Atlas Economics

Five Dock Precinct

Employment Land Use Assessment

CITY OF CANADA BAY COUNCIL

FEBRUARY 2025

Document Control

JOB ID	J448
JOB NAME	Canada Bay Five Dock Commercial Assessment
CLIENT	City of Canada Bay Council
CLIENT CONTACT	Lucy Langley
DOCUMENT NAME	Five Dock Employment Land Use Assessment final
LAST SAVED	20/02/2025 9:04 AM

VERSION	DATE	PREPARED BY	REVIEWED BY
Draft	10 February 2025	Lynelle Chua	Esther Cheong
Final	20 February 2025	Lynelle Chua	Esther Cheong

Executive Summary

Background

In 2019 the NSW Government announced the Sydney Metro West project, to deliver new metro stations that link Greater Parramatta to the Sydney CBD. Three of these stations will be located within the Canada Bay Local Government Area (**LGA**), including Five Dock, with expected completion in 2032. Council is working to progress a suite of technical studies to understand the strategic opportunities presented by the future metro stations.

A draft Masterplan was prepared by Studio GL for Council in July 2024 (**the Masterplan**) for the Five Dock Precinct (**the Precinct**). Council seeks advice on the appropriate quantum of non-residential floorspace that the Precinct could be accommodated in the coming decades. This would assist with the refinement of the Masterplan. Atlas is engaged to carry out an Employment Land Use Assessment to investigate market need for non-residential floorspace in the Precinct and broader locality (**the Study**).

The Study will examine the sufficiency of non-residential floorspace to meet projected demand in the coming decades, and advise the need for additional employment land in the Precinct. The Study is a collaboration between Atlas and GapMaps, who will collectively provide recommendations for supportable retail and ancillary non-retail floorspace (GapMaps) and commercial floorspace provision (Atlas) in the Precinct.

Employment Profile

To understand the nature of demand for employment land uses in the Precinct, the Study examined intercensal employment trends in the Five Dock Town Centre (**the Town Centre**). A series of ABS geographies known as Destination Zones (DZs) were selected as the basis of analysis, which broadly align with the boundaries of the Town Centre, referred to as the '**Employment Catchment'.**

The findings indicate a diverse employment profile in the Employment Catchment, with dominant industries including a mix of health and education, knowledge intensive and population-serving industries. In 2021, ~2,430 jobs were recorded, characterised by:

- Health care and social assistance jobs (16%)
- Professional, scientific and technical services jobs (16%)
- Retail trade jobs (11%)
- Education and training jobs (11%)

Over 2011-2021, the Employment Catchment recorded nominal growth averaging 2% per annum. This was largely driven by knowledge intensive and health and education industries – outpacing growth in traditional retail trade activity. Based on most recent 2023 employment projections by Transport for NSW (**TfNSW**), the Employment Catchment is expected to record higher levels of employment growth in the longer term (2031 onwards).

This level of employment growth is expected to be nominal in the years to 2041 (~0.1% to 0.4% per annum). Notably, the employment projections do not appear to account for new developments planned in Five Dock and surrounding localities (e.g. Kings Bay). Whilst future employment growth could therefore be higher than projected, this is not expected to be significant, given the local centre role of Five Dock. Overall, the employment mix is expected to remain largely unchanged, with population-serving industries to account for the dominant employment share. Knowledge intensive and health and education industries are likely to remain well represented.

Market Appraisal of Employment Land Uses

COMMERCIAL LAND USES

The COVID-19 pandemic has structurally altered the commercial office market, with direct implications on market demand for office floorspace as work-from-home patterns persist. This has resulted in a reduction in aggregate demand for office floorspace and a preference for high-quality office space in high amenity locations. It has also increased the threshold for the viability of commercial development, making it even more challenging for standalone commercial development in minor centres such as Five Dock.

The Town Centre accommodates a mix of fine grain commercial and retail uses in the Town Centre, clustered along Great North Road. The Town Centre is a local centre, comprising approximately 28,000sqm of commercial office floorspace predominantly within aged retail strip buildings. Modern office space is limited and mainly reflects ground level floorspace within apartment developments.

Businesses who currently occupy commercial properties in the Town Centre are predominantly professional services, medical and allied health services and few construction businesses. Overall, most corporate businesses and medical practices occupy small office suites ranging from 30sqm to 100sqm. This reflects the small-scale business profile of existing occupiers in the Town Centre, mostly comprising <10 employees.

COMMERCIAL LAND USE OPPORTUNITIES

Demand for commercial land uses in the Town Centre is driven by small-scale businesses. They include medical and allied health services, local professional services and community services. Employment projections anticipate an expansion of health and education industries. Considering local and structural commercial market trends, as well as the role of the Town Centre as a local centre, demand for office floorspace will likely be limited to small-scale occupiers. Accordingly, demand will predominantly be for small commercial suites suited for office operations or consulting services.

RETAIL AND ANCILLARY NON-RETAIL LAND USES

The Town Centre comprises ~16,500 to 17,500sqm of retail floorspace across >100 tenants. There is only one supermarket (Coles), a diverse mix of F&B tenants, personal services and several legacy tenants (Five Dock Hotel, Club Five Dock RSL). There are no destinational, entertainment type uses (i.e. cinemas, bowling) in the Town Centre. Ancillary non-retail uses generally include shop-front uses such as real estate agencies, physio, dental, medical centres and allied health services.

A review of key demand indicators and retail provision in the Main Trade Area (**MTA**) and surrounding area indicates that the existing retail floorspace demand from the MTA population is currently met by a range of retail facilities. This includes higher order retail and dedicated large-format retail centres like Homebush, Auburn, Leichhardt, Birkenhead Point and the Sydney CBD as well as online retail. However, the Study identified a **significant under-supply of supermarket facilities and a lack of convenience shopping centre assets, with dedicated/off-street parking in the MTA.**

The Town Centre also comprises non-retail land uses including childcare centres, gym/ fitness centres, medical centres and allied health uses. Analysis of demand and supply market dynamics indicates that there is **no critical gap in market need for additional facilities.** There is currently a healthy supply of various non-retail land uses across the MTA. Whilst the new Five Dock metro station will induce demand for more non-retail uses, this will likely be met with planned supply in the Kings Bay precinct or in Five Dock.

RETAIL AND ANCILLARY NON-RETAIL LAND USE OPPORTUNITIES

There is a significant under-supply of supermarket facilities and a lack of convenience shopping centre assets, with dedicated/off-street parking in the MTA. There is also potential for other independent operators who could occupy a dedicated site in the Town Centre – in proximity to the key supermarket anchor. It is possible that some ancillary non-retail uses could then be attracted to a new (small) precinct in the Town Centre.

Implications for Masterplanning

Based on the market appraisal of employment land uses in the Precinct, the Study has resolved that:

- Demand for **commercial** and **ancillary non-retail land uses** will likely be met with a sufficient provision of existing and future supply. Accordingly, demand for these land uses will not drive the need for more employment zoned land in the Precinct.
- There is a significant demand for additional **convenience-based retail land uses** in the Five Dock – in particular, demand for a **large supermarket**. Future growth in residential uses in the Precinct is expected to exacerbate this quantum of demand.

Based on the various land use market needs, the Study provides three masterplanning scenarios:

1. **Scenario 1: No additional area rezoned**

A gradual evolution of retail offering within the Town Centre over time, as retail leases come up for renewal and new residential/ mixed use projects are developed in the Town Centre. Five Dock residents will be better serviced by retail facilities in the future than they are currently.

2. **Scenario 2: Some additional area rezoned**

This could enable some additional specialty retail, a standalone supermarket (**i.e. Aldi**), or some ancillary non-retail uses to locate in the Town Centre. Other retail opportunities include additional cafes/restaurants or branded quick service restaurant (QSR) operators. This could reduce levels of escaped expenditure compared to Scenario 1, as residents have more retail choices.

3. **Scenario 3: Large area rezoned to enable a full-line supermarket**

This could enable opportunity for a full-line supermarket-anchored development, and supporting specialty retail and ancillary non-retail uses in the Town Centre. The addition of a large, anchor supermarket in an enclosed convenience centre would help to draw back trade from Kings Bay into the Town Centre.

This will benefit local residents and shoppers, providing increased convenience and consumer choice. Additionally, this will create new employment opportunities in the Town Centre.

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Introduction

Beyond the
horizon thinking.

1.1 Background

In 2019 the NSW Government announced the Sydney Metro West project. This will deliver nine new metro stations that link Greater Parramatta to the Sydney CBD. Three of these stations will be located within the Canada Bay Local Government Area (**LGA**) - in Five Dock, North Strathfield and Burwood North (**the Precincts**). Construction is underway, with expected completion in 2032.

Council is working to progress a suite of technical studies to understand the strategic opportunities presented by the future metro stations. This included preparation of a Local Planning Study for the Precincts (**the LPS**) to identify land use and built form opportunities by SJB for Council. The LPS would provide input into a Masterplan for the Precincts.

In 2023, Council adopted the LPS which has led to the preparation of draft Masterplans for the Precincts. Once finalised, the Masterplans will support the preparation of a Planning Proposal to amend planning controls in the Canada Bay Local Environmental Plan 2013 (**the LEP**) and update the Canada Bay Development Control Plan (**the DCP**).

A draft Masterplan was prepared by Studio GL for Council in July 2024 (**the Masterplan**) for the Five Dock Precinct (**the Precinct**). It identifies opportunity for the Precinct to accommodate ~7,900 dwellings. Accordingly, Council seeks advice on the appropriate quantum of non-residential floorspace that the Precinct could be accommodated in the coming decades. This would assist with the refinement of the Masterplan.

Atlas is engaged to carry out an Employment Land Use Assessment to investigate market need for non-residential floorspace in the Precinct and broader locality (**the Study**). The Study will resolve the following issues:

- If there is sufficient capacity for non-residential floorspace to meet projected demand in the coming two decades.
- If there is need for additional employment land in the Precinct.

The Study is a collaboration between Atlas and GapMaps. GapMaps will provide advice on supportable retail and ancillary non-retail floorspace (i.e. childcare, gyms/fitness, medical/allied health) in the Precinct while Atlas will provide advice on commercial and office uses, synthesising overall recommendations for non-residential floorspace provision in the Precinct.

1.2 Strategic Context

1.2.1 The Precinct

The Precinct is situated in Five Dock, approximately 10km west of the Sydney CBD. It is broadly bounded by Lyons Road to the north, Harris Road to the west, Queens Road to the south and Five Dock Park to the east. The Precinct is focused around the Five Dock Town Centre (or **The Town Centre,** interchangeably), which runs along Great North Road.

FIGURE 1-1 illustrates the locational context and geographical boundaries of the Precinct.

FIGURE 1-1: The Precinct

Source: Atlas

The Town Centre accommodates a broad range of business occupiers, including professional services, fitness studios, restaurants, medical clinics and beauty salons. Buildings predominantly reflect aged, 1-2 storey retail strip and modern, shop-top housing. These are situated on compact lots of a fine-grain nature.

Outside the town centre, the Precinct mostly accommodates residential land uses. This is aligned with the land use zones which immediately surround the town centre (R2 Low Density Residential and R3 Low Density Residential). Existing housing is characterised by a mix of detached dwellings, aged residential flat buildings and medium density housing in the pockets of R3 zoned land.

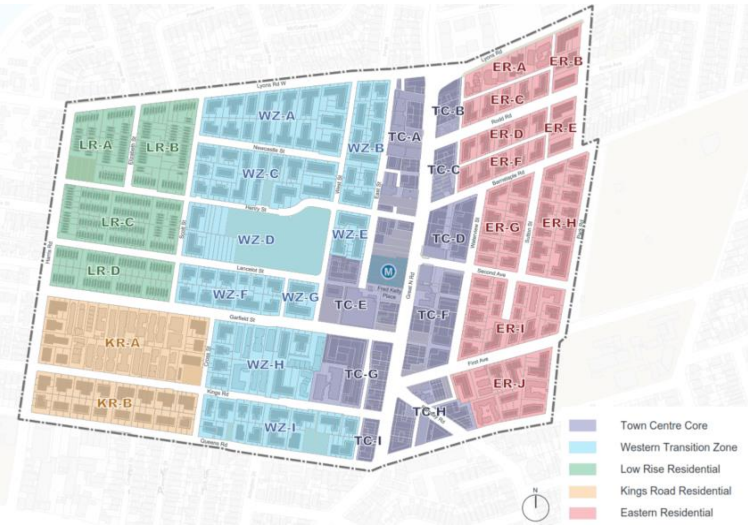
1.2.2 The Masterplan

The Masterplan envisages a mix of integrated land uses, including commercial, retail, residential and recreational uses – clustered around the future Five Dock metro station.

