

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 - September 2003

As at the end of September 2003, there were 3,568 units under construction in the Sydney Local Government Area. These comprise:

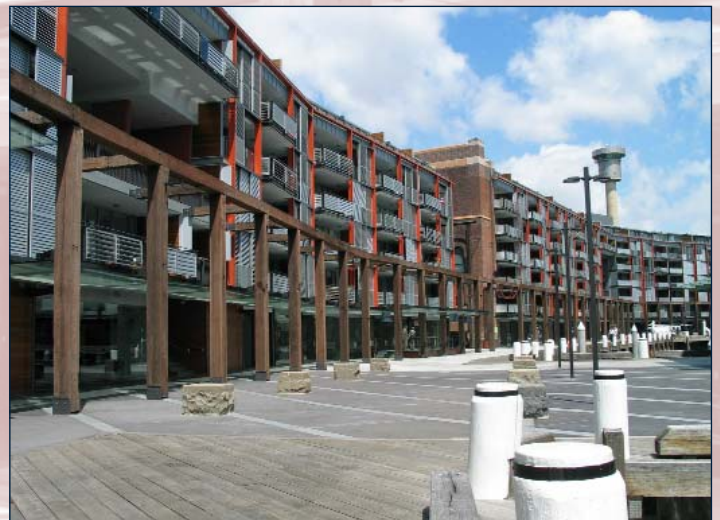
- 2,971 units in the City Centre
- 597 units in Ultimo/Pymont

During the September 2003 Quarter:

- Eight projects comprising 538 units completed construction
- Six projects comprising 434 units commenced construction
- One project comprising 32 units were approved

As at the end of September 2003, fourteen projects totalling 1,047 residential units were lodged and under consideration. These comprise:

- Ten projects (709 units) in the City Centre
- Four projects (338 units) in Ultimo - Pymont



Piers 6 & 7 and Shoresheds are situated at 17 Hickson Road, Walsh Bay. The development was completed in July 2003 and contains 239 units.

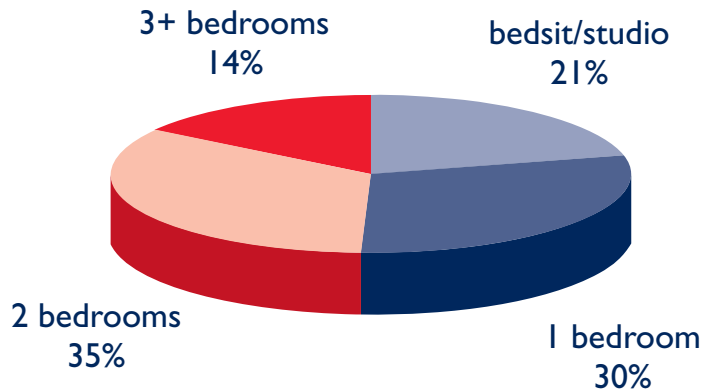
Residential Unit Mix

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:

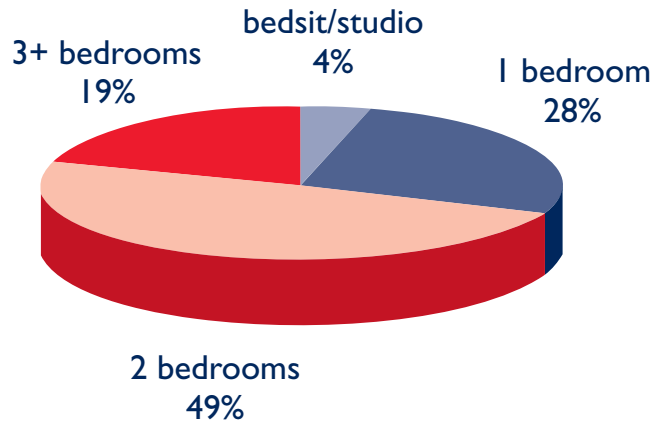
Studio apartments	Maximum of 15%
1 bed apartments	Maximum of 30%
2 bed apartments	Minimum of 40%
3+ bed apartments	Minimum of 15%

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.

