



Residential Monitor

June 2021

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Introduction

The City of Sydney’s Community Strategic Plan (Sustainable Sydney 2030) sets the framework for the future of the city. There are several targets which are required to be met to fulfil the vision of where the community wants the city to be by 2030.

In relation to housing, the third target in the Community Strategic Plan is that by 2030 there will be at least 138,000 dwellings in the City of Sydney (including 48,000 additional dwellings compared to the June 2007 baseline) for increased diversity of household types, including greater share of families. This figure does not include boarding houses or student accommodation.

The City of Sydney Residential Monitor provides a comprehensive overview of the supply of new housing (pipeline activity) as at 30 June year end in the City of Sydney local area. The Residential Monitor measures the growth and distribution of residential development and informs Council and the public of the changes to residential patterns within our local area.

Estimates for the total number of new future dwellings in the short-term (expected completions by financial year) are completed for the City of Sydney local area.

There are 10 City of Sydney villages that have been grouped into four distinct areas 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
- **Western villages:** Glebe Point Road, Harris Street

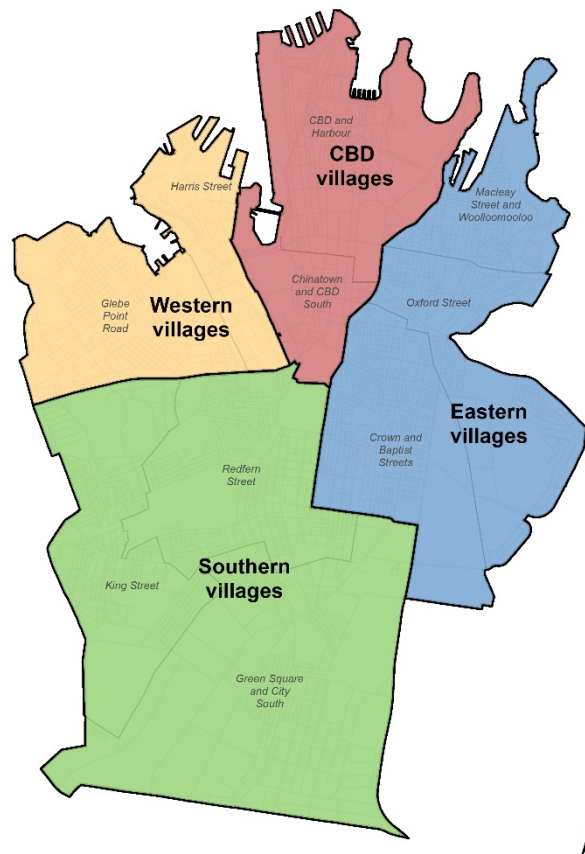


Figure 1. Map of the City of Sydney local area showing grouping of villages

Methodology

All developments that contribute to the city's residential dwelling stock (including secondary dwellings) are captured in this report. In this report information about residential dwellings is analysed based on the status of developments at the end of the reporting period.

Stages of the Development Cycle

Developments are grouped by the following categories:

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

Residential dwellings have been separated into two types for this report

- **Private** (private ownership and rental dwellings, social (including public) housing, affordable rental housing)
- **Non-private** (boarding house rooms, student accommodation rooms, aged care facilities)

The supply of existing housing in the city can be found in the City's annual Housing Audit. The Housing Audit tracks the total supply of dwelling numbers by type across the 10 village areas and reports the net change (additions and withdrawals) in dwelling stock for the previous financial year.

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.

Covid-19 Impacts

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

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 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.

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

Residential Completion Trends

Table 1. Total residential dwelling completions (2016/17-2020/21) and estimated completions (2021/22-2025/26) by village

Financial Year	CBD and Harbour	Chinatown and CBD South	Crown and Baptist Streets	Glebe Point Road	Green Square and City South	Harris Street	King Street	Macleay Street and Wooll'oo	Oxford Street	Redfern Street	Total
2016/17	9	488	115	432	876	9	94	19	28	332	2,402
2017/18	3	666	174	374	1,976	74	308	26	62	379	4,042
2018/19	349	1,624	101	306	2,214	1	417	249	66	1,281	6,608
2019/20	139	-	142	427	1,171	249	432	8	55	41	2,664
2020/21	265	479	51	145	1,189	47	545	-	66	565	3,352
2021/22	280	-	154	173	134	30	67	11	39	948	1,836
2022/23	58	-	137	85	267	14	840	44	60	151	1,656
2023/24	598	914	207	175	2,753	12	581	97	54	1,068	6,459
2024/25	832	1,520	-	224	1,939	39	179	32	-	1,432	6,197
2025/26	241	592	-	-	343	-	-	-	-	1,081	2,257
Total	2,774	6,283	1,081	2,341	12,862	475	3,463	486	430	7,278	37,473

Table 1 shows the number of completed dwellings by village area for 2016/17 to 2020/21, plus forecast completions for 2021/22 to 2025/26 based on known development applications and their estimated completion dates as of 30 June 2021.

