

Canada Bay LGA Residential Density Benchmarking Analysis - Update

City of Canada Bay Council



Prepared by Ethos Urban, a Colliers Company.

14 November 2025 | 2250607



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

In March 2025, Ethos Urban took a major step toward future growth by partnering with leading professional services firm, Colliers. While our name evolves, our commitment to delivering high-quality solutions remains unchanged—now strengthened by broader access to property and advisory services and expertise.

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14 November 2025

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14 November 2025

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1.0 Introduction

City of Canada Bay Council (CCBC) has engaged Colliers Urban Planning (formerly Ethos Urban) to undertake a benchmarking investigation of the future dwelling and population density across key CBCC centres: Rhodes, Burwood-Concord, Homebush and Five Dock.

Specifically, this Report investigates the following:

- Anticipated dwelling and population density of CBCC centres; and
- Residential density across a range of high-density precincts in NSW, Victoria, and Queensland, to establish benchmarks for anticipated density outcomes in Rhodes.

The findings of these density benchmarking reviews are intended to provide Canada Bay Council with an understanding of the future dwelling and population density of its masterplan precincts and how it compares to other high density precincts in Australia.

Analysis of these precincts has been completed in two separate reviews:

2022 review:

- In 2022, Ethos Urban was commissioned by the City of Canada Bay Council to prepare a residential density benchmarking analysis for the Rhodes Strategic Centre.
- This analysis assessed residential density across a range of high-density precincts in NSW, Victoria, and Queensland, to establish benchmarks for anticipated density outcomes in Rhodes.

2025 Review

- Since the finalisation of that analysis, several amendments have been made to the Canada Bay Local Environmental Plan (LEP) to facilitate redevelopment of urban renewal precincts within the LGA.
- Additionally, the NSW Government's Accelerated Transit-Oriented Development (TOD) Program has significantly shifted expected residential densities in centres across Greater Sydney.

This Report is structured as follows:

- **Section 1.** Introduction
- **Section 2.** Methodology
- **Section 3.** Precinct Review – 2022 Review
- **Section 4.** Precinct Review – 2025 Update
- **Section 5.** Summary and Key Findings

2.0 Methodology

2.1.1 Selection of Precincts

The areas selected for this analysis are detailed in **Table 1** below. These areas were selected based on the following criteria:

2022 review:

- The geographical size of the locality comparable to the statistical area of Rhodes (SA2) at approximately 100 hectares. The land area analysed for each locality will be between 50-150 hectares
- The area forms part of a metropolitan or strategic centre within Greater Sydney, or is a location that has gone through urban regeneration that has led to a large increase in density of dwellings and population.
- The localities are all within capital cities along the eastern seaboard of Australia.

2025 update:

- Precincts identified as part of the TOD accelerated precincts program.
- Urban renewal precincts within Canada Bay LGA.

The Precincts selected have been summarised below.

Table 1 Precincts Reviewed

2022 Analysis			2025 Update		
Precincts (Aus)	Precinct Type	Approximate Area	Precincts (NSW)	Precinct Type	Approximate Area
Burwood, NSW	Strategic centre	140.4 ha	Bankstown	TOD Accelerated Precinct	159.7ha
Mascot, NSW	Strategic centre	139.0ha	Bays West (Stage 1)	Urban Renewal Precinct <i>Stage 1 adopted</i>	9.3ha
Melbourne CBD – West, VIC	Inner city - CBD	100.5ha	Burwood-Concord	<u>TOD Accelerated Precinct</u> <u>Canada Bay LGA section of precinct</u>	<u>78.4ha</u>
Newstead, QLD	Urban renewal precinct	70.7ha	Crows Nest	TOD Accelerated Precinct	39.6ha
Potts Point - Woolloomooloo, NSW	Inner city	146.4ha	Five Dock	<u>Urban Renewal Precinct</u>	<u>62.5ha</u>
Rhodes, NSW	<u>Strategic centre</u>	<u>100.6ha</u>	Homebush (Canada Bay)	<u>TOD Accelerated Precinct</u> <u>Canada Bay LGA section of precinct.</u>	<u>75.2ha</u>
St Leonards, NSW	Strategic centre	80.1 ha	Hornsby	TOD Accelerated Precinct	75.2ha
Wolli Creek, NSW	Urban renewal precinct	68 ha	Macquarie Park	TOD Accelerated Precinct	39.1ha
Zetland, NSW	Urban renewal precinct / Strategic centre	80.5ha			

2.1.2 Calculation of Dwelling and Population Density

Land area

- The gross land area for each locality is based on the defined precinct boundary.
- The net land area is based on the total area of residential zoned land and associated roads that are within or adjacent to the residential zone.

Number of dwellings

- Number of dwellings is based on the following:
 - ABS Census 2021 data (as defined using statistical area level 1 (SA1) geographies).
 - Residential dwelling uplift assumptions (as stated below for each precinct).
- Where a renewal precinct forms part of the selected study area and has yet to fully develop, the theoretical dwelling capacity for this area has been used. This is based on information available from available studies used to inform the renewal precinct and where the rezoning of the renewal precinct has been finalised.
- For 2025 analysis, residential uplift figures are assumed to represent theoretical maximum number of dwellings for each precinct.

Note: there may be a minor margin for error for instances where the boundaries of a renewal precinct do not match with the mesh block of the relevant statistical area.

Population

- Population figures will be determined by the average household sizes and occupancy rates for that area based on ABS Census 2021 data (SA1).
- For the 2025 update, the average household size for flats, units and apartments across Greater Sydney has been adopted for all precincts. This approach has been taken to better estimate resident population for precincts that are anticipated to undergo stepwise change from low and medium density precincts to higher density precincts.
- Where a precinct forms part of the locality and has yet to develop (i.e. Rhodes East), population figures will be based on an assumed household size which is then multiplied by the proposed number of dwellings for that renewal area.

Dwelling and population density

- Dwelling and population density will be calculated using the following ratio formula:

$$\text{Dwelling / population density} = \frac{\text{No. of dwellings / population}}{\text{divided by area of land (in hectares)}}$$

- The key variable to be factored in calculating gross and net dwelling density are the land use categories that are included in the land area.
- The land use categories to be included/excluded for gross and net dwelling density is outlined in **Table 2** below.

Table 2 Land use categories to be included and excluded

Density type	Land area included	Land area excluded
Gross	• Residential and non-residential zoned areas	• Waterways
Net	• Residential zoned areas • Roads (within and adjacent to (to the centre line) residential land use areas)	• Non-residential zoned areas • Open space (existing and proposed) • Transport infrastructure • Schools • Waterways

3.0 Precinct Review - 2022

3.1 Rhodes (NSW)

Rhodes strategic centre has experienced significant growth in housing and employment over the past two decades as a result of the renewal of the Rhodes West urban renewal area. This growth is anticipated to continue after the recent finalisation of the Rhodes East Place Strategy by the Department of Planning and Environment. The key elements of the Rhodes Place Strategy, include increasing building height, density and special character areas, which have been implemented through changes to the planning controls contained in Canada Bay Local Environmental Plan (LEP) 2013. This is set to provide for up to 4,200 new homes and 1,100 jobs supported by a new primary school, upgrades to the train station, a new ferry wharf, new open space and improved walking and cycling paths.

Rhodes has experienced significant growth over past 20 years from the renewal of its former industrial lands in Rhodes West (west of the T9 Northern Line). This growth is anticipated to continue with the recent rezoning of Rhodes East that will accommodate 4,200 new homes within Rhodes over the next 20 years.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	100.7 ha	67.6 ha	9,742 dwellings	19,750 residents	96.8 dwellings per ha	144.1 dwellings per ha	196.2 persons per ha	292.0 persons per ha

Source: Ethos Urban; ABS Census 2021, Rhodes Place Strategy (DPE)

Assumptions

- An additional 4,200 dwellings have been adopted in the number of dwellings reflecting the recent rezoning of Rhodes East (see **Figure 1** below)
- The following proposed public open spaces within Rhodes East are zoned B4 Mixed Use (permits residential uses) but have been excluded from the net land area.
 - Leeds Street foreshore park and promenade – 7,500sqm
 - Marquet Street Forecourt – 4,000sqm.

