Residential Monitor

June 2022

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 2022 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

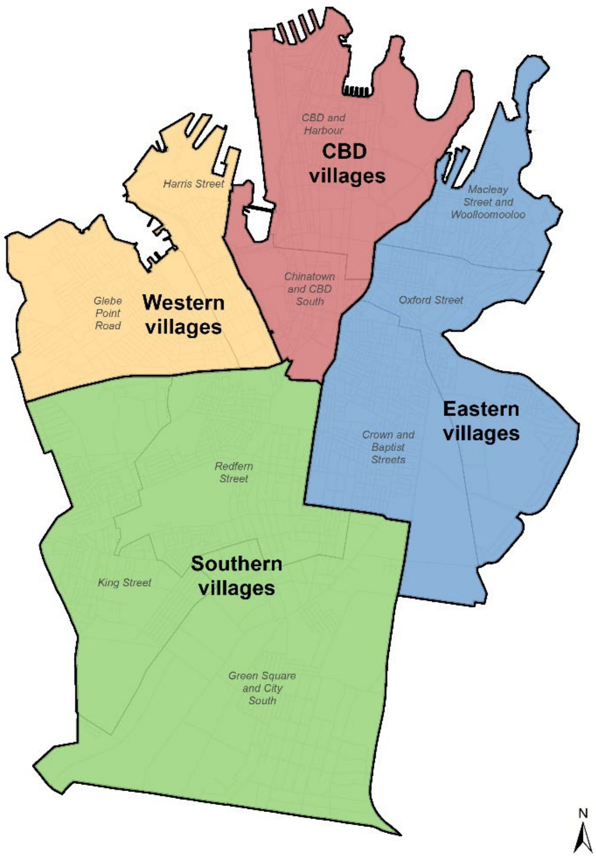


Figure 1. Map of the City of Sydney local area showing grouping of villages

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 has had a substantial impact on Sydney during the 2021/22 financial year. This is evident by the low completion rate of development across all villages. Impacts include:

– 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

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. Therefore, 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/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

Residential Completion Trends

Table 1. Total residential completions past and future by village

Completed residential developments by village from 2016/17 - 2021/22 and pipeline developments from 2022/23 – 2026/27.

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
17/18	3	666	174	26	62	1,976	308	379	74	360
18/19	348	1,624	101	249	66	2,214	417	1,281	1	306
19/20	139	-	142	8	55	1,171	431	41	249	463
20/21	263	479	51	-	66	1,172	544	582	43	108
21/22	274	-	84	3	19	121	9	823	15	31
22/23	65	-	155	48	62	423	903	213	18	132
23/24	599	914	262	339	76	2,510	572	1,131	7	203
24/25	875	1,253	3	59	21	1,992	180	1,474	39	247
25/26	264	996	2	1	4	585	1	1,094	-	104
26/27	-	28	-	2	-	704	-	233	-	1
Total	2,830	5,960	974	735	431	12,868	3,365	7,251	446	1,955

Table 1 shows the number of completed dwellings by village area from 2017/18 to 2021/22. It also includes the forecast completions for 2022/23 to 2026/27 based on known development applications and estimated completion dates as of 30 June 2022.

There is a significant decrease in completed residential developments in 2021/22 across all villages. The downturn 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.

High completion rates have been reported and 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 2021/22. While Green Square is forecast to have the largest number of residences built in 2023/24 and 2024/25.

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	Percentage of private dwellings	Number of non-private dwellings	Percentage of non-private dwellings	Total number of dwellings
17/18	3,828	95.0%	200	5.0%	4,028
18/19	5,135	77.7%	1,472	22.3%	6,607
19/20	2,482	92.0%	217	8.0%	2,699
20/21	2,832	85.6%	476	14.4%	3,308
21/22	730	52.9%	649	47.1%	1,379
22/23	1,696	84.0%	323	16.0%	2,019
23/24	4,422	66.9%	2,191	33.1%	6,613
24/25	4,257	69.3%	1,886	30.7%	6,143
25/26	2,559	83.9%	492	16.1%	3,051
26/27	735	75.9%	233	24.1%	968
Total	28,676	77.9%	8,139	22.1%	36,815

As shown in Table 2, there were 1,379 new dwellings completed in 2021/22. These comprised of 730 private dwellings and 649 non-private dwellings. This is the lowest number of completed dwellings in the last 5 years. There were 1,929 fewer residential dwellings completed in 2021/22 compared to the previous year (3,308 completed dwellings).

The yearly rate of completions peaked in 2018/19 with 6,607 completed dwellings.

The current slowdown in construction is (possibly) temporary as an estimated 6,613 dwellings are likely to be completed in 2023/24 and another 6,143 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. Annually, the rate of residential completions over the past five years has been approximately 3,604 dwellings per year.

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 the 52.9% private and 47.1% non-private dwellings this reporting period. This is the highest percentage of non-private dwellings completed over the last 5 years and potentially the highest proportion of non-private dwellings in the coming 5 years.

Table 3 shows most new residential developments completed in 2021/22 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 2021/22 with 823 dwellings completed. This accounted for 59.7% of all residential completions followed by the CBD and Harbour at 19.9% with 274 private residences completed in 2021/22. Green Square and City South accounted for the third highest proportion of completions at 8.8% with 121 private dwellings completed.

As of 30 June 2022, the total stock of residential housing was 138,184 dwellings in the City of Sydney local area, comprising 122,444 private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing) and 15,740 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services). ***Source: City of Sydney Housing Audit 2022.***

Table 3. Total dwellings completed in each village in 2021/22

Completed dwellings by village and dwelling type in 2021/22 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	274	37.5%	0	0.0%	274	19.9%
Chinatown and CBD South	0	0.0%	0	0.0%	0	0.0%
Crown and Baptist Streets	46	6.3%	38	5.9%	84	6.1%
Macleay Street and Wooll'oo	3	0.4%	0	0.0%	3	0.2%
Oxford Street	19	2.6%	0	0.0%	19	1.4%
Green Square and City South	121	16.6%	0	0.0%	121	8.8%
King Street	9	1.2%	0	0.0%	9	0.7%
Redfern Street	219	30.0%	604	93.1%	823	59.7%
Glebe Point Road	31	4.2%	0	0.0%	31	2.2%
Harris Street	8	1.1%	7	1.1%	15	1.1%
Total number of dwellings	**730**	**(52.9%)**	**649**	**(47.1%)**	**1379**	**100%**

Pipeline developments on 30th June 2022

As at the 30th of June 2022 there were 18,566 dwellings in the development pipeline. This included 13,635 private dwellings and 4,931 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 2021/22 by private and non-private dwelling types.

