

# 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 - March 2004

As at the end of March 2004, there were 3,493 units under construction in the Sydney Local Government Area. These comprise:

- 2,920 units in the City Centre
- 573 units in Ultimo/Pyrmont

During the March 2004 Quarter:

- Four projects comprising 129 units completed construction
- Six projects comprising 711 units commenced construction
- Two projects comprising 177 units were approved

As at the end of March 2004, ten projects totalling 1,080 residential units were lodged and under consideration. These comprise:

- Nine projects (1,030 units) in the City Centre
- One project (50 units) in Ultimo - Pyrmont



Escarpment is situated at 15-27 Refinery Drive, Pyrmont. The development was completed in January 2004 and contains 20 units.



The Bond is situated at 30-34 Hickson Road, Sydney. The development was completed in March 2004 and contains 49 units.

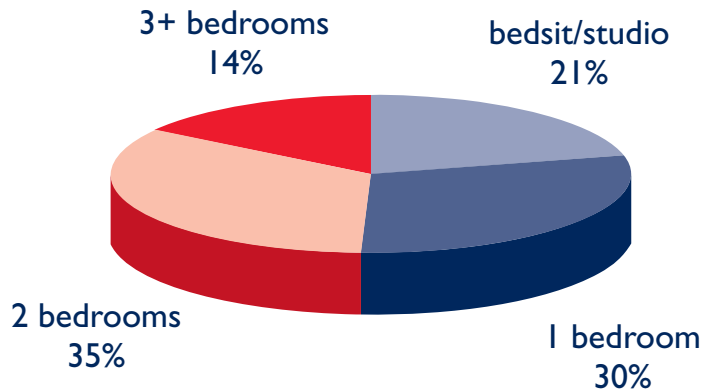
## Residential Unit Mix

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:

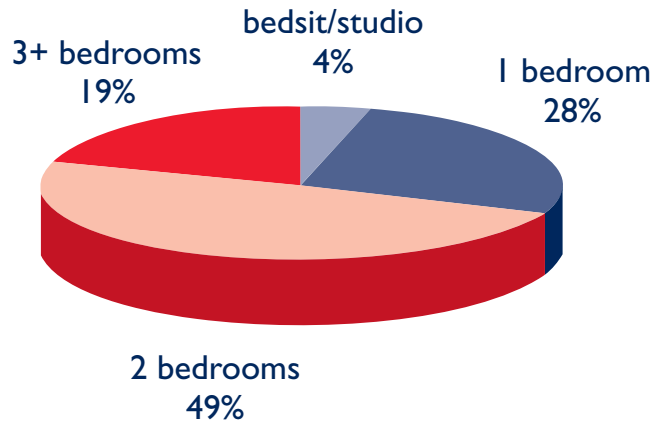
Studio apartments	Maximum of 15%
1 bed apartments	Maximum of 30%
2 bed apartments	Minimum of 40%
3+ bed apartments	Minimum of 15%

The following graphs show the unit mix of projects approved in the 2002/03 financial year, completed in 2002/03, and under construction as at June 2003.