The Masterplan identifies several sub-precincts within the Precinct, based on respective land uses. Employment land uses (i.e. commercial, retail) are proposed to be focused in the 'Town Centre Core' sub-precinct. This broadly aligns with the boundaries of the Five Dock Town centre currently zoned as MU1 Mixed Use.

FIGURE 1-2 illustrates the sub-precincts identified in the Masterplan.

FIGURE 1-2: Sub-Precincts, The Masterplan



Source: Studio GL (2024)

In addition to employment land uses, the Masterplan also identifies potential for ~1,970 dwellings in the Town Centre Core, where buildings could range from 4 to 7 storeys. This indicates that the Town Centre Core could accommodate some 25% of the overall dwelling yield envisaged in the Precinct (~7,900 dwellings) in the coming decades. This has implications for employment land use opportunities in the Town Centre Core and broader Precinct.

Outside the Town Centre Core, the Masterplan identifies other residential land use opportunities within the various sub-precincts. These include a mix of medium density housing (2-3 storey terraces) and apartments (up to 6-storeys), with building densities gradually reducing outward from the Town Centre Core.

1.3 Scope and Approach

The overarching objective of the Study is to provide employment land use advice to assist the refinement of the Masterplan.

To meet the requirements of the brief, the following tasks have been carried out:

- Review of intercensal employment data in the Town Centre. This provides an understanding of key industry trends and the nature of demand for employment floorspace in the Precinct.
- Desktop audit of the Town Centre to observe the composition of existing businesses, considering occupancy and vacancy levels.
- Retail demand analysis to identify the potential retail trade catchment which the Precinct could draw and the type, mix and size of retail offer which could be supported.
- Review the development pipeline to understand future provision of employment floorspace in Five Dock and broader locality.

- Identification of any gaps in market need for commercial and retail provision and the potential for the Precinct to meet some of this supply shortfall, if any.
- Recommendations on employment land use opportunities that the Precinct could accommodate, including the quantum of additional retail and non-retail floorspace. This considers the strategic context and role of the Precinct.

The Study principally carries out an appraisal of employment land use demand in the Precinct, compared against supply levels to observe if there is any shortfall in supply provision. Additionally, if there is need to enable non-residential capacity in the Precinct.

1.4 Assumptions and Limitations

Atlas acknowledges several assumptions and limitations associated with the Study.

- The macro-economic outlook is currently subject to significant uncertainty due to, inter alia, global and domestic inflation, labour shortages and various military conflicts.
- The 2021 Census was administered during the COVID-19 pandemic and at a time of widespread lockdowns across Australia's east coast. Activity recorded at this time may not be accurately representative of employment levels.
- Floorspace supply data is sourced from various third party databases and subscriptions and is not validated.
- Market research is carried out on a 'desktop' basis without the benefit of site surveys and internal inspections.

Notwithstanding the above, due care, skill and diligence has been applied to this Study as is reasonably expected.

2
Demand for Commercial Land Uses

2.1 Employment Profile

To understand the nature of demand for employment land uses in the Precinct, the Study has examined the employment profile of the Town Centre. To do so, a series of ABS geographies known as Destination Zones (DZs) were selected as the basis of analysis. DZ geographies are the smallest geography at which historical employment Census data is available. Several DZ geographies were chosen which broadly align with the boundaries of the Town Centre, referred to as the 'Employment Catchment'.

2.1.1 Employment Catchment

The Employment Catchment includes three DZ geographies, which collectively encompass the Town Centre including surrounding residential uses. Analysis of employment trends in the Town Centre will provide a nuanced understanding of retail and commercial land use opportunities in the broader Precinct.

FIGURE 2-1 illustrates the Employment Catchment boundaries, including the Town Centre within the MU1 Mixed Use land use zone, focused along Great North Road.

FIGURE 2-1: Employment Catchment

Source: Atlas

2.1.2 Employment Profile

INDUSTRY CLASSIFICATIONS

The ABS categorises employment activity into 19 industry sectors referred to as ANZSICs (Australian New Zealand Standard Industry Classification). These are the most commonly utilised categorises used when analysing an areas employment profile.

It is also useful to consider employment composition in broader industry terms. Broad industry classifications (**BIC**) group the 19 ANZSIC sectors into four main industry categories - population-serving, knowledge-intensive, health and education and industrial. These BIC groupings and their corresponding ANZSIC are shown in **TABLE 2-1**.

TABLE 2-1: Broad Industry Classifications by 19-Digit ANZIC

POPULATION SERVING	KNOWLEDGE-INTENSIVE	HEALTH AND EDUCATION	INDUSTRIAL
• Construction • Retail Trade • Accommodation & Food Services • Arts & Recreation Services • Other Services	• Information, Media & Telecommunications • Financial & Insurance Services • Rental, Hiring & Real Estate Services • Professional, Scientific & Technical Services • Administrative & Support Services • Public Administration & Safety	• Education & Training • Health Care & Social Assistance	• Agriculture, Forestry & Fishing • Mining • Manufacturing • Electricity, Gas, Water & Waste Services • Wholesale Trade • Transport, Postal & Warehousing

EMPLOYMENT BY INDUSTRY

In 2011, the Employment Catchment recorded ~1,990 jobs. In 2021, this grew to ~2,430 jobs, representing an additional ~440 jobs in the last decade. This reflects average annual growth of 2% over the 2011-2021 period.

TABLE 2-2 provides a breakdown of employment by industry over the 2011-2021 period.

TABLE 2-2: Employment by Industry (2011-2021)

INDUSTRY (ANZSIC)	2011		2016		2021		AVG. ANNUAL GROWTH (2011-2021)
	No.	%	No.	%	No.	%	
Agriculture, Forestry and Fishing	-	0%	-	0%	-	0%	-
Mining	-	0%	-	0%	-	0%	-
Manufacturing	55	3%	69	3%	56	2%	0%
Electricity, Gas, Water and Waste Services	-	0%	3	0%	5	0%	-
Construction	86	4%	168	6%	159	7%	6%
Wholesale Trade	79	4%	42	2%	46	2%	-5%
Retail Trade	274	14%	359	14%	275	11%	0%
Accommodation and Food Services	173	9%	200	8%	164	7%	-1%
Transport, Postal and Warehousing	41	2%	64	2%	38	2%	-1%
Information Media and Telecommunications	30	2%	36	1%	27	1%	-1%
Financial and Insurance Services	89	4%	77	3%	104	4%	2%
Rental, Hiring and Real Estate Services	71	4%	118	4%	112	5%	5%
Professional, Scientific and Technical Services	269	14%	318	12%	384	16%	4%
Administrative and Support Services	60	3%	68	3%	72	3%	2%
Public Administration and Safety	30	2%	24	1%	35	1%	2%
Education and Training	178	9%	258	10%	273	11%	4%
Health Care and Social Assistance	327	16%	462	17%	395	16%	2%
Arts and Recreation Services	42	2%	59	2%	38	2%	-1%
Other Services	167	8%	185	7%	143	6%	-2%
Inadequately described/Not stated	18	1%	149	6%	107	4%	20%
Total	**1,989**	**100%**	**2,659**	**100%**	**2,433**	**100%**	**2%**
Broad Industry Classification (BIC)							**% Change (2011-21)**
Population-Serving	742	37%	971	37%	779	32%	-5%
Knowledge-Intensive	549	28%	641	24%	734	30%	3%
Health and Education	505	25%	720	27%	668	27%	2%
Industrial	175	9%	178	7%	145	6%	-3%
Inadequately described/Not stated	18	1%	149	6%	107	4%	3%
Total	**1,989**	**100%**	**2,659**	**100%**	**2,433**	**100%**	**0%**

Source: ABS/ Atlas

Based on employment trends over 2011-2021, several key observations can be made:

- The Employment Catchment accommodates a diverse mix of jobs. In 2021, dominant industries of employment were:
  - Health care and social assistance (16%)
  - Professional, scientific and technical services (16%)
  - Retail trade (11%)
  - Education and training (11%)

  Whilst **population-serving industries** accounted for the largest share of employment at **32%,** this was closely followed by **knowledge-intensive (30%)** and **health and education industries (27%).**

- In the last decade, employment growth was largely driven by knowledge-intensive and health and education industries.
    - Knowledge-intensive industries grew in proportional share, from 28% in 2011 (~550 jobs) to 30% in 2021 (~730 jobs). This includes ~120 additional jobs in professional, scientific and technical services and ~40 additional jobs in rental, hiring and real estate services.
    - Similarly, health and education industries accounted for an increasing employment share, from 25% in 2011 (~510 jobs) to 27% in 2021 (670 jobs). This includes the additional ~100 jobs and ~50 jobs in education and training and health care and social assistance respectively.
- Population-serving industries continued to represent the majority of jobs in 2021 - albeit in declining proportions (37% in 2011 to 32% in 2021).
    - Whilst there was strong growth in construction (+70 jobs), this was met with a decline in jobs in other population-serving industries such as 'Other Services' (-20 jobs). This includes personal care services such as beauty and hairdressing, etc.

Overall, the employment profile indicates an evolving mix of businesses in the Employment Catchment. In particular, strong growth in health, education and professional industries – outpacing traditional retail trade activity. This provides a nuanced understanding of employment land use opportunities in the Town Centre.

EMPLOYMENT PROJECTIONS

Employment projections relied upon in this Study are the most recent 2024 data prepared by Transport for NSW's Transport, Performance and Analytics (TPA) Division. These projections are carried out at a small area level in geographies known as Travel Zones (TZs). A selection of TZ geographies were chosen which align with the Employment Catchment boundaries.

The employment data reported in TPA's base year projections (2021) are not aligned with the 2021 ABS Census, given adjustments for Census undercount. TPA projections indicate ~3,360 jobs in the Employment Catchment in 2021, compared to the ~2,430 jobs recorded in the 2021 ABS Census.

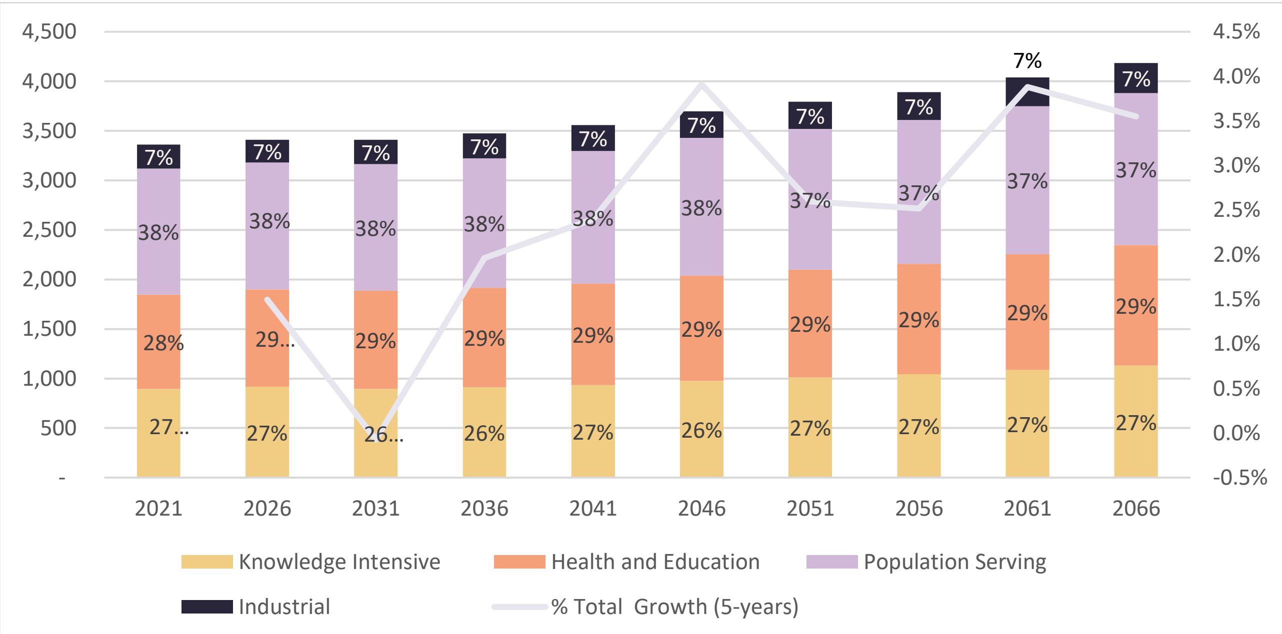
Notably, the employment projections do not appear to account for new developments planned in Five Dock and surrounding localities (e.g. Kings Bay). Whilst future employment growth could therefore be higher than projected, this is not expected to be significant, given the local centre role of Five Dock.

