

# 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 Area. 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'). Data is provided for both the City Centre and Ultimo/Pymont areas.*

## Summary of Residential Activity - March 2003

As at the end of March 2003, there were 3,734 units under construction in the Sydney Local Government Area. These comprise:

- 2,994 units in the City Centre
- 740 units in Ultimo/Pymont

During the March 2003 Quarter:

- Three projects comprising 393 units completed construction
- Eight projects comprising 937 units commenced construction
- Four projects comprising 153 units were approved

As at the end of March 2003, ten projects totalling 650 residential units were lodged and under consideration. These comprise:

- Eight projects (505 units) in the City Centre
- Two projects (145 units) in Ultimo - Pymont



*McCaffery's Hill is located at 19-27 Cadigal Avenue, Pymont. The development was completed in March 2003 and contains 165 units.*

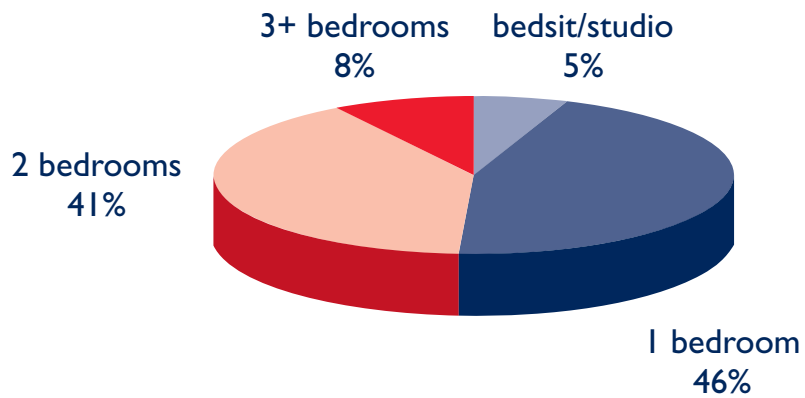
## Residential Unit Mix

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:

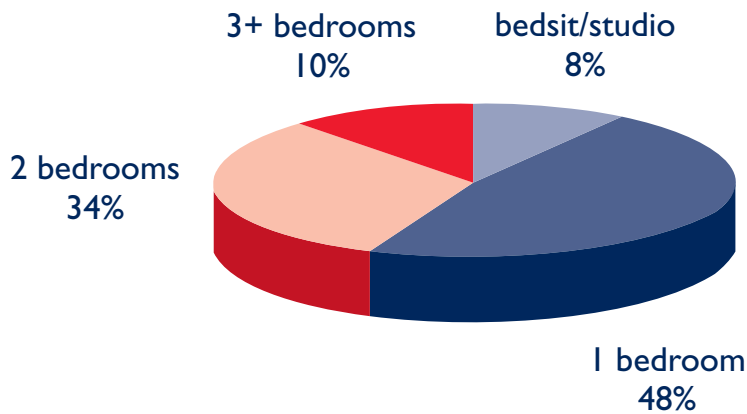
Studio apartments	Maximum of 15%
1 bed apartments	Maximum of 30%
2 bed apartments	Minimum of 40%
3+ bed apartments	Minimum of 15%

The following graphs show the unit mix of projects approved in the 2001/02 financial year, completed in 2001/02, and under construction as at June 2002.

