



# Residential Monitor

June 2020

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# Introduction

Covid-19 continues to have a significant 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 are based on regular development cycles.

The City of Sydney’s Community Strategic Plan (Sustainable Sydney 2030) sets the framework for the future of the city. There are a number of 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 CBD South, Redfern Street, King Street
- **Western villages:** Glebe Point Road, Harris Street

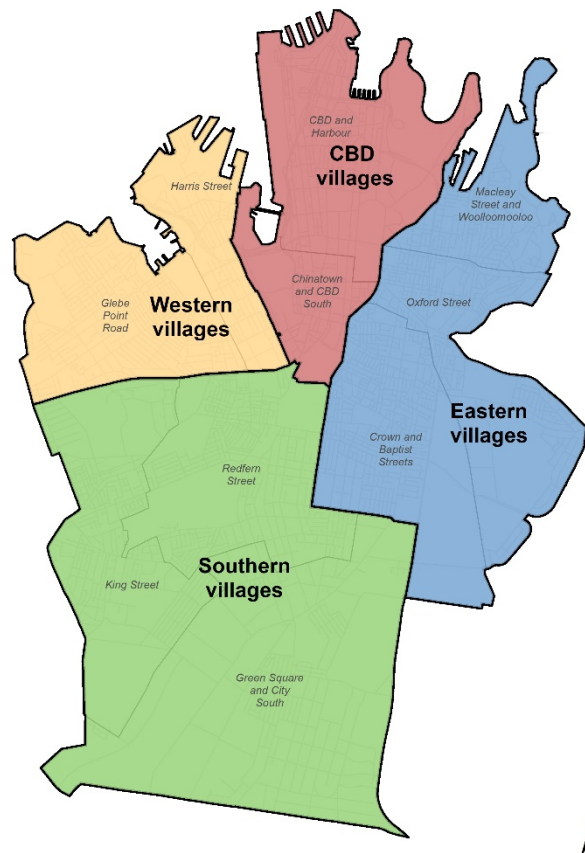


Figure 1. Map of the City of Sydney local area showing grouping of villages

# Methodology

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. This date is based on the average timelines of similarly sized developments that have been previously completed. The expected completion date is reviewed each time the development moves through a stage in the development cycle and is revised when appropriate.

## 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 at a later date.

Please direct any questions about this data to the Urban Analytics team  
[research@cityofsydney.nsw.gov.au](mailto:research@cityofsydney.nsw.gov.au)

# Residential Completion Trends

Table 1. Total residential dwelling completions (2014/15-2019/20) and estimated completions (2020/21-2024/25) 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 Wool'oo	Oxford Street	Redfern Street	Total
2015/16	181	141	146	900	2,556	264	1,098	58	176	664	6,184
2016/17	9	488	115	432	876	9	94	19	28	332	2,402
2017/18	3	666	174	360	1,968	74	308	26	62	379	4,020
2018/19	348	1,624	101	302	2,210	1	417	249	66	1,281	6,599
2019/20	139	-	140	427	1,179	249	460	8	55	41	2,698
2020/21	384	479	96	179	963	75	563	66	110	658	3,573
2021/22	186	-	201	231	324	20	194	28	55	772	2,011
2022/23	484	-	92	14	1,035	4	890	15	2	1,287	3,823
2023/24	1,123	452	165	179	2,044	46	406	36	38	570	5,059
2024/25	424	1,592	-	82	2,482	32	-	-	-	528	5,140
<b>Total</b>	<b>3,281</b>	<b>5,442</b>	<b>1,230</b>	<b>3,106</b>	<b>15,637</b>	<b>774</b>	<b>4,430</b>	<b>505</b>	<b>592</b>	<b>6,512</b>	<b>41,509</b>

Table 1 shows the number of completed dwellings by village area for 2015/16 to 2019/20, plus forecast completions for 2020/21 to 2024/25 based on known development applications and their estimated completion dates as of 30 June 2020.

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 4,381 dwellings per year (including both private and non-private dwellings).

# Summary of Development Activity

## Completions in 2019/20

Table 2. Total dwellings completed in 2019/20

Type of Dwelling	Number of Dwellings	Percentage of Total
Private dwellings	2,484	92.1%
Non-private dwellings	214	7.9%
<b>Total</b>	<b>2,698</b>	<b>100.0%</b>

As shown in Table 2 there were 2,698 new dwellings completed in 2019/20 including 2,484 private dwellings and 214 non-private dwellings. This number is significantly lower than the number of dwellings completed in the previous financial year (6,599 in 2018/19).

