

city residential monitor

The City of Sydney Residential Monitor is an important initiative of Council's 'Living City' Policy. An objective of the 'Living City' Policy, is to establish a critical mass of permanent residents in the city. A city with a sizeable residential population makes good economic and social sense, as city residents help support a range of services and contribute to city identity and cultural life.

The Residential Monitor provides accurate information on the supply of housing in the Sydney Local Government precincts of the City Centre and Pyrmont/Ultimo. Information on each residential project is arranged based on the status as at the end of each quarter (ie. 'Under Consideration', 'Approved', 'Commenced' and 'Completed').

Summary of Residential Activity - June 2004

As at the end of June 2004, there were 3,466 units under construction in the Central Sydney and Pyrmont / Ultimo areas. These comprise:

- 2,893 units in the City Centre
- 573 units in Ultimo/Pyrmont

During the June 2004 Quarter:

- One project comprising 26 units completed construction
- No projects commenced construction
- Two projects comprising 150 units were approved

As at the end of June 2004, ten projects totalling 1,362 residential units were lodged and under consideration. These comprise:

- Eleven projects (1,312 units) in the City Centre
- One project (50 units) in Ultimo - Pyrmont



The above building is situated at 32-34 Regent Street, Sydney. The development was completed in June 2004 and contains 26 units.

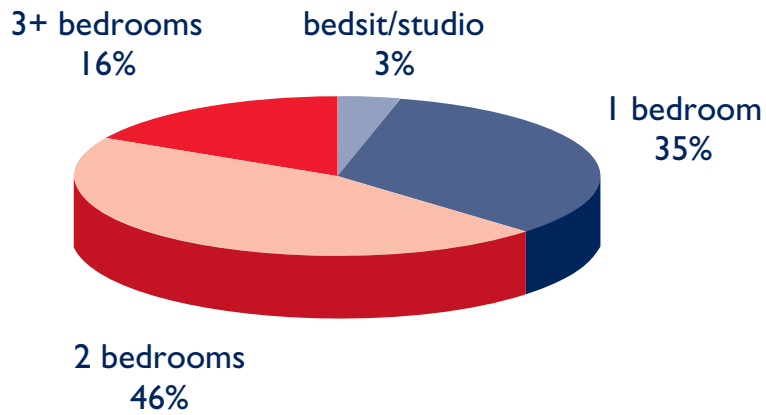
Residential Unit Mix

A recent amendment to the Central Sydney Development Control Plan 1996 (Amendment No. 5 - Internal Residential Amenity) encourages a mix of units within all residential developments of more than 20 units. The unit mix sought is:

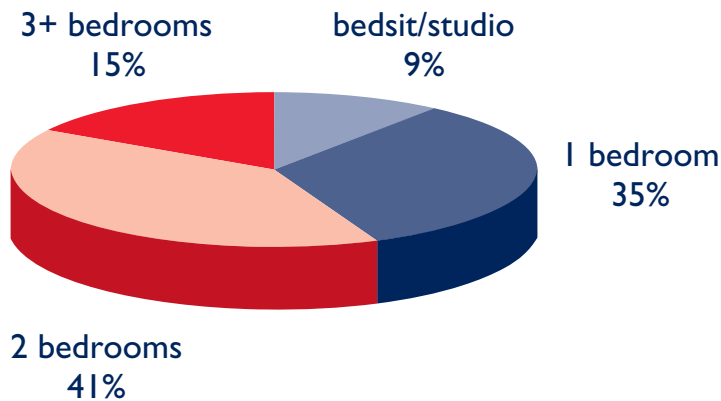
Studio apartments	Maximum of 15%
1 bed apartments	Maximum of 30%
2 bed apartments	Minimum of 40%
3+ bed apartments	Minimum of 15%

The following graphs show the unit mix of projects approved in the 2003/04 financial year; completed in 2003/04, and under construction as at June 2004 for the Central Sydney and Pyrmont / Ultimo precincts.