Development Status	Number of private dwellings	Number of non-private dwellings	Total number of dwellings
Lodged	1,730	1,331	3,061
Approved	8,462	2,556	11,018
Construction Commenced	3,443	1,044	4,487

Under Construction

There were 4,487 residential dwellings under construction at the 30th of June 2022, including 3,443 private dwellings and 1,044 non-private dwellings.

Of these:

- 40.0% (1,795) were located in Green Square and City South
- 21.5% (963) were located in CBD and Harbour
- 21.2% (952) were located in Redfern Street

Approved

There were 1,828 residential dwellings approved during the 2021/22 financial year. At the 30th of June 2022 there were 11,018 dwellings approved comprising of 8,462 private dwellings and 2,556 non-private dwellings.

Of these:

- 32.8% (3,609) were located in Green Square and City South
- 19.6% (2,161) were located in Redfern Street
- 19.0% (2,091) were located in Chinatown and CBD South
- 13.0% (1,434) were located in King Street

Lodged

There were 4,889 residential dwellings lodged during the 2021/22 financial year. At the 30th of June 2022 there were 3,061 dwellings lodged but not yet approved, comprising of 1,730 private dwellings and 1,331 non-private dwellings.

Of these:

- 28.3% (866) were located in Chinatown and CBD South
- 27.6% (845) were located in Redfern Street
- 26.5% (810) were located in Green Square and City South

Figure 2. Chart of pipeline of private dwellings by development stage on 30th June 2022

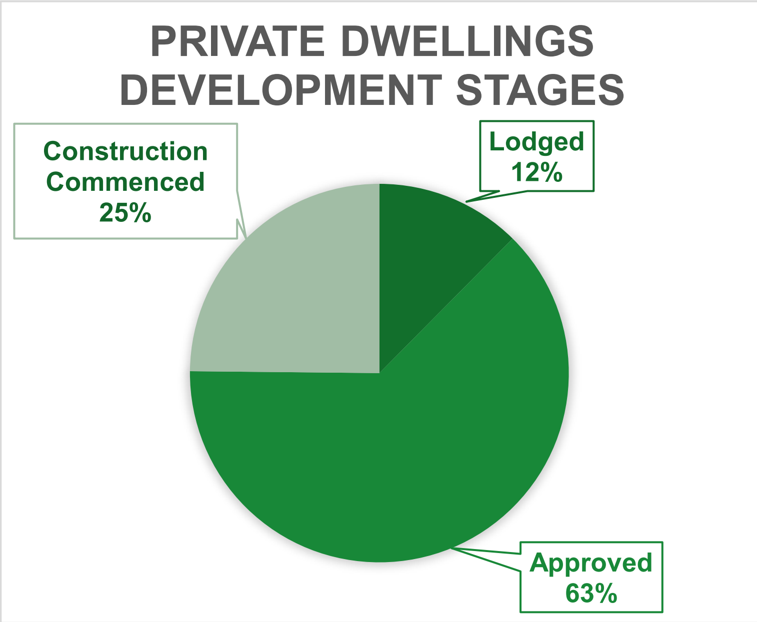


Figure 2 shows the percentage of private dwellings by pipeline development stage at the end of the 2021/22 reporting period.

25% of private dwellings in the pipeline were under construction (3,443). 63% were approved but not commenced (8,462). 12% were lodged but not yet approved (1,730). The total number of private residences in the development pipeline at the 30th of June 2022 was 13,635.

Figure 3. Chart of pipeline of non-private dwellings by development stage on 30th June 2022

Figure 3 shows the percentage of non- private dwellings by pipeline development stage at the end of the 2021/22 reporting period.

21% of non-private dwellings in the pipeline were under construction (1,044). 52% were approved but not commenced (2,556). 27% were lodged but not yet approved (1,331). The total number of non-private residences in the development pipeline at the 30th of June 2022 was 4,931.

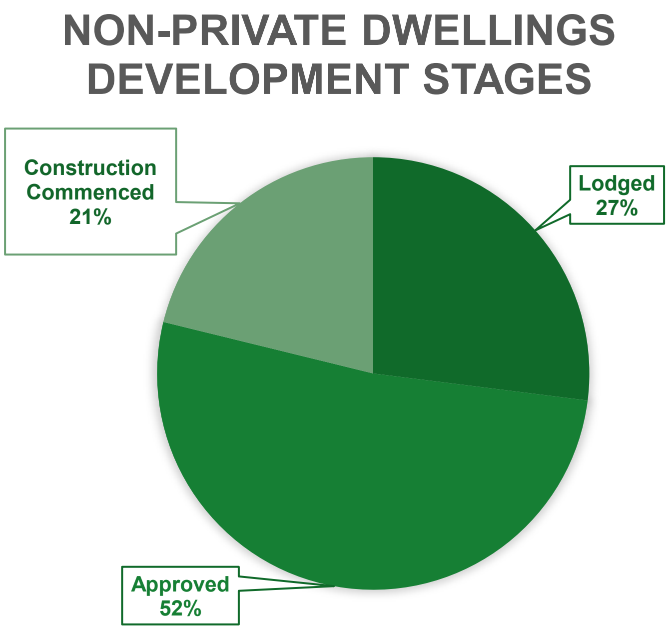


Table 5. Total pipeline developments in each village on 30th June 2022

Potential dwellings by village on 30th June 2022 by private and non-private dwelling types.

Village	Number of private dwellings	Number of non-private dwellings	Total dwellings
CBD and Harbour	1,797	0	1,797
Chinatown and CBD	2,180	1,011	3,191
South Crown and Baptist Streets	335	86	421
Macleay Street and Woolloomooloo	423	26	449
Oxford Street	141	19	160
Green Square and City South	6,054	160	6,214
King Street	1,213	413	1,626
Redfern Street	1,214	2,744	3,958
Glebe Point Road	226	460	686
Harris Street	52	12	64
Total number of dwellings	**13,635**	**4,931**	**18,566**

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 Street 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 2022 by development status.

Development Status	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Lodged	3%	33%	43%	19%	2%
Approved	4%	32%	53%	10%	1%
Construction Commenced	4%	32%	43%	19%	2%
Completed (last five years)	6%	35%	46%	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
17/18	669	100.0%	0	0.0%	669
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	65	100.0%	0	0.0%	65
23/24	891	58.9%	622	41.1%	1,513
24/25	1,739	81.7%	389	18.3%	2,365
25/26	1,260	100.0%	0	0.0%	1,260
26/27	28	100.0%	0	0.0%	28

In 2021/22 there were 274 residential dwellings completed in the CBD villages. These were all private dwellings. This is a decrease on the previous financial year which saw 742 residential dwellings completed.

Over the past five years, 3,796 dwellings have been completed including 3,260 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 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

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	494	462	**956**
Approved	2286	549	**2835**
Construction Commenced	1197	0	**1197**

At 30 June 2022 in the CBD Villages there were:

- 956 residential dwellings **lodged but not yet approved**;
- 2835 residential dwellings **approved but yet to commence construction**; and
- 1197 residential dwellings **under construction**.