The yearly rate of completions peaked in 2018/19 as significant number of major developments across the City of Sydney were completed. It is possible that the forecast completions from 2021/22 onwards will shift, as project timelines change, and new development applications are lodged over the coming years.

The average annual rate of completions over the past five years has been approximately 3,810 dwellings per year (including both private and non-private dwellings).

Summary of Development Activity

Completions in 2020/21

Table 2. Total dwellings completed in 2020/21

Type of Dwelling	Number of Dwellings	Percentage of Total
Private dwellings	2,872	85.7%
Non-private dwellings	480	14.3%
Total	3,352	100.0%

As shown in Table 2 there were 3,352 new dwellings completed in 2020/21 including 2,872 private dwellings and 480 non-private dwellings. This number is higher than the number of dwellings completed in the previous financial year (688 additional dwellings compared to 2019/20).

Around 52% of total dwelling completions were built in the first half of the financial year.

Green Square and City South accounted for the highest proportion of new housing stock in 2020/21 with 1,189 new dwellings completed, or 35.5% of all new residential dwellings in 2020/21. Redfern Street accounted for the second highest proportion of completions in 2020/21 with an addition of 565 dwellings (16.9%) closely followed by King Street with an addition of 545 dwellings (16.3%).

Table 3 shows most of the new residential stock completed in 2020/21 occurred in the southern villages with a total of 2,299 dwellings.

As of 30 June 2021, the total stock of residential housing was 136,852 dwellings in the City of Sydney local area, comprising 121,725 private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing) and 15,127 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services). **Source: City of Sydney Housing Audit 2021.**

Table 3. Private and non-private dwelling completions in 2020/21 by village group

Village Group	Private Dwellings Completed 2020/21	Non-Private Dwellings 2020/21
CBD villages	734	10
<i>CBD and Harbour</i>	255	10
<i>Chinatown and CBD South</i>	479	-
Eastern villages	91	26
<i>Crown and Baptist Streets</i>	48	3
<i>Macleay St and Wooll'loo</i>	-	-
<i>Oxford Street</i>	43	23
Southern villages	1,958	341
<i>Green Square and City South</i>	1,189	-
<i>King Street</i>	512	33
<i>Redfern Street</i>	257	308
Western villages	89	103
<i>Glebe Point Road</i>	42	103
<i>Harris Street</i>	47	-
Total	2,872	480

Pipeline at 30 June 2021

At 30 June 2021 there were 18,405 dwellings in the development pipeline, including 12,870 private dwellings and 5,535 non-private dwellings.

Table 4. Dwellings in the pipeline by status and type

Status	Private Dwellings	Non-Private Dwellings	Total Dwellings
Lodged	2,780	2,139	4,919
Approved	6,815	2,375	9,190
Construction Commenced	3,275	1,021	4,296
Total	12,870	5,535	18,405

Under Construction

There were 4,296 residential dwellings under construction at 30 June 2021, including 3,275 private dwellings and 1,021 non-private dwellings. Of these:

- 34.1% (1,465) were located in Green Square and City South
- 28.9% (1,242) were located in CBD and Harbour
- 25.7% (1,106) were located in Redfern Street

Approved

There were 3,477 residential dwellings approved during the 2020/21 financial year. At 30 June 2021 there were 9,190 dwellings approved but had not commenced construction, comprising 6,815 private dwellings and 2,375 non-private dwellings.

