



**CITY OF
PARRAMATTA**

Local Housing Strategy

July 2020



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Strategy approval:

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City of Parramatta – CEO approval – minor technical edits	19 August 2020
Secretary, Department of Planning, Industry and Environment (DPIE) approval in accordance with Ministerial Direction under section 9.1 of the <i>EP&A Act 1979</i> .	<i>Awaiting approval.</i>

Executive Summary

Background

Recent NSW Government metropolitan and district plans require metropolitan councils to develop a Local Housing Strategy in consultation with their communities.

The City of Parramatta Local Housing Strategy (**the Strategy**) provides direction at the local level about when and where future housing growth will occur and how it aligns with the broader NSW-government strategic planning framework. For the City of Parramatta Council (**the City**), this means its housing strategy must be consistent with the strategic priorities contained in the *Greater Sydney Region Plan – A Metropolis of Three Cities* and the *Central City District Plan*. To align with these State government plans, this Strategy looks at the 20 year period from 2016 to 2036.

The preparation of this Strategy involved the following tasks:

- a desktop review to identify the strategic priorities for housing;
- an analysis the status and capacity in existing and future growth precincts, plus identify the key challenges for delivery;
- holding workshops with government agencies to identify the key dependencies and challenges to delivery;
- reviewing recent community consultation outcomes to arrive at a preliminary “Housing Vision” for the City of Parramatta local government area (**LGA**); and
- analysing the theoretical capacity of the LGA to deliver housing under existing planning controls and, where available, in a series of identified growth precincts.

This document comprises a synthesis of the data and information collected during the above tasks to arrive at the Strategy that provides the City, the local community and those involved in the delivery of housing, with the strategy for implementation in the short, medium and longer term.

A key objective of the Strategy is to ensure that delivery of housing is aligned with growth in infrastructure and supporting services.

The Strategy’s Key Findings

The key findings from the Strategy are as follows:

- Parramatta will easily achieve the dwellings targets identified in the District Plan.
- Most of Parramatta’s growth is already “locked-in” (‘in-place’ or ‘in-train’ within current growth precincts and planning proposals).
- No new or additional high density residential precincts or areas need to be identified for the purpose of housing supply.
- The majority of new housing growth (c83%) will be delivered in 13 precincts (73% in GPOP area) around employment and transport.
- More 1 bedroom dwellings need to be delivered to meet anticipated demand.
- Lack of housing diversity across Parramatta – 70% of all dwellings in 2036 may be apartments (without intervention).
- Need to investigate more medium density housing types – terraces and townhouses in suitable locations including possible new precincts.
- Staged precinct release in line with infrastructure delivery (eg. Sydney Metro West and the Parramatta Light Rail Stage 2 or equivalent projects) which are at early planning or business case stages are key to unlocking further capacity.

Reviewing the Strategy

Because the City is growing at such a rapid rate, it is intended that the Strategy be comprehensively reviewed every four (4) to five (5) years in line with the next Local Strategic Planning Statement (LSPS) review. In between comprehensive reviews, the Strategy may have more frequent out-of-cycle reviews. These will be interim reviews limited in their scope and be informed by either a new local strategy prepared by Council; or a plan prepared by the NSW Department of Planning, Industry and Environment (DPIE) or the Greater Sydney Commission (GSC).

The first out-of-cycle review is anticipated in 2021 when the GSC are expected to have finalised the Greater Parramatta to Olympic Park Place-based Infrastructure Compact (GPOP PIC) (and DPIE have endorsed the Strategy, and also the Employment Lands Strategy (ELS) (2016) and the ELS Review and Update (2020)).

Current situation (refer to Section 1)

The City is experiencing a significant amount of housing growth across the LGA. Most of this is occurring in “growth precincts” under processes being led by either the City and/or State government agencies in the form of apartments.

The City is currently home to approximately 234,444 residents¹ (2016, ABS Estimated Resident Population), who live in approximately 85,616² (ABS 2016) dwellings. Approximately 51% of the resident population live in detached houses, 33% live in apartments and 15% live in medium density dwellings (townhouses, terraces and semi-detached homes). More than half of the housing stock in the LGA has three or more bedrooms³.

The City’s current growth rate is a product of sustained strategic planning over many years and the increased attraction of being close to the Parramatta CBD. In the last 5 years, the City has seen the most dwelling completions of any LGA in Greater Sydney. The City is already seeing significant change in the Parramatta CBD, Carlingford, Carter Street, Epping Strategic Centre, Wentworth Point and Melrose Park precincts.

Future Growth (refer to Section 2)

By 2036, the DPIE anticipates that the City will reach a population of over 416,000 people based on 2016 data. However, if all dwellings currently in the strategic planning pipeline are delivered to 2036, the population could reach around 445,000 people. The City’s current population spans every service age group and it is anticipated that every age group will grow during and beyond the plan period.

DPIE anticipates that the City will require a total of 162,100 dwellings to house its growing population. This represents an increase of almost 77,000 dwellings from current dwelling numbers. This is referred to as DPIE’s ‘Implied Dwelling Requirement’. The level of growth expected in the City of Parramatta is considerable and the highest in terms of absolute housing numbers to meet the ‘Implied Dwelling Requirement’ across Greater Sydney. However, analysis as part of this Housing Strategy indicates that 87,900 dwellings will be delivered between 2016-2036, with a further 20,020 dwellings already being planned for in growth precincts beyond 2036. This easily exceeds DPIE’s “Implied Dwelling Requirement” of 77,000 additional dwellings.

From the City’s own analysis, many of the areas that are already providing new homes will continue to deliver a pipeline of housing beyond 2036 - the forecast period addressed in this Strategy. Additionally, the City and State Government are already planning for growth in the precincts of Telopea, Granville (North and South), Sydney Olympic Park, Melrose Park (North and South), Westmead (Stage 1) and Camellia (Stages 1 and 2)⁴, and parts of Parramatta East (Stages 1 and 2).

These precincts will be the focus of future housing delivery as they align with major transport and infrastructure investment, and it is critical that the delivery of housing is aligned with the delivery of infrastructure.

This Strategy outlines a sequencing of precincts that is informed by consultation with the City and with

¹ ABS, Stat^{BETA} http://stat.data.abs.gov.au/Index.aspx?DataSetCode=ERP_QUARTERLY

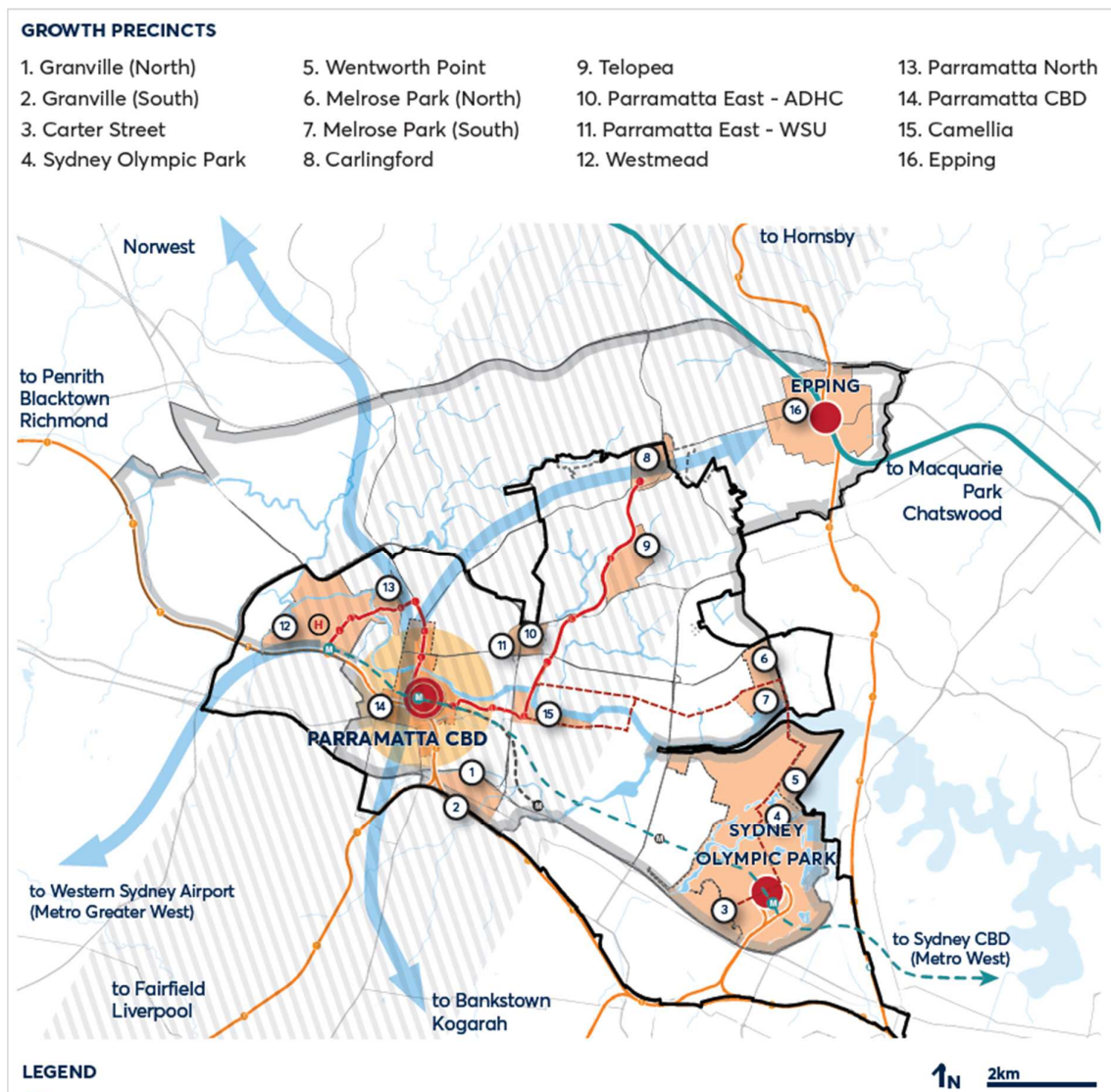
² ABS, Census Quickstats 2016

https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA16260?opendocument

⁴ Dwellings in Camellia will be subject to the State Government’s response to the Greater Sydney Commission’s GPOP PIC recommendations.

State Government agencies and that highlights the key dependencies before housing will likely be delivered. For example, the proposed Special Infrastructure Contribution and Place-based Infrastructure Compact Pilot for GOP will need to be finalised, and the Sydney Metro West and Parramatta Light Rail network (Stages 1 and 2 – or equivalent) will need to be delivered.

Figure – City of Parramatta’s Growth Precincts



Source: City of Parramatta

Dwelling Projections (refer to Section 2)

A key requirement of the Strategy is to identify the dwelling projections of the LGA, under existing planning controls and in future growth precincts.

The Central City District Plan sets a 5-year dwelling target for each LGA, relating to a 2016-2021 timeframe. It also sets a 20-year strategic housing target to 2036 for the Central City District as a whole, which comprises the LGAs of Parramatta, Blacktown, Cumberland and The Hills.

The analysis undertaken for this Strategy confirms that the City will meet, and likely exceed, its 5-year target (based on dwelling completions and dwellings approved that are expected to be completed in that timeframe).

Beyond 2021, based on the analysis undertaken for this Local Housing Strategy, the City will also easily achieve its share of the overall District housing target, and indeed exceed this by over 3,925 dwellings with

a further 20,020 dwellings in train beyond 2036 from anticipated growth within precincts. The tables below show how Council is easily meeting its dwelling targets, and also how new housing will be distributed under this Strategy.

Table – How the City of Parramatta is meeting its dwelling targets under the Central City District Plan

Period	District Plan Target	Housing Strategy Provision	Dwellings per year	Target achieved?	Comment
0-5 year (2016-2021)	21,650	23,720	4,744	Yes ✓	Target exceeded by 2070 dwellings
6-10 year (2022-2026)	Not provided	23,660	4,732	N/A	
11-20 year (2027-2036)	Not provided	40,520	4,052	N/A	
Total over 20 years (2016-2036)	83,975⁵	87,900	4,395	Yes ✓	Target exceeded by 3,925 dwellings (with a further 20,020 dwellings in train in growth precincts beyond 2036)

Table – Distribution of planned dwelling growth under this Local Housing Strategy

Precinct	Planning Forecast (to 2036) (dwgs) ⁶	Growth Precincts	% Growth
Melrose Park	6,330	Total GPOP area = 64,110 dwellings	73% in GPOP area
Wentworth Point	8,980		
Carter Street	5,860		
Sydney Olympic Park	8,190		
Camellia⁷	3,500		
Parramatta East	3,610		
Parramatta North	800		
Parramatta CBD	7,180		
Westmead (North Precinct)	4,470		
Carlingford	4,470		
Telopea	4,890		
Granville (North & South)	5,830	All growth precincts = 73,020 dwellings	83% in Growth Precincts
Epping	8,910		
Infill growth (B2, R3, R4 zones)	8,790		
R2 zone (dual occs & secondary dwellings)	6,090		17% outside of Growth Precincts
Total	87,900		

Given the above, a key recommendation of this Strategy is that no additional major precinct and/or rezonings for housing are required to meet the DPIE's Implied Dwelling Requirement - over and above those already identified in this Strategy - and should therefore not be actively facilitated and considered, until the post 2036 period.

Fundamentally, this recommendation relies on ongoing monitoring of all the growth precincts and Planning Proposals identified in this Strategy to track and confirm the implementation of the forecasted dwelling

⁵ Calculated as a proportion of the District Target of 207,500 dwellings for 2036, using the same proportions for Council allocation provided for in Table 2 of the District Plan (ie. assume 40.47% of overall District target to be provided in the City of Parramatta).

⁶ Details of the calculations for each growth precinct are provided in Appendix B with the most likely Planning Forecast Scenario being shown here.

⁷ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

delivery actually taking place on the ground during the immediate, medium and longer term.

Further to the above, given that this Local Housing Strategy has shown that Council is meeting and exceeding its dwelling targets, should any new proposals for new precincts arise (for example in response to Parramatta Light Rail), these precincts need to address strategic objectives other than dwelling supply. An example may be providing for increased housing diversity (i.e. more medium density housing), affordable housing or seniors housing. This Strategy refers to such precincts as “Housing Diversity Precincts”.

Sequencing Growth (refer to Section 2.3.3 and Section 4.2.1)

As the City plans for and delivers additional housing, the key challenges will be to ensure that the housing delivered meets the needs of the City’s changing population and that the new housing that is built is supported with the necessary infrastructure and services. There are significant challenges resulting from the combined growth in the number of dwellings and extraordinary growth across all service age groups, in terms of delivering the full range of community infrastructure to all of these groups.

Sequencing precincts so that they are aligned with infrastructure delivery is vital to support connectivity and access to services and jobs. Delivering the required transport infrastructure, community infrastructure and open space commensurate with housing will be a key challenge - and one that the City will need to address in collaboration with State Government agencies and the development industry.

Maps illustrating the Strategy’s recommendations for staging of precincts to align with the sequencing of infrastructure can be found at Section 2.3.3.

Vision and objectives (refer to Section 1.4 and Section 3.1)

A housing vision, informed by previous community consultation undertaken for the City’s Community Strategic Plan 2018-2038: Butbutt Yura Barra Ngurra and refined as a result of the endorsement of the LSPS and exhibition feedback on the Strategy is:

Our housing maximises accessibility to the City of Parramatta’s thriving economy so that all benefit, while also meeting housing need and housing diversity and championing quality design and environmental performance. Our neighbourhoods are welcoming and green and respect existing character.

Building on the vision and aligned with the strategic priorities and themes in the Central City District Plan, the objectives of this Strategy are outlined in Section 3.1. Some key objectives are to ensure that:

- Housing delivery complements, not compromises, the economic significance of the City
- Additional housing is focussed in identified growth precincts and is aligned and sequenced with existing transport and capacity improvements
- Any new proposals for new precincts are able to meet strategic objectives other than housing supply including providing housing diversity (i.e. more medium density housing), affordable housing and seniors housing. Such precincts are referred to as “Housing Diversity Precincts” in this Strategy.
- Housing growth is supported by the local and regional infrastructure needed to service that growth.
- Housing supports the key essential services in the City through striving for housing affordability
- Community infrastructure is adequately funded and delivered in alignment with homes
- Funding is secured through State and robust local contributions frameworks
- Growth precincts promote excellence in place-based outcomes with diverse and affordable housing to suit residents’ needs
- The City of Parramatta’s low density residential neighbourhoods retain their character, provide housing diversity and preserve future housing opportunity
- Local mechanisms improve built form environmental performance and reduce urban heat impacts

Next steps

Once the Strategy and LSPS are endorsed, the City will be progressing or working with other agencies on the following projects:

- Finalising the LEP/DCP/Contribution Plans Harmonisation Project;
- Delivering the Parramatta CBD Planning Proposal and supporting DCP and Infrastructure Funding Strategy;
- Implementing staging / sequencing plans, actions and policies through Planning Proposals;
- In relation to regional infrastructure – continue to work with the State Government to finalise and implement a Special Infrastructure Contribution (SIC) and Place-based Infrastructure Compact (PIC) (subject to issues raised in Council's submission endorsed on 16 December 2019 being addressed);
- Updating the schedule of works and local contributions framework;
- Implementing associated local strategies, such as the Community Infrastructure Strategy and Parramatta Ways Strategy, that will support housing across the LGA;
- Preparing an Affordable Housing Target Scheme to enable inclusion of *State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes)* into relevant Local Environmental Plans; and
- Amending relevant LEPs, DCPs and Contribution Plans through multiple growth precinct planning processes to secure new housing supply and supporting infrastructure.

Feedback on the Strategy

The Strategy was exhibited in conjunction with the LSPS for a 6 week period from late September 2019 to early November 2019.

Detailed feedback on the Strategy was received via a community survey and submissions, which is detailed below. Refer to Section 1.4 which summarises the consultation undertaken in the development of the Housing Vision for the purposes of the Strategy.

Community Survey

Community members were informed that their feedback would help Council shape the final versions of the Strategy and the LSPS. The community survey garnered 495 responses of which 109 responses were incomplete. The survey was based on four key themes (local planning, liveability, productivity, sustainability) consistent with the LSPS and were used to frame the presentation of the survey questions. With regards to the survey questions on housing, the results from respondents are summarised below:

- 91.89% of respondents indicated that it was 'very important' or 'somewhat important' that **low density areas are protected from high density development**.
- 92.42% of respondents indicated **support for a staging process for growth precincts** so that redevelopment is carefully rolled out over a period of time rather than all at once.
 - Of the respondents that disagreed with the above statement, the primary motivators were the desire to see the benefits of growth sooner rather than later and avoid the ongoing disruptions that come with a staging process for growth precincts.
- **More low-rise housing, detached housing and seniors housing** were seen as quite important in creating greater housing diversity and choice for the residents of the City of Parramatta.
 - Of the 183 respondents that provided additional comments on the types of housing necessary to create greater housing diversity, there was very strong support for additional social or affordable housing options as well as seniors housing options. There was also significant commentary on high rise developments and the impact on the City.
- 80.90% of respondents indicated that they felt it was 'very important' or 'somewhat important' that **affordable rental housing** is provided within the City of Parramatta.
 - Of the 172 respondents that provided additional comments on other issues Council should consider to ensure affordable rental housing options are provided, the standout themes demonstrated a desire that all new affordable housing locations be well thought out and better integrated into the broader community. A number of respondents were also quite concerned about the possibility of anti-social behaviour.
- 71.57% of respondents indicated that they 'strongly agree' or 'agree' with the **Draft Local Housing vision statement**.
 - Of the 52 respondents that provided further comment on the vision statement, most were quite positive, however there was significant concern about population growth and high density living, and the potential impacts of this on quality of life.
- 91.63% of respondents selected 'very important' or 'somewhat important' when asked about the importance of **protecting certain critical areas for employment and urban services** from any form of residential development encroachment.

The survey results show that the policy positions with the Strategy on: protecting low density residential areas; staging redevelopment as infrastructure is rolled out; creating more low-rise housing and seniors housing to increase housing diversity; increasing the amount of affordable rental housing; and protecting

employment lands from residential encroachment; are well supported by respondents. The results also show that there was strong support for the housing vision.

Submissions

Over 85 submissions were received from residents, developers, industry sectors (large format retail, property groups) and State agencies.

A review of the submissions from residents reveals their major concerns are:

- the lack of affordable housing despite the growth occurring to date; and
- the doubling of the City's population and the City's capacity to cope with that growth both from an infrastructure and neighbourhood character perspective;

Some residents also raised detailed issues in relation to specific precincts, which will need to be considered in more detail through separate precinct planning processes (as appropriate).

In contrast, submissions from developers (or landowners of large sites) typically raised the following issues:

- the benefits of progressing a development proposal on their site (whether they had a planning proposal affecting their site or not) for apartment and/or mixed use development;
- requesting recognition of their site in the LSPS as a growth precinct (or part of);
- disagreeing with the sequencing recommended in the LHS and/or LSPS.

Most developer submissions see some urgency in progressing their own proposals or visions for their sites to meet mostly dwelling growth which is inconsistent with the Strategy. Not only does the Strategy find that all current growth precincts and major planning proposals (including major preliminary planning proposals) currently in train cannot progress at the same time, so too the Draft PIC for GPOP, as follows:

If all recent and proposed land use changes in GPOP were to happen in the near time, it would not be possible to fund all of the necessary infrastructure at the same time. Growth must be sequenced to meet market demand, but it must not outpace the NSW Government's capacity to fund services and infrastructure (p.41).

LSPS Assurance process and dwelling growth rates

The preparation of the LSPS involved an Assurance process which was managed by the GSC. Having reviewed the Draft LSPS, on completion of its exhibition, the Commission advised that the dwelling targets, largely for the 6-10 year period (2021-2027), which equated to approximately 6,700 dwellings per year, was not a considered a realistic annual growth rate which could be achieved.

The City was subsequently asked to revise the figures to a more realistic annual growth rate. To do this, the City undertook a comparative analysis of growth rates experienced in similar high growth precincts. This enabled the growth rates to be benchmarked against experienced growth rates, so as to ensure these rates were realistically achievable. Consequently, dwelling delivery was shifted back for certain precincts, with excess capacity still being achievable, but this would be beyond 2036. This has resulted in an average delivery of 4,395 dwellings per year, which was supported by the GSC through the Assurance process. It is also consistent with Council's own demographic analysis. Further it was also noted that the equivalent annual dwelling growth rates from the Greater Sydney Commission's *Draft A City Supported by Infrastructure: Place-based Infrastructure Compact Pilot for GPOP* for the Transformative and Visionary scenarios which equate to 4,200 and 4,750 dwellings per year, respectively.

Furthermore, the draft Local Housing Strategy (as exhibited) identified "base minimum", "planning forecast", and "maximum potential" scenarios. However, the revised growth rates (as articulated above) have negated the need for the "base minimum" scenario and resulted in amendments to the detail provided on the "planning forecast" and "maximum scenarios" contained in Appendix B.

Conclusion

The feedback from the community shows contrasting views between the residents who are concerned about housing affordability as well as the City's capacity to double its population in the next 20+ years; and developers who see further growth potential in the short term; and the views of State Government agencies that see the sequencing growth as critical to its success for management. As a result of this feedback, three

key principals arise: firstly, that growth must occur in a coordinated way; secondly, that growth must be consistent with Council's strategies; and finally, that sequencing growth is key.

Changes to the LHS

The feedback received from the community and the Greater Sydney Commission has resulted in the following changes to the Strategy:

- The terms around the affordable housing target for permanent affordable rental housing have been clarified for both government-owned sites and privately owned sites.
- References to the Draft PIC for GPOP.
- The Housing Vision has been revised to include a reference to housing diversity and local character;
- Changes to dwelling delivery figures, based on feedback received from the GSC through their Assurance Process. Given this, the Base Minimum Scenario has also been removed along with detailed analysis of each of the growth precincts provided in Appendix B on account of the changes to dwelling growth rate numbers.
- Housing Diversity Criteria from the endorsed LSPS has been included.
- The corresponding LSPS action has been added to each Strategy Action in the Implementation Plan (Section 4.1).

1. Introduction

1.1. Project context

In March 2018, the NSW Government released the *Greater Sydney Region Plan*, the *Future Transport Strategy 2056* and the *NSW State Infrastructure Strategy 2018-2038*. Together with the *Central City District Plan* (and District Plans for the other four Greater Sydney districts), these strategies set out the infrastructure investment and strategic land use planning policy for the three cities and five districts.

The NSW Government wants to ensure there are enough homes to meet the needs of a growing population. However, housing has to be the right type, and in the right areas, with the right infrastructure. It should also take into account the unique character of local neighbourhoods.

The Housing Affordability Package announced by the NSW Government in 2017 required the Greater Sydney Commission (GSC) to nominate a number of Greater Sydney Priority Councils (priority councils). Each priority council was eligible to receive financial support to review and update their respective Local Environmental Plans (LEP) to align with the strategic objectives set out in the GSC's District Plans.

The City of Parramatta Council (the City), which falls within the Central City District, was identified by the State Government as a priority council eligible to receive funding to undertake the LEP review – as well as the preparation of a Local Strategic Planning Statement (LSPS) – on the basis it would be undertaken within a two-year timeframe (by end of June 2020).

The LSPS sets out the 20-year land use vision for the Local Government Area (LGA), and identifies local priorities and actions that the City can implement to achieve the vision. The LSPS reflects the special characteristics that contribute to local identity, and how growth and change is managed into the future. Finally, the LSPS is consistent with, and reflects the strategic objectives of the Central City District Plan.

