

Attachment D

City of Sydney Capacity Study 2019



Sydney2030/Green/Global/Connected

CITY OF SYDNEY  

Development Capacity Study 2019

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1. Executive summary

The 2019 Capacity Study (Study) utilises the 2017 Floor Space and Employment Survey (FES), which captures the existing floor area for every single building in the local government area, to calculate the development capacity of the city. This document reports the findings of the Study.

The last capacity study was undertaken in 2016 and looked at the development capacity for Central Sydney based on the data collected from the 2012 FES. The current Study is the first comprehensive count of development capacity for the entire city since 2008.

This Study has involved the creation of a geodatabase which allows analysis of development capacity for every site in the local area. Each site is evaluated against a set of criteria and categorised to determine if they are likely to be redeveloped. Sites were excluded on the basis of a number of criteria including heritage status, strata title, size of site.

Previous development capacity studies have focused on calculating the net available gross floor area under local planning controls. This is referred to as baseline capacity in this report.

This Study also incorporates capacity on some NSW government led sites (state sites), as well as capacity that can potentially be unlocked through pending changes to planning controls, to contribute meaningfully to discussions on the future growth of the city and setting growth targets.

This Study also considers the development pipeline, that is floor space currently under assessment, approved and/or under construction. This provides an indication of development capacity that is 'committed' and likely to be delivered in the short term.

This Study takes one further step of estimating how identified capacity will likely be developed into residential and non-residential uses. This has been calculated by looking at recent development trends. An average dwelling size and work space ratio, differentiated by village area, is applied to understand how many dwellings or jobs will be yielded from the identified floor space capacity.

This Study found there is over 4.5 million square metres of baseline capacity available under the existing planning controls. Of the baseline capacity identified, just over 685,000 square metres of floor space represented committed capacity, linked to projects in the pipeline or completed as at 31 January 2019.

When taking into account capacity identified on some NSW Government controlled sites, potential implementation of the draft Central Sydney Planning Strategy and the pipeline, the capacity expands to 10 million square metres of floor space.

From the expanded capacity identified, it is estimated the city can accommodate 50,259 private dwellings, 5,558 non-private dwellings, and 158,475 jobs. This is broken down by floor space and source in Table 1.

Table 1 Total Development Capacity - City of Sydney LGA

Floor space type	Indicative floor space (sqm)	Indicative dwellings and jobs
Residential		
Baseline capacity minus pipeline	2.0 million	
Additional capacity – state development	0.5 million	50,260 private dwellings
Pipeline – local development	1.9 million	5,559 non-private dwellings
Pipeline – state development	0.5 million	
Total	4.9 million	
Non-residential		
Baseline capacity minus pipeline	1.8 million	
Additional capacity – state development	0.1 million	
Additional capacity – CSPA	1.6 million	158,475 jobs
Pipeline – local development	0.4 million	
Pipeline – state development	1.2 million	
Total	5.1 million	

What is the capacity study?

The 2019 Capacity Study (Study) is a measure of how much additional floor space is available for development under the current planning controls. Understanding how much floor space can be developed and where it can be developed helps the City of Sydney to plan for housing and jobs growth.

This Study also measures the amount of additional floor space that can be potentially unlocked under the draft Central Sydney Planning Strategy and on NSW Government controlled sites.

Development capacity exists where there is a difference between what is currently built on a site, and the maximum amount of floor space attainable under the floor space ratio (FSR) controls established in the following local environmental plans:

- Sydney Local Environmental Plan 2012
- Sydney Local Environmental Plan (Harold Park) 2011
- Sydney Local Environmental Plan 2005 – Frasers Broadway
- Sydney Local Environmental Plan (Green Square Town Centre) 2013
- Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013
- South Sydney Local Environmental Plan 1998

It is a point in time study, where capacity is measured by taking the difference between the potential gross floor space of a property and the existing gross floor area of a building which has been calculated for each building from the 2017 FES. As development occurs and policy settings change, the amount of floor space capacity may increase or decrease over time.

2. Introduction

Why do a Study?

The objective of the Study is to understand the amount of development capacity available within the City of Sydney local area.

The city has seen a period of rapid growth and development since the last development capacity study was done, with around 30,000 new dwellings and 117,000 additional workers in the last 10 years. .

A recent change to the Environmental Planning and Assessment Act 1979 requires councils to prepare a Local Strategic Planning Statement and Local Housing Strategy. This Study has been prepared to inform these strategic plans, in demonstrating how the City can grow and informing land use priorities.

Results from this Study can also demonstrate how many more jobs and dwellings could potentially be delivered in the local area, assuming all sites identified as having capacity redevelop in the future. This enables the City to establish reasonable and achievable targets for future numbers of jobs and dwellings. It also informs planning for the infrastructure, services and facilities needed to support future residents, workers and visitors.

Structure of this Study

This Study is broken into three parts:

- Introduction, which establishes what the Study is and why the City has undertaken it
- Methodology, which details how the Study was done and explains how the data has been analysed
- Results, which provides the Study's findings for the City of Sydney as a whole, and then for each of the City's ten villages.

3. Methodology

Developable sites

The first step of this Study is to isolate sites that are developable. This is the result of a process of excluding sites that cannot be redeveloped due to various constraints.

The Study has excluded sites based on the following criteria:

- Zoned or otherwise designated parks and open space
- Heritage item listing
- Zoned for special activities or infrastructure and where no FSR control
- Strata title sites
- Small sites less than 100sqm in land area
- Sites redeveloped within the last 25 years
- Isolated sites in Central Sydney
- Site-specific factors not falling into these categories

Despite sites being excluded on the basis of the criteria noted above, in reality, some sites associated with heritage items, strata title or recently built, can and do redevelop and can provide for additional floor space capacity. For example, adaptive re-use of heritage listed buildings and strata subdivided sites concentrated in the hands of a few owners can all provide for additional capacity. However, they each require site-specific analysis which is beyond the scope of this Study.

Baseline capacity

Development capacity, referred to in this Study as 'capacity', is measured as the difference between the potential amount of floor space attainable under the existing FSR control and the existing floor space as

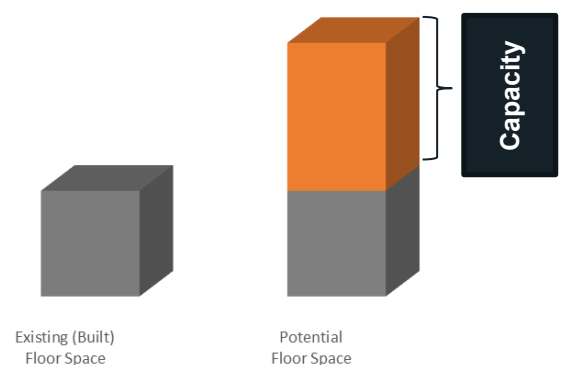
surveyed in the 2017 FES. Capacity is measured in square metres of gross floor area (GFA), a measure used in the NSW planning system to describe how much floor space can be built on a site. In this Study, GFA is referred to as floor space.

The Study is a 'point-in-time' study. The City acknowledges that the circumstances that apply to any one site are subject to change.

Capacity is determined by understanding how much floor space is permissible on a site (usually determined by the planning controls that apply to the site), and subtracting the existing floor space.

Figure 1 illustrates this.

Figure 1 Relationship between built floor space and capacity



The amount of floor space permitted on a site is calculated by multiplying the area of a site by the floor space ratio (FSR) control that applies under the applicable local environmental plan.

For example, a site with a title area of 500 square metres and an FSR of 2:1 could be developed to a GFA of 1,000 square metres. The existing GFA is 400 square metres. The capacity of this site is therefore equal to 600 square metres.

Study assumptions informing baseline capacity

The following assumptions have been made in the Study

- All sites identified as having capacity of at least 100 square metres will redevelop in the future.
- Additional floor space available under LEP provisions will be taken up including:
 - all accommodation floor space in Central Sydney (Clause 6.4)
 - all community infrastructure floor space in Green Square Urban Renewal Area (Clause 6.14)
 - some design excellence floor space with following applied
 - Central Sydney: + 10 per cent bonus floor space
 - Green Square Urban Renewal Area: + 9 per cent bonus floor space
 - Everywhere else where height controls equal to or exceed 25 metres and/or site area greater than or equal to 5,500 square metres but not mentioned above: + 9 per cent bonus floor space.
- Broadway Planning Proposal (225 – 279 Broadway, Glebe) will progress
 - commercial or student accommodation will continue
 - bonus FSR based on prospective use applied.
- Deferred sites in the Green Square Town Centre will eventually be undeferred and develop at full potential, including
 - 312 – 318 Botany Road
 - 320-322 Botany Road
 - 324 Botany Road
 - 6-12 O’Riordan Street.
- Displacement of employment uses on land zoned B4 in the Green Square Urban Renewal Area will continue excluding those sites coinciding with conservation areas
 - if the existing use, as determined from the 2017 FES, was identified as commercial, retail, entertainment, transport, parking station or vacant building then it was assumed these sites would be knocked down and redeveloped
 - for these sites, the capacity was measured as being built to the maximum as well as attracting additional floor space arising from the design excellence bonus and community infrastructure provision.

In addition to the FSR control, there are other sources of permissible floor space in the planning controls.

For the purpose of measuring maximum potential floor space for each site, the study generates a single FSR based on the assumptions identified above.

Existing floor space is captured in the City’s Floor Space and Employment Survey (FES). This is subtracted from the total allowable floor space on each site to arrive at the **baseline capacity**.

Development pipeline

Pipeline data was integrated to understand of the capacity identified, how much of this capacity has been committed (either developed since 30 June 2017 or subject to an active DA* as at 31 January 2019).