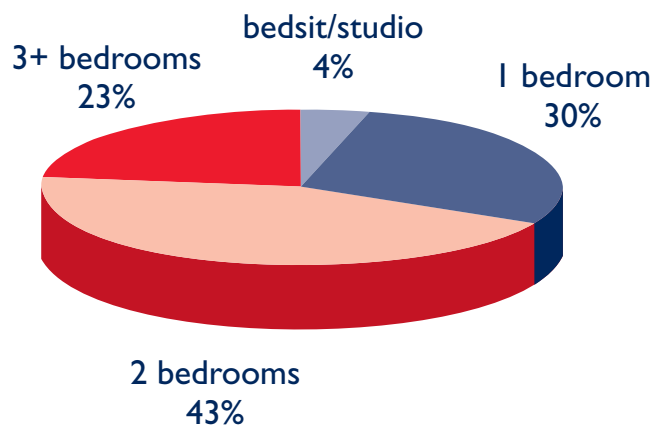
Unit Mix - 2002/2003 Completions



Unit Mix - 2002/2003 Approvals

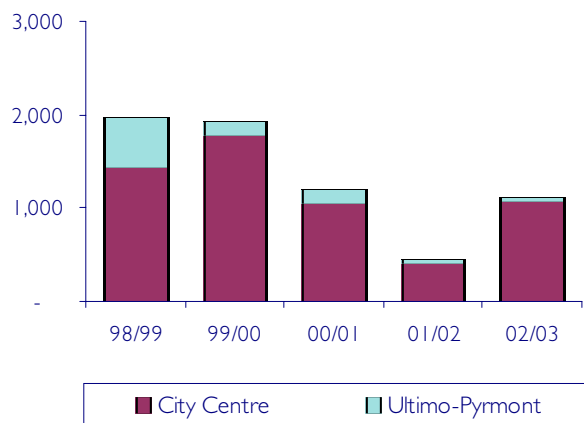


Unit Mix - commenced as at 30 June 2003



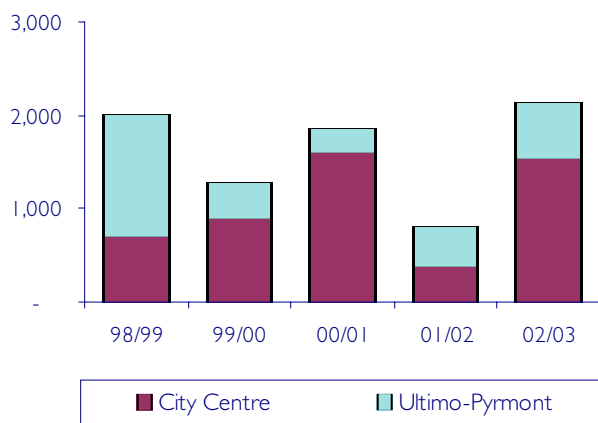
Residential Activity 1998-2003

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



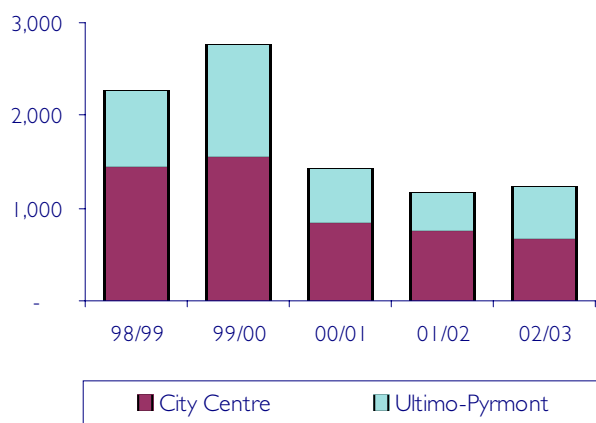
Approved 1998 - 2003