In terms of activity that occurred during the 2021/22 period in the CBD Villages:

- 956 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)
- 2835 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)
  - 2-10 Darling Drive, Sydney (357 private residential dwellings)
  - 413-415 Sussex Street, Sydney (306 private residential dwellings)
  - 196-204 Pitt Street, Sydney (241 private residential dwellings)
  - 133-141 Liverpool Street, Sydney (221 private residential dwellings)
  - 29-51 Hickson Road, Barangaroo (212 private residential dwellings)
  - 59-69 Goulburn Street, Haymarket (130 private residential dwellings)
  - 189-197 Kent Street, Sydney (125 Private residential dwellings)
- 1197 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)
  - 29-51 Hickson Road, Barangaroo (322 private residential dwellings)
  - 29-51 Hickson Road, Barangaroo (315 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
17/18	221	84.4%	41	15.6%	262
18/19	360	86.5%	56	13.5%	416
19/20	125	61.0%	80	39.0%	205
20/21	91	77.8%	26	22.2%	117
21/22	68	64.2%	38	35.8%	106
22/23	235	88.7%	30	11.3%	265
23/24	595	87.9%	82	12.1%	677
24/25	64	77.1%	19	22.9%	83
25/26	7	100.0%	0	0.0%	7
26/27	2	100.0%	0	0.0%	2

In 2021/22 a total of 106 residential dwellings were completed in the eastern villages consisting of 68 private dwellings and 38 non-private dwellings. Over the past five years, 1,106 dwellings have been completed including 865 private dwellings and 241 non-private dwellings.

Table 10. 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	301	39	**340**
Approved	381	92	**473**
Construction Commenced	217	0	**217**

At 30 June 2022 in the Eastern Villages there were:

- 340 residential dwellings **lodged but not yet approved**;
- 473 residential dwellings **approved but yet to commence construction**; and
- 217 residential dwellings **under construction** these were all private residential dwellings.

In terms of activity that occurred during the 2021/22 period in the Eastern Villages:

- 340 residential dwellings were lodged. There was one major development lodged with more than 100 dwellings.
    - 164-172 William Street, Woolloomooloo (229 private residential dwellings)
- 473 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
17/18	2,500	93.9%	163	6.1%	2,663
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	349	36.6%	604	63.4%	953
22/23	1,341	87.1%	198	12.9%	265
23/24	2,896	68.7%	1,317	31.3%	4,213
24/25	2,274	62.4%	1,372	37.6%	3,646
25/26	1,289	42.2%	391	23.3%	1,680
26/27	704	72.7%	233	24.9%	937

In 2021/22 there were 953 residential dwellings completed in the southern villages, including 349 private dwellings and 604 non-private dwellings. There were three major developments with over 100 units completed:

- 134-144 Pitt Street, Redfern (212 private residential dwellings)
- 33-37 Mentmore Avenue, Rosebery (118 private residential dwellings)
- 77-123 Eveleigh Street, Redfern (596 non-private residential dwellings)

Over the past five years there has been significant residential growth in the southern villages with 11,469 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 10,741 dwellings forecast to be completed in the Southern villages.

Table 12. 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	866	789	**1655**
Approved	5611	1593	**7204**
Construction Commenced	2004	935	**2939**

At 30 June 2022 in the Southern Villages there were:

- 1,655 residential dwellings **lodged but not yet approved**;
- 7,204 residential dwellings **approved but yet to commence construction**; and
- 2,939 residential dwellings **under construction**.

In terms of activity that occurred during the 2021/22 period in the Southern Villages:

- 1,655 residential dwellings were lodged. Of these, the following are major developments with more than 100 dwellings:
  - 104-116 Regent Street, Redfern (412 non-private residential 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)
  - 807 South Dowling Street, Waterloo (158 private residential dwellings)
  - 175-177 Cleveland Street, Redfern (125 non-private dwellings)
- 7204 residential dwellings were approved. Of these, the following are major developments with more than 100 dwellings:
  - 57 Ashmore Street, Erskineville (731 private residential dwellings)
  - 1001 Wilson Street, Eveleigh (700 private residential dwellings)
  - 377-495 Botany Road, Zetland (514 private residential dwellings)
  - 49-67 Botany Road, Waterloo (436 non-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)
  - 12-22 Rothschild Avenue, Rosebery (176 private residential dwellings)
  - 57 Ashmore Street, Erskineville (173 private residential dwellings)
  - 9 City Road, Camperdown (154 non-private residential dwellings)
  - 44-48 O'Dea Avenue, Waterloo (153 private residential dwellings)

  - 49-67 Botany Road, Waterloo (150 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)
  - 219-231 Botany Road, Waterloo (131 private residential dwellings)
  - 5-11 Botany Road, Waterloo (130 non-private residential dwellings)
  - 634 Botany Road, Alexandria (111 private residential dwellings)
  - 960A Bourke Street, Zetland (103 private residential dwellings)

- 2939 residential dwellings began construction. Of these, the following are major developments with more than 100 dwellings:
  - 106-116 Epsom Road, Zetland (555 private residential dwellings)
  - 13-23 Gibbons Street, Redfern (419 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)
  - 163-173 McEvoy Street, Alexandria (134 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
17/18	434	100.0%	0	0.0%	434
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	39	84.8%	7	15.2%	46
22/23	55	36.7%	95	63.3%	150
23/24	40	19.0%	170	81.0%	210
24/25	180	62.9%	106	37.1%	286
25/26	3	0.1%	101	97.1%	104
26/27	1	0.1%	0	0.0%	1

In 2021/22 there were 46 residential dwellings completed in the western villages including 39 private dwellings and 7 non-private dwellings. There were no major developments with over 100 dwellings completed during 2021/22.

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	69	41	**110**
Approved	184	322	**506**
Construction Commenced	25	109	**134**

At 30 June 2022 in the Western Villages there were:

- 110 residential dwellings **lodged but not yet approved**, 69 of which were private dwellings;
- 506 residential dwellings **approved but yet to commence construction**, with 322 Non-private dwellings and
- 134 residential dwellings **under construction**, 109 of which were non-private dwellings.