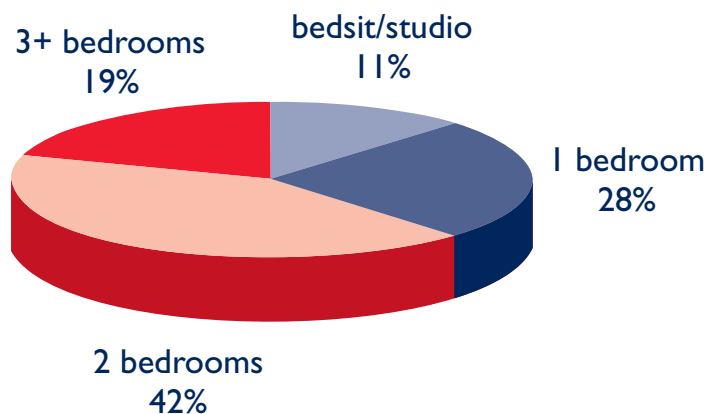
### Unit Mix - 2001/2002 Completions



### Unit Mix - 2001/2002 Approvals

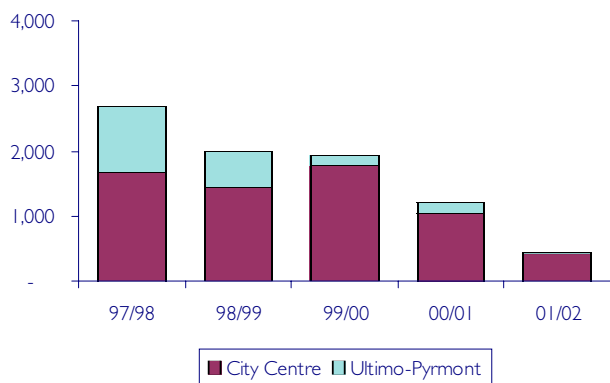


### Unit Mix - commenced as at 30 June 2002



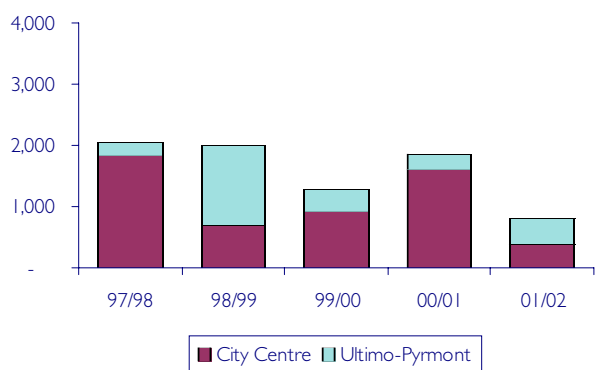
## Residential Activity 1996-2001

The graphs and tables below provide a summary of DA approvals, commencements and completions for the past five financial years.



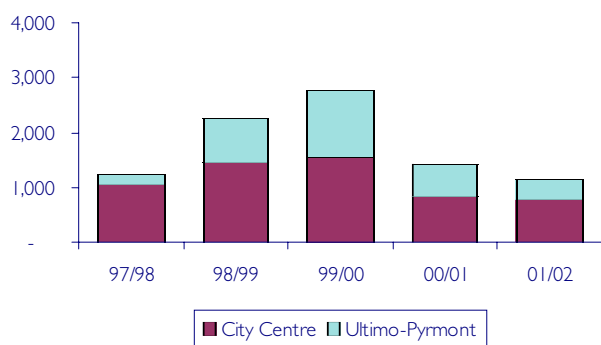
### Approved 1997 - 2002

Fin. Year	City Centre	Ultimo-Pymont	City of Sydney
97/98	1,681	1,011	2,692
98/99	1,436	544	1,980
99/00	1,776	147	1,923
00/01	1,042	158	1,200
01/02	415	33	448
<b>Total</b>	<b>6,350</b>	<b>1,893</b>	<b>8,243</b>