The development pipeline was also considered to understand what proportion of the capacity identified was committed as at the end of January 2019. Committed capacity represents those sites that are in the process of development, either under construction or with a development assessment application approved or lodged or completed since the 2017 FES. As at the end of January 2019, of the 4.5 million square metres of floor space capacity identified under the City's planning controls, 686,332 square metres represented committed capacity, representing about 15.1 per cent of the capacity identified in the baseline. In total, 3.8 million square metres of capacity remains when committed sites are excluded.

Expanded capacity

To provide a fuller picture of development potential in the city, the Study also incorporates sites under state planning controls, and sites that may receive increased development potential under pending changes to the planning controls.

NSW Government controlled sites cover some of the largest development sites within the city. In addition, development for education and health facilities comes under state planning control. Capacity was calculated for the following sites

- Redfern Estate – Elizabeth Street
- Redfern Estate
- Bays Market District (excluding Wentworth Park)

- Waterloo Estate

For these sites, existing LEP controls applied in most cases otherwise assumptions were made about the final built form planning controls.

Central Sydney Planning Strategy

The draft Central Sydney Planning Strategy was endorsed by Council in 2016 for public exhibition. At the time of writing this Study, the Department of Planning, Industry and Environment had not yet provided Gateway determination to allow the Strategy to progress.

The draft Strategy includes mechanisms which will facilitate planning proposals in Central Sydney to unlock a significant amount of new floor space for employment uses.

Sites with potential to amalgamate in Central Sydney were identified on the basis that the draft Strategy will be implemented. The potential net uplift (additional capacity) going beyond the existing LEP provisions was calculated for those sites.

Over 1.6 million square metres of capacity was identified in Central Sydney above what can be achieved under the existing planning controls. It is assumed that all of this capacity will go to non-residential uses.

Estimating housing and jobs

The majority of sites in the city have zoning that allows both residential and employment uses, so how floor space may translate into new dwellings and space for jobs is established by applying a model which applies recent trends.

Looking at recent development applications approved since 2012, an average land use split (residential vs. non-residential) is calculated for each travel zone and then applied to all sites where capacity has been identified.

For capacity allocated to non-residential uses, an average work space ratio (WSR) calculated at a village area level using the 2017 FES has been applied to the non-residential floor space share to generate a jobs estimate. Work space ratios are expressed as square metres per worker. The 2017 FES calculated the average WSR for the city to be around 35 square metres per worker.

For capacity allocated to residential uses, an average dwelling size of 85 square metres for private dwellings and 30 square metres for non-dwellings.

The final capacity for dwellings potential is calculated by the following formula, using the estimated average dwelling size of 85 sqm:

$$Dwellings = \frac{\text{Residential floor space capacity}}{\text{Dwelling size}}$$

A similar formula calculates the floor space available for future jobs, using the estimated average work space ratio for each village:

$$Jobs = \frac{\text{Non residential floor space capacity}}{\text{Work space ratio}}$$

At this stage, sites in the development pipeline are re-integrated into the data.

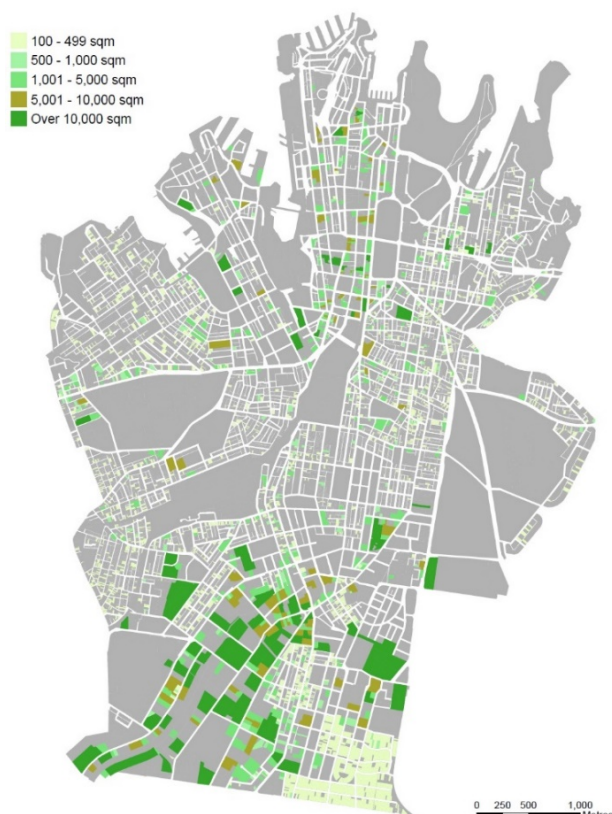
The pipeline figures contribute to a full understanding of future dwellings and jobs and gives an indication of new floor space supply that will be delivered in the short term.

4. Results

Key figures

Based on local planning controls, the Study finds the city has 3442 sites with development capacity, with a **baseline capacity** of 4,532,380 square metres of potential new floor space. Figure 2 shows how this capacity is distributed spatially across the local area.

Figure 2 Spatial distribution of baseline capacity



Of the 4.5 million square metres of baseline capacity identified, 686,332 sqm of floor space of **committed capacity** in the development pipeline is subtracted. This results in the total **uncommitted capacity** of the local area being 3,846,048 sqm of floor space, as at 31 January 2019.

To arrive at **expanded capacity**, additional sources from planned state precincts and planning proposals prepared under the draft Central Sydney Planning Strategy are added to the uncommitted capacity. For some state sites, existing LEP controls applied, otherwise assumptions were made about the final built form planning controls.

Across the city, NSW Government controlled sites contribute an additional 478,764 sqm of floor space.

Planning proposals prepared according to the draft Central Sydney Planning Strategy will contribute an additional 1,626,937 square metres of non-residential floor space.

Together this results in expanded capacity of 5,951,749 sqm of floor space.

It is estimated this expanded capacity will likely develop as 2,410,601 sqm of residential and 3,541,148 sqm non-residential floor space.

Re-incorporating pipeline sites with the available data from their development applications gives a fuller understanding of the number of jobs and dwellings that are likely to result from expanded capacity. Sites currently with an approved development application or under construction will contribute a further 2,444,810 sqm of non-residential floor space and 1,542,156 sqm non-residential floor space.

When all the above is considered, this translates to enough floor space for an additional 50,259 private dwellings, 5,558 non-private dwellings (such as student

accommodation, boarding houses and aged care), and 158,475 jobs. Of these, 27,218 private dwellings, 4,376 non-private dwellings and 60,878 jobs are in the development pipeline¹ and will be delivered in the short to medium term.

Distribution of capacity

Development capacity varies significantly between the City's ten villages, both in total potential floor space and how that floor space is likely to be delivered.

The three villages with the highest amount of capacity and development activity are CBD and Harbour, Chinatown and CBD South, and the Green Square and City South villages. These villages account for 67 per cent of capacity and 77 per cent of development activity. In addition, Harris Street, King Street, Redfern Street and Crown & Baptist Streets village areas have moderate capacity and development activity. Including these villages accounts for 95 per cent of capacity and 97 per cent of pipeline activity.

The remaining three villages areas have relatively little capacity and a slower pace of development. Glebe Point Road, Oxford Street, and Macleay Street and Woolloomooloo together account for 5 per cent of capacity and 3 per cent of pipeline activity.

Table 2 provides capacity figures for the City of Sydney local area.

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Table 2 Total development capacity, City of Sydney

Floor space type	Indicative floor space (sqm)	Indicative dwellings and jobs
Residential		
Baseline capacity minus pipeline	2.0 million	
Additional capacity – state development	0.5 million	50,260 private dwellings

¹ Estimated jobs figure generated for pipeline represents major commercial developments only

Pipeline – local development	1.9 million	<i>5,559 non-private dwellings</i>
Pipeline – state development	0.5 million	
Total	4.9 million	
Non-residential		
Baseline capacity minus pipeline	1.8 million	
Additional capacity – state development	0.1 million	
Additional capacity – CSPS	1.6 million	<i>158,475 jobs</i>
Pipeline – local development	0.4 million	
Pipeline – state development	1.2 million	
Total	5.1 million	

Dwellings and jobs growth

The distribution of floor space capacity, coupled with estimated split of residential and non-residential uses, allows the Study to identify which village areas will see the highest proportion of the potential new houses and jobs.

Potential employment floor space for jobs and workers is focused on CBD and Harbour (39 per cent), Chinatown and CBD South (21 per cent) and Harris Street (14 per cent) villages. This reflects the employment role of these villages, as well as the influence of the draft Central Sydney Planning Strategy in delivering significant new non-residential floor space for these village areas in particular.

Residential capacity is significantly concentrated within the Green Square and City South village at 41 per cent of the total dwellings capacity of the City of Sydney. The next two largest villages for dwellings capacity are Redfern Street (15 per cent) and Chinatown and CBD South (11 per cent).

Figure 3 shows proportional growth in dwellings, relative to existing dwellings, if all development capacity was realised. Green Square and City South would see the largest proportional growth in dwellings, with an additional 25,303 dwellings representing 61 per cent growth. The two Central Sydney villages, Chinatown and CBD South and CBD and Harbour, would see 46 per cent and 42 per cent growth in dwellings respectively. The village with the least proportional growth of dwellings is Oxford Street, which has capacity for an additional 1123 dwellings representing nine per cent growth.