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
Total	5,736	919	6,655



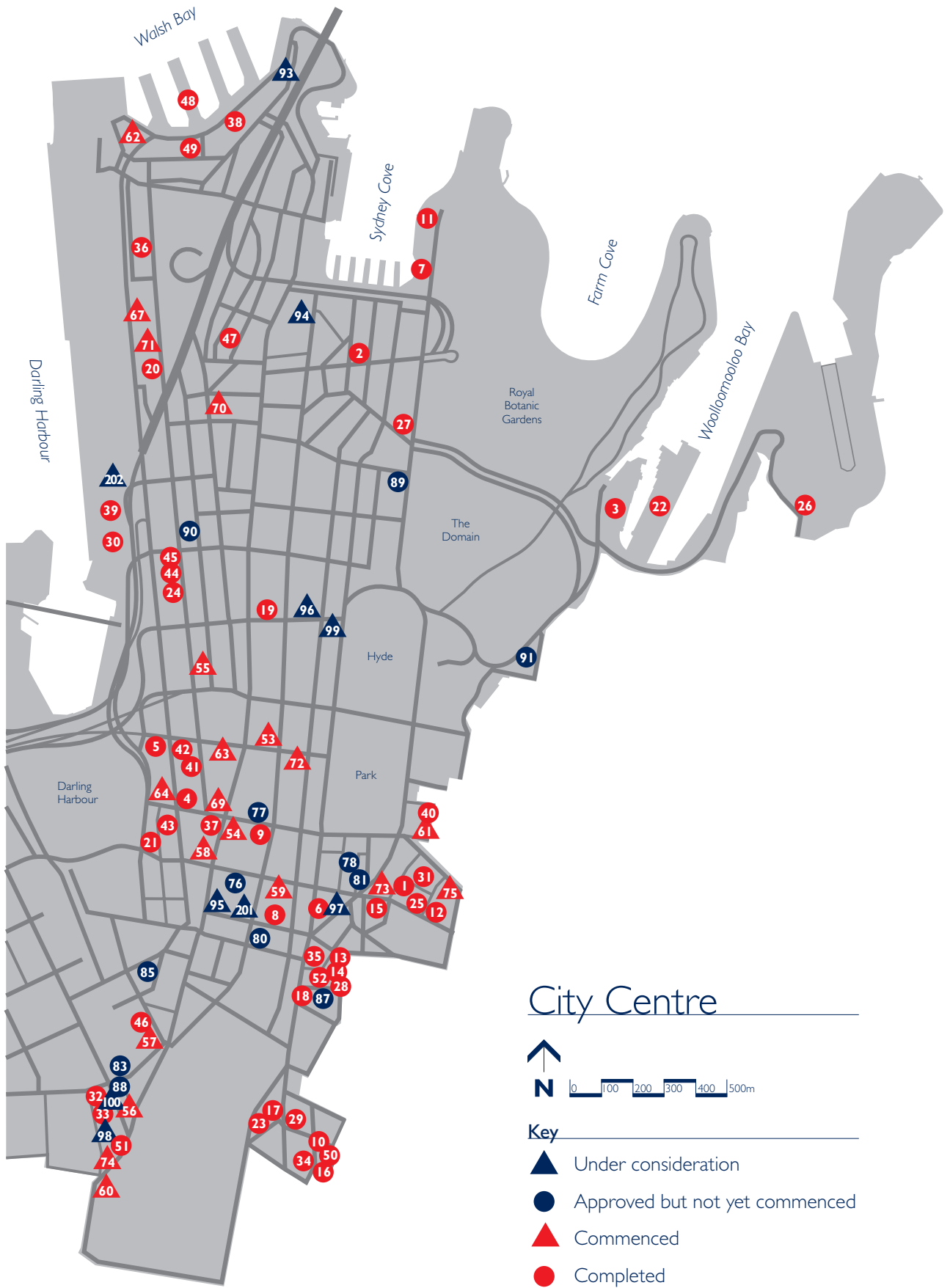
Commenced 1998 - 2003

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
Total	5,143	2,966	8,109



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
Total	5,259	3,578	8,837



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	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	
Total			5,939			