This Local Housing Strategy (Strategy) has been prepared to provide the evidence base to inform the preparations of the City's LSPS. The Strategy also provides recommendations that will encourage appropriate levels housing growth in areas supported by infrastructure.

The Strategy aligns the housing vision of the City and its community with NSW Government-led strategic plans to show how the City can meet the housing requirements of the Central City District Plan. Further, the Strategy:

- Evaluates housing-related demographic, social and economic data and trends;
- Identifies the unique housing needs of the City's current and future residents;
- Considers the delivery of five-year housing supply targets (2016-2021), 6-10 year housing supply targets (2022-2026), and capacity to contribute to the longer term 20-year strategic housing target (2027-2036) for the Central City District;
- Prioritises delivery of housing in nominated growth precincts to align growth with infrastructure and servicing;
- Identifies capacity for growth outside of growth precincts;
- Develops a framework to boost housing supply, diversity and affordability while enhancing the character of local neighbourhoods and biodiversity;
- Supports the role of centres and important employment lands; and
- Informs the development of an Affordable Housing Contribution Scheme.

1.2. Planning Policy and Context

The Strategy is a key input into the local land use planning framework governed by overarching strategic policy and legislation. A brief overview of the relevant documents influencing the Strategy are identified in the section below.

1.2.1. Global and national context

Several global and national megatrends were considered when preparing the Strategy, to ensure that it responded to existing and emerging issues to enhance the resilience of the City and its communities to 2036 and beyond. These issues, outlined below, were adapted from the outcomes of the OECD Round Table on Urban Development⁸ and Infrastructure Australia's *Our Cities National Urban Policy Paper*.⁹

- **Managing urban growth:** Rapid expansion of urban areas can lead to social inequalities and geographic divides.
 - *Implications for the Strategy:* Ensure growth is staged with supporting infrastructure and that new housing caters for the diverse community and does not result in social displacement through rapid gentrification and purchase and rental prices.
- **Building competitive cities:** Fostering competitiveness, innovation and sustainability by competing for commerce and skilled labour, improving performance, aligning workforce availability and capacity to meet demand, support education, research and innovation.
 - *Implications for the Strategy:* Provide housing to support the transitioning economy of the City and enable easy access to jobs through a mix of uses, transport provision, internet access and design of homes.
- **Social challenges:** Ageing populations and shifting labour markets are putting substantial pressure on infrastructure including health and education.
 - *Implications for the Strategy:* Provide diverse dwelling forms and sufficient affordable housing options across all tenures including home-ownership, private rentals, social housing and crisis accommodation, to accommodate people for short or longer periods at different points in their lives. Design new housing stock to allow people to age in place.
- **Climate and environmental challenges:** Changes in the climate are leading to more frequent extreme weather events including bushfires and floods.
 - *Implications for the Strategy:* Housing needs to support and promote use of active transport. When considering locations for new housing and appropriate typologies, ensure urban heat island effects are considered. Further, that there is free and safe public access to footpaths, bike paths and open space that is shaded. Car parking requirements should, where appropriate, encourage use of active transport.
- **Sustainable management of natural resources:** Our rapidly growing urban populations are intensifying pressure on the environment through increased demand for water, energy, land and other resources, and through the production of waste and pollution.
 - *Implications for the Strategy:* Ensure there is space and easy access for recycling bins, encourage composting, edible landscaping and communal gardens. Consider introducing specific controls over and above BASIX requirements to achieve more sustainable design that will decrease people's energy consumption and bills. However, it is noted that this is limited by the SEPP setting minimum standards and incentives generally are the only available method through the LEP.
- **Sustainable urban finance:** Traditional finance and funding mechanisms to provide basic local services are not necessarily suitable in a rapidly urbanising context. New funding mechanisms, cost recovery, public private partnerships and monitoring performance of local services need to be explored.
 - *Implications for the Strategy:* The delivery of sufficient infrastructure is a key dependency to support the housing growth that is anticipated to 2036. The City will need the support of the State and, where appropriate, the Commonwealth, to ensure that infrastructure delivery is sequenced with forecast housing delivery. This includes support that will ensure good amenity is provided for future residents, in the form of open space, access to jobs and services, provision of mass transit, and incentives to deliver affordable housing and improve housing affordability.
- **Quality of life:** The urban environment should support the quality of life, health and wellbeing of people who live and work there or visit for business or recreation. Quality of life is supported by opportunities for social interactions, access to a variety of jobs, services and goods, effective public services and high quality natural and built environments.

⁸ Adapted from <https://www.oecd.org/urban/roundtable/45159707.pdf> and http://www.un.org/en/development/desa/policy/wess/wess_current/wess2013/Chapter1.pdf

⁹ Adapted from http://infrastructureaustralia.gov.au/policy-publications/publications/files/Our_Cities_National_Urban_Policy_Paper_2011.pdf

- Implication for the Strategy: Consider the mix of uses in new development.

1.2.2. State context

Environmental Planning & Assessment Act 1979 (EP&A Act)

The EP&A Act has recently undergone its most significant update since the legislation's inception almost 40 years ago.

Three new objectives were included to encourage good design, sustainable management of built and cultural heritage (including Aboriginal cultural heritage), and the proper construction and maintenance of buildings.

An emphasis on up-front strategic planning, including the introduction of LSPS, meaningful community participation in planning decisions and more independent decision making has been included, along with a Special Infrastructure Contribution regime.

Implications for the Strategy:

- Consider principles of good design that can be incorporated in the local planning framework e.g. increasing the diversity of built form for housing.
- The Strategy will be required to form a robust framework to guide the decisions of the Local Planning Panel and the Council.
- Protect future housing and commercial development opportunities by not rezoning future transport corridors or upgrades.
- Ensure the Strategy reflects the community's views.
- Ensure the efficient and fair distribution of infrastructure costs that supports new development. This may include a State Special Infrastructure Contribution (SIC), Voluntary Planning Agreements (VPA), strengthening of Local Infrastructure Contributions and the Place-based Growth Infrastructure Compact for GPOP (PIC). Supplementary funding may be required in the form of a Local Infrastructure Growth Scheme and/or a Housing Acceleration Fund.

Future Transport 2056

A Metropolis of Three Cities was prepared concurrently with the NSW Government's *Future Transport Strategy 2056 (Future Transport 2056)*, and all the transport initiatives outlined in the Central City District Plan align with that Strategy.

Future Transport 2056 supports the vision of the Central River City as Sydney's second CBD, and outlines how the future mass transit network will improve metropolitan connectivity to Greater Parramatta, in particular its CBD. Under this vision, Greater Parramatta is a well-connected centre, with new north-south and east-west connections, that repositions Sydney's mass transit network from a focus on the Harbour City to the metropolitan's geographical centre.

Future Transport 2056 designates initiatives and investigations in the 0-10, 10-20 and 20+ year timeframes. Projects relevant for the City are shown in Table 1.

Table 1 Future Transport 2056 projects relevant for the City

0-10 year (2016-2026)	10-20 year (2026-2036)	20+ year (beyond 2036)
Funding Committed <ul style="list-style-type: none"> • Parramatta Light Rail Stage 1 (expected completion 2023) • Victoria Road Bus Priority Infrastructure upgrade • Sydney Metro West (anticipated delivery 2030) 	Planned / Announced <ul style="list-style-type: none"> • Parramatta Light Rail Stage 2 or equivalent (anticipated delivery late 2020's) • 	
Future Investigation <ul style="list-style-type: none"> • Western Sydney Airport – Badgerys Creek Aerotropolis – Parramatta 	Future Investigation <ul style="list-style-type: none"> • Parramatta to Kogarah mass transit / train link 	Visionary initiatives for investigation <ul style="list-style-type: none"> • Parramatta to Norwest mass transit / train link

0-10 year (2016-2026)	10-20 year (2026-2036)	20+ year (beyond 2036)
<ul style="list-style-type: none"> Rail Link (in collaboration with the Commonwealth) T-way to T-way link¹⁰ Parramatta to Bankstown to Hurstville/Kogarah rapid bus link Parramatta Inner Ring Road Improved bus services between centres in north and south Parramatta Safe cycleway network within 10km of Parramatta 	<ul style="list-style-type: none"> Parramatta to Epping mass transit/ train link Parramatta Light Rail extensions Parramatta Outer Ring Road 	

Source: State Government's *Future Transport 2050*

Implications for the Strategy:

- The City is already working to leverage these transport upgrades, and further work is being undertaken to examine the opportunities identified in *Future Transport 2056*;
- Residential development needs to align with the delivery of the future transport network.

State Environmental Planning Policies (SEPPs)

SEPPs deal with matters of State or regional environmental planning significance. Any planning proposal that is prepared as a result of this Strategy will need to comply with relevant SEPPs, including those as follows:

- SEPP 70—Affordable Housing (Revised Schemes)*, which allows Councils to prepare an affordable housing contribution scheme for certain precincts, areas or developments associated with an up-zoning;
- SEPP (Affordable Rental Housing) 2009*, which provides incentives in the form of development concessions on standards to developers who include a proportion of community housing in multi-unit housing;
- SEPP 65—Design Quality of Residential Apartment Development*, which aims to deliver a better amenity and design outcomes for apartment residents;
- SEPP (Housing for Seniors or People with a Disability) 2004*, which aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residents that meet the needs of seniors and people with a disability;
- SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP)*, which aims to provide streamlined assessment processes for development that complies with specified development standards and that are of minimal environmental impact to be carried out without the need for development consent;
- SEPP (BASIX) 2004*, which sets minimum environmental performance benchmarks for built form.

Implications for the Strategy:

- The City is not currently included in SEPP 70. However, at the end of 2018, the State Government proposed changes to amend SEPP 70 to include all local government areas. The Strategy identifies housing need and provides high-level guidance for a future Affordable Housing Contribution Scheme. The City has a formal resolution (dated 26 November 2018) to prepare an application for inclusion in SEPP 70.
- Capacity analysis considers secondary dwelling capacity, applying take up rates based on historic conversion
- Capacity analysis is informed by the Apartment Design Guide relating to apartment sizes

¹⁰ A link between the two T-ways identified in *Future Transport 2050*

- The commencement of the Low Rise Medium Density Housing Code has been deferred in the City until July 2020. However, the introduction of the Low Rise Medium Density Housing Code has been considered in the capacity analysis.

Ministerial Directions (under Section 9.1 of the Act)

The Minister has issued a series of directions that require councils to ensure planning proposals give effect to particular principles, aims, objectives or policies. These directions require planning proposals to be consistent or substantially consistent with the terms of the direction (or provide justification why the proposal is not consistent).

Implications for the Strategy:

- Planning proposals must retain areas and locations of existing business and industrial zones, and must not reduce GFA available for employment uses in business zones or industrial uses in industrial zones.
- Planning proposals must locate zones for urban purpose and make provision to improve transport choice and reduce dependence on cars, improve access to housing, jobs and services by walking, cycling and public transport and reduce travel demand.
- When a planning proposal will affect land within an existing or proposed residential zone, or any other zone where significant residential development is permitted or proposed to be permitted, the planning proposal must encourage broader housing choice, make more efficient use of existing infrastructure and services and must not reduce permissible residential density.
- Planning proposals that apply to land within the Parramatta Road Corridor Urban Transformation Area must be consistent with the strategic actions in the Parramatta Road Corridor Urban Transformation Strategy and the associated Planning and Design Guidelines. Planning proposals must comply also with the staging in this Strategy's Implementation Plan and be consistent with the relevant District Plan.

State-led precincts

For a brief summary of each state-led growth precincts, see Appendix B.

1.2.3. Regional context

Greater Sydney Region Plan – A Metropolis of Three Cities (March 2018)

The Greater Sydney Region Plan (GSRP) sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change in Greater Sydney in the context of social, economic and environmental matters. The GSRP is organised around a three cities framework: the Eastern Harbour City, the Central River City and the Western Parkland City.

The relevant planning authority must give effect to the Region Plan.

The City is required to prepare a Local Housing Strategy under Objective 10 of the Greater Sydney Region Plan (and as a specific action in the Central City District Plan).

The Parramatta CBD is identified as the metropolitan centre for the Central River City, and the Parramatta LGA is one of four LGA's making up the Central City District (along with The Hills Shire, Cumberland, and Blacktown).

The Plan provides a clear directive to:

- Grow Greater Parramatta as the Central River City core, building on its increasingly strong economic function;
- Enhance arts and cultural spaces in the Parramatta CBD, making the CBD a centre of cultural life; and
- Improve the environment to support better liveability and environmental services.

Implications for the Strategy:

- Residential development should support, strengthen and not undermine the economic function of Greater Parramatta.
- Prioritisation of growth precincts needs to align with expected investment in additional public transport and community infrastructure provision.

- Smaller local industrial precincts are important to retain to provide local urban services to the surrounding residential and business community, as well as local employment opportunities and creative industries.
- It needs to develop guiding principles to meet an affordable housing target. The GSRP nominates an affordable rental housing target of 5-10 per cent of new residential floor space in urban renewal and land release areas prior to rezoning, subject to viability. The target is currently a recommendation, not NSW Government policy. Viability testing assumptions and parameters are being developed by the State Government.

Central City District Plan (March 2018)

Greater Sydney's three cities encompass five districts, with the City at the core of the Central City District, and the Greater Parramatta Economic Corridor the central and major component of the Central City District. The Central City District Plan (CCDP) is a 20-year plan to guide the implementation of *A Metropolis of Three Cities* at a district level, and is a bridge between regional and local planning.

The District Plan informs the LSPS and LEPs, the assessment of planning proposals, as well as community strategic plans and policies. It also outlines anticipated growth and change for Councils to align their local planning strategies and promote place-based outcomes.

District Plan actions that are particularly relevant to the Strategy are:

- Prioritise infrastructure investments to support the vision of *A Metropolis of Three Cities*;
- Sequence growth across the three cities to promote north-south and east-west connections;
- Align forecast growth with infrastructure;
- Sequence infrastructure provision using a place-based approach;
- Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities;
- Deliver community infrastructure that reflects the needs of the community now and in the future;
- Deliver healthy, safe, and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:
 - providing walkable places at a human scale with active street life;
 - prioritising opportunities for people to walk, cycle and use public transport;
- Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations;
- Prepare local or district housing strategies that address the delivery of five-year housing supply targets, the delivery of 6–10 year targets (when agreed) and consider capacity to contribute to the longer term 20-year strategic housing target for the District;
- Meet the Local Housing Strategy requirements, including:
 - creating capacity for more housing in the right locations;
 - supporting planning and delivery of growth areas and planned precincts as relevant to each local government area;
 - supporting investigation of opportunities for alignment with investment in regional and district infrastructure;
 - supporting the role of centres;
- Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by:
 - prioritising a people-friendly public realm and open spaces as a central organising design principle;
 - providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres;
 - integrating community infrastructure to support social connections and provide a community hub;
 - applying adaptive re-use and interpreting heritage to foster distinctive local places;

- Strengthen economic competitiveness of Greater Parramatta by balancing residential development with the needs of commercial development including, if required, a commercial core;
- Investigate opportunities for renewal of Westmead East (Stage 2) as a mixed-use precinct, including the need for new or augmented road connections to serve increased densities at Westmead East (Stage 2);
- Integrate land use and transport plans to deliver the 30-minute city;
- Investigate, plan and protect future transport and infrastructure corridors;
- Create the conditions for residential development within strategic centres and within walking distance (up to 10 minutes), but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need;
- Create new centres in accordance with the Principles for Greater Sydney's Centres;
- Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space;
- Continue the review of planning controls for the Epping Strategic Centre in collaboration with State agencies so the centre can release the Strategic Centre vision espoused in the District Plan;
- Work with NSW Government to identify a potential future corridor for mass transit links to Greater Parramatta;
- Manage the interfaces of industrial areas, trade gateways and intermodal facilities by:
 - providing buffer areas to nearby activities, such as residential uses, that are sensitive to emissions from 24-hour freight functions;
 - retaining industrial lands for intermodal and logistics uses from the encroachment of commercial, residential and other non-compatible uses which would adversely affect industry viability to facilitate ongoing operation and long-term growth; and
- Maximise the use of existing open space and protect, enhance and expand public open space by:
 - investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high-density residential areas (over 60 dwellings per hectare) are within 200 metres of open space;
 - requiring large urban renewal initiatives to demonstrate how the quality of, or access to, high quality and diverse local open space is maintained or improved;
 - planning new neighbourhoods with a sufficient quantity and quality of new open space;
 - delivering or complementing the Greater Sydney Green Grid;
 - avoiding locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards;

Implications for the Strategy:

- It must meet the requirements for a local housing strategy identified in the District Plan and follow the template issued by the NSW Department of Planning, Industry and Environment (DPIE)—the *Local Housing Strategy Guideline* (2018).
- It must align forecast growth with infrastructure as a key consideration when considering the sequencing of housing delivery.

Greater Parramatta and Olympic Peninsula (GPOP) (October 2018)

GSC's Greater Parramatta and Olympic Peninsula (GPOP) Vision sets high level directions for the area – the geographical centre of Greater Sydney and the Central City. GPOP stretching from North Strathfield and Sydney Olympic Park to the east to Westmead (west) and Carlingford (east). GSC envisioned:

GPOP will be Greater Sydney's true centre – the connected, unifying heart

Four quarters make up the GPOP:

- Parramatta CBD and Westmead Innovation District;
- Next Generation Living from Camellia to Carlingford;

- Essential Urban Services, Advanced Technology and Knowledge Sectors in Camellia, Rydalmere, Silverwater and Auburn; and
- Olympic Park Lifestyle Super Precinct;

The strategic directions, relevant to the Strategy, included:

- Design Parramatta as our central '30-minute city', with good connectivity within GPOP and beyond to the north, south, east and west;
- Deliver a rich mix of housing to create inclusive and diverse 'inner-city' liveability across GPOP, to attract and retain talent;
- Adopt a 5-10 percent (subject to viability) affordable rental housing target for nominated urban renewal areas for very low to low income households;
- Stimulate engagement with Parramatta's rich history and development of cultural assets, and celebrate the extraordinary diversity of people in our city's central heart; and
- Shape attractive and effective built environments and public spaces that reflect a focus on great urban design and environmental excellence.

The GPOP area is the subject of several land use planning activities by NSW Government agencies and the City.

The GSC is leading a pilot Place-based Infrastructure Compact (PIC) for the GPOP are. Growth Infrastructure Compacts involve collaboration between agencies to match housing and jobs growth with timely and cost-effective delivery of infrastructure—including through scenario planning for when infrastructure will be needed. See section below.

Interim Land Use and Infrastructure Implementation Plan (LUIIP) for Greater Parramatta (July 2017)

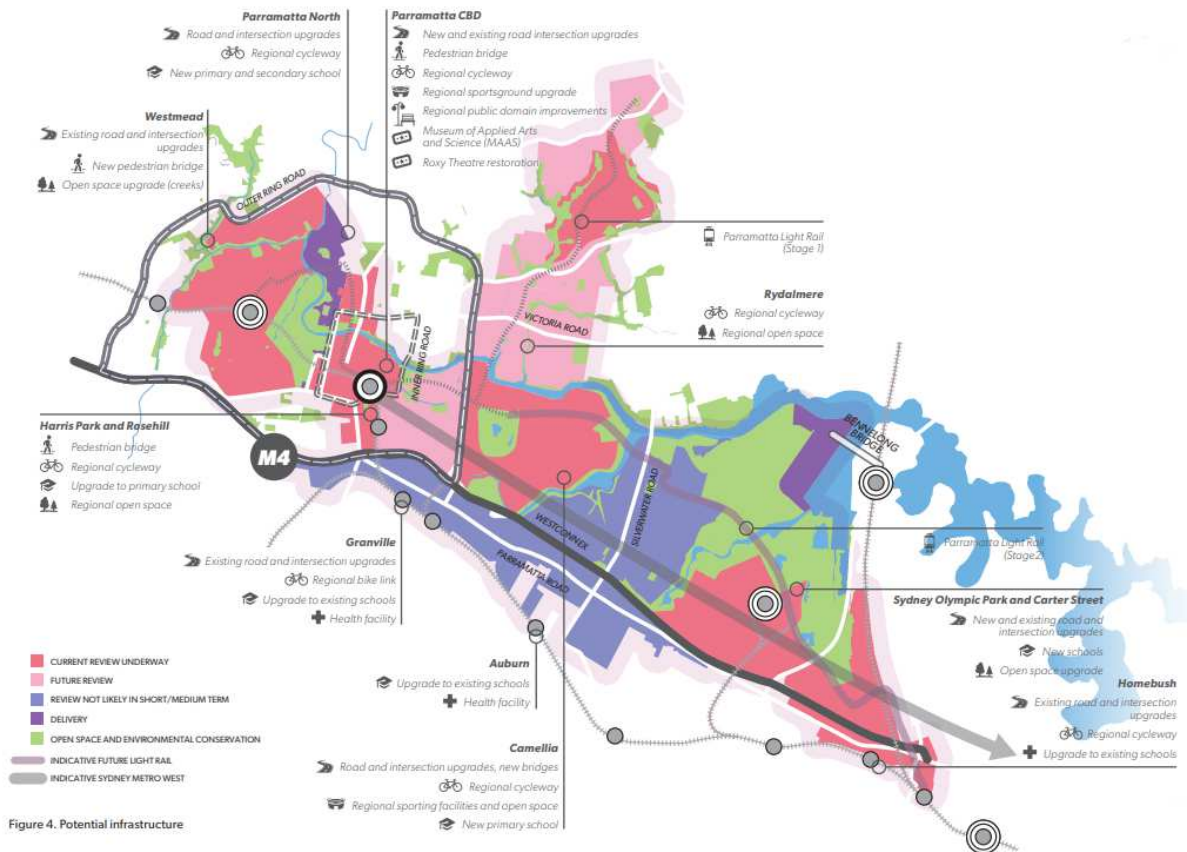
DPIE, prepared an Interim Land Use and Infrastructure Implementation Plan (interim LUIIP) for the Greater Parramatta Priority Growth Area. Key actions in the interim LUIIP include:

- Declare Greater Parramatta as a 'Priority Growth Area';
- Deliver key infrastructure – which includes committed and potential projects as well as additional requirements, identified in Figure 1 below;
- Commence new Priority Precinct Investigations – including Telopea, Westmead and Wentworthville¹¹. Since the release of the Interim LUIIP, Telopea has been rezoned; Westmead is in the master planning phase led NSW Health, with the City as a key stakeholder;
- Finalise planning investigations – Carter Street and Sydney Olympic Park Master Plan 2030;¹²
- Promote regional connectivity and activity – identifying SIC opportunities to support open space and active transport along the Parramatta River; and
- Enhance transport and connectivity infrastructure – working with Transport for NSW and RMS; and Collaborate with the City – provide more jobs and homes.

¹¹ In April 2020, DPIE announced that Wentworthville is no longer nominated as a Planned Precinct based on *studies of the area and feedback received by the community* (<https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/wentworthville>)

¹² At the time this Strategy was being finalised, the amendments to the *Auburn Local Environment Plan 2010* that will bring effect to the Carter Street Master Plan were awaiting notification. It is further noted that the City is not the local planning authority for the Sydney Olympic Park Precinct. Residential growth in this precinct does however have implications in managing the overall quantum of growth within the City.

Figure 1 Potential regional infrastructure required for the Greater Parramatta area



Source: Greater Parramatta Interim Land Use and Infrastructure Implementation Plan, DPIE, July 2017

Implications for the Strategy:

- The City is distinctive in that the delivery of housing already planned and in the pipeline is significant and mostly concentrated in growth precincts. Growth precincts generally align with and rely on planned infrastructure upgrades, meaning that residential development in growth precincts will generally align with strategic planning objectives. Therefore, the emphasis of the Strategy will be on supporting planning and delivery of growth precincts and be tied to the sequencing stipulated in any final PIC for GOP (subject to the issues raised in Council’s submission being addressed).

Draft - A City Supported by Infrastructure: Place-based Infrastructure Compact Pilot for GOP (November 2019)

The Draft Place-based Infrastructure Compact (PIC) which applies to the GOP area was released for comment by the GSC in early November 2019 and exhibited for six weeks.

The Draft PIC is an integrative planning model being piloted by the GSC to assist the public and private sector to better align the growth of housing and employment with the provision of infrastructure and services. The Draft PIC states that if *all recent and proposed land use changes in GOP were to happen in the near term, it would not be possible to fund all the necessary infrastructure at the same time. Growth must be sequenced to meet market demand, but it must not outpace the NSW Government’s capacity to fund services and infrastructure.*

The Draft PIC tests four scenarios and found that two of the scenarios - the Transformative and Visionary scenarios - *delivered the greatest liveability, productivity and sustainability benefits, and these outweighed the costs* (p.34). Over the 20 year (2016-2036 period), the Transformative Scenario would deliver 84,000 dwellings (4,200 dwellings per year over 20 years) whilst the Visionary Scenario would deliver 95,000 dwellings (4,750 dwellings per year over 20 years). Furthermore, it states that if the amount of dwellings being delivered by numerous precinct planning proposals such as the Parramatta CBD, Camellia Town Centre Master Plan, 266 Victoria Road, Rydalmere site, Melrose Park North, Melrose Park South and the

Parramatta Road Urban Transformation Strategy ...were to occur in the near term, along with the many smaller site-specific planning proposals, *the result would be ad-hoc development. Consequently, delivering the required services and infrastructure the time they were needed would be a challenge for the NSW Government.* (p.43).

To manage the pace of growth, the Draft PIC identifies three different phases for the delivery of precincts within the GOP area: Phase 1, Phase 2 and Remaining Precincts but stops short of allocating specific timeframes to each phase.