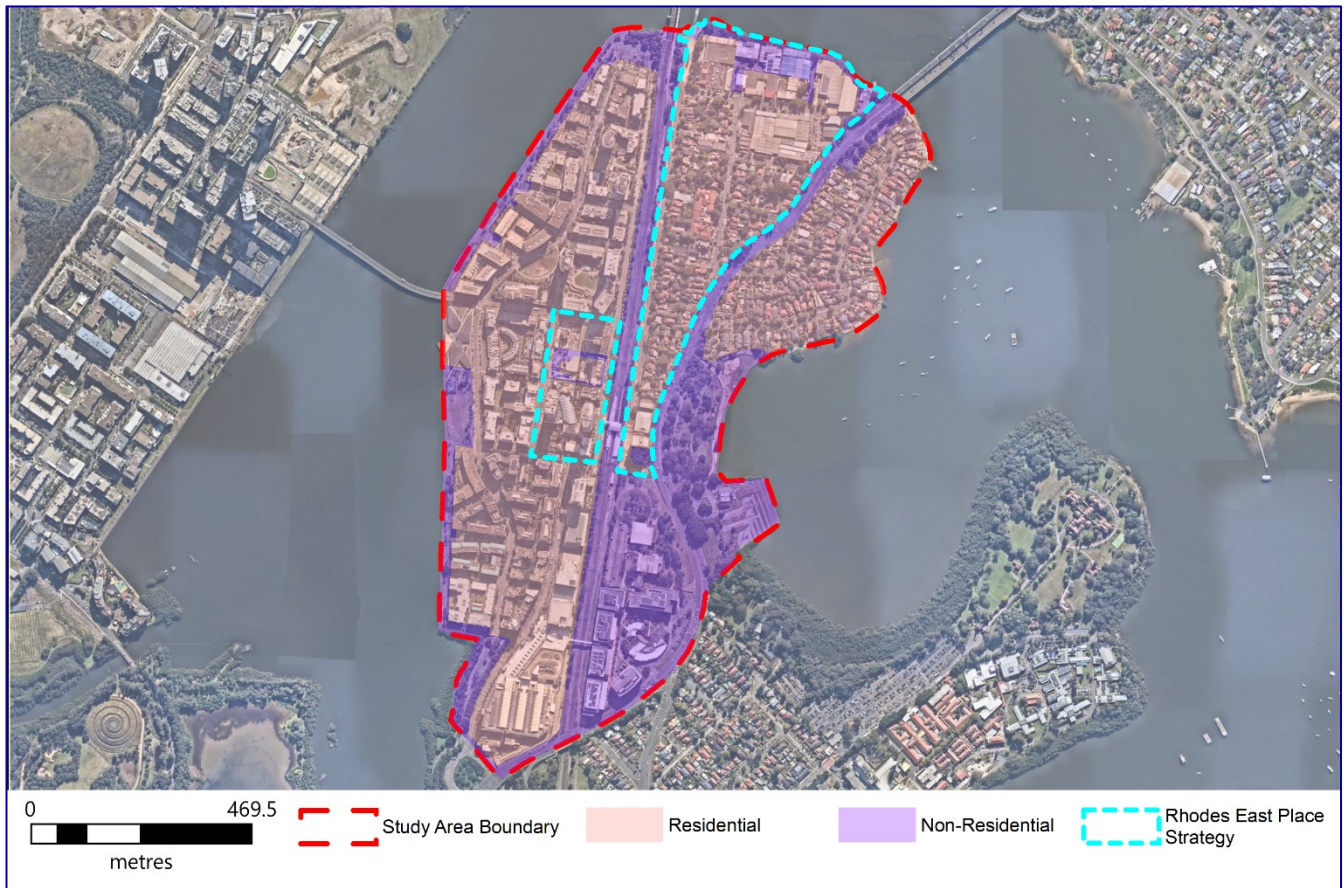


Figure 1 *Area of investigation – Rhodes*

Source: Mapinfo, Nearmap, Ethos Urban

3.2 Zetland (NSW)

Zetland (NSW) forms part of the broader Green Square urban renewal area and is located 3km south of Sydney CBD in the City of Sydney LGA. The land uses within Zetland have transitioned from industrial uses to mixed use comprising medium to high density housing and new public open spaces and community infrastructure. Zetland also includes the planned Green Square town centre.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	80.5 ha	68.6 ha	7,166 dwellings	12,630 residents	89.0 dwellings per ha	104.5 dwellings per ha	156.9 persons per ha	184.2 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- The following proposed public open spaces within Epsom Park and Green Square are zoned B4 Mixed Use (permits residential uses), but have been excluded from the net land area.
 - Drying Green: 5,500 sqm
 - Neilson Square: 1,559 sqm
 - Green Square Plaza: 6,257 sqm
 - Matron Ruby Grant Park: 750 sqm
 - Epsom Park - District and local open spaces: 20,000 sqm
- Number of dwellings are based on ABS Census 2021 data only, noting there are still parcels of land that are still to be redeveloped within Epsom Park renewal precinct and Green Square town centre.

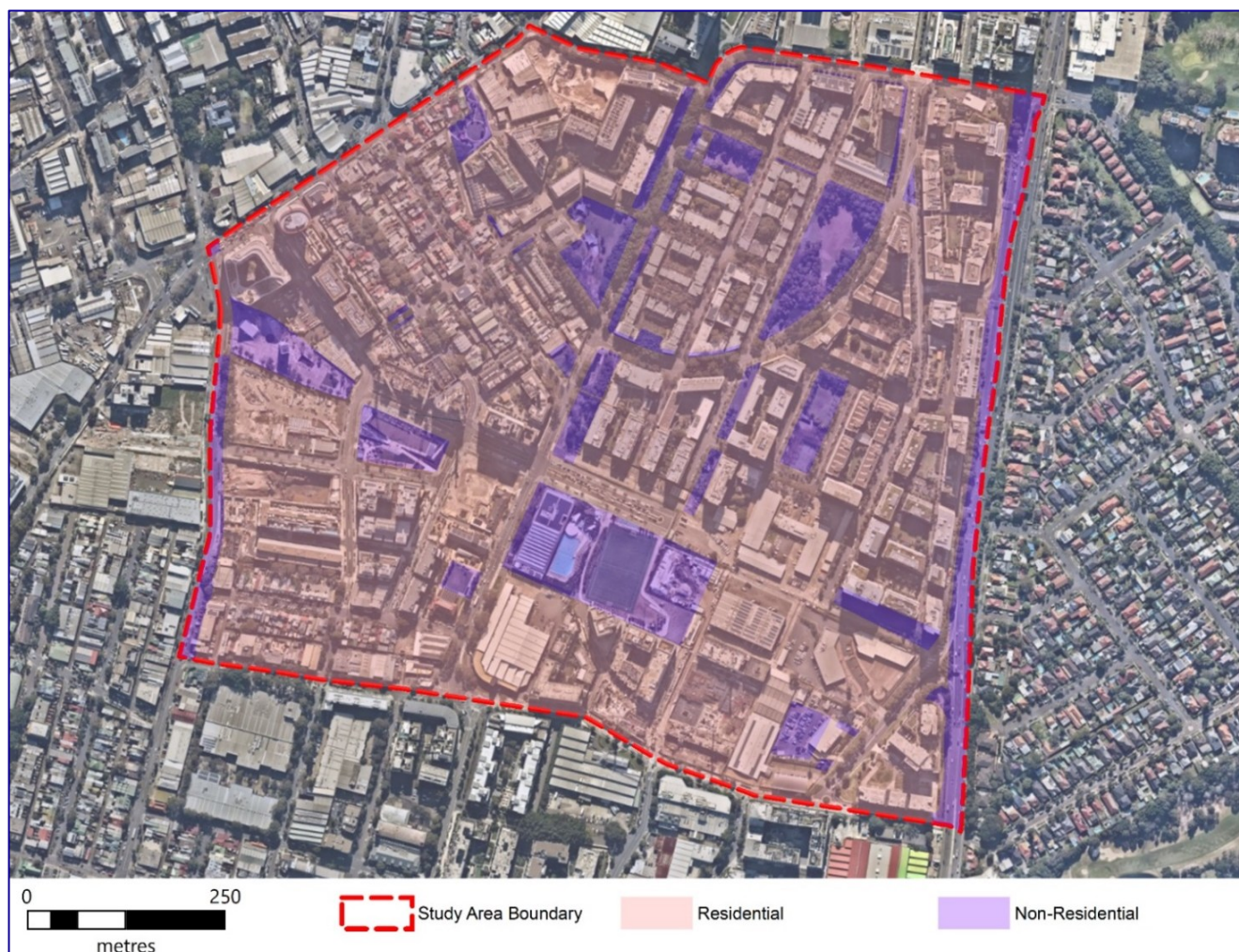


Figure 2 Area of investigation – Zetland

Source: Mapinfo, Nearmap, Ethos Urban

3.3 Potts Point – Woolloomooloo (NSW)

Potts Point-Woolloomooloo is located immediately east of the Sydney CBD, within the City of Sydney LGA. The area comprises mostly of residential land uses, with parts of the northern headland being a military naval base (HMAS Kuttabul). This area has seen phases of development over time, notably major renewal occurring in the 1960s for social housing.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	146.4 ha	96.3 ha	12,657 dwellings	18,179 residents	86.4 dwellings per ha	131.5 dwellings per ha	124.1 persons per ha	188.9 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- No additional assumptions.



Figure 3 Area of investigation - Potts Point - Woolloomooloo

Source: Mapinfo, Nearmap, Ethos Urban

3.4 Burwood (NSW)

Burwood is a strategic centre located centrally between Sydney CBD and Parramatta CBD. A mix of commercial and residential uses are focused around Burwood railway station and along the Burwood Road. This transitions to a more lower density residential uses toward the periphery of the selected study area.

It is noted that the northern edge of the study area along Parramatta Road forms part of the Parramatta Road Corridor Urban Transformation Strategy and is planned to accommodate additional homes and jobs. Despite this, formal plans to rezone these lands have yet to commence, and as a result additional dwellings have not been factored into this analysis.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	140.4 ha	115.8 ha	5,961 dwellings	14,025 residents	42.5 dwellings per ha	51.5 dwellings per ha	99.9 persons per ha	121.1 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- No additional assumptions.