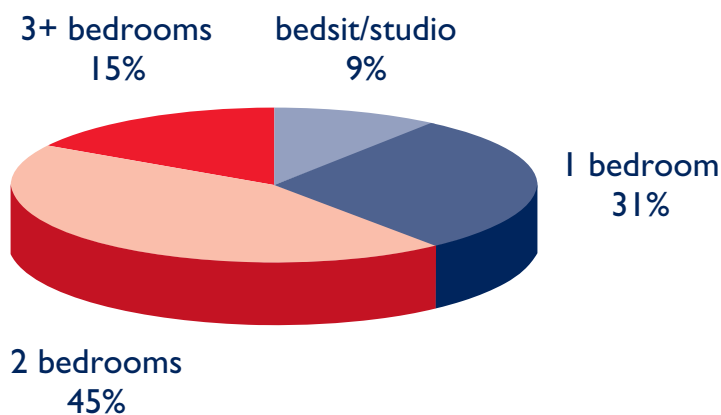
Unit Mix - 2003/2004 Completions



Unit Mix - 2003/2004 Approvals

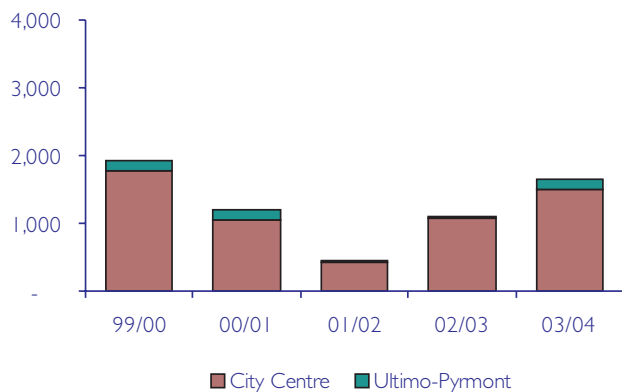


Unit Mix - commenced as at 30 June 2004



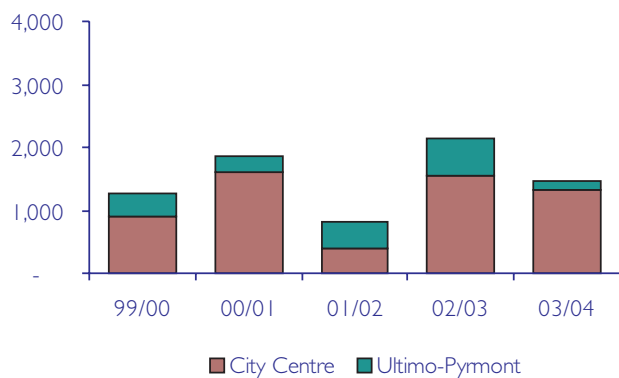
Residential Activity 1999-2004

The graphs and tables below provide a summary of DA approvals, commencements and completions for the past five financial years for the Central Sydney and Pyrmont / Ultimo precincts.



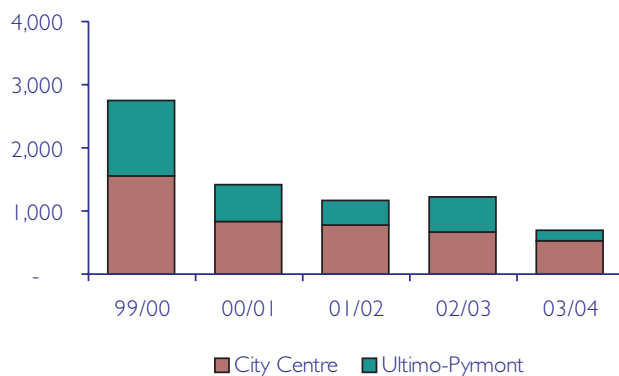
Approved 1999 - 2004

Fin. Year	City Centre	Ultimo-Pyrmont	City of Sydney
99/00	1,776	147	1,923
00/01	1,042	158	1,200
01/02	415	33	448
02/03	1,067	37	1,104
03/04	1,497	157	1,654
Total	5,797	532	6,329