Using TPA estimates as the starting point, the Employment Catchment is expected to accommodate nominal employment growth in the coming years. Over 2021-2031, an additional ~50 jobs are anticipated in the Employment Catchment in total, with an additional 150 jobs over 2031-2041. This represents average annual growth projected at ~0.1% to 0.4% in the years to 2041.

In the longer term, the Employment Catchment is projected to accommodate higher levels of job growth, averaged at 0.5% to 0.8% over 2041 to 2066. This is equivalent to an additional ~20 to 30 jobs per annum over the longer term.

FIGURE 2-2 illustrates the employment projections for the Employment Catchment over 2021-2066.

FIGURE 2-2: Employment Projections, Employment Catchment (2021-2066)



Source: TfNSW (2024)

Several key observations are made, including:

- Nominal employment growth projected in the coming years to 2031. Of the additional ~50 jobs anticipated in the Employment Catchment, the vast majority are likely to be jobs in health and education (~40 jobs), followed by the 8 population-serving jobs.
- Higher levels of employment growth from 2031 onwards, averaging 2% to 3.5% per annum (compared to the projected 0.7% in the coming years to 2031).
- Projected employment mix to remain relatively unchanged in the long-term, with population-serving industries expected to account for the dominant employment share.
- Knowledge intensive and health and education industries to remain well represented in nearly equal proportions (~30% each).

Overall, the employment projections are generally aligned with historical trends, where job growth in the Employment Catchment is expected to be driven by health and education industries. Notwithstanding, population-serving and knowledge intensive industries will likely remain well-represented and account for 55% to 56% of total employment in the coming decades.

DEMAND FOR EMPLOYMENT FLOORSPACE

The floorspace required to accommodate projected employment growth in the Employment Catchment. Employment can be estimated through converting employment (jobs) into floorspace using workspace ratios (i.e. the amount of floorspace occupied per worker). The NSW Government provides a set of benchmark workspace ratios which can be used across Greater Sydney (DPHI, 2023). Atlas has refined this set based on past experience and industry knowledge.

The conversion of employment projections into floorspace suggests the Employment Catchment could require an additional ~1,900sqm in the years to 2031. By 2031, total demand for floorspace could reach ~120,200sqm and comprised of:

- 39,600sqm (33%) for health and education industries.
- 38,400sqm (32%) for population-serving industries.
- 24,300sqm (20%) for industrial.
- 17,900sqm (15%) for knowledge intensive industries.

TABLE 2-3 summarises the employment floorspace projections for the Employment Catchment over 2021-2041.

TABLE 2-3: Potential Floorspace Demand (sqm), Employment Catchment (2021-2041)

BROAD INDUSTRY CLASSIFICATION (BIC)	2021	2026	2031	2036	2041	CHANGE (NO.)	
						2021-31	2031-41
KNOWLEDGE INTENSIVE	17,886	18,327	17,892	18,233	18,669	6	777
HEALTH AND EDUCATION	38,112	39,261	39,638	40,123	40,913	1,526	1,275
POPULATION SERVING	38,151	38,465	38,394	39,193	40,196	243	1,802
INDUSTRIAL	24,162	23,069	24,285	25,388	26,224	123	1,938
TOTAL	**118,311**	**119,122**	**120,209**	**122,937**	**126,001**	**1,898**	**5,792**

Source: TPA/ Atlas

In the years to 2031, the employment projections suggest that demand for floorspace is likely to be driven by health and education industries (+1,530sqm). Notably, not all of this demand will be centre based but dispersed across the Employment Catchment.

2.2 Commercial Market Appraisal

This section carries out a market appraisal of macroeconomic trends and market activity in the Five Dock Precinct. This provides an understanding of local demand and supply dynamics of commercial floorspace.

STRUCTURAL TRENDS

Structural trends refer to a major shift in the way an industry, an economy or a society functions. Like all real estate sectors, offices are subject to structural changes that alter the type, location and quantum of space that is needed today and that will be needed in the future to meet occupier demand.

Whilst many of these trends were underway prior to the COVID-19 pandemic, the impact of enforced working from home has accelerated the realisation of these structural changes from perhaps 5-10 years to 12-24 months.

This has direct implications on market demand for commercial office floorspace, including:

- Reduction in aggregate demand for retail and commercial office floorspace.
- Preference for high-quality office space in high amenity locations.
- Good access to public transportation.

As flexible working arrangements have become more engrained, aggregate demand for office space has reduced overall and office floorspace must now provide a 'better offer' to meet market expectations and earn worker commutes.

This has resulted in a preference for high-quality office space and has rationalised demand to contemporary office buildings in high amenity locations. It has also increased the threshold for the viability of commercial development, making it even more challenging for standalone commercial development in minor centres such as the Five Dock Town Centre. Older office buildings face challenges in meeting the heightened expectations of modern tenants.

EXISTING COMMERCIAL LAND USES

The Five Dock Precinct accommodates a mix of fine grain commercial and retail uses in the Town Centre, clustered along Great North Road. The Town Centre is a local centre, comprising approximately 28,000sqm of commercial office floorspace across 35 properties (Arealytics, 2025).

Provision of commercial office supply is predominantly within aged buildings, almost entirely represented by B-grade stock (~27,050sqm) and includes C-grade stock (~540sqm). These include retail strip buildings of up to 3 storeys. Contemporary commercial space is limited, mainly reflecting ground level floorspace within modern apartment developments.

Additionally, there are no notable freestanding office buildings in the Precinct, apart from few aged commercial centres (e.g. Five Dock Commercial Centre at 118 Great North Rd).

FIGURE 2-3 illustrates examples of commercial floorspace provision in the Five Dock Town Centre.

FIGURE 2-3: Commercial Floorspace, Five Dock Town Centre

Source: various

A desktop appraisal of businesses in commercial premises in the Town Centre indicates a mix of industry occupiers. They include:

- A large mix of professional services, predominantly real estate agencies and accounting services.
- Medical and allied health services (i.e. dental clinics, physicians).
- Few construction businesses.

The Town Centre was additionally anchored by major bank branches, including Commonwealth Bank and St. George Bank. However, the increased adoption of digital banking and cost efficiency measures have resulted in the permanent closure of several bank branches. To date, only the NAB bank branch remains in the Town Centre. This demonstrates the impact of broader structural trends on demand for physical commercial/ retail space in centres.

Overall, many corporate businesses and medical practices in the Town Centre occupy small office suites ranging from 30sqm to 100sqm. This reflects the small-scale business profile of existing occupiers in the Town Centre, mostly comprising <10 employees.

The tenancy profile of businesses currently accommodated in the Town Centre is indicative of the type of demand for commercial floorspace in the Precinct. Whilst professional businesses (real estate agencies, etc) naturally require commercial space to support their operations, other occupiers (i.e. medical, trade businesses) also require commercial space for client/ patient consultations. Based on business occupier profile and activity, demand for commercial space is broader than just demand for office floorspace. The tenancy profile of businesses currently in the Town Centre (specialist medical practices, community services) is indicative of the spread of demand for commercial floorspace in the Precinct.

Relevantly, these businesses are small-scale and predominantly serve the needs of local residents. This is aligned with the role of the Five Dock Town Centre.

MARKET ACTIVITY

Current office occupancy levels in the Town Centre indicates a very tightly held market, with vacancy levels estimated at <1%. Accordingly, there are very limited office spaces on the market for lease or for sale. Recent sales activity is also limited, with no notable commercial properties transacting in the last 12-24 months.

Leasing activity demonstrates the nature of demand for commercial space in the Town Centre. Leased commercial properties are mostly compact suites (<100sqm), marketed at sole traders as flexi-workspace, medical practitioners for consulting/ day surgery, creative consultancies and beauty services. Examples of recently leased commercial properties in the Town Centre are provided.

BEAUTY SERVICES & FLEXI-COMMERCIAL SPACE, SUITES 4 & 5, 72A GREAT NORTH ROAD

OFFICE SUITES, 105/118 GREAT NORTH ROAD

MEDICAL PRACTICE, 105/118 GREAT NORTH ROAD

DEVELOPMENT PIPELINE

A review of the development pipeline indicates that there are no notable commercial projects proposed in the Town Centre. Proposed developments will predominantly deliver a small quantum of commercial floorspace as part of mixed use developments, including:

- **171-179 Great North Rd**: Redevelopment of the St Albans Church site into two mixed-use buildings. The proposal includes a level of commercial floorspace (level 1), integrated with ground floor retail and upper floor apartments. The site is currently in the rezoning stage, with the quantum of proposed commercial floorspace not yet known.
- **135-139 Great North Rd**: Proposed co-living development including retail/ office floorspace. The project is in its design stage with details of the proposed commercial floorspace not currently known.
- **52-56 Ramsay Rd**: The site is proposed for a 4- storey mixed use development, including potential for medical uses (~380sqm), retail/ office tenancies (~230sqm) and upper level apartments. Construction is expected to commence late 2025.

Overall, there are limited commercial developments being progressed. New commercial floorspace being delivered is generally provided on the ground floor of predominantly residential developments. This is aligned with the nature of commercial spaces delivered over the last few years, providing opportunities for small-scale commercial tenancies compared to standalone offices.

Few standalone commercial buildings are observed in the Town Centre – these are aged, low-rise buildings. In the last decade, several of these buildings have been sold as development sites or redeveloped into residential mixed use buildings. This reflects the shift in demand for commercial floorspace, with a focus on contemporary, flexible and adaptable office space. In particular, the increasing need for office floorspace to be co-located with other land uses (residential, retail) for project viability and to provide workers with increased convenience.

2.3 Implications for Commercial Floorspace Demand

Currently, commercial floorspace in the Town Centre is predominantly within aged, retail strip buildings. There are limited standalone commercial buildings, many of which have been gradually redeveloped into mixed-use projects in the last decade. A small quantum of contemporary office floorspace has been subsequently delivered as a component within these mixed-use developments.

Demand for commercial land uses in the Town Centre is predominantly driven by small-scale businesses. They include medical and allied health services, local professional services and community services. Employment projections indicate nominal growth in the Town Centre (averaging 0.1% to 0.5% per annum in the years to 2041). In particular, an expansion of health and education industries.

Whilst the projections do not appear to account for new developments planned in Five Dock and surrounding localities (e.g. Kings Bay), induced demand from the new Five Dock metro station will not likely be significant. This is attributed to the local centre role of Five Dock. It will therefore remain primarily as a local centre where businesses focus on providing local-oriented services.

More broadly, the COVID-19 pandemic has resulted in a structural shift to the demand for commercial office floorspace. Aggregate demand for office space has reduced overall and offices must now provide a better offer to meet market expectations.

Considering local and structural commercial market trends, demand for office floorspace in the Town Centre will likely be limited to small-scale occupiers. Accordingly, demand will predominantly be for small commercial suites suited for office operations or consulting services.

3
Retail Demand and Supply Assessment

Beyond the
horizon thinking.

3.1 Five Dock Town Centre

FIGURE 3-1: Five Dock Trade Area

Source: Canada Bay Council

The Five Dock Town Centre study area is outlined in **FIGURE 3-1**. The following key points are made in relation to the Town Centre:

- Extends north to Lyons Road
- Extends south to Queens Road
- Extends east-west, generally along Waterview street and East Street.

The Town Centre generally includes the area currently zoned MU1 – Mixed Use.

The Town Centre includes a Coles supermarket, other convenience related retail including cafes, restaurants, a pub, the local RSL, medical and allied health uses, gym/fitness uses, some childcare, small scale commercial and some residential.

3.2 Demand for Retail Land Uses

3.2.1 Potential Customer Segments

Potential customer segments include local residents, workers, and visitors beyond the trade area.

FIGURE 3-2 illustrates the various customer segments who drive retail demand.

FIGURE 3-2: Customer Segments

*Size of box is indicative of importance
Source: GapMaps

- **Local residents**

  As a local suburban retail and commercial precinct, the key customer segment of relevance for the Five Dock precinct will be the local residential population and future growth in this population.

- **Local workers**

  The daily workforce in the Five Dock precinct will generate a reasonable proportion of activity for local retails and businesses, particularly during weekdays. It is not a major/high density commercial office precinct, so this customer segment will not be the dominant customer segment.

- **Other visitors from beyond the trade area**

  All retail precincts/shopping centres tend to draw the customers from a very broad region, with a core customer base within the immediate area, followed by secondary/tertiary sectors where engagement is slightly lower as well as a share of about 10 – 30% from outside any defined trade area, depending on the role and function of the precinct.

- **Tourists**

  Tourists (domestic) and tourists (international) would contribute very marginally to overall demand within the precinct. This segment is not specifically addressed given it would be so small for a precinct like Five Dock, and would be considered as part of a beyond trade area assumption.

