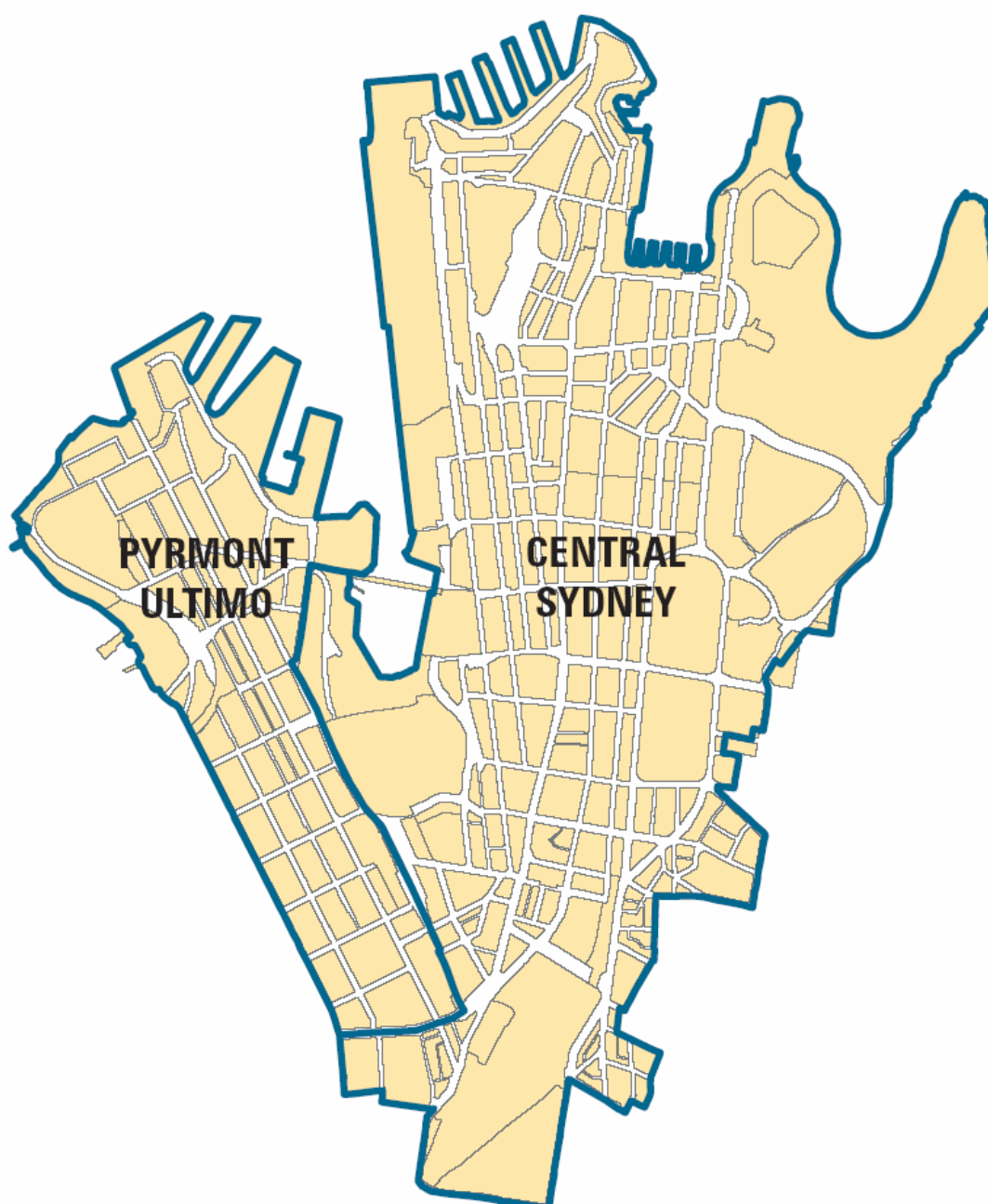


# commercial development monitor June 09

The City of Sydney Commercial Development Monitor provides up to date information on commercial development in the Sydney LGA precincts of Central Sydney and Pyrmont Ultimo. It complements the City Residential Monitor which covers the residential market in these precincts of the City.

Updated every six months, the monitor provides details of commercial projects in the Sydney CBD and Pyrmont Ultimo according to their current status (Lodged, Approved, Commenced or Completed). Trends in approvals, completions, office vacancies and absorption of office space are also provided.