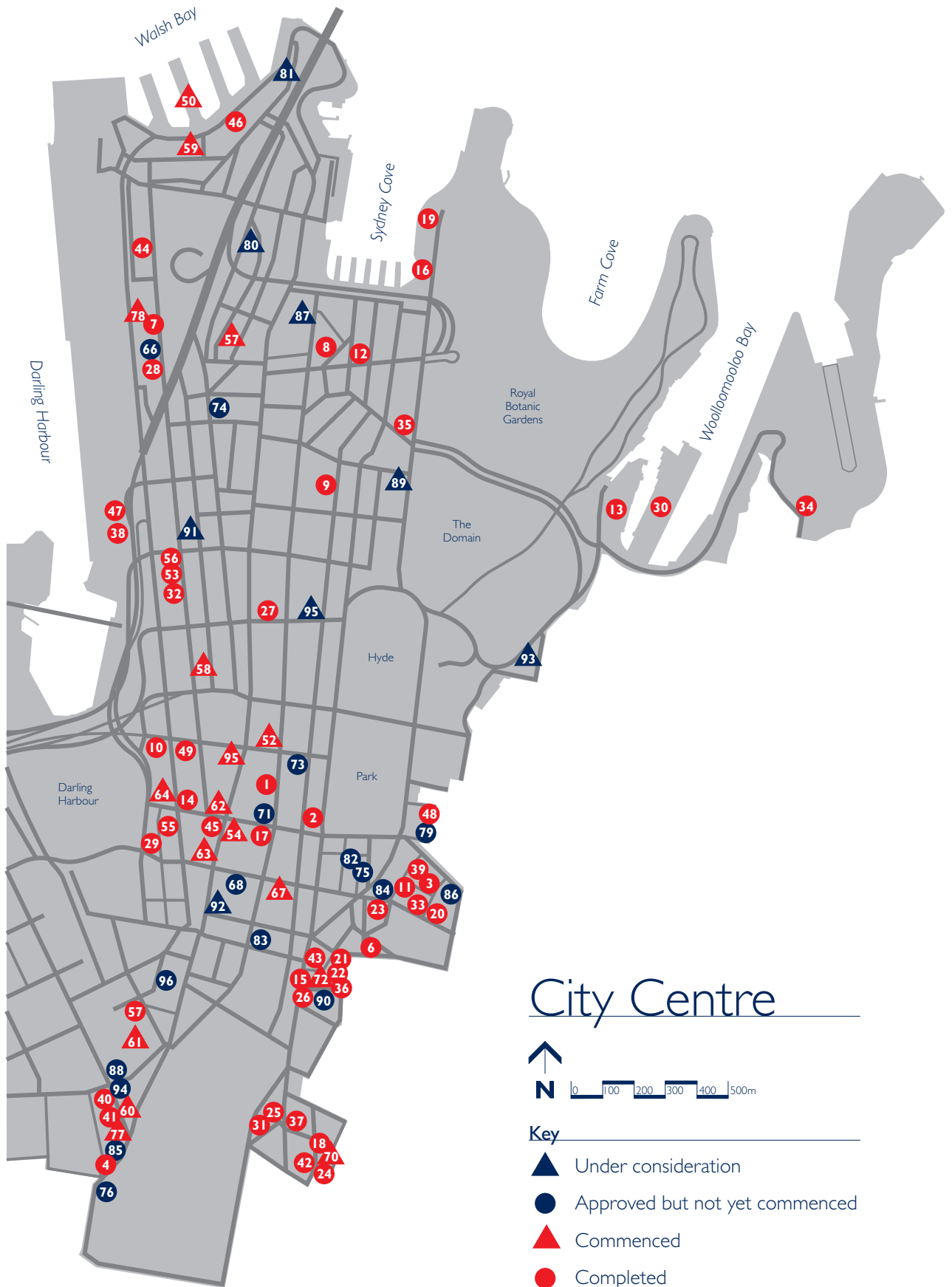
### Commenced 1997 - 2002

Fin. Year	City Centre	Ultimo-Pymont	City of Sydney
97/98	1,839	220	2,059
98/99	698	1,314	2,012
99/00	904	375	1,279
00/01	1,614	249	1,863
01/02	385	422	807
<b>Total</b>	<b>5,440</b>	<b>2,580</b>	<b>8,020</b>



### Completed 1997 - 2002

Fin. Year	City Centre	Ultimo-Pymont	City of Sydney
97/98	1,043	183	1,226
98/99	1,442	825	2,267
99/00	1,552	1,202	2,754
00/01	838	583	1,421
01/02	765	396	1,161
<b>Total</b>	<b>5,640</b>	<b>3,189</b>	<b>8,829</b>



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: Planning NSW (PNSW), Darling Harbour Authority (DHA), Sydney Harbour Foreshore Authority (SHFA).

