Residential Monitor

June 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's Community Strategic Plan (*Sustainable Sydney 2030-2050 Continuing the Vision*) contains 10 strategic directions aimed at delivering a city the community wants by 2036. Strategic Direction 10 – Housing for all – aims for "… a city where everyone has a home. Social, affordable, and supported housing is available for those who need it. High-quality housing is available for everyone".

In the City's Community Strategic Plan, Target 6 states that by 2036:

"By 2036 there will be at least 156,000 private dwellings and 17,500 non-private dwellings that include boarding houses and student accommodation. Of the private dwellings, 7.5% will be social housing and 7.5% will be affordable housing with this proportion maintained into the future."

The City of Sydney Residential Monitor provides a comprehensive overview of the supply of new and future housing (pipeline activity) as of 30 June 2023 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 CBD South, Redfern Street, King Street

Western villages: Glebe Point Road, Harris Street

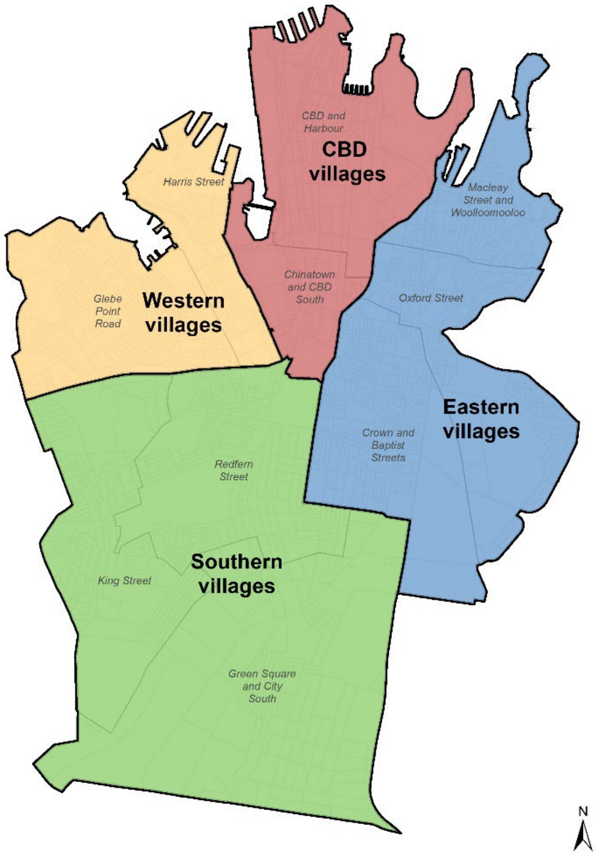


Figure 1. Map of the City of Sydney local area showing grouping of villages

Methodology

Development applications track the amount of construction in the city and the number of residences built.

Stages of the development cycle

Developments are grouped by the following categories:

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

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. The estimated completion date is based on the size and type of development.

Covid-19 impacts

Covid-19 had substantial impacts on residential development from 2020 onwards.

Impacts included:

- 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
- Shortages of building materials due to global supply chain issues
- Labour shortages

The flow-on effects of these impacts delayed the commencement and extended the completion of numerous projects. There was a significant dip in completed development in 2021/22 and 2022/23. Projections are for completion rates to reach pre-Covid-19 levels from 2023/24 onwards. 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. It shows the geographic distribution of development in the City of Sydney local area. This map is available on the City of Sydney website via the City of Sydney Data Hub webpage: https://cityofsydney.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=9956d5c0b31243f1b6eaf24de615fdaa

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

Residential Completion Trends

Table 1. Total residential completions past and future by village

Completed residential developments by village from 2018/19 - 2022/23 and pipeline developments from 2023/24– 2027/28.

Financial Year	CBD and Harbour	Chinatown and CBD South	Crown and Baptist Streets	Macleay Street and W’ mooloo	Oxford Street	Green Square and City South	King Street	Redfern Street	Harris Street	Glebe Point Road	LGA
18/19	348	1,624	101	249	66	2,214	211	1,281	1	306	6,401
19/20	139	-	142	8	55	1,171	431	41	249	463	2,699
20/21	263	479	51	1	66	1,172	544	582	43	108	3,309
21/22	274	-	84	3	19	121	30	825	16	31	1,403
22/23	64	-	11	16	11	3	35	253	0	41	434
23/24	601	163	319	138	93	2,276	450	994	20	237	5,291
24/25	875	1,594	35	118	36	2,315	934	1,484	41	282	7,714
25/26	241	944	2	234	35	861	207	1,095	0	220	3,839
26/27	-	490	-	2	-	704	-	277	237	1	1,711
27/28	-	-	-	-	-	-	-	-	-	-	0
Total	2,805	5,294	745	769	381	10,837	2,842	6,832	607	1,689	32,801

Table 1 shows the number of completed dwellings by village area and the total local area from 2018/19 to 2022/23. It also includes the forecast completions for 2023/24 to 2027/28 based on known development applications and estimated completion dates as of 30 June 2023.

There is a significant decrease in completed residential developments in 2022/23 across all villages.

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

High completion rates are projected to be in the Southern Villages of Redfern Street, Green Square and City South. Notably Redfern Street had the most dwellings completed across all villages in 2022/23. While Green Square is forecast to have the largest number of residences built in 2023/24 and 2024/25.

Beyond 2026/27 there are State Significant Projects (such as the Waterloo redevelopment and the Pyrmont Fish Markets redevelopment) which will add further dwellings to the city's stock. These projects are not included in the current Residential Monitor as individual developments haven't been lodged as yet.

Summary of Development Activity

Table 2. Total residential completions past and future by type

Completed dwellings in the past five financial years by private and non-private dwelling types.

Financial Year	Number of private dwellings	Annual percentage of private dwellings	Number of non-private dwellings	Annual percentage of non-private dwellings	Total number of dwellings
18/19	5,135	80.2%	1,266	19.8%	6,401
19/20	2,482	92.0%	217	8.0%	2,699
20/21	2,833	85.6%	476	14.4%	3,309
21/22	732	52.2%	669	47.8%	1,401
22/23	208	47.9%	226	52.1%	434
23/24	3,569	67.5%	1,722	32.5%	5,291
24/25	5,786	75.0%	1928	25.0%	7,714
25/26	3,304	86.1%	535	13.9%	3,839
26/27	1,016	59.4%	695	40.6%	1,016
27/28	-	0%	-	0%	-
Total	25,065	76%	7,734	24%	32,799

As shown in Table 2, there were 434 new dwellings completed in 2022/23. These comprised of 208 private dwellings and 226 non-private dwellings. This is the lowest number of completed dwellings in the last 5 years. There were 967 fewer residential dwellings completed in 2022/23 compared to the previous year (1,401 completed dwellings).

The yearly rate of completions peaked in 2018/19 with 6,401 completed dwellings.

The current slowdown in construction is temporary as an estimated 5,291 dwellings are likely to be completed in 2023/24 and another 7,714 in 2024/25. It is possible that the forecast completions from 2022/23 onwards will shift as project timelines change and new development applications are lodged over the coming years.

The mix between private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing) and non-private dwellings (boarding house rooms, student accommodation rooms, residential care services) was 47.9% private and 52.1% non-private dwellings this reporting period. This is the highest percentage of non-private dwellings completed over the last 5 years.

Table 3 shows most new residential developments completed in 2022/23 occurred in the Southern Villages. It indicates the continuing growth trend in this region albeit at much lower completion rates when compared to previous years.

Redfern Street had the most housing stock additions in 2022/23 with 253 dwellings completed. This accounted for 58.3% of all residential completions followed by the CBD and Harbour at 14.7% with 64 private residences completed in 2022/23. Glebe Point Road accounted for the third highest proportion of completions at 9.4% with 4 private dwellings and 32 non-private residences completed.

As of 30 June 2023, the total stock of residential housing was 138,584 dwellings in the City of Sydney local area, comprising 122,723 private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing) and 15,861 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services). ***Source: City of Sydney Housing Audit 2023.***

Table 3. Total dwellings completed in each village in 2022/23

Completed dwellings by village and dwelling type in 2022/23 by private and non-private dwelling types.

