floor area and 1,173m² of retail floor area
- 525-529 George Street, Sydney – 3,645m² of cinema and function centre floor area

Other Trends

Net Absorption

Net absorption measures the change in occupied space between two survey periods. It considers the losses from total stock due to demolition, refurbishment, change of use or change in a building's grade.

Table 7 shows the net absorption rate for the Sydney CBD since July 2017. The net absorption rate from the preceding 12 months was 13,880m² *(Source: Office Market Report, Property Council of Australia).*

Office Vacancy

Table 7 shows the office vacancy rates for the Sydney CBD since July 2017. The office vacancy rate for the Sydney CBD has slightly increased 0.9% over the past year, from 9.2% in July 2021 to 10.1% in July 2022 *(Source: Office Market Report, Property Council of Australia).*

Table 7. Net absorption rate and office vacancy rate for Sydney CBD July 2017 to July 2022.

Date	Net Absorption Rate (m²)	Office Vacancy Rate (%)
Jul-17	22,216	5.9%
Jan-18	345	4.8%
Jul-18	9,144	4.6%
Jan-19	448	4.1%
Jul-19	-3,623	3.7%
Jan-20	-41,110	3.9%
Jul-20	-58,675	5.6%
Jan-21	-54,671	8.5%
Jul-21	27,269	9.2%
Jan-22	7,812	9.3%
Jul-22	21,692	10.1%

Eastern Villages

Table 8. Completions and anticipated completions by financial year for the eastern villages.

The number of dwelling types completed and anticipated by financial year in the eastern villages.

Financial Year	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total Commercial Floor Area
17/18	1,435	2,603	-	-	-	**4,038**
18/19	2,395	7,220	-	4,569	7,813	**21,997**
19/20	1,221	998	-	-	381	**2,600**
20/21	363	685	2,205	-	-	**3,253**
21/22	2,316	530	-	-	384	**3,230**
22/23	10,322	1,680	-	-	10,640	**22,642**
23/24	15,921	11,038	-	-	411	**27,370**
24/25	11,864	2,720	7,838	-	2,801	**25,223**
25/26	44	-	-	-	-	**44**
26/27	-	-	-	-	-	**-**
Total	**45,881**	**27,474**	**10,043**	**4,569**	**22,430**	**110,397**

In 2021/22 the eastern villages had 3,230m² of commercial floor area completed (See Table 8). This was a decrease from the previous 2020/21 financial year, however, a significant decrease from the 2018/19 financial year, which had over 21,600m² of commercial floor area completed in total. This decrease in commercial floor area completion could be attributed to challenges to the building industry during the global pandemic.

The 2021/22 completed commercial floor area mostly came from the completion of 249-255 Crown Street, Darlinghurst which delivered 1,935m² of office floor area and 360m² of retail floor area.

Floor area is expected to increase to over 20,000m² each year for the next three financial years. The combined floor space for the 22/23, 23/24 and 24/25 financial years is 75,235m². The forecast commercial floor area over the next five years will be mostly office (51%), retail (21%) and other (18%).

Overall, the predicted contribution to new commercial floor area of the eastern villages in the next five years is very small, only 5% of total forecast commercial floor area in the City of Sydney local area and the second smallest contribution of the four village groupings.

Table 9. Commercial floor area (m²) by pipeline status at 30 June 2022 for eastern villages.

Commercial floor area (m²) type in the 2021/22 financial year split into development status.

Development Status	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total Commercial Floor Area
Lodged	10,297	3,860	-	-	2,078	**16,235**
Approved	16,283	3,518	7,838	-	411	**28,050**
Construction Commenced	11,571	8,061	-	-	11,363	**30,995**
Total	**38,151**	**15,439**	**7,838**	**-**	**13,852**	**83,118**

Under Construction

At 30 June 2022, there was 30,995m² of commercial floor area under construction in the eastern villages. The largest of the developments being:

