

The Future Series

The Revitalisation of Parramatta North

This Future Series is brought to you in collaboration with Health Project Services, and looks at what's to come for our region, all with a view to help you future proof your business.

As the geographic centre of Greater Sydney, Parramatta is undergoing a vast transformation to be one of Greater Sydney's three designated cities. Already the undisputed health and transport hub of Sydney, it is looking to Parramatta North to add education to the trifecta.

As Sydney grows over the next 20 years, the pressure on major metropolitan centres to adapt will increase. The Greater Parramatta Growth Area is a major centre with 12 defined precincts responsible for facilitating and supporting the growth expected across Greater Sydney. The precincts are as follows:

- Parramatta North
- Westmead
- Parramatta CBD
- Harris Park and Rose Hill
- Camellia
- Rydalmere
- Carlingford Corridor
- Silverwater
- Sydney Olympic Park and Carter Street
- Wentworth Point
- Homebush
- Parramatta Road

Unlocking Parramatta North

The NSW Government has placed Parramatta at the heart of the Central City District in its 'Metropolis of Three Cities' plan for Greater Sydney over the next 20 years. The Central City District is fast becoming the health, education and transport hub of Greater Sydney. More specific details about Greater Sydney and the Central City District plans can be found in Article 4, "The Central City District: Sydney's Health and Education Hub" of The Future Series.

The Greater Parramatta Growth Area will be responsible for generating 113,000 employment opportunities and provide an additional 72,000 new homes by 2036. Further growth will be supported by public and private investment with \$10 billion in infrastructure identified over the next decade.

Some of the plans and projects involving the Greater Parramatta Growth Area are summarised below and will be explored in further detail later in this article:

- **Transport** - major transport infrastructure is in development across the region via the Sydney Metro Northwest, Parramatta Light Rail and plans for the Sydney Metro West. There are also connections planned to the new Badgerys Creek International Airport which is scheduled to open in 2026.
- **Health** - a major redevelopment of health facilities is planned across Western Sydney, including over \$1 billion redevelopment of the Westmead Health Precinct which already contains the largest concentration of health services in Australia.
- **Education** - potential \$500 million investment with the announcement of University of Sydney entering into exclusive negotiations for a proposed new Parramatta/Westmead Campus. The vision is to house 25,000 students, generate 20,000 jobs and in the process add \$60 billion to the NSW economy by 2050.

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Combined with these investments, the following local jurisdictions have recently been established for Parramatta North to plan for growth. As an overview these include:

- State Significant Precinct (SSP)** - Parramatta North has been identified as a SSP, meaning it has a significant portion of government held land which is considered to have a social, economic or environmental impact for the region.
- The Parramatta North Urban Renewal Area (PNURA)** - Established by the NSW Government to maintain the existing character of the area. This will be coupled with new housing, retail, restaurants, cafes and public spaces to help rejuvenate the area.
- The Parramatta North Urban Transformation (PNUT) Precinct** - A \$310 million State Government investment to restore the Parramatta River foreshore to provide approximately 2,700 new homes, create 2,000 new jobs, and improve connections within Parramatta.