Village	Number of private dwellings	Percentage of total private dwellings	Number of non-private dwellings	Percentage of total non-private dwellings	Total number of dwellings	Total percentage of dwellings
CBD and Harbour	64	30.8%	0	0.0%	64	14.7%
Chinatown and CBD South	0	0.0%	0	0.0%	0	0.0%
Crown and Baptist Streets	11	5.3%	0	0.0%	11	2.5%
Macleay Street and Wooll'oo	16	7.7%	0	0.0%	16	3.7%
Oxford Street	11	5.3%	0	0.0%	11	2.5%
Green Square and City South	3	1.4%	0	0.0%	3	0.7%
King Street	26	12.5%	9	4.0%	35	8.1%
Redfern Street	68	32.7%	185	81.9%	253	58.3%
Glebe Point Road	9	4.3%	32	14.2%	41	9.4%
Harris Street	0	0.0%	0	0.0%	0	0.0%
Total number of dwellings	**208**	**(47.9%)**	**226**	**(52.1%)**	**434**	**100%**

Pipeline developments on 30th June 2023

As at the 30th of June 2023 there were 18,555 dwellings in the development pipeline. This included 13,675 private dwellings and 4,880 non-private dwellings. Indicating that work is in the pipeline so that potentially the effects of the covid downturn and supply shortages may not have a long-lasting impact.

Table 4. Pipeline development by dwelling type and status

Completed dwellings by development status in 2022/23 by private and non-private dwelling types.

Development Status	Number of private dwellings	Number of non-private dwellings	Total number of dwellings
Lodged	1,924	947	2,871
Approved	5,693	1,938	7,631
Construction Commenced	6,058	1,995	8,053

Under Construction

There were 8,053 residential dwellings under construction at the 30th of June 2023, including 6,058 private dwellings and 1,995 non-private dwellings.

Of these:

- 29.0% (2,332) were located in Green Square and City South
- 24.8% (1,995) were located in Redfern Street
- 17.8% (1,434) were located in CBD and Harbour
- 15.1% (1,215) were located in King Street

Approved

There were 404 residential dwellings approved during the 2022/23 financial year. At the 30th of June 2023 there were 7,631 dwellings approved comprising of 5,693 private dwellings and 1,938 non-private dwellings.

Of these:

- 41.5% (3,167) were located in Green Square and City South
- 21.8% (1,662) were located in Chinatown and CBD South
- 18.1% (1,378) were located in Redfern Street

Lodged

There were 411 residential dwellings lodged during the 2022/23 financial year. At the 30th of June 2023 there were 2,871 dwellings lodged but not yet approved, comprising of 1,924 private dwellings and 947 non-private dwellings.

Of these:

- 30.2% (866) were located in Chinatown and CBD South
- 22.9% (657) were located in Green Square and City South
- 16.6% (477) were located in Redfern Street

Figure 2. Chart of pipeline of private dwellings by development stage on 30th June 2023

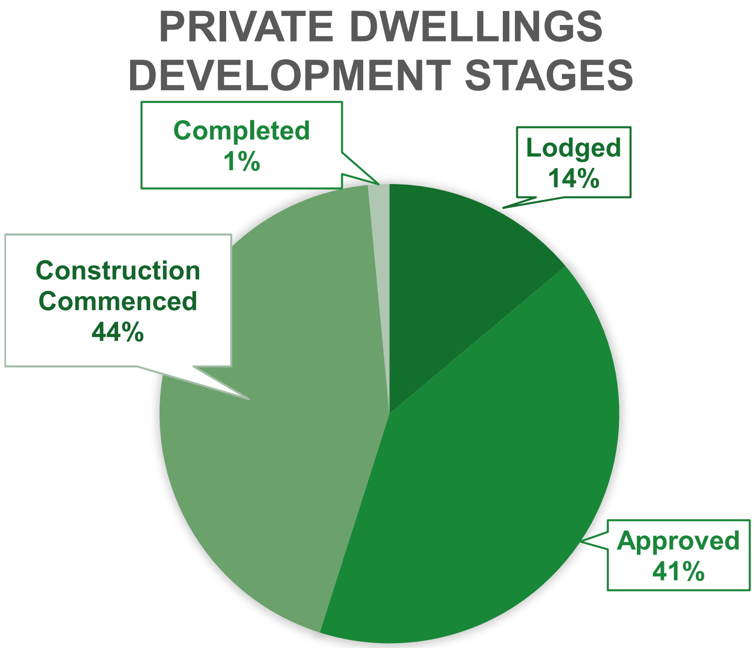


Figure 2 shows the percentage of private dwellings by pipeline development stage at the end of the 2021/23 reporting period.

44% of private dwellings in the pipeline were under construction (6,058). 41% were approved but not commenced (5,693). 14% were lodged but not yet approved (1,924).

The total number of private residences in the development pipeline at the 30th of June 2022 was 13,675.

Figure 3. Chart of pipeline of non-private dwellings by development stage on 30th June 2023

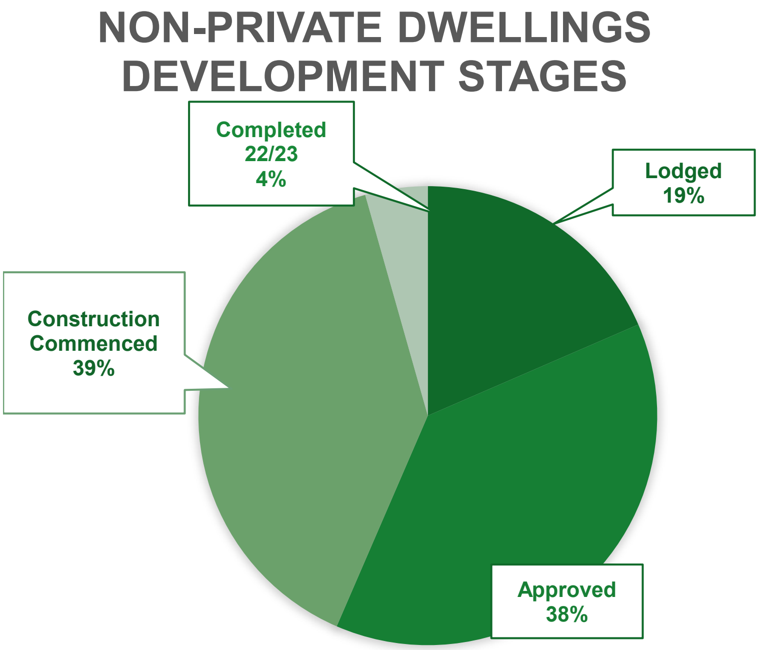


Figure 3 shows the percentage of non- private dwellings by pipeline development stage at the end of the 2022/23 reporting period.

39% of non-private dwellings in the pipeline were under construction (1,995). 38% were approved but not commenced (1,938). 19% were lodged but not yet approved (947). The total number of non-private residences in the development pipeline at the 30th of June 2023 was 4,880.

Table 5. Total pipeline developments in each village on 30th June 2023

Potential dwellings by village on 30th June 2023 by private and non-private dwelling types.

Village	Number of private dwellings	Number of non-private dwellings	Total dwellings
CBD and Harbour	1,717	0	1,717
Chinatown and CBD	2,180	1,011	3,191
South Crown and Baptist Streets	265	91	356
Macleay Street and Woolloomooloo	486	6	492
Oxford Street	145	19	164
Green Square and City South	5,996	160	6,156
King Street	1,216	375	1,591
Redfern Street	1,116	2,734	3,850
Glebe Point Road	269	471	740
Harris Street	285	13	298
Total number of dwellings	**13,675**	**4,880**	**18,555**

Green Square and City South will continue to deliver a significant number of new dwellings with over 6,000 residential developments expected to be completed over the next five years. Redfern Steet and the City South is forecast to deliver nearly 4,000 dwellings over the same period, the majority are non-private dwellings.