### Completions

Map Ref	Address	Name	No Units	DA Approved	Date Completed	Notes
1	343-345 Pitt St	Century Tower	296	Aug-92	Aug-97	
2	281-285 Elizabeth St	Regency Hyde Park	132	May-94	Aug-97	
3	20 Poplar St	Paramount	101	Nov-95	Sep-97	
4	71 Regent St	Regent Apartments	80	May-97	Dec-97	
5	40-54 Campbell St	Regis Towers	136	Dec-96	Dec-97	Pitt Tower - Stage 1
6	90-98 Commonwealth St	Sydney City Mission	60	Mar-95	Jan-98	
7	155 Kent St	The Georgia	21	Jul-96	Apr-98	
8	27 Reiby Place		3	Apr-96	Apr-98	
9	1 Hosking Pl	Aston	97	Mar-96	May-98	
10	289 Sussex St	Millenium Tower	117	Dec-95	May-98	Stage 1
11	1 Poplar St	The Manhattan	57	Jul-95	Aug-98	
12	38-42 Bridge St	Bridgeport	163	Nov-96	Sep-98	
13	10 Lincoln Cres	Wharf 11	34	Dec-96	Oct-98	Stage 1
14	348-354 Sussex St	The Landmark	170	Jul-95	Nov-98	
10	289 Sussex St	Millenium Tower	200	Dec-95	Nov-98	Stage 2
15	230 Elizabeth St	Elizabeth House	56	Jul-98	Jan-99	
	106 King St		1	Mar-97	Jan-99	
16	61-69 Macquarie St	Quay Grand	31	Sep-94	Feb-99	
5	40-54 Campbell St	Regis Towers	270	Dec-96	Feb-99	Castlereagh Tower - Stage 2
17	385 Pitt St	Horden Towers	278	Jun-96	Feb-99	
18	32 Holt St		18	May-96	Feb-99	
19	1-59 Macquarie St	Bennelong	94	Sep-94	Mar-99	Stage 1
	43 Reservoir St		1	Sep-97	Mar-99	
20	188-192 Goulburn St	The Madison	63	Feb-95	Mar-99	
21	46-54 Foster St		6	Apr-96	Jun-99	
22	56-60 Foster St	Edwards Building	9	Jun-96	Aug-99	
23	131-149 Goulburn St	Sydney Mansions	115	Nov-93	Sep-99	
24	42 Holt St		12	Mar-98	Sep-99	
25	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
26	242 Elizabeth St	Excelsior	164	May-97	Oct-99	
19	1-59 Macquarie St	Bennelong	140	Sep-94	Oct-99	Stage 2
27	50 Market St	Grace Bros	100	Jun-97	Dec-99	
28	167 Kent St	Stamford on Kent	158	Jun-97	Feb-00	
29	38-42 Harbour St	Harbour Gardens	197	May-95	Feb-00	DHA
30	6 Cowper Wharf Rdway	Finger Wharf	323	Dec-96	May-00	
31	36 Chalmers St	Journalists Club	33	Mar-97	May-00	
32	365-373 Kent St	Windsor on Kent	192	Jun-97	May-00	
33	174 Goulburn St	The Marbury	106	Nov-96	May-00	
34	22 Wylde St		24	Jun-98	May-00	
35	155-161 Macquarie St	Macquarie Apartments	62	Nov-97	Jun-00	
36	66-72 Reservoir St		16	Feb-99	Aug-00	
37	360 Elizabeth St	Evening Star Hotel	79	Apr-97	Sep-00	
38	9 Sussex St	Darling Quays	95	Feb-99	Sep-00	PNSW - Stage 1
39	6-18 Poplar St		154	Mar-98	Oct-00	
40	Dwyer St		45	Jul-98	Oct-00	
41	17-31 Regent St		40	Apr-98	Dec-00	
42	45-49 Holt St		54	May-98	Dec-00	
43	37-51 Foster St		20	May-98	Dec-00	
44	85 Kent St		8	Apr-99	Mar-01	
45	569-581 George St	The Summit	335	Apr-95	Jun-01	
46	Pottinger St	Bond Stores 5, 6 & 7	17	Aug-99	Dec-01	PNSW
47	9 Sussex St	Darling Quays	282	Feb-99	Dec-01	PNSW - Stage 2
48	1-15 Francis St	Lumina Apartments	131	Dec-99	Dec-01	
49	515-519 Kent St	Maestri Towers	84	Dec-98	Jan-02	
49	298 Sussex St	Maestri Towers	251	Oct-97	Apr-02	Increase in unit numbers
	77-79 Liverpool St		1	Aug-00	Aug-02	
55	2-8 Dixon St		78	Jun-93	Sep-02	