- **Commuter/ Train station traffic**

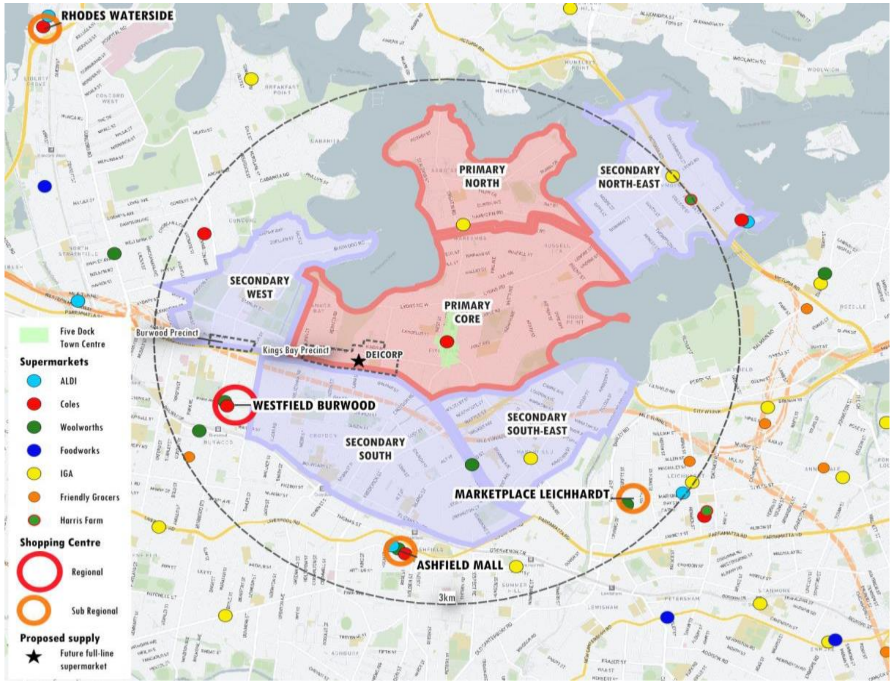
  Commuters could represent any of the above customer segments (i.e. local workers, visitors from beyond the trade area). They contribute to foot traffic and are a key customer segment for retailers in town centres.

3.2.2 Resident Trade Area Analysis

To understand the nature of retail demand in the Precinct, the Study has defined a catchment area for analysis (**Main Trade Area or MTA).**

FIGURE 3-3 illustrates the geographical boundaries of the Main Trade Area.

FIGURE 3-3: Five Dock Main Trade Area



Source: GapMaps

The MTA is defined based on:

- The observed visitation patterns to the Five Dock Town Centre, based on mobility data from Azira for the calendar year 2024 (to December).
- The existing and expected size, mix and layout of the retail and commercial provision within the Five Dock Town Centre.
- The surrounding competitive provision of retail including supermarkets.
- Planned developments/precincts e.g. Kings Bay Precinct.
- Road networks and statistical area boundaries.

The likely resident trade area served by Five Dock includes:

- 2 x primary sectors
- 5 x secondary sectors

3.2.3 Existing Visitation

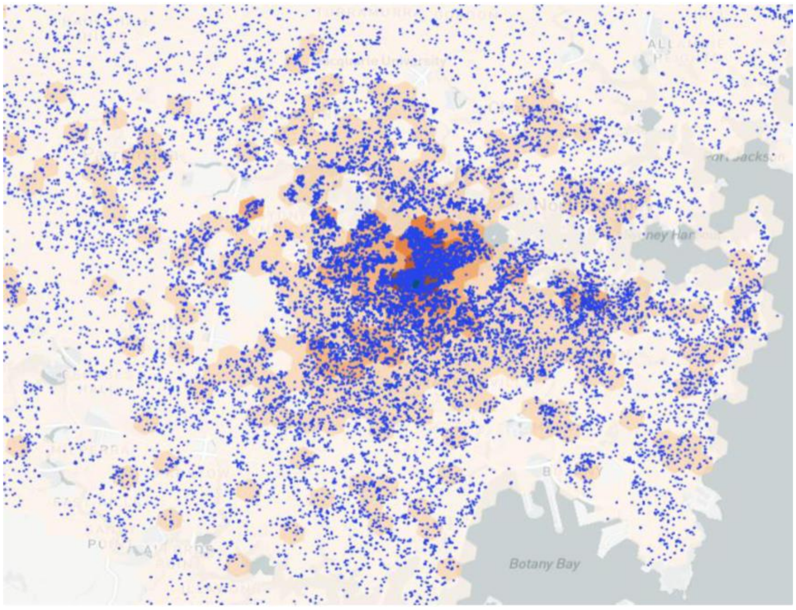
FIVE DOCK TOWN CENTRE

A review of existing visitation patterns was carried out in the Five Dock Town Centre. Key observations are made:

- The Five Dock Town Centre draws from far and wide, with around 25 – 30% of visitations coming from beyond 20km.
- The busiest days are Thursdays and Fridays – indicating that the precinct's visitation is underpinned by surrounding residents/destinational visitors rather than workers. Many other commercial/ employment precincts across Sydney have some of their lowest visitation on Fridays due to the shift in working behaviours post-Covid.
- Around 20% of visitors visit for more than 1hour.

FIGURE 3-4 and **FIGURE 3-5** illustrate the visitation profile of the Five Dock Centre.

FIGURE 3-4: Visitation Patterns, Five Dock Town Centre



Source: Azira

FIGURE 3-5: Visitation Periods, Five Dock Town Centre

Source: GapMaps

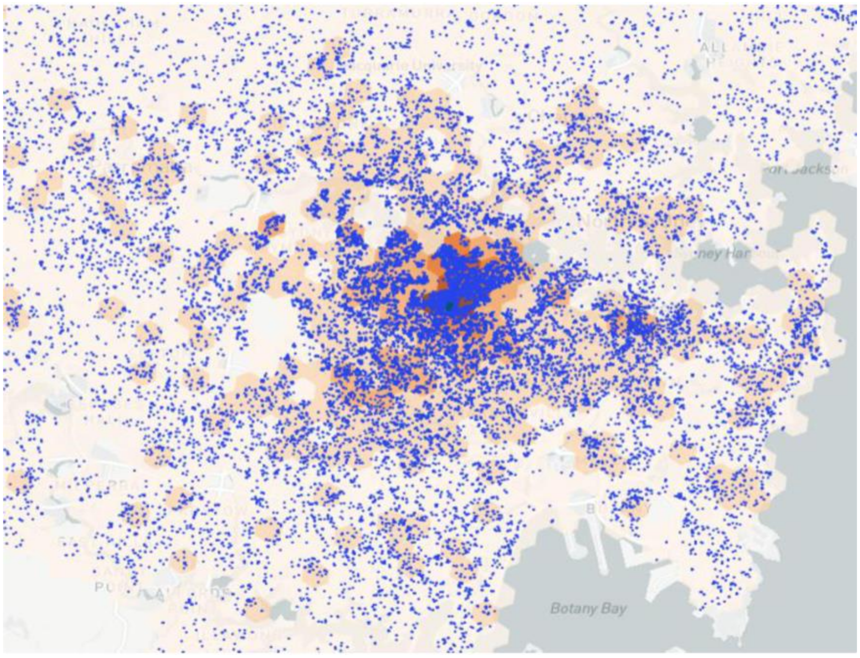
COLES, FIVE DOCK

A review of existing visitation patterns was also carried out for the Coles supermarket in Five Dock. Key observations are made:

- Coles Five Dock also draws fairly broadly, although it draws much more deeply from its immediate catchment (0-2km and 2-5km) than the Five Dock Town Centre more broadly.
- The busiest days are weekend days (Saturday and Sunday), with peak periods between 12-6pm.
- Average length of stay skews towards 0 – 30min.

FIGURE 3-6 and **FIGURE 3-7** illustrate the visitation profile of the Coles supermarket in Five Dock.

FIGURE 3-6: **Visitation Patterns, Coles**



Source: Azira

FIGURE 3-7: Visitation Periods, Coles

Source: GapMaps

3.2.4 Resident Socio-Demographic Profile

POPULATION GROWTH

TABLE 3-1: Population Growth (2024-2041)

Metric/sector	2024	2026	2031	2036	2041	2024 - 2041
Population						
Primary						
Primary - Core	17,501	17,679	18,575	20,075	21,575	4,074
Primary - North	10,219	10,251	10,321	10,392	10,467	248
Total Primary	**27,720**	**27,930**	**28,896**	**30,467**	**32,042**	**4,322**
Secondary						
Sec. NE	12,332	12,537	12,818	13,093	13,343	1,011
Sec. South	20,500	20,559	22,311	24,634	27,015	6,515
Sec. West	5,993	6,055	6,150	6,242	6,342	349
Sec. SE	5,180	5,192	5,217	5,242	5,267	87
Total Secondary	**44,005**	**44,343**	**46,496**	**49,211**	**51,967**	**7,962**
Main Trade Area	**71,725**	**72,273**	**75,392**	**79,678**	**84,009**	**12,284**

Source: GapMaps/ ABS/ DPHI

TABLE 3-1 analyses projected population growth across the MTA over the 2024-2041 period.

These projections have regard to the recent NSW DPHI projections released in November 2024, as well as the Canada Bay Council forecasts (prepared by .id).

The NSW DPHI projections do not appear to have regard to the potential uplift in the Five Dock Town Centre driven by the new Metro station nor the significant planned increases in density within the Kings Bay precinct.

For example, the Five Dock – Abbottsford SA2 is projected to grow from 21,642 residents in 2024 to 22,348 residents by 2041 by the NSW DPHI (growth of just 706 persons). The area encompasses the Kings Bay precinct (with its boundary along Parramatta Road).

However, the Canada Bay Council forecasts (prepared by .id) indicate the area around Kings Bay/Five Dock could grow by around 4,500 residents to 2041.

Overall, there are around 27,700 residents in the Total Primary sector and 71,700 residents across the MTA. Population projections indicate:

- The Primary Core population (which includes the Five Dock Town Centre and Kings Bay precinct) is expected to grow by around 4,100 persons between 2024 and 2041, equivalent to around 200-250 persons per annum with total Primary sector growth of around 15% in this timeframe (just less than 1% p.a.)
- The combined secondary sectors are estimated to grow by around 8,000 persons, most of this which is expected to occur within the Secondary South sector including Burwood, Croydon etc.
- Looking further ahead, the MTA population is projected to grow by around 1% p.a. to reach 84,000 by 2041.

Notably, there is only one existing supermarket comprising more than 1,000sqm within the combined Total Primary sector (Coles at Five Dock) to service this large population.

OTHER SOCIO-DEMOGRAPHIC INDICATORS

Table 3-2 provides an overview of the socio-demographic profile of the resident population within each trade area sector, based on the 2021 ABS Census. This is compared against benchmarks for the Sydney metropolitan area and national averages.