Implications for the Strategy:

- Council's analysis of its forecasted growth has identified annual dwelling growth rates that are comparable to the Transformative and Visionary scenarios.
- Staging / sequencing plans connected to planning proposals within GOP Precincts will need to be consistent with any final GOP PIC, once this has been endorsed by the NSW Government.

1.2.4. Local context

City of Parramatta Community Strategic Plan 2018 – 2038, Butbutt Yura Barra Ngurra

The City's *Community Strategic Plan 2018-2038* sets the strategic vision for the local government's growth and change within a local, district and regional context. The 'Vision' for Parramatta is to be "Sydney's central city, sustainable, liveable and productive – inspired by our communities". To achieve this vision, the Plan outlines six long-term community goals reflecting the community's aspirations for the City:

- Fair: we can all benefit from the opportunities our city offers;
- Accessible: we can all get to where we want to go;
- Green: we care for and enjoy our environment;
- Welcoming: we celebrate culture and diversity – past, present and future;
- Thriving: We benefit from having a thriving CBD and local centres; and
- Innovative: We collaborate and champion new ideas to create a better future.

Implications for the Strategy:

It has a direct line-of-sight with the Community Strategic Plan and is consistent with its land use based principles and actions.

Local Strategic Planning Statement

In March 2020, Council endorsed its first Local Strategic Planning Statement (LSPS) which sets out a 20-year land use planning vision for the City. It balances the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage, local character and the City's environmental assets as well as improve the health and liveability of the City. It has a direct line-of-sight with the State Government's CCDP.

A draft Local Housing Strategy was prepared and exhibited simultaneously with the LSPS and have a direct relationship with each other with this Strategy informing the housing vision in the LSPS. The LSPS identifies where the housing growth will go over the next 20 years (2016-2036) and how to protect the City's existing local character.

Implications for the Strategy:

It has a direct line-of-sight with the LSPS and is consistent with its principles and actions.

LEPs

In May 2016, the City was created from parts of the former council areas of Auburn, Holroyd, Hornsby, Parramatta and The Hills Shire. The City is carefully examining the existing statutory planning framework, which involves five different LEPs (and Development Control Plans – DCPs), to align the various former council areas with a consolidated LEP. In the first stage of what will be a multi-stage process, The City has released the *Land Use Planning Harmonisation Discussion Paper (Harmonisation Discussion Paper)*, which was exhibited in February and March 2019.

Subsequently, Council endorsed a planning proposal for a new consolidated LEP at its meeting on 11 November 2019. Council received a Gateway Determination from DPIE on the planning proposal on 16

April 2020. Although mainly an administrative process, the planning proposal includes a number of provisions relevant to housing supply and diversity, including prohibition of dual occupancy development in certain areas and downzoning of some R3 Medium Density Residential zoned land to R2 Low Density Residential. These proposed changes have been accounted for, and are supported by, this Strategy.

Employment Lands Strategy (2016) and Employment Lands Strategy - Review and Update (2020)

The *Parramatta Employment Lands Strategy* (ELS) endorsed by Council in 2016 identifies land use planning recommendations to facilitate the renewal of employment lands precincts and protect strategically important employment lands. It also seeks to support the growth of Greater Parramatta, promote employment and economic opportunities and facilitate structure plan development.

After careful analysis of the local and broader context, the ELS allows for the net reduction of 20% of existing industrial/employment zoned lands over the long term (665ha to 535ha). It suggested the development of a structure plan for 15 employment lands precincts including Parramatta (River Rd West & Alfred St), Rydalmere, Melrose Park and Parramatta North precinct. These opportunities for conversion from industrial land have all been enacted either through changes to planning controls or have been incorporated into state or local planned precincts. Any further reduction of industrial/employment lands is not necessary for the supply of housing as important to retain to ensure there is enough land to provide important urban services to support both the existing and future population.

The ELS Review and Update (2020), which was initially appended to the LSPS, but now amended as a stand-alone Strategy, was approved by Council on 13 July 2020 and summarises the key changes that have occurred since the adoption of the ELS in July 2016. It updates the assessment of the strategic future role of employment lands and the actions required for each employment precinct. Both the ELS (2016) and ELS Review and Update (2020) respond to Action 23 in the GSC's CCDP.

Implications for the Strategy:

It has a direct line-of-sight with the ELS (2016) and ELS Review and Update (2020). It also relates to and aligns with the ELS / ELS Review and Update as it does not identify areas for housing growth within any employment land precincts identified as Metropolitan Significant or Strategic Employment.

Economic Development Plan 2017-2021

The City's *Economic Development Plan* seeks to grow the number of jobs across the Parramatta LGA. It targets 20,000 additional jobs and increase in GDP by \$8 billion in the Parramatta LGA by 2021.

Reflecting the transport infrastructure investment in the Parramatta CBD, the Plan recognises that this centre will be the focus of employment growth. Other key employment precincts identified are Westmead Innovation District, Sydney Olympic Park and the Rydalmere-Camellia-Rosehill-Silverwater District. Access to employment is a principle of the Plan and as such, local and neighbourhood employment centres are included.

The Plan recommends that the City's *Affordable Rental Housing Policy 2019* is implemented and planning controls that encourage housing diversity are supported to provide accommodation for different income levels and key workers.¹³ The Plan also includes actions to improve the public domain and connect green spaces.

Socially Sustainable Parramatta Framework (July 2017)

The purpose of this Framework is to outline the City's commitment to a socially sustainable Parramatta, in response to very significant changes across the City.

One of the eight goals of *Socially Sustainable Parramatta Framework* is "Diverse Affordable Homes for Everyone" which seeks to deliver and expand a full range of affordable, high quality housing that meets the spectrum of housing needs in the community.

Affordable Rental Housing Policy (2019)

In January 2019, the City formally endorsed the *Affordable Rental Housing Policy 2019*, which followed a resolution that endorsed a position on affordable rental housing in November 2018.

The purpose of the Policy is to reduce the level of rental housing stress experienced by residents across the City, to ensure residents can thrive socially and economically. The Policy will achieve this by increasing

¹³ Key workers are those workers employed in roles essential to the functioning of a city. While there is no agreed definition of the term, key workers typically include police, fire fighters, teachers, childcare workers and others who are not typically paid large salaries (City of Parramatta Affordable Housing Discussion Paper, 2017)

the provision of affordable rental housing through both short term and long-term strategies.

In the short term, the City will continue to seek more affordable rental housing through VPAs in all areas outside the Parramatta CBD. Longer term, the City will develop and implement an affordable housing contribution scheme in high growth areas, where feasible, to increase provision of affordable rental housing.

The policy defines affordable rental housing as:

rental housing that is provided to households on very low to moderate incomes and charged at a rental rate that does not exceed 30% of weekly income – so that the household does not experience housing stress and can meet other basic living costs such as food, clothing, transport, medical care and education.

The City is targeting 9,500 Affordable Dwellings by 2036 (as per the City's Draft Affordable Housing Discussion Paper (2018)) which is 6.3% of the (predicted) total housing stock (using City forecasts). In 2016, the City's analysis indicated that there were 697 affordable rental housing dwellings in the LGA, which at that time was less than 1% of all housing stock. (i.e. Community Housing Provider, the City and ARHSEPP properties, not including boarding house rooms or secondary dwellings as these are not guaranteed to be affordable). This leaves approximately 8,800 Affordable Dwellings to be provided by 2036 (an increase of over 1,200% from the current baseline).

Community Infrastructure Strategy (2020)

Approved by Council on 13 July 2020, the Community Infrastructure Strategy outlines the long-term direction for community infrastructure provision. The Strategy identifies and assesses existing community infrastructure provision in the LGA. It identifies contemporary challenges we have for realising adequate and quality community infrastructure, and finally, key opportunities and directions by asset type and for City's high growth areas.

The Strategy covers hard community infrastructure (land, open space and buildings) that the City has a mandate to provide. This includes libraries, community space, Girl Guide and Scouts halls, subsidised space, early childhood education and care, community gardens, aquatic facilities, indoor recreation, play spaces, sportsgrounds, and parks and outdoor recreation.

A number of key strategic directions are identified in the draft Strategy for community infrastructure including:

- Libraries
- Community centres, halls and hubs
- Scout and guide halls
- Subsidised office space
- Early childhood education and care
- Affordable rental housing
- Community gardens
- Aquatic facilities
- Indoor recreation facilities
- Play space
- Sports fields
- Parks and outdoor recreation.

Implications for the Strategy:

It has a direct line-of-sight with the CIS. It responds to and aligns with the CIS.

Review of Council's Contributions Plans

The City is currently reviewing its contributions framework. The CBD contributions framework is being undertaken as part of the work to support the CBD Planning Proposal, whilst the consolidation of all the contributions plan outside the CBD is being undertaken as part of the Land Use Planning Harmonisation Project.

This work includes preparation of an infrastructure works program for each respective plan, which will be guided by Council's strategic framework, including the draft CIS.

Other City plans

In addition to the above local policies and plans, the City:

- Is preparing an Integrated Heritage Strategy Project outlining the heritage resources, challenges and issues for the LGA;
- Continues to work towards detailed master planning and staged delivery of the *Parramatta Ways Walking Strategy*, *Parramatta Bike Plan* and *Parramatta CBD Pedestrian Study*;
- Has an endorsed *Disability Inclusion Action Plan* and is improving public facilities and access through the implementation of the Action Plan. Place-based approaches and a people-focused street hierarchy are being delivered through multiple programs such as laneway strategies and public realm improvements;
- Is actively providing further protection and management of cumulative impacts for heritage values in the Parramatta CBD. The City is preparing an LGA-wide study to better interpret place, identity and archaeology to deliver a better people/place identity and attract visitation;
- Has prepared a discussion paper to boost the night time economy and is in the process of preparing a *Night City Framework*;
- Has developed directions, goals and actions for cultural activation and a creative community in the *Culture and our City - A Cultural Plan for Parramatta's CBD 2017 – 2022* which identifies 'Diversity is our strength and everyone is welcome' as a key goal for culture in the city;
- Is part of the Parramatta River Catchment Group which seeks to improve water quality and introduce swimming sites along the Parramatta River, with three planned for the Parramatta LGA;
- Is actively investigating options in ensuring that new precincts deliver better environmental performance, including addressing urban heat issue;
- Is implementing *Environmental Sustainability Strategy* which outlines goals and actions to achieve better environmental performance, including: reducing carbon intensity, waste, potable water usage, increasing the tree canopy, and improving active transport; and
- Has proposed planning controls to support alternative infrastructure delivery and better building and urban heat performance in the *Parramatta CBD Planning Proposal*.

Implications for the Strategy:

- It responds to and aligns with the Community Strategic Plan;
- Capacity analysis is based on current land use planning controls, taking into account proposals that form part of the LEP Harmonisation process;
- It takes into account community infrastructure requirements and funding arrangements to support their delivery in terms of sequencing and prioritising precincts;
- It identifies opportunities for delivery of affordable housing to contribute to the City's affordable housing target and implement the City's *Economic Development Plan*;
- There is a large push within the *Economic Development Plan* to deliver live music and a 24-hour economy. This may spark land use conflict between residential and other commercial uses if not properly planned; and
- Only consider rezoning of employment lands precincts as identified in the Employment Land Strategy Review and Update (2020) undertaken as part of the preparation of the Local Strategic Planning Statement.

1.3. Local Government Area Snapshot

1.3.1. Overview

The City is the geographic centre of Greater Sydney. Parramatta is located 24km west of the Sydney CBD, with an approximate area of 84km² that spans from Toongabbie and Winston Hills in the west, to Olympic Park in the south-east, and Epping in the north west.

The LGA incorporates the Parramatta River, Parramatta Park, Westmead Innovation District and the southern extent of the Hornsby Plateau. The areas original inhabitants were the Burramattagal people. It is also Australia's oldest inland European settlement.

Parramatta CBD is the commercial, civic and geographic hub within the GSC's Central City District. The LGA also forms a significant part of the Commission's Greater Parramatta and the Olympic Peninsula.

A snapshot of the existing Parramatta community is provided below (based on Census data as at 2016).

Population	234,444 residents in 2016 (ABS) Median age = 34 years (NSW = 38 years)
Diversity	49.5% of residents were born overseas (compared with 36.7% in Greater Sydney) 52% speak a language other than English at home (compared with 35.8% in Greater Sydney) 0.7% of residents identify as Aboriginal or Torres Strait Islander.
Vulnerable communities	23% of households are 'very low income' and 16% are 'low income' 20% of renting households are in rental stress 4% of people require assistance with daily living activities

Source: DPIE Housing Tool; DPIE, 2016, NSW population, household and implied dwellings projections; City of Parramatta Community Strategic Plan 2018 – 2038, Butbutt Yura Barra Ngurra;

1.3.2. Housing

A snapshot of existing dwellings in Parramatta is provided below (Census 2016).

Summary	85,616 dwellings in 2016 (ABS) Of people living in private housing, 51% of residents currently live in low density separate houses; 15% live in medium density townhouses, terraces or semi-detached housing, while 33% of people live in apartments 68% of dwellings have two or three bedrooms; 7% have one bedroom 52% of households were purchasing or fully owned their home, 34.1% were renting privately, and 5.2% were in social housing in 2016 In 2016, 38.3% of households were made up of couples with children (compared with 35.3% in Greater Sydney), 22.3% were couples without children and 19.0% were lone person households.
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Source: Data sourced from ABS, 2018 and ABS, 2016 QuickStats and Community Profile

Residential growth is anticipated to be generated predominantly from:

- Parramatta CBD Planning Proposal; and
- State and City-led Growth Precincts.

Growth Precincts (refer to Figure 2) generally align with and rely on planned transport infrastructure. Several State/agency-driven precinct planning processes have either already rezoned localities or are progressing towards a rezoning. These include:

- Epping Strategic Centre (in-place, further planning proposals pending);
- Carter Street (in-place, under revision and further planning proposals pending);
- Parramatta North (in-place);
- Wentworth Point (in-place, further planning proposals - or equivalent proposals - pending);¹⁴
- Sydney Olympic Park (in-place);

¹⁴ Total dwelling numbers in Wentworth Point are subject to the delivery of light rail (associated with PLR Stage 2) or equivalent transport infrastructure including a bridge across Parramatta River from Melrose Park.

- Telopea (in-place);
- Westmead (in-place, further planning proposals pending); and
- Camellia Town Centre (planning proposals for rezoning in progress).¹⁵

These State-driven processes need to be aligned and effectively sequenced with the City or developer-led Planning Proposals to ensure that effective delivery of State infrastructure can be assured.

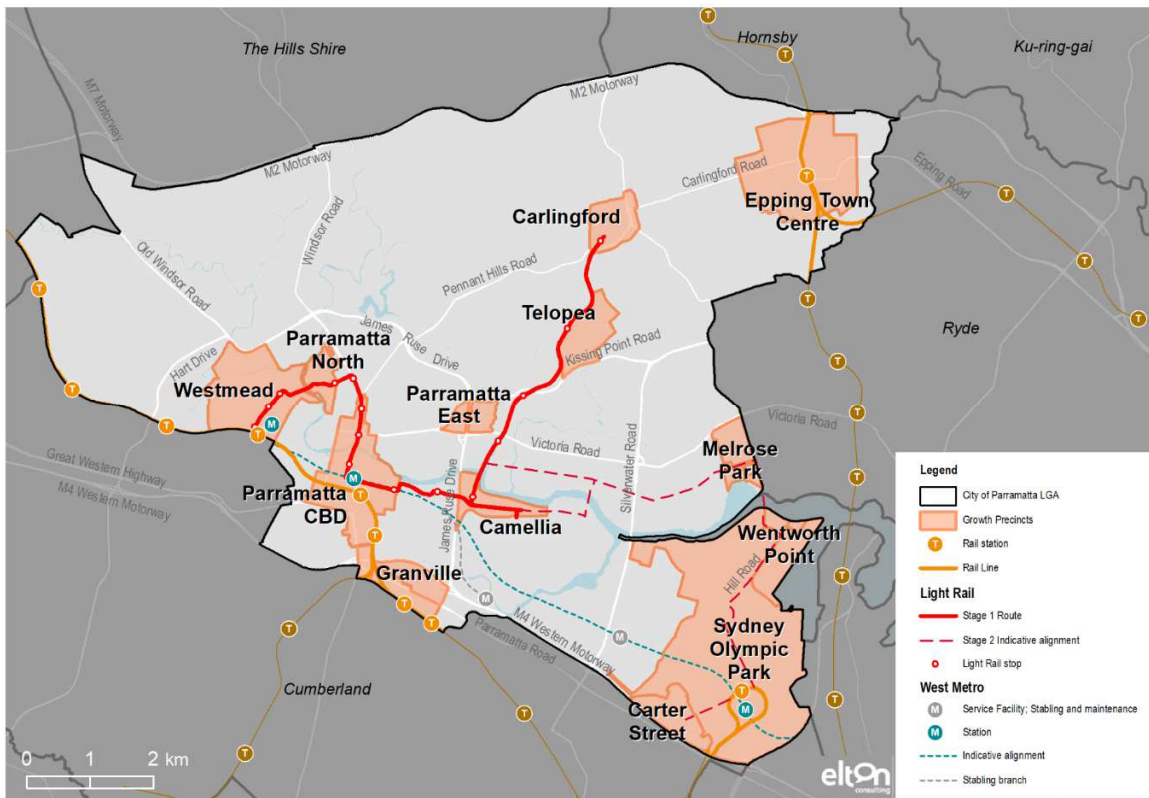
The City has been leading the planning work to deliver a number of precincts adding significantly to the achieving housing targets. These include:

- Parramatta CBD (planning proposal in progress);
- Carlingford (in-place, further planning proposals pending);
- Melrose Park¹⁶:
 - North Precinct (planning proposal for rezoning in progress)
 - South Precinct (Structure Plan complete, planning proposals pending);
- Granville (initial planning proposals in progress); and
- Parramatta East (planning proposals in progress).

In addition, at the time this Strategy was being finalised for endorsement, there were over 83 site-specific Planning Proposals currently being assessed or progressed by the City.

The level of expected growth in the City is immense: the highest in terms of absolute numbers across Greater Sydney. This illustrates the significant challenge for the City in terms of planning, sequencing and coordinating delivery of housing.

Figure 2 Growth precincts



¹⁵ Dwellings in Camellia will be subject to the State Government’s response to the Greater Sydney Commission’s GPOP PIC recommendations.

¹⁶ Total dwelling numbers in Melrose Park (North and South Precincts) are subject to the delivery of light rail (associated with PLR Stage 2) or equivalent transport infrastructure including a bridge across Parramatta River to Wentworth Point.

Source: City of Parramatta

Implications for the Strategy:

- Potential for the dilution of in-house planning and strategy resources if a strong prioritisation and sequencing strategy is not put in place;
- Precincts need to be appropriately sequenced according to expected transport upgrades;
- Timely delivery of community infrastructure at a precinct level and across the LGA is required to meet growing need. Assessing the implications, nexus and apportionment in an equitable and transparent manner is considered critical to devising a strong contributions framework to support delivery;
- The vast majority of new dwellings will be delivered as high density living - meaning that public open spaces and other infrastructure need to work even harder for the community;
- Strategic land use planning, particularly in response to catalytic infrastructure projects, needs to balance residential and employment uses, as well as ensure quality local access to goods and services to optimise great place-based outcomes; and
- While growth precincts will be a strong focus, this needs to balance with the needs and aspirations of the existing community.

1.3.3. Movement and transport

Summary

- Seven rail lines, 16 rail stations, over 50 bus services and a ferry service;
- Proposed Parramatta Light Rail (planned to open 2023), Sydney Metro West and Parramatta and Rydalmere Ferry Wharves upgrades; and
- 64% of residents travel to work by car

Source: City of Parramatta, <https://www.cityofparramatta.nsw.gov.au/living-community/parking-and-transport>; City of Parramatta Community Strategic Plan 2018 – 2038, Butbutt Yura Barra Ngurra; Household Travel Survey 2017/2018

The City is currently well serviced by transport infrastructure. The LGA has seven rail lines (T1, T2, T5, T6 and T7 as well as BMT and Western NSW), 16 rail stations, a ferry service (F3) and over 50 bus services. The T1 Western line is well-used and projected to be severely overcrowded by the early 2030s.

The proportion of residents travelling to work using public transport is higher than for Greater Sydney (27.5% and 22.7% respectively). In 2016, there were 29,345 people who caught public transport to work (train, bus or ferry) compared with 59,832 who drove in private vehicles (car, motorbike, or truck).¹⁷

Significant planning of active transport networks is underway, linking key transport corridors together with delivering the Green Grid. Work done to achieve this includes the *Parramatta Ways Walking Strategy*, *Parramatta Bike Plan* and *Parramatta CBD Pedestrian Study*.

Significant transport infrastructure is proposed for the LGA including the future Parramatta Light Rail (joining Westmead and Carlingford), Sydney Metro West (connecting the Parramatta and Sydney CBDs) and Parramatta and Rydalmere Ferry Wharves upgrades.

In Future Transport 2056, the following elements are highlighted for further investigation:

Extending the Global Economic Arc from Epping to Central City (Parramatta CBD) with the benefits of the lowest capital cost of the four rail lines and providing the highest economic benefits with improved accessibility providing a productivity boost to the education and knowledge rich global arc. The corridor would provide immediate benefits for established centres of Macquarie Park and Parramatta.

Connecting the Central City to South Sydney. A staged approach could link Parramatta to Bankstown, and ultimately to Kogarah. The corridor would support significant urban renewal opportunities together with Sydney Metro City and South West.

Preserve corridors for two lines to support the right land use patterns and safeguard corridors:

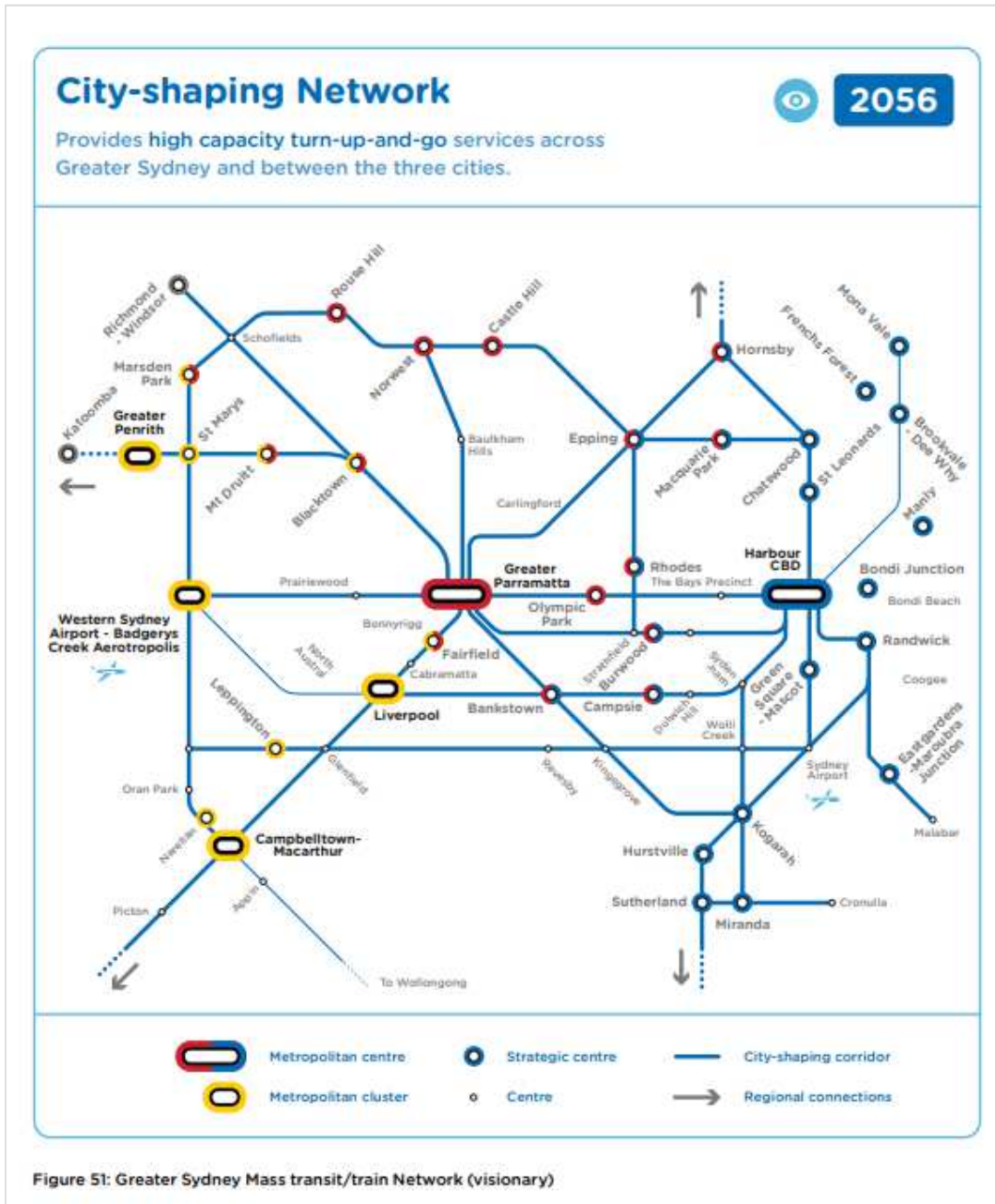
- *Parramatta CBD to Norwest*; and

¹⁷ Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

- *Parramatta CBD to Western Sydney Airport.*

Figure 3 below is an extract of the Greater Sydney Mass Transport Network from the State Government's *Future Transport 2056* with four new connections to strengthen Greater Parramatta and further develop City-Shaping Corridors.