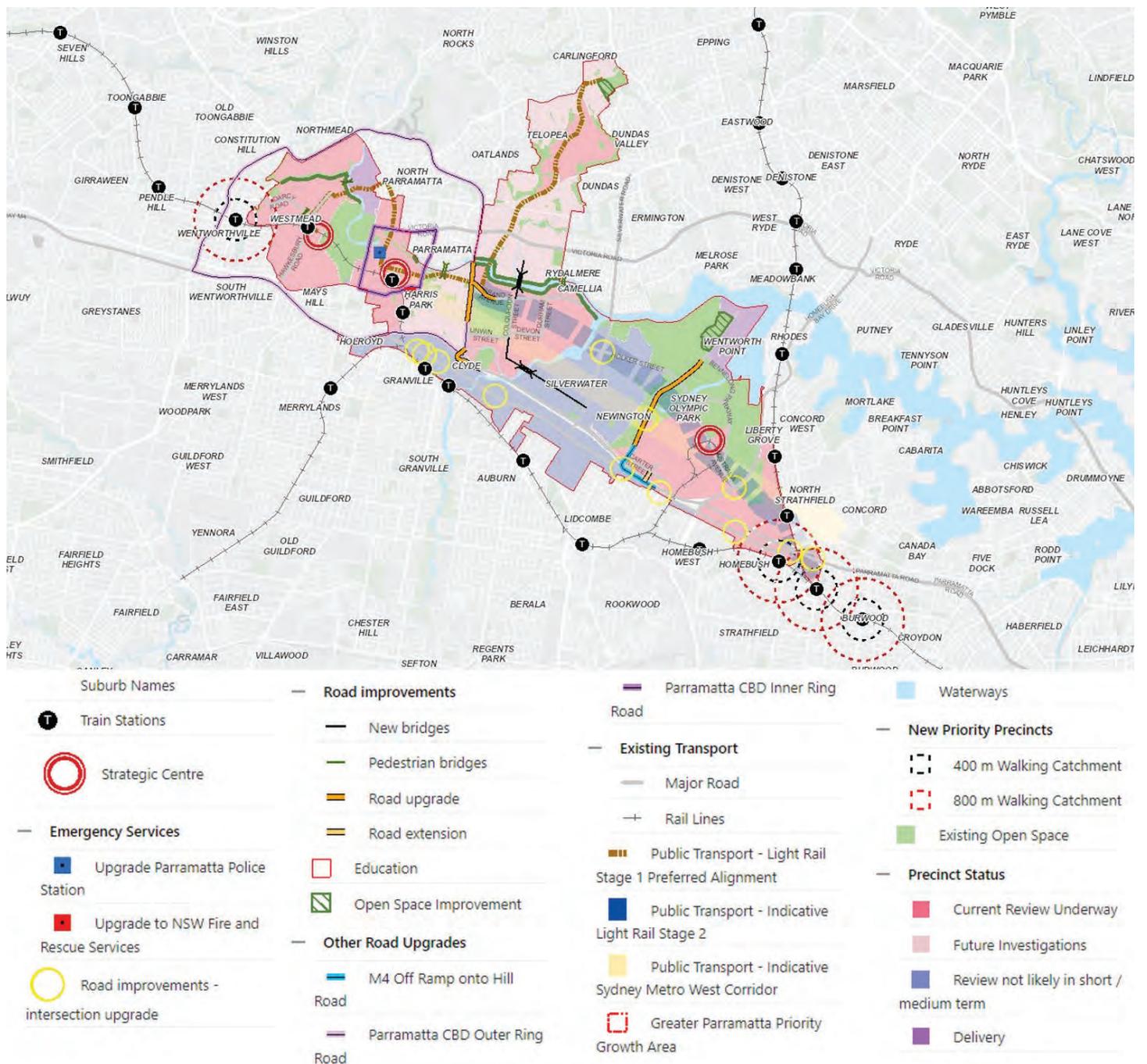


Figure 1 - Greater Parramatta Growth Area map

Source: NSW Department of Planning & Environment, Greater Parramatta Growth Area

Parramatta North – A Designated State Significant Precinct (SSP)

The NSW Government has identified Parramatta North as a State Significant Precinct (SSP). A precinct classified as an SSP is an area comprising a significant portion of government held land that could have a social, economic or environmental impact for the region or NSW.

The criteria for an SSP (as defined by the NSW Department of Planning and Environment) is:

- a large area of land within a single ownership or control; typically Government owned,
- important in achieving Government policy objectives, particularly those relating to increasing delivery of housing and jobs,
- important for environmental or natural resource conservation, and
- important for heritage or historical significance.

The NSW Government will assess each SSP based on the following factors:

- the development potential of the area including the optimal mix such as commercial, retail and residential uses,
- the capacity of existing infrastructure and if any new infrastructure would be required to cater for potential growth, and
- the impact of the potential development on the region and local environment.