- Surry Hills Shopping Village (Buildings A, B, C, D & G), 2-38 Baptist St, Redfern 4,526m² of office floor area and 7,217m² of retail floor area
- 262 Liverpool St, Darlinghurst – 3,298m² of office floor area
- 52-58 Reservoir Street, Surry Hills – 2,423m² of office floor area
- 479 South Dowling Street, Surry Hills – 1,076m² of office floor area
- Sydney Swans Football Club, 1 Driver Avenue, Moore Park – 10,640m² of sports grounds area

Approved

There was 16,283m² of office floor area approved in 2021/22 in the eastern villages. As of 30 June 2022, there was 28,050m² of commercial floor area approved but not yet commenced construction. There were nine major commercial developments approved in 2020/21. These were

- 52-58 Reservoir Street, Surry Hills – 3,350m² of office floor area
- 117-119 Flinders Street, Surry Hills – 3,010m² of office floor area
- 9-13 Brisbane Street, Surry Hills – 2,396m² of office floor area
- 120-124 Chalmers Street, Surry Hills – 2,090m² of additional office floor area
- 56-78 Oxford Street, Darlinghurst – 1,544m² of additional and refurbished office floor area
- 29-41 Hutchinson Street, Surry Hills – 1,415m² of additional office floor area
- 82-106 Oxford Street, Darlinghurst – 1,274m² of additional and refurbished office floor area
- 18-20 Darlinghurst Road, Potts Point – 1,058m² of retail floor area
- SCEGGS Darlinghurst, 165-215 Forbes Street, Darlinghurst – 7,838m² of educational floor area

Lodged

There was 16,235m² of commercial floor area lodged in 2021/22 in the eastern villages. As of 30 June 2022, there was 10,297m² of office floor area lodged but not yet approved with (see Table 9).

There were four major commercial developments lodged in 2021/22, and one major commercial refurbishment and addition (over 1,000m² and costing more than $1 million) being:

- 9 Bowden Street, Alexandria – 7,353m² of office floor area
- 272-276 Cleveland Street, Surry Hills – 2,509m² of office floor area
- 92 Brougham Street, Potts Point – 1,791m² of refurbished and additional retail floor area
- 164-172 William Street, Woolloomooloo – 1,325m² of retail floor area
- 28-30 Orwell Street, Potts Point – 2,078m² of entertainment floor area

Southern Villages

Table 10. Completions and anticipated completions by financial year for the southern villages.

The commercial floor types completed and pipeline by financial year in the southern villages.

Financial Year	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total Commercial Floor Area
17/18	28,476	5,281	-	13,322	32,240	**79,319**
18/19	58,557	8,654	21,221	2,103	15,431	**105,966**
19/20	60,364	15,053	-	1,035	1,603	**78,055**
20/21	32,315	2,561	39,351	-	15,135	**89,362**
21/22	3,807	2,343	6,071	23,780	340	**36,341**
22/23	29,369	8,829	6,000	-	1,220	**45,418**
23/24	77,433	20,371	105,188	7,824	12,545	**223,361**
24/25	69,061	12,924	15,330	49,370	-	**146,685**
25/26	36,490	3,152	62,800	45,000	-	**147,442**
26/27	5,677	4,309	-	21,654	-	**31,640**
Total	**401,549**	**83,477**	**255,961**	**164,088**	**78,514**	**983,589**

In 2021/22 the southern villages had the second most commercial floor area completed out of all the village groupings, with 36,341m² in total. As seen in Table 10, this is a decline in the steady flow of commercial floor area completed each year since 2017/18. This decline is possibly attributed to the global pandemic.

Three major developments contributed to commercial floor area in 2021/22. These were:

- Equinix SY5 Data Centre, 506-518 Gardeners Road, Alexandria –19,395m² of industrial floor area
- 340A Botany Road, Alexandria – 4,385m² of industrial floor area
- Overland Gardens, 67-77 Epsom Road, Rosebery – 2,203m² of retail floor area

Over 45,000m² of commercial floor area is due for completion in the next financial year. With 65% of this to be office floor area and 20% to be retail floor area.