Figure 3 Future Transport 2056 with four new connections to strengthen Greater Parramatta



Source: Future Transport 2056

Implications for the Strategy:

- Encouraging major modal shifts in transport to more active/public-transit modes is essential. Ensuring optimised active transport networks effectively integrated with public transit will be key to success;
- Consider protection for future corridors (and mechanisms to achieve this); and

- The City has been working with the State Government to ensure adequate funding through suitable mechanisms to support the delivery of the infrastructure needed in the Parramatta CBD.

1.3.4. Community infrastructure and open space

Summary	City-owned and/or managed Community Infrastructure:
	<ul style="list-style-type: none"> • 8 City owned affordable rental dwellings and 690 non- City owned affordable rental dwellings • 1 City owned and operated aquatic centre • 3 Community gardens on City owned land • 23 City facilities offering community centres, halls and meeting rooms • 6 City owned and operated long day care centres • 10 Girl Guide and Scout Halls on City owned land • 1 City owned indoor recreation facility • 7 City owned library and learning spaces • 859 ha of parks, reserves and sportsgrounds • 150 City owned play spaces
	Non-City owned Community Infrastructure:
	<ul style="list-style-type: none"> • 40 public schools and 23 non-government schools • 10 School Infrastructure NSW projects complete or in the planning stages • 8 hospitals: 3 public hospitals and 5 private hospitals • Westmead Innovation District redevelopment • Cultural precinct: Museum of Applied Arts and Sciences (MAAS) and Riverside Theatres • Western Sydney Stadium

Source: Australian Institute of Health and Welfare; NSW Department of Education – Schools Infrastructure NSW; City of Parramatta Community Strategic Plan 2018 – 2038, Butbutt Yura Barra Ngurra

Currently, infrastructure within the LGA is under significant pressure, with many facilities requiring improvement to meet demand. The pressure on this infrastructure is set to increase as the LGA continues to grow, and particularly as more of our community live in medium to high-density environments.

In addition to the very high costs of acquiring land, issues such as flooding and contamination often make development for active open space and community facilities more challenging. Similarly, there are regulatory barriers that prevent the City from effectively identifying open space and community facility space for future acquisition.

Growing communities beyond the LGA boundary will expect and need to use regional infrastructure found in the City, as expected of a leading city. These communities must be considered in the analysis of regional infrastructure need and requirements within the City.

Community and Recreation Facilities

Benchmarking for the City's growth has been undertaken as part of the City's Community Infrastructure Strategy. This indicates a need based on this Strategy's forecast population growth for 2036 for the following:

- **Libraries** – An additional 10,000m² of floor space.
- **Community Space** – An additional 17,000m² of community floor space.
- **Early Childhood Education and Care** – An additional 9,700 long day care places and 4,600 out of school hours care (OSHC) places.

- **Play Spaces** – An additional 50 playground spaces.
- **Team Sports** – An additional 70 courts and playing fields.
- **Local Parks** – Additional and expanded local parks – all high-density residential apartment housing is to be within 400m (5 min. walk).
- **Aquatic Facilities** – A additional 2 aquatic facilities and 2 natural swimming areas .
- **Community Gardens** – Additional garden space where communities express the desire for them and are committed to their development, delivery and ongoing operations.

Cultural Uses (including events and artist spaces)

Development of the new Powerhouse Precinct and the new BankWest Stadium and redevelopment of the Riverside Theatres and the Parramatta Aquatic Leisure Centre indicate the level of investment in the Parramatta CBD.

Education

There are 40 public and 23 non-government schools in the LGA. Parramatta is home to the main campus of Western Sydney University and a satellite campus of the University of New England, with a new campus for the University of Sydney also in planning for Parramatta/Westmead.

Department of Education data released in 2018 showed three schools in the LGA were amongst Sydney's most crowded schools including: Parramatta Public School, Parramatta North Public School, and Rosehill Public School.¹⁸ Many other schools within the LGA are also at or nearing capacity.

To address these challenges, school Infrastructure NSW has proposed a number of upgrades and new schools for the LGA including:

- New schools at Westmead, O'Connell Street and the Rydalmere Education Precinct;
- Redevelopment of Arthur Phillip High School and Parramatta Public School; and
- Upgrades to Carlingford Public School, Darcy Road Public School, Pendle Hill High School, Parramatta West Public School and Rosehill Public School.

Nonetheless, with the projected population of school-aged children, capacity is considered to be a key challenge for the City of Parramatta LGA, as identified a State agency workshop held on 18 February 2019.

Health

Parramatta is part of the Western Sydney Local Health District (WSLHD) and two of WSLHD's hospitals are located in Parramatta, these being Cumberland Hospital and Westmead Public Hospital. These hospitals form part of the Westmead Innovation District. The Westmead Innovation District redevelopment is a significant investment in health and education infrastructure for the area. The partners responsible for delivering the redevelopment include:

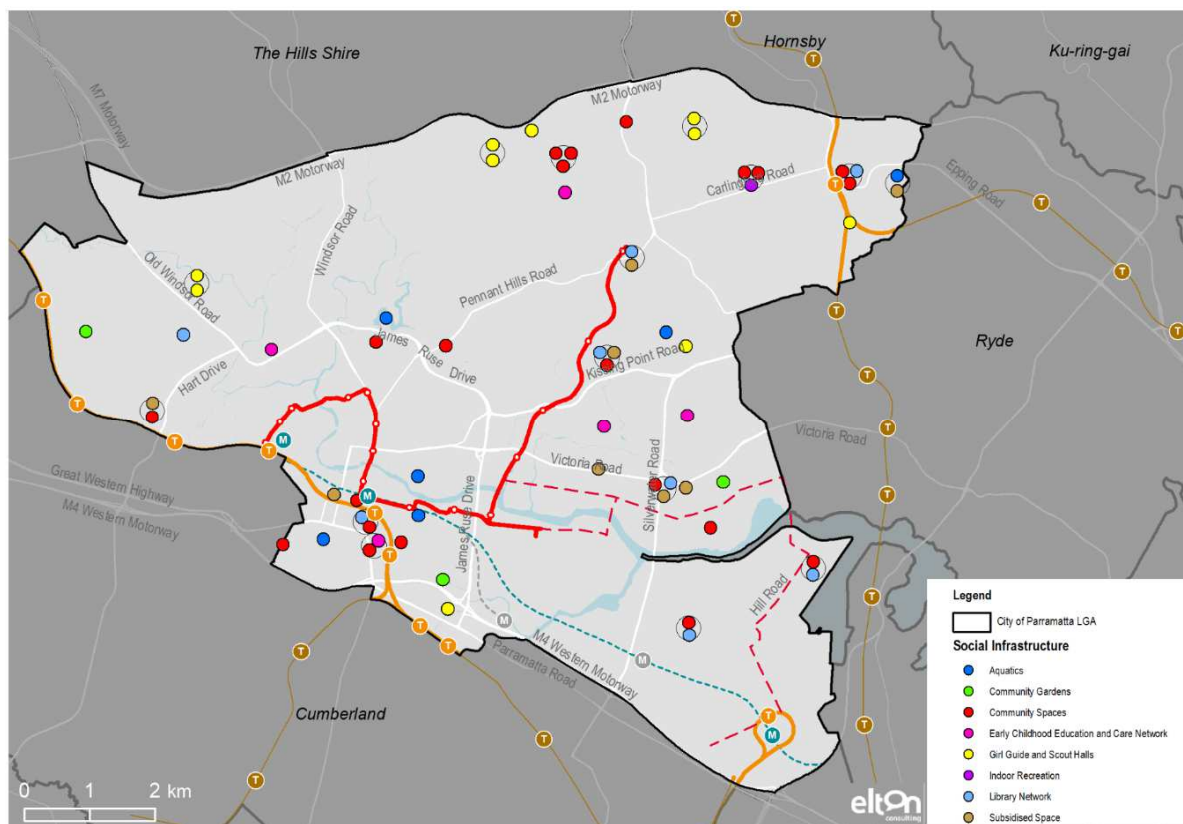
- Westmead Hospital;
- The Children's Hospital at Westmead;
- Cumberland Hospital;
- Pathology West - ICPMR Westmead;
- The University of Sydney;
- The Westmead Institute for Medical Research;
- Children's Medical Research Institute;
- Westmead Research Hub; and
- Westmead Private Hospital.

Relevant to the City, WSLHD identifies in its Health Services Plan redevelopment of Westmead and development of a new Westmead Mental Health Complex (subject to funding) as priorities to 2026 – Westmead Stage 1. A Community Infrastructure map is shown at Figure 4.

¹⁸ Jordan Baker & Nigel Gladstone, *Parents kept in dark over upgrades amid school overcrowding*. SMH, July 2018. <https://www.smh.com.au/politics/nsw/parents-kept-in-dark-over-upgrades-amid-school-overcrowding-20180727-p4zu2d.html>

As the City grows, it will be important to ensure that there is adequate affordable housing suitable for key workers, including those who work in health industries. In 2014 there were 17,360 key workers in the LGA accounting for 14.6% of the workforce, with Nursing/midwifery one of the three largest key worker industries (*Affordable Housing Discussion Paper 2017*).

Figure 4 Community infrastructure map



Source: City of Parramatta

Implications for the Strategy:

- The growing proportion of people living in higher density in the LGA will likely increase the backlog and pressure on open space and community facilities maintenance and resources;
- Parramatta Park, managed by the Parramatta Park Trust, needs to become more of a focal point for each strategic centre with greater active transport connectivity, complementing existing and planned transport infrastructure. The park will likely need to be made more resilient for higher usage;
- Dedication of land through mechanisms such as VPAs have made maintenance more costly and the demand is often for higher-order facilities, such as district-level open space;
- The City's Community Infrastructure Strategy proposes the utilisation of shared facilities (e.g. school grounds) and outlines the City's long term direction for community infrastructure provision;
- The City is liaising with the Office of Sport who is conducting a study on active open space resources across the Central City; and
- To support the Community Infrastructure Strategy, a detailed Schedule of Work needs to be produced to inform an optimised future Local Contributions system.

1.3.5. The economy

Summary

- 2.3 million people live within a 45-minute commute to the Parramatta CBD
- \$23 billion in Gross Regional Product in 2016
- 186,000 people will work in the City in 2021
- 11,500 jobs created in the last 5 years (to June 2017)
- More than 23,000 businesses call Parramatta home
- Zero vacancy rate in Parramatta's A-grade premium commercial office buildings (2016)
- Parramatta will require 31,682 key workers by 2036¹⁹

Source: City of Parramatta, City of Parramatta Community Strategic Plan 2018 – 2038, Butbutt Yura Barra Ngurra; PWC, Parramatta 2021 Unlocking the potential of a new economy, October 2016, https://wsbc.org.au/resources/Pictures/Resource%20Library/City_of_Parramatta_2021.pdf; City of Parramatta Affordable Housing Discussion Paper

The City is the second largest economy outside of the Sydney CBD. In 2021, PwC prepared a report on the potential of the City's economy. It identified unprecedented investment occurring in the local government area, including:

- 22,000 additional people will be working in Parramatta between 2016 and 2021, totalling 186,000 (14 per cent growth);²⁰
- \$10 billion is expected to be invested in constructing roads, light rail, schools, hospitals, universities, offices, shops, accommodation, a museum, a sports stadium, and new public spaces (5 years from 2016-2021);²¹
- 232,000m² of additional commercial floor space or 34 per cent growth by 2021 (if all of Parramatta Square is built in addition to the known pre-committed leases). This is equivalent to adding most of Chatswood's office stock. Parramatta has one of the lowest commercial vacancy rates in Australia (5.6%);²²
- Parramatta's economic growth is anticipated to almost double from 2.4% per annum to 4.6% per annum over the next five years due to infrastructure investments and future developments, growing to be a \$30 billion economy (in Gross Regional Product), with \$66 billion in turnover;²³ and
- The health, government and financial service industries will generate 72% of all employment growth (16,000 jobs), 60% of all output growth (\$3.5 billion) and 68% of the new economic returns (\$2.1 billion).²⁴

¹⁹ CoP, 2017 Affordable Housing Discussion Paper May 2017 at https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/AHDP_FINAL_PRINT.pdf

²⁰ PWC, Parramatta 2021 Unlocking the potential of a new economy, October 2016, https://wsbc.org.au/resources/Pictures/Resource%20Library/City_of_Parramatta_2021.pdf

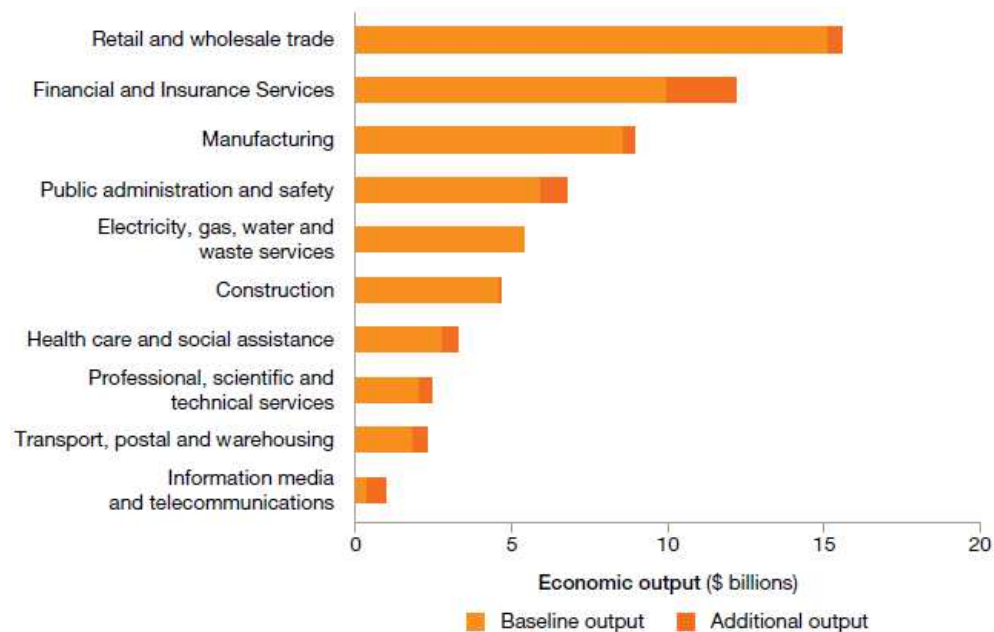
²¹ As above

²² As above and <https://www.cityofparramatta.nsw.gov.au/economy>

²³ As above

²⁴ As above

Figure 5 Largest economic output by sector predicted by 2016 - 2021



Source: PWC, Parramatta 2021 Unlocking the potential of a new economy, October 2016

The City, in collaboration with other state agencies, will deliver a significant number of specialised jobs in the Westmead Innovation District. Westmead already represents around 1.6% of Western Sydney’s total economic output, and is set to grow and diversify into a significant world-class health and education hub delivering 50,000+ jobs and \$2.8b per annum of additional economic output. In November 2018 the NSW Government announced formal negotiations to establish a University of Sydney satellite campus in Parramatta/Westmead.

The City’s Employment Lands Strategy (2016) and ELS Review and Update (2020) will assist protecting key locations significant to the LGA for other types of employment.

Implications for the Strategy:

- Planning of areas surrounding the Westmead Innovation District will need to integrate and complement the State-driven Westmead Innovation District planning process. Growth in Westmead will add pressure on the City’s existing infrastructure such as active transport networks, open space and social services;
- Housing in the City will be highly sought after for the people working within Westmead. Diversity of housing, with accessibility to the centre, will need to be delivered. Growth in higher-order jobs will attract higher-paid workers and may escalate the need for affordable rental housing;
- Factors such as the significant progression of the Westmead Innovation District Masterplan (**WIDMP**), the Sydney Metro West and Parramatta Light Rail (Stage 2) or equivalent (the latter, if approved) will likely be game changers for this area, which the City will need to monitor; and
- Important local, regional and state employment lands are to be protected.

1.3.6. Environment and heritage

Summary

- 65 km of natural waterways
- 459 ha of bushland
- 33% tree canopy cover across the city
- 600 important species of flora and 230 important species of fauna including vulnerable and endangered species such as *Epacris purpurascens* var. *Purpurascens*, the Green and Golden Bell Frog and Powerful Owl
- More than 16 days per year over 35°C
- Collection of 50,000t of general waste, 15,000t of recycling, 16,000t of garden material, 3,000t of litter from roadways, town centres and waterways, 1,000t+ of illegally dumped material
- Parramatta Park is a World Heritage Listed site
- More than 750 significant archaeological sites
- More than 50 State significant heritage sites
- 735 heritage items and 18 heritage conservation areas in the LGA

Source: City of Parramatta, City of Parramatta Community Strategic Plan 2018 – 2038, Butbutt Yura Barra Ngurra; City of Parramatta Environmental Sustainability Strategy 2017

The City has a number of environmental assets and constraints, often interacting, to make delivery of a renewed city landscape challenging. At the same time, the intensity of development provides opportunities to deliver optimised environmental performance. The City is actively investigating options in ensuring that new precincts deliver better environmental performance, including addressing the urban heat issue.

Some of the key areas are described below.

Urban heat, built form performance and better use of resources

The City of Parramatta LGA is already a highly urbanised environment. The number of days over 35 degrees has been increasing over the last 40 years.²⁵ Substantial residential and commercial development over the next 20 years together with the impacts of climate change means that the urban heat effect is set to increase.

Conversely, the significant and concentrated growth also provides conditions for alternative models for delivery of water and wastewater and significantly reduced carbon intensity. Mandatory requirements under SEPP (BASIX) do not respond well to emerging issues such as decentralised water and energy provision or responding to issues such as urban heat and associated peak load issues in electricity provision.

The City has a goal to increase canopy cover to 40% by 2050 (up from 33% now – representing a 25% increase). The focus in the growth precincts will be to ensure that canopy trees are planted in streets and on private properties.

Where the tributaries meet

The City hosts the greatest convergence of a significant number of tributaries whose sources extend over eleven different council areas, all generally highly urbanised and increasingly so. Added to this, much of the catchment was developed before significant planning advances were made in water sensitive urban design. One of the key challenges is to restore Parramatta River as a key swimmable recreational resource and a central organising spine of green space and leisure opportunity for the entire Central City.

Waste

A growing population means greater waste volumes in the future. The City is aiming to increase diversion from landfill and reduce resource consumption per person. The City's efforts will include expanding sorting services to increase the number of items rehomed before they're recycled and investigating alternative systems for diverting food organics and nappy waste. The level of population growth will require efforts within the City as well as advocacy with state and federal government, recognising that waste is a major

²⁵ Sourced the Climate Council using Australian Bureau of Metrology Data as cited in the City of Parramatta Environmental Sustainability Strategy 2017

issue and one that goes beyond local government boundaries.

Water

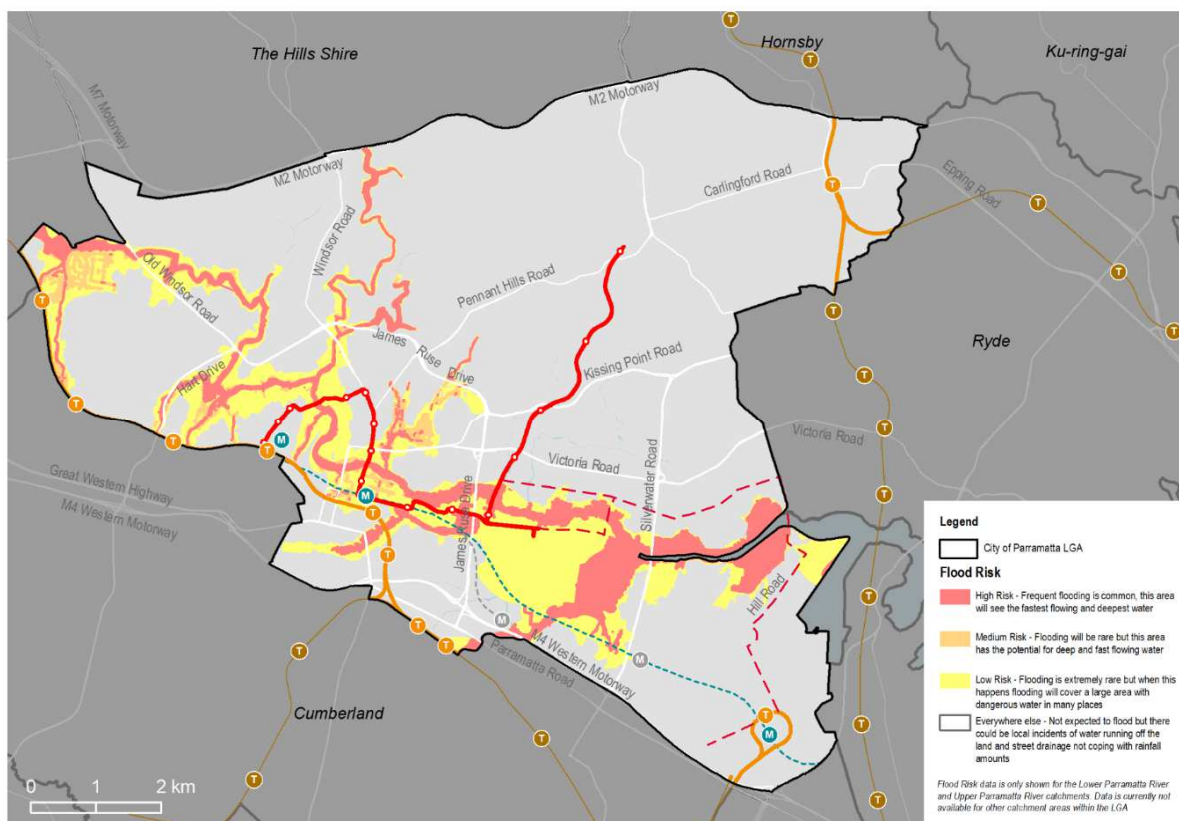
Water servicing will need to expand to accommodate population growth. Sydney Water is working with the City and multiple state agencies to ensure that servicing is delivered to align with growth. The City is placing significant emphasis on best practice water management in the Parramatta CBD and also developing planning controls to future-proof new developments, such as through dual reticulation.

Planning for flood risk

The NSW Government's Flood Prone Land Policy aims to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone land, recognising the benefits from the use, occupation and development of flood prone land. A merit-based approach is promoted that balances social, economic, environmental and flood risk elements to make sure development in the floodplain is appropriate and sustainable. However, it does present multiple challenges in the LGA.

The City provides a flood risk tool for part of the LGA, see Figure 6. The tool shows that much of Parramatta's CBD is within a low risk flood area.

Figure 6 Flooding Map



Source: City of Parramatta

Heritage

Parramatta is considered one of the most historically significant places in Australia. The Darug people were known to have occupied the Sydney basin for more than 40,000 years, and one of the Darug clans, the Burrumattagal, lived at the head of the Parramatta River. Many places and items remain in Parramatta that are important to the local Aboriginal community and to Aboriginal people in New South Wales. There are also many significant non-Aboriginal heritage buildings and places.

The centre of Parramatta is home to well-known historical places such as Elizabeth Farm House, Experiment Farm Cottage and Old Government House. There is also evidence of the history and growth of Parramatta including 19th and early 20th century houses, shops, factories, public institutions, bridges and other structures, as well as cemeteries, landscapes, parks and street trees.

Heritage places and of relevance heritage listed houses, add to the richness of the environment and

community.

Implications for the Strategy:

- Consideration of flood risk in the Parramatta CBD is of primary importance to ensure it can effectively grow and minimise any risk to life in a major flood event;
- Development increases the urban heat effect and this needs to be mitigated as much as possible through built form and landscaping controls, and future-proof built form for new models of utility delivery;
- Consider potential of Urban Forrest / Tree Canopy Strategy, including street tree planting master plan and implementation program
- Careful consideration of development of built-form is required across the LGA to ensure it does not contribute to flood risk;
- Enabling built-form to optimise on-site water cycle management or the City to develop more City-owned assets;
- Consider options for bonus provisions associated with delivering environmental performance that exceeds BASIX, noting however there are significant issues for planning infrastructure delivery due to increased dwelling yield and hence population, particularly when broadly applied to residential development; and
- Heritage places and archaeology, including places of significance to Aboriginal people will impose some constraint on housing activities and development. There are also measures to mitigate the effect of heritage obligations on property owners.

1.4. Housing Vision

The City has endorsed the *Community Strategic Plan 2018-2038: Butbutt Yura Barra Ngurra*. Developed on behalf of the City’s community and based on the feedback, the plan identifies the priorities and aspirations for the next 20 years. The community vision is for the City to be:

Sydney’s Central City, Sustainable, Liveable and Productive – Inspired by Our Communities.

To inform a preliminary housing vision, the consultation outcomes from the Community Strategic Plan were reviewed to identify how the community vision translates into a housing vision. Further, preliminary consultation with the community was undertaken through focus groups to inform the Local Strategic Planning Statement and in turn the preparation of this Strategy.

Consultation was undertaken to support the development of the Community Strategic Plan in July 2017. ‘Parramatta’s Big Conversation’ workshop established a number of key themes. A short summary of outcomes from the consultation and the implications for the Strategy are identified in Table 2.