The Parramatta North Urban Renewal Area (PNURA)

Urban renewal of Parramatta North has been proposed to maintain the existing character of the area and create an opportunity for new housing, retail, restaurants and cafes and more public spaces (such as parks) to rejuvenate the area. The Parramatta North Urban Renewal Area (PNURA) is situated between Parramatta CBD and Westmead and is approximately 146 hectares. A boundary map of the PNURA is shown in **Figure 2**.

The PNURA consists of four sub-precincts:

1. Cumberland
2. Sport and Leisure
3. Old Kings School
4. Parramatta Park

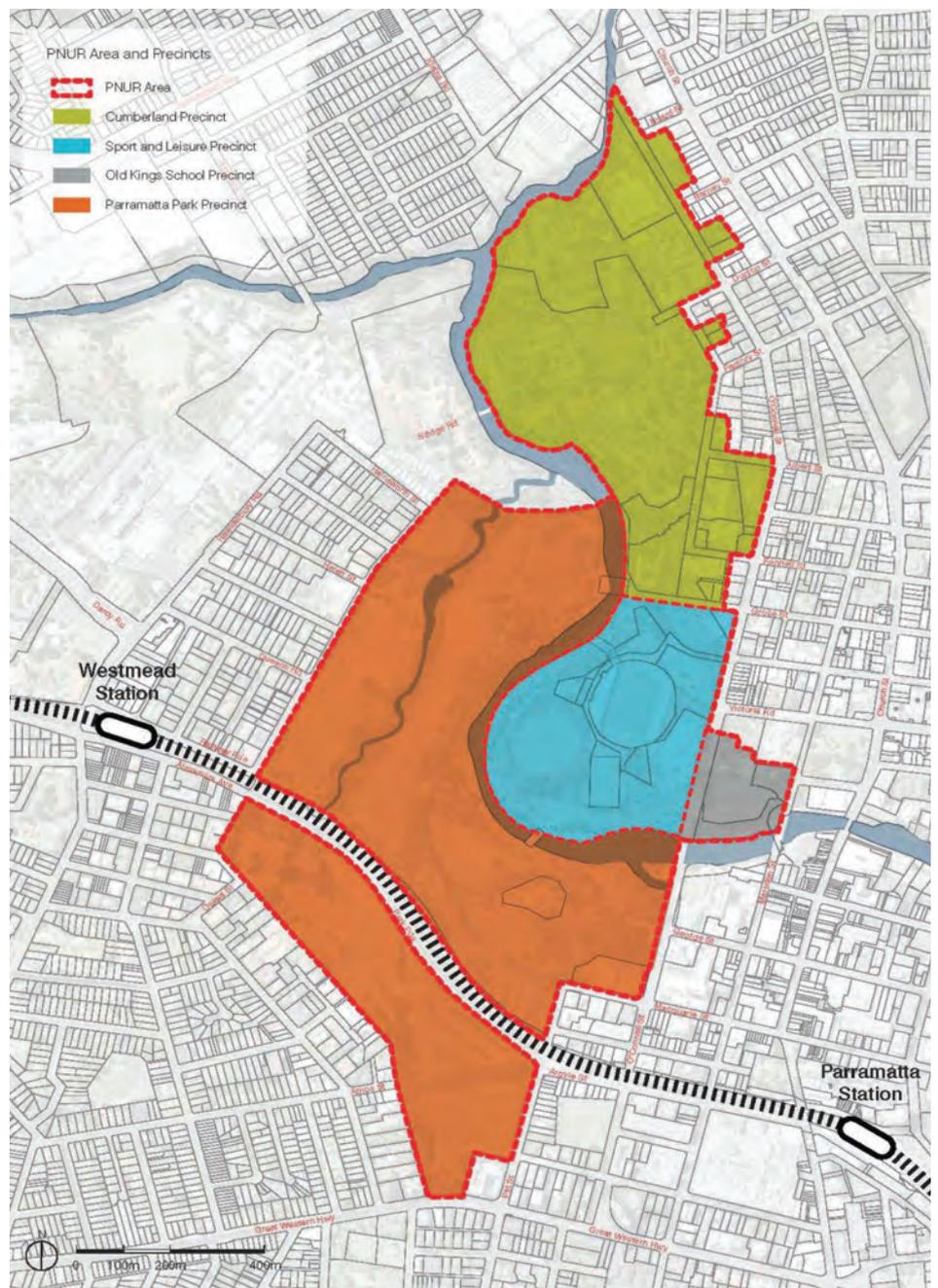


Figure 2 - Parramatta North Urban Renewal Area boundary map

Source: NSW Department of Planning & Environment, Parramatta North Urban Renewal Area Assessment Report.