Dwelling Mix

Table 6. Private residential unit mix by pipeline stage

Percentage of private residential unit mix in the at 30th June 2023 by development status.

Development Status	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Lodged	2%	33%	41%	22%	1%
Approved	4%	37%	48%	11%	1%
Construction Commenced	3%	28%	53%	15%	1%
Completed (last five years)	6%	33%	47%	12%	1%

Table 6 shows the unit mix for residential developments based on the stages of the development cycle, including completions in the past five years. 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 on who may choose to live there. As seen in Table 6, most residential dwellings both in the pipeline and recently completed are one-bedroom and two-bedroom dwellings. As expected in an urban core like Sydney, very few dwellings are 4+ bedrooms.

Table 6 shows that both completed and pipeline dwelling stock remain better suited to smaller households. This corresponds to 2021 Census data that confirms our local area is predominantly either ‘lone person’ or ‘couples without children’.

CBD Villages

Table 7. Completions and pipeline developments by financial year.

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

Financial Year	Number of private dwellings	Percentage of private dwellings	Number of non-private dwellings	Percentage of non-private dwellings	Total number of dwellings
18/19	1,453	73.7%	519	26.3%	1,972
19/20	132	95.0%	7	5.0%	139
20/21	732	98.7%	10	1.3%	742
21/22	274	100.0%	0	0.0%	274
22/23	64	100.0%	0	0.0%	64
23/24	604	79.1%	160	20.9%	764
24/25	2,080	84.2%	389	15.8%	2,469
25/26	1,185	100.0%	0	0.0%	1,185
26/27	28	5.7%	462	94.3%	490
27/28	0	0.0%	0	0.0%	0

In 2022/23 there were 64 residential dwellings completed in the CBD villages. These were all private dwellings. This is a decrease on the previous financial year which saw 274 residential dwellings completed.

Over the past five years, 3,191 dwellings have been completed including 2,655 private dwellings and 536 non-private dwellings. The projected completions for the next five years indicate that there will be an increase in private residential development completions towards 2024/24 and 2025/26 and a supply increase of non-private (student accommodation and boarding houses) over the same period in the CBD villages.

Table 8. Pipeline developments by status

Percentage of private residential unit mix in the 2021/22 financial year by development status.

Development Status	Private Dwellings	Non-Private Dwellings	Total
Lodged	472	462	**934**
Approved	1,328	549	**1,877**
Construction Commenced	2,097	0	**2,097**

At 30 June 2023 in the CBD Villages there were:

- 472 residential dwellings **lodged but not yet approved**;
- 1,877 residential dwellings **approved but yet to commence construction**; and
- 2,097 residential dwellings **under construction**.

In terms of activity that occurred during the 2022/23 period in the CBD Villages:

- 404 residential dwellings were lodged. Of these, the following are major developments with more than 100 dwellings:
  - 93-105 Quay Street, Haymarket (462 non-private residential dwellings)
  - 169-183 Liverpool Street, Sydney (289 private residential dwellings)
  - 525-529 George Street, Sydney (115 private residential dwellings)
- 1877 residential dwellings were approved. Of these, the following are major developments with more than 100 dwellings:
  - 338-348 Pitt Street, Sydney (592 private residential dwellings)
  - 413-415 Sussex Street, Sydney (306 non-private residential dwellings)
  - 133-141 Liverpool Street, Sydney (221 private residential dwellings)
  - 15-31 Parker Street, Haymarket (160 non-private residential dwellings)
  - 59-69 Goulburn Street, Haymarket (130 private residential dwellings)
  - 189-197 Kent Street, Sydney (125 Private residential dwellings)
- 2,097 residential dwellings began construction. Of these, the following were major developments with more than 100 dwellings:
  - 125-129 Bathurst Street, Sydney (234 private residential dwellings)
  - 196-204 Pitt Street, Sydney (241 private residential dwellings)
  - 2-10 Darling Drive, Sydney (357 private residential dwellings)
  - 29-51 Hickson Road, Barangaroo (322 private residential dwellings)
  - 29-51 Hickson Road, Barangaroo (315 private residential dwellings)
  - 29-51 Hickson Road, Barangaroo (212 private residential dwellings)
  - 1 Alfred Street, Sydney (165 private residential dwellings)
  - 101-121 Castlereagh Street, Sydney (103 private residential dwellings)

Eastern Villages

Table 9. Completions and pipeline developments by financial year.

The number of dwelling types completed and in the pipeline by financial year in the Eastern villages.

Financial Year	Number of private dwellings	Percentage of private dwellings	Number of non-private dwellings	Percentage of non-private dwellings	Total number of dwellings
18/19	360	86.5%	56	13.5%	416
19/20	125	61.0%	80	39.0%	205
20/21	92	78.0%	26	22.0%	118
21/22	67	64.4%	37	35.6%	104
22/23	38	100.0%	0	0.0%	38
23/24	458	83.3%	92	16.7%	550
24/25	165	87.3%	24	12.7%	189
25/26	271	100.0%	0	0.0%	271
26/27	2	100.0%	0	0.0%	2
27/28	0	0.0%	0	0.0%	0

In 2022/23 a total of 38 residential dwellings were completed in the eastern villages consisting of 38 private dwellings. Over the past five years, 881 dwellings have been completed including 682 private dwellings and 199 non-private dwellings.

Table 10. Pipeline developments by status

Percentage of private residential unit mix in the 2022/23 financial year by development status.

Development Status	Private Dwellings	Non-Private Dwellings	Total
Lodged	329	24	**353**
Approved	284	92	**376**
Construction Commenced	283	0	**283**

At 30 June 2023 in the Eastern Villages there were:

- 353 residential dwellings **lodged but not yet approved**;
- 376 residential dwellings **approved but yet to commence construction**; and
- 283 residential dwellings **under construction** these were all private residential dwellings.

In terms of activity that occurred during the 2022/23 period in the Eastern Villages:

- 353 residential dwellings were lodged. There was one major development lodged with more than 100 dwellings.
    - 164-172 William Street, Woolloomooloo (229 private residential dwellings)
- 376 residential dwellings were approved.
- 217 residential dwellings began construction. Of these, there was one major development with more than 100 dwellings:
    - 2-38 Baptist Street, Redfern (122 private residential dwellings)

Southern Villages

Table 11. Completions and pipeline developments by financial year

The number of dwelling types completed and in the pipeline by financial year in the Southern villages.

Financial Year	Number of private dwellings	Percentage of private dwellings	Number of non-private dwellings	Percentage of non-private dwellings	Total number of dwellings
18/19	3,031	77.5%	881	22.5%	3,912
19/20	1,513	92.1%	130	7.9%	1,643
20/21	1,959	85.2%	339	14.8%	2,298
21/22	351	36.0%	625	64.0%	976
22/23	97	33.3%	194	66.7%	291
23/24	2,454	66.0%	1,266	34.0%	3,720
24/25	3,354	70.9%	1,379	29.1%	4,733
25/26	1,772	58.1%	391	18.1%	2,163
26/27	748	77.3%	233	23.8%	981
27/28	0	0.0%	0	0.0%	0

In 2022/23 there were 291 residential dwellings completed in the southern villages, including 97 private dwellings and 194 non-private dwellings. There was a major development with over 100 units completed:

– 80-88 Regent Street, Redfern (185 non-private residential dwellings)

Over the past five years there has been significant residential growth in the southern villages with 9,120 dwellings added to the residential stock in this area. Major developments at Green Square and Redfern have contributed to the large amount of residential development.

Many of the new residential completions in the southern villages are part of the Green Square Urban Renewal Area which is forecast to experience continued levels of residential growth over the next several years.

As seen in Table 11 there is 11,597 dwellings forecast to be completed in the Southern villages.

Table 12. Pipeline developments by status

Percentage of private residential unit mix in the 2022/23 financial year by development status.