City Centre**Commencements**

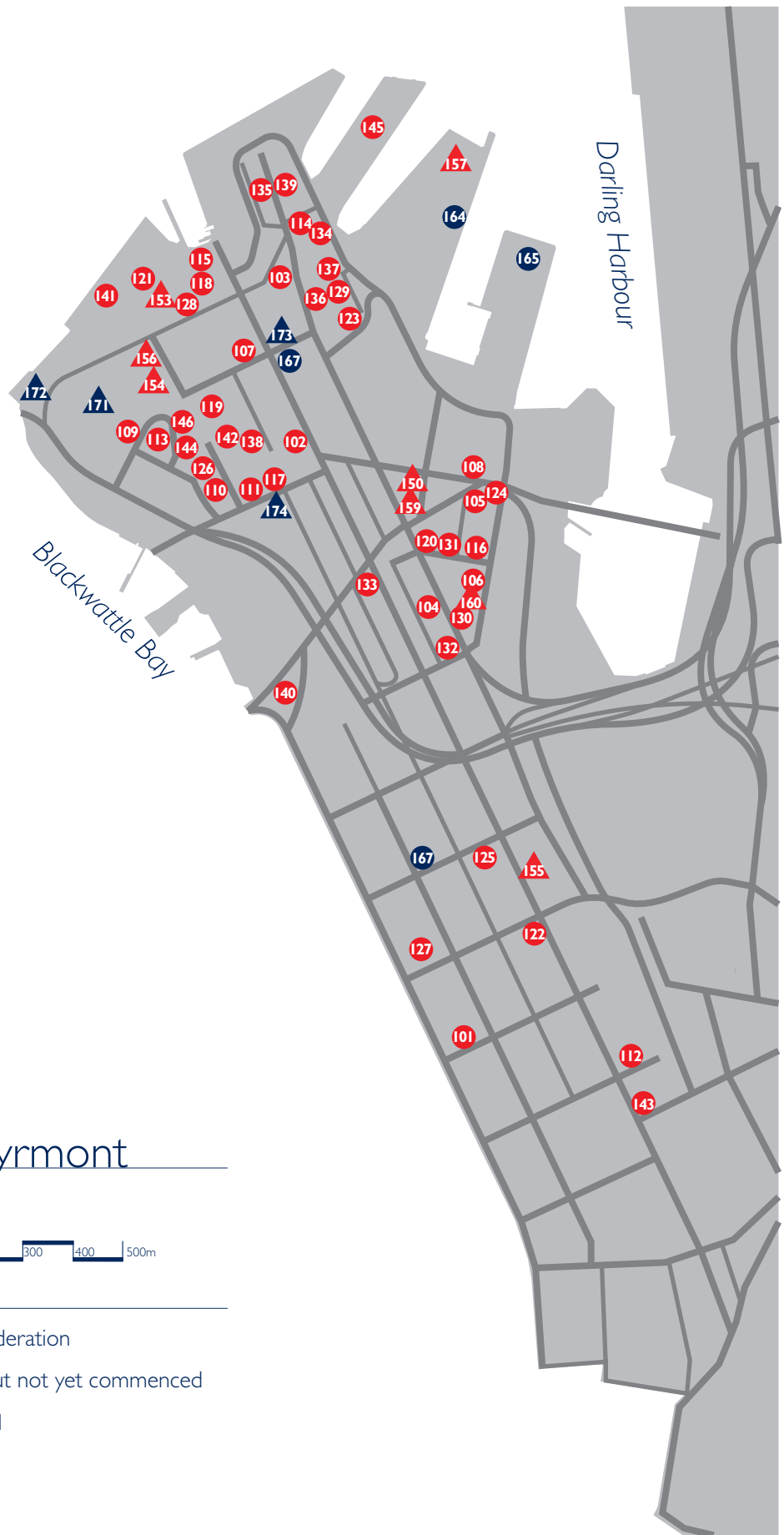
Map Ref	Address	Name	No Units	DA Approved	Date Commenced	Notes
53	323-327 Pitt St	Lobana House	262	Feb-98	Oct-00	
54	644-662 George St	World Tower	637	Oct-00	Jan-01	
55	259-261 Clarence St	Hosking House	20	May-00	Feb-02	
56	32 Regent St		26	Apr-99	Apr-02	
57	107-121 Quay St	Her Majesty's Theatre Site	202	Sep-00	May-02	
58	589-593 George St	Cassia Gardens	132	Aug-99	Aug-02	
59	85-91 Goulburn St		47	Aug-00	Aug-02	
60	52 Regent St		40	Feb-02	Aug-02	
61	144-150 Liverpool St		23	Jun-02	Sep-02	
62	13 Hickson Rd	Towns Place	65	Jun-02	Sep-02	DIPNR
63	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	
67	30-34 Hickson Rd	Maritime Services Board	49	May-02	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	
Total			2,971			