In terms of activity that occurred during the 2021/22 period in the Western Villages:

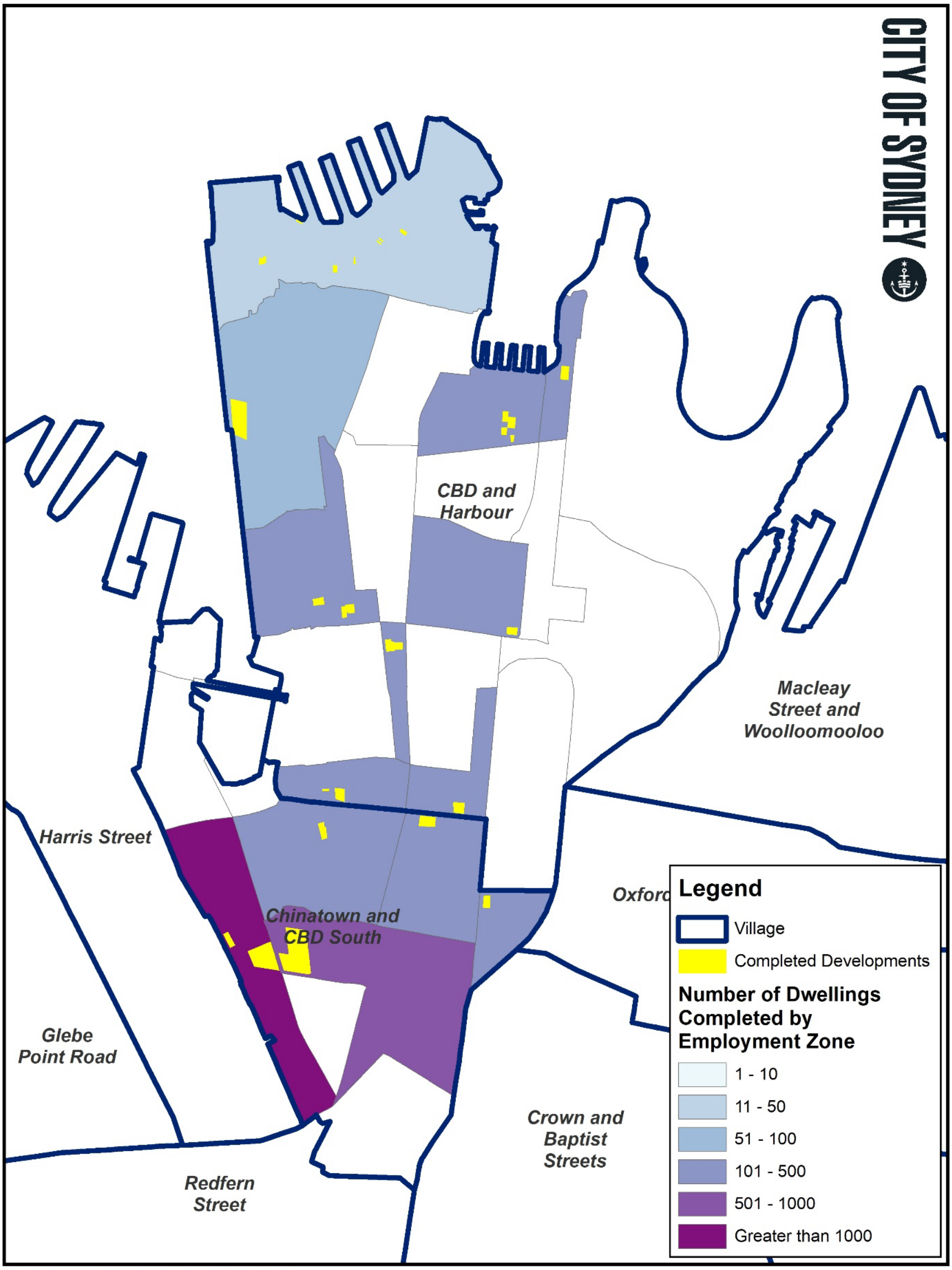
- 110 residential dwellings were lodged. There were no major developments lodged with more than 100 dwellings.
- 506 residential dwellings were approved. There was one major development with more than 100 dwellings.
    - 274-276 Glebe Point Road, Glebe (101 non-private residential dwellings)
- 134 residential dwellings began construction. There were no major developments with more than 100 dwellings that commenced construction.

Appendix A

Maps of completed residential developments from 2017/18 - 2021/22

The following series of maps shows the completed residential developments by village from 2017/18 to 2021/22 (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 2017/18-2021/22