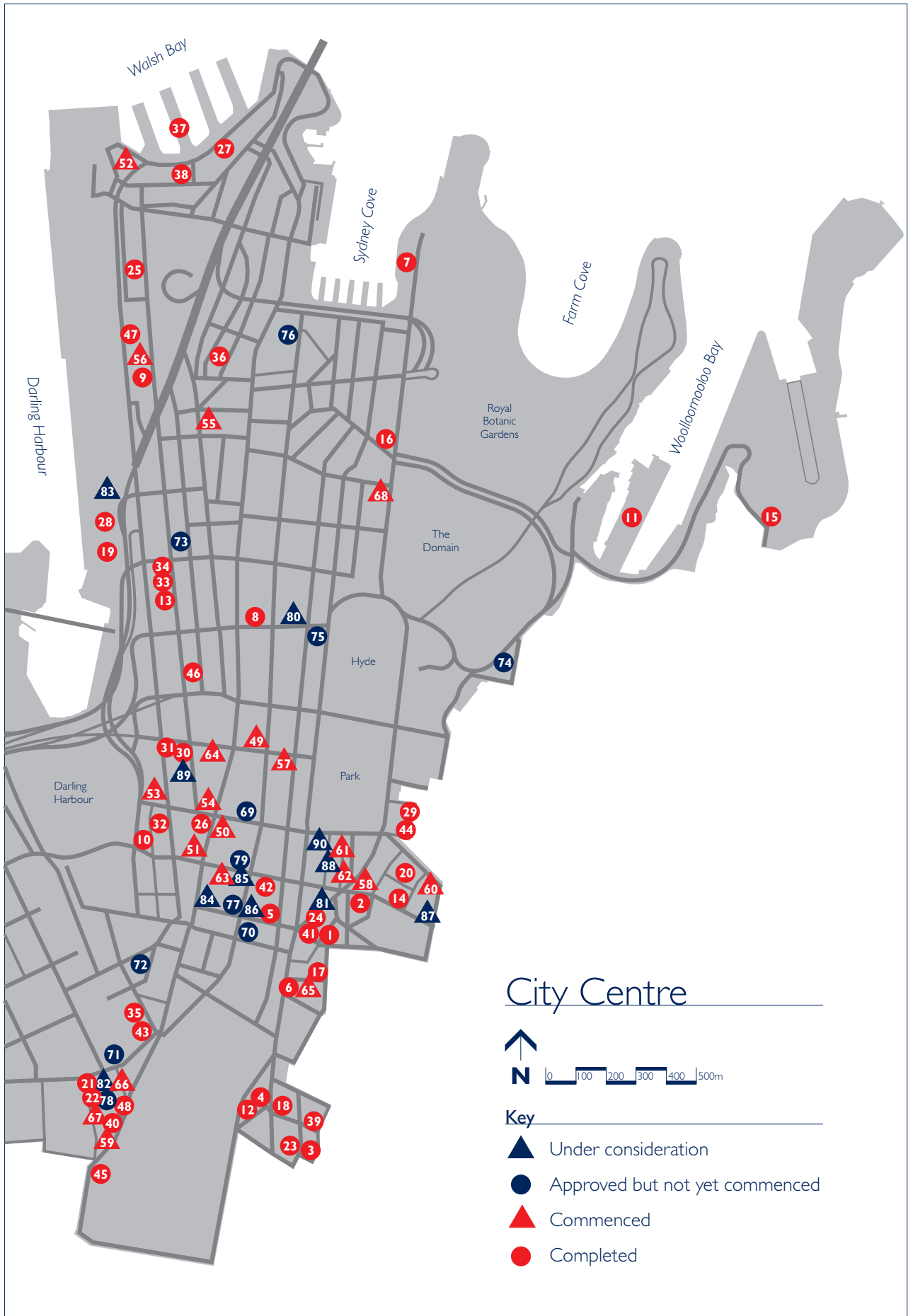
Commenced 1999 - 2004

Fin. Year	City Centre	Ultimo-Pyrmont	City of Sydney
99/00	904	375	1,279
00/01	1,614	249	1,863
01/02	385	422	807
02/03	1,542	606	2,148
03/04	1,320	150	1,470
Total	5,765	1,802	7,567



Completed 1999 - 2004

Fin. Year	City Centre	Ultimo-Pyrmont	City of Sydney
99/00	1,552	1,202	2,754
00/01	838	583	1,421
01/02	765	396	1,161
02/03	662	572	1,234
03/04	537	150	687
Total	4,354	2,903	7,257



Note

- (1) Residential Projects mapped do not include hotels or serviced apartments unless the development is a mix of residential and hotel or residential and serviced apartments. Where this is the case only residential units are included in the calculation of the number of units.
- (2) Projects with 1 or 2 residential units are not mapped.