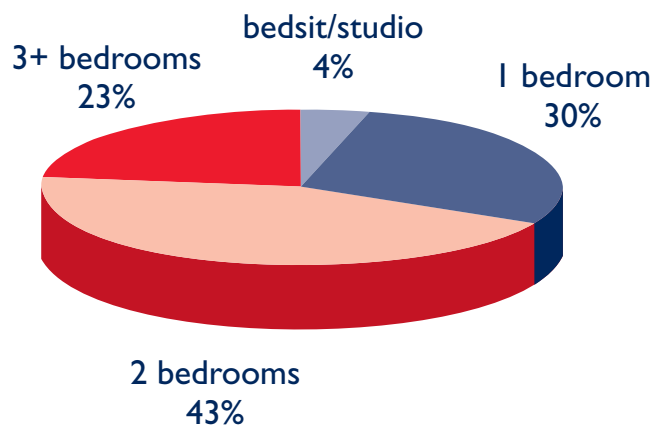
### Unit Mix - 2002/2003 Completions



### Unit Mix - 2002/2003 Approvals

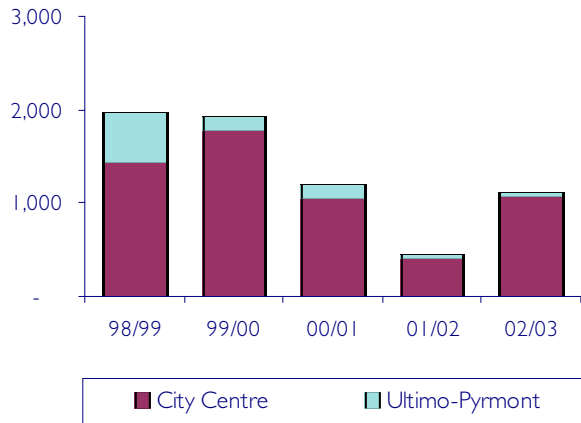


### Unit Mix - commenced as at 30 June 2003



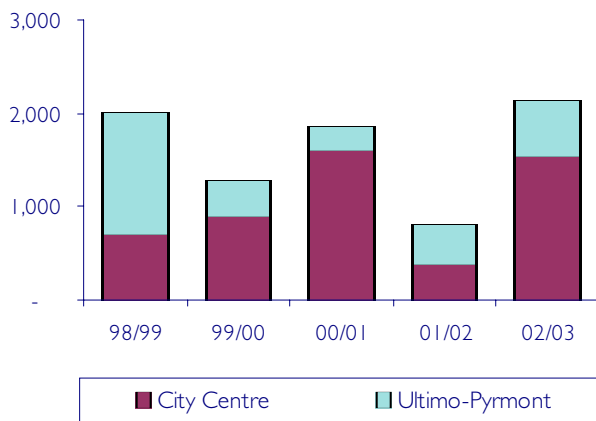
## Residential Activity 1998-2003

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



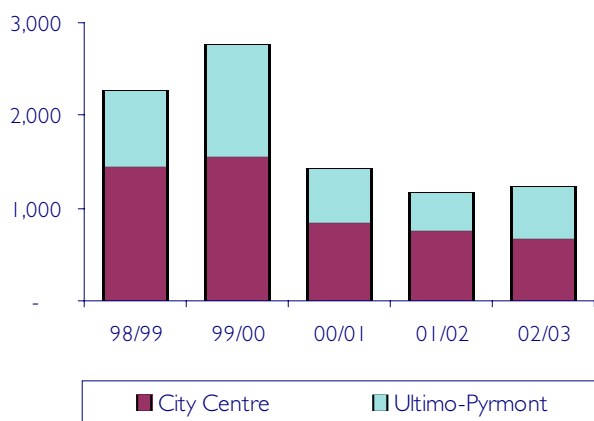
### Approved 1998 - 2003

Fin. Year	City Centre	Ultimo-Pymont	City of Sydney
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
02/03	1,067	37	1,104
<b>Total</b>	<b>5,736</b>	<b>919</b>	<b>6,655</b>