Figure 3 Potential growth in dwellings based on capacity and existing dwelling stock by village area

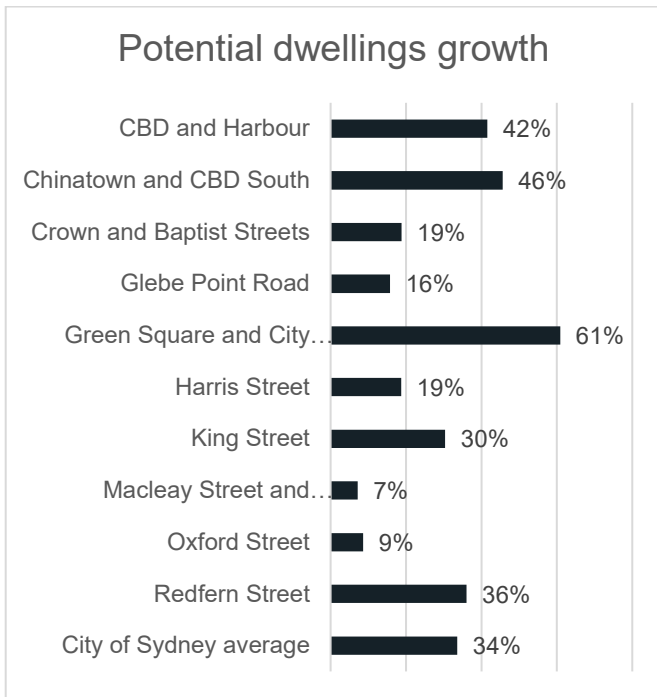


Figure 4 Potential growth in jobs based on capacity and existing dwelling stock by village area

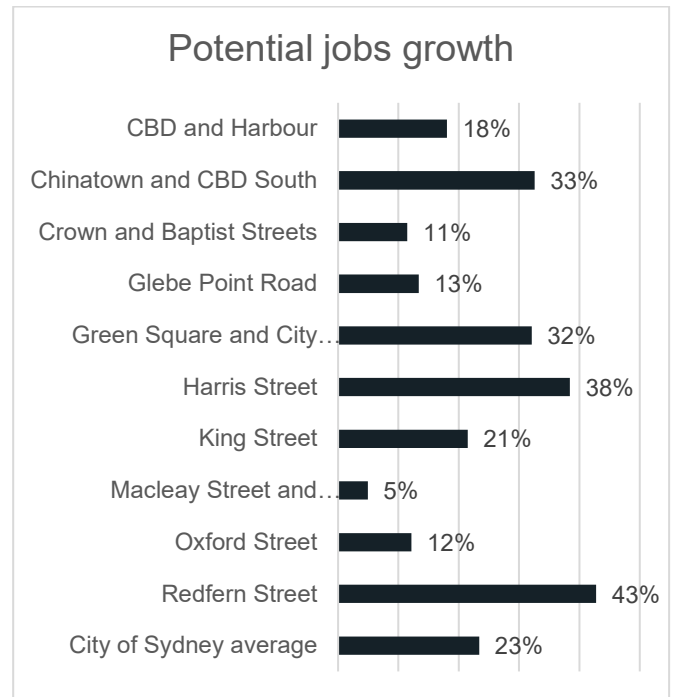


Figure 4 shows potential growth in jobs, based on development capacity and existing jobs numbers. It shows Redfern Street village would have the highest proportional growth in jobs, followed by Harris Street village. The lowest proportional growth in jobs is in Macleay Street and Woolloomooloo village.

Development in the City’s villages

Development patterns vary across the village areas, which means the floor space capacity of each village will have different development outcomes. For each village area, this section will provide a brief history of recent and current development, explore the development pipeline and floor space capacity, and include estimates for future jobs and dwellings in the village area.

Table 3 provides the estimated dwellings and work spaces for each village area.

Table 3 Estimated dwellings and jobs, City of Sydney

Village	Forecast private dwellings	Forecast NPD	Forecast work spaces
CBD and Harbour	3,894	18	60,432
Chinatown and CBD South	5,630	1,370	31,862
Crown and Baptist Streets	2,830	273	3,872
Glebe Point Road	2,112	343	1,525
Green Square and City South	20,232	20	17,233
Harris Street	2,033	111	21,981
King Street	4,758	780	4,243
Macleay Street and Woolloomooloo	936	84	559
Oxford Street	954	169	2,258
Redfern Street	6,881	2,391	14,510
City of Sydney	50,260	5,558	158,475

CBD and Harbour

About the village

The CBD and Harbour village area covers Sydney CBD north of Bathurst Street, including Barangaroo, Circular Quay, the Royal Botanic Gardens and the Domain, and Hyde Park. It is the historical, cultural and economic centre of New South Wales, holding the seat of government, the headquarters of many multinational corporations, the preeminent cultural institutions of the state and Sydney's most notable landmarks.

The village area covers the commercial core of Sydney CBD, characterised by very tall buildings and a broad mix of uses including offices, retail, hotels, entertainment and night life. It is also home for people who live in CBD residential buildings and the low rise, historic suburbs of The Rocks, Walsh Bay/Dawes Point and Millers Point.

Recent and current development

Demand for commercial office space and prime retail space has resulted in extensive development and growth in new floor space supply in this village area. Table 4 lists recent developments with over 10,000 sqm of non-residential floor space or over 100 dwellings, and Table 5 lists developments under construction or approved.

The most significant recent development project is Barangaroo South, with 159 dwellings and 315,282 sqm of retail and commercial space delivered, and another 841 dwellings and 26,351 sqm of hotel and commercial space under construction.

Residential development in the village area has been relatively limited in the past, with four developments

completed since 2013 delivering 203 dwellings. However there is significant growth in the immediate development pipeline, with seven developments under construction to deliver 919 dwellings, a further 14 approved to deliver 1512 dwellings, and three lodged applications for 529 dwellings. These additional dwellings represent a 54 per cent growth from 5492 in 2017 to a total of 8452.

Table 4 Recent development over 10,000 sqm or 100 dwellings, CBD and Harbour village

Site	Commercial and retail GFA (sqm)	Number of dwellings
Barangaroo South	315,282	159
200 George Street	43,270	N/A
108-120 Pitt Street	38,993	N/A
Transport House	22,960	N/A
333 George Street	15,809	N/A
15 Castlereagh Street	11,566	N/A
York & George	8,287	199
Porter House	2,055	131

Table 5 Upcoming development over 10,000 sqm or 100 dwellings, CBD and Harbour village

Site	Commercial and retail GFA (sqm)	Number of dwellings
Martin Place Metro OSD*	136,524	N/A
AMP Centre & Quay Centre	107,366	N/A
Barangaroo South (remaining sites)	26,231	841
Lend Lease Circular Quay	62,878	N/A
Sixty Martin Place	44,599	N/A
20-26 O'Connell Street	28,161	N/A
Sydney Modern – Art Gallery of NSW*	25,000	N/A
137-151 Clarence Street	23,111	N/A
65-77 Market Street (David Jones)	12,538	108
Pitt Street Metro OSD (North)*	1482	300
201-217 Elizabeth Street	N/A	262
161-165 Clarence Street	N/A	173

* denotes DA lodged but not yet approved

Baseline capacity

The accommodation floor space scheme applies to this village area, which means the applicable floor space ratio and hence achievable GFA depends on the type of use chosen by a developer. For example, development for the purposes of a hotel may have a different permissible GFA than for an office tower or residential building. For simplicity, and to account for the natural variability of land uses, the results report figures are based on the current use continuing on every site.

According to the Study there are 107 sites in the village area with capacity totalling 388,857 sqm. This is highly concentrated to large sites, with 98 of these sites being over 1000 sqm in land area, representing 382,297 sqm of potential GFA.

There are 24 sites associated with the development pipeline, removing 110,042 sqm from uncommitted capacity. This represents 28.3 per cent of baseline capacity and 22.4 per cent of sites, the highest proportions in the City. This demonstrates that the fast pace of development in the village is using up a substantial amount of the capacity available under current controls.

After removing sites in the development pipeline, the village area is left with 83 sites with uncommitted capacity totalling 278,815 sqm.

Expanded capacity

The draft Central Sydney Planning Strategy proposes changes to the planning controls which would unlock a significant amount of new floor space for employment

uses. In this village area, it will represent an additional 653,073 sqm of non-residential floor space.

There are currently no NSW Government controlled sites expected to deliver additional capacity in the area.

The expanded development capacity of the CBD and Harbour village comes to 931,888 sqm.

Estimated jobs and dwellings

Total floor space capacity is estimated to generate 69,529 sqm of residential floor space and 862,359 sqm of non-residential floor space.

Sites currently approved for redevelopment or under construction will contribute a further 261,940 sqm of residential floor space and 853,840 sqm non-residential floor space.

Using a work space ratio of 23.5 sqm and an average dwelling size of 85 sqm, the Study finds the village area could see up to 3894 private dwellings, 18 non-private dwellings and 60,432 workers.

Of this, 3076 private dwellings, 16 non-private dwellings and 32,801 jobs are in the construction pipeline and will be delivered in the short to medium term.

Table 6 summarises the capacity figures for the CBD and Harbour village.

Table 6 Capacity, CBD and Harbour village

CBD and Harbour Village	Residential GFA (sqm)	Non-residential GFA (sqm)	Total GFA (sqm)
Baseline capacity	N/A	N/A	388,857
Pipeline – subtract from capacity	N/A	N/A	110,042
Additional capacity – CSPS	N/A	653,073	653,073
Additional capacity – state sites	N/A	N/A	N/A
Expanded capacity	69,529	674,059	931,888
Pipeline – additional floor space	261,940	853,840	1,115,780
Assumed ratios	85 sqm per dwelling	23.5 sqm per worker	
Total development potential	3894 private dwellings 18 non-private dwellings	60,432 jobs	
Development pipeline (short to medium term)	3076 private dwellings, 16 non-private dwellings	32,801 jobs	

Chinatown & CBD South

About the village

The Chinatown and CBD South village covers Sydney CBD south of Bathurst Street, west of Wentworth Avenue and the Darling Harbour side of Ultimo and Pyrmont. It includes Darling Harbour, Central Station, Chinatown, Haymarket and the southern CBD blocks of Liverpool Street, Goulburn Street and Railway Square.