Table 2 Community consultation outcomes relevant to the Strategy

Key theme	Implications for the Strategy
<p>Balanced growth Residents were generally of the view that the growth of Parramatta CBD should not come at the expense of green space, natural light, or heritage value. Further, the growth of the CBD should not compromise the improvement of existing neighbourhoods that make up the City of Parramatta LGA.</p>	<ul style="list-style-type: none"> • Ensure planning encompasses the whole LGA. • Boosting green space provision delivered within planned precincts and planning for larger District level open space resources where funding is equitably distributed between new and existing development. • Prioritise active transport networks that deliver highly useable “green spaces”. • Using a place-based design framework to implement the housing strategy with key inputs from the City’s urban design team. • Planning built form that responds to neighbouring heritage and key amenity considerations.

Key theme	Implications for the Strategy
<p>Traffic and Transport</p> <p>Many residents felt there was insufficient parking and poor traffic management throughout the city and a need for appropriate public transport, cycling amenities and road improvements. However, it was noted that improved public transport would be beneficial for all. Residents want to see more efficient public transport that links the Parramatta CBD to its surrounding suburbs.</p>	<ul style="list-style-type: none"> • Locate and sequence housing delivery in close proximity to existing and planned public transport • Prioritise active public transit networks that effectively link homes to transit nodes • Link housing delivery to key transport improvements as dependencies through the Strategy implementation plan
<p>Building on our diversity</p> <p>Many participants felt the diversity of Parramatta is a strength of the area. This was conveyed not only in cultural diversity but economic diversity as well, implementing a range of local business opportunities.</p>	<ul style="list-style-type: none"> • The Strategy needs to clearly articulate land that is to be preserved for economic purposes and ensure that residential encroachment does not create land use conflict that undermines economic purposes • Ensure housing delivery responds to the future demographics and resulting housing need to maximise housing affordability and suitability, minimising displacement and encouraging people from diverse cultural and socio-economic backgrounds to the City • Ensuring a mix and diversity of land uses is incorporated wherever possible creating opportunity for co-located commercial and residential and providing 'space' for local businesses to thrive • Ensuring suitable housing for key workers and higher level professionals close to key economic agglomerations in the City, such as the Westmead Innovation District. • Ensure opportunities for cultural expression, participation and production are not compromised through urban development.
<p>Liveable neighbourhoods</p> <p>While the CBD is a key project for Parramatta, there should also be an ongoing focus on ensuring that Parramatta's distinctive neighbourhoods are accessible, attractive, safe and inviting places for local residents.</p>	<ul style="list-style-type: none"> • Focus on optimising urban design outcomes for new precincts and revitalising existing neighbourhoods, potentially using small-scale uplift in some areas to deliver renewal. • Ensuring connection and complementary development in planned precincts. • Employ the principles of good streets and public domain in both planned precincts and existing areas. • Assess all centres in the LGA to evaluate if housing delivery can boost the function, quality and or renewal of each. • Optimise funding mechanisms to deliver liveable neighbourhoods.

Source: City of Parramatta

In addition, feedback from focus groups undertaken to inform the Local Strategic Planning Statement and Local Housing Strategy can be summarised as follows:

- Diversity contributes to identity
- Green space is important

- Infrastructure to support growth is important
- Maintaining low density areas is important
- Homes with own garden space is important
- Employment and entertainment are benefits
- Traffic congestion is an issue
- Transport infrastructure needs to keep pace.

The above findings support the conclusions of the earlier work completed in 2017 and provide a relevant framework for this Strategy.

The context outlined above confirms that the City is acknowledged as already playing a pivotal role in the broader context of Metropolitan Sydney and the principal role in the Central River City. This unique position, and the importance of Parramatta as a metropolitan centre, will only increase over time. Based on this context, and earlier community consultation, the exhibited draft Strategy proposed a Housing Vision for Parramatta, based on three main themes. However, given community feedback received during the exhibition of the Draft Strategy, the Housing Vision has been strengthened around housing diversity and local character as follows:

Our housing maximises accessibility to the City of Parramatta's thriving economy so that all benefit, while also meeting housing need and housing diversity and championing quality design and environmental performance. Our neighbourhoods are welcoming and green and respect existing character.

1.5. Summary of key findings

- **Managing urban growth and social challenges:** Growth needs to be managed and staged to ensure supporting infrastructure can be efficiently delivered but with sufficient volume to manage over gentrification and social displacement. Provide diverse dwelling forms and sufficient affordable housing options across all tenures including home-ownership, private rentals, social housing and crisis accommodation, to accommodate people for short or longer periods at different points in their lives. Ensure infrastructure such as health and education is available to residents.
- **Building competitive cities but also meet climate and environmental challenges:** Provide housing to support the transitioning economy of the City. Aligning growth with public transit infrastructure will be critical to build a sustainable and competitive City. Supporting active and public transport options as well as managing environmental risks and sustainable use of resources will be critical.
- **Sustainable urban finance ensuring quality of life:** The delivery of sufficient infrastructure is a key dependency to support the housing growth that is anticipated to 2036. Ensure the efficient and fair distribution of infrastructure costs that supports new development. This may include a State Special Infrastructure Contribution (**SIC**), Voluntary Planning Agreements (**VPA**), strengthening of Local Infrastructure Contributions and the Place-based Infrastructure Compact (**PIC**). Supplementary funding may be required in the form of a Local Infrastructure Growth Scheme and/or a Housing Acceleration Fund.
- **Provide a robust evidence-base to support planning decision-making:** Considering the above elements, the Housing Strategy needs to be the key point of reference to form the basis of decision-making, targeting growth in appropriate and planned locations, along with the LSPS. The Housing Strategy needs to ensure that economic opportunity in the Central City is protected and growth is focused to target infrastructure delivery.

2. Evidence

2.1. Key insights from the demographic and housing overview

This section captures the key takeaways from the demographic and housing analysis and the implications for this Strategy. For the detailed overview, refer to Appendix A.

The context for the current growth and future expansion of Parramatta is set at the macro (Metro) scale: with continued population growth and increased urbanisation; the establishment of the Three City concept; and Parramatta at the physical centre of a new Metropolitan Sydney. This is emphasised at a Central district scale: with high levels of planned and proposed infrastructure delivery; and consequential increased accessibility creating the potential to accommodate high rates of growth. Parramatta is no island. Rather it sits at the centre of these macro themes, district proposals and local activities presenting the opportunity for planned growth in the short, medium and longer term.

Parramatta is one of the fastest-growing LGAs in Greater Sydney

The City's growth rate is a product of sustained strategic planning over many years, and in recent years the LGA has seen some of the most dwelling completions of any LGA in Greater Sydney.²⁶

It already has a larger population than the City of Sydney and is expected to grow more than the City of Sydney over the next 20 years, reflecting the growing role of Parramatta as Sydney's second CBD. As the City—particularly the CBD and Westmead Innovation District—continues to strengthen economically, people will be attracted to living close to these important employment agglomerations.

The City of Parramatta is an LGA undergoing unprecedented change and transition. The population of the City is anticipated to grow by between 74% - 77% over the next 20 years (depending upon use of ABS or DPIE forecasts), making it more populous than the City of Sydney.

Not only will the City of Parramatta grow more than the City of Sydney; the population is anticipated to grow the most in absolute numbers by 2036 of any LGA in Greater Sydney - by over 175,000 people to a total of over 416,000 people (DPIE forecast figures, 2016).²⁷ That would make Parramatta the third most populous LGA behind Blacktown and Canterbury-Bankstown.

On the basis of DPIE 2016 demographic projections alone, the City is anticipated to need an additional 77,000 dwellings to accommodate this population growth, which represents an increase of around 3,850 dwellings a year. However, it should be noted, the investigation outcomes of this Strategy indicate that the population is likely to increase even more substantially.

The City of Parramatta is also experiencing growth in investment into the LGA. Government lead initiatives such as Parramatta Light Rail and the Bankwest Stadium serve to bolster the GSC's vision for Parramatta as Sydney's Central City.

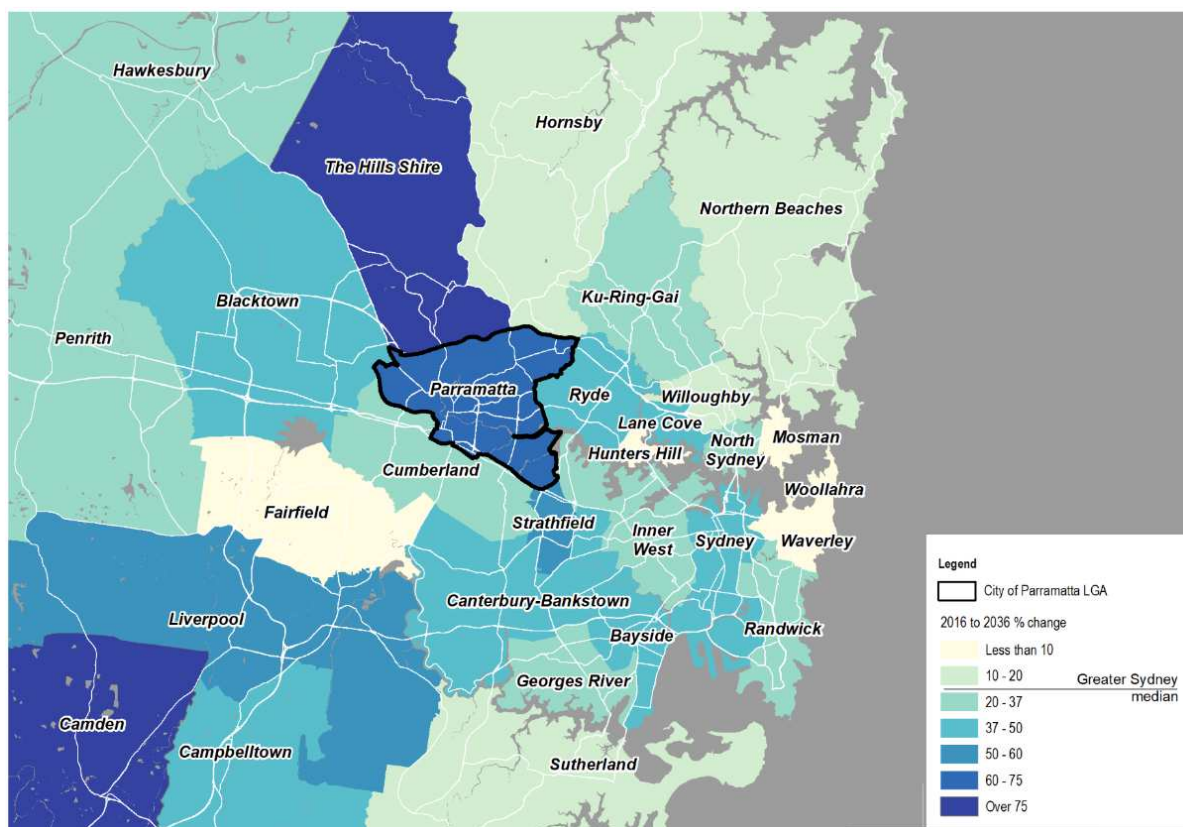
It is critical that:

- Local, regional and state infrastructure continues to be planned and delivered to support anticipated growth; and
- Delivery of housing is sequenced to align with infrastructure and utilise the City's delivery resources effectively.

²⁶ DPIE web page <https://www.planning.nsw.gov.au/Research-and-Demography/Population-projections> (2016) were relied upon despite the DPIE revised 2019 NSW Population Projections data. ,

²⁷ DPIE's revised 2019 figures see Parramatta's annual dwelling growth rate ("Implied dwellings") falling from its 2016 rate of 3,650 dwellings/year to 3,365 dwellings/year in 2019.

Figure 7 Illustration of expected growth in the Greater Sydney Region



Source: DPIE 2016 NSW State and Local Government Area Population Projections

Every age group is set to grow in Parramatta

Unlike the City of Sydney, where the younger working age population is the dominant demographic (which is in a relatively mature state in terms of economic versus residential function) (see Figure 8), Parramatta's population spans every service age group and every age group is growing (see Figure 9). The City's anticipated growth to 2036 will include an additional:

- 69,200 additional workers with a 233,200 total workforce – 30% growth
- 12,951 young workforce (25-34) - 21% growth
- 39,546 parents and homebuilders (35-49) and corresponding growth in dependents - 44% growth
- 8,599 tertiary / early career (20-24) - 34% growth
- 34,317 seniors (70-84) and elderly (85+) - 64% growth

Primary and secondary school age groups will see significant growth between 2016-2036, with an additional:

- 36,100 primary and secondary schoolers (5-19) - 49% growth

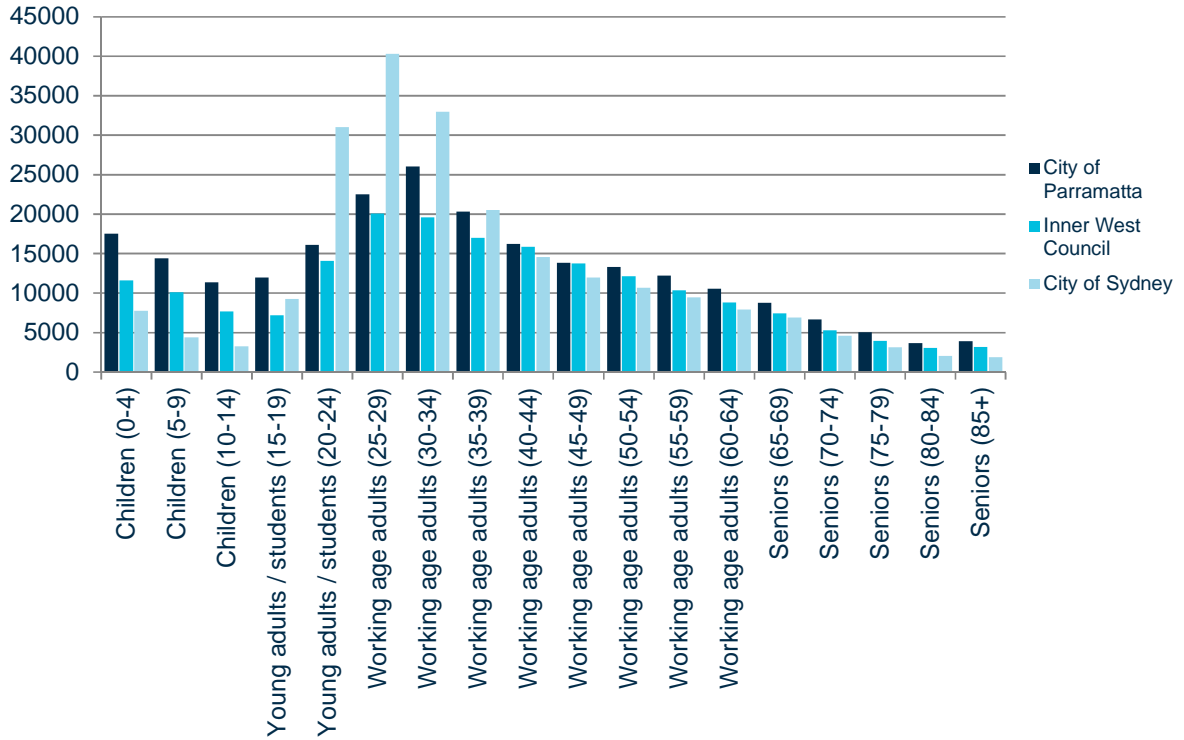
Future housing supply will need to:

- Accommodate older and less able residents such as seniors and elderly residents.
- Be affordable, well connected to public transport and facilities and appropriate for young adults who are either studying and/or working full/part time.
- Address the housing needs of independence and university students, such as affordable rental prices, short to moderate length leasing periods and student and group housing options.
- Provide housing choice for parents and homebuilders, including family homes and large apartments for couples with/without children/s while acknowledging the decline in average household size may reduce demand for large family homes.

- Accommodates the needs of empty nesters and retirees.

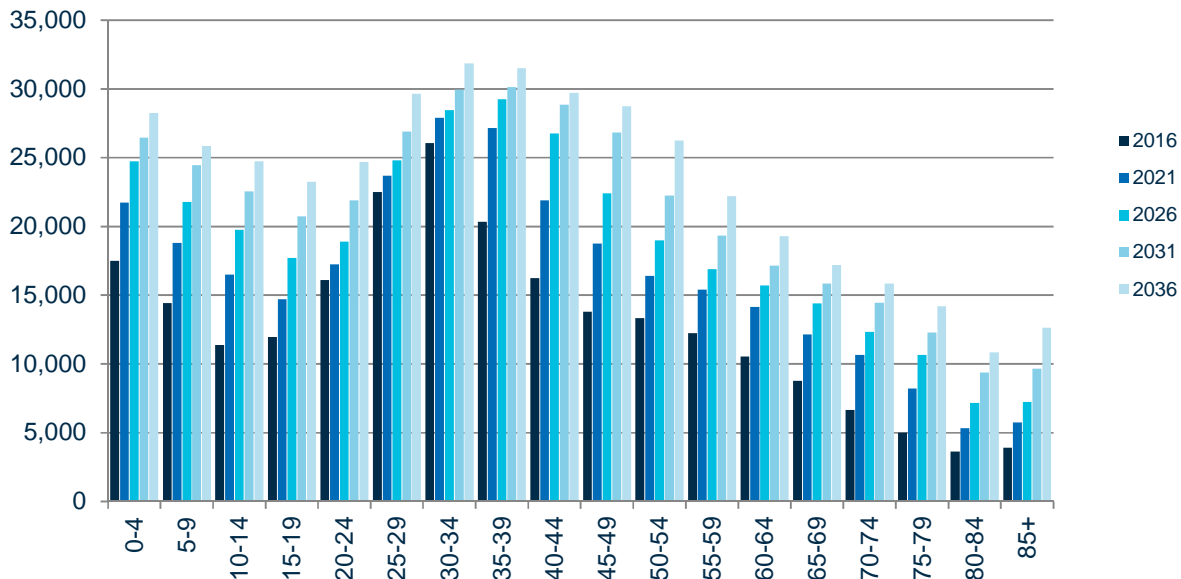
There are significant challenges resulting from the combination of a massive growth in the number of dwellings and extraordinary levels of the growth in all service age groups, in terms of delivering the full range of community infrastructure to all these groups. It will be particularly challenging to deliver open space resources, especially active open space, which is already below desired levels and set to worsen to 2036 without significant intervention. School capacity has also been identified as an issue, with students already accommodated in demountable classrooms in parts of the City.

Figure 8 2016 Service age groups for City of Parramatta, Inner West Council and City of Sydney



Source: DPIE Housing Tool, data sourced from ABS, 2018, Regional Population Growth (Cat. No. 3218.0)

Figure 9 2016-2036 service age group forecast for the City of Parramatta



Source: DPIE Housing Tool, data sourced DPIE, 2016, NSW population, household and implied dwellings projections

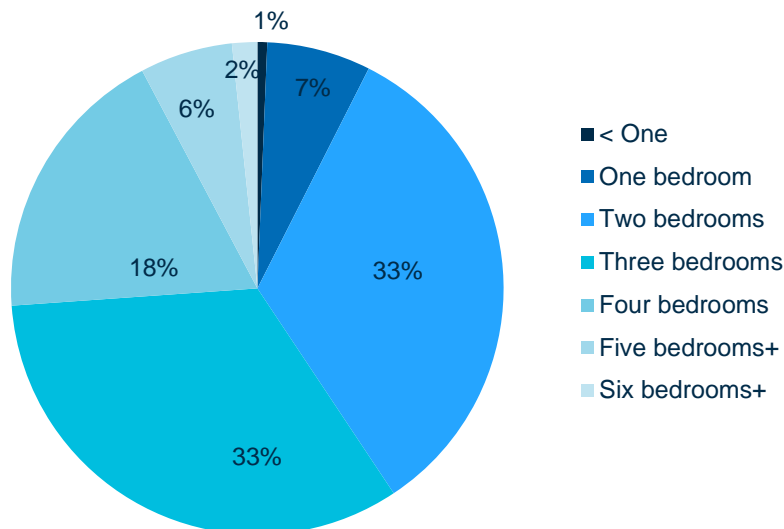
Demands on housing are changing

These profound shifts in population age structure mean that there will be significant demand for both smaller and larger dwellings to accommodate families, individuals and older people.

In the City of Parramatta LGA, all household types are growing. Over the next twenty years, lone person households will see the greatest proportion increase – an increase of 48% from 18,150 to 34,600 – and couples with children will grow the most in absolute numbers, from 31,650 to 57,500 (see Appendix A-1-5).

Yet, over 50% of the housing stock has three or more bedrooms and over 25% of the housing stock has four or more bedrooms. By far the most commonly occurring housing type is a separate house with 3 bedrooms. There is a limited number of 1 bedroom dwellings across all housing types, a total of 5,184 representing 6.9% of all dwellings, and the cost of renting a one-bedroom house has seen a sharp escalation since 2008 (see Appendix A-2-2).

Figure 10 Number of bedrooms, City of Parramatta, 2016



Source: DPIE Housing Tool, data sourced from ABS, 2018, Customised tables from Census TableBuilder Pro

The predominance of larger houses is not well-matched with the current population, reflected in the prevalence of under-occupancy (close to 60% of households are under-occupied in the LGA, see Appendix A-1-6). As much diversity in housing typologies as possible needs to be delivered: studio/1 bedroom through to typologies that can accommodate households with children.

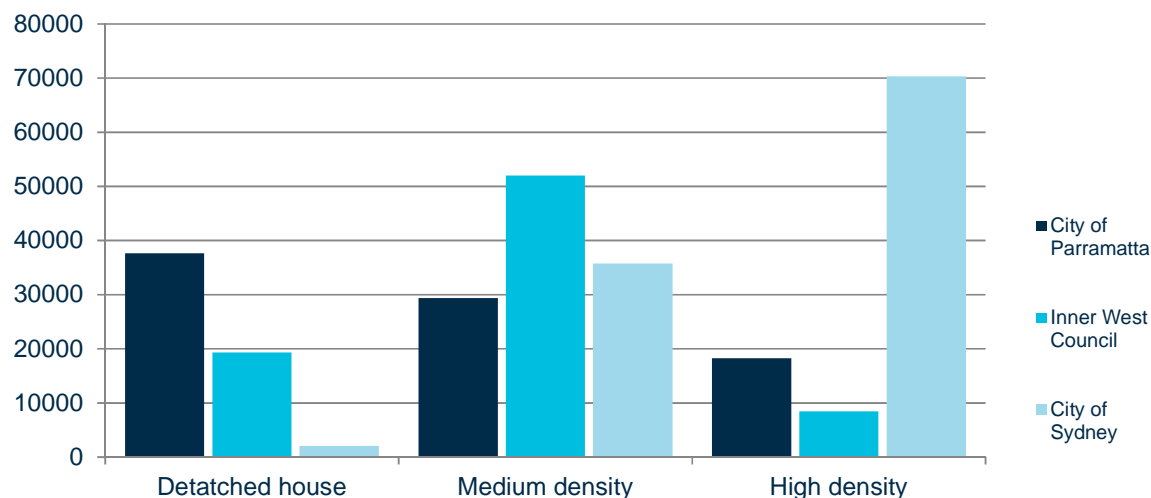
Currently, of private dwellings 43% of dwellings are separate houses, 31% are semi-detached, row or terraces and 36% are apartments. Detached dwelling typologies are increasingly becoming unaffordable to many households with children. While the dwelling mix has changed since 2006, when the mix was more heavily weighted towards separate houses, there is considerable opportunity to transition to a more compact form of housing. As can be seen from the figure below, Parramatta’s dwelling mix is starkly distinct from that of the inner urban areas, where denser housing helps to support jobs accessibility.

The City estimates that, on current trends and planned growth, without intervention, by 2036 the dwelling mix of the LGA *could* be as follows:

- 70% apartments
- 10% medium density (semi-detached, terraces, town houses)
- 19% detached dwellings
- 29% with access to garden / courtyard

The above dwelling mix is not considered to provide the optimum level of housing diversity to meet all of the needs of the Cities demographics.

Figure 11 Dwelling structure, City of Parramatta, Inner West Council and City of Sydney, 2016



Source: DPIE Housing Tool, data sourced from ABS, 2018, Customised tables from Census TableBuilder Pro

The economic dynamics of the City are changing

The City offers a hub for financial, professional and health services for the district and the proportion of workers in higher-value and knowledge-intensive jobs is increasing. Significant growth has occurred in health care and social assistance, financial and insurance services, public administration and professional services. Growth will likely continue in these industries, with the redevelopment of the Parramatta CBD, Westmead, and Sydney Olympic Park underway. The City anticipates that 80% of jobs growth will occur in the Parramatta CBD, Westmead Innovation District and Sydney Olympic Park.

Parramatta’s analysis suggests 31,682 key workers will be required to support the City’s economy by 2036, increasing from 17,360 in 2014 (*Affordable Housing Discussion Paper, 2017*). Elton Consulting’s analysis suggests that the current number of key workers living in the City is much higher around 30,351, see Appendix A-1-12)—however on either basis the number of key workers is likely to increase.

As discussed above, transition towards compact and higher density housing is needed to support economic agglomeration in the City. In particular:

- Growth in one-bedroom dwellings is needed to meet the significant growth anticipated in the young workforce age group;

- It will be crucial to provide housing that meets the needs of all workers—including housing that is attractive for high-income earners and housing that is affordable for key workers; and
- Housing should be concentrated with good access by public transport to jobs centres in the Parramatta CBD, Westmead Innovation District and Sydney Olympic Park to encourage use of active transport.