Over the next five years it is projected that major projects will result in nearly 595,000m² of commercial floor area, with 34% of this being education floor area and 39% being office floor area. The peak is projected to occur in 2023/24 when the final campus improvement projects at the University of Sydney (Camperdown-Darlington Campus) are complete.

Table 11. Commercial floor area (m²) by pipeline status at 30 June 2021 for southern villages.

Commercial floor area (m²) type in the 2021/22 financial year split into development status.

Development Status	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total Commercial Floor Area
Lodged	42,360	6,179	-	86,664	4,754	**139,957**
Approved	156,664	27,216	87,255	37,184	9,012	**317,331**
Construction Commenced	19,007	16,191	102,063	-	-	**137,261**
Total	**218,031**	**49,586**	**189,318**	**123,848**	**13,766**	**594,549**

Under Construction

At 30 June 2022, there was 137,261 m² of commercial floor area under construction in the southern villages (see Table 11). Approximately 75% of this will be education floor area. There were six major commercial developments commencing construction in 2021/22.

- 29-33 Bourke Road, Alexandria – 9,364m² of office floor area
- 26-60 Broadway, Chippendale – 6,266m² of office floor area
- 1A Lawson Square, Redfern – 2,181m² of office floor area
- 296-298 Botany Road, Alexandria – 7,318m² of retail floor area
- 77-93 Portman Street, Zetland – 2,913m² of retail floor area
- The University of Sydney, 3 Parramatta Road, Camperdown – 102,063m² of educational floor area

Approved

There was 47,597m² of commercial floor area approved in 2021/22 in the Southern villages. As of 30 June 2022, there was 317,359m² of commercial floor area approved but had not yet commenced construction.

There was nine major commercial development approved in 2021/22.

- 22 O'Riordan Street, Alexandria – 20,098m² of office floor area
- 23-27 Bourke Road, Alexandria – 16,306m² of office floor area
- 284 Wyndham Street, Alexandria – 4,656m² of office floor area
- 202-212 Euston Road, Alexandria – 2,297m² of office floor area
- 49-67 Botany Road, Waterloo – 34,150m² of office floor area 1,214m² of retail floor area
- 23-27 Bourke Road, Alexandria – 1,492m² of retail floor area
- 506 Gardeners Road, Alexandria – 15,576m² of industrial floor area
- 202-212 Euston Road, Alexandria – 13,784m² of industrial floor area
- 3 Joynton Avenue, Zetland – 9,680m² of industrial floor area

Lodged

There was 139,957m² of commercial floor area lodged in 2021/22 in the Southern villages. As of 30 June 2022, there was 86,664m² of commercial floor area lodged that was not yet approved. 39% of this is office floor area.

There were seven major commercial developments lodged in 2021/22.

- 6-12 O'Riordan St, Alexandria – 27,334m² of office floor area
- 520 Gardeners Road, Alexandria – 5,677m² of office floor area and 21,654m² of industrial floor area
- 1-3 Burrows Road, St Peters – 4,500m² of office floor area and 45,000m² of industrial floor area
- 546-548 Gardeners Road, Alexandria – 3,380m² of office floor area and 20,010m² of industrial floor area
- 903-921 Bourke Street, Waterloo – 1,675m² of retail floor area
- 330 Botany Road, Alexandria – 1,599m² of retail floor area
- 6-8 Huntley Street, Alexandria – 4,754m² of indoor recreation centre floor area

Western Villages

Table 12. Total commercial floor area completions and estimated completions (m²) for western villages.

The commercial floor types completed and pipeline by financial year in the Western villages.

Financial Year	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total Commercial Floor Area
17/18	24,524	1,358	-	-	5,000	**30,882**
18/19	2,000	440	-	-	-	**2,440**
19/20	18,485	773	23,446	-	-	**42,704**
20/21	-	126	2,154	-	145	**2,425**
21/22	137	-	-	-	-	**137**
22/23	5,524	-	835	-	-	**6,359**
23/24	3,652	27,336	-	-	2,224	**33,212**
24/25	7,956	865	-	-	-	**8,821**
25/26	-	-	-	-	-	**-**
26/27	-	-	-	-	-	**-**
Total	**62,278**	**30,898**	**26,435**	**-**	**7,369**	**126,980**

In 2021/22 in the western villages 137m² of commercial floor area was completed. This was a significant decrease from the 2019/20 figure of 42,384m² and a decrease from 20/21 at 2,425m². This is the lowest amount of annually completed floor space over the last five financial years.