**City Centre****Completions**

Map Ref	Address	Name	No Units	DA Approved	Date Completed	Notes
53	361 Kent St	Trafalgar	96	Apr-99	Nov-02	
56	355-359 Kent St		124	Apr-98	Mar-03	
57	93-105 Quay Street		104	Nov-99	Mar-03	Court Approval
<b>Total</b>			<b>6,310</b>			

**Commencements**

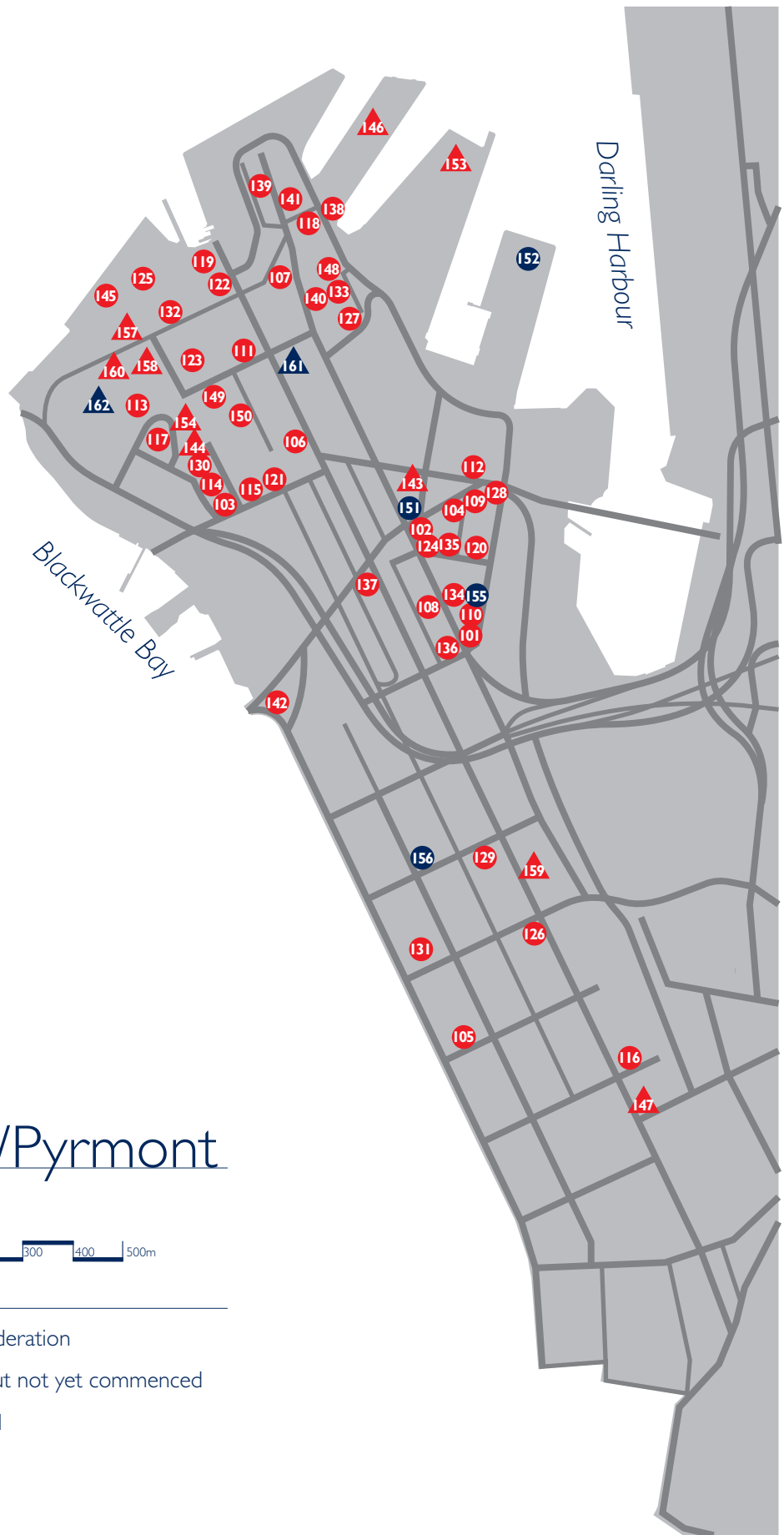
Map Ref	Address	Name	No Units	DA Approved	Date Commenced	Notes
50	17 Hickson Rd	Pier 6/7 and Shoresheds	239	Aug-99	Jun-00	PNSW
51	129-145 Harrington St	Cove Apartments	260	Jan-00	Jul-00	PNSW
52	323-327 Pitt St	Lobana House	262	Feb-98	Oct-00	
54	644-662 George St	World Tower	637	Oct-00	Jan-01	
58	259-261 Clarence St	Hosking House	20	May-00	Feb-02	
59	20 Hickson Rd	Bond Store 4 East	33	Aug-99	Apr-02	PNSW
60	32 Regent St		26	Apr-99	Apr-02	
61	107-121 Quay St	Her Majesty's Theatre Site	202	Sep-00	May-02	
63	589-593 George St		132	Aug-99	Aug-02	
67	85-91 Goulburn St		47	Aug-00	Aug-02	
76	52 Regent St		40	Feb-02	Aug-02	
79	144-150 Liverpool St		23	Jun-02	Sep-02	
95	487-503 George St	Regent Theatre Site	398	Mar-99	Oct-02	
	387 George St	Georges Radio House	1	Dec-00	Oct-02	
64	339-345a Sussex St	Emporio Apartments	155	Nov-99	Nov-02	
70	47-53 Cooper St		63	Jan-01	Nov-02	Deferred Commencement
77	49-53 Regent St		60	Mar-02	Nov-02	
78	30-34 Hickson Rd	Maritime Services Board	49	May-02	Nov-02	
72	62-64 Foster St	Salvation Army	17	May-01	Jan-03	
62	531-555 George St	Cassia Gardens	330	Sep-02	Mar-03	Stage 2 DA
<b>Total</b>			<b>2,994</b>			