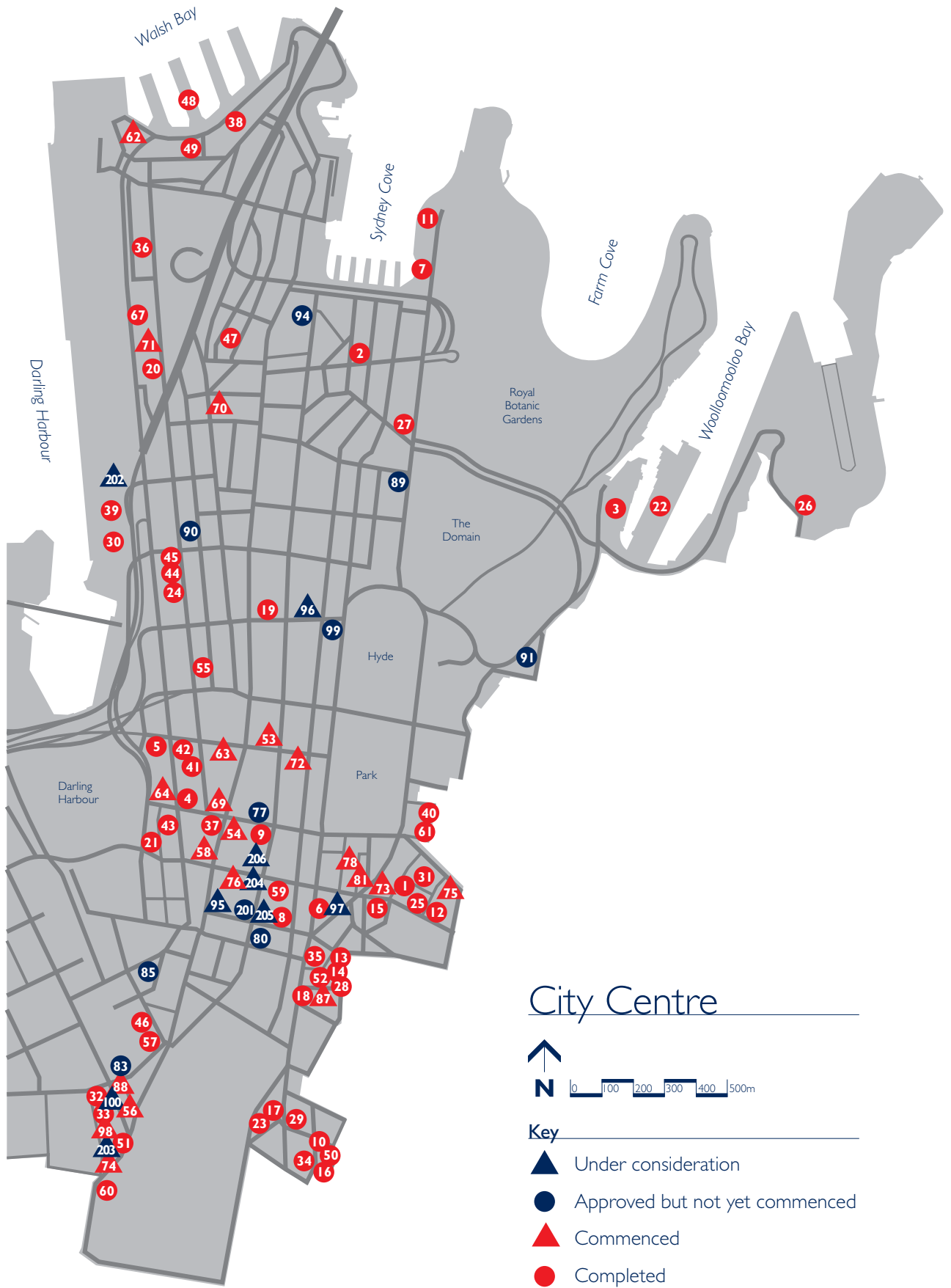
### Commenced 1998 - 2003

Fin. Year	City Centre	Ultimo-Pymont	City of Sydney
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
02/03	1,542	606	2,148
<b>Total</b>	<b>5,143</b>	<b>2,966</b>	<b>8,109</b>



### Completed 1998 - 2003

Fin. Year	City Centre	Ultimo-Pymont	City of Sydney
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
02/03	662	572	1,234
<b>Total</b>	<b>5,259</b>	<b>3,578</b>	<b>8,837</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: Department of Infrastructure, Planning and Natural Resources (DIPNR).