City Centre

The consent authority for projects is the City of Sydney unless otherwise indicated in the Notes column. The following abbreviations are used for consent authorities other than the City of Sydney: Department of Infrastructure, Planning and Natural Resources (DIPNR).

Completions

Map Address	Name	No	DA	Date	Notes	
Ref		Units	Approved	Completed		
1	56-60 Foster St	Edwards Building	9	Jun-96	Aug-99	
2	131-149 Goulburn St	Sydney Mansions	115	Nov-93	Sep-99	
3	42 Holt St		12	Mar-98	Sep-99	
4	1 Randle St	The Randle	24	Oct-95	Sep-99	
5	40-54 Campbell St	Regis Towers	152	Dec-96	Oct-99	Campbell Tower - Stage 3
6	242 Elizabeth St	Excelsior	164	May-97	Oct-99	
7	1-59 Macquarie St	Bennelong	140	Sep-94	Oct-99	Stage 2
8	50 Market St	Tower Apartments	100	Jun-97	Dec-99	
9	167 Kent St	Stamford on Kent	158	Jun-97	Feb-00	
10	38-42 Harbour St	Harbour Gardens	197	May-95	Feb-00	DHA
11	6 Cowper Wharf Rdway	Finger Wharf	323	Dec-96	May-00	
12	36 Chalmers St	Journalists Club	33	Mar-97	May-00	
13	365-373 Kent St	Windsor on Kent	192	Jun-97	May-00	
14	174 Goulburn St	The Marbury	106	Nov-96	May-00	
15	22 Wylde St		24	Jun-98	May-00	
16	155-161 Macquarie St	Macquarie Apartments	62	Nov-97	Jun-00	
17	66-72 Reservoir St		16	Feb-99	Aug-00	
18	360 Elizabeth St	Evening Star Hotel	79	Apr-97	Sep-00	
19	9 Sussex St	Darling Quays	95	Feb-99	Sep-00	DIPNR - Stage 1
20	6-18 Poplar St		154	Mar-98	Oct-00	
21	Dwyer St		45	Jul-98	Oct-00	
22	17-31 Regent St		40	Apr-98	Dec-00	
23	45-49 Holt St		54	May-98	Dec-00	
24	37-51 Foster St		20	May-98	Dec-00	
25	85 Kent St		8	Apr-99	Mar-01	
26	569-581 George St	The Summit	335	Apr-95	Jun-01	
27	Pottinger St	Bond Stores 5, 6 & 7	17	Aug-99	Dec-01	DIPNR
28	9 Sussex St	Darling Quays	282	Feb-99	Dec-01	DIPNR - Stage 2
29	1-15 Francis St	Lumina Apartments	131	Dec-99	Dec-01	
30	515-519 Kent St	Maestri Towers	84	Dec-98	Jan-02	
31	298 Sussex St	Maestri Towers	251	Oct-97	Apr-02	Increase in unit numbers
	77-79 Liverpool St		1	Aug-00	Aug-02	
32	2-8 Dixon St		78	Jun-93	Sep-02	
33	361 Kent St	Trafalgar	96	Apr-99	Nov-02	
34	355-359 Kent St		124	Apr-98	Mar-03	
35	93-105 Quay Street		104	Nov-99	Mar-03	Court Approval
36	129-145 Harrington St	Cove Apartments	260	Jan-00	May-03	DIPNR
37	17 Hickson Rd	Pier 6/7 and Shoresheds	239	Aug-99	Jul-03	DIPNR
38	20 Hickson Rd	Bond Store 4 East	33	Aug-99	Jul-03	DIPNR
39	47-53 Cooper St		63	Jan-01	Sep-03	
40	49-53 Regent St		60	Mar-02	Sep-03	
41	62-64 Foster St	Salvation Army	17	May-01	Sep-03	
42	85-91 Goulburn St	North	47	Aug-00	Nov-03	
43	107-121 Quay St	Harmony	192	Sep-00	Dec-03	
44	144-150 Liverpool St		23	Jun-02	Dec-03	
45	52 Regent St		40	Feb-02	Jan-04	
46	259-261 Clarence St	Hosking House	20	May-00	Feb-04	
47	30-34 Hickson Rd	The Bond	49	May-02	Mar-04	
	387 George St	Georges Radio House	1	Dec-00	Apr-04	
48	32 Regent St		26	Apr-99	Jun-04	
Total			4,868			