Of these:

- 35.1% (3,222) were located in Green Square and City South
- 17.8% (1,635) were located in Chinatown and CBD South
- 17.0% (1,560) were located in Redfern Street
- 16.1% (1,476) were located in King Street

Lodged

There were 3,073 residential dwellings lodged during the 2020/21 financial year. At 30 June 2021 there were 4,919 dwellings lodged but not yet approved, comprising 2,780 private dwellings and 2,139 non-private dwellings. Of these:

- 40.9% (2,014) were located in Redfern Street
- 28.3% (1,391) were located in Chinatown and CBD South
- 15.2% (749) were located in Green Square and City South

Table 5. Total dwellings in the pipeline at 30 June 2021 by village

Village	Private dwellings	Non-private dwellings	Total dwellings
CBD and Harbour	2,009	0	2,009
Chinatown and CBD South	1,985	1,041	3,026
Crown and Baptist Streets	371	127	498
Glebe Point Road	255	402	657
Green Square and City South	5,276	160	5,436
Harris Street	57	38	95
King Street	1,232	435	1,667
Macleay Street and Woolloomooloo	158	26	184
Oxford Street	153	0	153
Redfern Street	1,374	3,306	4,680
Total	12,870	5,535	18,405

Looking ahead, Green Square and City South will continue to deliver a significant number of new dwellings with over 5,400 expected to be completed over the next five years. Redfern Street is forecast to deliver over 4,600 dwellings over the same period, the majority of which are non-private dwellings.

Dwelling Mix

Table 6. Private residential unit mix by pipeline stage

Private Residential Unit Mix by Pipeline Stage						
Stage	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Total
Lodged	3.5%	47.1%	39.6%	9.5%	0.3%	100%
Approved	4.8%	25.0%	58.1%	11.6%	0.4%	100%
Construction Commenced	4.3%	31.4%	41.3%	20.7%	2.2%	100%
Completed in 2020/21	4.8%	32.9%	43.1%	16.0%	3.2%	100%

Table 6 shows the unit mix for residential developments currently lodged and approved, those completed within the 2020/21 financial year, and developments under construction at 30 June 2021. Developments in the unit mix table only show private dwellings and exclude non-private dwellings such as boarding houses and student accommodation.

Diversity in housing size can be both a driver and reflection of demographics in an area, as the type and size of dwellings can impact who may choose to live there. As seen in Table 6, the majority of residential dwellings both in the pipeline and recently completed are one- and two-bedroom dwellings. As expected in an urban core like Sydney, very few dwellings are 4+ bedroom. Table 6 shows that both completed and pipeline dwelling stock remain better suited to smaller households, corresponding to Census data which confirms our local area is predominantly either 'lone person' or 'couples without children'.

CBD Villages

Completions

Table 7. Completions and expected completions by financial year

Financial Year	Private Dwellings	Non-Private Dwellings	Total
2016/17	9	488	497
2017/18	669	-	669
2018/19	1,453	520	1,973
2019/20	132	7	139
2020/21	734	10	744
2021/22	280	-	280
2022/23	58	-	58
2023/24	890	622	1,512
2024/25	1,933	419	2,352
2025/26	833	-	833
Total	6,991	2,066	9,057

In 2020/21 there were 744 residential dwellings completed in the CBD villages including 734 private dwellings and 10 non-private dwellings. This is an increase on the previous financial year which only saw 139 residential dwellings completed.

Over the past five years, 4,022 dwellings have been completed including 2,997 private dwellings and 1,025 non-private dwellings. The projected completions for the next five years indicate that there will be an increase in private residential development towards 2023/24 and 2024/25 and a supply increase of non private (student accommodation and boarding houses) over the same period in the CBD villages.

Pipeline

Table 8. Pipeline dwellings by status

Stage	Private Dwellings	Non-Private Dwellings	Total
Lodged	861	798	1,659
Approved	1,891	243	2,134
Construction Commenced	1,242	-	1,242
Total	3,994	1,041	5,035

At 30 June 2021 in the CBD Villages there were:

- 1,659 residential dwellings **lodged but not yet approved**;
- 2,134 residential dwellings **approved but yet to commence construction**; and
- 1,242 residential dwellings **under construction**.

In terms of activity that occurred during the 2020/21 period in the CBD Villages:

- 1,067 residential dwellings were lodged. Of these, the following were major developments with more than 100 dwellings:
 - o 93-105 Quay Street, Haymarket (462 non-private residential dwellings)
 - o 413-415 Sussex Street, Haymarket (337 non-private residential dwellings)
 - o 194 & 196-204 Pitt Street, Sydney (241 private residential dwellings)
- 1,029 residential dwellings were approved. Of these, the following were major developments with more than 100 dwellings:
 - o 2-10 Darling Drive, Sydney (357 private residential dwellings)
 - o 169-183 Liverpool Street, Sydney (237 private residential dwellings)
 - o 125-129 Bathurst Street, Sydney (234 private residential dwellings)
 - o 189-197 Kent Street, Sydney (125 private residential dwellings)
- 103 residential dwellings began construction. Of these, the following was a major development with more than 100 dwellings:
 - o 65-77 Market Street, Sydney (103 private residential dwellings)