### Completions

Map Ref	Address	Name	No Units	DA Approved	Date Completed	Notes
1	1 Poplar St	The Manhattan	57	Jul-95	Aug-98	
2	38-42 Bridge St	Bridgeport	163	Nov-96	Sep-98	
3	10 Lincoln Cres	Wharf 11	34	Dec-96	Oct-98	Stage 1
4	348-354 Sussex St	The Landmark	170	Jul-95	Nov-98	
5	289 Sussex St	Millenium Tower	200	Dec-95	Nov-98	Stage 2
6	230 Elizabeth St	Elizabeth House	56	Jul-98	Jan-99	
	106 King St		1	Mar-97	Jan-99	
7	61-69 Macquarie St	Quay Grand	31	Sep-94	Feb-99	
8	40-54 Campbell St	Regis Towers	270	Dec-96	Feb-99	Castlereagh Tower - Stage 2
9	385 Pitt St	Horden Towers	278	Jun-96	Feb-99	
10	32 Holt St		18	May-96	Feb-99	
11	1-59 Macquarie St	Bennelong	94	Sep-94	Mar-99	Stage 1
	43 Reservoir St		1	Sep-97	Mar-99	
12	188-192 Goulburn St	The Madison	63	Feb-95	Mar-99	
13	46-54 Foster St		6	Apr-96	Jun-99	
14	56-60 Foster St	Edwards Building	9	Jun-96	Aug-99	
15	131-149 Goulburn St	Sydney Mansions	115	Nov-93	Sep-99	
16	42 Holt St		12	Mar-98	Sep-99	
17	1 Randle St	The Randle	24	Oct-95	Sep-99	
8	40-54 Campbell St	Regis Towers	152	Dec-96	Oct-99	Campbell Tower - Stage 3
18	242 Elizabeth St	Excelsior	164	May-97	Oct-99	
11	1-59 Macquarie St	Bennelong	140	Sep-94	Oct-99	Stage 2
19	50 Market St	Tower Apartments	100	Jun-97	Dec-99	
20	167 Kent St	Stamford on Kent	158	Jun-97	Feb-00	
21	38-42 Harbour St	Harbour Gardens	197	May-95	Feb-00	DHA
22	6 Cowper Wharf Rdway	Finger Wharf	323	Dec-96	May-00	
23	36 Chalmers St	Journalists Club	33	Mar-97	May-00	
24	365-373 Kent St	Windsor on Kent	192	Jun-97	May-00	
25	174 Goulburn St	The Marbury	106	Nov-96	May-00	
26	22 Wylde St		24	Jun-98	May-00	
27	155-161 Macquarie St	Macquarie Apartments	62	Nov-97	Jun-00	
28	66-72 Reservoir St		16	Feb-99	Aug-00	
29	360 Elizabeth St	Evening Star Hotel	79	Apr-97	Sep-00	
30	9 Sussex St	Darling Quays	95	Feb-99	Sep-00	DIPNR - Stage 1
31	6-18 Poplar St		154	Mar-98	Oct-00	
32	Dwyer St		45	Jul-98	Oct-00	
33	17-31 Regent St		40	Apr-98	Dec-00	
34	45-49 Holt St		54	May-98	Dec-00	
35	37-51 Foster St		20	May-98	Dec-00	
36	85 Kent St		8	Apr-99	Mar-01	
37	569-581 George St	The Summit	335	Apr-95	Jun-01	
38	Pottinger St	Bond Stores 5, 6 & 7	17	Aug-99	Dec-01	DIPNR
39	9 Sussex St	Darling Quays	282	Feb-99	Dec-01	DIPNR - Stage 2
40	1-15 Francis St	Lumina Apartments	131	Dec-99	Dec-01	
41	515-519 Kent St	Maestri Towers	84	Dec-98	Jan-02	
42	298 Sussex St	Maestri Towers	251	Oct-97	Apr-02	Increase in unit numbers
	77-79 Liverpool St		1	Aug-00	Aug-02	
43	2-8 Dixon St		78	Jun-93	Sep-02	
44	361 Kent St	Trafalgar	96	Apr-99	Nov-02	
45	355-359 Kent St		124	Apr-98	Mar-03	
46	93-105 Quay Street		104	Nov-99	Mar-03	Court Approval
47	129-145 Harrington St	Cove Apartments	260	Jan-00	May-03	DIPNR
48	17 Hickson Rd	Pier 6/7 and Shoresheds	239	Aug-99	Jul-03	DIPNR
49	20 Hickson Rd	Bond Store 4 East	33	Aug-99	Jul-03	DIPNR
50	47-53 Cooper St		63	Jan-01	Sep-03	
51	49-53 Regent St		60	Mar-02	Sep-03	
52	62-64 Foster St	Salvation Army	17	May-01	Sep-03	
59	85-91 Goulburn St	North	47	Aug-00	Nov-03	
57	107-121 Quay St	Harmony	192	Sep-00	Dec-03	
61	144-150 Liverpool St		23	Jun-02	Dec-03	

**City Centre****Completions**

Map Ref	Address	Name	No Units	DA Approved	Date Completed	Notes
60	52 Regent St		40	Feb-02	Jan-04	
55	259-261 Clarence St	Hosking House	20	May-00	Feb-04	
67	30-34 Hickson Rd	The Bond	49	May-02	Mar-04	
<b>Total</b>			<b>6,310</b>			