City Centre

Commencements

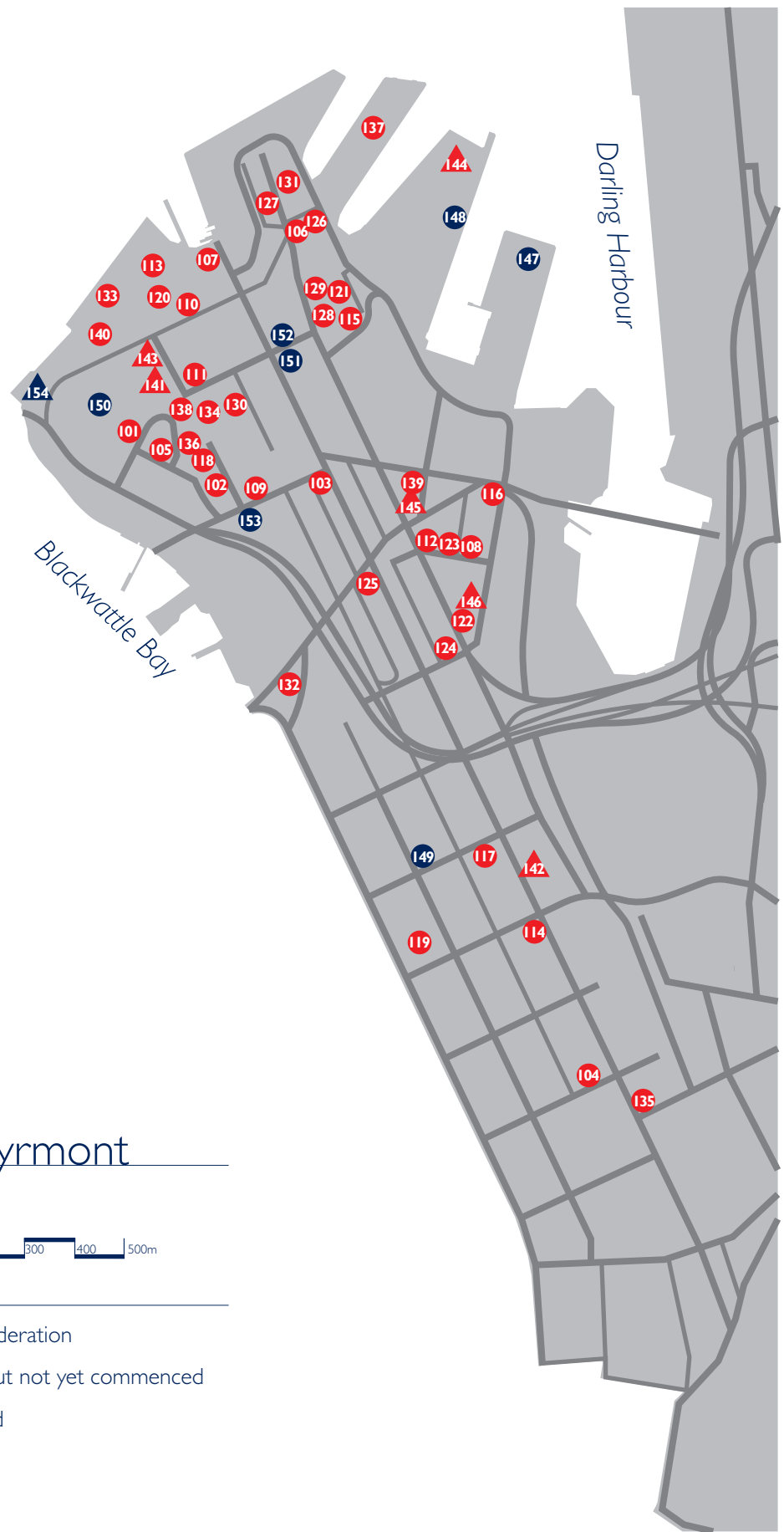
Map Address	Name	No	DA	Date	Notes	
Ref		Units	Approved	Commenced		
49	323-327 Pitt St	Lobana House	262	Feb-98	Oct-00	
50	644-662 George St	World Tower	637	Oct-00	Jan-01	
51	589-593 George St	Cassia Gardens	132	Aug-99	Aug-02	
52	13 Hickson Rd	Towns Place	65	Jun-02	Sep-02	DIPNR
53	339-345a Sussex St	Emporio Apartments	155	Nov-99	Nov-02	
54	531-535 George St	Meriton Tower	330	Sep-02	Mar-03	Stage 2 DA
55	42-44 Margaret St	Portico	162	Nov-01	Jun-03	
56	159-165 Kent St	Mann Judd House	83	Jun-00	Jul-03	Deferred Commencement
57	137-139B Bathurst St		25	Feb-03	Aug-03	
58	142-148 Goulburn St	Meta	89	Jul-02	Aug-03	
59	61-65 Regent St		28	Nov-02	Aug-03	
60	55-73 Oxford St	Oxford Square	197	Dec-02	Aug-03	
61	21 Alberta St	OPSM	17	Jul-02	Sep-03	
62	27-29 Commonwealth St	The Common	40	Nov-02	Jan-04	Stage 2 DA
63	2-4 Cunningham St	Aspect	94	Dec-00	Jan-04	Court Approval
64	487-503 George St	Lumiere (Regency Place)	447	Mar-99	Jan-04	
65	19-33 Reservoir St		50	Mar-03	Feb-04	
66	12-26 Regent St		58	Mar-03	Feb-04	
67	33-47 Goold St		22	Nov-03	Feb-04	
68	185 Macquarie St		44	Apr-03	Mar-04	
Total			2,893			