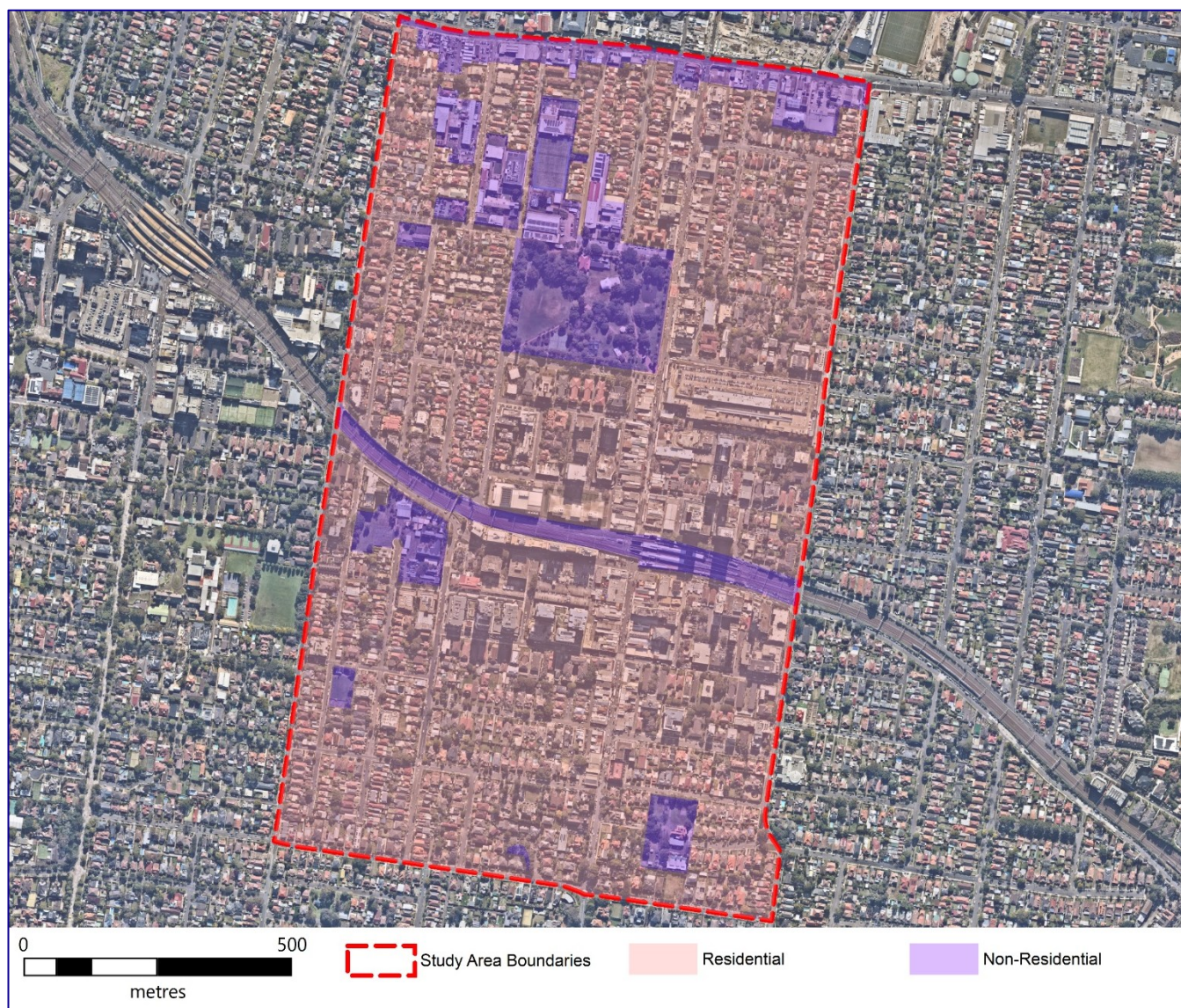


Figure 4 Area of investigation - Burwood

Source: Mapinfo, Nearmap, Ethos Urban

3.5 Wolli Creek (NSW)

Wolli Creek is located 7.5km south-west Sydney CBD and is located within Bayside LGA. The area has experienced a similar transition to a high-density mixed-use environment to Rhodes, undergoing urban renewal since the mid-2000s. The area is still to complete its urban renewal process, with large parcels of land located in the southern parts of Wolli Creek that are still to be redeveloped.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	66.7 ha	38.5 ha	5,173 dwellings	10,725 residents	77.6 dwellings per ha	134.4 dwellings per ha	160.9 persons per ha	278.7 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- No additional assumptions.



Figure 5 Area of investigation – Wolli Creek

Source: Mapinfo, Nearmap, Ethos Urban

3.6 St Leonards (NSW)

St Leonards is a strategic centre located in Sydney's Lower North Shore and is within Willoughby LGA. The land uses that currently exist in the study area comprise of hospitals, a cemetery, employment lands and pockets of high density residential development are located along Pacific Highway. St Leonards South has recently been rezoned to permit high density residential that is capable of delivering an additional 2,000 new homes in the area.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	80.2 ha	26.5 ha	5,883 dwellings	10,545 residents	73.4 dwellings per ha	221.8 dwellings per ha	131.5 persons per ha	397.5 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- An additional 2,000 dwellings have been adopted in the number of dwellings reflecting the recent rezoning of St Leonards South (see **Figure 6** below)
- The St Leonards over-station development has been included in the residential use area (despite being zoned B3 Commercial Core) given the development currently accommodates residential uses.
- The large extent of non-residential uses in the St Leonards study area is comprised of health and education assets (i.e. Royal North Shore Hospital, North Shore Private Hospital and TAFE NSW St Leonards campus), commercial and industrial zoned lands, and Gore Hill Oval and Cemetery.

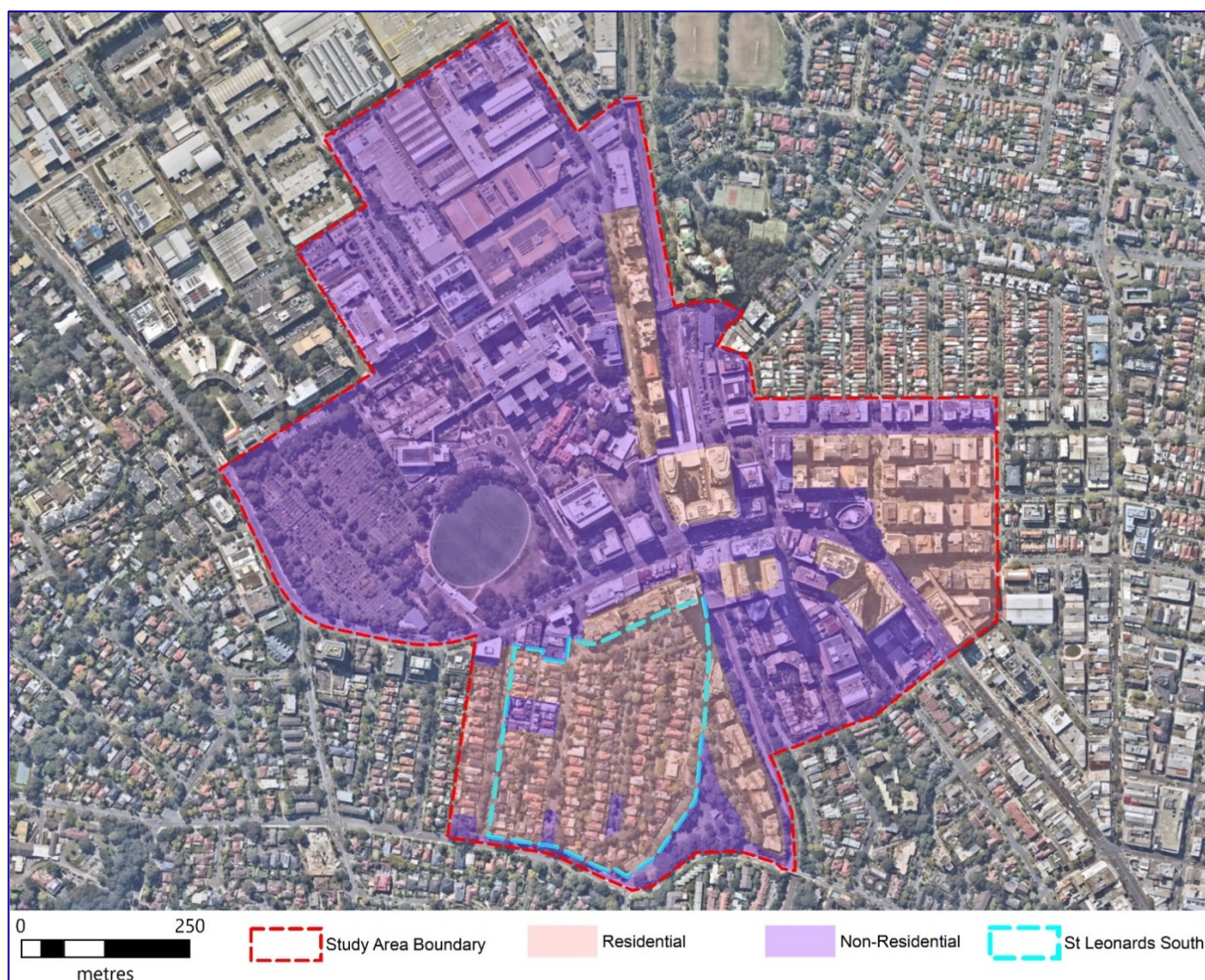


Figure 6 Area of investigation – St Leonards

Source: Mapinfo, Nearmap, Ethos Urban

3.7 Mascot (NSW)

Mascot is 5.5km south of Sydney CBD and is located within Bayside LGA. The study area includes Mascot Town Centre, which forms part of the Green Square-Mascot strategic centre. The town centre has experienced significant growth over the past 10 years, with new mixed-use developments anchoring around Mascot railway station. Outside of the town centre, the study area includes areas of low density residential to the east and employment areas to the south.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	139.0 ha	73.0 ha	7,287 dwellings	16,440 residents	52.4 dwellings per ha	99.8 dwellings per ha	118.3 persons per ha	225.3 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- No additional assumptions.