**Commencements**

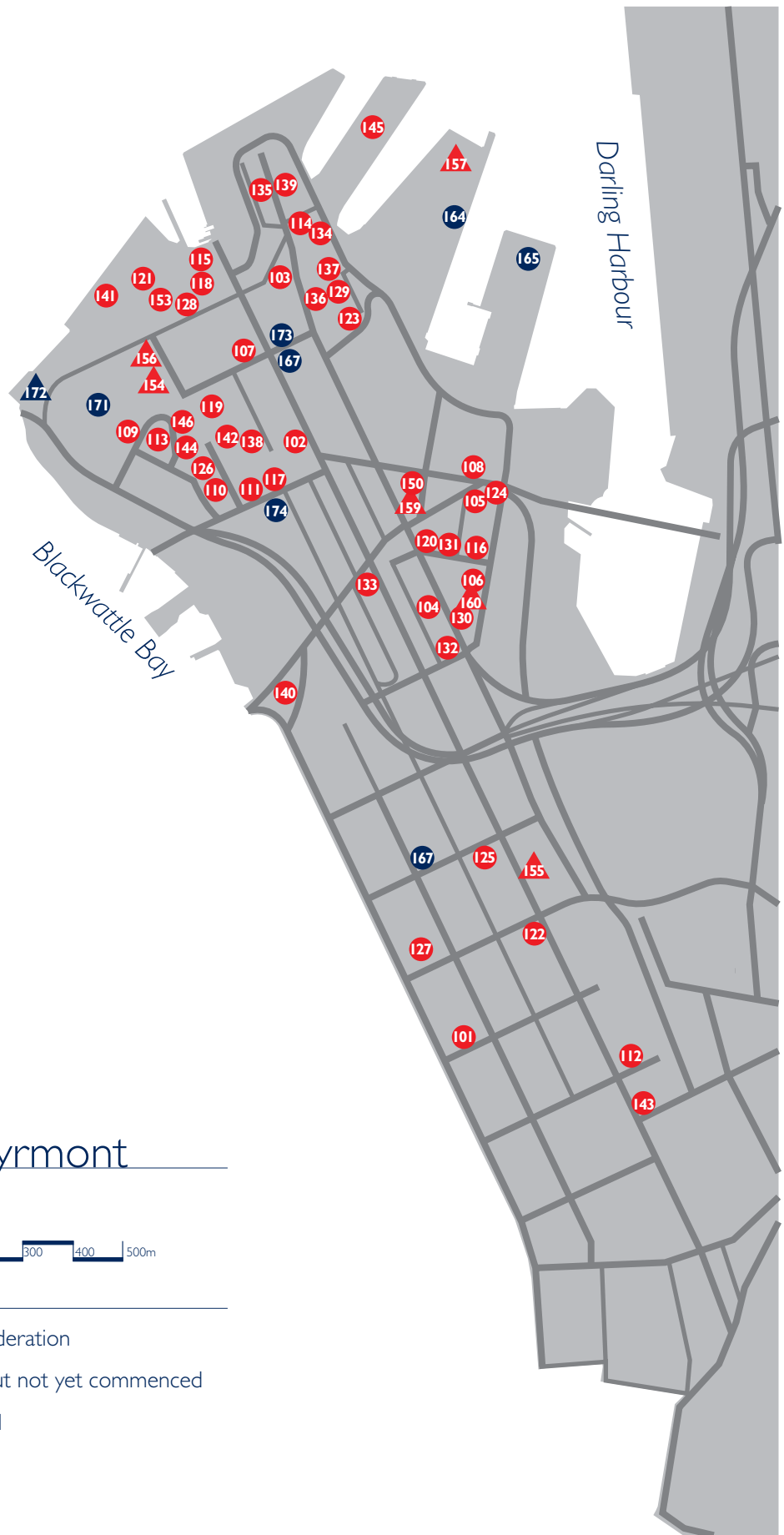
Map Ref	Address	Name	No Units	DA Approved	Date Commenced	Notes
53	323-327 Pitt St	Lobana House	262	Feb-98	Oct-00	
54	644-662 George St	World Tower	637	Oct-00	Jan-01	
56	32 Regent St		26	Apr-99	Apr-02	
58	589-593 George St	Cassia Gardens	132	Aug-99	Aug-02	
62	13 Hickson Rd	Towns Place	65	Jun-02	Sep-02	DIPNR
	387 George St	Georges Radio House	1	Dec-00	Oct-02	
64	339-345a Sussex St	Emporio Apartments	155	Nov-99	Nov-02	
69	531-535 George St	Meriton Tower	330	Sep-02	Mar-03	Stage 2 DA
70	42-44 Margaret St	Portico	162	Nov-01	Jun-03	
71	159-165 Kent St	Mann Judd House	83	Jun-00	Jul-03	Deferred Commencement
72	137-139B Bathurst St		25	Feb-03	Aug-03	
73	142-148 Goulburn St	Meta	89	Jul-02	Aug-03	
74	61-65 Regent St		28	Nov-02	Aug-03	
75	55-73 Oxford St	Oxford Square	197	Dec-02	Aug-03	
78	21 Alberta St	OPSM	17	Jul-02	Sep-03	
81	27-29 Commonwealth St	The Common	40	Nov-02	Jan-04	Stage 2 DA
76	2-4 Cunningham St	Aspect	94	Dec-00	Jan-04	Court Approval
63	487-503 George St	Lumiere (Regency Place)	447	Mar-99	Jan-04	
87	19-33 Reservoir St		50	Mar-03	Feb-04	
88	12-26 Regent St		58	Mar-03	Feb-04	
98	33-47 Goold St		22	Nov-03	Feb-04	
<b>Total</b>			<b>2,920</b>			