The village area is characterised by high rise office towers and residential buildings. It is more residential than the CBD and Harbour village, featuring distinctive residential towers such as World Tower, the Peak and the new cluster of residential towers at Darling Square.

Recent and current development

The mixed residential, retail and commercial nature of the village area is set to continue, with future development delivering both new dwellings and non-residential floor space.

Recently completed development is dominated by state significant sites in Darling Harbour and Haymarket. The convention centre redevelopment has delivered 165,000 sqm of non-residential floor space, and the nearby Darling Square precinct has produced 2514 dwellings and 55,847 sqm of non-residential floor space.

Major projects under construction include the Greenland Centre on Bathurst Street with 485 dwellings and 2377 sqm office and retail space, and the IMAX and W Hotel in Darling Harbour with 5462 sqm of commercial and retail space. Currently under assessment are 338 Pitt Street with 660 dwellings and 8873 sqm of non-residential floor space, and over

station development at Pitt Street Metro (South) with 19,031 sqm of office space. Early plans for redevelopment of Harbourside Shopping Centre at Darling Harbour show a potential 52,000 sqm of retail floor space.

Baseline capacity

The accommodation floor space scheme applies to the parts of this village area under local planning control, therefore figures based on the current use continuing on every site.

The Study finds there are 125 sites in the village area with capacity totalling 612,972 sqm. Of those sites, 104 have over 1000 sqm of land area and 21 are 500-1000 sqm in size.

The development pipeline accounts for 81,005 sqm of floor space that is subtracted from the baseline capacity, leaving 531,967 sqm of uncommitted capacity.

Expanded capacity

NSW Government projects in the village area are expected to contribute an additional 12,861 sqm of floor space.

Planning proposals prepared in line with the draft Central Sydney Planning Strategy are expected to result in an additional 439,800 sqm of non-residential floor space.

Together the village area has expanded development capacity of 984,628 sqm.

Estimated jobs and dwellings

The Study estimates this capacity will be split between 184,213 sqm residential and 800,415 sqm non-residential floor space.

Development currently in the pipeline will contribute a further 328,135 sqm residential and 129,113 sqm non-residential floor space.

In the Chinatown and CBD South village a work space ratio of 24 sqm and an average dwelling size of 85 sqm is assumed.

Using these figures, the village area could see up to 5,630 additional private dwellings, 1,370 non-private dwellings, and development to provide room for up to 31,862 workers.

Sites already approved or under construction will deliver a sizeable proportion of these dwellings, 3,553 private dwellings and 871 non-private dwellings, in the near term. The development pipeline will deliver 5,494 jobs, a lower proportion of total capacity.

This reflects the more residential nature of the village area, compared to the CBD and Harbour village which has a similar amount of total capacity, but fewer expected dwellings and higher expected jobs.

However, the Chinatown and CBD South village is still expected to contribute significantly to the economic role of Central Sydney, with a much higher amount of future floor space expected to be for employment uses than new dwellings.

Table 7 summarises the capacity figures for the CBD and Harbour village.

Table 7 Capacity, Chinatown and CBD South village

Chinatown and CBD South	Residential GFA (sqm)	Non-residential GFA (sqm)	Total GFA (sqm)
Baseline capacity	N/A	N/A	612,972
Pipeline – subtract from capacity	N/A	N/A	81,005
Additional capacity – CSPS	N/A	439,800	439,800
Additional capacity – state sites	N/A	N/A	12,861
Expanded capacity	184,213	862,359	984,628
Pipeline – additional floor space	328,135	129,113	457,248
Assumed ratios	85 sqm per dwelling	23.5 sqm per worker	
Total development potential	5,630 private dwellings, 1,370 non-private dwellings	31,862 jobs	
Development pipeline (short to medium term)	3,553 private dwellings, 871 non-private dwellings	5,494 jobs	

Crown & Baptist Streets

About the village

The Crown & Baptist Streets village area covers the south-eastern inner city suburb of Surry Hills, the eastern part of Redfern, and Moore Park west of Anzac Parade. It borders Green Square at Crescent Street and Phillip Street, Redfern Street village at Chalmers Street and Redfern Park, Chinatown and CBD South village at Elizabeth Street, and Oxford Street village at Goulburn Street, Flinders Street and Anzac Parade.

The village area has a strong creative sector, thanks to its proximity to the CBD and more affordable rents, however this is seeing a shift as more traditional professional and business services are attracted to the area. The village is well known for its historic terraces and cottages in a distinctive low rise, high density development pattern across its heritage conservation areas. There are also a mix of high and medium rise apartment buildings and social housing estates.

Recent and current development

Recent development has been concentrated in the north and north-east parts of the village areas closest to the CBD. The majority of projects have been for apartment buildings with less than 50 dwellings, with 426 dwellings delivered since 2010. There have been three non-residential developments since 2013, each just over 1000 sqm to deliver a total of 3635 sqm of floor space.

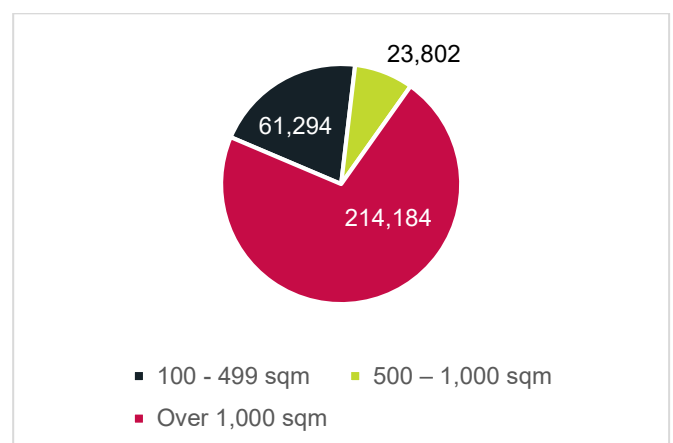
There are a number of smaller scale residential developments in the pipeline for this village area, with a total of 268 dwellings under construction and a further 378 approved. The Governors Centre is the only non-residential development in the pipeline, with 2255 sqm

education floor space approved but not yet under construction.

Baseline capacity

Under local planning controls, the Crown & Baptist Streets village has 415 sites with capacity, totalling 299,280 sqm of potential floor space. This is a relatively high number of sites, but as Figure 5 shows, distribution of this capacity is highly concentrated in a small number of large sites.

Figure 5 Distribution of floor space capacity by site area, Crown & Baptist Streets village



Just 36 sites over 1000 sqm in land area contain 214,184 sqm of capacity, or 72 per cent of total baseline capacity. Developable capacity drops off very quickly after that, with 34 sites 500-1000 sqm in land area accounting for 23,802 sqm of capacity (8 per cent), and the remaining 61,294 sqm of capacity (20

per cent) shared across 345 small sites 100-499 sqm in land area. This means that most of the village's development potential can be taken up through the redevelopment of a relatively small number of single sites.

The village area currently has 32 sites in the local development pipeline, which is 7.7 per cent of sites with capacity. The 32 sites represent 24,688 sqm of GFA, or 8.2 per cent of total capacity. Subtracting this leaves 274,592 sqm of uncommitted capacity.

Expanded capacity

NSW Government projects in the village area are expected to deliver a further 47,218 sqm of GFA.

Together with uncommitted capacity, the expanded capacity for the village comes to 321,810 sqm of floor space.

Estimated jobs and dwellings

As detailed in Table 8, the Study estimates future floor space will be delivered in relatively equal proportions with 180,196 sqm of residential floor space and 141,615 sqm of non-residential floor space.

In addition, the development pipeline will deliver 72,440 sqm of residential floor space and 3,639 sqm non-residential floor space.

For this village area, a work space ratio of 30 sqm and an average dwelling size of 85 sqm are used. This means the village area could deliver up to 2,830 private dwellings, 273 non-private dwellings and enough space for 3,872 workers.

Of these, 782 private dwellings, 199 non-private dwellings and 110 jobs will be delivered in the near term as part of the development pipeline.

Table 8 Capacity, Crown & Baptist Streets village

Crown & Baptist Streets	Residential GFA (sqm)	Non-residential GFA (sqm)	Total GFA (sqm)
Baseline capacity	154,394	144,886	299,280
Pipeline – subtract from capacity	N/A	N/A	24,688
Additional capacity – state sites	42,497	4722	47,218
Expanded capacity	180,196	141,615	321,810
Pipeline – additional floor space	72,440	3,639	76,079
Assumed ratios	85 sqm per dwelling	30 sqm per worker	
Development potential	2,830 private dwellings, 273 non-private dwellings	3,872 jobs	
Development pipeline (short to medium term)	782 private dwellings, 199 non-private dwellings	110 jobs	

Glebe Point Road

About the village

The Glebe Point Road village covers Glebe and Forest Lodge, as well as Ultimo west of Wattle Street and Camperdown north of Parramatta Road. It is bounded by Broadway and Parramatta Road in the south, Annandale and the LGA boundary to the west, Blackwattle Bay to the north and Wattle Street to the east.

The village area is typified by historic Glebe, a low rise residential neighbourhood focused around the local centre of Glebe Point Road. Former industrial uses on the foreshore and the edges of Glebe have been converted to higher density residential and mixed use developments.

The village area features extensive foreshore parklands, the recently completed urban renewal area of Harold Park, Broadway Shopping Centre and the Sydney Fish Markets. It is home to the first social housing estate in Australia, and continues to be home for many social housing residents living in both historic and recently completed developments.

The University of Sydney is not within the village area, but shapes the village with its close proximity, economic influence, and having many students and staff living in the area. Reflecting its service role for the university and students, retail, food and drink sectors are strong in the village, and taking advantage of the university's presence are a growing cluster of creative, professional, research and technology businesses.