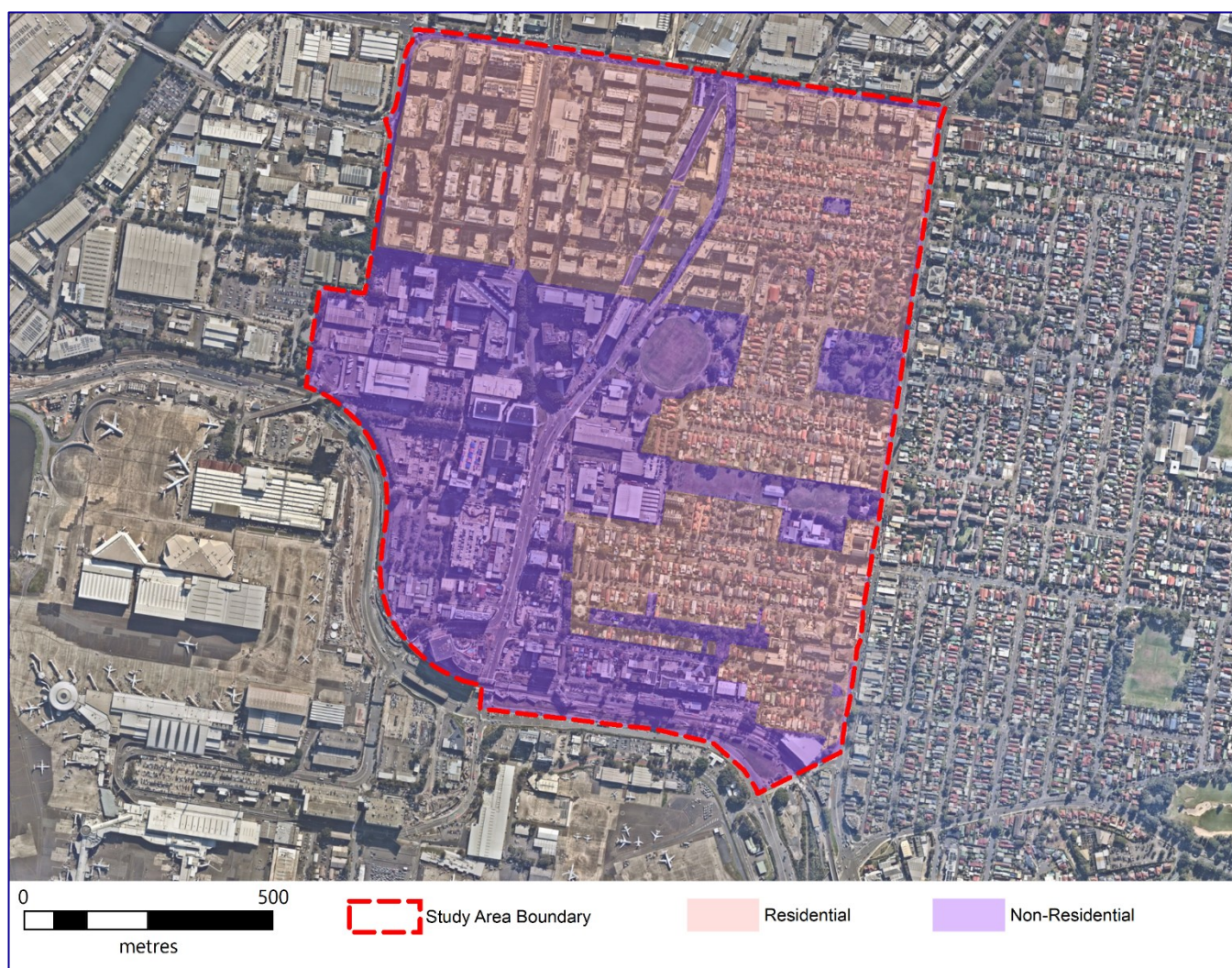


Figure 7 Area of investigation - Mascot

Source: Mapinfo, Nearmap, Ethos Urban

3.8 Melbourne CBD – West (VIC)

Melbourne CBD – West forms part of Melbourne CBD in Victoria, located north of the Yarra River and east of Southern Cross railway station. The study area is a high density environment comprising a mix of residential, commercial uses and entertainment. It is known to be one of the densest parts of Australia for number of dwellings (gross).

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	100.5 ha	79.3 ha	12,561 dwellings	15,635 residents	125.0 dwellings per ha	158.3 dwellings per ha	155.6 persons per ha	197.0 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- No additional assumptions.



Figure 8 Area of investigation - Melbourne CBD – West, VIC

Source: Mapinfo, Nearmap, Ethos Urban

3.9 Newstead (QLD)

Newstead is located approximately three kilometres north of the Brisbane City Centre. The area is located adjacent west of Brisbane River with significant river frontage. Being located in Brisbane's inner-city area, Newstead is experiencing a transition from a primarily employment-focused area, toward a more mixed-use environment with new residential developments being delivered in the area.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	70.8 ha	51.2 ha	4,411 dwellings	7,406 residents	62.3 dwellings per ha	86.1 dwellings per ha	104.6 persons per ha	144.5 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- No additional assumptions.

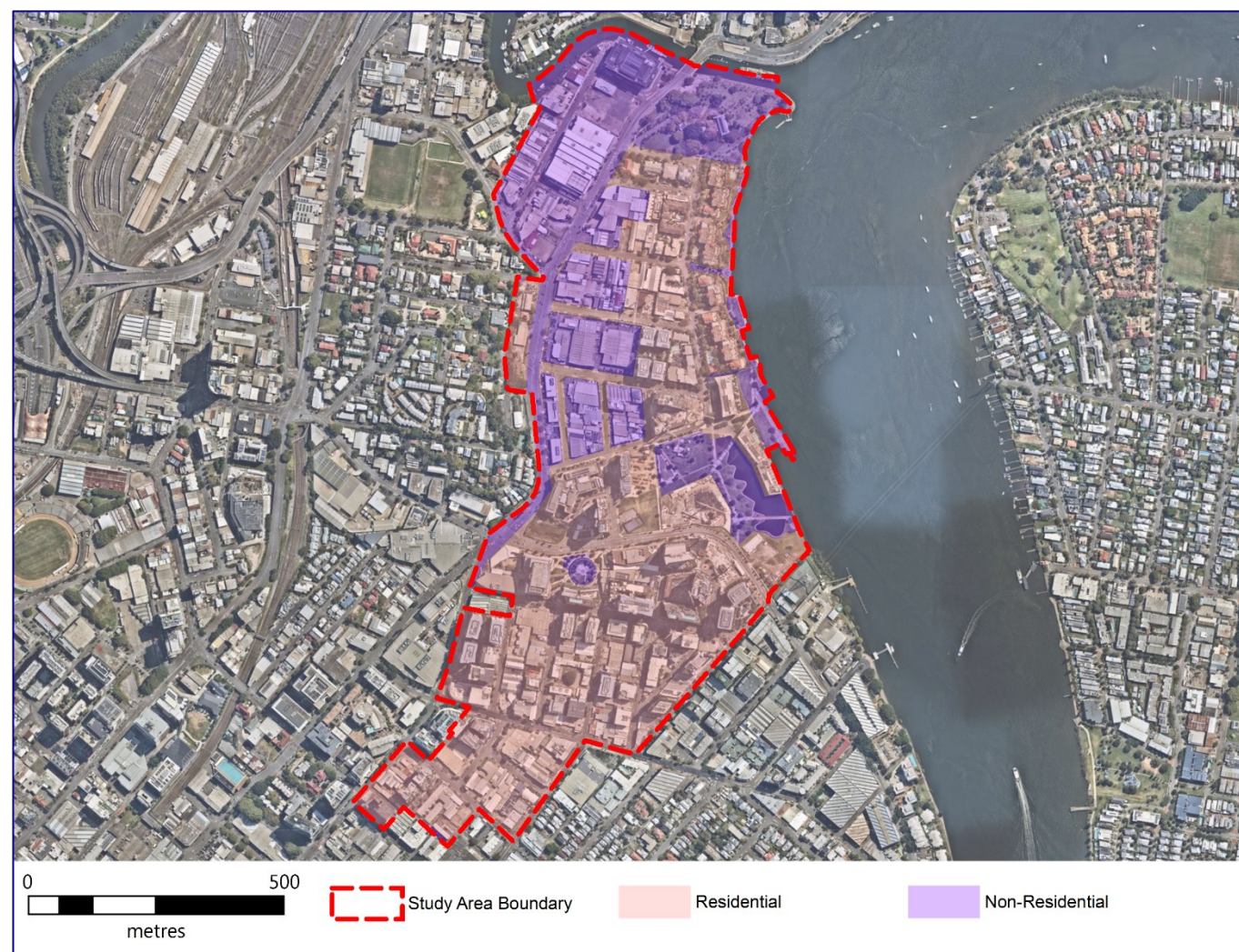


Figure 9 Area of investigation - Newstead (QLD)