**Approved**

Map Ref	Address	Name	No Units	DA Approved	BA Approved	Notes
77	114-120 Liverpool St		44	Mar-01		Court Approval
80	323-339 Castlereagh St	Park Central	232	Sep-02		Stage 1 DA
83	849-855 George St	Tara la Tore Apartments	93	Nov-02		Stage 2 DA
85	203-209 Thomas St		20	Feb-03		
89	185 Macquarie St		44	Apr-03		
90	161-163 Clarence St		104	Apr-03		
91	60-72 Sir John Young Cres	Cielo	70	May-03		
99	141-143 Elizabeth St	The Dakota	15	Oct-03		
94	4 Dalley St		14	Dec-03		
201	431-439 Pitt St	Royal Gardens Hotel	108	Mar-04		
<b>Total</b>			<b>744</b>			

**Under Consideration**





Map Ref	Address	Name	No Units	DA Lodged	Notes
96	184-190 Pitt St	Centrepont	N/A	Feb-03	Unit numbers to be provided in Stage 2 DA
97	61-65 Wentworth Ave		43	May-03	
206	664-690 George St	East Apartments	100	Jun-03	Stage 1 DA
100	15 Regent St		17	Aug-03	
202	21-39 Shelley St	King Street Wharf Site 1	246	Sep-03	DIPNR
203	17-25 Regent St		50	Nov-03	
95	710-722 George St		218	Dec-03	Stage 2 DA
204	403-427 Pitt St		240	Dec-03	Stage 1 DA
205	420-426 Pitt St		116	Dec-03	Stage 1 DA
<b>Total</b>			<b>1,030</b>		