Furthermore, the key components of the proposal comprised:

- Repurposing heritage items to provide 20,000 square metres of additional floor space,
- Establish a new town centre comprising of 4,000 square metres, and
- 3,000 additional new dwellings to be in close proximity to Parramatta CBD, major transport nodes, employment areas and local services.

In 2014, UrbanGrowth NSW prepared a rezoning proposal for the Parramatta North Precinct to achieve the outcomes of the proposed urban renewal. This led to State Government approval of this proposal which meant the City of Parramatta recognised Parramatta North as having increased development capacity for:

- 2,800 new residential apartments,
- 20,000 square metres of commercial land,
- 4,000 of additional retail space,
- 7.1 hectares of new public open space, and
- the preservation and adaption of heritage buildings.

The Parramatta North Urban Transformation (PNUT) Precinct

In 2017, the City of Parramatta Council established the Parramatta North Urban Transformation (PNUT) Precinct. This was included and adopted into the Parramatta Development Control Plan (DCP) 2017 and became effective from August 2017¹.

The NSW Government further supported this project by committing \$310 million in 2017 for the purpose of restoring heritage buildings, improving the Parramatta River foreshore and creating community open spaces over the next decade².

¹ City of Parramatta Council, Precinct Planning, Parramatta North, Development Control Plan - Parramatta North Urban Transformation Precinct

² ABC News 2017, 'Premier allocates \$310 million for North Parramatta revamp as community questions apartment plan', 30th April, viewed 8th May 2019, www.abc.net.au/news/2017-04-30/premier-allocates-300-million-for-north-parramatta/8484014



Figure 3 - Parramatta North Urban Transformation (PNUT) map
Source: UrbanGrowth NSW, Parramatta North Urban Transformation

Sydney University Parramatta/Westmead Campus

In 2018, UrbanGrowth NSW Development Corporation and Health Infrastructure NSW explored opportunities within the Cumberland Hospital East and West Campuses (located in Paramatta North) by conducting a market sounding. The conclusion of the market sounding saw The University of Sydney emerge as a potential anchor tenant for the precinct. The NSW Government and University of Sydney have now entered into exclusive negotiations for a period of 24 months to potentially establish a campus in Parramatta/Westmead³.

The University of Sydney Vice-Chancellor and Principal, Dr Michael Spence AC said, "The campus will integrate research-led education with world-class teaching infrastructure and research facilities, complementary industry activity, community facilities and services and key public services including a pre-Kindergarten to year 12 school."



Figure 4 - Artist impression of the proposed University of Sydney Parramatta/Westmead campus

Source: The University of Sydney

³ The University of Sydney 2018, 'Parramatta-Westmead campus proposal takes shape', 5th November, viewed 8th May 2019, <https://sydney.edu.au/news-opinion/news/2018/11/05/parramatta-westmead-campus-proposal-takes-shape.html>

Initial concept plans proposed the campus will be developed in two phases over the next 30 years. The University of Sydney plan to spend \$500 million to build the new Parramatta/Westmead campus and plans to attract over 6,000 students, generate more than 3,000

jobs and supply over 1,000 affordable housing places and new community infrastructure. The first phase would be completed by 2030⁴.



Figure 5 – Artist impression of proposed University of Sydney Parramatta/Westmead campus

Source: The University of Sydney

By 2050, The University of Sydney estimate the project will cater to over 25,000 students, produce 20,000 knowledge-intensive jobs, 1,000 academic and research positions and 2,400 affordable dwellings. Early expectations suggest the development could boost the state economy by \$60 billion⁵.