Around 66% of total dwelling completions were built in the second half of the financial year. Developments of five or more dwellings accounted for 99.0% of the total residential dwelling completions in 2019/20. Green Square and City South accounted for the highest proportion of new housing stock in 2019/20 with 1,179 new dwellings completed, or 43.7% of all new residential dwellings in 2019/20. King Street accounted for the second highest proportion of completions in 2019/20 with an addition of 460 dwellings (17.1%) closely followed by Glebe Point Road with an addition of 427 dwellings (15.8%).

Table 3 shows the majority of new residential stock completed in 2019/20 occurred in the southern villages with a total of 1,680 dwellings.

As of June 2020, the total stock of residential housing was 133,676 dwellings in the City of Sydney local area, comprising 119,019 private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing) and 14,657 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services). **Source: City of Sydney Housing Audit 2020.**

**Table 3. Private and non-private dwelling completions in 2019/20 by village group**

<b>Village Group</b>	<b>Private Dwellings Completed 2019/20</b>	<b>Non-Private Dwellings 2019/20</b>
<b>CBD villages</b>	<b>132</b>	<b>7</b>
<i>CBD and Harbour</i>	132	7
<i>Chinatown and CBD South</i>	-	-
<b>Eastern villages</b>	<b>128</b>	<b>75</b>
<i>Crown and Baptist Streets</i>	107	33
<i>Macleay St and Wooll'loo</i>	8	-
<i>Oxford Street</i>	13	42
<b>Southern villages</b>	<b>1,548</b>	<b>132</b>
<i>Green Square and City South</i>	1179	-
<i>King Street</i>	328	132
<i>Redfern Street</i>	41	-
<b>Western villages</b>	<b>676</b>	<b>-</b>
<i>Glebe Point Road</i>	427	-
<i>Harris Street</i>	249	-
<b>Total</b>	<b>2,484</b>	<b>214</b>



## Pipeline at 30 June 2020

At 30 June 2020 there were 20,013 dwellings in the development pipeline, including 16,009 private dwellings and 4,004 non-private dwellings.

**Table 4. Dwellings in the pipeline by status and type**

Status	Private Dwellings	Non-Private Dwellings	Total Dwellings
Lodged	4,129	1,904	6,033
Approved	7,567	740	8,307
Construction Commenced	4,313	1,360	5,673
<b>Total</b>	<b>16,009</b>	<b>4,004</b>	<b>20,013</b>

### Under Construction

There were 5,673 residential dwellings under construction at 30 June 2020, including 4,313 private dwellings and 1,360 non-private dwellings. Of these:

- 28.0% (1,590) were located in Redfern Street
- 25.5% (1,444) were located in Green Square and City South
- 19.4% (1,100) were located in CBD and Harbour

### Approved

There were 3,280 residential dwellings approved during the 2019/20 financial year. At 30 June 2020 there were 8,307 dwellings approved but had not commenced construction, comprising 7,567 private dwellings and 740 non-private dwellings.

Of these:

- 49.3% (4,093) were located in Green Square and City South
- 14.3% (1,189) were located in King Street
- 12.1% (1,009) were located in CBD and Harbour

### Lodged

There were 4,012 residential dwellings lodged during the 2019/20 financial year. At 30 June 2020 there were 6,033 dwellings lodged but not yet approved, comprising 4,129 private dwellings and 1,904 non-private dwellings. Of these:

- 38.4% (2,316) were located in Redfern Street
- 21.7% (1,311) were located in Green Square and City South
- 20.5% (1,237) were located in Chinatown and CBD South

Table 5. Total dwellings in the pipeline at 30 June 2020 by village

Village	Total in Pipeline
CBD and Harbour	2,601
Chinatown and CBD South	2,523
Crown and Baptist Streets	554
Glebe Point Road	685
Green Square and City South	6,848
Harris Street	177
King Street	2,053
Macleay Street and Woolloomooloo	145
Oxford Street	205
Redfern Street	4,222
<b>Total</b>	<b>20,013</b>

Looking ahead, Green Square and City South will continue to deliver a large proportion of new dwellings with around 6,800 expected to be completed over the next five years. Redfern Street is forecast to deliver over 3,800 dwellings over the same period