## 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	372-428 Wattle St	Dalgety Square	98	Dec-94	Jul-98	Stage 1
102	107-109 Harris St		6	Jan-95	Aug-98	
103	109-133 Point St		76	Dec-95	Aug-98	DIPNR
	170 Harris St		1	Aug-97	Sep-98	
104	149 Pymont St	Paragon	87	Oct-95	Nov-98	Stage 1
105	1-9 Pymont Bridge Rd		45	May-95	Jan-99	
106	117-129 Murray St		58	Jun-96	Jan-99	
101	372-428 Wattle St	Dalgety Square	209	Dec-94	Feb-99	Stage 2
104	149 Pymont St	Paragon	85	Oct-95	Mar-99	Stage 2
107	John St Square		71	Sep-96	Mar-99	DIPNR
108	1-27 Murray St	Gateway	89	Apr-97	Jun-99	DIPNR
109	2-10 Quarry Master Dr	Tara	66	Feb-97	Jul-99	DIPNR
110	15 Jones St		23	Oct-97	Aug-99	
111	102 Miller St	The Palladium	275	Mar-97	Dec-99	
112	82 Mary Ann St	Cooney Site	102	Dec-94	Dec-99	
113	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	
114	2-2B Mill St	Cnr Mill & Bayview	6	Nov-96	Mar-00	DIPNR
	4 Mill St		1	Nov-96	Apr-00	DIPNR
115	3 Harris St	The Elizabeth	44	Feb-98	May-00	DIPNR
116	32-34 Bunn St		90	Mar-98	May-00	
117	104 Miller St	Richmont	118	Jul-97	May-00	
118	1 Mount St	Rum Store Building	13	Sep-98	May-00	DIPNR
119	54-66 John St	The Terraces	63	Mar-98	Jun-00	DIPNR
120	2-14 Bunn St		38	Dec-97	Jun-00	
121	36-42 Refinery Dr	Regatta Wharf (WE2)	159	Apr-98	Jun-00	DIPNR
122	531-533 Harris St		7	Jun-96	Jul-00	
123	2 Jones Bay Rd	Watermark Tower	65	Dec-97	Jul-00	DIPNR
124	43 Murray St		9	Apr-96	Aug-00	
125	103-105 Quarry St		4	Jul-98	Nov-00	
126	13 Jones St		40	Jun-98	Dec-00	
	110-112 Quarry St		1	Dec-00	Jan-01	
127	55-67 Jones St	Acacia	307	Oct-98	Feb-01	
128	29-51 Refinery Dr	Fleetview	150	Feb-99	Apr-00	DIPNR
129	24 Point St	Pavilion	124	Dec-97	Sep-01	DIPNR
130	170 Pymont St		5	May-97	Oct-01	
131	16-30 Bunn St		40	Dec-97	Nov-01	
132	18-20 Allen St		37	May-97	Nov-01	
133	211-221 Harris St	Bauhaus	132	Sep-96	Jan-02	
134	25 Pirrama Rd	Site J	10	Dec-97	Feb-02	DIPNR
135	49-81 Point St	Quay Point	48	Oct-97	Mar-02	DIPNR
136	26 Point St	Plaza	124	Dec-97	Sep-02	DIPNR
137	22 Point St	Watermark Terrace	21	Jun-01	Sep-02	DIPNR
138	17-29 Mount St	Mount Street Terraces	8	Aug-01	Sep-02	DIPNR
139	2-6 Point St	Promontory	74	May-00	Oct-02	DIPNR
140	97-101 Pymont Bridge Rd		57	Nov-99	Oct-02	
141	24-32 Refinery Dr	Reflections	78	Oct-00	Nov-02	DIPNR
142	19-27 Cadigal Ave	McCaffery's Hill	165	Feb-00	Mar-03	DIPNR
143	646 Harris St		45	Sep-98	May-03	
144	14 Quarry Master Dr	Clifton Apartments	59	Jul-00	Jul-03	DIPNR
145	26 Pirrama Rd	Jones Bay Wharf	42	Mar-99	Jul-03	DIPNR
146	12 Quarry Master Dr		25	Jan-02	Sep-03	DIPNR
150	31-35 Union St		4	Mar-01	Oct-03	
153	15-27 Refinery Dr	Escarpment	20	Aug-02	Jan-04	DIPNR
<b>Total</b>			<b>3,589</b>			

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

Map Ref	Address	Name	No Units	DA Approved	Date Commenced	Notes
154	Distillery Hill East (Site 1A)	Buildings A, C & D	122	Sep-02	Jan-03	DIPNR
155	424-490 Harris St	Bullecourt Place	217	Jul-02	Jan-03	DIPNR
156	Distillery Hill East (Site 1B)	Buildings B, E	95	Oct-02	Jan-03	DIPNR
157	50 Pirrama Rd	Darling Island Stage 1	111	Jun-00	Feb-03	DIPNR
159	24 Pymont Bridge Rd		16	Aug-98	Apr-03	Court Approval
160	131-133 Murray St		12	Jul-02	Aug-03	
<b>Total</b>			<b>573</b>			

**Approved**

Map Ref	Address	Name	No Units	DA Approved	BA Approved	Notes
165	52 Pirrama Rd	Wharves 8 & 9	112	Apr-99		DIPNR
164	11 Jones Bay Rd	Darling Island Site 4	32	Apr-02		DIPNR
167	376-390 Jones St		18	Sep-02		
171	Distillery Hill	Buildings F, G	138	May-03		DIPNR
168	84 Harris St		7	Jun-03		
173	54 Harris St	Site M	81	Nov-03		DIPNR
174	63-79 Miller St	Festival Records	69	Jan-04		
<b>Total</b>			<b>457</b>			

**Under Consideration**

Map Ref	Address	Name	No Units	DA Lodged	Notes
172	2-50 Bowman St	Waterfront West	50	Jun-03	DIPNR
<b>Total</b>			<b>50</b>		

For further information, contact  
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