Source: Mapinfo, Nearmap, Ethos Urban

4.0 Precinct Review – 2025 Update

4.1 Bankstown Precinct

Bankstown is an established suburb and strategic centre that is undergoing a period of transformation and shift towards more intensive uses including high density residential. The current conversion of the existing train line to the South West Metro will enhance connectivity to key centres including Sydney CBD. Bankstown was identified as TOD Accelerated Precincts due to its transport connectivity.

There are a diverse mix of uses within the centre including commercial, education, visitor accommodation, retail, and civic. Canterbury-Bankstown Council chambers are also located in the precinct. The existing housing typology is comprised of a mix of low to high density housing with higher densities in proximity to Bankstown Station.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	159.7ha	124.1ha	14,000 dwellings	25,108 residents	88 dwellings per ha	113 dwellings per ha	157 persons per ha	202 persons per ha

Source: Ethos Urban; ABS Census 2021, Rhodes Place Strategy (DPE)

Assumptions

- 14,000 dwellings are anticipated for the precinct based on the Bankstown TOD state-led rezoning.

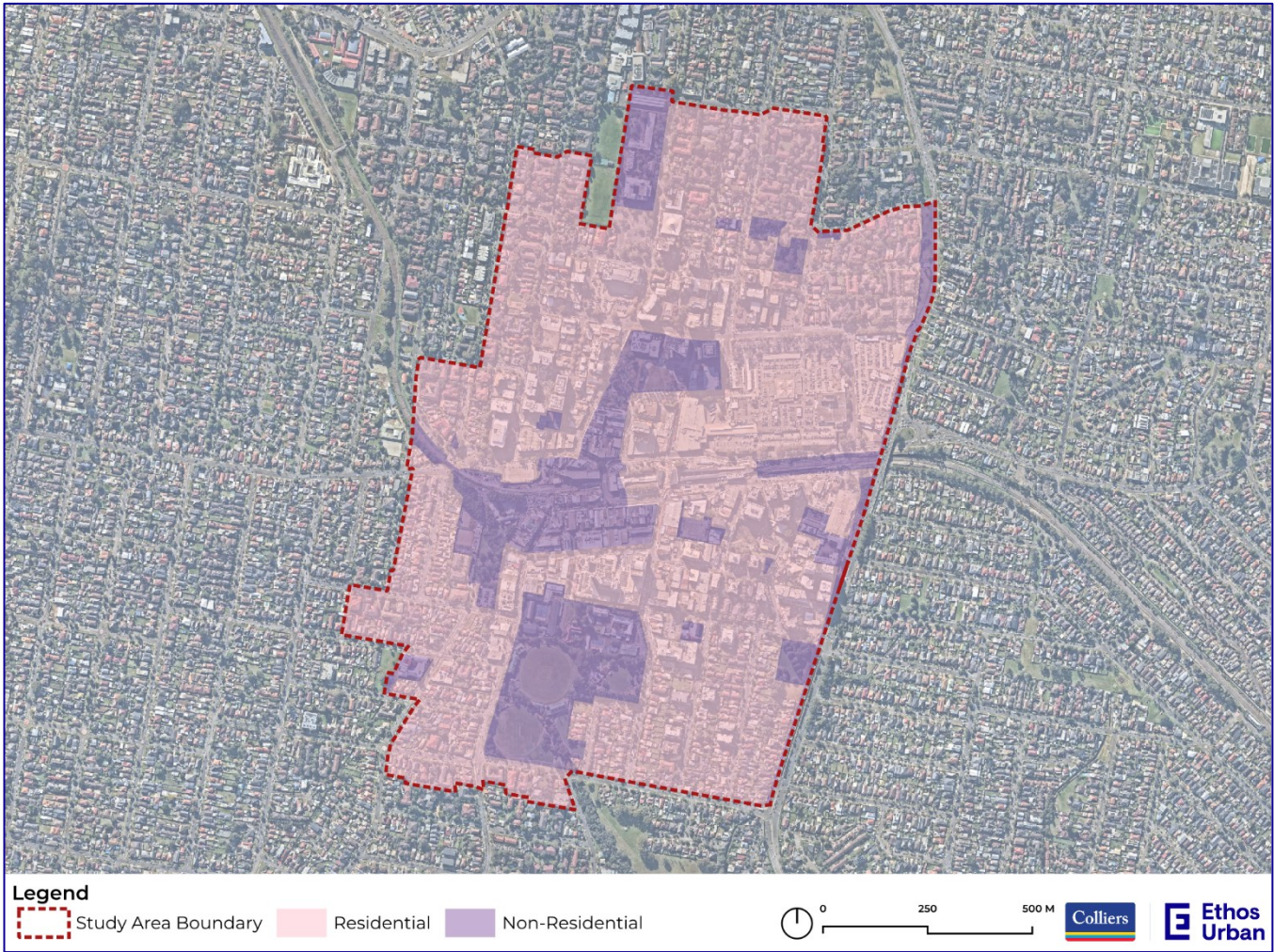


Figure 10 Area of investigation – Bankstown Precinct

Source: Nearmap, Ethos Urban

4.2 Bay West (Stage 1) Precinct

The Bays West Precinct is a future urban renewal precinct. The delivery of the Bays Metro Station by 2032 is anticipated to transform the precinct to include new housing, and new employment spaces as part of the new innovation corridor.

For the purposes of this analysis, the precinct has been defined to align with the Bays West Stage 1 rezoning.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	9.3ha	1.2ha	250 dwellings	472 dwellings	27 dwellings per ha	214 dwellings per ha	51 persons per ha	403 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- 250 dwellings are anticipated for the precinct based on the Bays West Stage 1 state-led rezoning.



Figure 11 Area of investigation – Bay West Precinct

Source: Nearmap, Ethos Urban

4.3 Burwood-Concord Precinct

Burwood is a strategic centre located centrally between Sydney CBD and Parramatta CBD. A mix of commercial and residential uses are focused around Burwood station and along the Burwood Road and Parramatta Road. This transitions to a more lower density residential uses toward the periphery of the selected study area.

Much of this area is characterised by mix of education, retail, shopfront commercial primarily along Parramatta Road and low density housing further to the north.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	79.7ha	58.9ha	13,446 dwellings	24,871 residents	169 dwellings per ha	228 dwellings per ha	312 persons per ha	422 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- 13,446 dwellings are anticipated for the precinct.
- Future open space
- Existing schools in residential areas are classified as non-residential