# Dwelling Mix

Table 6. Residential unit mix by pipeline stage

Residential Unit Mix by Pipeline Stage					
Stage	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Lodged	2.5%	40.5%	46.5%	10.3%	0.1%
Approved	4.9%	28.3%	55.2%	10.9%	0.7%
Construction Commenced	4.8%	32.1%	41.4%	18.4%	3.3%
Completed in 2019/20	5.5%	31.7%	50.4%	11.6%	0.8%

Table 6 shows the unit mix for residential developments currently lodged and approved, those completed within the 2019/20 financial year, and developments under construction at 30 June 2020. Developments in the unit mix charts 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
2015/16	294	28	322
2016/17	9	488	497
2017/18	669	-	669
2018/19	1,453	519	1,972
2019/20	132	7	139
2020/21	853	10	863
2021/22	186	-	186
2022/23	484	-	484
2023/24	1,415	160	1,575
2024/25	1,933	83	2,016
<b>Total</b>	<b>7,428</b>	<b>1,295</b>	<b>8,723</b>

In 2019/20 there were 139 residential dwellings completed in the CBD villages including 132 private dwellings and 7 non-private dwellings.

A significant amount of residential development has occurred in previous years with the completions of a large proportion of dwellings occurring within the Darling Square precinct in 2018/19. Completions during the 2019/20 declined significantly, with no major residential developments of over 100 units being completed in the CBD Villages.

Over the past five years, 3,599 dwellings have been completed including 2,557 private dwellings and 1,035 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 with limited non-private (student accommodation and boarding houses) in the CBD villages.

## Pipeline

### Table 8. Pipeline dwellings by status

Stage	Private Dwellings	Non-Private Dwellings	Total
Lodged	1,729	0	<b>1,729</b>
Approved	1,563	253	<b>1,816</b>
Construction Commenced	1579	0	<b>1,579</b>
<b>Total</b>	<b>4,871</b>	<b>253</b>	<b>5,124</b>

At 30 June 2020 in the CBD Villages there were:

- 1729 residential dwellings **lodged but not yet approved**;
- 1,816 residential dwellings **approved but yet to commence construction**; and
- 1,579 residential dwellings **under construction**.

In terms of activity that occurred during the 2019/20 period in the CBD Villages:

- 1,149 residential dwellings were lodged. Of these, the following are major developments with more than 100 dwellings:
  - o 338-348 Pitt Street, Sydney (654 residential units)
  - o 169-183 Liverpool Street, Sydney (226 residential units)
  - o 189-197 Kent Street, Sydney (125 residential units)
- 927 residential dwellings were approved. Of these, the following are major developments with more than 100 dwellings:
  - o 194 Pitt Street, Sydney (246 residential dwellings)
  - o 133-141 Liverpool Street, Sydney (221 residential dwellings)
  - o 29-51 Hickson Road, Barangaroo Building R5 (210 residential dwellings)
  - o 65-77 Market Street, Sydney (103 residential dwellings)
- 317 residential dwellings began construction. Of these, the following are major developments with more than 100 dwellings:
  - o 29-52 Hickson Road, Barangaroo Building R4A (317 residential dwellings)

# Eastern Villages

## Completions

Table 9. Completions and expected completions by financial year

Financial Year	Private Dwellings	Non-Private Dwellings	Total
2015/16	374	6	380
2016/17	162	-	162
2017/18	220	42	262
2018/19	360	56	416
2019/20	128	75	203
2020/21	193	79	272
2021/22	197	87	284
2022/23	95	14	109
2023/24	233	6	239
2024/25	-	-	-
<b>Total</b>	<b>1,962</b>	<b>365</b>	<b>2,327</b>

In 2019/20 a total of 203 residential dwellings were completed in the eastern villages including 128 private dwellings and 75 non-private dwellings. There were no major developments with over 100 dwellings completed during 2019/20. Over the past five years, 1,423 dwellings have been completed including 1,244 private dwellings and 179 non-private dwellings (boarding house rooms).

## Pipeline

Table 10. Pipeline dwellings by status

Stage	Private Dwellings	Non-Private Dwellings	Total
Lodged	70	14	84
Approved	476	111	587
Construction Commenced	172	61	233

At 30 June 2020 in the Eastern Villages there were:

- 84 residential dwellings **lodged but not yet approved**;
- 587 residential dwellings **approved but yet to commence construction**; and
- 233 residential dwellings **under construction**.