Recent and current development

Glebe Point Road village has seen a steady level of development for some time, despite being largely made up of historic residential streets protected by heritage conservation areas.

The largest project in recent history is the development of the former paceway and tram sheds at Harold Park, which have delivered 1309 dwellings and 7500 sqm of retail floor space, with a further 78 dwellings under construction. The Glebe Affordable Housing Project has delivered 69 dwellings and 4720 sqm of retail and commercial space so far, with an additional 257 dwellings under construction and a further 232 dwellings and 2440 sqm of retail and commercial space approved. Since 2013 development in Camperdown near Pymont Bridge Road has produced 347 dwellings, and expansion at Broadway Shopping Centre has delivered 4004 sqm extra retail floor space.

Plans for development at the Sydney Fish Markets have been floated by the NSW Government, showing 18,450 sqm of retail floor space.

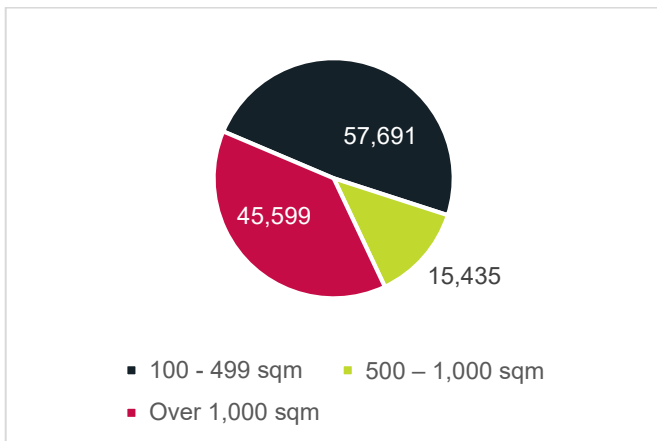
Baseline capacity

The village area has 344 sites identified with capacity, totalling 118,726 sqm of floor space.

Unlike the Crown and Baptist Streets village, capacity in Glebe Point Road is not concentrated among a small number large land area sites. As Figure 6 shows, 298 small sites 100-499 sqm in area hold 57,691 sqm (49 per cent) of capacity. Twenty-four large sites over 1000 sqm hold 45,599 sqm (38 per cent) of capacity, and 22 medium sized sites 500-1000 sqm in size hold 15,435 sqm (13 per cent) of capacity. This means that realising the village's capacity will involve both the redevelopment of a small number of large sites, and

the gradual development of a large number of small sites.

Figure 6 Distribution of floor space capacity by site area, Glebe Point Road village



The Glebe Point Road village area has 27 sites associated with the development pipeline, representing 9,276 sqm of floor space to be subtracted from baseline capacity. Taking out these sites, the village area has 109,450 sqm of uncommitted capacity.

Estimated jobs and dwellings

With no additional capacity from the draft Central Sydney Planning Strategy or NSW Government controlled sites confirmed for this village area, the Study estimates that uncommitted capacity will be delivered as 76,036 sqm of residential floor space and 33,414 sqm as non-residential floor space.

In addition to this, development in the pipeline will deliver an additional 117,900 sqm residential floor space and 18,450 sqm non-residential floor space.

For this village, the Study assumes a work space ratio of 48 sqm and average dwelling size of 85 sqm. Given this, there is enough capacity in Glebe Point Road village for up to 2,112 private dwellings, 343 non-private dwellings and 1,525 jobs.

Much of this capacity will be delivered in the near term, with 1,320 private dwellings, 190 private dwellings and 785 work spaces currently approved or under construction.

Table 9 Capacity, Glebe Point Road summarises capacity figures for the Glebe Point Road village area.

Expanded capacity	76,036	33,414	109,450
Pipeline – additional floor space	117,900	18,450	136,350
Assumed ratios	85 sqm per dwelling	48 sqm per worker	
Development potential	2,112 private dwellings, 343 non-private dwellings	1,525 jobs	
Development pipeline (short to medium term)	1,320 private dwellings, 190 non-private dwellings	785 jobs	

Table 9 Capacity, Glebe Point Road village

Glebe Point Road	Residential GFA (sqm)	Non-residential GFA (sqm)	Total GFA (sqm)
Baseline capacity	N/A	N/A	118,726
Pipeline – subtract from capacity	N/A	N/A	9,276
Additional capacity – state sites	N/A	N/A	N/A

Green Square and City South

About the village

The Green Square and City South village is expansive, covering Alexandria, Rosebery and the Green Square Urban Renewal Area in the LGA's south. It is a heterogeneous area, encompassing the quiet residential streets of Rosebery, the bulky goods retail precinct on O'Riordan Street, the industrial and urban services lands of Alexandria and Rosebery, and the bustling, high density urban renewal area of Green Square.

It is also a rapidly changing area. The Green Square Urban Renewal Area, encompassing parts of Waterloo, Alexandria and Rosebery, and all of Zetland and Beaconsfield, is Australia's largest urban renewal project. The area is about halfway through a dramatic transformation from industrial precinct into mixed use neighbourhood with high density housing, hotels, new parks and streets, and local centres for retail and office space.

The Southern Enterprise Area (formerly referred to as the Southern Employment Lands), encompass the B6, B7 and IN1 zoned lands in Alexandria and Rosebery, and serve a critical role in Sydney's economy.

Strategically located close to Sydney Airport, Port Botany and Sydney CBD, the warehousing, logistics and manufacturing uses in this area support retail trade, imports and exports, and the functioning of Global Sydney. The road networks in this area similarly serve a vital role in goods transport and logistics, which affects what land uses are appropriate in the area.

Green Square Urban Renewal Area and the Southern Enterprise Area overlap, with the industrial parts of urban renewal area mostly to the west of Botany Road.

There is no current state significant development, or capacity on state sites, identified in for this village area.

Recent development

The village area has seen significant development of residential, retail and industrial space in recent years, with hundreds of major development projects recently completed and in the pipeline.

The Green Square Urban Renewal Area has resulted in significant residential and retail development, while other economic forces have produced strong demand for industrial space. Across the village area, development since 2013 has delivered 9529 dwellings and 223,404 sqm of non-residential floor space.

Development continues apace in the wider village area, with a substantial pipeline of sites under construction or under development assessment. For residential development, there are currently 4097 dwellings under construction, 3526 dwellings approved to be delivered, and 1791 lodged. There is 89,243 sqm of non-residential floor space approved across the village area with a further 15,673 sqm lodged.

Baseline capacity

The Green Square and City South village area has a very high amount of development capacity, which goes some way to explaining the rapid pace of development.

There are 1298 sites identified with capacity, totalling 2,340,566 sqm of potential GFA. This is split between 1,401,030 sqm of residential floor space and 939,535 sqm non-residential floor space.

It is helpful to understand this capacity in terms of the Green Square Urban Renewal Area. There are 522 sites, with 1,465,803 sqm of capacity across 915,092

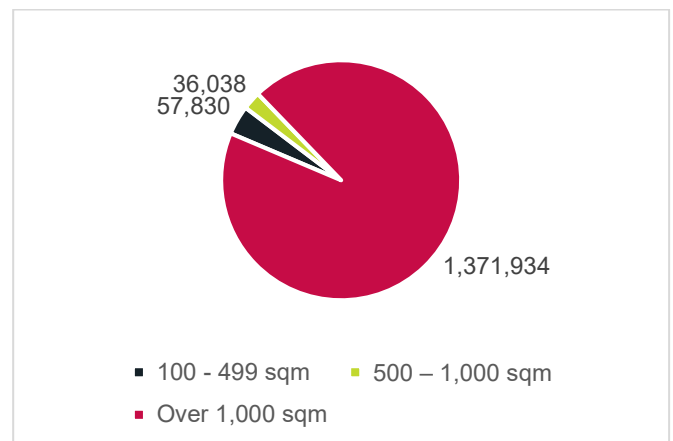
sqm residential and 550,711 non-residential floor space within the urban renewal area.

Outside of the urban renewal area, including the industrial lands, there are 776 sites with 874,763 sqm of capacity, across 485,938 sqm of residential and 388,824 sqm non-residential floor space.

The relatively high amount of non-residential floor space within the urban renewal area reflects the demonstrates that Green Square Urban Renewal Area is intended as a strategic centre with a substantial economic role.

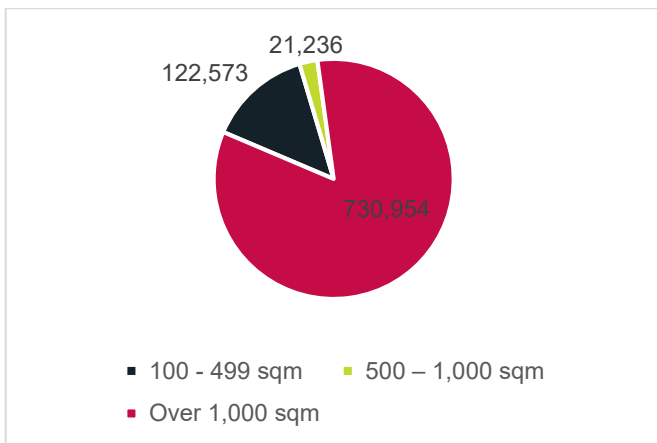
As Figure 7 and Figure 8 show floor space capacity in the village area is highly concentrated to sites with large site areas. In the urban renewal area, capacity is concentrated among 160 sites over 1000 sqm in site area, holding a total of 1,371,934 sqm or 94 per cent of floor space. 362 sites less than 1000 sqm hold the remaining 93,868 sqm of floor space. This is a result of both deliberate site amalgamation to facilitate better redevelopment prospects, and a reflection of the former industrial nature of the area featuring large, low buildings.