⁴ The University of Sydney, 'Our vision for a Parramatta/Westmead campus – Creating a vibrant and comprehensive campus in Sydney's heart', viewed 8th May 2019, <https://sydney.edu.au/about-us/vision-and-values/strategy/parramatta-westmead.html>

⁵ The University of Sydney, 'Our vision for a Parramatta/Westmead campus – Creating a vibrant and comprehensive campus in Sydney's heart', viewed 8th May 2019, <https://sydney.edu.au/about-us/vision-and-values/strategy/parramatta-westmead.html>

Parramatta Population Projections

By 2036, the total population of the Parramatta Local Government Area (LGA) is forecast to increase by almost 75%, peaking at 416,750 people and recording an average annual growth rate of 3.7%, almost double the Greater Sydney average.

The percentage of population aged over 65 years old will reach 17% by 2036 (an increase of 3.7%). This means that nearly 70,750 people in the Parramatta LGA will be 65 years

and over by 2036. This is nearly double the NSW state average. Health services for aged care and retirees will be in high demand.

The percentage of population aged 14 years or younger will reach 19% by 2036 (an increase of 0.7%). This means that nearly 78,850 people in the Parramatta LGA will be 14 years or younger by 2036. Health services such as dental and GP services for children will be in increased demand.

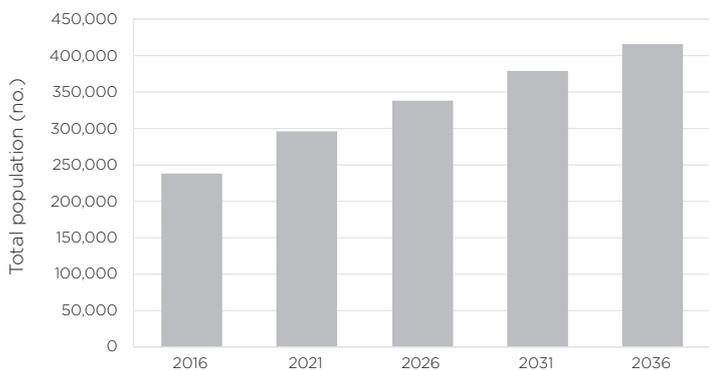


Figure 6 - Parramatta LGA total population projections, 2016-2036

Source: NSW Department of Planning and Environment, 2016 NSW and LGA Household Projections and Implied Dwelling Requirements 2016 to 2036, NSW Government, Sydney.

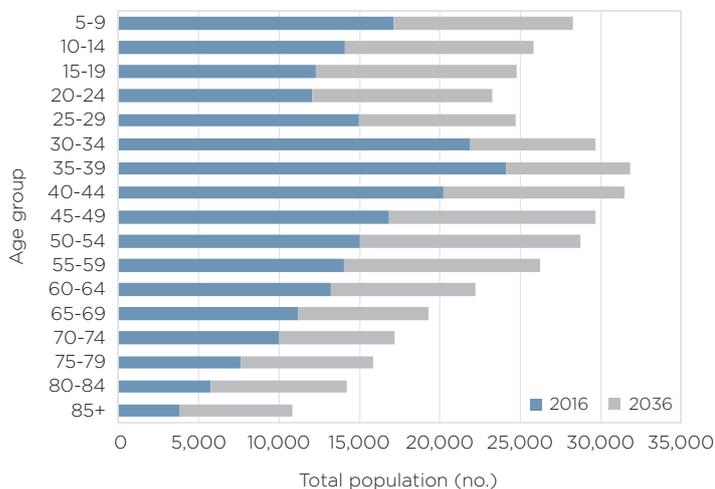


Figure 7 - Parramatta LGA total population projections by age group, 2016 v 2036

Source: NSW Department of Planning and Environment, 2016 NSW and LGA Population Projections 2016 to 2036, NSW Government, Sydney.