**Approved**

Map Ref	Address	Name	No Units	DA Approved	BA Approved	Notes
66	159-165 Kent St	Mann Judd House	83	Jun-00		Deferred Commencement
68	2-4 Cunningham St		94	Dec-00		Court Approval
71	114-120 Liverpool St		44	Mar-01		Court Approval
74	42-44 Margaret St	Scots Church	162	Nov-01		
82	21 Alberta St	OPSM	17	Jul-02		
84	142-148 Goulburn St		89	Jul-02		
83	323-339 Castlereagh St	Park Central	232	Sep-02		Stage 1 DA
75	27-29 Commonwealth St	The Common	40	Nov-02		Stage 2 DA
85	61-65 Regent St		28	Nov-02		
88	849-855 George St	Tara la Tore Apartments	93	Nov-02		
86	55-73 Oxford St	Oxford Square	197	Dec-02		
96	203-209 Thomas St		20	Feb-03		
73	137-139B Bathurst St		25	Feb-03		
90	19-33 Reservoir St		50	Mar-03		
94	12-26 Regent St		58	Mar-03		
<b>Total</b>			<b>1,232</b>			

**Under Consideration**





Map Ref	Address	Name	No Units	DA Lodged	Notes
80	106-128 Cumberland St		29	Jun-98	SHFA
81	16 Hickson Rd		6	Nov-99	PNSW - also 1998 approval
87	4 Dalley St		14	Jul-02	
89	185 Macquarie St		44	Oct-02	
91	161-163 Clarence St		104	Nov-02	
92	710-722 George St		238	Nov-02	
93	60-72 Sir John Young Cres	Cielo	70	Dec-02	
95	184-190 Pitt St	Centrepont	N/A	Feb-03	Unit numbers to be provided in Stage 2 DA
<b>Total</b>			<b>505</b>		



## Ultimo/Pymont



### Key

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

### 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.

**Ultimo/Pymont**

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**Completions**

Map Ref	Address	Name	No Units	DA Approved	Date Completed	Notes
101	137 Murray St		13	Dec-92	Aug-97	
102	17-21 Pymont Bridge Rd	Westpac Archives	45	Dec-95	Oct-97	
103	100 Miller St		27	Dec-95	Oct-97	
104	1-5 Harwood St		96	Oct-94	Nov-97	
	48-50 Harris St		2	May-97	Jun-98	PNSW
105	372-428 Wattle St	Dalgety Square	98	Dec-94	Jul-98	Stage 1
106	107-109 Harris St		6	Jan-95	Aug-98	
107	109-133 Point St		76	Dec-95	Aug-98	PNSW
	170 Harris St		1	Aug-97	Sep-98	
108	149 Pymont St	Paragon	87	Oct-95	Nov-98	Stage 1
109	1-9 Pymont Bridge Rd		45	May-95	Jan-99	