TABLE 3-2: Socio-Demographic Profile, Various Trade Areas (2021)

Metrics	Primary	Primary North	Main Trade Area	Greater Sydney - Avg.	Australia - Avg.
Age and Household Size					
0 to 14 years	18.6%	15.2%	15.8%	18.4%	18.3%
15 to 24 years	10.0%	7.4%	10.4%	12.2%	12.0%
25 to 34 years	10.9%	12.7%	14.0%	15.5%	14.3%
35 to 44 years	15.0%	15.6%	14.5%	14.9%	13.7%
45 to 54 years	15.5%	14.3%	14.1%	12.8%	12.8%
55 to 64 years	12.6%	12.1%	12.3%	11.1%	11.8%
65 to 74 years	9.1%	11.7%	9.6%	8.4%	9.7%
75 to 84 years	5.6%	7.1%	6.0%	4.8%	5.4%
85 years and over	2.8%	3.9%	3.3%	2.0%	2.1%
Avg. age (years)	40.4	42.8	41.2	37.8	38.9
Avg. H'hold Size	2.6	2.2	2.5	2.7	2.5
Income					
Per Capita Income	72,940	78,900	71,198	60,486	55,535
Avg. H'hold Income	135,630	129,149	129,549	119,667	105,794
Home Ownership					
Owned	36.0%	32.7%	33.4%	28.2%	31.5%
Mortgage	32.7%	26.7%	28.6%	33.8%	35.5%
Renting	30.3%	39.5%	36.7%	36.5%	31.2%
Birthplace					
Australia	69.9%	68.1%	63.6%	60.6%	72.0%
United Kingdom	4.0%	4.9%	3.9%	3.9%	4.7%
South & Central Asia	1.1%	1.3%	4.0%	7.0%	4.7%
South East Asia	2.7%	2.7%	4.3%	6.1%	4.1%
North East Asia	5.3%	5.4%	8.2%	7.2%	3.4%
New Zealand and Oceania	1.8%	1.3%	1.8%	2.6%	2.6%
Other	15.1%	16.3%	14.1%	12.6%	8.6%
Household Composition					
Couple family with no children Families	22.7%	27.7%	24.7%	23.3%	25.8%
Couple family with children under 15	26.2%	18.2%	20.8%	23.0%	20.9%
Couple family with no children under 15	12.6%	7.9%	10.1%	11.6%	9.6%
One parent family with children under 15	3.2%	4.3%	3.4%	4.6%	5.3%
One parent family no children under 15	6.4%	4.9%	5.7%	6.0%	5.4%
Other family Families	1.1%	1.3%	1.2%	1.1%	1.0%
Lone person	21.3%	27.3%	22.4%	19.7%	22.7%
Group household	6.6%	8.4%	11.7%	10.5%	9.3%
Workforce					
Workforce White Collar	84.5%	87.6%	84.2%	76.8%	71.3%
Workforce Blue Collar	15.5%	12.4%	15.8%	23.2%	28.7%
Average No Motor Vehicles per dwelling					
Average No. of motor vehicles per household	1.6	1.5	1.5	1.6	1.8

Source: ABS (2021)

Key socio-demographic indicators of the MTA population include:

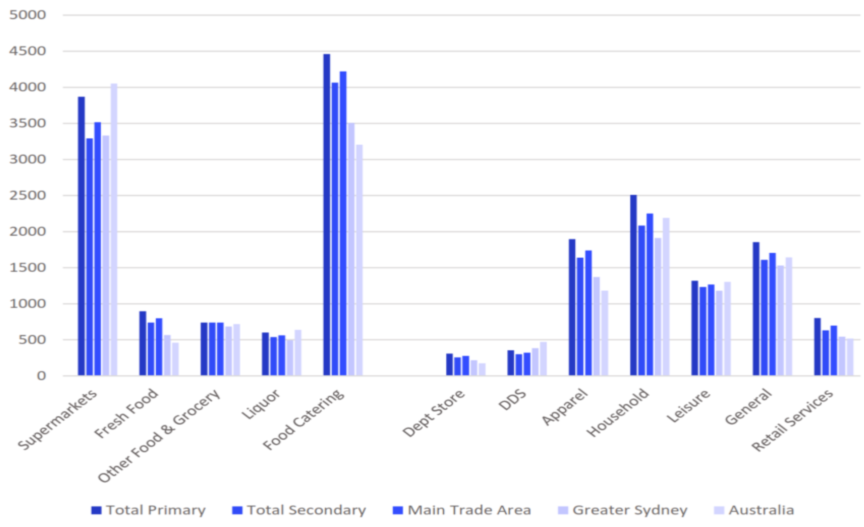
- High proportion of lone person households and couple households with no children. Overall more than 55% of households have no children (inc. group households).
- Much higher than average household incomes.
- Fairly similar ethnic profile to Greater Sydney, with a slight skew towards European born persons.
- A very high proportion of white collar workers.
- A high representation of couple family households.
- Slightly above average household income levels (largely dual income earners).

RETAIL SPEND PROFILE

FIGURE 3-8 illustrates the retail spending profile of MTA residents, based on data from CommBank iQ Retail Spend Insights, adjusted for cash and buy-now-pay-later (BNPL).

The data represents the most accurate insights on household retail spending behaviour in Australia, as Commbank has the highest market share of the consumer banking market in Australia.

FIGURE 3-8: Retail Spend per Capita By Category



Source: GapMaps

Several key observations are made, including:

- Total retail spending per capita is about 15% above Sydney average.
- Spending on supermarket and fresh food per capita is about 22% above the Sydney average.
- Food catering expenditure per capita is 20% above Sydney averages.
- Spending on all food categories (supermarket and food catering is about 50% of the retail wallet).

3.3 Existing Retail Supply

FIVE DOCK TOWN CENTRE

TABLE 3-3 provides an overview of existing retail supply in the various sectors (Primary and Secondary sectors and Beyond Trade Area). Existing retail supply in the Town Centre is identified as part of the Primary sector provision.

TABLE 3-3: Existing Retail Supply, Five Dock Town Centre and Surrounding Area

Centre/precinct	Traditional retail (sq.m)	Supermarket GLA (sq.m)	Supermarket tenants
Primary sector			
Five Dock TC	17,500	3,333	Coles
Wareemba/Abbottsford	3,000	700	IGA
Russell Lea	500	n.a.	n.a.
Kings Bay Precinct	~1,000	n.a.	Mainly LFR some F&B
Secondary sectors			
Drummoyne			
Birkenhead Point Outlet Centre	29,500	4,140	Coles, Aldi
Other (2 x strips)	15,000	600	IGA, *Harris Farm Markets is a large fresh food grocer
Total Drummoyne			
Haberfield	2,500	400	IGA
Ashfield (Parramatta Rd. - Woolworths)	4,250	4,000	Woolworths
Beyond Trade Area			
Ashfield			
Ashfield Mall	22,500	8,707	Woolworths, Coles, Aldi
Other Ashfield	15,000	n.a.	n.a.
Total Ashfield	**37,500**	**8,707**	
Burwood			
Westfield Burwood	52,500	7,544	Woolworths, Coles
Burwood Plaza	9,500	3,545	Woolworths
Other Burwood	25,000	n.a.	n.a.
Total Burwood	**87,000**	**11,089**	
Concord	12,500	2,400	Coles
Leichhardt			
Leichhardt Marketplace	17,500	5,924	Woolworths, Aldi
Other Leichhardt (Norton St.)	25,000	3,767	Coles (also Harris Farm Markets)
Total Ashfield	**42,500**	**9,691**	

Source: PCA/ GapMaps

The Five Dock Town Centre includes an estimated 16,500-17,500sqm of retail floorspace across more than 100 tenants, in the order of 40,000sqm of combined retail and commercial floorspace within the Town centre.

There is only one supermarket, a 3,300sqm Coles store along Garfield Street which has dedicated underground parking. There are around 45 to 50 F&B tenants in the Town Centre, including Dominos, Manoosh Pizza, Guzman y Gomez, multiple cafes/coffee shops, take-away shops, patisseries, several ice-cream shops, as well as multiple Asian and Italian restaurants. The F&B offers are popular, diverse and serve multiple customer segments over the course of a day, with several long-term tenants that have been part of the precinct for decades. The Five Dock Town Centre also includes the Five Dock Hotel, Club Five Dock RSL (with internal F&B).

Other retail uses include optometrists, hairdressers, barbers, beauty salons, some fashion retail, homewares/gifts, newsagents, tobacconist, mobile phone repairs, a blinds shop. There are no destinational entertainment type uses such as cinemas, bowling etc within the Town Centre. Other non-retail uses generally include shop-front uses such as real estate agencies, physio, dental, medical centres and allied health services.

Other Primary Sector

There is a small retail strip within Wareemba in the primary north sector which comprises around 3,000sqm of retail floorspace. This includes a small IGA supermarket of <1,000sqm, a small provision of cafes, restaurants, a pharmacy, some non-food retail, and some small scale business services.

There is a small node at Russell Lea and the Kings Bay Precinct along Parramatta Road which generally accommodates large format retail uses such as Officeworks, Fantastic Furniture, some car showrooms and QSR/fast food.

SECONDARY SECTORS

Drummoyne: Within the Secondary North East sector there is a solid strip retail precinct along Victoria Road in Drummoyne which includes Harris Farm Markets, an IGA, a range of convenience retail, F&B retail, pubs, medical/allied health, gym/fitness uses and some showroom type retail that takes advantage of the significant traffic volumes.

Birkenhead Point outlet centre is a hybrid shopping centre with around 75% of its mix constituting of outlet type retail (mainly apparel/fashion and homewares) and around 25% comprised of convenience retail including Coles, Aldi and a handful of specialty retail tenants. Due to the nature of this centre's mix it draws from an extensive trade area (with peak periods on weekends). It is not a convenient destination due to limited traffic/road access, noting it contains the only Aldi within the defined trade area.

Haberfield: There is a small strip retail precinct in Haberfield of around 2,500-3,000sqm with a small IGA supermarket, F&B, convenience and some non-food related retail uses.

Ashfield: There is a new Woolworths supermarket on Parramatta Road at the intersection of Bland Street. This 4,000sqm supermarket (inc. BWS) and supporting café was opened in 2023.

BEYOND TRADE AREA

Westfield Burwood (and Burwood Major Centre): A 57,000sqm regional shopping centre just south of the secondary south sector, which contains higher order retailers include DDS, fashion and leisure retailing as well as cinemas. This centre forms part of a larger precinct that contains around 90,000-100,000sqm of retail floorspace including Burwood Plaza. There is a vibrant strip precinct with many F&B tenancies.

Ashfield: Ashfield Mall provides significant sub-regional/convenience for residents in the northern and western parts of the trade area. The centre contains ~70 tenancies including a 6,500sqm Kmart, 4,000sqm Woolworths, Coles and Aldi. The mix is very much convenience-based and many of the sub-categories/tenancies represent potential candidates for a redeveloped Campsie Centre.

There is also an Asian-oriented strip retail precinct along Liverpool Road which includes F&B, and a range of retail and non-retail convenience services.

Leichhardt: Leichhardt Marketplace is situated just east of the secondary east sector. This enclosed sub-regional centre has ~17,500sqm of retail floorspace anchored by Woolworths, Aldi and Target with more than 60 specialty shops including a Panetta Mercado fresh food mini- major.

Norton Street contains a vibrant F&B precinct, with a Palace Cinema complex as well as other town centre retail and non-retail uses. Within the centre is the Norton Plaza convenience centre – a 13,000sqm neighbourhood centre with a full–line Coles as well as Harris Farm Markets.

Concord: There is an estimated 12,500-15,000sqm of retail floorspace at Concord, including a 2,400sqm Coles supermarket, a solid F&B offer with multiple Italian options as well as town centre retail and ancillary non- retail uses.

3.4 Future and Planned Retail Supply

Kings Bay Precinct

The Kings Bay Precinct is situated at the southern periphery of the Primary core sector , with frontage to Parramatta Road. This precinct is ear-marked to undergo significant transformation, with significant residential density and associated ground/lower level retail, commercial and community uses expected as part of any developments. This precinct will be developed over the next 20 years or so – with a recent Stage 2 rezoning proposal, planning on extending the area slightly. Within the existing Stage 1 zoned area, there is a State Significant Development Application (SSDA) for a major redevelopment of the site immediately west of the Rosebank College School.

129 – 153 Parramatta Road and 53 – 75 Queens Road (Deicorp site)

A SSDA was submitted for the development of a key site/precinct within the Kings Bay Precinct in late 2024. This development could potentially include up to 1,185 residential dwellings as well as 14,700sqm of non-residential floorspace including a full-line supermarket, F&B, convenience retail and other ancillary non-retail uses.

Up to ~10,000sqm of the non-residential floorspace could be classified as retail uses. If approved, and subsequently developed, retail uses could be operational sometime over the next 5 years or so (e.g. open by FY2028 for a first year of trade prior to FY2029). Given the Kings Bay precinct has been long earmarked for significant uplift in residential density and supporting retail amenity, this development is expected to be approved (or something of relatively similar scale – with a full-line supermarket).

Other Kings Bay precinct

There are other major developers that have acquired land within the Kings Bay precinct. It is likely that future residential development on these sites will be accompanied with some additional ground level retail uses. It is possible that additional supermarket facilities are developed in these sites – there is no Aldi in the locality (except for Ashfield Mall), and there are two large supermarket operators in Coles and Woolworths.

3.5 Implications for Retail Floorspace Demand

TABLE 3-4 estimates the retail floorspace demand generated by the MTA population over the period 2024 to 2041.

These estimates consider the available retail expenditure generated by the MTA population and then consider typical retail productivity levels that for each retail category.