Eastern Villages

Completions

Table 9. Completions and expected completions by financial year

Financial Year	Private Dwellings	Non-Private Dwellings	Total
2016/17	162	-	162
2017/18	220	42	262
2018/19	360	56	416
2019/20	126	79	205
2020/21	91	26	117
2021/22	117	87	204
2022/23	211	30	241
2023/24	322	36	358
2024/25	32	-	32
2025/26	-	-	-
Total	1,641	356	1,997

In 2020/21 a total of 117 residential dwellings were completed in the eastern villages including 91 private dwellings and 26 non-private dwellings. There were no major developments with over 100 dwellings completed during 2020/21. Over the past five years, 1,162 dwellings have been completed including 959 private dwellings and 203 non-private dwellings.

Pipeline

Table 10. Pipeline dwellings by status

Stage	Private Dwellings	Non-Private Dwellings	Total
Lodged	81	50	131
Approved	362	65	427
Construction Commenced	239	38	277
Total	682	153	835

At 30 June 2021 in the Eastern Villages there were:

- 131 residential dwellings **lodged but not yet approved**;
- 427 residential dwellings **approved but yet to commence construction**; and
- 277 residential dwellings **under construction**.

In terms of activity that occurred during the 2020/21 period in the Eastern Villages:

- 149 residential dwellings were lodged. There were no major developments lodged with more than 100 dwellings.
- 91 residential dwellings were approved. There were no major developments lodged with more than 100 dwellings.
- 154 residential dwellings began construction. Of these, the following was a major development with more than 100 dwellings:
 - o 2-38 Baptist Street, Redfern (122 private residential dwellings)

Southern Villages

Completions

Table 11. Completions and expected completions by financial year

Financial Year	Private Dwellings	Non-Private Dwellings	Total
2016/17	1,248	54	1,302
2017/18	2,500	163	2,663
2018/19	3,031	881	3,912
2019/20	1,513	131	1,644
2020/21	1,958	341	2,299
2021/22	487	662	1,149
2022/23	1,108	150	1,258
2023/24	3,072	1,330	4,402
2024/25	2,172	1,378	3,550
2025/26	1,043	381	1,424
Total	18,132	5,471	23,603

In 2020/21 there were 2,299 residential dwellings completed in the southern villages, including 1,958 private dwellings and 341 non-private dwellings. There were nine major developments with over 100 units completed:

- 511-515 Botany Road, Zetland (286 private residential dwellings)
- 67-77 Epsom Road, Rosebery (266 private residential dwellings)
- 811 Elizabeth Street, Zetland (254 private residential dwellings)
- 288 Wilson Street, Darlington (201 non-private residential dwellings)
- 39 Ralph Street, Alexandria (191 private residential dwellings)
- 149 Mitchell Road, Erskineville, *Cascade* (173 private residential dwellings)
- 11 Gibbons Street, Redfern (160 private residential dwellings)
- 149 Mitchell Road, Erskineville, *Botany* (157 private residential dwellings)
- 1 Metters Street, Erskineville, *Sugarcube Apartments* (109 private residential dwellings)

Over the past five years there has been significant residential growth in the southern villages with over 11,800 dwellings added to the residential stock in this area. Major developments in Sydney University, Green Square and Redfern have contributed to these high levels of residential development.

Many of the new residential completions in the southern villages are part of the renewal of the Green Square Urban Renewal Area which is forecast to experience continued levels of residential growth in the next several years. As seen in Table 11 there is currently nearly 11,800 more dwellings forecast to be completed in the Southern villages.

Pipeline

Table 12. Pipeline dwellings by status

Stage	Private Dwellings	Non-Private Dwellings	Total
Lodged	1,694	1,198	2,892
Approved	4,445	1,813	6,258
Construction Commenced	1,743	890	2,633
Total	7,882	3,901	11,783

At 30 June 2021 in the Southern Villages there were:

- 2,892 residential dwellings **lodged but not yet approved**;
- 6,258 residential dwellings **approved but yet to commence construction**; and
- 2,633 residential dwellings **under construction**.