Forecast completions in the next five years amount to 48,392m² of commercial floor area with a breakdown of 35% office and 58% retail floor area.

Overall, the predicted contribution to commercial floor area of the western villages in the next five years is small at only 3% of new commercial floor area in the City of Sydney local area and the smallest contribution of the four village regions.

Table 13. Pipeline commercial floor area (m²) by status for western villages

Commercial floor area (m²) type in the 2021/22 financial year split into development status.

	Office Floor Area	Retail Floor Area	Education Floor Area	Industrial Floor Area	Other Floor Area	Total Commercial Floor Area
Lodged	3,085	-	-	-	-	**3,085**
Approved	14,047	1,430	-	-	2,224	**17,701**
Construction Commenced	-	26,771	835	-	-	**27,606**
Total	**17,269**	**28,201**	**835**	**-**	**2,224**	**48,392**

Under Construction
At 30 June 2022, there was 27,606m² of commercial floor area under construction in the western villages (see Table 13). The largest and only major development being:

– Sydney Fish Markets, 1A Bridge Rd, Glebe – 26,751m² of retail floor area

Approved
There was 17,701m² of commercial floor area approved in 2021/22 in the western villages. As of 30 June 2022, there was 17,701m² of commercial floor area approved but had not yet commenced construction. The largest developments were:

– Central Sydney Ambulance Station, 42-50 Parramatta Road, Forest Lodge – 3,625m² of office floor area and 2,224m² of community floor area.

– 86-92 Harris Street, Pyrmont – 5,524m² of office floor area.

– 38-44 Mountain Street, Ultimo – 3,750m² of office floor area being refurbished.

– 259 Broadway, Glebe – 1,121m² of office floor area.

Lodged
There was 3,085m² of commercial floor area lodged in 2021/22 in the western villages. As of 30 June 2022. There was a major development lodged in 2021/22 in the western villages.