In terms of activity that occurred during the 2019/20 period in the Eastern Villages:

- 98 residential dwellings were lodged. There were no major developments lodged with more than 100 dwellings.
- 197 residential dwellings were approved. Of these, the following are major developments with more than 100 dwellings:
  - o 2-23 Baptist Street, Redfern (154 residential dwellings)
- 25 residential dwellings began construction. There were no major developments that commenced construction with more than 100 dwellings.

# Southern Villages

## Completions

Table 11. Completions and expected completions by financial year

Financial Year	Private Dwellings	Non-Private Dwellings	Total
2015/16	2,954	1,364	4,318
2016/17	1,248	54	1,302
2017/18	2,492	163	2,655
2018/19	3,027	881	3,908
2019/20	1,548	132	1,680
2020/21	1,850	334	2,184
2021/22	629	661	1,290
2022/23	2,743	469	3,212
2023/24	2,279	741	3,020
2024/25	2,522	488	3,010
<b>Total</b>	<b>21,292</b>	<b>5,287</b>	<b>26,579</b>

In 2019/20 there were 1,680 residential dwellings completed in the southern villages, including 1,548 private dwellings and 132 non-private dwellings (all student accommodation rooms). There were four major developments with over 100 units completed:

- 18 O'Dea Avenue, Waterloo (331 residential dwellings)
- 105-115 Portman Street, Zetland (328 residential dwellings)
- 39 Rothschild Avenue, Rosebery (285 residential dwellings)
- 18 Huntley Street, Alexandria (155 residential dwellings)

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 four years. As seen in Table 11 there is currently over 7,000 more dwellings forecast to be completed in this area.

Over the past five years there has been significant residential growth in the southern villages with over 12,000 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.

## Pipeline

Table 12. Pipeline dwellings by status

Stage	Private Dwellings	Non-Private Dwellings	Total
Lodged	2,243	1,651	3,894
Approved	5,315	283	5,598
Construction Commenced	2,465	1,166	3,631

At 30 June 2020 in the Southern Villages there were:

- 3,894 residential dwellings **lodged but not yet approved**;
- 5,598 residential dwellings **approved but yet to commence construction**; and
- 3,631 residential dwellings **under construction**.

In terms of activity that occurred during the 2019/20 period in the Southern Villages:

- 2,464 residential dwellings were lodged. Of these, the following are major developments with more than 100 dwellings:
  - o 87-103 Epsom Road, Rosebery (798 residential dwellings)
  - o 90-102 Regent Street, Redfern (407 student accommodation rooms)
  - o 94-104 Epsom Road, Zetland (271 residential dwellings)
  - o 12-22 Rothschild Avenue, Rosebery (176 residential dwellings)
  - o 5-11 Botany Road, Waterloo (136 boarding house rooms)
  - o 163-173 McEvoy Street, Alexandria (135 residential dwellings)
- 2,062 residential dwellings were approved. Of these, the following are major developments with more than 100 dwellings:
  - o 77-93 Portman Street, Zetland (323 residential dwellings)
  - o 94-104 Epsom Road, Zetland (271 residential dwellings)
  - o 80-88 Regent Street, Redfern (185 student accommodation rooms)
  - o 57 Ashmore Street, Erskineville (168 residential dwellings)
  - o 11 Gibbons Street, Redfern (160 residential dwellings)
  - o 811 Elizabeth Street, Zetland (154 residential dwellings)
  - o 5-15 Dunning Avenue, Rosebery (144 residential dwellings)
  - o 890-898 Bourke Street, Zetland (142 residential dwellings)
  - o 338 Botany Road, Alexandria (132 residential dwellings)

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- 634 Botany Road, Alexandria (115 residential dwellings)
- 585 residential dwellings began construction. Of these, the following are major developments with more than 100 dwellings:
  - 288 Wilson Street, Darlington (201 student accommodation rooms)
  - 80-88 Regent Street, Redfern (185 student accommodation rooms)
  - 11 Gibbons Street, Redfern (160 residential dwellings)