TABLE 3-4: Estimated Retail Floorspace Demand

	Food					Non-Food							
	Supermarkets	Fresh Food	Other Food & Grocery	Liquor	Food Catering	Dept Store	DDS	Apparel	H'Hold	Leisure	General	Retail Services	**Total Retail**
2024													
Primary sectors	10,209	2,611	2,154	1,006	15,455	2,849	3,276	7,004	17,382	5,217	6,847	3,169	**77,180**
Secondary sectors	13,790	3,420	3,425	1,430	22,359	3,756	4,387	9,610	22,912	7,744	9,438	3,963	**106,233**
Main Trade Area	**23,999**	**6,031**	**5,579**	**2,436**	**37,814**	**6,605**	**7,663**	**16,613**	**40,294**	**12,962**	**16,285**	**7,132**	**183,413**
2041													
Primary sectors	12,104	3,095	2,554	1,193	18,324	3,378	3,884	8,304	20,609	6,186	8,118	3,757	**91,505**
Secondary sectors	16,704	4,143	4,148	1,732	27,082	4,549	5,313	11,640	27,752	9,380	11,432	4,800	**128,676**
Main Trade Area	**28,807**	**7,238**	**6,702**	**2,925**	**45,406**	**7,927**	**9,198**	**19,944**	**48,361**	**15,566**	**19,550**	**8,557**	**220,181**
Change 2024 – 2041													
Primary sectors	1,895	485	400	187	2,868	529	608	1,300	3,226	968	1,271	588	**14,325**
Secondary sectors	2,913	723	724	302	4,724	793	927	2,030	4,840	1,636	1,994	837	**22,443**
Main Trade Area	**4,808**	**1,207**	**1,123**	**489**	**7,592**	**1,322**	**1,535**	**3,330**	**8,067**	**2,604**	**3,265**	**1,425**	**36,768**

Source: Commbank iQ/ GapMaps

Combining the provision rates with the population estimates, the MTA population is expected to generate around 183,000sqm of retail floorspace demand, which is currently being met by a range of retail facilities across the surrounding area including Westfield Burwood, Birkenhead Point, DFO Homebush, Five Dock Town Centre, the Sydney CBD etc. This demand is estimated to increase by 37,000sqm by 2041, or around 2,200sqm per annum.

Not all of this retail demand is captured by Five Dock town centre, as retail wallets tend to be widely distributed over the course of a year, particularly across some retail categories. Relevantly, the Five Dock Town Centre captures about 8 to 10% of retail floorspace demand generated by the MTA population.

Total supermarket demand in the primary sector is estimated at 10,200sqm (met by the Coles at Five Dock and small IGA in Abbotsford), increasing by a further 1,900sqm by 2041. More broadly across the MTA, supermarket floorspace demand is projected to grow by around 4,800sqm over the next 17 years (more than 1 full-line equivalent, in addition to a prevailing under-supply).

Current demand across a range of categories is presently being met by higher order retail facilities and dedicated large-format retail precincts like Burwood, Homebush, Auburn, Leichhardt, Birkenhead Point and the Sydney CBD as well as online.

Future growth in demand generated by the additional population is expected to be met by provisions in various centres. These provisions are identified by retail category, including:

- Convenience-based retail: New facilities in Kings Bay and the existing offer in Five Dock as well as other surrounding offers.
- Discretionary/higher order retail: Met by existing offers in the surrounding area – which will see benefits in trading levels.

Few tenants within the Five Dock Town Centre could be enticed to locate in new retail spaces in Kings Bay. This could result in a temporary period of lower trade levels in the Town Centre.

Conclusively, it is recommended to phase in new retail trade opportunities in Town Centre, to enable existing retailers to remain competitive without increased competition from new retailers in the Town Centre itself.

4

Ancillary Non-Retail Demand and Supply Assessment

Beyond the
horizon thinking.

4.1 Overview

This section of the report provides a high-level market appraisal of ancillary non-retail uses in the Five Dock Town Centre. This includes a review of existing supply compared against current and future demand for a range of ancillary non-retail uses.

In particular, the following key non-retail land uses are examined:

- Childcare centres
- Gyms / fitness centres
- Medical centres
- Allied health uses

FIGURE 4-1 illustrates examples of existing non-retail land uses in Five Dock.

FIGURE 4-1: Examples of Non-Retail Land Uses in Five Dock

Source: Raising Stars Early Learning/ My Family Doctors

4.2 Non-Retail Land Use Market Appraisal

CHILDCARE CENTRES

Key drivers of demand for childcare centres include:

- Population density within a 3km radius or 5 – 10min drive-time.
- Size requirements. The average childcare centre in Australia is around 75 places – although some operators prefer larger models of >100 places.
- A high proportion of children aged 0 – 5 years of age, and the growth in this population.
- A high proportion of double-income, working parents.
- High incomes – which translates to higher fees, typically.
- The surrounding competitive environment and the future supply pipeline.
- Any surrounding workforce that could also contribute to the demand for childcare facilities.
- Any major roads that make it easy for people to drop and pick up children.

It is estimated that the primary sector population generates demand for 486 long-day places and the MTA population around 1,310 places (increasing by 224 places by 2041). There are 635 approved places in the primary sector and 1,754 approved places across the MTA overall. There are additional facilities that are approved within the primary sector – as previous identified and elsewhere across the MTA. This has been considered in the future supply pipeline, but not ones without approval nor the likely future ones that might be developed. At present there is more supply in the context of estimated demand across primary sectors and more broadly, noting there are two centres planned in/near the Five Dock Town Centre.

There is no major identified need for more childcare facilities in the town centre that would warrant major intervention (e.g. by zoning more area).

TABLE 4-1 outlines the estimated demand for childcare spaces compared with existing and planned supply across the combined primary sector and MTA more broadly.

TABLE 4-1: Childcare Centre Projected Demand and Supply

	2024	2026	2031	2036	2041	Chg. 24-41
Demand						
Demand for places - Primary						
Population	27,720	27,930	28,896	30,467	32,042	
% aged 0 - 5 years	6.5%	6.5%	6.5%	6.5%	6.5%	
Population aged 0 - 5 years	1,802	1,815	1,878	1,980	2,083	
Utilisation rate	45%	45%	45%	45%	45%	
Avg. days per week	3.0	3.0	3.0	3.0	3.0	
Implied demand (spaces)	**486**	**490**	**507**	**535**	**562**	**76**
Demand for places - MTA						
Population	71,725	72,273	75,392	79,678	84,009	
% aged 0 - 5 years	7.0%	7.0%	7.0%	7.0%	7.0%	
Population aged 0 - 5 years	5,021	5,059	5,277	5,577	5,881	
Utilisation rate	44%	44%	44%	44%	44%	
Avg. days per week	3.0	3.0	3.0	3.0	3.0	
Implied demand (spaces)	**1,310**	**1,320**	**1,377**	**1,456**	**1,535**	**224**
Supply						
Total primary	635	819	819	819	819	
Main Trade Area	1,754	2,100	2,100	2,100	2,100	
Supply vs. demand						
Total primary	149	329	312	284	257	
Main Trade Area	444	780	723	644	565	
***As at June**						

Source: GapMaps/ ABS (2022)

GYM/ FITNESS CENTRES

Key drivers of demand for gym/ fitness centres include:

- Population density within a 3km radius or 5–10-minute drive time.
- A young population (18-35 years), especially for full-service or boutique offers.
- The surrounding workforce's size and gender composition.
- Convenient parking, accessibility, and visibility.
- While competition and future supply are considered, some operators may differentiate with low-cost or boutique services. Gyms often cluster near others as successful locations are already identified.

There are 4 gyms within the Five Dock Town Centre including Anytime Fitness, Plus Fitness as well as Vision PT, Body Fit gym. There is a Club Lime on Queens Road and the Five Dock Leisure Centre is also located within the primary sector. There are gyms at Haberfield /Ashfield and a cluster of gyms in Drummoyne.

Collectively, there are 13 major gyms in the MTA and 18 gyms/ fitness centres in total. Additionally, there are clusters of gyms just beyond the MTA in Burwood and Ashfield that would serve some of the southern parts of the MTA.

Future population growth is expected across the MTA, which will induce demand for gyms/ fitness centres across the MTA. It is likely that more fitness facilities will be provided in the Kings Bay Precinct in the future. Given that there are four gyms within the Town Centre currently – across a range of formats, including Club Lime and the Council Leisure centre nearby, there is not an overwhelming need for more gyms in the town centre that would warrant major intervention (e.g. by zoning more area).

TABLE 4-1 outlines demand for gym/ fitness centres compared with existing and planned supply across the MTA.

TABLE 4-2: Gym/ Fitness Centre Projected Demand and Supply

	2024	2026	2031	2036	2041	Chg. 24-41
Demand						
Demand for gyms/fitness - primary						
Population	27,720	27,930	28,896	30,467	32,042	
No. persons per gym	3,500	3,500	3,500	3,500	3,500	
No. persons per major brand gym	8,000	8,000	8,000	8,000	8,000	
Implied demand (spaces)						
Total gyms	7.9	8.0	8.3	8.7	9.2	1.2
Major brand gyms	3.5	3.5	3.6	3.8	4.0	0.5
Demand for gyms/fitness - MTA						
Population	71,725	72,273	75,392	79,678	84,009	
No. persons per gym	3,500	3,500	3,500	3,500	3,500	
No. persons per major brand gym	8,000	8,000	8,000	8,000	8,000	
Implied demand (spaces)						
Total gyms	20.5	20.6	21.5	22.8	24.0	3.5
Major brand gyms	9.0	9.0	9.4	10.0	10.5	1.5
Supply						
Primary						
Total gyms	6	6	6	6	6	
Major brand gyms	5	5	5	5	5	
MTA						
Total gyms	18	18	18	18	18	
Major brand gyms	13	13	13	13	13	
Supply vs. demand						
Primary						
Total gyms	1.9	2.0	2.3	2.7	3.2	
Major brand gyms	1.5	1.5	1.4	1.2	1.0	
MTA						
Total gyms	-2.5	-2.6	-3.5	-4.8	-6.0	
Major brand gyms	4.0	4.0	3.6	3.0	2.5	
***As at June**						

Source: GapMaps/ ABS (2022)

MEDICAL CENTRES

Key drivers of demand for medical centres include:

- Size of surrounding resident population and future growth in that population as well as the socio- demographic profile of surrounding population, in particular age and average household incomes.
- Accessibility to GPs and other allied health practitioners (i.e. staff)
- Availability of appointments for current practices and whether current practices are taking on new patients. Patient-doctor relationships tend to be stickier than say a retail shopping centre tenant relationship, however, access to appointments/opening times/bulk billing services can influence a patient's decision to visit a particular medical centre/GP on a given day.
- Supply of surrounding medical centres, in particular the number of small, medium and large corporate practices in the surrounding area.

It is estimated that the primary sector generates demand for around 35 GPs currently. This is expected to increase to 40 GPs by 2041. More broadly the MTA population generates demand for around 90 GPs currently, expected to grow to 105 GPs by 2041.

There are 10 medical centres in the Primary sector, with an average size of 5 GPs per centre – noting there are 5 within the Five Dock Town Centre itself (29 GPs in total). Of these existing GP clinics, 3 comprise >5 GPs. More broadly there are 105 GPs across the MTA accommodated within approximately 23 medical centres.

A comparison of supply levels against demand indicates that the area is well serviced by medical centres/GPs, even after accounting for future growth. It is possible that additional facilities might be provided in Kings Bay as well. Given the healthy supply of medical centres in the Town Centre, the Study has not identified an overwhelming need for more medical centres in the town centre that would warrant major intervention (e.g. by zoning more area).

TABLE 4-3 Provides an assessment of demand for medical centres compared with existing and planned supply across the MTA.

TABLE 4-3: Medical Centre Projected Demand and Supply

	2024	2026	2031	2036	2041	Chg. 24-41
Demand						
Demand for GPs - primary						
Population	27,720	27,930	28,896	30,467	32,042	
Avg. persons per GP	800	800	800	800	800	
Avg. GPs per medical centre	5	5	5	5	5	
Implied demand (spaces)						
No. GPs	34.7	34.9	36.1	38.1	40.1	5.4
No. medical centres	6.9	7.0	7.2	7.6	8.0	1.1
Demand for GPs - MTA						
Population	71,725	72,273	75,392	79,678	84,009	
Avg. persons per GP	800	800	800	800	800	
Avg. GPs per medical centre	5	5	5	5	5	
Implied demand (spaces)						
No. GPs	89.7	90.3	94.2	99.6	105.0	15.4
No. medical centres	17.9	18.1	18.8	19.9	21.0	3.1
Supply						
Primary						
No. GPs	51	51	51	51	51	
No. medical centres	10	10	10	10	10	
MTA						
No. GPs	105	105	105	105	105	
No. medical centres	23	23	23	23	23	
Supply vs. demand						
Primary						
No. GPs	16.4	16.1	14.9	12.9	10.9	
No. medical centres	3.1	3.0	2.8	2.4	2.0	
MTA						
No. GPs	15.3	14.7	10.8	5.4	0.0	
No. medical centres	5.1	4.9	4.2	3.1	2.0	
*As at June						

Source: GapMaps/ ABS (2022)

4.3 Implications for Non-Retail Floorspace Demand

The non-retail land use assessment indicates that there is no critical gap in market need for additional facilities. There is currently a healthy supply of various non-retail land uses, including childcare centres, fitness centres and medical centres across the MTA. Whilst the new Five Dock metro station will induce demand for more non-retail uses, this will likely be met with the delivery of planned supply in the Kings Bay precinct or in Five Dock.