CBD Villages

0 250 500 Metres

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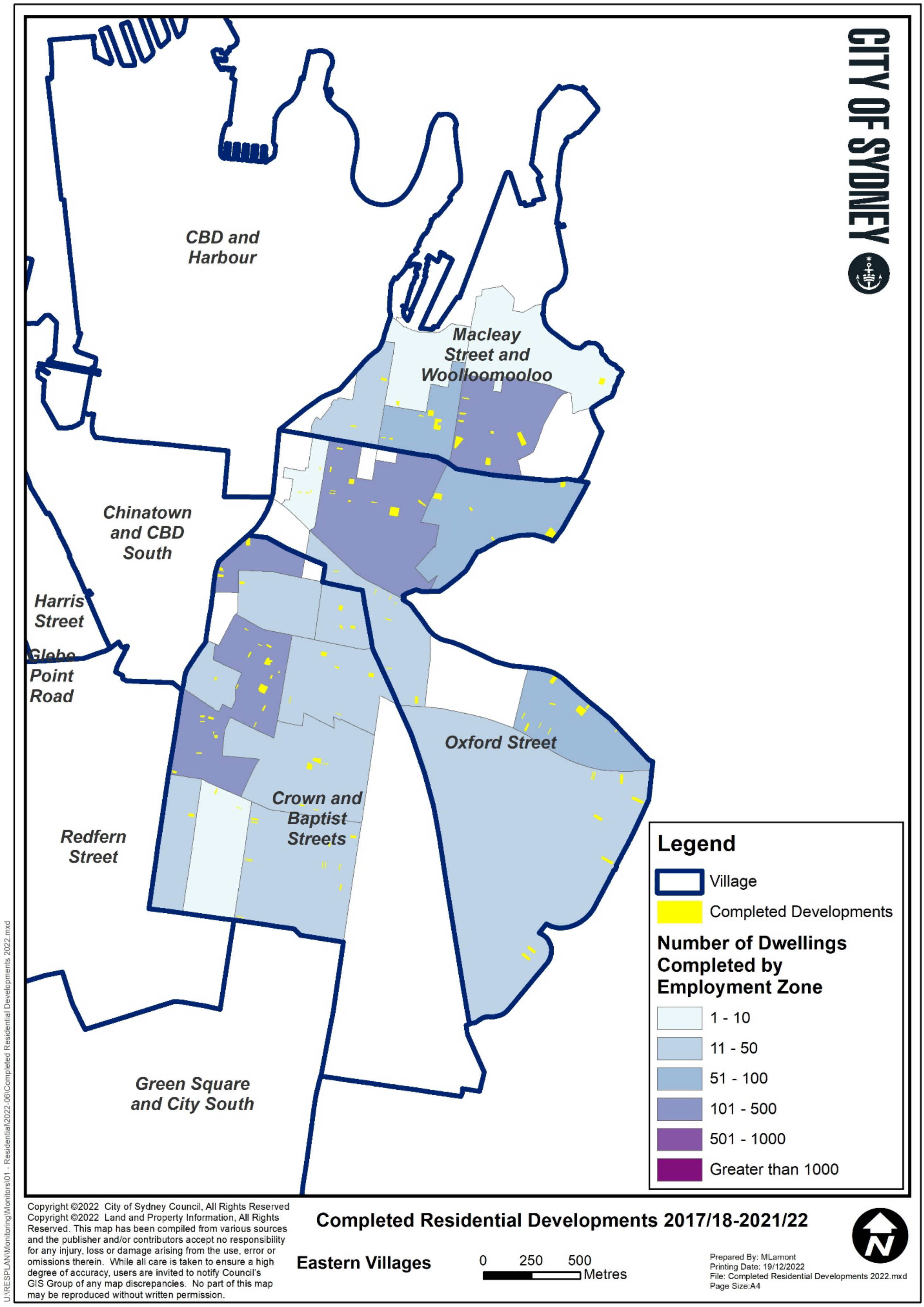
CITY OF SYDNEY
CBD and Harbour
Macleay Street and Woolloomooloo
Chinatown and CBD South
Harris Street
Glebe Point Road
Oxford Street
Crown and Baptist Streets
Redfern Street
Green Square and City South
Legend
Village
Completed Developments
Number of Dwellings Completed by Employment Zone
1 - 10
11 - 50
51 - 100
101 - 500
501 - 1000
Greater than 1000
Completed Residential Developments 2017/18-2021/22
Eastern Villages
0 250 500 Metres
Prepared By: MLamont
Printing Date: 19/12/2022
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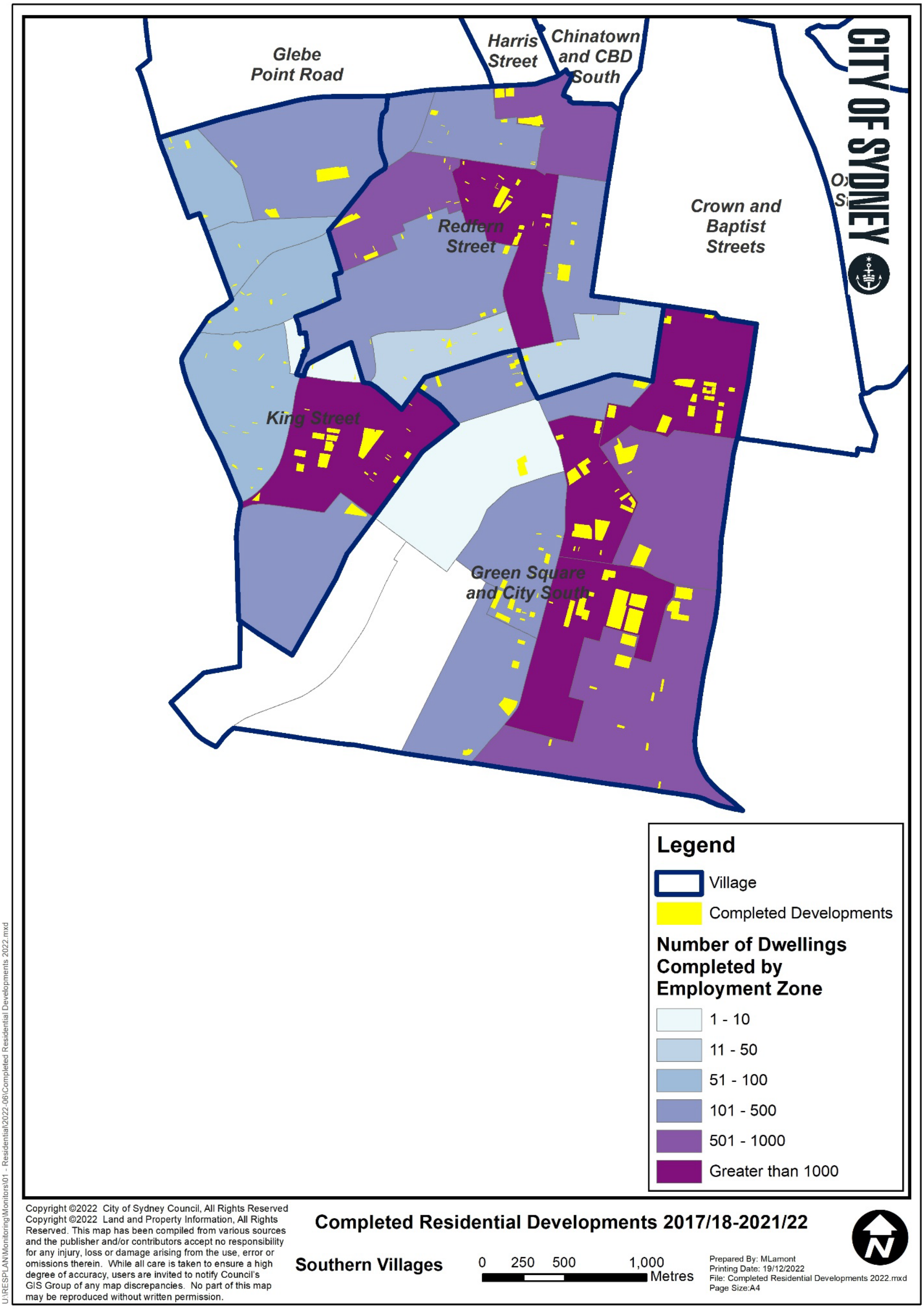
Glebe Point Road
Harris Street
Chinatown and CBD South
CITY OF SYDNEY
Crown and Baptist Streets
Redfern Street
King Street
Green Square and City South
Legend
Village
Completed Developments