Development Status	Private Dwellings	Non-Private Dwellings	Total
Lodged	767	377	**1,144**
Approved	3,907	1,004	**4,911**
Construction Commenced	3,654	1,888	**5,542**

At 30 June 2023 in the Southern Villages there were:

- 1,144 residential dwellings **lodged but not yet approved**;
- 4,911 residential dwellings **approved but yet to commence construction**; and
- 5,542 residential dwellings **under construction**.

In terms of activity that occurred during the 2022/23 period in the Southern Villages:

- 1,144 residential dwellings were lodged. Of these, the following are major developments with more than 100 dwellings:
  - 330 Botany Road, Zetland (275 private residential dwellings)
  - 903-921 Bourke Street, Zetland (269 private residential dwellings)
  - 1-8 Woodburn Street, Redfern (233 non-private dwellings)
  - 175-177 Cleveland Street, Redfern (125 non-private dwellings)
- 4,911 residential dwellings were approved. Of these, the following are major developments with more than 100 dwellings:
  - 1001 Wilson Street, Eveleigh (700 private residential dwellings)
  - 377-495 Botany Road, Zetland (514 private residential dwellings)
  - 86 Darlington Road, Darlington (313 non-private residential dwellings)
  - 284 Wyndham Street, Alexandria (258 private residential dwellings)
  - 602-612 Botany Road, Alexandria (203 private residential dwellings)
  - 960A Bourke Street, Zetland (194 private residential dwellings)
  - 807 South Dowling Street, Waterloo (158 private residential dwellings)
  - 9 City Road, Camperdown (154 non-private residential dwellings)
  - 44-48 O'Dea Avenue, Waterloo (153 private residential dwellings)
  - 5-15 Dunning Avenue, Rosebery (144 private residential dwellings)
  - 890-898 Bourke Street, Zetland (142 private residential dwellings)
  - 338 Botany Road, Alexandria (132 private residential dwellings)
  - 5-11 Botany Road, Waterloo (130 non-private residential dwellings)
  - 960A Bourke Street, Zetland (103 private residential dwellings)

- 5,542 residential dwellings began construction. Of these, the following are major developments with more than 100 dwellings:
  - 57 Ashmore Street, Erskineville (731 private residential dwellings)
  - 106-116 Epsom Road, Zetland (555 private residential dwellings)
  - 49-67 Botany Road, Waterloo (436 non-private residential dwellings)
  - 13-23 Gibbons Street, Redfern (419 non-private residential dwellings)
  - 104-116 Regent Street, Redfern (412 non-private residential dwellings)
  - 499 Botany Road, Zetland (386 private residential dwellings)
  - 90-102 Regent Street, Redfern (381 non-private residential dwellings)
  - 77-93 Portman Street, Zetland (323 private residential dwellings)
  - 94-104 Epsom Road, Zetland (271 private residential dwellings)
  - 12-22 Rothschild Avenue, Rosebery (176 private residential dwellings)
  - 49-67 Botany Road, Waterloo (150 private residential dwellings)
  - 163-173 McEvoy Street, Alexandria (134 private residential dwellings)
  - 219-231 Botany Road, Waterloo (131 private residential dwellings)
  - 634 Botany Road, Alexandria (111 private residential dwellings)

Western Villages

Table 13. Completions and pipeline developments by financial year.

The number of dwelling types completed and in the pipeline by financial year in the Western villages.

Financial Year	Number of private dwellings	Percentage of private dwellings	Number of non-private dwellings	Percentage of non-private dwellings	Total number of dwellings
18/19	291	94.8%	16	5.2%	307
19/20	712	100.0%	0	0.0%	712
20/21	50	33.1%	101	66.9%	151
21/22	40	85.1%	7	14.9%	47
22/23	9	22.0%	32	78.0%	41
23/24	53	20.6%	204	79.4%	257
24/25	187	57.9%	136	42.1%	323
25/26	76	34.5%	144	65.5%	220
26/27	238	100.0%	0	0.0%	238
27/28	0	0.0%	0	0.0%	0

In 2022/23 there were 41 residential dwellings completed in the western villages including 9 private dwellings and 32 non-private dwellings. There were no major developments with over 100 dwellings completed during 2022/23.

Table 14. Pipeline developments by status

Percentage of private residential unit mix in the 2021/22 financial year by development status.

Development Status	Private Dwellings	Non-Private Dwellings	Total
Lodged	356	84	**440**
Approved	174	293	**467**
Construction Commenced	24	107	**131**

At 30 June 2023 in the Western Villages there were:

- 440 residential dwellings **lodged but not yet approved**, 356 of which were private dwellings;
- 467 residential dwellings **approved but yet to commence construction**, with 174 Non-private dwellings and
- 131 residential dwellings **under construction**, 24 of which were non-private dwellings.

In terms of activity that occurred during the 2022/23 period in the Western Villages:

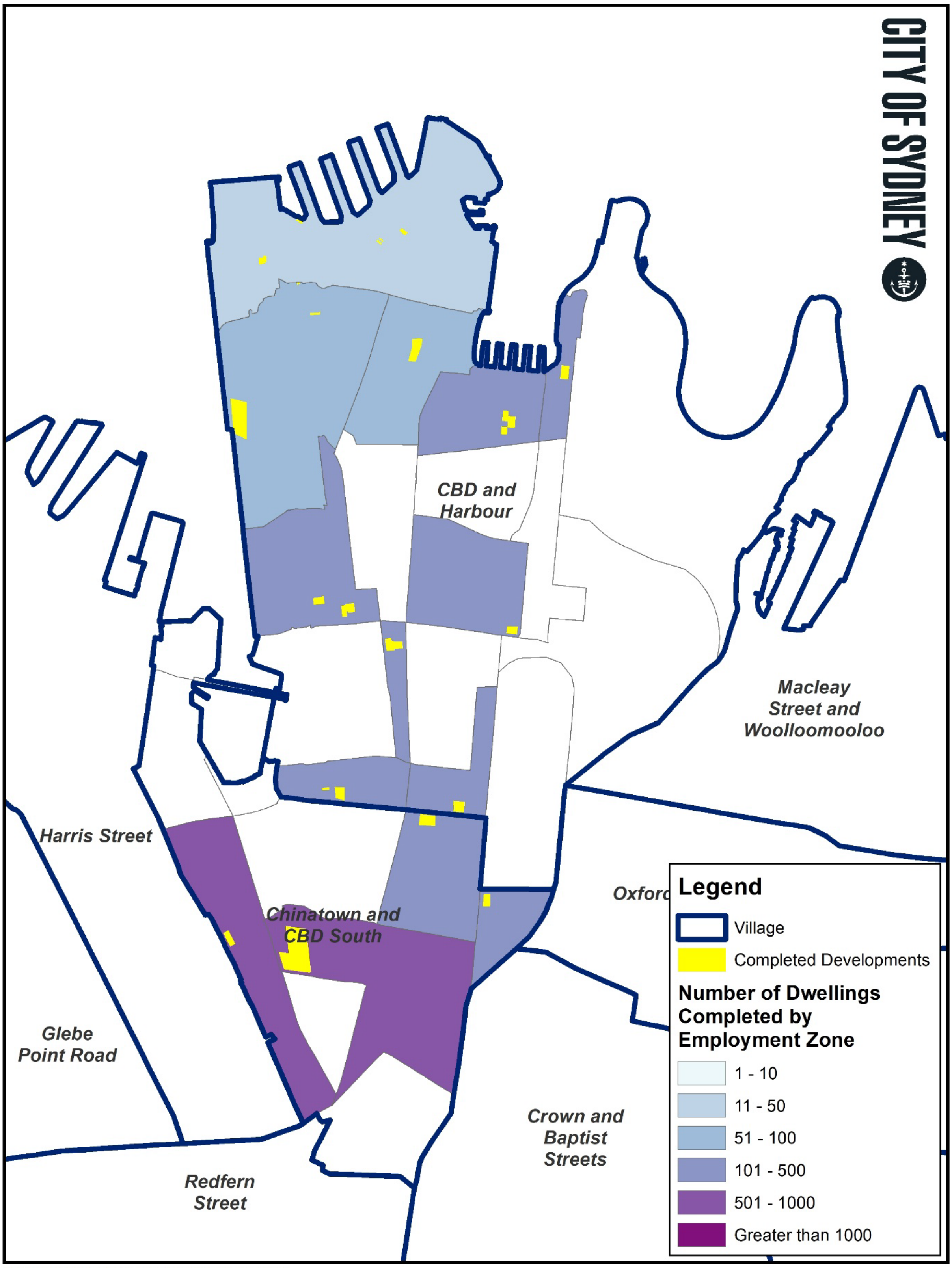
- 440 residential dwellings were lodged. There was one major development with more than 100 dwellings.
    - 14-16 Wattle Street, Pyrmont (237 private residential dwellings)
- 467 residential dwellings were approved. There was one major development with more than 100 dwellings.
    - 274-276 Glebe Point Road, Glebe (101 non-private residential dwellings)
- 131 residential dwellings began construction. There were no major developments with more than 100 dwellings that commenced construction.