Therefore, the demand for additional non-retail floorspace in the Five Dock Town Centre and Precinct will likely remain steady. Accordingly, the existing non-retail land use capacity in the Precinct is considered sufficient, with no notable need to rezone additional land to accommodate future growth.

5
Employment Land Use Opportunities

5.1 Commercial Land Use Opportunities

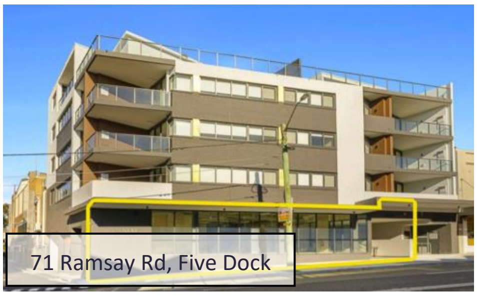
The Five Dock Town centre accommodates a range of business occupiers who drive demand for commercial space. These businesses represent a mix of knowledge intensive and health and education industries, as well as population-serving industries. They include medical practices, allied health services and professional services.

Completion of the Five Dock metro station is expected to induce demand for residential and business opportunities in the Town Centre. The new metro station will provide direct public transport access between Five Dock and Parramatta/ Westmead as well as the Sydney CBD. This will facilitate higher levels of patronage in the Town Centre. Additionally, the Town Centre will benefit from a wider consumer base as new housing is gradually delivered in the Precinct and new residents move in. This will naturally benefit businesses, who can leverage access to a wider pool of local residents, workers and consumers.

Employment projections anticipate that this could include an expansion of health and education services, with knowledge-intensive industries likely to remain well represented. Overall, employment is anticipated to grow at nominal levels, with an additional ~7,400sqm of employment floorspace likely required by 2041. This includes an additional ~1,200sqm of floorspace for knowledge intensive industries and the ~1,300sqm of floorspace for health and education industries.

Whilst the new metro station will drive demand for commercial land uses in the Town Centre, this is not likely to reflect a need for a significant quantum of commercial floorspace. Instead, the Town Centre will remain a local centre which accommodates small businesses that service the catchment within 20km. Accordingly, commercial land use opportunities could include the following:

SMALL COMMERCIAL SUITES WITHIN MIXED USE DEVELOPMENTS (<150SQM)


71 Ramsay Rd, Five Dock

Unlike major commercial centres such as the Sydney CBD or Parramatta, the Five Dock Town Centre plays a local centre role. It therefore reflects a significantly smaller commercial market comprised of small service businesses. Development of standalone commercial buildings is likely not viable in small commercial centres such as Five Dock.

This is further challenged by development feasibility. Given the high cost of land in the Town Centre, developers seek to maximise revenue through higher residential yields. Commercial uses generally reflect lower end sale values, which challenge development feasibility.

CO-WORKING HUB WITH FLEXIBLE SUITE SIZES AND LEASE TERMS


WOTSO North Strathfield

There are currently no notable co-working providers located in Five Dock. In the broader Canada Bay LGA, there are few co-working providers located in the various centres. This includes the **WOTSO Workspace in North Strathfield**, situated at the Bakehouse Quarter in the North Strathfield Town Centre (Level 1, 5 George St), some 650m south of the train station.

A range of office suite sizes are available for lease. This includes lettable areas ranging from approximately 8sqm to 40sqm (up to 10 persons), 44sqm to 136sqm (up to 34 persons) and offices of up to 1,000sqm for large businesses. Lease term agreements are flexible, with no lock-in contracts and a high level of onsite amenity included (utilities, concierge, communal kitchen, printing, etc.). In addition to **private offices**, WOTSO provides **coworking desks (open plan workspace)** and **enclosed private suites** designed specifically for healthcare professionals. Most recent available data indicates that WOTSO Workspace in North Strathfield currently accommodates ~75 workers (Arealytics, 2025). Co-working opportunities in the Precinct would be of smaller scale in comparison.

ROLE OF THE PRECINCT

The Town Centre predominantly accommodates small service businesses focused on meeting local service needs. Once operational, improved accessibility from the metro station will induce demand for more commercial uses in the Town Centre, along with inducing demand for residential uses. This would require the provision of modern, flexible workspaces to support the growth of existing industries such as medical and allied health, and professional services. This includes opportunities for small office tenancies within mixed use buildings. Additionally, larger office floorspace (podium level, etc.) to provide flexible, co-working opportunities for individuals or businesses in an amenity-rich location.

5.2 Retail Land Use Opportunities

Based on the retail demand and supply assessment, various retail land use opportunities are identified. These are summarised in **TABLE 5-1.**

TABLE 5-1: Retail Land Use Opportunities

Metric/sector	Comment	TTA demand growth (2024-41)	Existing demand & future demand	Existing supply	Kings Bay precinct	Potential	Recommendation/need
Retail - convenience categories							
Supermarket	Significant under-supply of supermarket floorspace in the PTA and MTA. Existing Coles store would be trading very strongly.	PTA = 1,300 sq.m and TTA = 4,500 sq.m	Population growth to 2041 will drive demand across the whole MTA for at least one additional full-line supermarket (roughly 1,500 sq.m potentially allocated to the Five Dock TC).	PTA: Coles (3,300 sq.m) in Five Dock, small IGA in Wareemba. Secondaries: Woolworths Ashfield, small IGA Haberfield; small IGA Drummoyne; Aldi and small Coles at Birkenhead Point	Full-line supermarket proposed at Deicorp development. Possible that an Aldi or second full-line might locate in another site in Kings Bay, particularly if a site is not available in Five Dock	There is significant existing demand to support another large supermarket in Five Dock, and this would be exacerbated by future population growth. Three potential scenarios/options: no new supermarket; potentially Woolworths; potentially Aldi. A large supermarket at Five Dock will absorb some of the excess existing demand and meet the needs of the future population	Investigate sites that could potentially accommodate either an Aldi type footprint (1,600 sq.m plus 70-80 car spaces) or larger supermarket footprint (3,500 sq.m plus parking >200 spaces) plus other uses (a small-medium sized convenience centre like a Norton Plaza, Burwood Place, Mascot Central, Lane Cove Plaza
Fresh Food & Grocery	Small provision including a butcher, a deli and patisserie as well as a few bakeries. Most demand would be met by retailers like Harris Farm Markets or stores at Burwood, Ashfield etc	PTA = 500 sq.m and TTA = 1,700 sq.m	Small future demand (equivalent to 1 extra shop)	Butcher, Tobacconist, 2 x delis/patisseries and a few bakeries	Likely to support several retailers in these categories (butcher, fresh food, specialty food, vitamins, bakery)	Typically, new retailers in these categories tend to cluster together near a major supermarket anchor, in a convenience/shopping centre asset or precinct. If larger supermarket site is made available, and subsequently developed, several tenants likely to be supported. Otherwise, tenants will organically find their way into town centre as spaces/sites rejuvenate/redevelop.	Not an overwhelming under-supply. Additional retailers possible if new supermarket, otherwise some possible new tenants as spaces/sites rejuvenate/redevelop.
Liquor	Only one liquor store in Five Dock TC.	PTA = 100 sq.m and TTA = 360 sq.m	Small future demand (equivalent to 0.5-1 additional liquor store)	1 x Liquorland in Five Dock and 1 x Vintage Cellars in Abbottsford	Likely to support 1-2 liquor retailers	Existing undersupply, with just 1 store in Five Dock Town Centre. Expect another store (or two in Kings Bay precinct). Potential for this to be accommodated if a new large supermarket is built, otherwise possibly an independent opens in the main street at some point.	Potential for this to be accommodated if a new large supermarket is built, otherwise possibly an independent opens in the main street at some point as spaces/sites rejuvenate/redevelop.
F&B	Solid existing F&B offer, with some long standing tenancies, as well as new/modern. Not much fast food/QSR or major brand F&B retail within Five Dock TC	PTA = 1,500 sq.m and TTA = 5,600 sq.m	Future PTA demand equivalent to 15 x average sized take-away restaurants (@100 sq.m)	Expect 45 - 50 F&B tenants	Expect 20+ F&B retailers within the precinct over long term	The Five Dock Town Centre has a reasonably diverse provision of F&B and hospitality uses. If more space were available, we would expect that more operators in this category would be interested in opening in a high-affluence location like Five Dock. There are multiple small and large F&B precincts across the TTA and immediate surrounds, providing a diverse range of F&B options. There are multiple QSR/Fast food operators on Parramatta Rd.	There are multiple small and large F&B precincts across the TTA and immediate surrounds, providing a diverse range of F&B options. There are multiple QSR/Fast food operators on Parramatta Rd.
Retail services	Fairly well provided for within the Five Dock TC. Some specific uses not present (e.g. key cutters)	PTA = 300 sq.m and TTA = 1,000 sq.m	Future PTA demand equivalent to 3-4 x tenants (e.g. 1 x optometrist, 2-3 x hair/beauty/massage)	More than 10 hair & beauty retailers, 2 x optometrists, 1 x dry-cleaner/alter.	Likely to support several retailers in these categories (hair-dressers, barbers, optometrists)	Retailers in this category (service driven) don't necessarily need a major anchor nearby. Good provision already. Likely to be a few more provided in Kings Bay precinct. Retailers in this category (service driven) don't necessarily need a major anchor nearby. Good provision already.	Not an overwhelming under-supply. Additional retailers possible if new supermarket, otherwise some possible new tenants as spaces/sites rejuvenate/redevelop.
Retail - generally discretionary/higher order/destinational							
Department store/DDS	Spend captured by regional/sub-regional centres and Sydney CBD and online etc	PTA = 600 sq.m and TTA = 2,100 sq.m	Future demand growth likely to be met by existing retail precincts/centres and online.	n.a.	n.a.	n.a.	n.a.
Apparel	The demand in this category is typically met by surrounding higher order retail centres, fashion destinations like DFO Homebush, Sydney CBD or boutique precincts like Balmain, Paddington etc.	PTA = 700 sq.m and TTA = 2,400 sq.m	Future demand growth likely to be met by existing retail precincts/centres and online.	There is virtually no apparel within the Five Dock Town Centre (1-2 stores)	Not much is expected in this precinct, possibly 1 - 2 shops might form part of a new retail precinct/asset.	Limited potential for apparel/fashion. Possibly 1-2 retailers organically move into the town centre over time.	n.a.
General retail	Pharmacies tend to be locally oriented but cosmetics, giftware, pets, discount variety tend to be located in higher order or LFR type locations.	PTA = 700 sq.m and TTA = 2,400 sq.m	Future demand growth likely to be met by existing retail precincts/centres and online.	Op. shop, 4 x pharmacies, 2 x cosmetics	Likely to accommodate at least 1 additional pharmacy, possibly 2; as well as potentially retailers in cosmetics, pets, discount variety, gifts etc)	Limited potential for additional general retail, apparel/fashion. Allow retailers in this category to move in organically.	n.a.
Leisure retail	The re is an existing newsagent, but most of the demand in this category would be met by retailers in larger centres (e.g. book stores, games, sports stores) and online (e.g. music, streaming)	PTA = 1,300 sq.m and TTA = 4,500 sq.m	Future demand growth likely to be met by existing retail precincts/centres and online.	Newsagency in town centre	Not much is expected in this precinct, possibly 1 - 2 shops might form part of a new retail precinct/asset. Likely newsagent.	Limited potential for leisure retail - given most retailers tend to locate in larger centres. Some book stores can still be found in retail strips but they are not common.	n.a.
Household goods	Generally this category includes retailers that would typically be considered large format retail (LFR). Most of this demand would be met by LFR clusters and higher order shopping centres.	PTA = 1,300 sq.m and TTA = 4,500 sq.m	Future demand growth likely to be met by existing retail precincts/centres and online.	Minimal in this category, except for blinds store	Not much is expected in this precinct, but it is currently and LFR cluster. Maybe 1-2 homewares shops form part of mix.	Limited potential for household goods retail but possible that a boutique operator to organically locate as spaces/site/rejuvenate/redevelop	n.a.