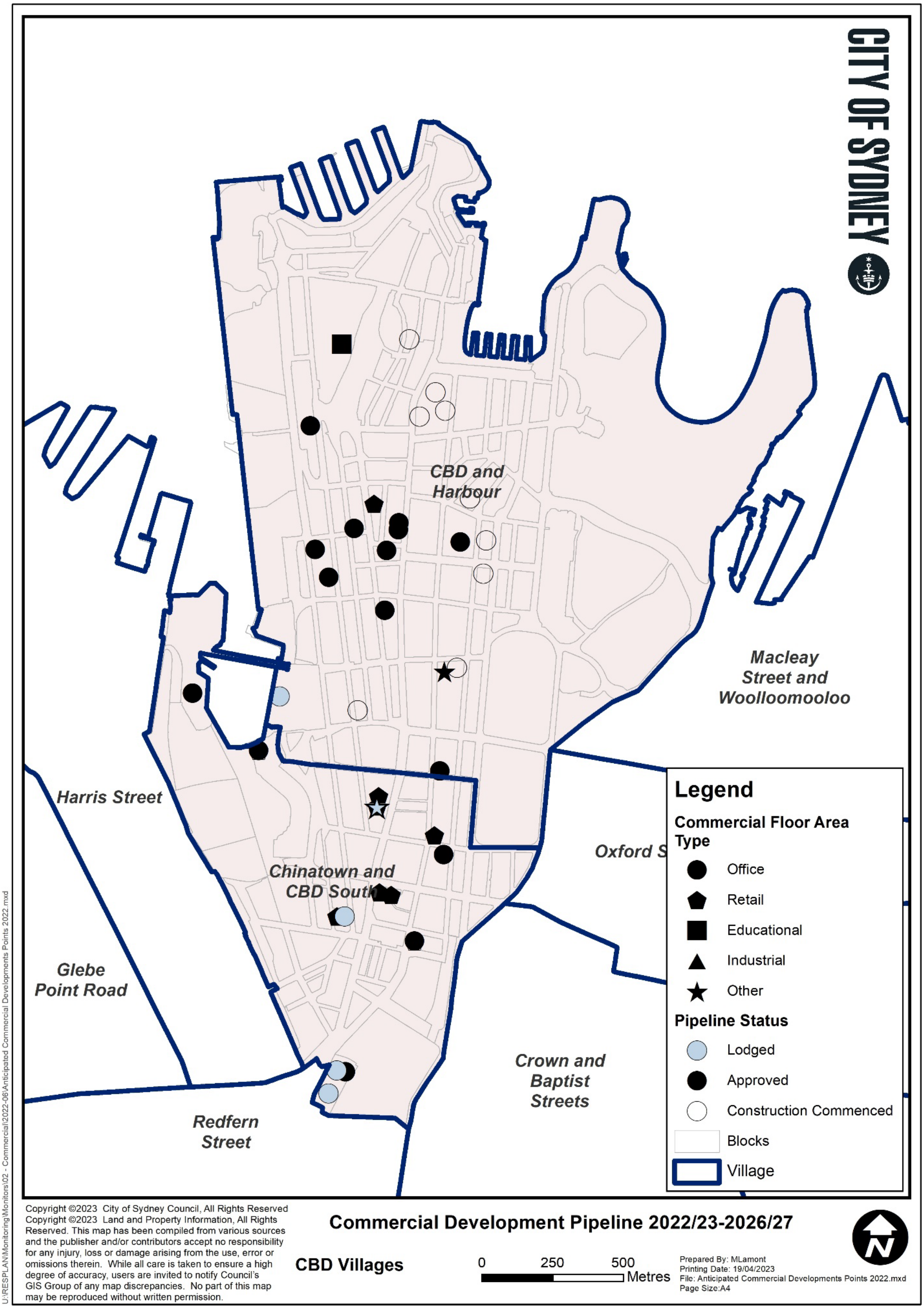
– 38-42 Pirrama Road, Pyrmont –2,606m² of office floor area.

Appendix

Maps of anticipated commercial developments from 2022/23 - 2026/27

The following map series show the location of major commercial developments from 2022/23 to 2026/27 (five years). The developments have been broken into stages in the development cycle and floor area type. They are shown by CBD village, Eastern villages, Southern villages and Western villages.

The data in the maps in this report can also be viewed on the development monitor web map. This is an interactive map which has been produced to complement the City Monitor reports. The web map provides an additional spatial context around how development in the City of Sydney local area is geographically distributed. The web map is available on the City of Sydney website via the City of Sydney Data Hub webpage: https://cityofsydney.maps.arcgis.com/apps/webappviewer/index.html?id=ab67ecb8c37f4ae38ac77066e02b03fe