Number of Dwellings Completed by Employment Zone
1 - 10
11 - 50
51 - 100
101 - 500
501 - 1000
Greater than 1000
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Completed Residential Developments 2017/18-2021/22
Southern Villages
0 250 500 1,000
Metres
Prepared By: MLamont
Printing Date: 19/12/2022
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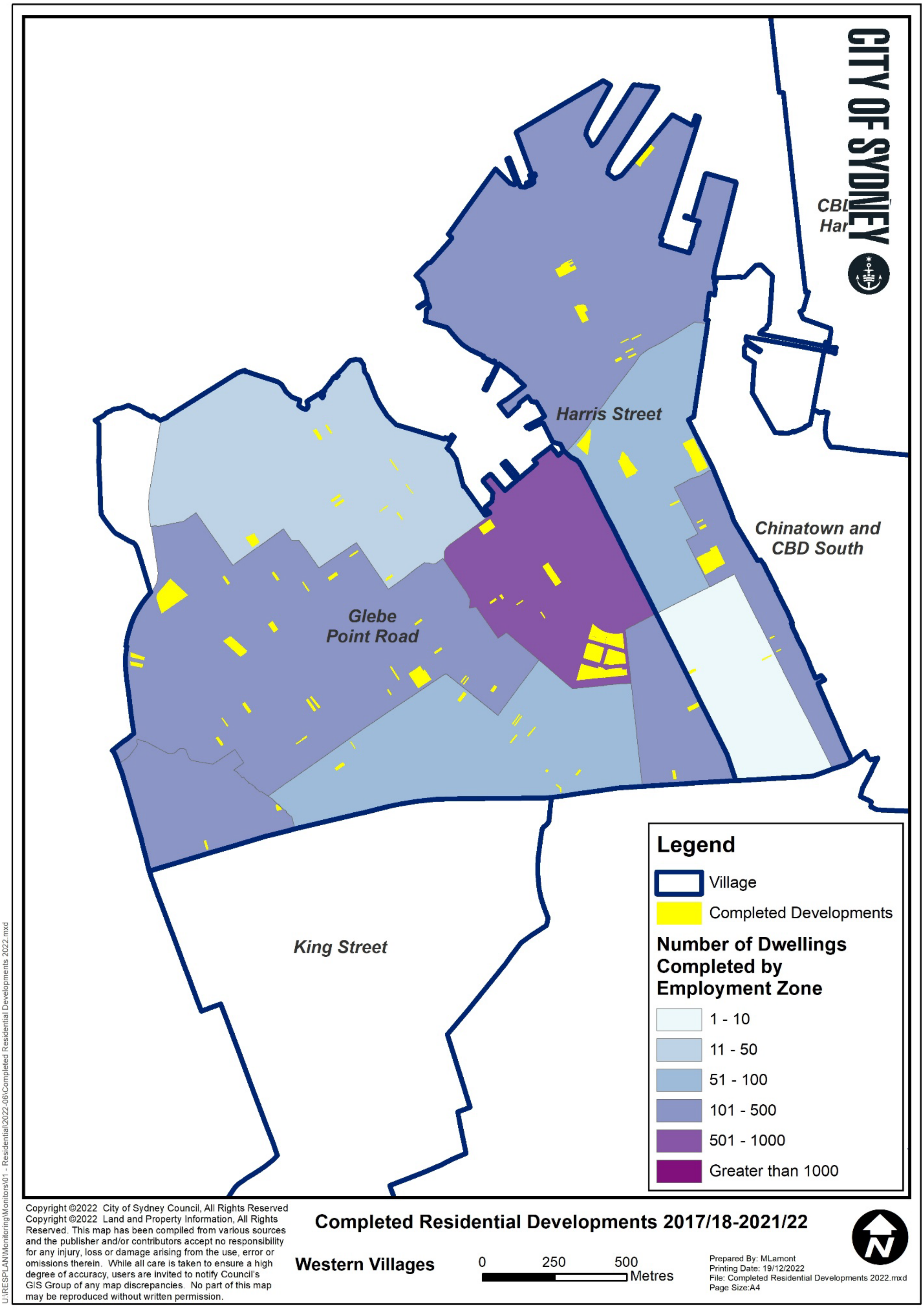
CITY OF SYDNEY
CBD
Har
Harris Street
Chinatown and
CBD South
Glebe
Point Road
King Street
Legend
Village
Completed Developments
Number of Dwellings
Completed by
Employment Zone
1 - 10
11 - 50
51 - 100
101 - 500
501 - 1000
Greater than 1000
Completed Residential Developments 2017/18-2021/22
Western Villages
0
250
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Metres
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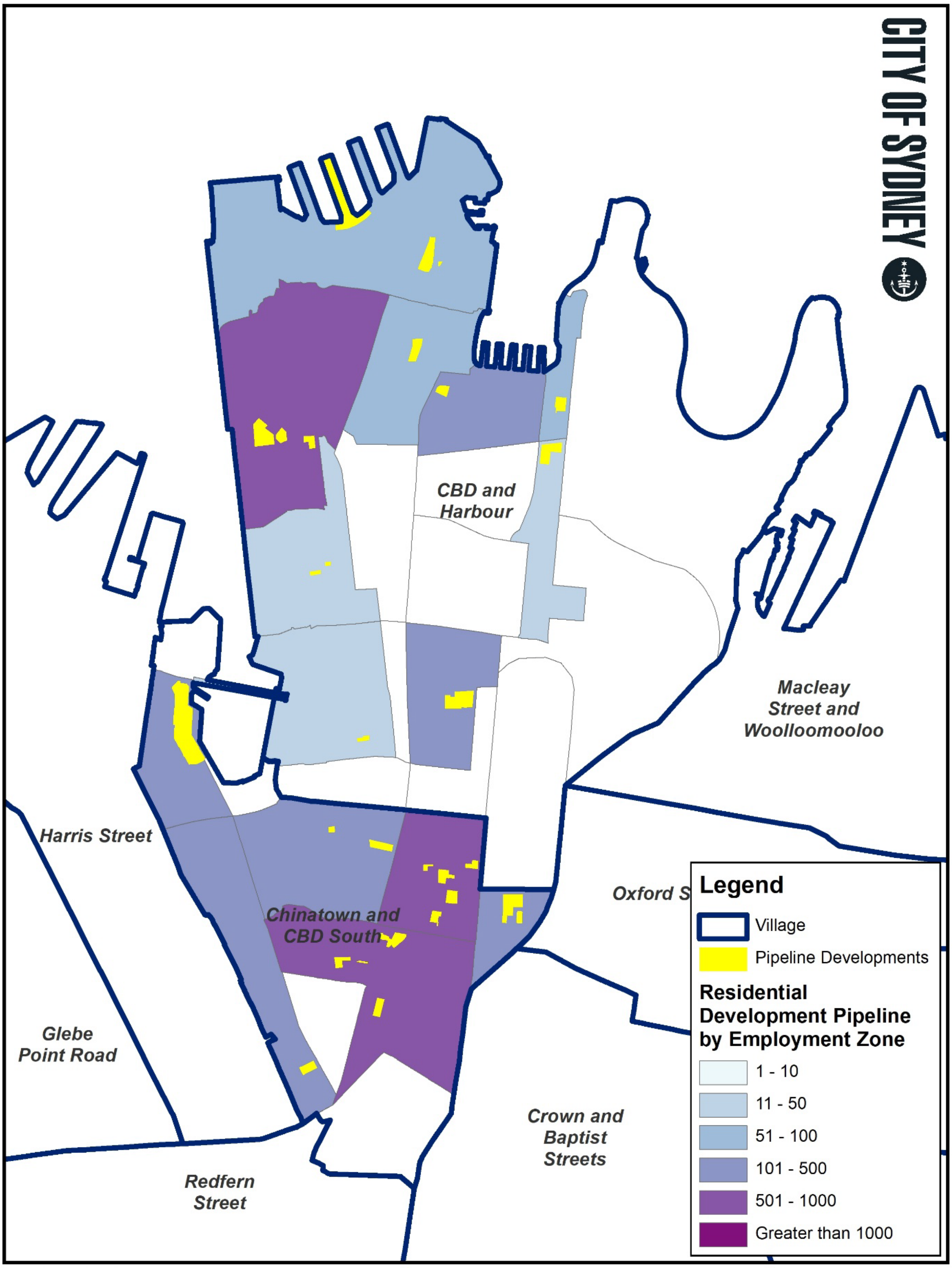
Appendix B