Appendix A

Maps of completed residential developments from 2018/19 - 2022/23

The following series of maps shows the completed residential developments by village from 2018/19 to 2022/23 (five-years). The villages have been divided into employment zones which display the total number of completed dwellings within that area. From the figures it is evident that major completed developments occurred in the southern end of the CBD mostly driven by large residential and student accommodation projects.

Other areas of residential high growth are in the Southern Villages. This is driven by the Green Square Urban Renewal Area where large non-private residential developments completed in Redfern and large private residential developments have been completed near Sydney Park. In addition, there is also a section of large residential developments in Glebe.



Completed Residential Developments 2018/19-2022/23

CBD Villages

0 250 500 Metres

Prepared By: MLamont
Printing Date: 14/12/2023
File: Completed Residential Developments 2023.mxd
Page Size:A4

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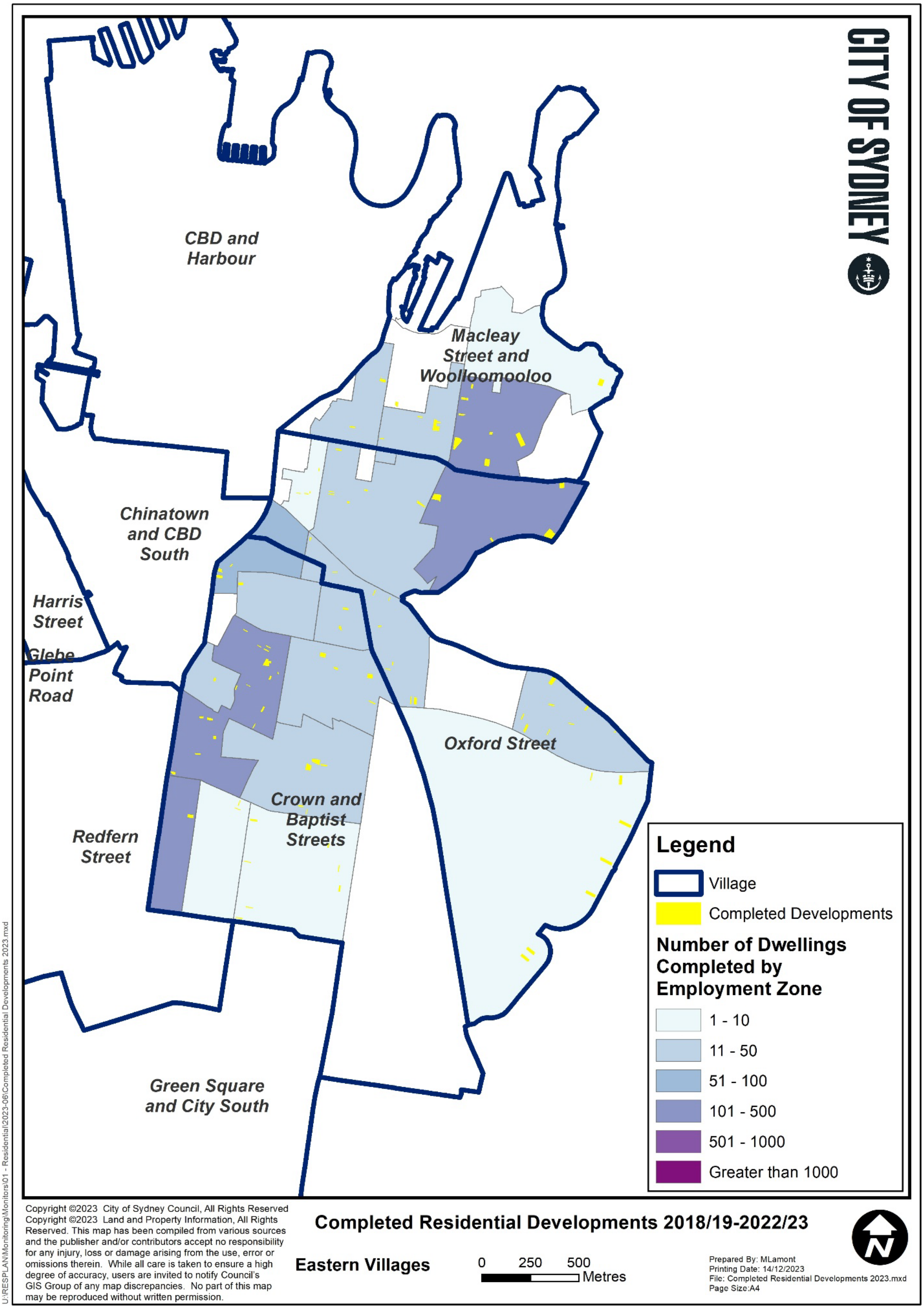
CITY OF SYDNEY
CBD and Harbour
Macleay Street and Woolloomooloo
Chinatown and CBD South