In addition:

- Nearly 50% of households will have children
- Current planned growth in the precincts is predominantly in the form of apartments
- An analysis of large housing development approvals over recent months indicates that typically 20%-35% of apartments are 1 bedroom or studios, indicating that the current 'undersupply' is being addressed – this should ideally continue
- A stronger emphasis should be placed on the need for more 'housing diversity' in the form of medium density terraces and townhouses with courtyards, particularly 3+ bedrooms, in accessible locations

More affordable homes are needed

There are significant levels of housing stress in the LGA, with around 20% of households (14,719 households) in the City experiencing rental stress (see Appendix A-1-11 and A-2-3).

This includes:

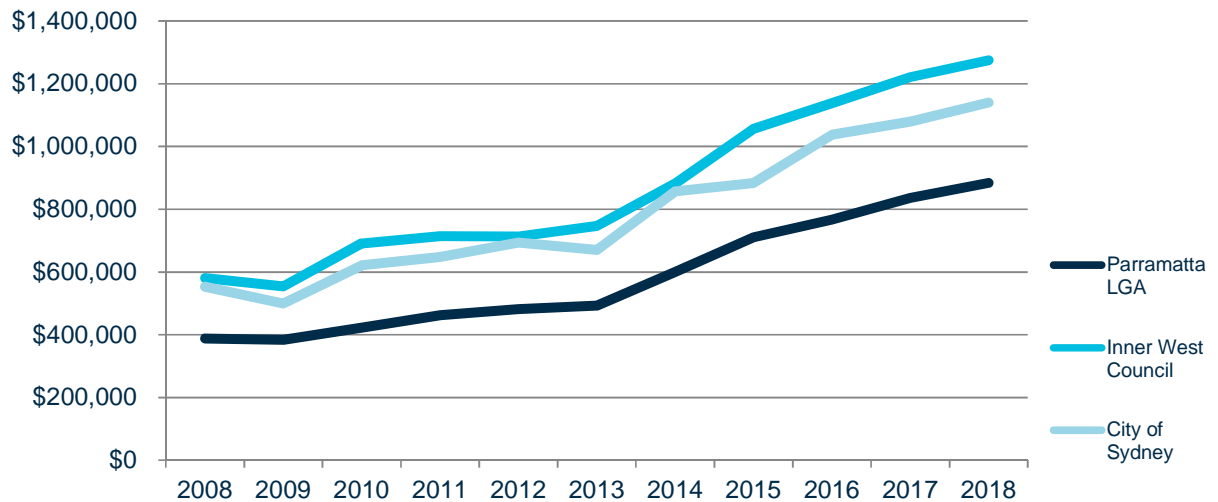
- around 27,200 residents in rental stress (~12% of the population);
- around 14,400 residents in mortgage stress;
- around 24,700 CALD people;
- around 270 Aboriginal people;
- around 1,300 people with disability; and
- around 15,542 students.

There are approximately 400 people who are homeless in the City; the highest figure recorded in the nine years that the City has conducted the count. The City's 2019 Homeless Street Count counts rough sleepers in the CBD and CBD fringe and adds this to information about people in emergency and transitional housing. The City has observed increases in the number of people sleeping rough in the core of the Parramatta CBD as well as parks and natural areas on the fringe of the CBD.

ABS homelessness data (based on an approximation of people living in various types of accommodation including improved dwellings, hostels, boarding houses and crowded dwellings) identifies that approximately 60% (302 persons) of the homeless population is aged between 20 and 50; approximately 25% (132 persons) are over the age of 50; and approximately 15% (78 persons) are under the age of 20 (Appendix A-2-3).

The City has seen a sustained increase in property prices over the last 10 years (see Figure 12). In combination with a sharp increase in median household income between 2011 and 2016 (refer Appendix A-1-10), this suggests that the increase in high-value jobs in the City is affecting property prices. Escalating costs relative to other LGAs such as the City of Sydney and the Inner West also suggest that housing stress could worsen.

Figure 12 Average sales price 2008-2018, City of Parramatta, Inner West Council and City of Sydney



Source: Family & Community Services previous rent and sales reports March 2008-2018

In terms of affordability, in 2017 only around 17% of rental stock and less than 2% of purchase stock was considered affordable for those on low incomes (i.e. incomes up to 80% of median income). Around 85% of rental stock and only 10% of purchase stock is affordable for those on moderate incomes (i.e. incomes from 80 to 120% of median income). The social housing waiting list is considerable in the LGA with all forms of stock having at least a 5-10 year waiting period with other forms having a 10 year plus wait time.

The development of an Affordable Housing Target Scheme to enact SEPP 70 is required. The City has identified a target of 9,500 affordable rental houses by 2036—which amounts to 8,790 additional dwellings. In the opportunities and constraints section, the ability for each planned precinct to deliver affordable housing is examined.

2.2. Housing Supply

2.2.1. Current housing

In 2016, there were 85,616 dwellings in the City (ABS, 2016 Time Series Profile), comprising 44% separate houses, 34% semi-detached, row or terraces, and 21% apartments. This dwelling structure composition is significantly different than it was in 2006, when the mix was more heavily weighted towards separate houses (Appendix A-1-7).

There is now a dominance of two bedroom stock (mainly in apartment type dwellings) and three and four-bedroom stock in attached or detached dwelling houses. There is currently a relatively low provision of one-bedroom typologies, however, the forecast demographics indicate there will be demand for all bedroom configurations across the LGA moving forward.

Planned housing and the 0-5 year housing target

The Central City District Plan sets a target for the delivery of **21,650 dwellings** in the City of Parramatta LGA in the first five years of the plan being the period July 2016 – June 2021.

In determining how the City is performing in relation to this target, housing that has been delivered, the below methodology has been employed.

Methodology

A review of:

- Completed dwellings between July 2016 and March 2019 in growth precincts (Council data);
- Approved dwellings between July 2016 and December 2019 (DPIE data);

- Review of development applications under assessment or recently determined within growth precincts up to December 2019 (Council data); and
- A review of site-specific Planning Proposals that have been endorsed by the City post-exhibition between July 2016 and December 2019 (Council data).

DPIEs Metropolitan Land Monitor and City data on Planning Proposals has been compiled to illustrate the high level of delivery that has occurred in the City in the five-year period.

Dwelling potential was assessed for site-specific Planning Proposals that are currently active in the City (73 individual sites at the time of preparing this Strategy) where dwelling estimates were available using City data. A number of Planning Proposals that have been finalised between June 2016 and March 2019 have been included as part of the future housing supply for the 2016 - 2021 timeframe.

Outcomes

The City has calculated that **17,200 dwellings** have been completed in the period (2016-2021), or are nearing completion in growth precincts, as shown in the following table. This is equivalent to 71% of the Central City District Plan target of 21,650 dwellings for the period 2016-2021.

Table 3 Completions in growth precincts

Dwellings completed, nearing completion or Planning Proposals near finalisation in Growth Precincts	0-5 years (2016/21)
Epping Strategic Centre	4,420
Melrose Park (Victoria Road frontage)	280
Wentworth Point	3,170
Carter Street	2,080
Sydney Olympic Park	1,900
Carlingford	1,190
Granville (South)	1,750
Parramatta CBD	2,360
Westmead	50
TOTAL FORECAST	17,200 dwellings

Source: Council data

In addition, Planning Proposals in other locations (not growth precincts) that are in either the exhibition or finalisation stage, and are therefore likely to be delivered by 2021 are listed in Table 4 following.

Table 4 Dwelling estimates for site-specific Planning Proposals likely to be delivered by 2021

Parramatta CBD	1,254 dwellings
Suburbs	3,348 dwellings
TOTAL FORECAST	4,602 dwellings

Source: Council data

The dwelling delivery anticipated from current site-specific Planning Proposals that meet the criteria of finalisation or on exhibition will likely provide a further 4,602 dwellings on top of the 17,204 dwellings to be completed and expected from growth precincts. This brings the total expected dwelling delivery in the LGA to **21,806 dwellings** for the period 2016-2021 (equivalent to over 100.7% of the Central City District Plan target of 21,650 dwellings).

However, this figure needs to be treated with a degree of caution, for two main reasons:

- Firstly, not all proposals currently before the City have specific or definitive dwelling estimates; and
- Secondly, dwelling estimates for Planning Proposals are based on concept design work and are therefore only “indicative” in nature and subject to change throughout the planning proposal and development application process (as well as market conditions). As a result, the estimates could vary significantly and be either an over-estimation of demand and/or an under-estimation of capacity.

Appendix C contains a list of the site-specific Planning Proposals and dwelling estimates that have been included in the above total.

It is important to note that the above total concentrates on the completions in growth centres and the dwelling estimates from Planning Proposals and does not include any estimation from “background growth” – which is addressed in detail in section 2.2.2.

It is anticipated that background growth could add a further 6,514 dwellings during the period 2016-2021 (refer Table 6). When background growth is added to the 17,204 dwellings in Table 3 this brings the total estimate to **23,718 dwellings**, which also exceeds the Central City District Plan target of 21,650 dwellings.

Whilst noting the degree of caution to be applied, if the 4,602 dwellings from Table 4 are also added, this would increase the total estimate to **over 28,000 dwellings**, well above the Central City District Plan target of 21,650 dwellings (by over 24%).

Under either scenario, it appears clear that the City is certain to achieve the Central City District Plan dwelling target in the 0-5 year period.

As another measure of confirming the likely achievement of the District Plan target, data from the DPIE Metropolitan Land Monitor has been assessed. This data indicates that approvals and completions, when extrapolated over a five-year period, shows that between 18,240 and 19,380 dwellings could be expected in the LGA between 2016-2021 (refer to Table 5). These figures are close to the 21,650 target, but reflect a recent downturn in the residential apartment market, which would impact delivery. Notwithstanding the effect of recent market conditions, there is still capacity to meet the housing target (as highlighted previously).

Table 5 Approvals and completions in the City of Parramatta LGA extrapolated over a five-year period

Housing Monitor	Approved dwellings	Completed dwellings
July 16 / Dec 19 (43 months)	13,930	13,055
Average p/m	324	304
Average y/r	3,877	3,648
TOTAL FORECAST (2016-2021)	19,380 dwellings	18,240 dwellings
Central City District Plan Target (2016-2021)	21,650 dwellings	

Source: Council and DPIE Metropolitan Land Monitor / and DPIE 2019 Housing Activity

Detailed analysis of each growth precinct was also undertaken, including a consideration of planning proposals and development applications, as appropriate. This analysis also considered background infill growth and also dual occupancies and secondary dwellings. This indicates the provision of **23,720** dwellings in the five years from 2016-2021 (refer to Table B-1 in Appendix B). This meets the CDDP 5 year target of 21,650 dwellings.

Compliance with the target has also been confirmed by the GSC in writing in the LSPS assurance process.

2.2.2. Capacity of existing land use controls

This section identifies the theoretical development capacity under the existing land use controls in the City, *excluding* nominated Growth Precincts.

An analysis was undertaken to understand the current level of housing supply within the City using

Geographical Information Systems (GIS) and information supplied by the City. The basic methodology is outlined below, with further detail provided in Appendix C to account for specific land use controls.

Methodology Summary

To calculate the background growth outside the nominated growth precincts in the City, the following methodology was used:

- All strata-titled lots were eliminated as were lots that have been redeveloped recently, or are subject to site-specific Planning Proposals.
- For all land in an R2 Low Density zone, where the lot size is above 600sqm, it is assumed there is potential for an additional dwelling in the form of a dual occupancy, except where dual occupancies are prohibited. Prohibition areas proposed as part of the Harmonisation Planning Proposal were utilised to calculate capacity for this form of housing delivery, informed by data on approvals between July 2016 – November 2019. Refer to Appendix B for more information. It is noted that in areas where dual occupancies are prohibited, secondary dwellings remain permissible on sites as small as 450sqm under the provisions of the *SEPP Affordable Rental Housing 2009*.
- For R3 Medium Density land, dwelling capacity was undertaken using the methodology outlined in Appendix C to account for the coming introduction of the *Low Rise Medium Density Housing Code*. Assumptions used in calculating future potential housing supply are outlined in Appendix B.

For all land where residential flat buildings are permissible, the land area for each lot was multiplied by the FSR to derive a floorspace area. For land in a B1 or B2 zone, 0.5:1 floorspace ratio was deducted to account for ground floor commercial uses. For B4 Mixed Use land, 0.3:1 was deducted as residential flat buildings are permissible in this zone and, therefore, a smaller ratio of non-residential floorspace is assumed.

Two methods were applied to floorspace to identify an upper and lower estimated dwelling potential to gain an understanding of dwelling capacity.

- **Method 1 (upper estimate):** floorspace divided by 85sqm as a gross dwelling size, as per the City standard calculations for assessing dwelling potential.
- **Method 2 (lower estimate):** floorspace is reduced by 75% to account for efficiency, with remaining floorspace divided by 75sqm (the Apartment Design Guide size for a two-bedroom apartment with additional bathroom). This later methodology generally produces dwelling estimates that are aligned with State agencies yields for planned precincts and SGS Economics' assessment of the Parramatta CBD Planning Proposal.

Outcomes

Theoretical capacity includes dwellings that could potentially be delivered through background growth, and in already zoned precincts, see Table 6.

Table 6 Capacity of existing land use controls – background infill growth and R2 zoned land

Capacity and likely delivery to 2036 based on past production rates				
	Total theoretical capacity	0-5 year expected dwelling production	6-10 year expected dwelling production	11–20 year expected dwelling productions
Background infill growth outside of precincts (excluding R2 zoned land)	8,790 dwellings ²⁸	4,850 dwellings	1,310 dwellings ²⁹	2,630 dwellings ³⁰
R2 zoned land <i>Dual occupancies</i> <i>Secondary dwellings</i>	6,090 dwellings (combined) ³¹	1,670 dwellings (combined)	1,470 dwellings (combined)	2,950 dwellings (combined)
TOTAL FORECAST background growth		6,520 dwellings	2,780 dwellings	5,580 dwellings
TOTAL DWELLINGS under existing land use controls		14,880 dwellings		

Source: City of Parramatta

It is important to note that whilst the background growth, dual occupancies and secondary dwellings have been included in the estimates of total dwellings expected for the 0-5 year period, there is a level of caution in the Strategy placing any significant reliance on these three elements in the medium to longer term. Greater reliance is placed on delivery from identified growth precincts.

The following table provides a list of the growth precincts that have been rezoned, where expected dwelling delivery during the period 2016-2021 and the expected remaining dwelling capacity for each precinct for the period post 2021.

A “planning forecast”, and “maximum potential” scenarios have been identified. The Planning Forecast scenario is based on the capacity analysis as well as planning proposals that are in train and sequenced to ensure an average annual growth rate of 4,395 dwellings per year over the 2016 - 2036 period. The Maximum Potential scenario captures potential dwelling growth in addition to the Planning Scenario beyond 2036. Supporting information on each precinct is provided in **Appendix B**.

²⁸ This is net capacity outside of growth precincts. Accounts for proposed downzoning of some R3 zoned land through the Harmonisation Planning Proposal.

²⁹ A significantly reduced take-up rate has been applied to non-R2 capacity outside growth precincts. With a high volume of opportunity in growth precincts and the significant take-up of these resources in the last decade, it is expected development would reduce substantially for these zones.

³⁰ As above.

³¹ Capacity estimate and expected take-up takes into account dual occupancy prohibition areas proposed through the Harmonisation Planning Proposal. Refer to Appendix B for more information.

Table 7 Remaining capacity in growth precincts that have been rezoned (unless otherwise noted)

Precinct / growth area	Total dwelling capacity		Expected dwelling delivery (2016 – 2021) based on Council data	Expected dwelling capacity (post 2021) based on planning forecast	Source / comment
	planning forecast	maximum potential			
Carlingford	4,470	5,100	1,190	3,280	GIS analysis/DA and PP City data
Carter Street	5,860	6,020	2,080	3,780	GIS analysis/DA and PP City data
Epping Strategic Centre	8,910	10,150	4,420	4,490	GIS analysis/DA and PP City data
Teloepa	4,890	5,190	0	4,890	GIS analysis of planning controls notified December 2018
Wentworth Point	8,980	9,190	3,170	5,810	Information from the City re DAs
Parramatta North	800	1,470	0	800	Advice from Council
Melrose Park (Victoria Rd frontage)			280		The rollout of Melrose Park is considered in the future growth precincts section
TOTAL FORECAST	capacity in existing growth precincts		11,140 dwellings	23,050 dwellings	34,190 dwellings (combined capacity)

Source: City of Parramatta

In addition to the capacity in existing growth precincts already identified, there are also a number of site-specific Planning Proposals throughout the LGA that have the potential to provide further dwellings in the medium and longer term. The medium-term potential (6-10 years) of these sites is identified below in

Table 8.

Table 8 Future dwelling potential (6-10 years) from site-specific Planning Proposals

Site-specific Planning Proposals	Capacity calculation	Source / comment
Parramatta CBD - Endorsed to Gateway	3,573 dwellings	Parramatta CBD site-specific Planning Proposals
Parramatta CBD - Initial Assessment	4,090 dwellings	
Site-specific Planning Proposals in suburban locations (not part of precincts and excluding Parramatta East (ADHC & WSU site) – Endorsed to Gateway	64 dwellings	Planning Proposal
Site-specific Planning Proposals in suburban locations (not part of precincts and excluding Parramatta East) – Initial Assessment	2,927 dwellings	No controls are available, allowance made based on City advice
Parramatta East (ADHC site) - known site-specific Planning Proposals	3,000 dwellings	City advice
TOTAL FORECAST		
Upper estimate	13,654 dwellings	
Lower estimate (initially endorsed by City, or further progressed)	6,637 dwellings	

Source: City of Parramatta

It is recommended that the lower estimate of 6,637 dwellings be used going forward, given that this is the number of dwellings initially endorsed by the City and/or further progressed through the planning system. Again, on-going monitoring will help determine if this lower conservative estimate is an under-estimate of what can be achieved or if any of the *potential* additional 7,768 dwellings might arise, in whole or in part, helping to determine longer term housing need.

A combination of the lower conservative estimate of 6,637 dwellings (6-10 years) from site-specific Planning Proposals (refer Table 8) with the 23,050 dwellings (post 2021) from growth precincts that have been rezoned (refer Table 7) indicates that the City has a realistic combined capacity of **29,687 dwellings** (post 2021) from just those two supply sources.

Therefore, when considering the DPIE Population Projections, and the resulting Implied Dwelling Projections – as set out in Table 9 below - the City requires approximately 23,500 additional dwellings to be delivered through rezoning of land to meet its overall target of 162,100 dwellings by 2036.

Table 9 Total implied future dwelling requirement (2016-2036)

Totals	2016	2021	2026	2031	2036
Total population	238,850	296,450	338,000	379,200	416,750
Total Households	83,950	104,750	122,350	138,600	153,050
Average Household Size	2.64	2.65	2.64	2.62	2.58
Implied Dwellings (DPIE)	88,950	111,000	129,600	146,800	162,100
Actual Dwellings (ABS 2016)	85,162				
Dwelling Requirement (2016-2036)	76,938 dwellings		162,100 Implied Dwellings (2036) minus 85,162 Actual Dwellings (2016)		
Expected dwelling delivery (2016 - 2021)	23,720 dwellings		Refer Appendix B.		
Site-specific Planning Proposals (Lower estimate) dwelling delivery (6-10 years)	6,637 dwellings		Refer Table 8		
Remaining capacity in zoned growth precincts dwelling delivery (Post 2021)	23,050 dwellings		Refer Table 7		
Sub Total Dwelling Delivery (2016-2036)	53,407 dwellings		Sum of totals in Tables 5-8		
<u>Net Dwelling Requirement (2021 - 2036)</u>	<u>23,531 dwellings</u>		Dwelling Requirement of 76,938 (2016-2036) minus Sub Total Dwelling Delivery of 53,407 (2016-2036)		

Source: DPIE Implied Dwelling growth figures (2016)

The dwelling requirement excludes any other background growth with zoning for increased dwelling potential outside precincts, dual occupancies and secondary dwellings.

2.2.3. Future Supply in growth precincts

To address the net dwelling requirement of approximately 23,500 dwellings identified in Table 9 above, an analysis was undertaken to assess the dwelling capacity of future identified growth precincts.

Generally, where precincts have been rezoned, capacity analysis followed Elton's GIS methodology as outlined in the capacity section. In some cases, figures have been used from State-driven planning processes (eg Camellia Stage 1), or analysis undertaken by the City (e.g. the Parramatta CBD Planning Proposal). Site-specific Planning Proposals (accounted for in the 0-5-year target) have been deducted from overall assessed additional capacity for the period post 2021.

For a location map of the precincts, refer above **Figure 2** in Section 1.3.2.

A summary of growth precincts is provided in Appendix B. Broad assumptions that have informed the yield analysis for each of these precincts is provided as part of this appendix.

Table 10 Capacity in growth precincts to 2036 that are yet to be rezoned, or further part rezoning to occur

Growth precinct	Capacity calculations (rounded) dwelling potential (2016 – 2036) – Planning Forecast	Source / comment
Camellia (Stages 1 & 2) ³²	3,500	DPIE figures (no specific controls are available) ³³
Melrose Park (North and South Precincts)	6,330	Melrose Park TMAP (2018) minus the already delivered portion
Parramatta CBD ³⁴	7,180	Parramatta CBD Planning Proposal (SGS figures) minus site-specific Planning Proposals in the Parramatta CBD to be delivered in the 0-5 year and 6-10 year timeframes (outlined below)
Granville (North and South Precincts)	5,830	GIS analysis, PRCUTS planning controls
Sydney Olympic Park	8,190	Sydney Olympic Park Master Plan 2030 (2018 Review)
Westmead (North Precinct)	4,470	Allowance based upon City advice (no specific controls are available)
APPROXIMATE TOTAL FORECASTS		
Planning forecast	35,500 dwellings	Total future dwelling capacity (post 2021) in new precincts <u>yet to be rezoned</u>

Source: City of Parramatta

Key implications for the Strategy

Approximately 77,000 dwellings are required as a result of the DPIE Implied Dwelling requirement to 2036 for the City, based on DPIE population analysis (refer Table 9).

Having taken account of expected delivery (2016-2021), site-specific Planning Proposals in progress (Lower estimate) (6-10 years) and the remaining capacity of zoned growth precincts (post 2021) only approximately 23,500 additional dwellings are required from future rezonings to meet the implied dwelling requirement to 2036.

Capacity of approximately 35,500 dwellings is expected in future Growth Precincts to 2036 that are yet to be rezoned, or have been partially rezoned. If one assumes all of the above precincts are rezoned and deliver their identified capacity by 2036, there would be an “oversupply” of 12,000 dwellings above the implied dwelling requirement (Table 11).

It appears clear that the City will meet the DPIE implied dwelling requirement for 2036, subject to a number of the above precincts being rezoned and the precincts implementing a significant portion of their expected capacity within the plan period (refer to Appendix B).

A summary of the dwelling projections in the 0-5, 6-10 and 10-20 year timeframes is set out in Table 11. Post 2022, the figures do not include background growth, dual occupancy or secondary dwelling development.

³² Dwellings in Camellia will be subject to the State Government’s response to the Greater Sydney Commission’s GPOP PIC recommendations.

³³ As above.

³⁴ As part of Gateway conditions for the Parramatta CBD planning proposal, further work is being undertaken to refine the yield analysis. Both the implications of Gateway conditions and greater robustness in determining site constraints is required.

Table 11 Dwelling projections in the 0-5, 6-10 and 10-20 year timeframes

Timeframe for delivery	Dwelling projections	NSW Government housing expectations	Comment
0-5 years (2016-2021)	+23,720	Central City District Plan target of 21,650	Target met and likely exceeded
6-10 years (2022-2026)	+23,050 (under existing planning controls)	DPIE implied dwelling requirement of 77,000 additional dwellings	Potential oversupply of approximately 12,000 dwellings above DPIE's implied dwelling requirement.
10-20 years (2027-2036)	+6,637 (from site specific Planning Proposals)		
	+35,500 (in future growth precincts)		

Sources: City of Parramatta, DPIE Implied Dwelling Forecasts (2016) and Central City District Plan

2.2.4. Potential for the Provision of Affordable Housing

For the purposes of an Affordable Housing Target Scheme under SEPP 70 and the framework provided in DPIE's *Draft Guideline for Developing an Affordable Housing Contribution Scheme* (November 2018), precincts only qualify for inclusion in a scheme where they are subject to residential uplift and are nominated prior to rezoning. Council is investigating the application of SEPP 70 and the implications of the Guideline.

A table of the expected delivery in each of the growth precincts yet to be rezoned under an Affordable Housing Target Scheme is provided below.

Table 12 Potential for affordable dwellings as part of an Affordable Housing Target Scheme

Growth area yet to be rezoned	Approximate Planning Forecast (rounded figures)	Expected range of delivery of affordable housing under SEPP 70 (rounded figures)
Camellia ³⁵	3,500 dwellings	175 – 350 dwellings (5-10%)
Melrose Park	6,330 dwellings	325 – 630 dwellings (5-10%)
Parramatta CBD	7,180 dwellings	Nil ³⁶
Granville (North & South)	5,830 dwellings	290 – 585 dwellings (5-10%)
Sydney Olympic Park	8,190 dwellings	Unknown
Westmead	4,470 dwellings	225– 450 dwellings (5-10% assumed for government owned land but higher if viable)
Telopea <i>Note: already rezoned</i>	4,890 dwellings	360 additional affordable or social dwellings (based on planning documentation for the precinct)
Parramatta North ³⁷	800 dwellings	-
Parramatta East (ADHC / WSU sites)	3,610 dwellings	180 – 360 dwellings (5-10% assumed for government owned land but higher if viable)
Wentworth Point	8,980 dwellings	Nil – as rezoning / planning already in-place
Carter Street	5,860 dwellings	Nil – as rezoning / planning already in-place
Carlingford	4,470 dwellings	Nil – as rezoning / planning already in-place
Epping	8,910 dwellings	Nil – as rezoning / planning already in-place
TOTAL FORECASTS	73,020 dwellings	<u>1,555 – 2,735 Affordable Dwellings</u>

Source: City of Parramatta

The above locations have the potential to deliver between 1,555 – 2,735 Affordable Dwellings and should form a key focus of an Affordable Housing Target Scheme to enact SEPP 70 in the *Parramatta LEP 2011 Review*.