110	117-129 Murray St		58	Jun-96	Jan-99	
105	372-428 Wattle St	Dalgety Square	209	Dec-94	Feb-99	Stage 2
108	149 Pymont St	Paragon	85	Oct-95	Mar-99	Stage 2
111	John St Square		71	Sep-96	Mar-99	PNSW
112	1-27 Murray St	Gateway	89	Apr-97	Jun-99	PNSW
113	2-10 Quarry Master Dr	Tara	66	Feb-97	Jul-99	PNSW
114	15 Jones St		23	Oct-97	Aug-99	
115	102 Miller St	The Palladium	275	Mar-97	Dec-99	
116	82 Mary Ann St	Cooney Site	102	Dec-94	Dec-99	
117	26 Saunders St	Venetian	63	Mar-97	Jan-00	PNSW
	186-188 Harris St		1	Jan-99	Feb-00	
	169 Harris St		1	Feb-99	Mar-00	
118	2-2B Mill St	Cnr Mill & Bayview	6	Nov-96	Mar-00	PNSW
	4 Mill St		1	Nov-96	Apr-00	PNSW
119	3 Harris St	The Elizabeth	44	Feb-98	May-00	PNSW
120	32-34 Bunn St		90	Mar-98	May-00	
121	104 Miller St	Richmont	118	Jul-97	May-00	
122	1 Mount St	Rum Store Building	13	Sep-98	May-00	PNSW
123	54-66 John St	The Terraces	63	Mar-98	Jun-00	PNSW
124	2-14 Bunn St		38	Dec-97	Jun-00	
125	36-42 Refinery Dr	Regatta Wharf (WE2)	159	Apr-98	Jun-00	PNSW
126	531-533 Harris St		7	Jun-96	Jul-00	
127	2 Jones Bay Rd	Watermark Tower	65	Dec-97	Jul-00	PNSW
128	43 Murray St		9	Apr-96	Aug-00	
129	103-105 Quarry St		4	Jul-98	Nov-00	
130	13 Jones St		40	Jun-98	Dec-00	
	110-112 Quarry St		1	Dec-00	Jan-01	
131	55-67 Jones St	Acacia	307	Oct-98	Feb-01	
132	29-51 Refinery Dr	Fleetview	150	Feb-99	Apr-00	PNSW
133	24 Point St	Pavilion	124	Dec-97	Sep-01	PNSW
134	170 Pymont St		5	May-97	Oct-01	
135	16-30 Bunn St		40	Dec-97	Nov-01	
136	18-20 Allen St		37	May-97	Nov-01	
137	211-221 Harris St	Bauhaus	132	Sep-96	Jan-02	
138	25 Pirrama Rd	Site J	10	Dec-97	Feb-02	PNSW
139	49-81 Point St	Quay Point	48	Oct-97	Mar-02	PNSW
140	26 Point St	Plaza	124	Dec-97	Sep-02	PNSW
148	22 Point St	Watermark Terrace	21	Jun-01	Sep-02	PNSW
150	17-29 Mount St	Mount Street Terraces	8	Aug-01	Sep-02	PNSW
141	2-6 Point St	Promontory	74	May-00	Oct-02	PNSW
142	97-101 Pymont Bridge Rd		57	Nov-99	Oct-02	
145	24-32 Refinery Dr	Reflections	78	Oct-00	Nov-02	PNSW
149	19-27 Cadigal Av	McCaffery's Hill	165	Feb-00	Mar-03	PNSW
<b>Total</b>			<b>3,577</b>			