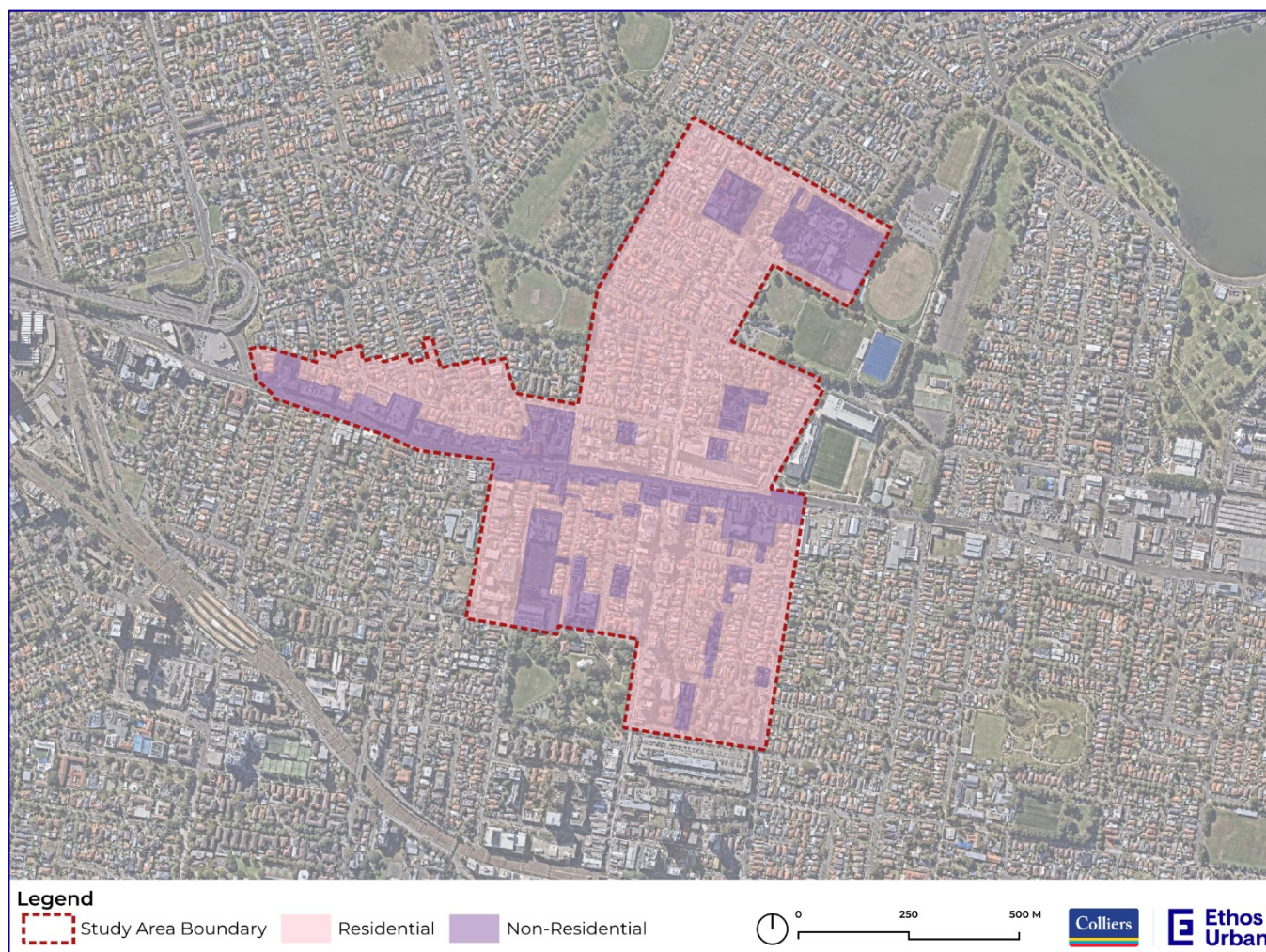


Figure 12 Area of investigation – Burwood-Concord Precinct

Source: Nearmap, Ethos Urban

4.4 Crows Nest Precinct

Crows Nest was identified as an accelerated precinct due to its close proximity to a metro station and key public transport interchanges. A mix of uses are located within the precinct including heath, education, industrial, commercial, visitor accommodation and retail. Much of the existing residential stock is medium to high density housing, which could limit overall development potential of some sites in the short to medium term.

In recent years, there has been significant residential development concentrated around the Crows Nest station that opened in August 2024 as part of the Metro North West.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	39.6ha	27.6ha	5,900 dwellings	10,842 residents	149 dwellings per ha	214 dwellings per ha	274 persons per ha	392 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- 5,900 dwellings are anticipated for the precinct based on the Crows Nest TOD state-led rezoning.

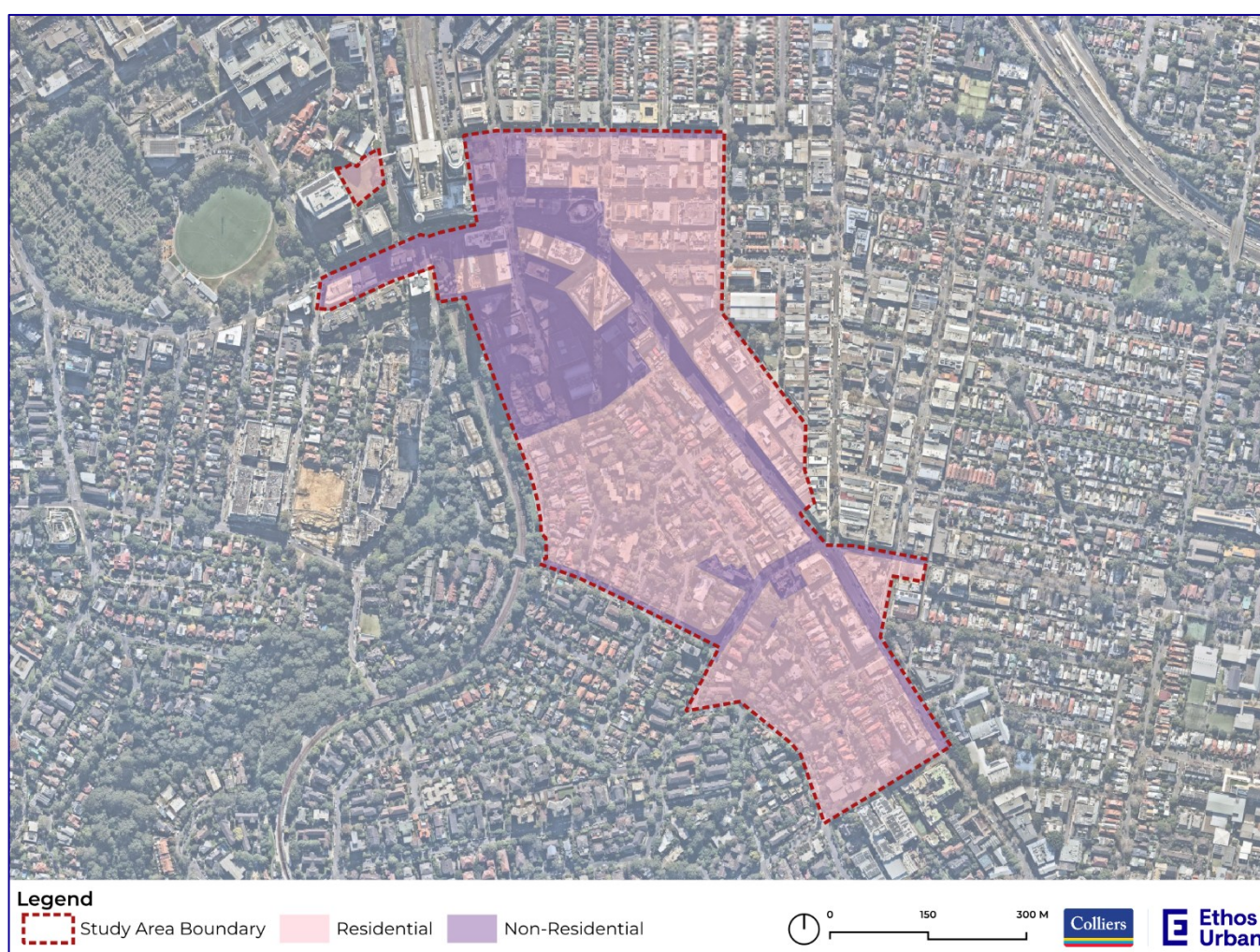


Figure 13 Area of investigation – Crows Nest Precinct

Source: Nearmap, Ethos Urban

4.5 Five Dock

Five Dock is an urban renewal precinct located in Canada Bay LGA located around the future Five Dock Metro Station. A masterplan is currently being developed that will seek to deliver increased density around the future station.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	62.5ha	59.7ha	13,892 dwellings	25,707 persons	222 dwellings per ha	233 dwellings per ha	411 persons per ha	430 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- 13,892 dwellings are anticipated for the precinct based on the Draft Five Dock Master Plan.
- Future open space.
- Existing schools in residential areas are classified as non-residential.



Figure 14 Area of investigation – Five Dock Precinct

Source: Nearmap, Ethos Urban

4.6 Homebush (Canada Bay) Precinct

Homebush was identified as an accelerated precinct due to its proximity to metro stations and key public transport interchanges, and activity transport opportunities. The precinct contains a mix of uses including industrial, sporting and entertainment facilities, commercial, retail, health and education. Much of the existing housing stock is low to medium density, with high density primarily concentrated around Parramatta Road.

While the broader Homebush precinct extends into Strathfield LGA, for the purposes of this analysis, only the Canada Bay portion of the precinct has been assessed. The existing housing stock within is almost entirely low-density housing with some retail, commercial, health, industrial and education uses.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	75.2ha	53.1ha	9,930 dwellings	17,790 residents	132 dwellings per ha	187 dwellings per ha	236 persons per ha	335 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- 9,930 dwellings are anticipated for the precinct based on the Homebush TOD state-led rezoning.
- Future open space.
- Existing schools in residential areas are classified as non-residential.