	North Parramatta SSC	Parramatta LGA	Greater Sydney GCCSA	NSW
Population Projections				
2016	13,248	238,850	4,681,950	7,748,000
2021	N/A	296,450	5,106,300	8,297,500
2026	N/A	338,000	5,537,850	8,844,700
2031	N/A	379,200	5,975,550	9,386,850
2036	N/A	416,750	6,421,850	9,925,550
Total population increase (no.)	N/A	177,900	1,739,900	2,177,550
Average annual growth rate	N/A	3.7%	1.9%	1.4%
Age Structure (as at 2016) – Proportion of total population				
0 to 14 years old	17.7%	18.4%	18.7%	18.7%
65 years old and older	11.0%	12.2%	13.9%	13.9%
Median age	35	34	36	36
Household Structure (as at 2016)				
Total no. families	3,185	59,537	1,247,047	1,940,226
Couple family without children	32.5%	32.9%	33.4%	36.6%
Couple family with children	46.7%	52.2%	49.5%	45.7%
Single parent	18.4%	13.0%	15.2%	16.0%
Other family household	2.4%	1.9%	1.8%	1.7%
Total no. occupied private dwellings	4,729	75,814	1,623,868	1,940,226
Family household	65.1%	75.3%	73.6%	72.0%
Single person household	29.5%	20.1%	21.6%	23.8%
Group household	5.4%	4.7%	4.7%	4.2%
Average children per family	1.6	1.7	1.9	1.9
Household Structure (as at 2016)				
Median weekly household income	\$1,524	\$1,759	\$1,750	\$1,486
Median monthly mortgage repayments	\$1,950	\$2,167	\$2,167	\$1,986
Population Projections 0-14 years old				
2016	N/A	43,550	889,900	1,462,800
2021	N/A	57,050	988,150	1,577,400
2026	N/A	66,300	1,072,800	1,672,700
2031	N/A	73,450	1,137,550	1,743,800
2036	N/A	78,850	1,193,600	1,801,050
Population Projections 65 years and over				
2016	N/A	31,700	631,850	1,240,650
2021	N/A	42,100	742,850	1,440,200
2026	N/A	51,800	870,150	1,665,500
2031	N/A	61,650	999,850	1,877,350
2036	N/A	70,750	1,129,200	2,072,650

Table 1 – Key Population Demographic Snapshot 2016-2036

Source: ABS Census of Population and Housing 2016, Cat No. 2001.0 and NSW Department of Planning and Environment, 2016 NSW and LGA Household Projections and Implied Dwelling Requirements 2016 to 2036, NSW Government, Sydney.

2036: The Vision for Health Services

General Practitioners

The Parramatta LGA has higher than state average growth for people aged under 14 years and over 65 years old, creating upward pressure on demand for future GP services for children and the elderly. Significant planned investment geared towards education and health facilities may also result in an influx of professionals and students to work, study and live in Parramatta. This will lead to a greater need for GP services to facilitate this heavy population growth.

Dentist Practitioners

It is projected that families will represent 75% of households in the Parramatta LGA, which is 2% higher than Greater Sydney and 3% above NSW figures. This is a positive sign the region will see an increased need for family dental services going forward. The proposed Parramatta-Westmead Campus, may boost demand levels for dental services catering for professionals and students working and studying in Parramatta.

Veterinary Professionals

Parramatta North's urban renewal plans will unlock 7.1 hectares of new open space for public parks and green space along the river foreshore. The increased housing supply combined with a higher proportion of young children and elderly with access to this space could see a spike in pet ownership. In particular, traditional family pets including dogs, cats and other small indoor pets.

In Conclusion

The Parramatta North rejuvenation is just one of many bold plans for this fast-growing geographic centre of Greater Sydney. With the focus being on the restoration and preservation of its colonial past, the combination of modern infrastructure, dwellings and retail precincts; Parramatta North will be an attractive location to live and work, and only 30 minutes by train to the heart of Sydney city.

Planned and proposed education, health and transport investment in the Greater Parramatta Growth Area will draw a skilled professional workforce and students to the area in search of accommodation, recreational and health services. Over the next 30 years, the need for more social infrastructure will generate new opportunities for health professionals, such as GP's, Dentists and Vets as the North Parramatta precinct evolves.



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