CITY OF SYDNEY
CBD and Harbour
Macleay Street and Woolloomooloo
Harris Street
Oxford S
Chinatown and CBD South
Glebe Point Road
Crown and Baptist Streets
Redfern Street
Legend
Commercial Floor Area Type
Office
Retail
Educational
Industrial
Other
Pipeline Status
Lodged
Approved
Construction Commenced
Blocks
Village
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Commercial Development Pipeline 2022/23-2026/27
CBD Villages
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Metres
Prepared By: MLamont
Printing Date: 19/04/2023
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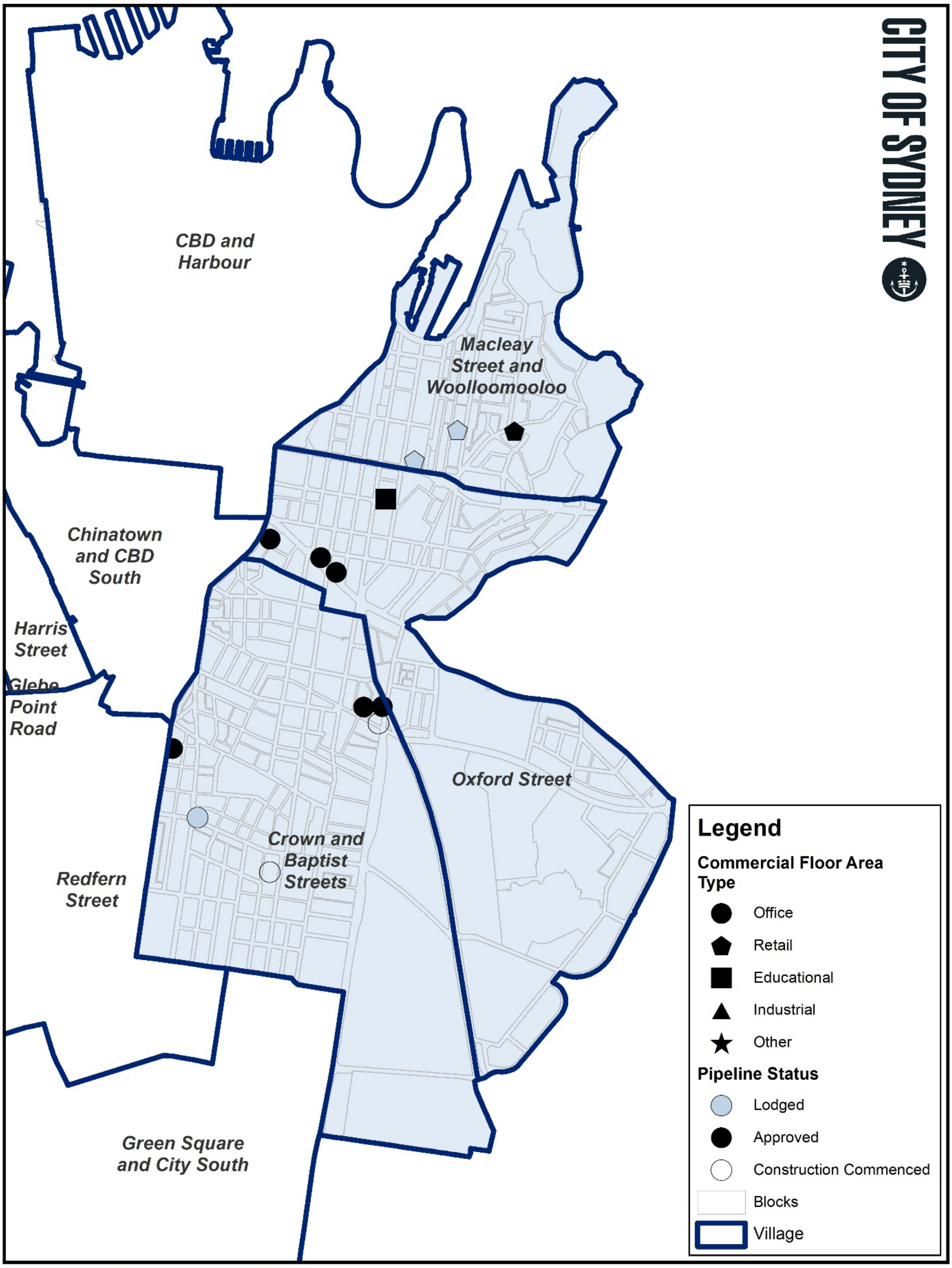