Maps of the residential development pipeline from 2022/23 - 2026/27

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.



Residential Development Pipeline 2022/23-2026/27

CBD Villages

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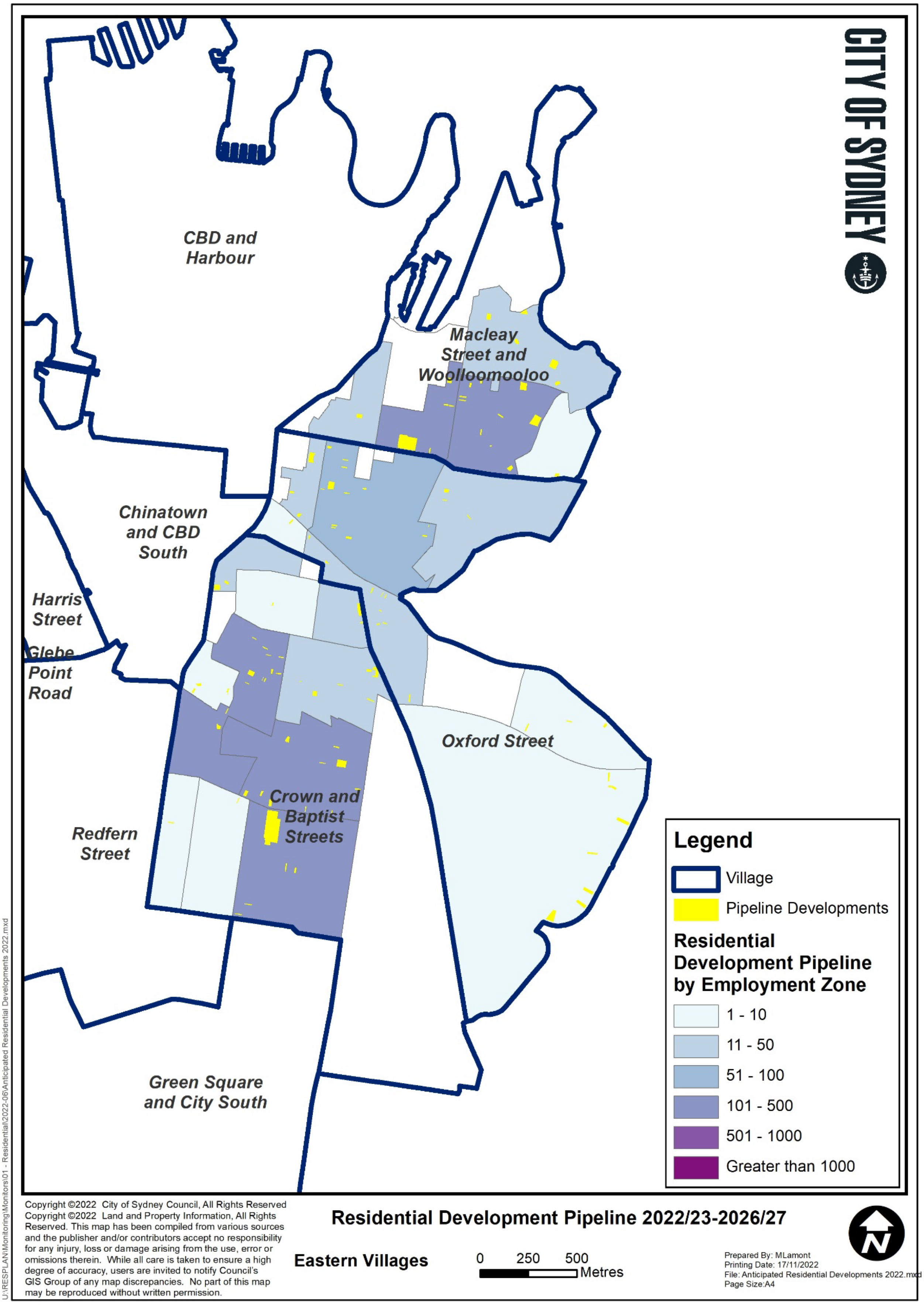
CITY OF SYDNEY
CBD and Harbour
Macleay Street and Woolloomooloo
Chinatown and CBD South
Harris Street
Glebe Point Road
Oxford Street
Crown and Baptist Streets
Redfern Street
Green Square and City South
Legend
Village
Pipeline Developments
Residential Development Pipeline by Employment Zone
1 - 10
11 - 50
51 - 100
101 - 500
501 - 1000
Greater than 1000
Residential Development Pipeline 2022/23-2026/27
Eastern Villages
0 250 500 Metres
Prepared By: MLamont
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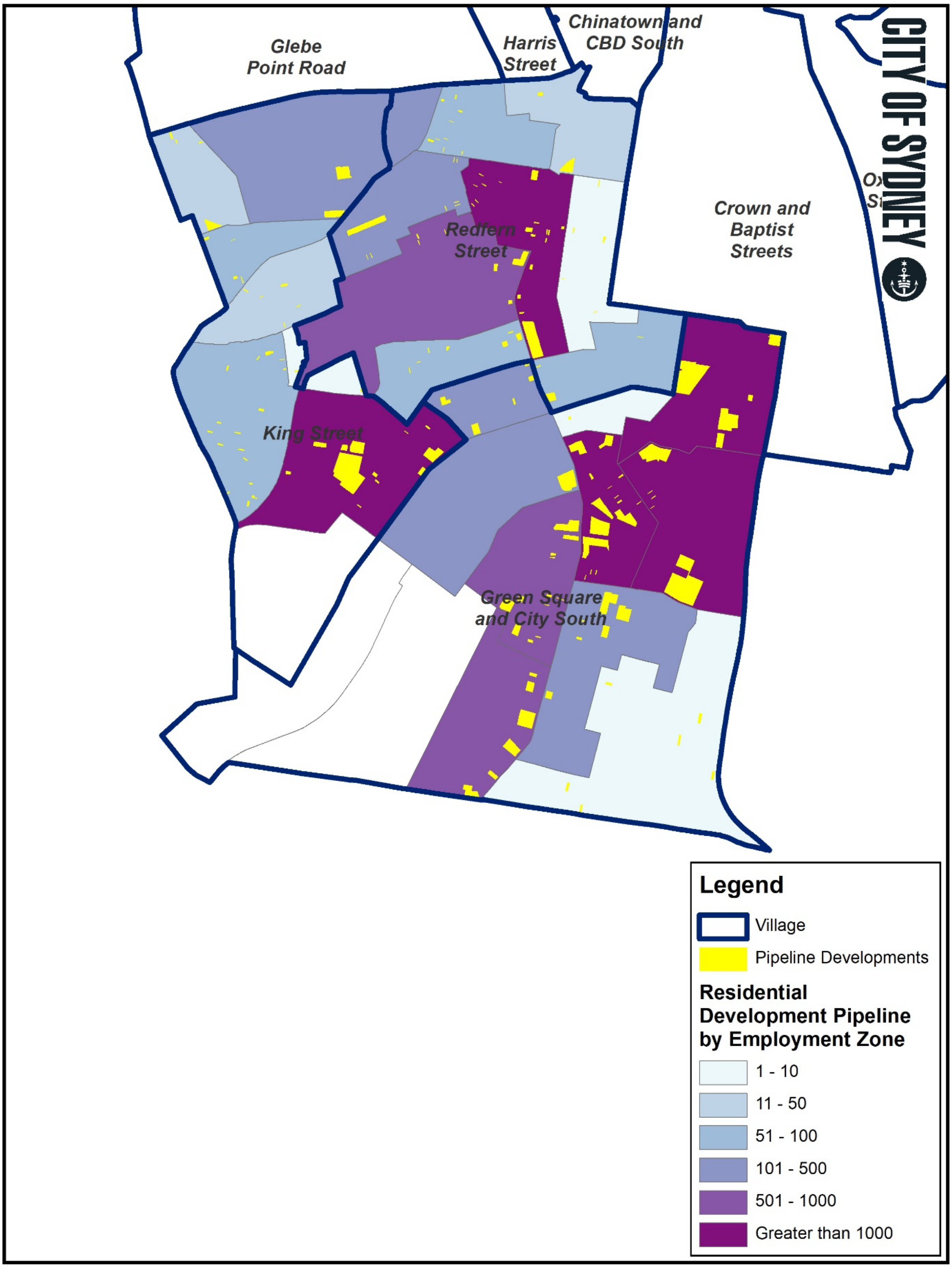