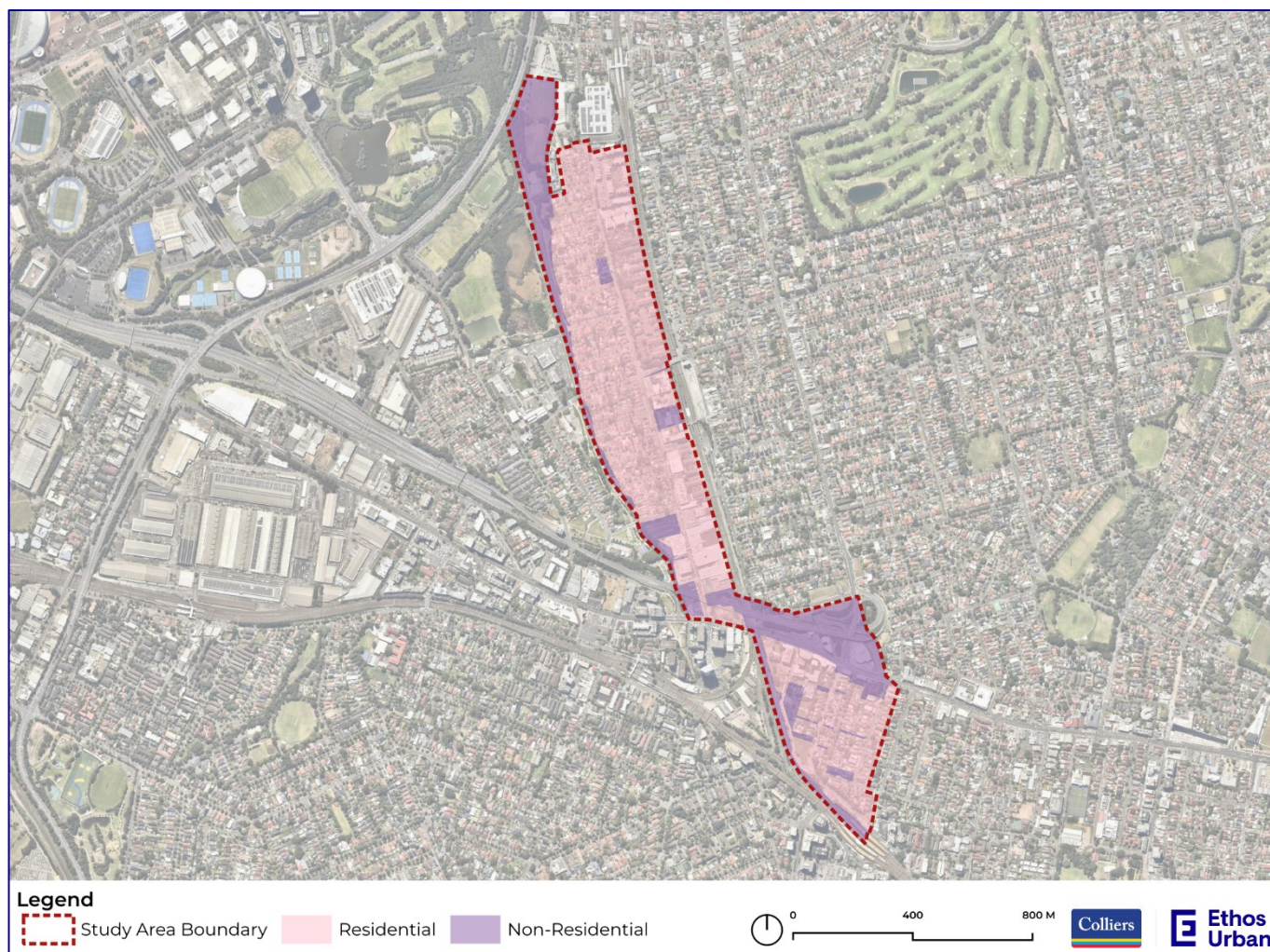


Figure 15 Area of investigation – Homebush (Canada Bay) Precinct

Source: Nearmap, Ethos Urban

4.7 Hornsby Precinct

Hornsby is an established suburb and strategic centre located in the north of Sydney some 20km northwest of Sydney CBD. Mix of uses including health, education, commercial, and retail. Residential dwellings tend to be low density with higher densities focused around the station and Westfield Hornsby.

As a TOD accelerated precinct, Hornsby was identified as an accelerated precinct due to its close proximity to the train station and key public transport interchanges, promoting walking and cycling opportunities. Hornsby is the administrative centre of Hornsby LGA.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	39.1ha	26.7ha	6,000 dwellings	10,979 residents	153 dwellings per ha	224 dwellings per ha	281 persons per ha	411 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- 6,000 dwellings are anticipated for the precinct based on the Hornsby TOD state-led rezoning.

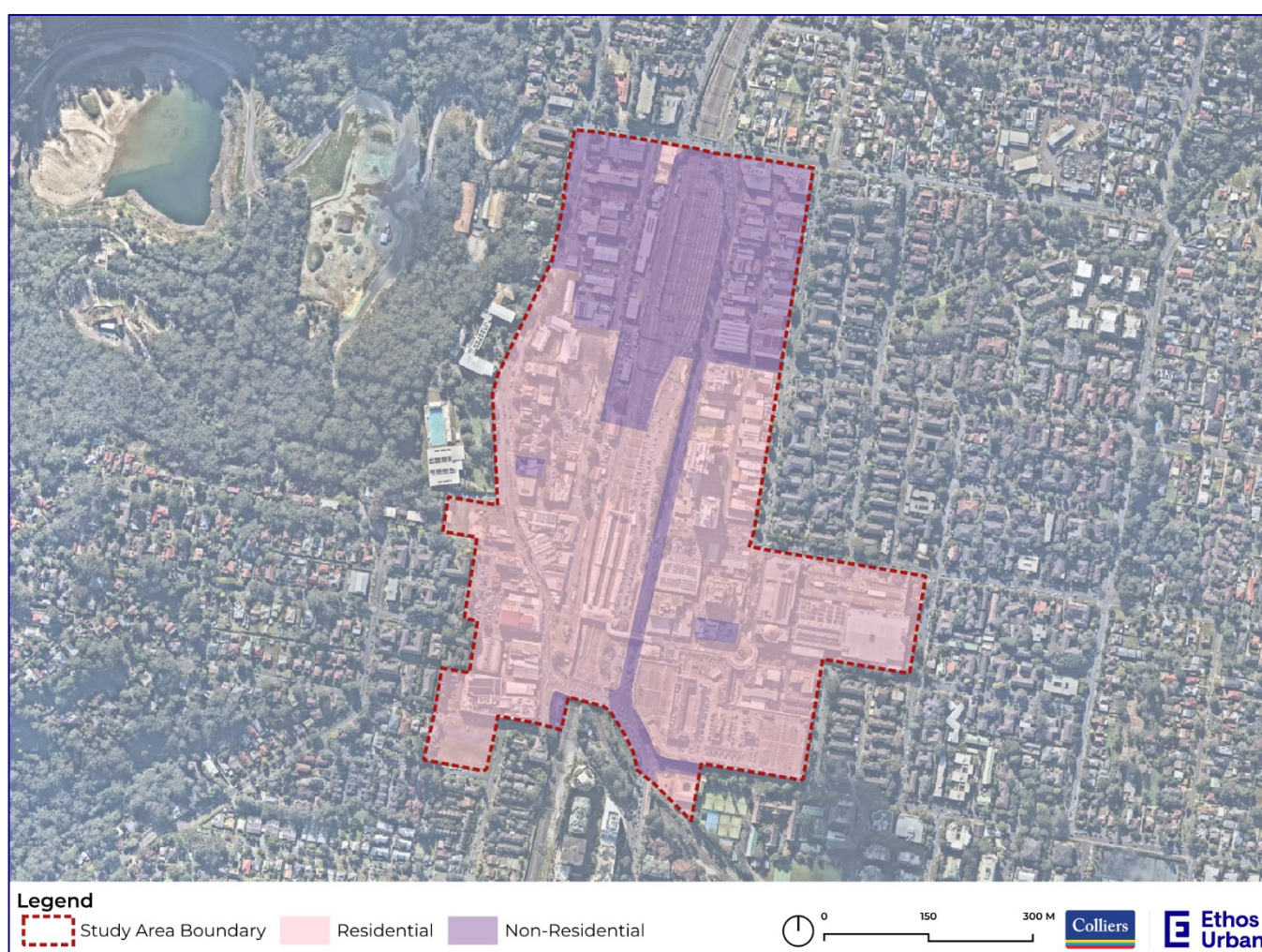


Figure 16 Area of investigation – Hornsby Precinct

Source: Nearmap, Ethos Urban

4.8 Macquarie Park Precinct

Macquarie Park is a business park and key commercial office centre within Greater Sydney. Much of the precinct is undergoing a transition towards higher intensity residential mixed use with the commercial office market anticipated to remain subdued for the foreseeable future.

With two train stations in the precinct, Macquarie Park is well connected to Sydney's major centres including North Sydney and Sydney CBD. Future extensions of the metro line will connect Macquarie Park to the Western Sydney Aerotropolis and emerging centres in Western Sydney.

	Gross land area	Net land area	Number of dwellings	Estimated population	Gross dwelling density	Net dwelling density	Gross population density	Net population density
Value	174.8ha	25.6ha	9,600 dwellings	15,036 residents	55 dwellings per ha	374 dwellings per ha	86 persons per ha	586 persons per ha

Source: Ethos Urban; ABS Census 2021

Assumptions

- 9,600 dwellings are anticipated for the precinct based on the Macquarie Park TOD state-led rezoning.