Approved

Map Address	Name	No	DA	CC/PC	Notes
Ref		Units	Approved	Approved	
69	114-120 Liverpool St		44	Mar-01	Court Approval
70	323-339 Castlereagh St	Park Central	232	Sep-02	Stage 1 DA
71	849-855 George St	Tara la Tore Apartments	93	Nov-02	Stage 2 DA
72	203-209 Thomas St		20	Feb-03	
73	161-163 Clarence St		104	Apr-03	
74	60-72 Sir John Young Cres	Cielo	70	May-03	
75	141-143 Elizabeth St	The Dakota	15	Oct-03	
76	4 Dalley St		14	Dec-03	
77	431-439 Pitt St	Royal Gardens Hotel	108	Mar-04	
78	17-25 Regent St		50	Apr-04	
79	664-690 George St	East Apartments	100	May-04	
Total			700		

Under Consideration





Map Address	Name	No	DA Lodged	Notes	
Ref		Units			
80	184-190 Pitt St	Centrepont	N/A	Feb-03	Unit numbers to be provided in Stage 2 DA
81	61-65 Wentworth Ave		43	May-03	
82	15 Regent St		17	Aug-03	
83	1-19 Shelley St	King Street Wharf Site 1	246	Sep-03	DIPNR
84	710-722 George St		218	Dec-03	Stage 2 DA
85	403-427 Pitt St		240	Dec-03	Stage 1 DA
86	420-426 Pitt St		116	Dec-03	Stage 1 DA
87	200-218 Goulburn St		105	Apr-04	
88	13-15 Alberta St		40	Jun-04	
89	521-527 Kent St		125	Jun-04	Stage 1 DA
90	157-167 Liverpool St	Parkview	162	Jun-04	Stage 1 DA
Total			1,312		



Ultimo/Pyrmont



Key

-  Under consideration
-  Approved but not yet commenced
-  Commenced
-  Completed