Harris Street
Glebe Point Road
Oxford Street
Crown and Baptist Streets
Redfern Street
Green Square and City South
Legend
Village
Completed Developments
Number of Dwellings Completed by Employment Zone
1 - 10
11 - 50
51 - 100
101 - 500
501 - 1000
Greater than 1000
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Completed Residential Developments 2018/19-2022/23
Eastern Villages
0 250 500
Metres
Prepared By: MLamont
Printing Date: 14/12/2023
File: Completed Residential Developments 2023.mxd
Page Size:A4
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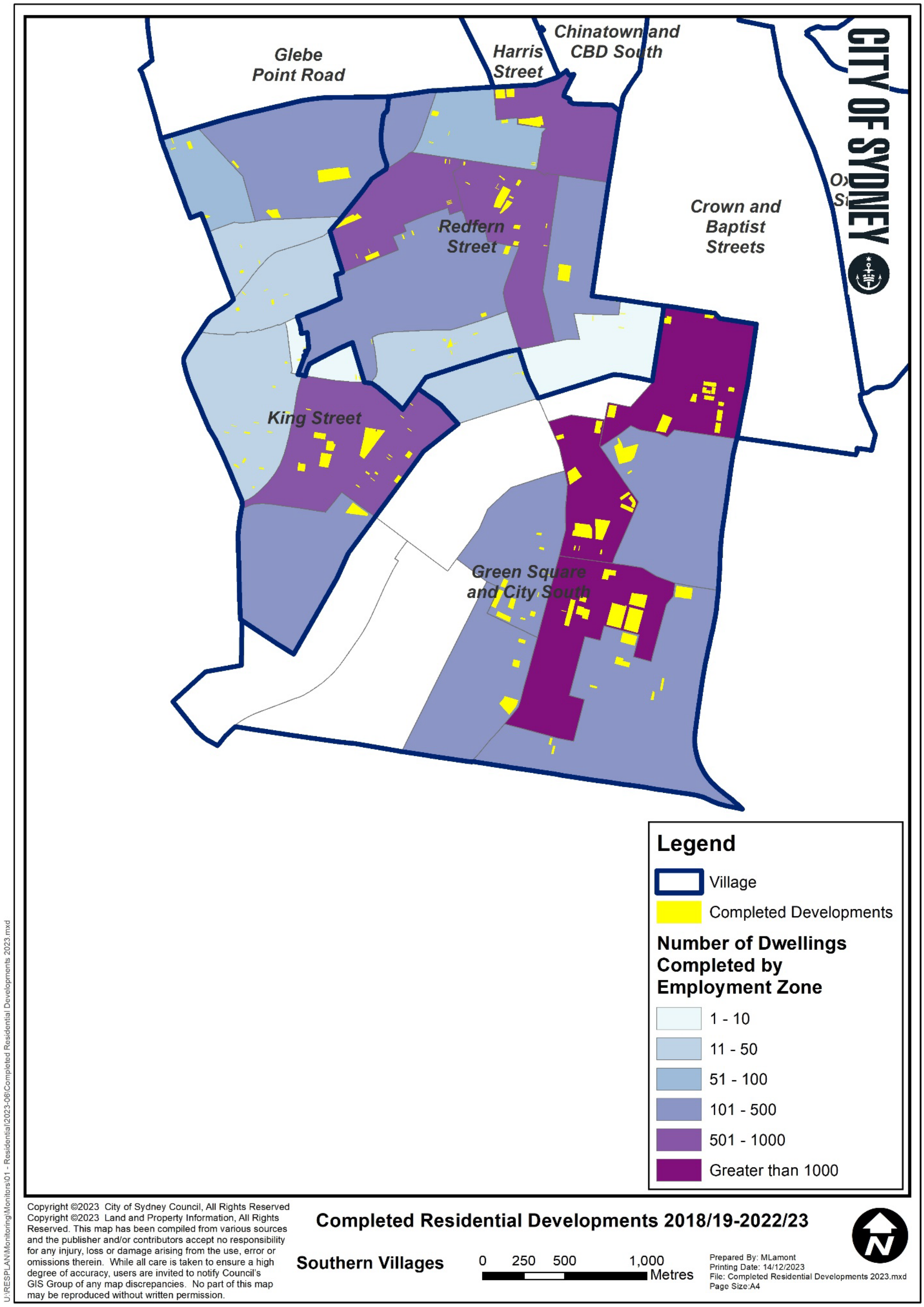
Glebe
Point Road
Harris
Street
Chinatown and
CBD South
Crown and
Baptist
Streets
Redfern
Street
King Street
Green Square
and City South
CITY OF SYDNEY
Legend
Village
Completed Developments
Number of Dwellings
Completed by
Employment Zone
1 - 10
11 - 50
51 - 100
101 - 500
501 - 1000
Greater than 1000
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Completed Residential Developments 2018/19-2022/23
Southern Villages
0 250 500 1,000
Metres
Prepared By: MLamont
Printing Date: 14/12/2023
File: Completed Residential Developments 2023.mxd
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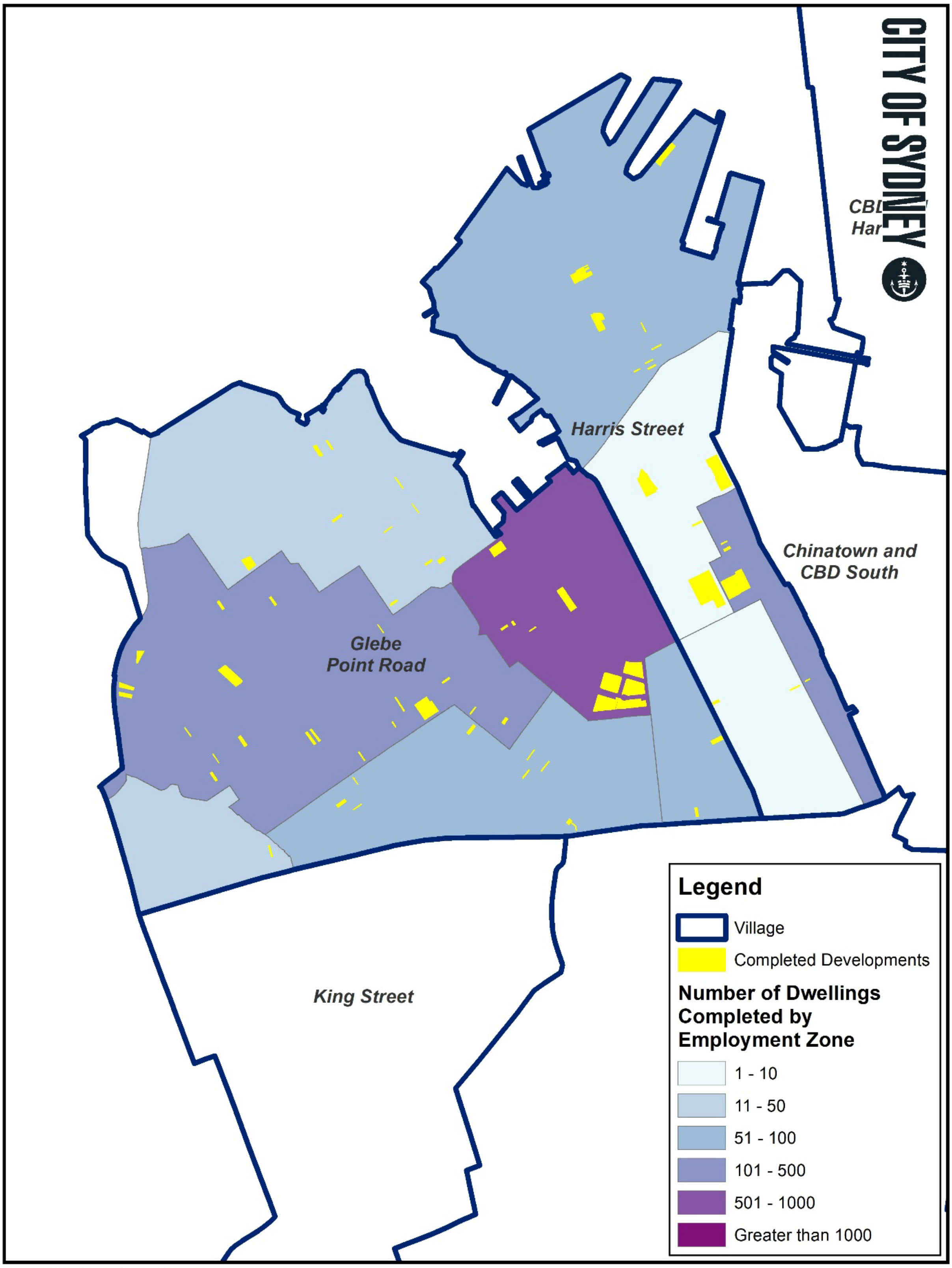