It is acknowledged that whilst the above range falls short of the net target of 8,800 Affordable Dwellings by 2036 set by the City in the Affordable Rental Housing Policy 2019 and leaves a potential gap of between 6,065 - 7,245 Affordable Dwellings. Having said that, even if a mid range of 2,000 additional Affordable Dwellings were to be achieved, it would still represent an increase of over 280% from the current base of 697 affordable rental housing dwellings (based on 2016 analysis).

To help address the gap of Affordable Dwellings, the following additional sources and mechanisms will be considered as part of a comprehensive approach (subject to site specific viability):

- apply a 5-10% target for government owned sites but seek a higher rate where viable (viability testing required to be provided);
- apply a 5-10% target for privately owned sites but seek a higher rate where viable (viability testing required to be provided);

³⁵ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

³⁶ Parramatta CBD will provide a series of alternative material public benefits.

³⁷ Subject to new master plan.

- quantification of the potential from Parramatta North (and then assuming between 30%-33% affordable dwellings – refer to the Parramatta North Precinct Profile in Appendix B);
- the use of VPAs for other development that does not qualify under SEPP 70; and
- undertaking joint ventures with Land and Housing Corporation, not-for-profit landowners/housing providers (e.g. The Salvation Army) and utilising any relevant land owned by the City to maximise the delivery of Affordable Housing through funds from SEPP 70.

2.3. Land Use Opportunities and Constraints

2.3.1. Opportunities

Several planned precincts are at various stages of planning in the City to further increase housing supply. The key opportunities identified are aligned with major mass transit upgrades either being implemented or committed (some subject to Business Cases) to in the 0-10-year timeframe under the *Future Transport 2056* strategy. They also support the objective of achieving 30-minute ('door-to-door') journey to work and delivery of the broader Green Grid.

Analysis confirms that the following growth precincts offer the highest opportunities:

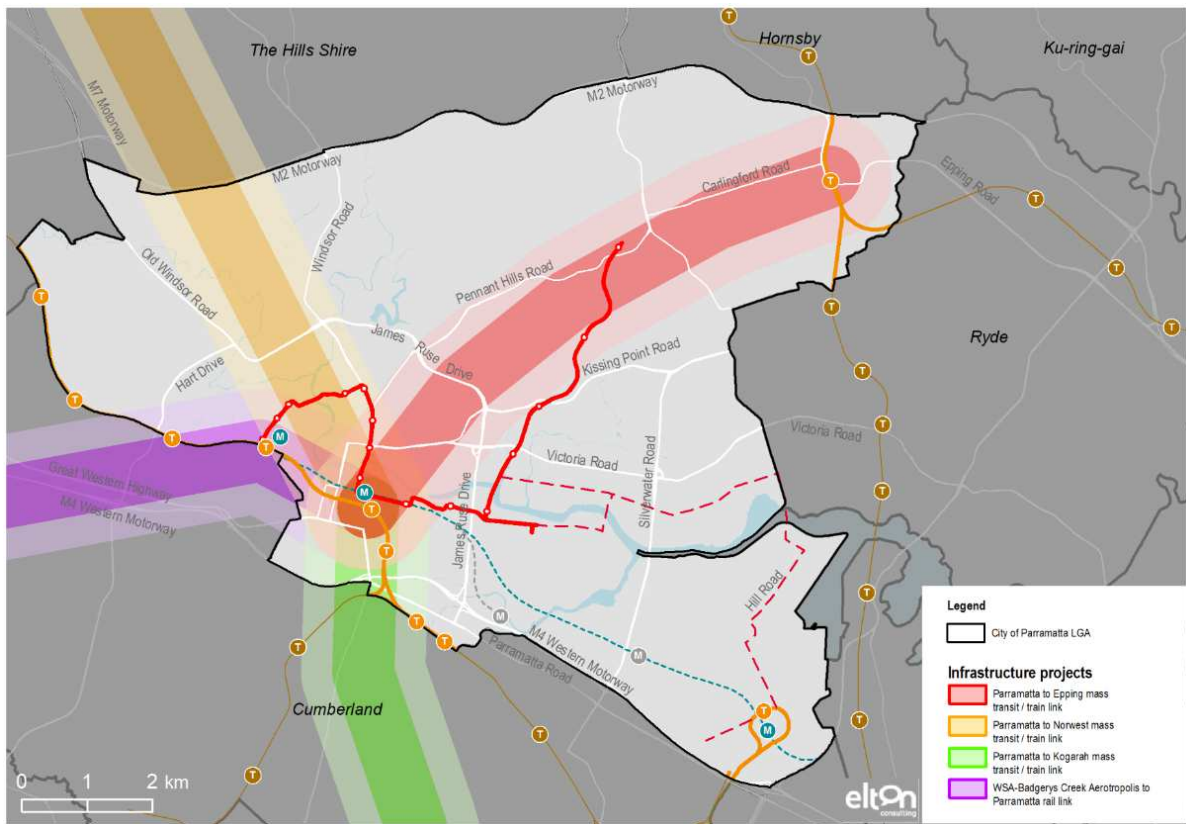
- Parramatta CBD
- Granville (North and South)
- Westmead
- Sydney Olympic Park
- Carter Street
- Telopea
- Carlingford
- Melrose Park
- Epping
- Wentworth Point

In the longer term, the following precincts also offer significant opportunity and/or increased potential for additional growth:

- Camellia Town Centre ³⁸
- Parramatta East (ADHC site)

³⁸ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

Figure 13 Future Transport Investigation Corridors



Source: City of Parramatta based on *Future Transport 2056*

Other identified opportunities

Future Longer Term Opportunities (within the next 20 years)

- PLR1: **Carlingford Corridor**
- PLR2: **Ermington Corridor**

The Ermington corridor is highlighted as an opportunity in the medium to longer term. This corridor will already be subject to intensification with the Melrose Park Growth Precinct enabling a maximum of 6,700 dwellings on account of substantial traffic constraints in the corridor. However, a maximum of 11,000 dwellings could be realised if a bridge connection and light rail stops associated with the Parramatta Light Rail (PLR) Stage 2 (or equivalent) as well as the Sydney Metro West are delivered. Only then should further investigation of this corridor should occur. This should form a key investigation area in the 10 year plus timeframe of the Strategy.

Very Long Term Opportunities (beyond 20 years)

The following are not considered appropriate for rezoning based upon current program for investigation post 2026 and delivery unknown, but potentially post 2036

- **Parramatta CBD to Epping:** Windsor Road Corridor
- **Parramatta CBD to Norwest:** Pennant Hills Road Corridor

Both of these corridors are identified in the multi-criteria analysis as representing opportunities. However, these corridors are likely to form the spine of two major transport initiatives outlined in *Future Transport 2056* that fall outside the timeframe of this housing strategy: namely the Parramatta to Epping; and Parramatta to Norwest mass-transit connections.

Since the nature of the mass-transit solution, corridor preservation and station locations are unknown at present, this Strategy recommends that no further intensification of these corridors occur at this stage to

preserve potential future dwelling opportunity.

With regards to the Parramatta to Epping mass transit initiative, two key locations at Epping and Carlingford are already subject to substantial dwelling growth with road capacity presenting an issue. See growth precinct summaries in Appendix B for details.

2.3.2. High constraint localities

Localities that are the most constrained have been identified due to less accessibility to public transit or future upgrades. These include:

- North of Carlingford Road
- The North Rocks area
- The Winston Hills area, but the Windsor Road corridor between Winston Hills and North Rocks (primarily Northmead) does present better opportunity
- Dundas Valley and parts of Dundas
- The Constitution Hill area to the western border of the LGA
- Parts of Sydney Olympic Park (except the key areas that are the focus of the SOP Masterplan and the Carter Street precinct).

Implications for the Strategy:

- Considering the volume of growth already identified, do not pressure infrastructure resources in localities that do not provide quality accessibility.
- With much of the growth in the City being of a higher density nature, the above areas will maintain housing diversity and retain character.

Key recommendation

It is a key recommendation of this housing strategy that no additional major rezonings for housing (over and above those already identified in this Strategy) are likely to be required, and should therefore not be actively facilitated (unless for the purposes of housing diversity) until the post 2036 period.

Fundamentally, this recommendation will be supported by on-going monitoring of all the growth precincts, planned precincts and Planning Proposals identified in this Strategy to track and confirm the implementation of forecast dwelling delivery actually taking place on the ground during the immediate, medium and longer term.

Having said that, investigations into further housing opportunity should be undertaken in the 10 year plus period in the following locations:

- Localities in the **Parramatta CBD to Epping** future mass transport corridor identified in *Future Transport 2056* - once the infrastructure is committed and the corridor is determined
- Localities in the **Parramatta CBD to Norwest** future mass transport corridor identified in *Future Transport 2056* - once the infrastructure is committed and the corridor is determined
- The **Rydalmere/Ermington** corridor - once the exact nature of mass-transit arrangements is known.

Investigating the potential for low-density renewal to deliver more intermediary forms of lower density housing such as townhouses in locations outside the direct influence of these transport corridors can then be effectively assessed. However, this renewal would be lower-scale, low density development that reflects surrounding character and is consistent with the predominant building form.

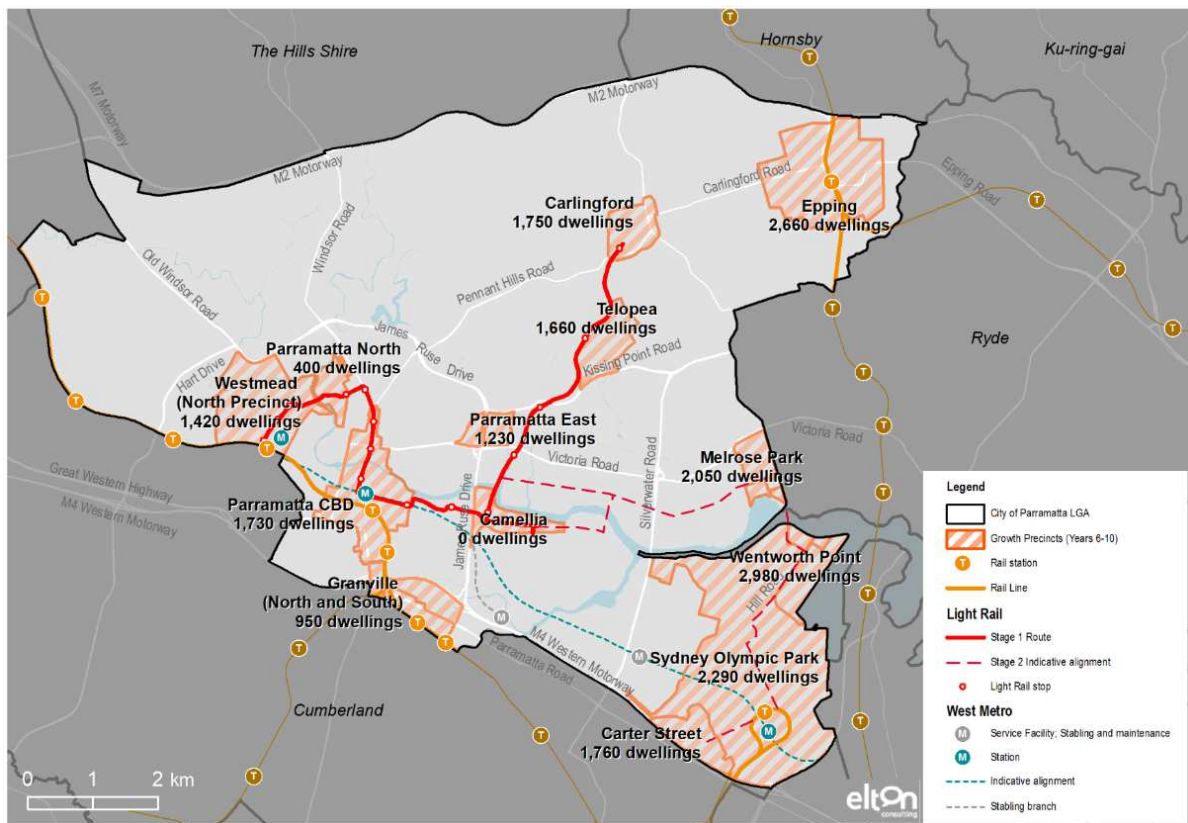
2.3.3. Identifying areas with growth capacity

The City has over 55,820 dwellings in the pipeline between 2022 and 2036 in growth precincts. Combined with site-specific planning proposals and further background growth outside planned precincts, the LGA is well in excess of the implied dwelling requirements forecast by DPIE with further dwellings in train beyond the 2036 period. As highlighted above, the growth precincts should be the key focus to deliver increased housing contributing to the achievement of the 30-minute city, best utilise planned transport upgrades and focus City resources for the substantial task of efficient infrastructure delivery to support new communities.

Areas with development capacity, and which are most suitable for future development, have already been identified through State, Agency or City-driven precinct planning initiatives. Precincts need to be aligned and effectively sequenced with State-driven transport delivery and to ensure targeted local infrastructure programs, maximising the efficiency of City resources.

The following map provides the expected dwelling delivery timeframes for the 6-10 year (or 2022-2026) period for each of the Growth Precincts.

Figure 14 Housing delivery in growth precincts in 6-10 year timeframe

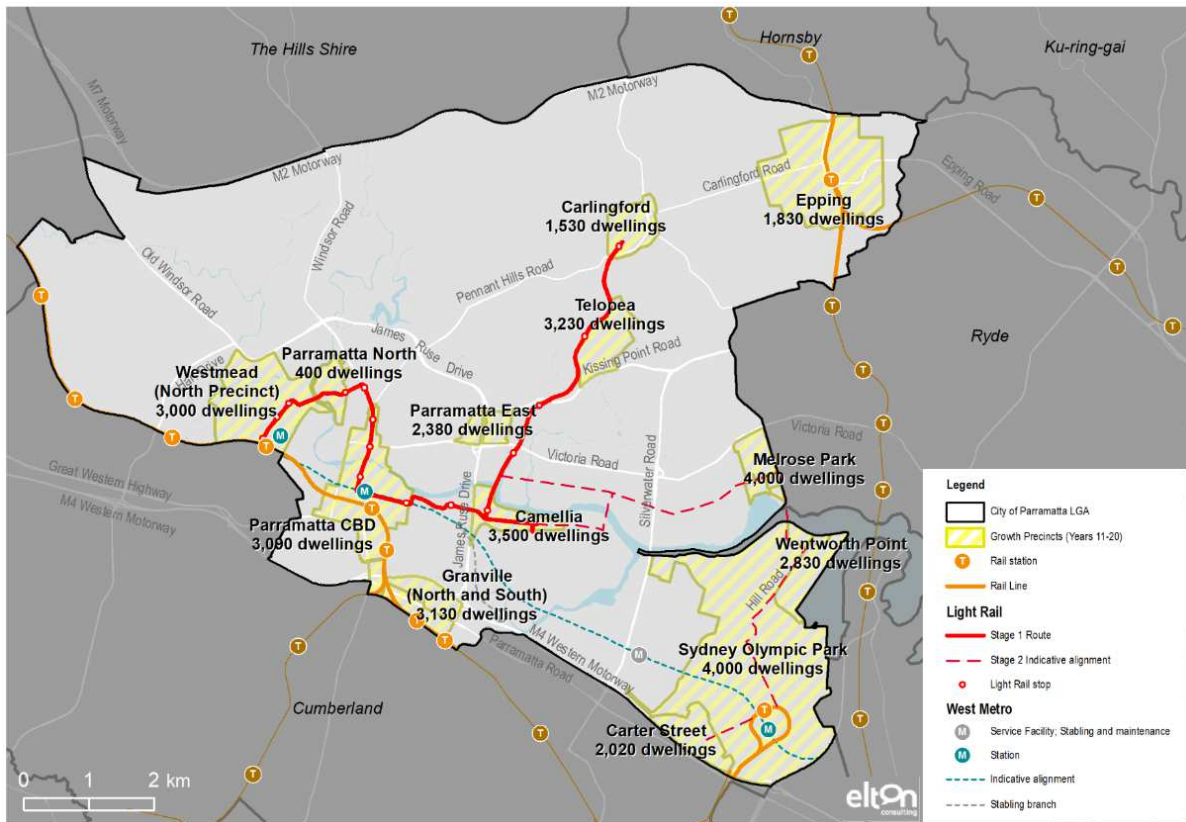


Source: City of Parramatta

The following map provides the expected dwelling delivery timeframes for the 11-20 year (or 2027-2036) period for each of the Growth Precincts.

Refer also to Table B1-1 Planning Forecast and Maximum Forecast Scenarios in Appendix B.

Figure 15 Housing delivery in growth precincts in 10-20 year timeframe



Source: City of Parramatta

2.3.4. Constraints on delivery of growth precincts – stakeholder consultation outcomes

Although the City’s growth precincts are identified in the multi-criteria analysis as offering the best opportunities in the LGA, consultation with the City and key state agencies was undertaken to discuss constraints to delivery of the precincts, to inform the sequencing and alignment of these precincts with infrastructure. Details of the outcomes of this consultation are provided in Appendix C factored into the growth precinct summaries in Appendix B and sequencing for certain planning proposals in Section 4.2.

The key outcomes of the engagement with the City and State agencies/corporations are provided below:

- **Water and wastewater servicing** – Sydney Water confirmed that they are aware of the growth precincts and are working to ensure that services are ready. The infrastructure to support the use of recycled water, or alternative models of delivery, in some growth precincts is still under investigation by the organisation.
- **Alignment of precinct delivery and mass transit delivery** – The agencies informed the City that they have been involved in a very similar process relating to sequencing precincts with the GSC in the PIC for GPOP. GSC has produced staging for GPOP, although it has not been finalised or made public as yet.
- **Traffic considerations** – Transport for NSW and Parramatta Light Rail confirmed their expectation that housing delivery will align with the transport projects and timing identified in *Future Transport 2056*. Transport representatives did not identify any specific barriers or dependencies for specific precincts. RMS identified that road upgrades will be a key issue for housing delivery and that the necessary upgrades are unlikely to be fully funded through a SIC. RMS has not provided further information regarding specific precincts. Dwelling delivery beyond expectation was identified as a key concern. The potential to limit dwelling numbers through Local Environment Plan clauses for growth precincts is being considered as a recommendation by RMS to ensure that infrastructure and dwelling numbers align with road capacity.
- **Delivery of schools** – Capacity issues are already evident in the Carlingford, Carter Street and Westmead precincts. Students are increasingly being accommodated in demountables more broadly

across the LGA and significant resources need to be added to accommodate future demand. Analysis of population data has revealed that by 2036, 36,000 additional school age children will reside the LGA. Planning for schools is a critical consideration, along with shared open space usage.

- **Delivery of community infrastructure with a particular focus on open space and recreation –** Provision of open space is a key challenge for the City. Land resources are limited and there are funding issues for local government. The Office of Sport (OOS) are investigating new options for land resources and is developing benchmarks for open space requirements. OOS has also started to identify sites and quick wins, however at the time of writing this analysis had only been shared with the GSC. The inability of the City to identify land resources for acquisition in the LEP without available funding (a condition of the *Land Acquisition (Just Terms Compensation) Act 1991*) was communicated to the representative of the Office of Sport during the consultation process.

Implications for the Strategy:

- Finalisation of the PIC and the SIC will be key dependencies for the Strategy, and will be critical in framing a new local contributions framework
- Mechanisms are needed to link infrastructure delivery and funding to dwelling delivery and to address the risk of dwelling delivery exceeding expected dwelling yields
- Confirmation and delivery of key mass transit projects will be key dependencies.
- Funding sources for open space will need to be identified and the LEP mechanism barriers must be addressed. Office of Sport has noted the limitation of funding for discussion with DPIE/GSC.
- Early liaison with DET needs to occur in the structure planning process.

2.4. Analysis of the evidence-base

According to the DPIE's population forecast and Implied Dwelling Requirements (2016), approximately 82,000 dwellings would be required to be delivered in the City by 2036. Based on the evidence in the Strategy, the City has been delivering unprecedented housing growth in an infill context for the Sydney region in recent years and will continue to do so over the period to 2036 and beyond because of proposals that are in train.

In addition, the economic function of the LGA is intensifying and it is of primary importance to continue to build employment opportunity for the Central City, benefitting the whole of Western Sydney. From the evidence base, the following key housing strategy objective has emerged:

Housing delivery needs to complement, not compromise, the economic significance of the Central City

To facilitate this objective, the City needs to:

- Maximise delivery of commercial floorspace in the Parramatta CBD and surrounds, protect remaining industrial areas from conflict with residential development and promote innovation districts;
- Enhance commercial opportunities in conjunction with housing delivery in growth precincts;
- Focus housing delivery in growth precincts to facilitate access to economic opportunity for residents;
- Continue to actively monitor industrial / employment land use over the life of this Strategy. If a critical undersupply is forecast, then it may be appropriate for the land use mix of future precincts that have not yet been rezoned for redevelopment (such as Camellia) to take greater account of the need for additional employment generation;
- Protect urban services land to support both the employment and residential uses of land in the City;
- Develop an Affordable Housing Target Scheme that supports delivery of the key essential services in the City through striving for affordability; and
- Retain the City's low-density character areas to ensure housing diversity, support future housing and economic opportunity, and maintain executive housing, that in turn supports the economic growth sectors in the CBD e.g. finance and government services sectors.

Focus on housing growth that is aligned with infrastructure delivery

Given its focus as the Central City for the Greater Sydney, and its strategic positioning in the geographic heart of the metropolitan area, the City of Parramatta LGA will continue to be an area of interest for the development of new housing. A key objective of this Strategy however is that this anticipated strong housing growth is supported by infrastructure, both at the regional and local levels. This includes critical infrastructure such as public transport, road improvements, active transport connections, schools, health facilities, parks and community facilities, to name a few.

To ensure that state and local infrastructure can support the level of growth anticipated over the life of this housing strategy, dwelling delivery must be sequenced in the growth precincts for efficient delivery of infrastructure.

Every age category will experience substantial growth to 2036 in the City, placing pressure on the full range of community infrastructure. This is in contrast to the City of Sydney, the core of the Eastern City, where young working age people will continue to be the dominant service age group. This creates a substantial burden on the City to deliver new community infrastructure within its limited resources.

The future demographic profile, and the volume of housing delivery, demands substantial provision of open space, particularly active open space, which is already under pressure. There are limitations to providing the quantum of active open space in growth precincts. A highly strategic and co-ordinated approach will be required to deliver a regional network of active open space, and issue of availability of funding in order to identify acquisitions in the LEP will need to be resolved. In addition, the most appropriate infrastructure contributions framework to support this delivery will be critical.

Population forecasts predict that there will 36,000 additional school age children in the City requiring a substantial number of new schools; that must be planned for as early as possible.

To support this:

- Housing / population growth and associated rezonings must be staged to align with the delivery of transport infrastructure – especially committed mass-transit upgrades with accompanying active transport infrastructure - to encourage modal shift to public transport.

For example:

- Post commencement of Sydney Metro West construction (expected for delivery in late 2020s at the earliest):
 - **Melrose Park** (as per above, above the base level of 6,700 dwellings identified in the TMAP)
 - **Westmead** and
 - **Granville** (North).
- Post commencement of PLR Stage 2 or equivalent construction (expected post 2023 for delivery in late 2020's / early 2030's):
 - **Melrose Park** (above the base level of 6,700 dwellings identified in the TMAP. See also Metro West, below)
 - **Parramatta East** (WSU site)
 - **Camellia Town Centre** (part precinct)

Note: Any sequencing of planned precincts (or their respective planning proposals) may be amended in the future subject to an endorsed PIC for GPOP and/or the State Government's New Approach to Precincts.

The sequencing of growth – and mechanisms that Council can rely on to ensure development does not occur ahead of planned infrastructure - is further detailed in Section 4.2.

- Community infrastructure needs to be adequately funded and delivered in alignment with housing delivery
- Secure funding for infrastructure will be required through State grants and a robust contributions framework (both State and local)
- In the north of the LGA and outside of the GPOP, Parramatta's low-density residential neighbourhoods should be protected to retain local character, provide housing diversity and preserve future potential

growth opportunity aligned with infrastructure that is planned to be delivered outside the timeframe of this Strategy.

Improve environmental performance of housing, managing urban heat and climate change impacts

The scale of development in the City to 2036, nearly doubling the number of dwellings, will place significant pressure on potable water, wastewater and electricity supply. Further, the urban heat island effect will become a growing and significant environmental issue for the Central City District as the climate continues to change, and intensification of development continues. As such, the environmental performance of housing is a key consideration.

To support this, key objectives are to:

- Advocating for the wholesale improvement of residential built form performance improvement through State frameworks.
- Pioneering local mechanisms to improve built form environmental performance and reduce urban heat impacts.
- In the north of the LGA and outside of the GPOP, protect the local character of low density residential neighbourhoods and optimise their environmental performance to benefit the whole of City.

Growth precincts need to innovate for affordable and diverse housing to suit the future demographic profile of the LGA

The growth precincts in the City are generally of a high-density nature. Analysis undertaken in the preparation of this Strategy identified that one/two-bedroom dwellings suitable for lone person and couple only households will be required according to demographic profiles. There will also be significant growth in numbers of dwellings required for households with children.

