

Residential Density Across Metropolitan Sydney

SITE	AREA	EXISTING DENSITY / DWELLING YIELD	APPROVED DENSITY / DWELLING YIELD
Bonnyrigg	80 hectares	813 dwellings 10 dwellings/ha	2,500 dwellings 31 dwellings/ ha
Riverwood North	3.9 hectares	176 apartments in three storey walk-ups 45 dwellings/ha	Approx. 150 social housing apartments and 500 dwellings (across nine buildings up to nine storeys) 166 dwellings/ha
Allengrove Crescent, North Ryde	12,297.1sqm	19 dwellings =15 dwellings/ ha	196 dwellings =160 dwellings/ ha
Avon & Beechworth Roads, Pymble	23,677sqm	15 dwellings = 6 dwellings/ ha	255 dwellings (yet to be approved) = 108 dwellings/ ha

DRAFT NORTH WEST STRUCTURE PLAN PRECINTS	OPPORTUNITY SITE AREA	EXISTING DWELLINGS (2012)	PROJECTED NUMBER OF DWELLINGS (2036)
Cudgegong Road Station	333 hectares	2012 total dwellings- 200 0.6 dwellings/ha	2036 total dwellings- 3,700 11 dwellings/ha
Rouse Hill Station	106 hectares	2012 total dwellings- 2000 19 dwellings/ ha	2036 total dwellings- 2950 28 dwellings/ha
Kellyville Station	106 hectares	2012 total dwellings- 2000 18 dwellings/ha	2036 total dwellings- 6400 60 dwellings/ha
Bella Vista	270 hectares	2012 total dwellings- 1800 7 dwellings/ha	2036 total dwellings- 6200 23 dwellings/ha
Norwest	161 hectares	2012 total dwellings- 1300 8 dwellings/ha	2036 total dwellings- 5650 35 dwellings/ha
Showground	163 hectares	2012 total dwellings- 750 5 dwellings/ha	2036 total dwellings- 4350 27 dwellings/ha
Castle Hill	116 hectares	2012 total dwellings= 1700 15 dwellings/ha	2036 total dwellings- 6100 53 dwellings/ha
Cherrybrook Station	39 hectares	2012 total dwellings- 1100 28 dwellings/ha	2036 total dwellings- 2900 74 dwellings/ha