Residential Development Pipeline 2022/23-2026/27

Southern Villages

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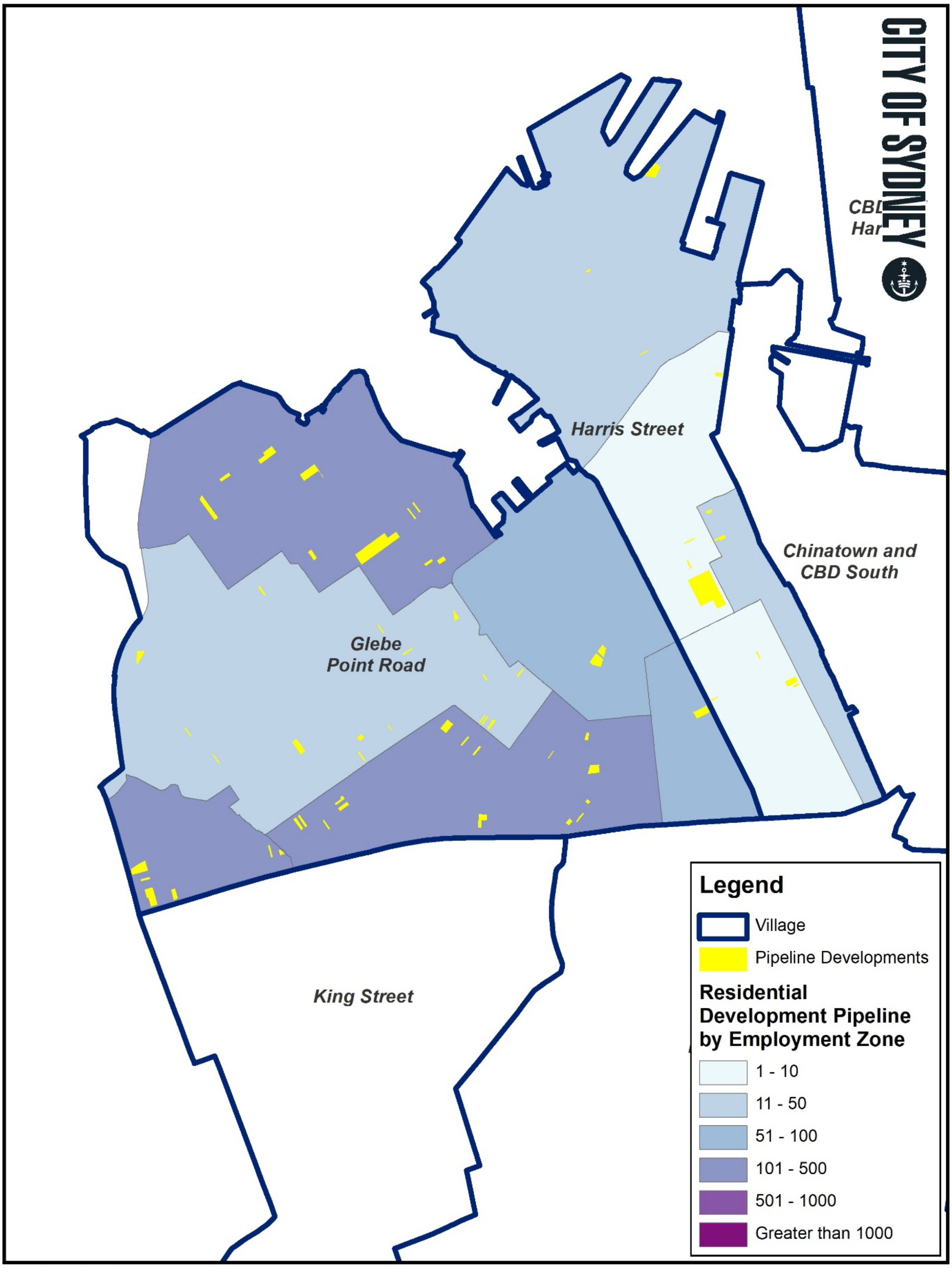

Residential Development Pipeline 2022/23-2026/27

Western Villages

0 250 500 Metres

Prepared By: MLamont
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File: Anticipated Residential Developments 2022.mxd
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