Completed Residential Developments 2018/19-2022/23

Western Villages

0 250 500 Metres

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Page Size:A4

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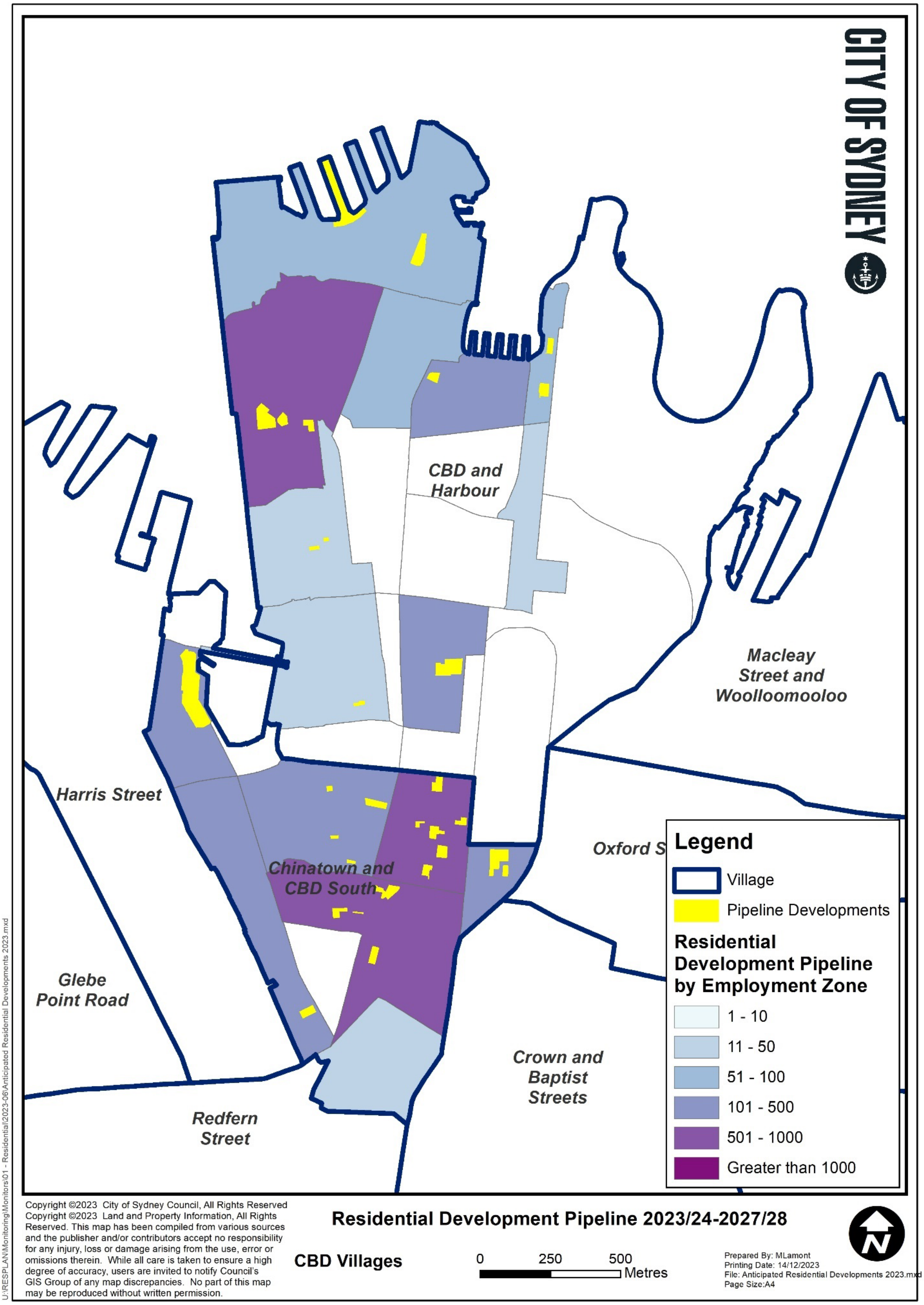
Appendix B

Maps of the residential development pipeline from 2023/24 - 2027/28

The following series of maps show the residential development pipeline by village for the next 5 years. The villages have been divided into employment zones which display the total number of pipeline developments within that area. From the figures it is evident that large residential developments are happening in the CBD South mostly driven by large private and non-private residential projects. Also, there is growth at Barangaroo with proposed residential developments.

Other areas of continued high residential growth are in the Southern Villages with employment zones of high completion rates showing high levels of development in the pipeline.


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
Village
Pipeline Developments
Residential Development Pipeline by Employment Zone
1 - 10
11 - 50
51 - 100
101 - 500
501 - 1000
Greater than 1000
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Residential Development Pipeline 2023/24-2027/28
CBD Villages
0 250 500 Metres
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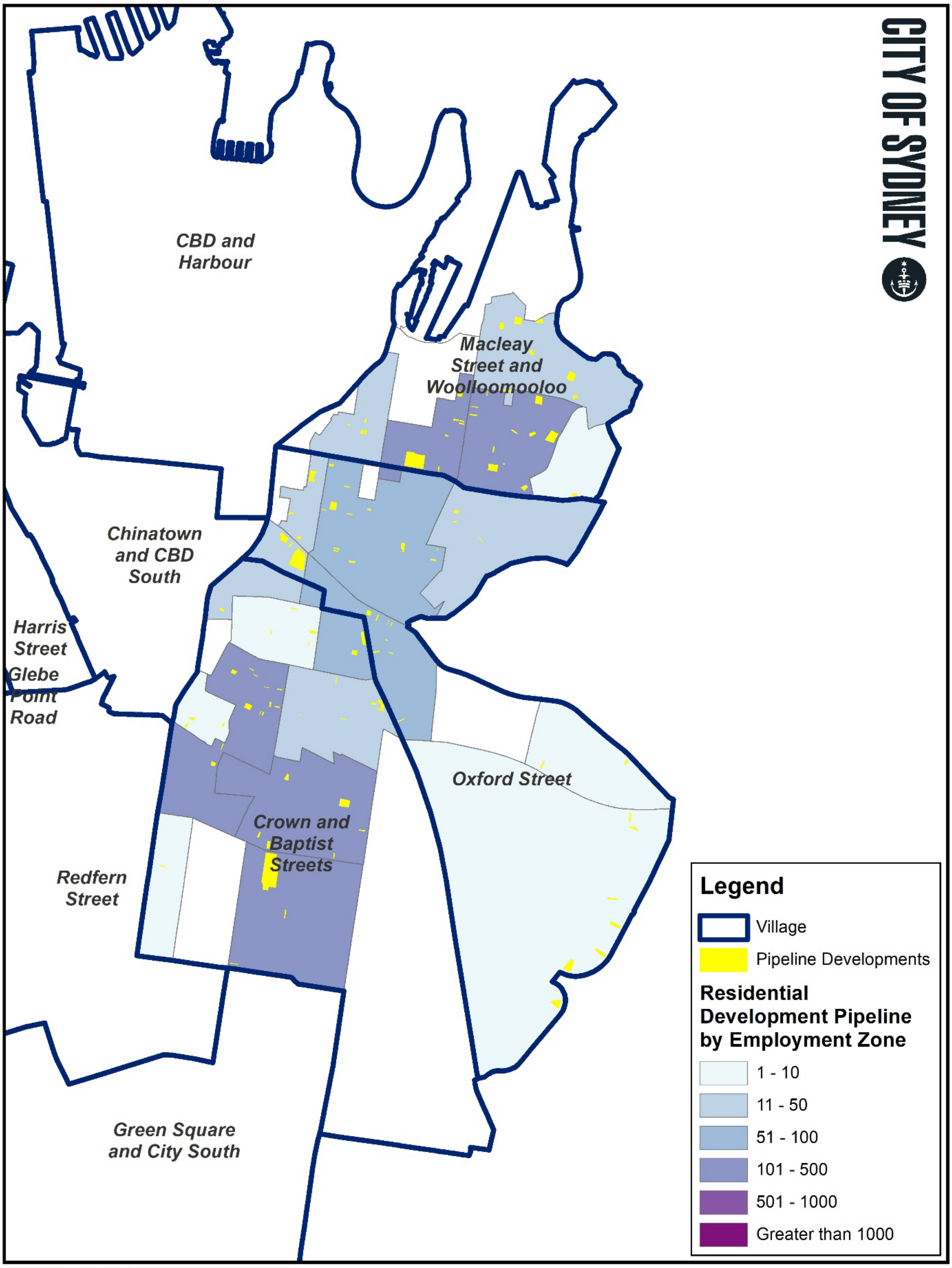

Residential Development Pipeline 2023/24-2027/28

Eastern Villages

0 250 500 Metres

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File: Anticipated Residential Developments 2023.mxd
Page Size:A4