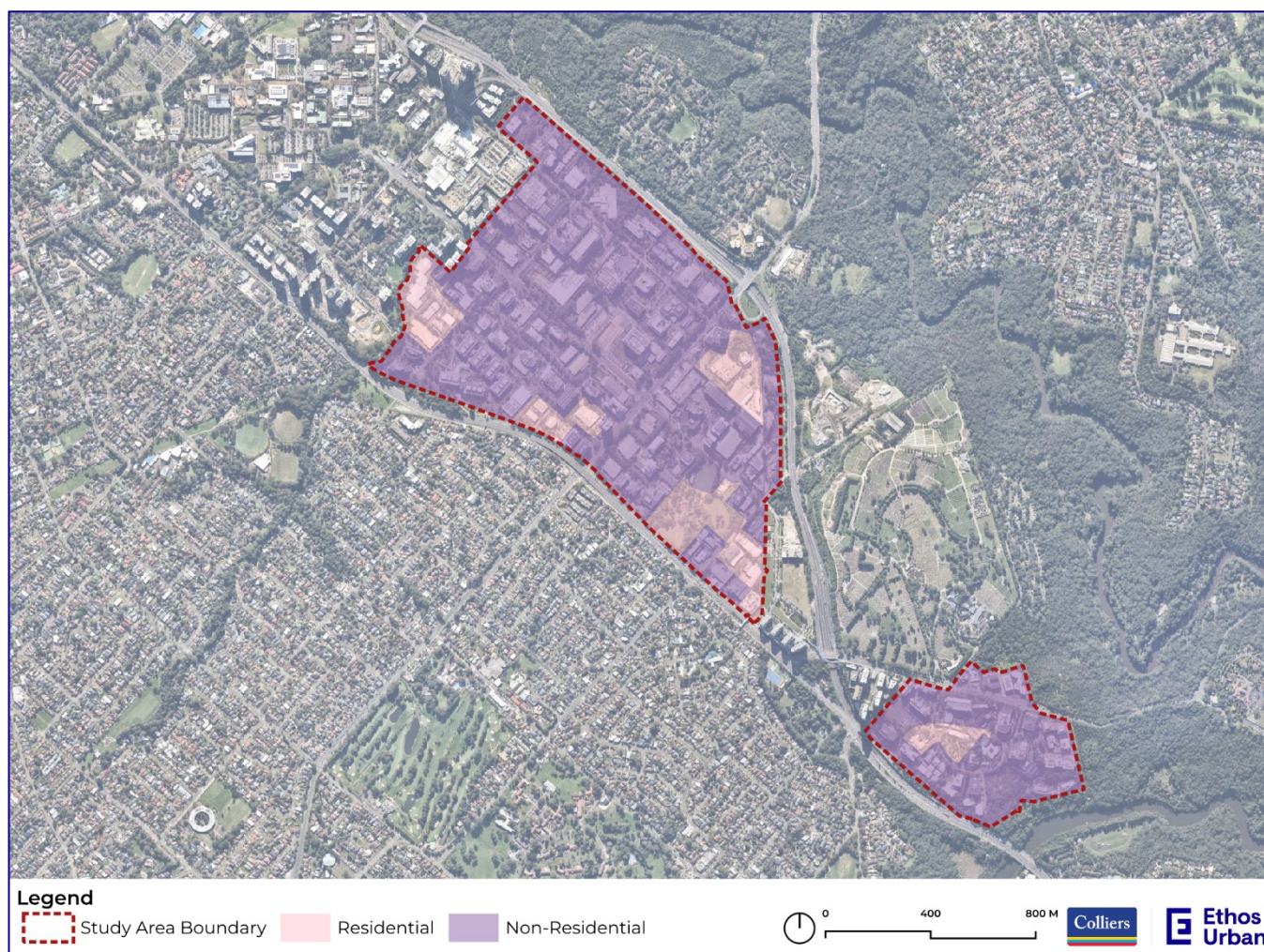


Figure 17 Area of investigation – Macquarie Park Precinct

Source: Nearmap, Ethos Urban

5.0 Summary and Key Findings

Based on the above analysis of selected precincts, a summary table of the dwelling and population density of these locations are provided in **Table 3** below. The key findings are as follows:

Gross Dwelling and Population Density:

- Based on the Draft Five Dock Masterplan, the **Five Dock Precinct** is projected to have the highest Gross Dwelling and Population Density among all analysed precincts, with:
 - An estimated Gross Dwelling Density of 222.3 dwellings per hectare
 - An estimated Gross Population Density of 411.4 persons per hectare
- The **Burwood-Concord Precinct** ranks second in terms of gross densities, with:
 - An estimated Gross Dwelling Density of 168.8 dwellings per hectare
 - An estimated Gross Population Density of 312.1 persons per hectare
- The relatively high densities observed in both Five Dock and Burwood-Concord Precincts can be attributed to several factors:
 - Smaller overall precinct size, with a general trend indicating higher densities in more compact precincts;
 - A higher proportion of land zoned for residential uses, much of which is proposed for mid- to high-density development, specifically:
 - Five Dock Precinct: 96% of the precinct area is designated for residential use
 - Burwood-Concord Precinct: 74% of the precinct area is designated for residential use
- the **Homebush Precinct (within Canada Bay LGA)** records slightly lower Gross Dwelling and Population Density; though ranks fifth overall, with:
 - An estimated Gross Dwelling Density of 132.0 dwellings per hectare
 - An estimated Gross Population Density of 236.5 persons per hectare.

Net Dwelling and Population Density:

- **Macquarie Park Precinct** records the highest Net Dwelling and Population Density among the precincts studied, with:
 - An estimated Net Dwelling Density of 374.3 dwellings per hectare
 - An estimated Net Population Density of 586.3 persons per hectareThis is likely attributed to the relatively small proportion of land designated for residential use (approximately 15%) in a precinct primarily focused on employment.
- **Five Dock** and **Burwood-Concord Precincts** record the second and third highest Net Dwelling Densities, respectively. These densities are comparable to those observed in:
 - Hornsby TOD Precinct
 - St Leonards strategic centre and Crows Nest TOD Precinct
 - Bays West Stage 1 TOD PrecinctHowever, Five Dock and Burwood-Concord have larger net residential areas than the comparative TOD precincts, meaning their dwelling densities are distributed across a larger footprint, resulting in larger overall dwelling and population numbers.
- In the **Homebush Precinct (within Canada Bay LGA)**, the Net Dwelling Density sits in the mid-range compared to other precincts, with:
 - An estimated Net Dwelling Density of 187.1 dwellings per hectare
 - An estimated Net Population Density of 335.2 persons per hectare.

Table 3 *Summary of Dwelling and Population Density Analysis*

Precinct	Analysis Completed	Gross Area	Net Residential Land Area	Number of Dwellings	Estimated Population	Average Household Size	Occupancy Rate	Gross Dwelling Density	Net Dwelling Density	Gross Population Density	Net Population Density
	<i>year</i>	<i>ha</i>	<i>ha</i>	<i>dwellings</i>	<i>residents</i>	<i>persons per household</i>	<i>% of occupied dwellings</i>	<i>dwellings per ha</i>	<i>dwellings per ha</i>	<i>persons per ha</i>	<i>persons per ha</i>
Canada Bay City Council											
Rhodes	2022	100.7	67.6	9,742	19,750	2.29	88.6%	96.8	144.1	196.2	100.7
Burwood-Concord	2025	79.7	58.9	13,446	24,871	2.06	90.0%	168.8	228.1	312.1	79.7
Five Dock	2025	62.5	59.7	13,892	25,707	2.06	90.0%	222.3	232.5	411.4	62.5
Homebush (Canada Bay)	2025	75.2	53.1	9,930	17,790	2.06	87.1%	132.0	187.1	236.5	75.2
Strategic Centres											
Bankstown	2025	159.7	124.1	14,000	25,108	2.06	87.2%	87.7	112.8	157.2	202.2
Burwood	2022	140.4	115.8	5,961	14,025	2.64	89.0%	42.5	51.5	99.9	121.1
Hornsby	2025	39.1	26.7	6,000	10,979	2.06	89.0%	153.3	224.4	280.5	410.5
Macquarie Park	2025	174.8	25.6	9,600	15,036	2.06	76.2%	54.9	374.3	86.0	586.3
Mascot	2022	139.0	73.0	7,287	16,440	2.59	87.2%	52.4	99.8	118.3	225.3
St Leonards	2022	80.2	26.5	5,883	10,545	2.02	88.7%	73.4	221.8	131.5	397.5
Zetland	2022	80.5	68.6	7,166	12,630	2.08	84.7%	89.0	104.5	156.9	184.2
Other Non-Strategic Centres of Interest (e.g. Urban Renewal, TOD Accelerated Precinct)											
Bays West (Stage 1)	2025	9.3	1.2	250	472	2.06	91.8%	26.9	213.6	50.7	402.9
Crows Nest	2025	39.6	27.6	5,900	10,842	2.06	89.4%	149.0	213.6	273.9	392.5
Melbourne CBD – West, VIC	2022	100.5	79.3	12,561	15,635	1.95	64.0%	125.0	158.3	155.6	197.0
Newstead, QLD	2022	70.8	51.2	4,411	7,406	1.91	87.8%	62.3	86.1	104.6	144.5
Potts Point - Woolloomooloo	2022	146.4	96.3	12,657	18,179	1.80	79.7%	86.4	131.5	124.1	188.9
Wolli Creek	2022	66.7	38.5	5,173	10,725	2.32	89.5%	77.6	134.4	160.9	278.7