In terms of activity that occurred during the 2020/21 period in the Southern Villages:

- 1,602 residential dwellings were lodged. Of these, the following were major developments with more than 100 dwellings:
 - o 104-116 Regent Street, Redfern (412 non-private residential dwellings)
 - o 284 Wyndham Street, Alexandria (258 private residential dwellings)
 - o 219-231 Botany Road, Waterloo (131 private residential dwellings)
 - o 175-177 Cleveland Street, Redfern (125 non-private residential dwellings)
 - o 634 Botany Road, Alexandria (111 private residential dwellings)
 - o 1-9 Carillon Avenue, Camperdown (104 non-private residential dwellings)
- 2,102 residential dwellings were approved. Of these, the following were major developments with more than 100 dwellings:
 - o 13-23 Gibbons Street, Redfern (419 non-private residential dwellings)
 - o 90-102 Regent Street, Redfern (381 non-private residential dwellings)
 - o 86 Darlington Road, Darlington (313 non-private residential dwellings)

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- 12-22 Rothschild Avenue, Rosebery (176 private residential dwellings)
- 163-173 McEvoy Street, Alexandria (134 private residential dwellings)
- 5-11 Botany Road, Waterloo (131 non-private residential dwellings)
- 1,265 residential dwellings began construction. Of these, the following were major developments with more than 100 dwellings:
 - 106-116 Epsom Road, Zetland (555 private residential dwellings)
 - 77-93 Portman Street, Zetland (323 private residential dwellings)
 - 94-104 Epsom Road, Zetland (271 private residential dwellings)

Western Villages

Completions

Table 13. Completions and expected completions by financial year

Financial Year	Private Dwellings	Non-Private Dwellings	Total
2016/17	441	-	441
2017/18	438	10	448
2018/19	291	16	307
2019/20	676	-	676
2020/21	89	103	192
2021/22	56	147	203
2022/23	40	59	99
2023/24	37	150	187
2024/25	179	84	263
2025/26	-	-	-
Total	2,247	569	2,816

In 2020/21 there were 192 residential dwellings completed in the western villages including 89 private dwellings and 103 non-private dwellings. There were no major developments with over 100 dwellings completed during 2020/21.

Pipeline

Table 14. Pipeline dwellings by status

Stage	Private Dwellings	Non-Private Dwellings	Total
Lodged	144	93	237
Approved	117	254	371
Construction Commenced	51	93	144
Total	312	440	752

At 30 June 2021 in the Western Villages there were:

- 237 residential dwellings **lodged but not yet approved**, all of which were private dwellings;
- 371 residential dwellings **approved but yet to commence construction**; and
- 144 residential dwellings **under construction**, all of which were private dwellings.

In terms of activity that occurred during the 2020/21 period in the Western Villages:

- 255 residential dwellings were lodged. There were no major developments lodged with more than 100 dwellings.
- 255 residential dwellings were approved. Of these, the following was a major development with more than 100 dwellings.
 - o 274-276 Glebe Point Road, Glebe (101 non-private residential dwellings)
- 92 residential dwellings began construction. There were no major developments with more than 100 dwellings that commenced construction.

Appendix A - Dwellings completed and due for completion by year and village

Village	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total
CBD Villages	497	669	1,973	139	744	280	58	1,512	2,352	833	9,057
CBD & Harbour	9	3	349	139	265	280	58	598	832	241	2,774
Chinatown and CBD South	488	666	1,624	-	479	-	-	914	1,520	592	6,283
Eastern Villages	162	262	416	205	117	204	241	358	32	-	1,997
Crown & Baptist	115	174	101	142	51	154	137	207	-	-	1,081
Macleay & W'loo	19	26	249	8	-	11	44	97	32	-	486
Oxford Street	28	62	66	55	66	39	60	54	-	-	430
Southern Villages	1,302	2,663	3,912	1,644	2,299	1,149	1,258	4,402	3,550	1,424	23,603
Green Sq. & City South	876	1,976	2,214	1,171	1,189	134	267	2,753	1,939	343	12,862
King Street	94	308	417	432	545	67	840	581	179	-	3,463
Redfern Street	332	379	1,281	41	565	948	151	1,068	1,432	1,081	7,278
Western Villages	441	448	307	676	192	203	99	187	263	-	2,816
Glebe Pt. Road	432	374	306	427	145	173	85	175	224	-	2,341
Harris Street	9	74	1	249	47	30	14	12	39	-	475
Total	2,402	4,042	6,608	2,664	3,352	1,836	1,656	6,459	6,197	2,257	37,473

Disclaimer

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Enquiries regarding this document should be made to:

Strategy & Urban Analytics

e. research@cityofsydney.nsw.gov.au

p. 02 9265 9333

Town Hall House – 456 Kent Street or GPO Box 1591, Sydney NSW 2000