Figure 7 Distribution of floor space capacity by site area, Green Square Urban Renewal Area



Outside the urban renewal area, capacity is still concentrated on large sites but to a lesser extent. There are 647 sites with site areas 100 – 499 sqm in title area which hold 122,573 sqm of capacity, a very high amount in its own right. Thirty-one sites 500 – 1000 sqm in title area hold 21,236 sqm of floor space, and 160 large sites 1000 sqm or over hold 730,954 sqm or 84 per cent of capacity.

Figure 8 Distribution of floor space capacity by site area, Green Square and City South village excluding urban renewal area



The rapid pace of development in the village area is reflected in the high amount of floor space associated with the development pipeline, approximately 337,061 sqm.

Removing sites associated with the pipeline, uncommitted capacity for the urban renewal area is 1,242,414 sqm, and for the rest of the village 761,091 sqm.

Estimated jobs and dwellings capacity

The village area has no capacity contributions from the draft Central Sydney Planning Strategy or NSW Government controlled sites.

For the urban renewal area, the Study estimates uncommitted capacity will be delivered in the form of 754,975 sqm of residential floor space and 487,439

sqm non-residential floor space. Outside the renewal area, it will be 453,539 sqm residential and 307,552 sqm non-residential.

Across the entire village area, development already approved or under construction will deliver an additional 941,375 sqm residential floor space and 64,335 sqm non-residential floor space.

Accounting for the differences across the village area, a work space ratio of 63 sqm is used for the urban renewal area and 41 sqm for the rest of the village. An average dwelling size of 85 sqm is applied across the LGA. Table 10 details, the Green Square and City South village has capacity for 20,232 new dwellings and 17,233 additional jobs. Of these, 11,075 dwellings, and 1,950 work spaces are currently approved or under construction, and will be delivered in the near term.

Table 10 Capacity, Green Square and City South village

Green Square and City South	Residential GFA (sqm)	Non-residential GFA (sqm)	Total GFA (sqm)
Baseline capacity	N/A	N/A	2,003,505
Pipeline – subtract from capacity	N/A	N/A	337,061
Additional capacity – state sites	N/A	N/A	N/A
Pipeline – additional floor space	941,375	64,335	1,005,710
Assumed ratios	85 sqm per dwelling	63 sqm per worker (GSURA); 41 sqm (elsewhere)	
Development potential	20,232 private dwellings, 20 non-private dwellings	17,233 jobs	
Development pipeline (short to medium term)	11,075 private dwellings	1,950 jobs	

Harris Street

About the village

The Harris Street village area covers Ultimo and Pyrmont. It is immediately west of Darling Harbour, east of the Glebe Point Road village, and ends at Broadway in its south.

The village is known for its cluster of major media, creative, technology and educational institutions. The area is home to the University of Technology Sydney, Sydney TAFE, the ABC, Fairfax Media, Channel 10, Google Australia and a range of international and local media, broadcasting and publishing companies. Complementing this cluster are many smaller and middle tier businesses in the creative, ICT and professional and business services sectors.

The area is popular with visitors, with the Powerhouse Museum, Sydney Fish Markets and The Star contributing to the tourism offering of the area.

High rise, high density apartment buildings dominate the village's housing stock, as a result of urban renewal in the 1990s and recent large scale development at Jacksons Landing in the north. High density, low rise terraces exist in heritage conservation areas in the middle of the village area. Student accommodation is mostly concentrated within the UTS campus in the south.

State planning controls affect a number of current and future development sites in the village area. Development at UTS, Sydney TAFE, Powerhouse Museum, the Sydney Fish Markets and The Star will be subject to state planning controls, and may result in additional floor space above the capacity calculated in this study.

Recent and current development

The University of Technology Sydney has recently undergone significant development of its campus, delivering 70,783 sqm of educational floor space across three new buildings in the village. A further 13,414 sqm is currently approved or under construction.

Residential development has delivered 457 new dwellings since 2013. Underscoring the village's media and technology presence, a 7560 sqm co-working space and 29,000 sqm data centre have also been recently completed.

Development on the immediate horizon includes 234 dwellings under construction, a 18,337 sqm co-working space and a new public school for Ultimo-Pyrmont (6229 sqm).

Plans for development at The Star include 150 dwellings, which is subject to a state significant development assessment.

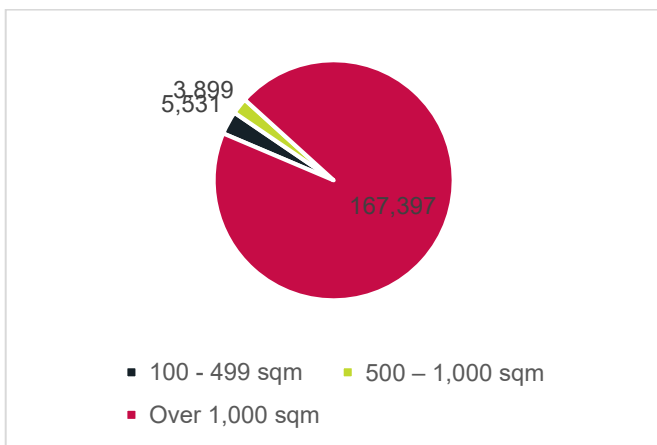
Baseline capacity

The village area's long history of development is represented in its development capacity. Excluding state significant sites, the village area has 43 sites with capacity. These 43 sites represent 176,827 sqm of potential floor space under local planning controls, which is relatively high compared to similar village areas.

As Figure 9 shows, about half of these sites, all with land areas over 1000 sqm, retain 95 per cent of the available floor space capacity. Development of these 20 sites would see the capacity of the village area reduce to 9430 sqm of potential GFA, shared across 6

sites 500-1000 sqm in land area (3899 sqm) and 17 sites 100-499 sqm in land area (5531 sqm).

Figure 9 Distribution of floor space capacity by site area, Harris Street village



There are four local sites associated with the development pipeline, leaving 150,604 sqm of uncommitted capacity.

Expanded capacity

State sites in the village area have an estimated 191,252 sqm of development capacity.

The Harris Street village area has sites which are included in the draft Central Sydney Planning Strategy. Changes to planning controls under this strategy would result in an additional 521,576 sqm of non-residential floor space capacity in the village area.

Taken together, the village area has 863,432 sqm of expanded capacity.

Estimated jobs and dwellings

The Study estimates the expanded capacity will be delivered as 137,533 sqm of potential residential floor space and 725,899 sqm non-residential floor space. In addition, the development pipeline will contribute an extra 42,740 sqm residential floor space and 41,783 sqm non-residential floor space in the near term.

As Table 11 Capacity, Harris Street Table 11 details, assuming a work space ratio of 38 sqm per worker, and an average dwelling size of 85 sqm, the village area has enough potential floor space to accommodate 2,033 private dwellings, 111 non-private dwellings and 21,981 workers.

Of these, 494 private dwellings, 25 non-private dwellings and 1,554 work spaces are approved or under construction, and will be delivered in the short term.

Table 11 Capacity, Harris Street Village

Harris Street	Residential GFA (sqm)/ Dwellings	Non-residential GFA (sqm)/ Jobs	Total GFA (sqm)
Baseline capacity	N/A	N/A	176,827
Pipeline – subtract from capacity	N/A	N/A	26,223
Additional capacity – CSPS	N/A	521,576	521,576
Additional capacity – state sites	N/A	N/A	191,252
Expanded capacity	137,533	725,899	863,432
Pipeline – additional floor space	42,740	41,783	84,523
Assumed ratios	85 sqm per dwelling	38 sqm per worker	
Total development potential	2,033 private dwellings, 111 non-private dwellings	21,981 jobs	
Development pipeline (short to medium term)	494 private dwellings, 25 non-private dwellings	1,554 jobs	

King Street

About the village

The King Street village covers the city fringe suburbs of Newtown, Erskineville and Camperdown, and the residential area centred on Belmont Street in Alexandria. It borders the LGA boundary line at King Street, Church Street and Mallet Street in the west, Parramatta Road to the north and Sydney Park in the south. In the east it is bound by the suburb boundaries of Darlington and Eveleigh, and Euston Road in Alexandria.

The village includes the Camperdown campus of the University of Sydney, the Missenden Road research and medical precinct centred on Royal Prince Alfred Hospital, the retail and entertainment precinct of King Street, Sydney Park and the Ashmore Precinct urban renewal area.

Heritage conservation areas characterised by historic medium density, low rise terraces and detached cottages cover much of the village area, with new development focused mostly on Ashmore Precinct and University of Sydney grounds.

Ashmore Precinct is one of the City's major urban renewal areas, and is located in the south-east of the King Street village area. A former warehousing and industrial area in Erskineville's south, it has been master planned as a new residential precinct with 3200 dwellings. Ashmore has seen very rapid development, and all development sites are either under construction or have an active development assessment.

Development at the University of Sydney and RPAH is subject to state planning controls. Publicly available plans have been included in the pipeline development figures.

Recent and current development

Since 2013 there have been 2327 new dwellings completed in the village area, consisting of 1312 student accommodation dwellings associated with the University of Sydney and 790 dwellings in Ashmore Precinct. A further 2730 dwellings are either commenced or approved, including 2584 in Ashmore Precinct.