Note

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Ultimo/Pymont

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Completions

Map Ref	Address	Name	No Units	DA Approved	Date Completed	Notes
101	2-10 Quarry Master Dr	Tara	66	Feb-97	Jul-99	DIPNR
102	15 Jones St		23	Oct-97	Aug-99	
103	102 Miller St	The Palladium	275	Mar-97	Dec-99	
104	82 Mary Ann St	Cooney Site	102	Dec-94	Dec-99	
105	26 Saunders St	Venetian	63	Mar-97	Jan-00	DIPNR
	186-188 Harris St		1	Jan-99	Feb-00	
	169 Harris St		1	Feb-99	Mar-00	
106	2-2B Mill St	Cnr Mill & Bayview	6	Nov-96	Mar-00	DIPNR
	4 Mill St		1	Nov-96	Apr-00	DIPNR
107	3 Harris St	The Elizabeth	44	Feb-98	May-00	DIPNR
108	32-34 Bunn St		90	Mar-98	May-00	
109	104 Miller St	Richmont	118	Jul-97	May-00	
110	1 Mount St	Rum Store Building	13	Sep-98	May-00	DIPNR
111	54-66 John St	The Terraces	63	Mar-98	Jun-00	DIPNR
112	2-14 Bunn St		38	Dec-97	Jun-00	
113	36-42 Refinery Dr	Regatta Wharf (WE2)	159	Apr-98	Jun-00	DIPNR
114	531-533 Harris St		7	Jun-96	Jul-00	
115	2 Jones Bay Rd	Watermark Tower	65	Dec-97	Jul-00	DIPNR
116	43 Murray St		9	Apr-96	Aug-00	
117	103-105 Quarry St		4	Jul-98	Nov-00	
118	13 Jones St		40	Jun-98	Dec-00	
	110-112 Quarry St		1	Dec-00	Jan-01	
119	55-67 Jones St	Acacia	307	Oct-98	Feb-01	
120	29-51 Refinery Dr	Fleetview	150	Feb-99	Apr-00	DIPNR
121	24 Point St	Pavilion	124	Dec-97	Sep-01	DIPNR
122	170 Pymont St		5	May-97	Oct-01	
123	16-30 Bunn St		40	Dec-97	Nov-01	
124	18-20 Allen St		37	May-97	Nov-01	
125	211-221 Harris St	Bauhaus	132	Sep-96	Jan-02	
126	25 Pirrama Rd	Site J	10	Dec-97	Feb-02	DIPNR
127	49-81 Point St	Quay Point	48	Oct-97	Mar-02	DIPNR
128	26 Point St	Plaza	124	Dec-97	Sep-02	DIPNR
129	22 Point St	Watermark Terrace	21	Jun-01	Sep-02	DIPNR
130	17-29 Mount St	Mount Street Terraces	8	Aug-01	Sep-02	DIPNR
131	2-6 Point St	Promontory	74	May-00	Oct-02	DIPNR
132	97-101 Pymont Bridge Rd		57	Nov-99	Oct-02	
133	24-32 Refinery Dr	Reflections	78	Oct-00	Nov-02	DIPNR
134	19-27 Cadigal Ave	McCaffery's Hill	165	Feb-00	Mar-03	DIPNR
135	646 Harris St		45	Sep-98	May-03	
136	14 Quarry Master Dr	Clifton Apartments	59	Jul-00	Jul-03	DIPNR
137	26 Pirrama Rd	Jones Bay Wharf	42	Mar-99	Jul-03	DIPNR
138	12 Quarry Master Dr		25	Jan-02	Sep-03	DIPNR
139	31-35 Union St		4	Mar-01	Oct-03	
140	15-27 Refinery Dr	Escarpment	20	Aug-02	Jan-04	DIPNR
Total			2,764			

Ultimo/Pymont**Commencements**

Map Address	Name	No	DA	Date	Notes
Ref		Units	Approved	Commenced	
141	Distillery Hill East (Site 1A) Buildings A, C & D	122	Sep-02	Jan-03	DIPNR
142	424-490 Harris St Bullecourt Place	217	Jul-02	Jan-03	DIPNR
143	Distillery Hill East (Site 1B) Buildings B, E	95	Oct-02	Jan-03	DIPNR
144	50 Pirrama Rd Darling Island Stage 1	111	Jun-00	Feb-03	DIPNR
145	24 Pymont Bridge Rd	16	Aug-98	Apr-03	Court Approval
146	131-133 Murray St	12	Jul-02	Aug-03	
Total		573			

Approved

Map Address	Name	No	DA	CC/PC	Notes
Ref		Units	Approved	Approved	
147	52 Pirrama Rd Wharves 8 & 9	112	Apr-99		DIPNR
148	11 Jones Bay Rd Darling Island Site 4	32	Apr-02		DIPNR
149	376-390 Jones St	18	Sep-02		
150	Distillery Hill Buildings F, G	138	May-03		DIPNR
151	84 Harris St	7	Jun-03		
152	54 Harris St Site M	81	Nov-03		DIPNR
153	63-79 Miller St Festival Records	69	Jan-04		Stage 2 DA lodged Jun-04
Total		457			

Under Consideration

Map Address	Name	No	DA	Notes
Ref		Units	Lodged	
154	2-50 Bowman St Waterfront West	50	Jun-03	DIPNR
Total		50		

For further information, contact
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