## COMMERCIAL FLOOR SPACE TRENDS

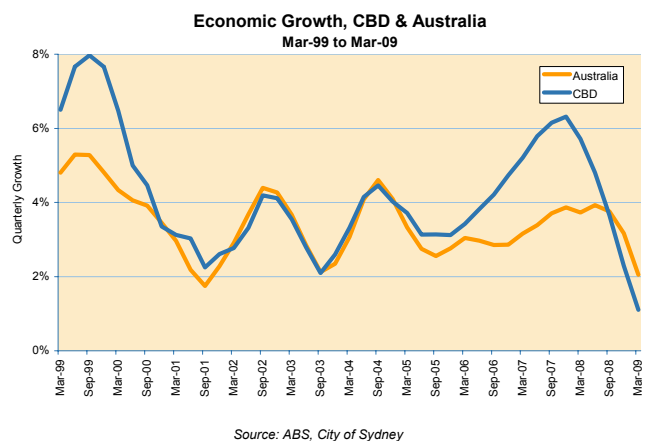
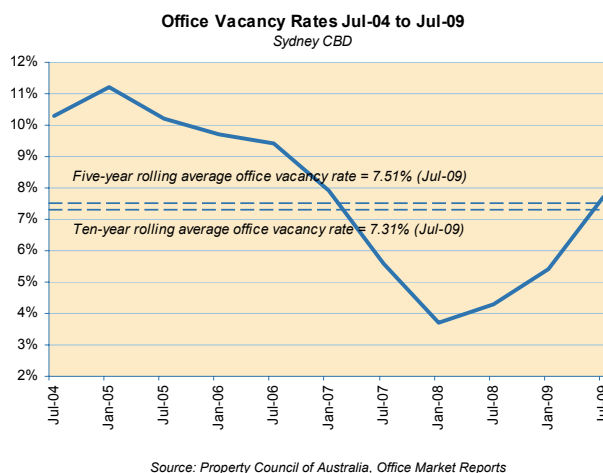
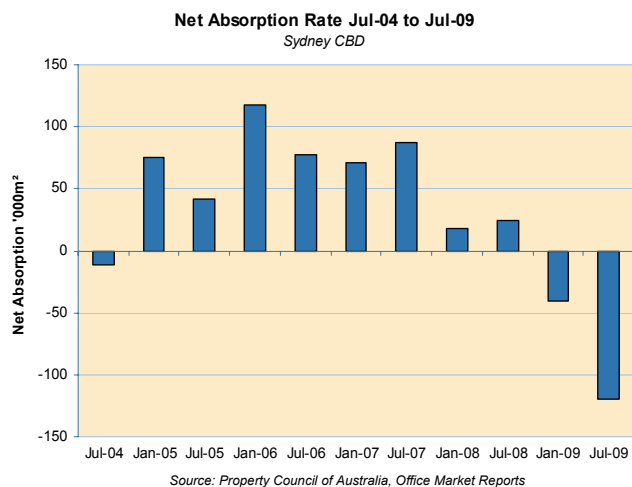
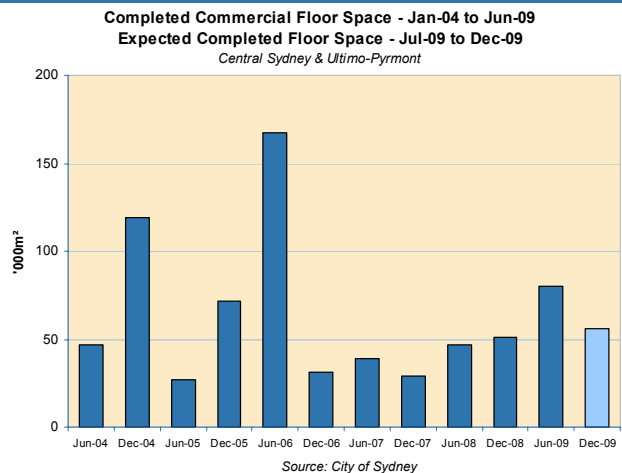
An increase in the total completed commercial floor space was recorded over the past six months, which was largely due to the completion of a major office building in the King Street Wharf area. As a result, the completion of commercial floor space over the past six months was the third largest experienced over the last 5 years. However, it is likely that the next 12 to 18 months will not record significant increases in completed commercial floor space, until a number of major new office towers that are currently under construction begin to come online. In the medium term, there may be a slight downturn in completed commercial space due to the current "credit crunch", with developers unable to obtain business finance to commence projects or to secure substantial pre-commitment. The proposed developments at Barangaroo and the former Carlton & United Breweries site remain as the most significant developments that will contribute to commercial development completions in the long-term.