Commercial Development Pipeline 2022/23-2026/27

Eastern Villages

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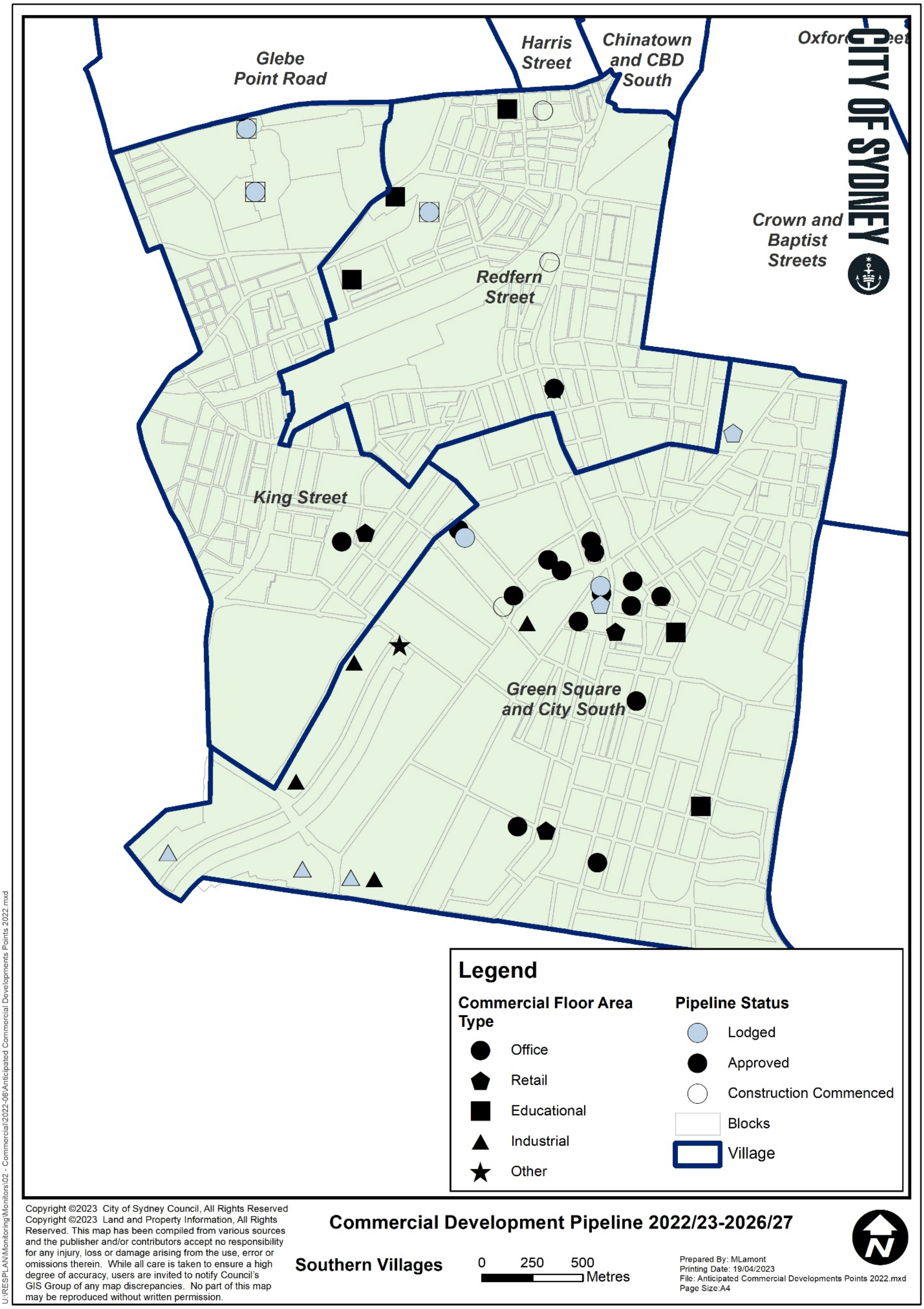
Glebe Point Road
Harris Street
Chinatown and CBD South
Oxford Street
CITY OF SYDNEY
Crown and Baptist Streets
Redfern Street
King Street
Green Square and City South
Legend
Commercial Floor Area Type
Office
Retail
Educational
Industrial
Other
Pipeline Status
Lodged
Approved
Construction Commenced
Blocks
Village
Commercial Development Pipeline 2022/23-2026/27
Southern Villages
0 250 500