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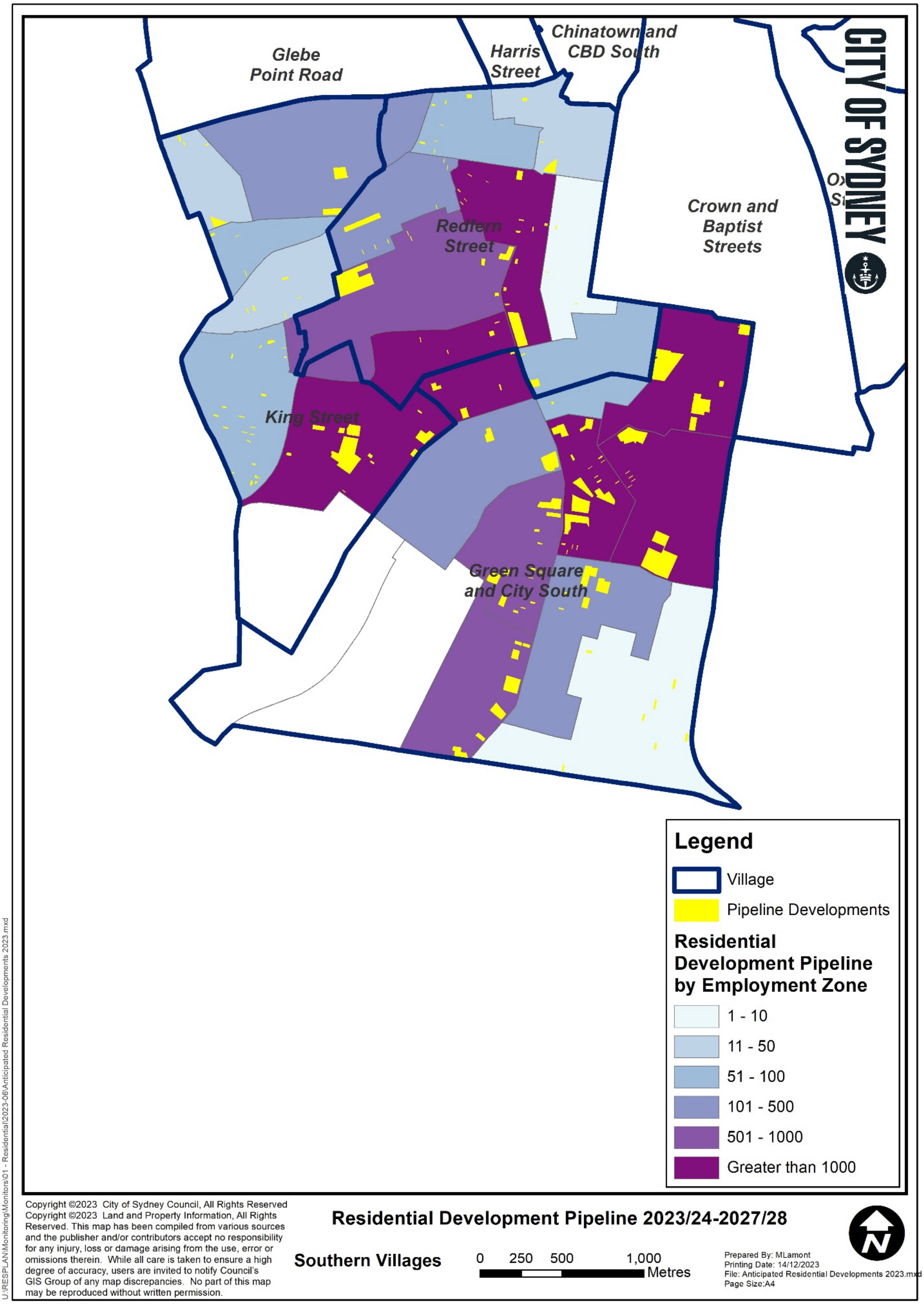
Glebe
Point Road
Harris
Street
Chinatown and
CBD South
Crown and
Baptist
Streets
CITY OF SYDNEY
Redfern
Street
King Street
Green Square
and City South
Legend
Village
Pipeline Developments
Residential
Development Pipeline
by Employment Zone
1 - 10
11 - 50
51 - 100
101 - 500
501 - 1000
Greater than 1000
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Residential Development Pipeline 2023/24-2027/28
Southern Villages
0 250 500 1,000
Metres
Prepared By: MLamont
Printing Date: 14/12/2023
File: Anticipated Residential Developments 2023.mxd
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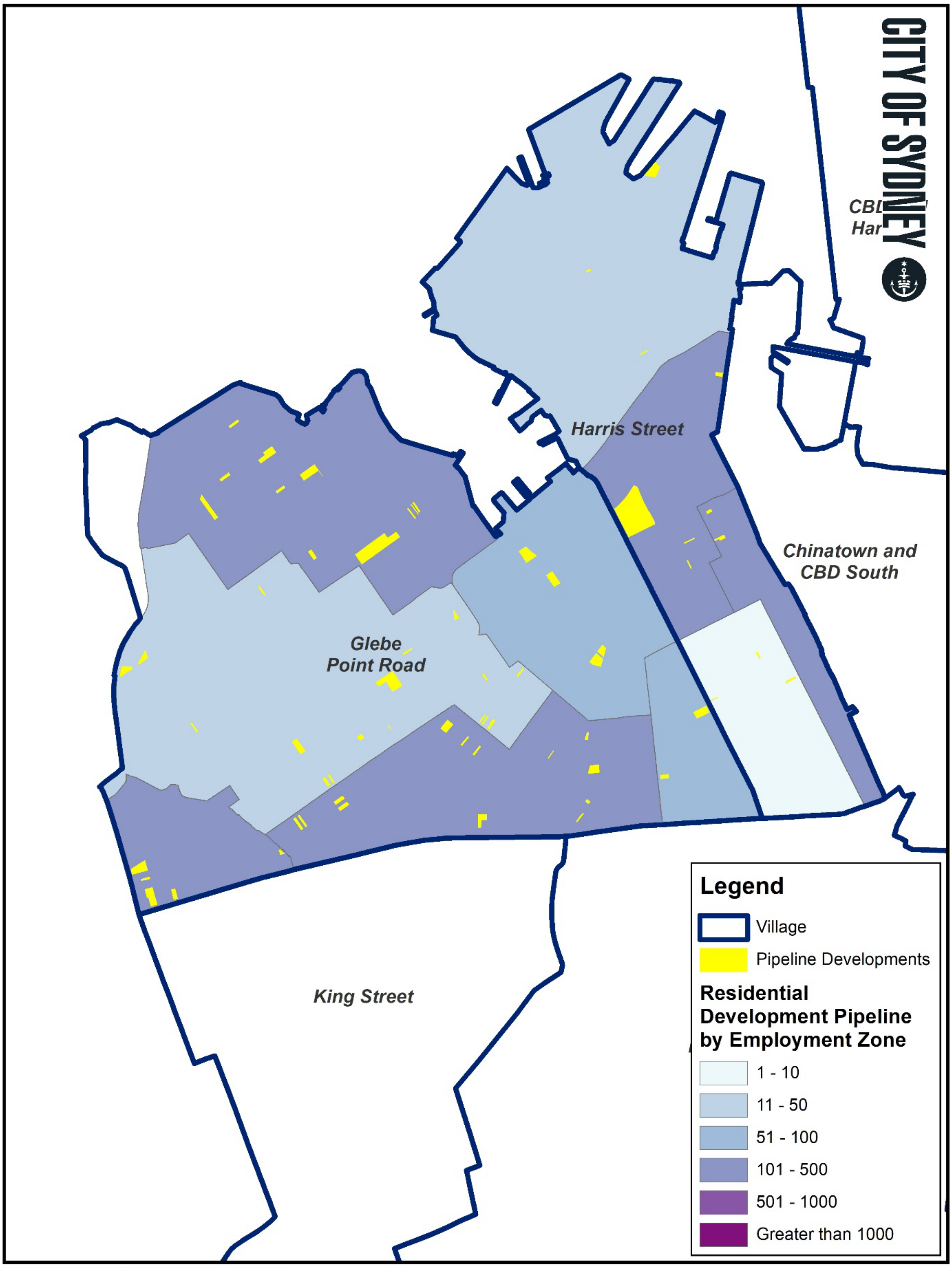

Residential Development Pipeline 2023/24-2027/28

Western Villages

0 250 500 Metres

Prepared By: MLamont
Printing Date: 14/12/2023
File: Anticipated Residential Developments 2023.mxd
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Enquiries regarding this document should be made to:

Steven Hillier, Manager 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

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