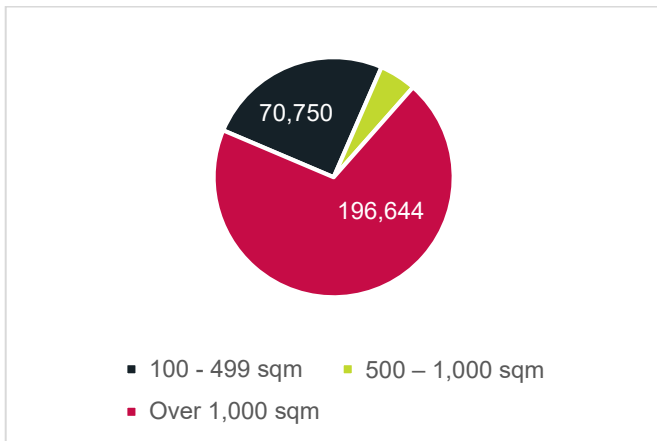
Non-residential development is similarly dominated by the university and Ashmore. Since 2013 development at the University of Sydney and RPAH precinct have delivered 121,472 sqm of educational, community and medical floor space. A further 64,738 sqm of development is associated with the university is approved or under construction, and 18,434 of retail and office space is on track to be delivered in Ashmore Precinct.

Outside the university and Ashmore there have been some residential development projects, the largest being 18 Huntley Street, Alexandria with 155 dwellings.

Baseline capacity

The King Street village has 443 sites with capacity, accounting for 281,408 sqm of potential floor space under local planning controls. While this is a relatively high number of sites, as Figure 10 shows 398 of them are small lots with 100-499 sqm of land area accounting for 70,750 sqm of capacity. Just 24 large lots over 1000 sqm in land area account for 196,644 sqm of capacity, and 21 sites 500-1000 sqm hold the remaining 14,014 sqm of potential floor space.

Figure 10 Distribution of floor space capacity by site area, King Street village



There are 25 sites in the village area associated with the development pipeline, representing 76,866 sqm of the village’s total floor space capacity. At 27.3 per cent, King Street village has the second highest proportion of capacity that is committed, behind CBD and Harbour, without the benefit of the draft Central Sydney Planning Strategy to deliver additional new capacity in the near future.

Taking out these sites, the village area has 204,575 sqm of uncommitted capacity.

There are no state sites with published development capacity in the village area, or any other sources of additional capacity that can be accounted for in this study.

Estimated jobs and dwellings

Going by recent development trends and the residential character of this village area, the capacity is expected to be delivered in the form of 152,572 sqm of residential and 52,003 sqm non-residential development.

In addition, development underway will deliver a further 286,080 sqm residential floor space and 79,072 sqm non-residential development.

Together, this means King Street village has capacity to deliver an additional 4758 private dwellings, 780 non-private dwellings and 4243 jobs, assuming an average dwelling size of 85 and work space ratio of 60 sqm per worker.

Of those, 3,156 private dwellings, 594 non-private dwellings and 3,365 jobs are currently approved or under construction and will be delivered in the near term.

Table 12 summarises capacity figures for the King Street village area.

Table 12 Capacity, King Street Village

King Street	Residential GFA (sqm)	Non-residential GFA (sqm)	Total GFA (sqm)
Baseline capacity	222,097	59,311	281,408
Pipeline – subtract from capacity	N/A	N/A	76,833
Additional capacity	N/A	N/A	N/A
Expanded capacity breakdown	152,572	52,003	204,575
Pipeline development breakdown	286,080	79,072	365,152
Assumed ratios	85 sqm per dwelling	60 sqm per worker	
Development potential	4,758 private dwellings, 780 non-private dwellings	4243 jobs	
Development pipeline (short to medium term)	3,156 private dwellings, 594 non-private dwellings	3,365 jobs	

Macleay Street and Woolloomooloo

About the village

This village area covers Woolloomooloo, Potts Point, Kings Cross, Elizabeth Bay and Rushcutters Bay. It borders the CBD and Harbour village to the west at the Domain, the Oxford Street village to the south at William Street and Bayswater Road, and the LGA boundary with Woollahra to the east at Rushcutters Bay Park.

The area has been strongly influenced by the presence of the Garden Island naval base (now HMAS Kuttabul) through history. Kings Cross developed as an entertainment and nightlife precinct, serving the influx of troops in the area during World War II. The Navy is still responsible for a high and growing proportion of the area's local workforce. Off-base, the workforce serves the village's many notable food and drink establishments, retail outlets and tourism and leisure sectors. There is also a strong professional and business services sector in the village.

Housing in the village consists of historic medium density, low rise terraces in the west, and a mix of old and new high density apartment buildings in the east. The area is home to many important heritage buildings, precincts and conservation areas, representing its important contribution to the early growth of Sydney.

Development at HMAS Kuttabul is not subject to local planning controls, and the Defence workforce is variable and transient. Capacity and growth estimates here do not include the naval base, but it is a major contributor to jobs in the area.

Recent and current development

The most significant new development in the area is the Omnia building on Darlinghurst Road, which has delivered 133 dwellings and 2482 sqm of retail floor space. Smaller developments have delivered 450 dwellings across 13 sites, each with less than 100 dwellings.

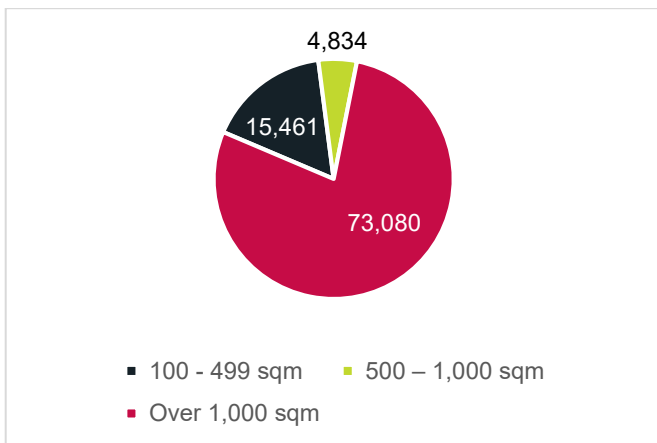
The redevelopment of City Ford on Riley Street was the largest non-residential development, delivering 10,114 sqm of retail and office space. Completion of the Juanita Neilson Community Centre delivered 637 sqm of community space.

Baseline capacity

The village area has 89 sites identified with a total of 93,375 sqm of potential floor space. As Figure 11 shows, 12 sites over 1000 sqm in size hold 73,080 sqm of this capacity, leaving 69 small sites of 100-499 sqm with 15,461 sqm of capacity and eight sites 500-1000 sqm in size with 4,834 sqm of capacity.

This very high concentration of capacity means that development in the village area could be rapidly exhausted through redevelopment of 12 large sites.

Figure 11 Distribution of floor space capacity by site area, Macleay Street and Woolloomooloo village



There are seven sites in the village area with development in the pipeline, taking away 3,883 sqm of capacity.

Taking these sites out, uncommitted capacity in the village area is 89,492 sqm. There are no additional sources of capacity to account for.

Estimated jobs and dwellings

Given the nature of the village area and where development capacity is clustered, the Study expects capacity to be delivered as 54,528 sqm of residential and 34,964 sqm non-residential floor space.

Development currently underway will contribute an additional 27,745 residential floor space.

Considering both upcoming development and uncommitted capacity, the village area could see an

additional 936 private dwellings, 84 non-private dwellings and 559 jobs. This assumes a work space ratio of 62 sqm per worker, and 85 sqm per dwelling. Of these, 301 private dwellings and 72 non-private dwellings are currently approved or under construction and will be delivered in the near term.

Table 13 summarises capacity figures for the Macleay Street and Woolloomooloo village area.

Table 13 Capacity, Macleay Street and Woolloomooloo village

Macleay Street and Woolloomooloo	Residential GFA (sqm)	Non-residential GFA (sqm)	Total GFA (sqm)
Baseline capacity	N/A	N/A	93,375
Pipeline – subtract from capacity	N/A	N/A	3,883
Additional capacity	N/A	N/A	N/A
Expanded capacity breakdown	54,528	34,964	89,492
Pipeline development breakdown	27,745	0	27,745
Assumed ratios	85 sqm per dwelling	62 sqm per worker	
Development potential	936 private dwellings, 84 non-private dwellings	559 jobs	
Development pipeline (short to medium term)	301 private dwellings, 72 non-private dwellings	N/A	

Oxford Street

About the village

The Oxford Street village covers East Sydney, Darlinghurst, Paddington and Centennial Park. It is situated between the Macleay Street & Woolloomooloo village to the north, the Crown & Baptist Streets village to the south and the LGA boundary with Woollahra in Paddington.

The village includes the Australian Museum, the retail and entertainment precinct of Oxford Street, St Vincent's Hospital, UNSW Art & Design (formerly the College of Fine Arts), the National Art School, Victoria Barracks army base, and Moore Park east of Anzac Parade encompassing Sydney Football Stadium, the Sydney Cricket Ground and Fox Studios.

Housing in the village is diverse, with medium density, low rise terraces in fine grain heritage conservation areas across Darlinghurst and Paddington, large detached houses in Centennial Park, and new high rise apartments close to Oxford Street.

The local workforce is centred on the village's major health, government and education institutions, as well as its many shops and restaurants. Like its neighbour Crown & Baptist Streets village, Oxford Street has a strong creative sector.

Development at hospitals and educational facilities is not subject to local planning controls, which affects many sites in this village area. Further, Victoria Barracks does not come under planning controls, and development at Moore Park is a state significant precinct.

Recent and current development

Development in the village area since 2013 has delivered 435 dwellings and 48,091 sqm of non-residential floor space. This has mostly been in the form of large non-residential projects, such as the 11,486 sqm Garvan Institute at St Vincent's Hospital and a 7,300 sqm expansion to the SCG, and 15 smaller residential developments with less than 50 dwellings each. A large mixed use development at 16-32 McLachlan Avenue, Darlinghurst delivered 132 dwellings, 1,958 sqm of office space and 10,309 sqm of floor space for a luxury car dealership.

The rebuilding of Sydney Football Stadium represents a large amount of floor space which has not yet been quantified.