Source: GapMaps

SUPERMARKET

There is a significant under-supply of supermarket facilities and a lack of convenience shopping centre assets, with dedicated/off-street parking in the MTA. There is a 4,000sqm Woolworths supermarket on Parramatta Road, Ashfield – within the MTA) which would serve a catchment oriented south and draw significantly from passing trade along Parramatta Road. Aside from this, the 3,300sqm Coles at Five Dock is the only other supermarket in the MTA above 3,000sqm. There are large supermarkets south of the MTA in Burwood and Ashfield – part of regional and sub-regional shopping centre assets/precincts. The Coles at Birkenhead Point is around 2,900-3,000sqm, and there is a 1,448sqm Aldi as well. The centre is difficult to access for convenience retail trips and draws most of its trade from a broad catchment who visit the centre primarily for its retail outlet offer. The other supermarkets in the trade area are small IGAs (Haberfield, Wareemba, Drummoyne).

The Concord strip to the west is generally a street/strip based precinct, anchored by a 2,400sqm Coles supermarket. To the east, Leichhardt provides two convenience-based retail shopping centre assets – Marketplace Leichhardt (with Woolworths and Aldi) and Norton Plaza (with Coles and Harris Farm Markets), the latter forming part of the broader Norton Street strip precinct.

There is a SSDA for a ~14,000 – 15,000sqm retail and commercial component of the Deicorp site within the Kings Bay precinct, which will include a full-line supermarket, presumably a reasonably comprehensive F&B offer and a suite of convenience retailers as well as typical non-retail uses like medical/allied health, gym/fitness, some shopfront commercial and potential child care uses.

This new development will help to meet some of the gap for supermarket facilities in the MTA and will take traffic pressure off the Five Dock Town Centre as the population grows in the town centre and in the Kings Bay precinct itself. Future growth will mostly be met with provision within the Kings Bay precinct, so having local/immediate facilities available will be important to reduce/minimise car trips for retail within the surrounding area.

It is recommended that Council locate large land parcels for rezoning to potentially enable development of additional supermarket facilities within the Five Dock Town Centre.

OTHER RETAIL OPPORTUNITIES

There is potential for other independent operators who could occupy a dedicated site in the Town Centre – ideally in proximity to the key supermarket anchor. This would be much more likely if they were part of a completely new, dedicated neighbourhood shopping centre asset with dedicated car-parking (e.g. Panetta Mercado at South Village and Marketplace Leichhardt). It is possible that some ancillary non-retail uses could be attracted to a new (small) precinct in the Town Centre.

If Harris Farm Markets did not have an existing store at Drummoyne and Leichhardt, there would be a genuine opportunity for the retailer to locate in the Town Centre (and they might also be seeking a location in the Kings Bay Precinct which might have less cannibalisation on its own network).

ROLE OF THE TOWN CENTRE

There is a significant supermarket opportunity in Five Dock. Should there be a suitable site available, it is likely that Woolworths (the only other large operator) would be interested to locate in the Town Centre. This is regardless of a new store (either Coles or Woolworths) locating in Kings Bay.

The supply of discount supermarket retailer Aldi is lacking in the MTA, only one store at Birkenhead Point. There is no known development application yet for other developments in this precinct, with Aldi as an indicated tenant. Aldi provides a good complement to full-line stores like Coles and Woolworths. Present trends indicate that over 70% of the adult population shops at Aldi at least once a year, with most Aldi shoppers also requiring trips to Coles or Woolworths for certain items not stocked by Aldi.

There are broadly two ways that supermarket retail could be accommodated in the Town Centre. A site with just enough room to accommodate a footprint and associated parking would leave no room for supporting specialty retail uses. While a larger site could enable a small convenience based retail shopping centre asset to be developed – e.g. a smaller scale version of Norton Plaza or East Village in Zetland. South Village in Kirrawee has a large Coles, an Aldi (external) and 10 – 15 specialty shops. Aldi stores tend to be about 1,600sqm (which is ~40-50% the size of a large supermarket) and they attract less patronage and flow-on trade, which means they tend to support fewer associated retail specialty shops.

An example of an Aldi centre as part of a mixed-use residential precinct is Wolli Creek. Other operators like IGA or Foodworks are highly unlikely to open another store in such close location to a full-line Coles supermarket in the town centre.

5.3 Ancillary Non-Retail Land Use Opportunities

Based on the non-retail land use market appraisal, various land use opportunities are identified. These are summarised in **TABLE 5-2**.

TABLE 5-2: Summary of Ancillary Non-Retail Land Use Opportunities

Type of use	Demand MTA (2024)	Future demand MTA (2024 - 2041)	Existing supply	Planned supply	Kings Bay precinct	Potential / need
Non-retail uses						
Childcare	PTA = 490 places and MTA = 1,310 places	PTA growth = 80 places; MTA growth = 220 places (around 2 x large centres or 3 medium-large centres)	5 x centres around the Five Dock TC (170 places - all small) as well as a further 400+ places across other centres in the PTA	New 112 place centre u/c in north of Five Dock TC. 72 place centre at construction certificate stage and St Albans Church site is in early concept stage	Expect 1 - 2 facilities in Kings Bay precinct.	Not a critical need for new facilities, with the new centre under construction in Five Dock, other planned facilities and expected facilities in Kings Bay.
Gym/fitness	PTA = 8 gyms, 3-4 major brand gyms and MTA = 21 gyms, 9 major brand gyms	PTA growth = 1 gyms, 0.5-1 major brand gyms and MTA = 3.5 gyms, 1.5-2 major brand gyms	Anytime Fitness, Plus Fitness in Five Dock TC, as well as Vision PT, Body Fit gym. Club Lime on Queens Road. Anytime, Fitstop, Snap at Haberfield /Ashfield.	No planned gyms	Expect 1 - 2 facilities in Kings Bay precinct.	Not a critical need for new facilities. Plus Fitness provides a medium sized format offer, while Anytime Fitness provides small format offer. Club Lime provides a slightly higher quality gym experience for MTA residents
Medical centre	PTA = 35 GPs worth of demand (equates to 7 medical centres) and MTA = 90 GPs	PTA growth = 5 - 6 GPs (1 medical centres) and MTA growth = 15 GPs (3-4 medical centres)	5 x medical centres in Five Dock TC including 3 large centres (of 7-8 GPs), a 5 x GP centre and a sole practice. Total of ~29 GPs in TC. There are 4 other medical centres in PTA (inc. a 15 GP practice in Abbotsford)	Cinque site DA, on Ramsay Road includes medical centre of 376 sq.m. A centre of this size would accommodate around 4 - 6 GPs and other allied health potentially	Expect 1 - 2 facilities in Kings Bay precinct.	Not a critical need for new medical facilities given that there will likely be new facilities provided in Kings Bay precinct. There might be new facilities provided organically over time in the TC, or part of a new retail asset, should one be developed in the TC.
Allied health	n.a.	n.a.	8 x dental clinics in Five Dock TC. 4 x physio clinics in Five Dock TC.	Not any planned in Five Dock TC.	Possible that 1 - 2 facilities are provided in Kings Bay precinct.	Not a critical need for additional allied health facilities given that there will likely be new facilities provided in Kings Bay precinct. There might be new facilities provided organically over time in the TC or part of a new retail asset, should one be developed in the TC.

Source: GapMaps

Overall, there are no significant market gaps in non-retail land uses in the Town Centre. Analysis of market demand and supply indicates that the need for these uses is sufficiently met by existing services. Whilst the new Five Dock metro station will induce demand for non-retail land uses in the Precinct, the quantum of demand is expected to be appropriately responded to by the delivery of future supply being planned in Five Dock and the Kings Bay precinct.

5.4 Implications for the Masterplan

Based on the market appraisal of employment land uses in the Precinct, the Study has identified various land use opportunities. Accordingly, the following masterplanning scenarios are discussed.

DEMAND FOR COMMERCIAL FLOORSPACE

Considering local and structural commercial market trends, demand for office floorspace in the Town Centre will likely be limited to small-scale occupiers. Accordingly, demand will predominantly be for small commercial suites suited for office operations or consulting services. Commercial land use opportunities would mainly reflect:

- Small office tenancies within mixed use buildings
- Larger office floorspace (podium level, etc.) to provide flexible, co-working opportunities for individuals or businesses

Whilst the new metro station is expected to induce demand for more commercial service land uses in the Town Centre, this is not likely to reflect the need for large volumes of commercial floorspace. Accordingly, demand for commercial land uses is unlikely a key factor driving the need for more employment zoned land in the Precinct.

DEMAND FOR RETAIL AND NON RETAIL ANCILLARY FLOORSPACE

There are no significant market gaps in non-retail land uses in the Town Centre, with existing demand sufficiently met by existing and planned supply in Five Dock and the Kings Bay precinct. Like demand for commercial land uses, demand for non-retail ancillary floorspace is not a key factor driving the need for more employment zoned land in the Precinct.

In contrast, there is a significant under-supply of supermarket facilities and a lack of convenience shopping centre assets, with dedicated/off-street parking in the trade area. As the Five Dock population is expected to grow significantly with new residential development, there will be increased demand for supermarket facilities. This indicates that the gap in market need is expected to widen, if sufficient supply is not provided.

Accordingly, the Study has identified opportunity for the Town Centre to accommodate a large anchor supermarket. This will assist in plugging unmet market need of existing and future residents. The following section discusses various masterplanning scenarios.

POTENTIAL LAND REZONING SCENARIOS

The Study envisages three broad potential outcomes for the Five Dock Town Centre:

1. Scenario 1: No additional area rezoned;
2. Scenario 2: Some additional area rezoned;
3. Scenario 3: Large area rezoned to enable a full-line supermarket.

Under each of these scenarios the following potential specialty retail outcomes are likely:

1. **Scenario 1 - future growth met by the existing area and the Kings Bay precinct**

A gradual evolution and rejuvenation of the retail offer within the Town Centre over time, as leases for existing retailers come up for renewal and new residential/ mixed use projects are developed in the Town Centre. The new development in the Kings Bay precinct – if convenient (with good parking), attractive and with quality tenants, will draw some trade away from the Five Dock Town Centre, albeit also being one of the key drivers of population growth in the trade area.

Five Dock residents (existing and future) and other MTA residents will be better served by retail facilities in the future than they are currently – with new retail at Kings Bay potentially in the order of 7,500-10,000sqm plus other ancillary non-retail uses.

2. **Scenario 2 – some additional area rezoned**

This could enable some additional specialty retail, a standalone supermarket, or some ancillary non-retail uses like medical, fitness or childcare to locate in the Town Centre. Other land use opportunities include additional cafes/restaurants or branded quick service restaurant (QSR) operators.

This includes opportunities for a standalone Aldi supermarket (including 70 to 80 car space provision to meet Aldi requirements). This would represent the addition of a major anchor retailer to the centre, increasing its attractiveness to shoppers across the trade area. This could reduce levels of escaped expenditure - from Leichhardt and Ashfield to increased retail expenditure across the rest of the Five Dock Precinct – compared with an alternative Do Nothing scenario (Scenario 1).

3. **Scenario 3 – large area rezoned**

This could enable an opportunity for a full-line supermarket anchored development plus supporting specialty retail and ancillary non-retail uses in the Town Centre. Under this scenario, an Aldi development scheme would be possible as an alternative, if Woolworths chooses not to locate in the Town Centre. As benchmarks for comparison - the South Village , Norton Plaza and East Village site areas are 1.7ha (ex. Aldi external site), 1ha and 1.4ha respectively.

The addition of a large, anchor supermarket in an enclosed convenience centre would help to draw back trade from Kings Bay into the Five Dock Town Centre. This will attract new retailers to the precinct – likely an additional 10 to 20 retailers, including a dedicated fresh fruit and veg operator, additional F&B and a range of ancillary non-retail uses. A centre with such retail provision should have significant underground car-parking to ensure it operates successfully without resulting in street or parking congestion within the Five Dock Town Centre. A smaller development, perhaps anchored by Aldi would be possible under this scenario.

The implications of adding an Aldi would be broadly positive for all retailers in the town centre and MTA residents who currently leave the MTA or go to Birkenhead Point to access Aldi.

IMPLICATIONS FOR THE MASTERPLAN

Retain existing non-residential capacity: Having no additional employment zoned land in the Precinct will result in an initial trade reduction in the Town Centre. This is attributed to new supermarket and associated retail facilities in the Kings Bay precinct. Much of the impact will be experienced by the existing Coles supermarket – who currently enjoy strong trade due to the lack of other supermarket facilities in the area. These impacts will be dissipated over time as new residents in Five Dock contribute to demand for retail services in the Five Dock Town Centre, given its established retail offering with anchor retailers like the RSL and pub.

Rezoning additional employment land: This will enable opportunity for a new full-line supermarket in the Town Centre.

This will benefit local residents and shoppers, providing increased convenience and consumer choice. Additionally, this will create new employment opportunities.

Notwithstanding, the new supermarket will adversely impact the existing Coles in Five Dock, as well as some specialty retailers given the increased competition. Other retailers, however, could benefit from the increase in foot traffic and spillover spending.

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