**Ultimo/Pymont****Commencements**

Map	Address	Name	No	DA	Date	Notes
Ref			Units	Approved	Commenced	
143	31-35 Union St		4	Mar-01	Jul-01	
144	14 Quarry Master Dr	Clifton Apartments	59	Jul-00	Jul-01	PNSW
146	26 Pirrama Rd	Jones Bay Wharf	42	Mar-99	Aug-01	PNSW
147	646 Harris St		45	Sep-98	Aug-01	
157	15-27 Refinery Dr	The Edge	20	Aug-02	Jan-03	PNSW
158	Distillery Hill East (Site 1A)	Buildings A, C & D	122		Sep-02	Jan-03
PNSW						
159	424-490 Harris St	Bullecourt Place	217	Jul-02	Jan-03	PNSW
160	Distillery Hill East (Site 1B)	Buildings B, E	95	Oct-02	Jan-03	PNSW
153	50 Pirrama Rd	Darling Island Stage 1	111	Jun-00	Feb-03	PNSW
154	12 Quarry Master Dr		25	Jan-02	Feb-03	PNSW
<b>Total</b>			<b>740</b>			

**Approved**

Map	Address	Name	No	DA	BA	Notes
Ref			Units	Approved	Approved	
151	24 Pymont Bridge Rd		16	Aug-98	Sep-02	Court Approval
152	52 Pirrama Rd	Wharves 8 & 9	112	Apr-99		
155	131-133 Murray St		12	Jul-02		
156	376-390 Jones St		18	Sep-02		
<b>Total</b>			<b>158</b>			

**Under Consideration**

Map	Address	Name	No	DA	Notes
Ref			Units	Lodged	
161	84 Harris St		7	Feb-03	
162	Distillery Hill	Buildings F, G	138	Mar-03	PNSW
<b>Total</b>			<b>145</b>		

For further information, contact  
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