As anticipated, the net absorption rate for the past six months remained negative and recorded a substantial rate of -120,211m<sup>2</sup>. The Property Council of Australia reports this figure as being the lowest demand on record. However, given the current global financial climate, it is expected that the next 12 months will continue to record negative net absorption rates.

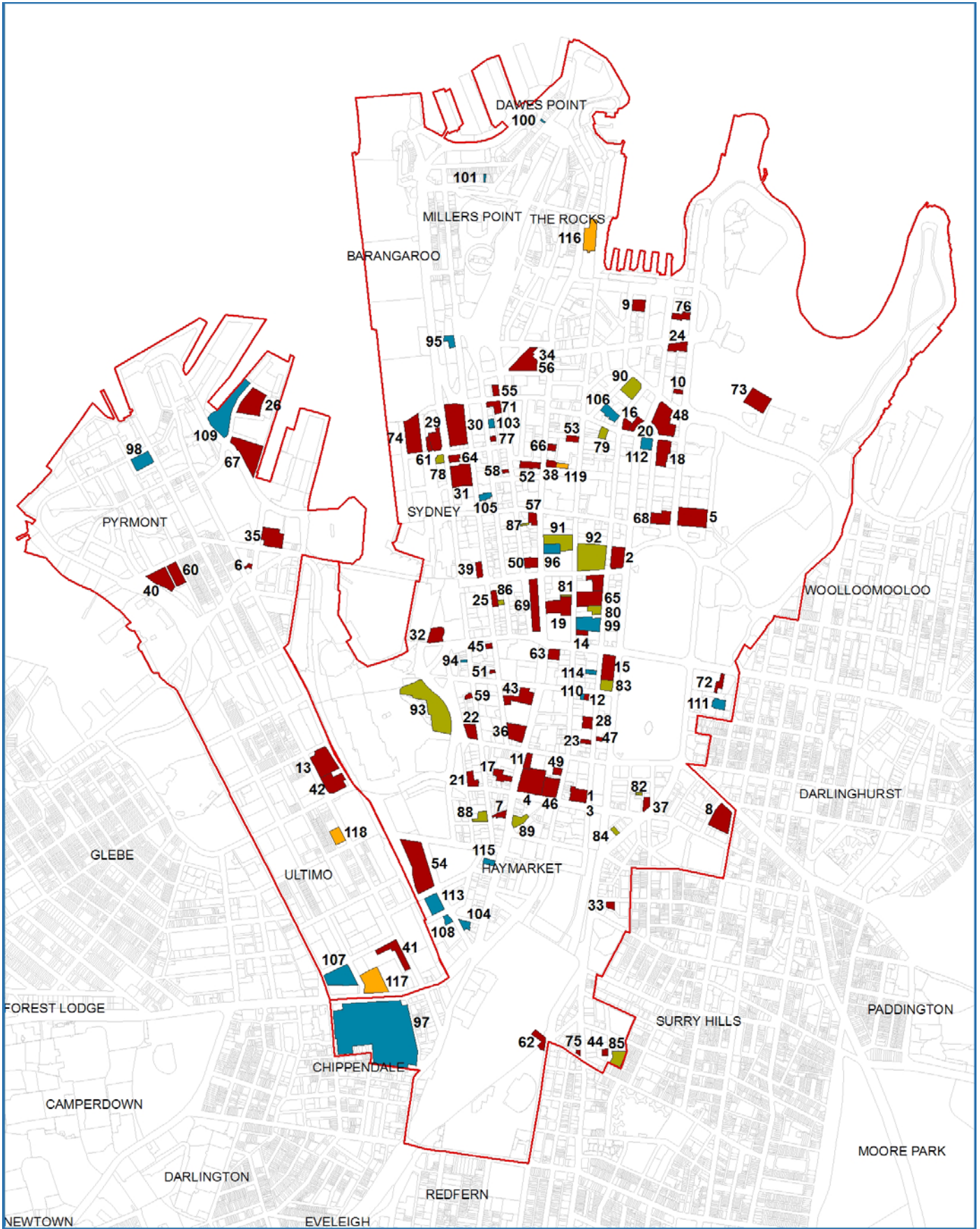
The office vacancy rate for the Sydney CBD experienced another increase over the past six months, from 5.4% in January 2009 to 7.7% in July 2009. Office vacancy rates have increased by 4.3% over a period of 18 months. The five-year rolling average vacancy rate fell to 7.51%.