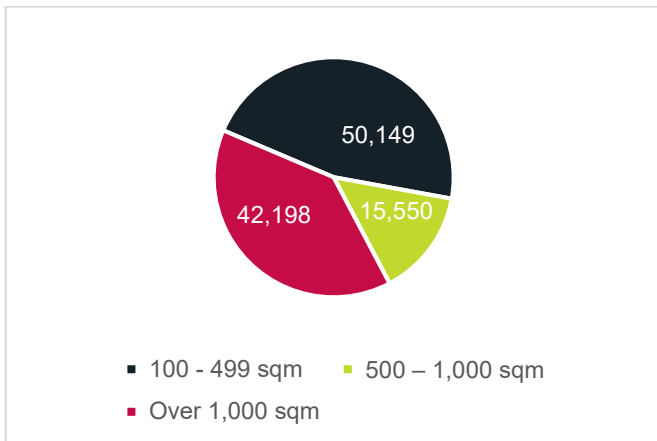
Baseline capacity

The Oxford Street village area has 308 sites identified with 107,897 sqm of baseline capacity.

As Figure 12 shows, floor space capacity is relatively evenly distributed across large and small sites. 266 sites 100-499 sqm in land area share 50,149 sqm of floor space capacity, 19 large sites over 1000 sqm in land area hold 42,198 sqm of capacity, and the remaining 23 sites 500-1000 sqm in size have 15,550 sqm of capacity.

This distribution means there are few single opportunities to deliver a significant amount of capacity available in the village area, so growth in the area will be more dependent on smaller scale development.

Figure 12 Distribution of floor space capacity by site area, Oxford Street Village



The relative difficulty in realising development capacity in the village area is reflected in the development pipeline. Only 15 or 4.9 per cent of sites with capacity are currently associated with the development pipeline, representing 5,659 sqm or 5.2 per cent of total floor space capacity.

Excluding sites these sites, the village area has 102,238 sqm of uncommitted capacity.

There are no additional sources of capacity to account for in this village area.

Estimated jobs and dwellings

In line with recent development trends, future development is expected to deliver this potential floor space as 55,229 sqm of residential and 47,010 sqm of non-residential uses.

In addition, development currently underway will deliver 31,255 sqm residential floor space and 34,362 sqm non-residential floor space.

Taking expected development along with uncommitted capacity, the study finds that the Oxford Street village area could see up to 954 private dwellings and 169 non-private dwellings delivered, along with space for 2,258 jobs. This assumes a work space ratio of 56 sqm per worker, and an average private dwelling size of 85 sqm.

Of these, 331 private dwellings, 104 non-private dwellings and 1,307 work spaces are under development and will be delivered in the near term.

Table 14 summarises capacity figures for the Oxford Street village area.

Table 14 Capacity, Oxford Street village

Oxford Street	Residential GFA (sqm)	Non-residential GFA (sqm)	Total GFA (sqm)
Baseline capacity	N/A	N/A	107,897
Pipeline – subtract from capacity	N/A	N/A	5,658
Additional capacity	N/A	N/A	N/A
Expanded capacity breakdown	55,229	47,010	102,239
Pipeline development breakdown	31,225	34,362	65,617
Assumed ratios	85 sqm per dwelling	56 sqm per worker	
Development potential	954 private dwellings, 169 non-private dwellings	2,258 jobs	
Development pipeline (short to medium term)	331 private dwellings, 104 non-private dwellings	1,307 jobs	

Redfern Street

About the village

The Redfern Street village covers the southern city fringe suburbs of Chippendale, Darlington and Eveleigh, most of Redfern, and the northern parts of Alexandria and Waterloo. It includes Waterloo Estate, Darlington Campus of the University of Sydney, the University of Notre Dame and Australian Technology Park. The village does not include Redfern Estate or the eastern part of Redfern.

The area is historically an industrial area, influenced by the Eveleigh rail yards, and some remnants of creative light industry still exist. Since the 1980s the area has seen residential conversion, and has become home to creative, education, high technology and research industries. The village is included in the Greater Sydney Commission's Innovation Corridor and the Ultimo-Camperdown Collaboration Area, both of which identify the area as expanding their economic role into the future.

Calculating development capacity for this village area using local planning controls is limited. All of the recent and ongoing major development projects in the village area are under state significant development controls.

Waterloo Estate is a social housing estate owned by the NSW Government with 2012 social housing dwellings. In 2019 the NSW Land and Housing Corporation released a master plan for redevelopment of the estate under the Communities Plus model, which would substantially increase the amount of dwellings on the site to 6800 with a mix of private, affordable and social housing. The City of Sydney has developed alternative plans to the LAHC proposal, which would

result in 5300 dwellings. For the purposes of this Study, the City's scheme is used.

Development potential in the Redfern-Waterloo Authority area, Australian Technology Park, Central to Eveleigh precinct and the grounds of the University of Sydney is subject to state planning controls, and is not possible to fully account for in this study. This potentially misses significant development capacity in the village area.

Recent and current development

Central Park Sydney is the village's largest project in recent history, delivering 3,098 dwellings, 271 student accommodation dwellings and 35,228 sqm of retail and commercial space.

Development at the state significant precinct near Redfern Station has resulted in a cluster of high density buildings delivering 297 dwellings, 134 student accommodation dwellings and 5,164 sqm of retail and commercial space.

The University of Sydney continues to develop in the village area, with a new business school and other buildings which resulted in 35,185 sqm of educational and office floor space and 342 student accommodation dwellings. A further 1,008 student accommodation dwellings are under construction or approved.

The construction of a Sydney Metro station at Waterloo has resulted in plans over station development and large scale redevelopment of Waterloo Estate. Plans for over station development at Waterloo Metro will result in 700 dwellings and 12,630 sqm of retail and commercial floor space. The City's plans for Waterloo Estate involve an additional 3288 dwellings to a total of 5300 dwellings.

Plans for the Pemulwuy site (formerly the Block) are approved to deliver 104 dwellings, 350 student accommodation dwellings and 4,165 sqm of retail and commercial space.

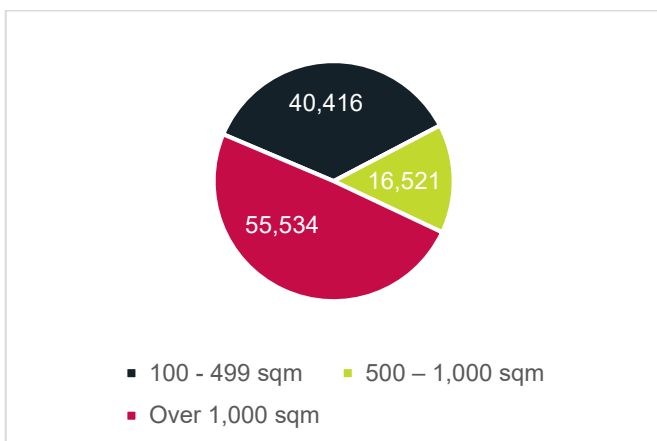
New development at the Australian Technology Park (dubbed South Eveleigh) is underway, and will deliver 102,450 sqm of new commercial floor space.

Baseline capacity

Based on local planning controls, the Study finds there are 270 sites in the Redfern Street village with development capacity, totalling 112,472 sqm of GFA.

While majority of sites with capacity (223) are smaller with 100-499 sqm in site area, most of the capacity is concentrated within 22 sites over 1000 sqm in site area. Figure 13 shows the distribution of floor space capacity by sites of small, medium and large site areas.

Figure 13 Distribution of floor space capacity by site area, Redfern Street Village



Excluding state significant developments, there are 16 sites in the village area in the pipeline representing 11,663 sqm of capacity. Subtracting these sites leaves the village area with 100,809 sqm of uncommitted capacity under local planning controls.

Expanded capacity

Capacity on NSW Government controlled sites in the village area represent 227,433 sqm of additional capacity.

In addition, planning proposals prepared according to the draft Central Sydney Planning Strategy could result in an additional 12,488 sqm of floor space.

Together with uncommitted capacity, expanded capacity in the village area comes to 340,730 sqm of floor space.

Estimated dwellings and jobs

This Study forecasts the expanded capacity will be delivered in the form of 292,251 residential uses and 48,478 non-residential uses.

In addition, development currently approved or underway represents 335,200 sqm residential and 317,562 non-residential floor space.

The work space ratio in Redfern Street Village is 54 sqm, representing the nature of jobs and employment in the area. The expected average size of new private dwellings is 85 sqm.

Taken together, the village area has floor space potential for 6,881 private dwellings, 2,391 non-private dwellings and 14,510 new jobs. This represents the substantial contribution student accommodation makes to dwellings in the village area.

Of these, 3,130 private dwellings, 2,305 non-private dwellings and 13,513 work spaces will be delivered in the near term.

The high proportion of potential dwellings and work spaces that are currently in the development pipeline represents the dominance of state significant precincts in the village area. As state controls generally do not build in much future capacity, development outcomes are only known at the stage of development assessment.

Table 15 summarises capacity for the Redfern Street village area.

Table 15 Capacity, Redfern Street village

Redfern Street	Residential GFA (sqm)	Non-residential GFA (sqm)	Total GFA (sqm)
Baseline capacity	N/A	N/A	112,472
Pipeline – subtract from capacity	N/A	N/A	11,663
Additional capacity – state precincts	N/A	N/A	227,433
Additional capacity - CSPS	N/A	12,488	12,488
Expanded capacity breakdown	292,251	48,478	340,729
Pipeline development breakdown	335,200	317,562	652,762
Assumed ratios	85 sqm per dwelling	54 sqm per worker	
Development potential	6,881 private & 2,391 NP dwellings	14,510 jobs	
Development pipeline (short to medium term)	3,130 private & 2,305 NP dwellings	13,513 jobs	