Metres
Prepared By: MLamont
Printing Date: 19/04/2023
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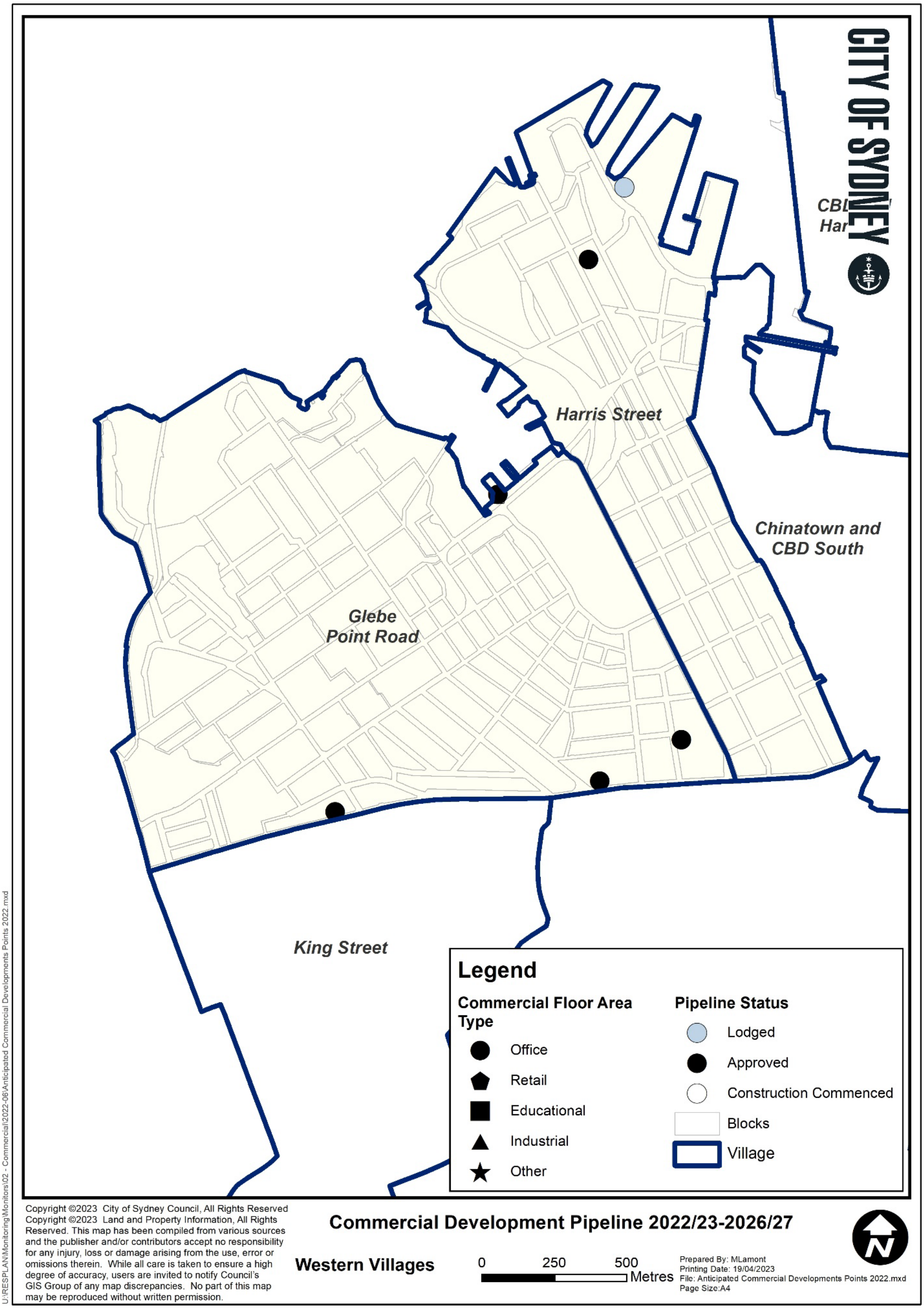
CITY OF SYDNEY
Harris Street
Chinatown and
CBD South
Glebe
Point Road
King Street
Legend
Commercial Floor Area Type
Office
Retail
Educational
Industrial
Other
Pipeline Status
Lodged
Approved
Construction Commenced
Blocks
Village
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Commercial Development Pipeline 2022/23-2026/27
Western Villages
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