The global financial crisis has had a dramatic impact on the Sydney CBD office market, largely due to the dominance of the Finance and Business Services sectors. Activity in the Sydney market over the past six months suggests that the current trend of rising vacancy rates will continue in the short-to-medium term, with a turn around in commercial activity anticipated within a few years.

The economic growth of Sydney CBD has seen a sharper decline than the economic growth of Australia. Growth rates are at their lowest levels in the past 10 years, at 1.1% for the March quarter.



# COMMERCIAL DEVELOPMENT IN CENTRAL SYDNEY AND PYRMONT ULTIMO



■ Completed    
 ■ Commenced    
 ■ Approved    
 ■ Lodged



## COMPLETED

Map Ref.	Address	Building / Project Name	Floor Area (m <sup>2</sup> )	Completed	Type	Major Use
1	279-285 Castlereagh St, Sydney	Masonic Centre	438	Aug-2004	R	Retail
2	65-77 Market St, Sydney	David Jones	0	Aug-2004	R	Retail
3	279-285 Castlereagh St, Sydney	Civic Tower	27,247	Aug-2004	N	Office
4	664-690 George St, Sydney	Latitude on World Square	76,194	Oct-2004	N	Office/Ret
5	10 Macquarie St, Sydney	Coining Factory Building	1,138	Oct-2004	R	Office
6	69-71 Edward St, Pyrmont		454	Oct-2004	R	Office
7	631-635 George St, Haymarket		755	Nov-2004	N	Community
8	55-73 Oxford St, Surry Hills	Oxford Square	13,117	Nov-2004	R	Office
9	31 Alfred St, Sydney	Customs House	0	Dec-2004	R	Community
10	151-153 Macquarie St, Sydney		61	Feb-2005	R	Office
11	664-690 George St, Sydney	Stage 2 World Square	24,009	Mar-2005	N	Retail
12	137-139B Bathurst St, Sydney		983	Apr-2005	N	Office
13	424-460 Harris St, Ultimo	Bullecourt Place	1,738	Apr-2005	N	Office
14	248A-250 Pitt St, Sydney	National Building	0	May-2005	R	Office
15	201-217 Elizabeth St, Sydney	Pacific Power	0	Jun-2005	F	Office
16	68-96 Hunter St, Sydney	Qantas House	0	Jul-2005	R	Office
17	589-593 George St, Sydney	Cassia Gardens / Sun Tower	4,923	Aug-2005	N	Office
18	126-130 Phillip St, Sydney	BT Tower	0	Sep-2005	F	Office
19	255-269 Pitt St, Sydney	Hilton Hotel	15,400	Sep-2005	R	Office
20	124 Phillip St, Sydney	BT Tower	48,710	Sep-2005	N	Office
21	4-10 Goulburn St, Sydney	Trades Hall Building	0	Oct-2005	R	Office
22	339-345A Sussex St, Sydney	Emporio Apartments	1,275	Oct-2005	N	Retail
23	241-243 Castlereagh St, Sydney	Manchester House	2,790	Oct-2005	R	Office
24	121 Macquarie St, Sydney	Chief Secretary's Building	0	Nov-2005	R	Office
25	400 Kent St, Sydney	Workcover	0	Jan-2006	R	Education
26	1 Darling Island Rd, Pyrmont	Darling Island Site 5	24,336	Jan-2006	N	Office
27	10 Bligh St, Sydney		0	Feb-2006	R	Office
28	219-227 Castlereagh St, Sydney		1,198	Feb-2006	R	Office
29	261-293 Kent St, Sydney	KENS Site	111,291	Mar-2006	N	Office
30	259 Kent St, Sydney	KENS Site	0	Apr-2006	F	Office
31	309-329 Kent St, Sydney		0	May-2006	R	Office
32	241A Sussex St, Sydney	Darling Park - Stage 3	29,000	May-2006	N	Office
33	19-33 Reservoir St, Surry Hills		1,828	May-2006	N	Office
34	18-32 Jamison St, Sydney	AAPT	0	Oct-2006	R	Office
35	50-72 Union St, Pyrmont		21,641	Oct-2006	N	Office
36	531-551 George St, Sydney	Meriton Tower	9,780	Dec-2006	N	Office
37	27-33 Wentworth Ave, Sydney		0	Jan-2007	C	Retail
38	354-360 George St, Sydney	Societe Generale House	1,094	Jan-2007	R	Retail