# Western Villages

## Completions

Table 13. Completions and expected completions by financial year

Financial Year	Private Dwellings	Non-Private Dwellings	Total
2015/16	1,008	156	<b>1,164</b>
2016/17	441	0	<b>441</b>
2017/18	438	-4	<b>434</b>
2018/19	287	16	<b>303</b>
2019/20	676	0	<b>676</b>
2020/21	144	110	<b>254</b>
2021/22	44	207	<b>251</b>
2022/23	19	-1	<b>18</b>
2023/24	76	149	<b>225</b>
2024/25	114	-	<b>114</b>
<b>Total</b>	<b>3,247</b>	<b>633</b>	<b>3,880</b>

In 2019/20 there were 676 residential dwellings completed in the western villages including 288 private dwellings and 16 non-private dwellings. Two major developments with over 100 units were completed in 2019/20:

- 'Glebe Affordable Housing Project' 485-521 Harris Street, Ultimo (199 residential dwellings)
- 'New Life Ultimo' 4-6 Elger Street, Ultimo (140 residential dwellings)

Since 2015/16 there has been a sharp decline in residential completions, with completions of predominantly private dwellings (rather than student accommodation or boarding houses). There has been an increase to completed residential dwellings in 2019/20 with the remaining Glebe Affordable Housing Project dwellings completed, as well as 'New Life Ultimo', a major development on Harris Street which will include 199 new residential dwellings.

## Pipeline

Table 14. Pipeline dwellings by status

Stage	Private Dwellings	Non-Private Dwellings	Total
Lodged	87	239	326
Approved	213	93	306
Construction Commenced	97	133	230

At 30 June 2020 in the Western Villages there were:

- 326 residential dwellings **lodged but not yet approved**, all of which were private dwellings;
- 306 residential dwellings **approved but yet to commence construction**; and
- 230 residential dwellings **under construction**, all of which were private dwellings.

In terms of activity that occurred during the 2019/20 period in the Western Villages:

- 364 residential dwellings were lodged. Of these, the following are major developments with more than 100 dwellings.
  - o 274-276 Glebe Point Road, Glebe (101 boarding house rooms)
- 94 residential dwellings were approved. Of these, none were major developments with more than 100 dwellings.
- 103 residential dwellings began construction. Of these, none were major developments with more than 100 dwellings.

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

Village	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	Total
<b>CBD Villages</b>	<b>322</b>	<b>497</b>	<b>669</b>	<b>1,972</b>	<b>139</b>	<b>863</b>	<b>186</b>	<b>484</b>	<b>1,575</b>	<b>2,016</b>	<b>8,723</b>
CBD & Harbour	181	9	3	348	139	384	186	484	1,123	424	3,281
Chinatown and CBD South	141	488	666	1,624	-	479	-	-	452	1592	5,442
<b>Eastern Villages</b>	<b>380</b>	<b>162</b>	<b>262</b>	<b>416</b>	<b>203</b>	<b>272</b>	<b>284</b>	<b>109</b>	<b>239</b>	<b>-</b>	<b>2,327</b>
Crown & Baptist	146	115	174	101	140	96	201	92	165	-	1,230
Macleay & W'loo	58	19	26	249	8	66	28	15	36	-	505
Oxford Street	176	28	62	66	55	110	55	2	38	-	592
<b>Southern Villages</b>	<b>43,18</b>	<b>1,302</b>	<b>2,655</b>	<b>3,908</b>	<b>1,680</b>	<b>2,184</b>	<b>1,290</b>	<b>3,212</b>	<b>3,020</b>	<b>3,010</b>	<b>26,579</b>
Green Sq. & City South	2,556	876	1,968	2,210	1,179	963	324	1,035	2,044	2,482	15,637
King Street	1,098	94	308	417	460	563	194	890	406	-	4,430
Redfern Street	664	332	379	1,281	41	658	772	1,287	570	528	6,512
<b>Western Villages</b>	<b>1,164</b>	<b>441</b>	<b>434</b>	<b>303</b>	<b>676</b>	<b>254</b>	<b>251</b>	<b>18</b>	<b>225</b>	<b>114</b>	<b>3,880</b>
Glebe Pt. Road	900	432	360	302	427	179	231	14	179	82	3,106
Harris Street	264	9	74	1	249	75	20	4	46	32	774
<b>Total</b>	<b>6,184</b>	<b>2,402</b>	<b>4,020</b>	<b>6,599</b>	<b>2,698</b>	<b>3,573</b>	<b>2,011</b>	<b>3,823</b>	<b>5,059</b>	<b>5,140</b>	<b>41,509</b>

## Disclaimer

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