Approved

Map Ref	Address	Name	No Units	DA Approved	BA Approved	Notes
76	2-4 Cunningham St	Aspect	94	Dec-00		Court Approval
77	114-120 Liverpool St		44	Mar-01		Court Approval
78	21 Alberta St	OPSM	17	Jul-02		
80	323-339 Castlereagh St	Park Central	232	Sep-02		Stage 1 DA
81	27-29 Commonwealth St	The Common	40	Nov-02		Stage 2 DA
83	849-855 George St	Tara la Tore Apartments	93	Nov-02		
85	203-209 Thomas St		20	Feb-03		
87	19-33 Reservoir St		50	Mar-03		
88	12-26 Regent St		58	Mar-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		
Total			866			

Under Consideration





Map Ref	Address	Name	No Units	DA Lodged	Notes
93	16 Hickson Rd		6	Nov-99	PNSW - also 1998 approval
94	4 Dalley St		14	Jul-02	
95	710-722 George St		238	Nov-02	
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	
98	33-47 Goold St		23	May-03	
99	141-143 Elizabeth St	The Dakota	14	May-03	
100	15 Regent St		17	Aug-03	
201	431-439 Pitt St		108	Sep-03	
202	21-39 Shelley St	King Street Wharf Site 1	246	Sep-03	DIPNR
Total			709		



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	Feb-03	DIPNR
Total			3,656			

Ultimo/Pyrmont**Commencements**

Map	Address	Name	No	DA	Date	Notes
Ref			Units	Approved	Commenced	
150	31-35 Union St		4	Mar-01	Jul-01	
153	15-27 Refinery Dr	The Edge	20	Aug-02	Jan-03	DIPNR
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 Pyrmont Bridge Rd		16	Aug-98	Apr-03	Court Approval
160	131-133 Murray St		12	Jul-02	Aug-03	
Total			597			

Approved

Map	Address	Name	No	DA	BA	Notes
Ref			Units	Approved	Approved	
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		
168	84 Harris St		7	Jun-03		
Total			169			

Under Consideration

Map	Address	Name	No	DA	Notes
Ref			Units	Lodged	
171	Distillery Hill	Buildings F, G	138	Mar-03	DIPNR
172	2-50 Bowman St	Waterfront West	50	Jun-03	DIPNR
173	54 Harris St	Site M	81	Aug-03	DIPNR
174	63-79 Miller St	Festival Records	69	Sep-03	
Total			338		

For further information, contact
Steven Hillier, Strategic Research Planner, on 9265 9059.

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Enquiries regarding this document should be made to:
Planning Policy Unit GPO Box 1591
Town Hall House Sydney NSW 2001
456 Kent Street Tel: 02 9265 9059
Sydney Fax: 02 9265 9518
E-mail: shillier@cityofsydney.nsw.gov.au
Internet: www.cityofsydney.nsw.gov.au