## COMPLETED

Map Ref.	Address	Building / Project Name	Floor Area (m <sup>2</sup> )	Completed	Type	Major Use
39	397-409 Kent St, Sydney	MMI	6,521	Jan-2007	N	Office
40	55 Miller St, Pyrmont		11,234	Jan-2007	N	Office
41	15-73 Broadway, Ultimo	UTS Building 4	0	Jan-2007	R	Education
42	460-492 Harris St, Ultimo	Ultimo Aquatic Centre	9,031	Apr-2007	N	Community
43	487-503 George St, Sydney	Regency Place	9,791	May-2007	N	Office
44	51-57 Holt St, Surry Hills		1,415	Jun-2007	A	Office
45	469-475 Kent St, Sydney		0	Sep-2007	R	Office
46	664-690 George St, Sydney	ATO	25,888	Sep-2007	N	Office
47	262-266 Castlereagh St, Sydney		2,853	Oct-2007	N	Office
48	2 Chifley Square, Sydney	Chifley Plaza	0	Nov-2007	R	Retail
49	393 Pitt St, Sydney		0	Jan-2008	C	Office
50	413-421 George St, Sydney	BBC Hardware	19,096	Jan-2008	R	Office
51	503-505 Kent St, Sydney	Hobart House	2,089	Jan-2008	N	Office
52	341 George St, Sydney	Westpac Bank Building	0	Feb-2008	R	Office
53	115 Pitt St, Sydney		1,252	Feb-2008	A	Office
54	1-59 Quay St, Haymarket	UTS Library	1,707	Feb-2008	R	Education
55	7-9 York St, Sydney		742	Mar-2008	N	Office
56	18-32 Jamison St, Sydney	AAPT	5,755	May-2008	R	Office
57	367-373A George St, Sydney	Westpac	16,043	May-2008	A	Office
58	61 York St, Sydney	Australasian Pioneers Club	2,858	May-2008	N	Office
59	299-305 Sussex St, Sydney		3,348	Jun-2008	N	Office
60	63-79 Miller St, Pyrmont		7,651	Jul-2008	A	Office
61	12-20 Shelley St, Sydney		0	Aug-2008	F	Office
62	101 Chalmers St, Surry Hills		1,387	Aug-2008	C	Office
63	532-540 George St, Sydney	Woolworths Building	0	Sep-2008	R	Office
64	25-33 Erskine St, Sydney		851	Sep-2008	A	Office
65	133-145 Castlereagh St, Sydney	Piccadilly Centre	0	Oct-2008	C	Office
66	330-346 George St, Sydney		6,580	Oct-2008	N	Office/Ret
67	44-48 Pirrama Rd, Pyrmont	Darling Island Site 6	20,000	Oct-2008	N	Office
68	237-241 Macquarie St, Sydney		0	Dec-2008	R	Office
69	429-481 George St, Sydney		13,519	Dec-2008	R	Retail
70	33-49 Sussex St, Sydney		1,018	Dec-2008	N	Office
71	11-17 York St, Sydney		22,000	Jan-2009	C	Education
72	6-8 College St, Sydney	Australian Museum	7,050	Jan-2009	A	Community
73	4 Macquarie St, Sydney	Royal Botanic Gardens	4,457	Jan-2009	N	Community
74	1-19 Shelley St, Sydney		35,707	Feb-2009	N	Office
75	441-443 Elizabeth St, Surry Hills		759	Mar-2009	N	Office/Ret
76	99-113 Macquarie St, Sydney	Transport House	7,967	Apr-2009	R	Office
77	60-62 Clarence St, Sydney		2,234	May-2009	R	Office
<b>Total</b>			<b>670,203</b>			

## COMMENCED

Map Ref.	Address	Building / Project Name	Floor Area (m <sup>2</sup> )	Completion Due Date	Type	Major Use
78	51-59 Sussex St, Sydney		11,230	Sep-2009	N	Utilities
79	33-39 Hunter St, Sydney	Perpetual Trustee Building	7,432	Sep-2009	R	Office
80	147-153 Castlereagh St, Sydney	Grand United Building	5,660	Oct-2009	A	Office
81	253 Pitt St, Sydney		1,014	Oct-2009	A	Retail
82	17-19 Alberta St, Sydney		465	Oct-2009	A	Retail
83	219-227 Elizabeth St, Sydney		1,052	Dec-2009	A	Office/Ret
84	61-65 Wentworth Ave, Sydney		2,043	Dec-2009	N	Office
85	46-58 Holt St, Surry Hills		11,916	Dec-2009	A	Office
86	257 Clarence St, Sydney		3,711	Dec-2009	N	Office
87	36 York St, Sydney		1,700	Dec-2009	A	Office
88	405-411 Sussex St, Haymarket		9,763	Jun-2010	N	Office
89	710-710A George St, Haymarket		1,426	Nov-2010	N	Office/Ret
90	2 O'Connell St, Sydney		45,760	Dec-2010	N	Office
91	416-418 George St, Sydney	Mid City Centre	54,984	Dec-2010	N	Office
92	184-190 Pitt St, Sydney	Centrepont	121,964	Jul-2011	N	Office/Ret
93	1-25 Harbour St, Sydney	Darling Walk	67,827	Feb-2012	N	Office
<b>Total</b>			<b>347,947</b>			

**APPROVED**

Map Ref.	Address	Building / Project Name	Floor Area (m <sup>2</sup> )	Approval Date	Type	Major Use
94	267 Sussex St, Sydney		1,640	12/09/2005	N	Office
95	189-197 Kent St, Sydney		2,242	26/06/2006	C	Retail
96	424-430 George St, Sydney		0	7/08/2006	R	Office
97	26 Broadway, Chippendale	CUB	125,940	9/02/2007	N	Office/Ret
98	21-43 Harris St, Pyrmont		18,337	7/05/2007	N	Office
99	232-236 Pitt St, Sydney	Boyd Tower	63,885	6/12/2007	N	Office
100	33 Lower Fort St, Dawes Point		0	13/05/2008	C	Office/Ret
101	56 Argyle Pl, Millers Point		0	13/05/2008	C	Office
102	561-577 Harris St, Ultimo		4,024	14/05/2008	A	Office
103	40-50 Clarence St, Sydney		0	26/05/2008	R	Office
104	10-14 Quay St, Haymarket		6,185	25/06/2008	R	Office
105	161 Clarence St, Sydney		15,895	31/07/2008	N	Office
106	20-26 O'Connell St, Sydney	Kindersley House	37,139	30/10/2008	N	Office
107	235-253 Jones St, Ultimo	UTS Building 10	920	26/11/2008	A	Education
108	81-91 Quay St, Haymarket		15,408	15/12/2008	N	Office
109	38-42 Pirrama Rd, Pyrmont		18,574	15/12/2008	NR	Office
110	131-135 Bathurst St, Sydney		3,256	24/12/2008	N	Retail
111	10-12 College St, Darlinghurst	Sydney Grammar School	3,600	23/03/2009	N	Education
112	8-12 Chifley Square, Sydney	Goodsell Building	28,122	31/03/2009	N	Office
113	61-79 Quay St, Haymarket		26,300	30/04/2009	N	Office
114	201 Castlereagh St, Sydney	Scientology House	3,804	1/06/2009	A	Community
115	691-693 George St, Haymarket		6,122	1/06/2009	N	Office
<b>Total</b>			<b>381,393</b>			

**LODGED**

Map Ref.	Address	Building / Project Name	Floor Area (m <sup>2</sup> )	Lodgement Date	Type	Major Use
116	140 George St, The Rocks	Museum of Contemporary Art	5,926	25/08/2008	R	Community
117	15-73 Broadway, Ultimo	UTS City Campus Broadway	84,750	11/09/2008	N	Education
118	561-577 Harris St, Ultimo		3,830	19/03/2009	C	Education
119	4-14 Martin Place, Sydney	Challis House	464	19/06/2009	C	Retail
<b>Total</b>			<b>94,970</b>			

**Notes:**

- Commercial projects include office, retail, entertainment/leisure and other employment generating projects.
- The floor area stated is based on floor area calculations of the approved DA. It does not represent the net lettable floor area of the building. Floor area associated with residential use is not included.
- For details of residential projects, refer to the City Residential Monitor.

**Abbreviations used:**

N	New Building
A	Additions (Floor area relates to additional floor area)
R	Refurbishment/Reconstruction (No floor area given unless project is a full reconstruction)
C	Conversion
F	Fitout of new building

For further information, contact  
Cathy Hoven, Research Project Officer on 9246 7600.

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Enquiries regarding this document should be made to:  
Economic Development Unit    GPO Box 1591  
Town Hall House                Sydney NSW 2000  
456 Kent Street                 Tel: 02 9246 7600  
Sydney                                Fax 02 9265 9679  
E-mail: [choven@cityofsydney.nsw.gov.au](mailto:choven@cityofsydney.nsw.gov.au)  
Internet: [www.cityofsydney.nsw.gov.au](http://www.cityofsydney.nsw.gov.au)