The evidence has also shown that affordability concerns are increasingly coming into play, and therefore, innovation in the types and mix of dwellings in growth precincts is required. Further discussion about the housing supply gaps is provided in the next section.

2.5. Housing supply gaps

Based on implied dwelling need from DPIE's 2016 forecast population growth, 23,000 new 3 or more bedroom, 18,000 2-bedroom and 19,000+ 1-bedroom³⁹ dwellings are required to 2036. This is based on Figure 9 above which indicates that the greatest growth will occur in households with children and lone person households. Significant growth will also occur in couple only households which are likely to be increasingly demanding single bedroom typologies to address affordability considerations.

Market Housing

The key gaps in market housing identified in the demographic analysis are identified below.

One bedroom homes

Based on the 2016 ABS data on dwelling typologies by number of bedrooms compared to the number of lone person and couple only, there is currently a significant undersupply of one-bedroom typologies (see Table 13 below). Not all couples or individuals living alone will choose to live in a one-bedroom dwelling, however the quantum of undersupply suggests there is unmet demand and is likely to increase considering increased price pressures.

One-bedroom dwellings have grown significantly over the last two years. From a sample of recent apartment building DAs, it appears that one bedrooms are making up 25-30% of total apartment provision.

Whilst this is certainly helping to meet anticipated demand, in order for this to continue one option to encourage further development would be to revise the percentage of one-bedroom typologies as part of the updated DCP. Currently, the City's DCP recommends a mix of 10-20% one bedroom apartments, 60-75% two bedroom apartments and 10-20% three bedroom apartments.

³⁹ It has been assumed that not all couple households (or even lone person households) will choose a single bedroom dwelling.

Table 13 Potential maximum undersupply of one-bedroom dwellings

Number of one bedroom dwellings (ABS 2016)	Number of lone person and couple only households (ABS 2016)	Relative undersupply
5,184	28,331	23,147

Alternatively, a more nuanced response - based on location - may be appropriate. For example, in the Parramatta CBD a higher percentage of one bedrooms may form a greater proportion than that of the other planned precincts, such as Melrose Park North and South (Stages 1 & 2).

Having said that, it should be noted the relationship between household size and the number of bedrooms is not “exact”, for whilst many couples will need a one bedroom dwelling for reasons of affordability, other single person households will have a preference for two bedroom dwellings. This is especially the case for separated / divorced individuals who often require an extra bedroom(s) for visiting children.

Homes for families

There will continue to be a significant proportion of households in the LGA that are households with children. By 2036, there will be an additional 34,000 households with children, include lone parent households. For affordability reasons, residential flat buildings should increasingly specify larger proportions of three-bedroom stock. Encouraging this dwelling type, particularly where outdoor space can be achieved (such as a courtyard) should be encouraged.

However, this trend also highlights the potential need for opportunities to deliver genuine intermediary housing stock between high density options and single dwellings, such as townhouses and terraces.

Taking into account the proposals of the Harmonisation Planning Proposal, there is the theoretical capacity for approximately 5,203 townhouse-style and similar dwellings in the Parramatta LGA on R3 Medium Density Residential zoned land⁴⁰ (making a net contribution of 3,603 homes to overall supply). At current rates of take-up (c. 70 dwellings per year), this represents more than 75 years of land supply. Ongoing monitoring is needed to determine the impact on take-up of the impending introduction of the *Low Rise Medium Density Housing Code* into the LGA, which will allow manor houses on sites as small as 600sqm.

Dual occupancy development, in the right locations, could also provide further housing opportunity for families. Taking into account the proposals of the Harmonisation Planning Proposal⁴¹, there will remain a theoretical capacity for approximately 8,245 additional dwellings through dual occupancy development on R2 Low Density Residential zoned land, though it is noted that historically R3 zoned land has also been a supply of dual occupancy development (c. 8 dwellings per year). At current rates of take-up (c. 160 dwellings per year in total, and 154 dwellings per year on R2 zoned land), there would remain more than 50 years of land supply.

It is noted that existing land zoned for medium density housing and dual occupancies is generally located outside of identified growth precincts and is generally dependent on private landowner decisions. As is illustrated by current take-up rates, this land has historically not delivered a high volume of dwellings. It may be expected that this trend would continue.

While the Harmonisation Planning Proposal will reduce the available supply of land for medium density housing and dual occupancies, this is not expected to have a significant impact on housing supply given the relatively low levels of historic take-up of this land⁴².

Considering the very high level of housing delivery in the LGA, encouragement of further housing diversity with innovative options for households with children, should be explored in the future Growth Precincts (hybrid townhouse/residential flat building forms) This could also serve to offer better transitions to neighbouring lower density zones.

⁴⁰ The methodology for the capacity of R3 Medium Density takes into consideration the density of development that could potentially be achieved under the Medium Density Housing Code for lots over 600sqm. It also takes into account proposed provisions as part of the Harmonisation Planning Proposal, including the rezoning of some R3 zoned land to R2 and the removal of minimum lot size requirements for multi-dwelling development in the R3 zoned land in the former The Hills Shire. While the Harmonisation Planning Proposal seeks to downzone some R3 zoned land, this land is outside identified growth precincts and has generally not seen any take-up for medium density housing. As such, the proposed rezoning is not considered likely to significantly impact delivery of this form of housing in the LGA.

⁴¹ Dual occupancy prohibition areas are being proposed through the Harmonisation Planning Proposal. The areas being considered generally align with the most constrained land in the LGA according to the constraints analysis undertaken as part of the Planning Proposal.

⁴² It is estimated that the Harmonisation proposals could reduce delivery of dual occupancies by up to 39 dwellings a year.

Additional 3+ bedroom homes for families with children are considered most likely to emerge from the following existing and potential sources:

- 3 bedroom apartments, with courtyards on ground (identified)
- R3 Medium Density zone – 3 bedroom townhouses (identified)
- Exploring the use of the existing areas of R1 General Residential zone to facilitate 3-4 bedroom terrace housing as highest and best use in planned areas, especially around the GPOP area
- Exploring the potential for medium density zones for townhouse and terrace housing in new planning proposals and new planned precincts
- Exploring the benefits of identifying 'Housing Diversity Precincts' for any additional planned housing outside of existing Growth Precincts for delivery of medium density housing (eg terraces, manor houses, multi dwelling housing), together with seniors housing and a suitable component of affordable housing.

Affordable housing and Special Needs housing

The City's Draft Affordable Housing Discussion Paper (2018) assessed that there was a need for approximately 9,500 affordable dwellings in the LGA. This would bring the total provision of affordable housing to approximately 6.3% of dwelling stock by 2036.

The social housing waiting list is considerable in the LGA with all forms of stock having at least a 5-10 year waiting period with other forms having a 10 year plus wait time.

Based on the figures outlined in Table 12, where key locations for affordable housing are nominated for inclusion in SEPP 70, this would result in approximately 1,555 – 2,735 affordable housing dwellings, but does not reach the net target of 8,800 outlined in the City's Affordable Rental Housing Policy 2019.

It is therefore essential that the 5-10% target is sought in growth precincts but with viability testing required for government-owned land to determine if a higher target can be achieved.

Additional affordable housing delivery should be sought through mechanisms such as partnerships with LAHC and Community Housing Providers to deliver further affordable housing, with funding provided by VPAs in locations where an Affordable Housing Target Scheme does not apply. In addition, increasing the 30% target from government owned land to one third – or 33% - should be considered as the implications from such a small change on major sites in the City is quite significant.

In addition, Council may wish to explore the benefits of the following:

- Identifying 'Housing Diversity Precincts' for any additional planned housing outside of existing Growth Precincts for delivery of medium density housing and including a suitable component of affordable housing (possibly including communal boarding houses, group homes, and/or seniors housing).
- Identifying suitable areas for 'Incentivised Inclusionary Housing' where height controls can be higher than that which would normally correlate with the planned FSR to facilitate take-up on FSR incentive bonuses under the ARHSEPP.

By way of example, a 1.2:1 FSR, with a maximum building height of 14m-15m (equivalent of 4 storeys) could be increased to 18m (equivalent to 5 storeys) to enable 20% increase in GFA, comprising a minimum proportion of affordable rental housing.

2.5.1. Dwelling delivery projections informing dwelling targets

The City is likely to exceed the implied dwelling requirement outlined by the DPIE (2016), providing ample development opportunity for housing delivery. Maintaining housing supply is a critical factor in maximising housing affordability.

The following provides a summary of the low, medium and high level growth scenarios that have been developed in the LGA. A summary of the methodology is provided.

Methodology Summary

A combination of Geographical Information System analysis and the City's data analysis has been undertaken to inform the dwelling projections to inform the 6-10 year and 10 year plus dwelling targets as required under the Central City District Plan.

The following methodology has been used to assess the future targets.

For precincts already zoned

An assessment of completions, approvals and planning proposals has been undertaken for each of the Growth Precincts. For some development applications and planning proposals, this has been assigned to the 6-10-year period due to the nature of the development. Geographical Information System analysis was undertaken of the remaining development opportunities within precincts with a high and low yield estimate based on the following formulas to inform the remaining capacity.

- High case: (Floorspace ratio x land area) divided by an average gross dwelling size of 85sqm
- Low case (Floorspace ratio x land area) x 75% efficiency divided by an average net dwelling size of 75 sqm.

The remaining capacity was attributed to either the 6-10 year or 10-20-year timeframe. Further amendments were made to the overall figures in response to the GSC feedback on the LSPS through the Assurance process, so as to ensure annual dwelling delivery figures were realistically achievable based on delivery in comparable precincts. The assumptions for each precinct is provided in the Growth Precinct Summaries in Appendix B.

For precincts identified but not rezoned

Where proposed precinct controls are known: GIS mapping was undertaken of likely controls and the above methodology was utilised to assess future development capacity.

Where proposed precinct controls are not yet known: Data sources like TMAPs (traffic and transport assessments) were utilised or other key data informing Planning Proposals.

State or agency driven precincts – Best available information from planning documentation or consultation.

Based on the planning status of the Growth Precinct, the remaining capacity was attributed to either the 6-10 year or 10-20-year timeframe. Further amendments were made to the overall figures in response to the GSC feedback on the LSPS through the Assurance process, so as to ensure annual dwelling delivery figures were realistically achievable based on delivery in comparable precincts. The broad assumptions are located in the introduction to Appendix B with detailed assumptions in each Precinct Summary.

The table providing a detailed breakdown of expected housing delivery is provided at Tables B-1, B-2 and B-3 in Appendix B.

2.6. Built-form typologies

The following tables illustrate the range of built form typologies that are expected in the LGA in line with this Strategy (noting that many built form typologies, in many locations, can accommodate a variety of tenure, such as affordable housing, seniors housing, group homes etc).

2.6.1. Growth Precincts

The predominant typologies that will provide housing growth in Growth Precincts are provided below.

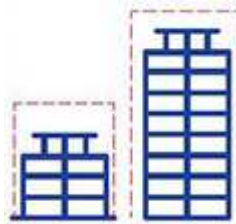
Table 14 Growth Precinct Dwelling Typologies

Residential flat buildings

A building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing

Where? The predominant form of dwellings in growth precincts will be residential flat buildings. A key goal will however, be to create more diversity of housing in future Growth Precincts using innovative hybrid townhouse/residential flat building typologies

Why? The future demographic profile of the City will mean there is a significant demand for apartments for lone-person and couples. There also needs to be more affordable housing options for families with children in this style of development as more affordable housing options.

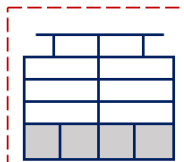


Shop top housing or mixed use development

One or more dwellings located above ground floor retail premises or business premises

Where? Shop-top housing or mixed use is available around the CBD Core, the key nodes in growth precincts and in some of our older neighbourhoods. Not much change will occur in our existing neighbourhoods, other than what is already able to be built under existing planning controls.

Why? A mix of uses creates activity in neighbourhoods, such as cafes and small bars, providing more social opportunity. In some locations, such as near the Parramatta CBD core, it provides an opportunity for the market to either deliver more housing or commercial space depending on the best and highest use of the site



Multi-dwelling houses (attached dwellings or townhouses and villas) [terraces addressed separately below]

Three or more dwellings on one lot of land where:

Where? A mix of dwellings to be promoted in some Growth Precincts, considering the high level of housing delivery, to provide a diversity of housing types and to provide a transitional edge to lower density housing in some cases

Why? Provides housing diversity and particularly caters to households with children



Terraces

Three or more attached dwellings which have a frontage to the street

Where? Some areas in the LGA zoning allows terrace style housing.

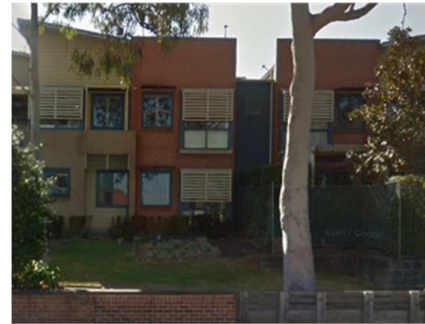
Why? It provides a more affordable typology suitable for families with children



Seniors housing [Noting this can be accommodated in a variety of dwelling typologies]

A building or place that is:

- a) a residential care facility, or
- b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or
- c) a group of self-contained dwellings, or
- d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for:
 - e) seniors or people who have a disability, or
 - f) people who live in the same household with seniors or people who have a disability, or
 - g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place, but does not include a hospital.



Source: DPIE, 2017 'The Low Rise Medium Density Design Guide'

2.6.2. Housing Diversity Precincts

A combination of diverse housing typologies that cater for particular housing needs could be located in specifically designated 'Housing Diversity Precincts' outside of existing Growth Precincts. These could include a combination of the following:

Table 15 Housing Diversity Precinct Dwelling Typologies

Terraces

Three or more attached dwellings which have a frontage to the street

Where? Some areas in the LGA zoning allows terrace style housing.

Why? It provides a more affordable typology suitable for families with children

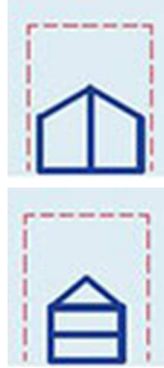


Dual occupancy

Two dwellings on one lot of land that are either attached to each other or detached, but does not include a secondary dwelling

Where? Limiting locations is being considered by the City to preserve character, reduce pressure on infrastructure and preserve future opportunity

Why? In some locations, better use of low density environments can provide more housing opportunity for families with children

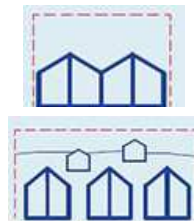


Multi-dwelling houses (attached dwellings or townhouses and villas) [terraces addressed separately above]

Three or more dwellings on one lot of land where:

Where? Will be limited to the locations currently allowing this type of development in the LGA

Why? Provides minimal change to existing low density neighbourhoods or preserving future opportunity associated with future mass-transit corridors outside this plan



Manor houses

A building containing 3 or 4 dwellings, where:
Each dwelling is attached to another dwelling by a common wall or floor, and where 1 dwelling is partially or wholly located above another dwelling, and is no more than two storeys

Where? Very limited locations in the LGA where R3 Medium Density zoning is in place and a lot is greater than 600sqm

Why? Focussing growth in particular precincts ensure better delivery is a key goal of this Strategy



Seniors housing [Noting this can be accommodated in a variety of dwelling typologies]

A building or place that is:

- a) a residential care facility, or
- b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or
- c) a group of self-contained dwellings, or
- d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),
- e) and that is, or is intended to be, used permanently for:
- f) seniors or people who have a disability, or
- g) people who live in the same household with seniors or people who have a disability, or
- h) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place, but does not include a hospital.



Boarding houses

A building that:

- a) is wholly or partly let in lodgings, and
- b) provides lodgers with a principal place of residence for 3 months or more, and
- c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.



Group homes

Means a dwelling:

- a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged, but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.



Source: Standard Instrument LEP 2018 (NSW)

2.6.3. Outside of Growth Precincts and possible 'Housing Diversity Precincts'

The predominant housing typologies that will be provided outside of Growth Precincts and the proposed Housing Diversity Precincts are to comprise the following housing typologies for the life of this Strategy.

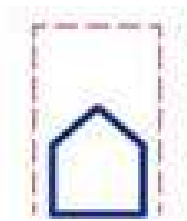
Table 16 Other Area Dwelling Typologies

Single dwellings

A detached building containing only one dwelling

Where? Current R2 Low Density Residential areas outside Growth Precincts

Why? Growth precincts will concentrate on alternative forms of housing. Other areas will be preserved to maintain existing character, maintain housing diversity and potential future housing opportunities.



Dual occupancy

Two dwellings on one lot of land that are either attached to each other or detached, but does not include a secondary dwelling

Where? In R2 Low Density Residential areas but not in prohibition areas that are being proposed by the City to preserve character, reduce pressure on infrastructure and preserve future opportunity

Why? In appropriate locations, better use of low density environments can provide more housing opportunity for families with children

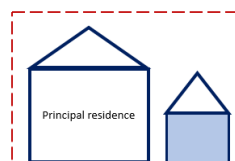


Secondary dwellings

A small dwelling that occurs on the same lot of land as another dwelling, generally where the land size is over 450 sqm but the secondary dwelling cannot be sold separately

Where? This is an option throughout most of the LGA under State planning rules

Why? It is generally there to provide smaller, alternative dwelling types.



Source: City of Parramatta

2.7. Areas to be conserved

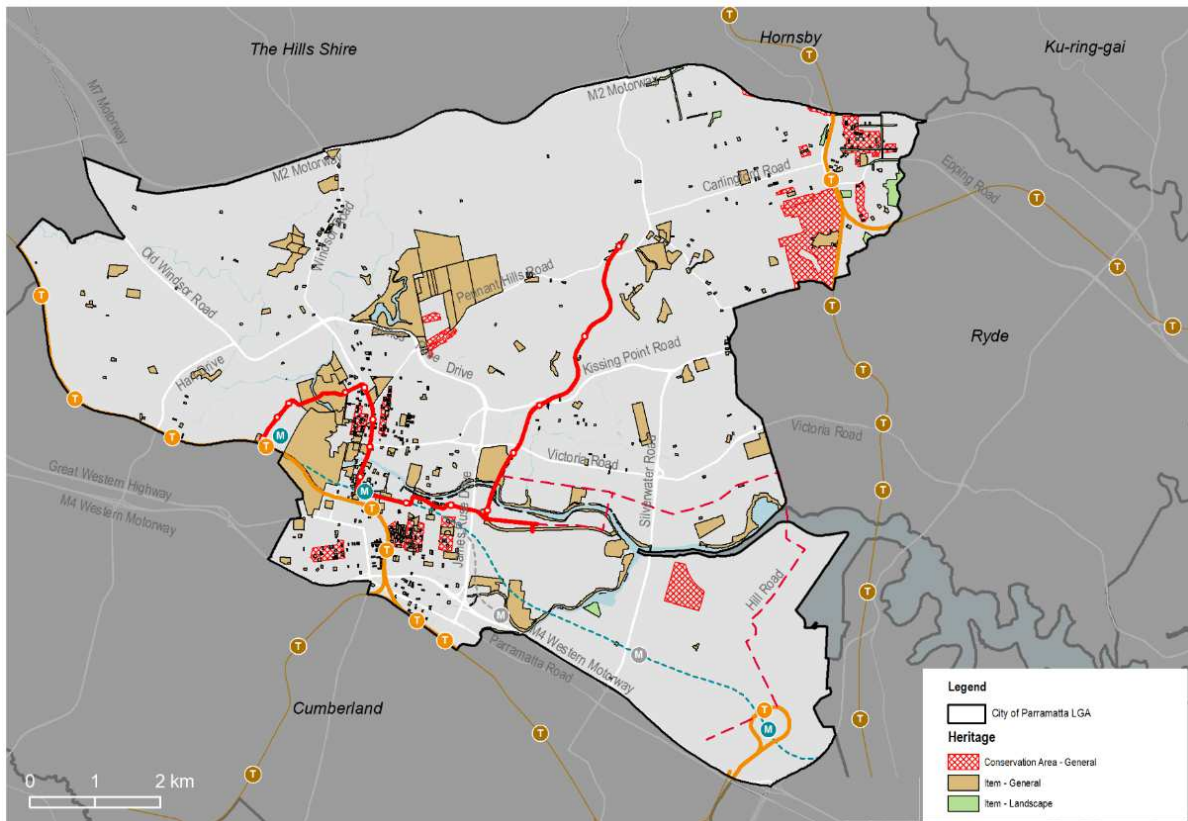
The Heritage Items and the Heritage Conservation Areas nominated across the City's current LEPs are important considering both the Aboriginal and Early-European history in the City (refer to Figure 16). No further intensification of these areas is recommended under in the Housing Strategy, with parts of the

Parramatta CBD growth also being reconsidered based on heritage impacts.

Much of the R2 Low Density Residential zoned land is also recommended to retain their current character and intensity of land use for the following reasons:

- The dwelling delivery in the growth precincts is significant and requires the full focus of the City, State agencies and utility providers to execute efficient delivery
- The exact corridor and potential stations of future transport corridors (Parramatta to Norwest and Parramatta to Epping identified in *Future Transport 2056*) is currently unknown and future housing opportunity should be assessed once this is clarified. Any further land fragmentation until these factors are known, could undermine future housing opportunity
- Low-density housing supports diversity in the LGA which will have a significant influx of higher density forms. Executive-style housing also supports the economic growth in the Central City by encouraging high-level professionals residing in the City
- Low density housing has the ability to provide high level environmental functions including maintaining tree canopy, reducing and improving the quality of urban run-off, and mitigating urban heat impacts where policies are pursued to improve these factors.
- As part of the Harmonisation Planning Proposal, a dual occupancy constraints analysis was undertaken, which identified much of the low density residential land in Beecroft, Carlingford, Epping, North Rocks, Northmead, Oatlands and Winston Hills as having a high level of constraints to dual occupancy development. Parts of Dundas and Dundas Valley were also identified as having constrained land.

Figure 16 Local heritage items and heritage conservation areas, Parramatta LGA



Source: City of Parramatta (*Parramatta LEP 2011*)

2.8. Key findings summary

The following provides a summary of the key findings for Section 2 – The Evidence:

- The City of Parramatta has been one of the highest growth locations in NSW in recent years and is set to continue this trend, particularly with the increasing economic opportunity further agglomerating in the Parramatta CBD and key employment precincts such as the Westmead Innovation District.
- There will be significant demand for key worker housing in the Parramatta LGA.
- There is a need to offer both affordability and specific Affordable Housing in the LGA.
- The demands on housing are changing with a need to provide more one bedroom housing options, continue to deliver two bedroom housing as well as increase the provision of three bedroom housing options in residential flat buildings suitable for families.
- There is evidence for the delivery of greater levels of housing diversity in the middle range such as townhouses and terraces. However, the level of housing delivery of medium to high density living is significant in the LGA, placing significant pressure on Council delivery resources and funding. It has been confirmed that the growth precincts offer the best opportunities to deliver housing aligned with key infrastructure, especially public transport. It is also important that future growth opportunities in future transport corridors (Epping to Parramatta and Norwest to Parramatta) are not undermined by further fragmentation of land resources until the planning of this infrastructure is undertaken.
- Every service age group is set to grow, placing considerable pressure on a full range of social infrastructure. At this stage, it is imperative that the City of Parramatta manages resources to efficiently deliver infrastructure in the growth precincts already in progress or planned, as well as managing the existing urban areas.

The following tables summarise how the City will achieve the dwelling targets under the Central City District Plan and also how this new housing will be distributed under this Strategy. This is based on the analysis of the evidence in this section, and also the Growth Precinct profiles at Appendix B of this Strategy.

Table 17 How the City of Parramatta is meeting its dwelling targets under the Central City District Plan

Period	District Plan Target	Housing Strategy Provision	Dwellings per year	Target achieved?	Comment
0-5 year (2016-2021)	21,650	23,720	4,744	Yes ✓	Target exceeded by 2070 dwellings
6-10 year (2022-2026)	Not provided	23,660	4,732	N/A	
11-20 year (2027-2036)	Not provided	40,520	4,052	N/A	
Total over 20 years (2016-2036)	83,975⁴³	87,900	4,395	Yes ✓	Target exceeded by 3,925 dwellings (with a further 20,020 dwellings in train in growth precincts beyond 2036)

Source: *Central City District Plan* and Council data

⁴³ Calculated as a proportion of the District Target of 207,500 dwellings for 2036, using the same proportions for Council allocation provided for in Table 2 of the District Plan (ie. 40.47%) to be provided in the City of Parramatta).

Table 18 Distribution of planned dwelling growth under this Local Housing Strategy

Precinct	Planning Forecast (to 2036) (dwgs)	Growth Precincts	% Growth
Melrose Park	6,330	Total GOP area = 64,110 dwellings	73% in GOP area
Wentworth Point	8,980		
Carter Street	5,860		
Sydney Olympic Park	8,190		
Camellia ⁴⁴	3,500		
Parramatta East	3,610		
Parramatta North	800		
Parramatta CBD	7,180		
Westmead	4,470		
Carlingford	4,470		
Telopea	4,890		
Granville	5,830		
Epping	8,910		
Infill growth (B2, R3, R4 zones)	8,790		17% outside of Growth Precincts
R2 zone (dual occs & secondary dwellings)	6,090		
Total	87,900		

Source: City of Parramatta

⁴⁴ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GOP PIC recommendations.

3. Priorities

3.1. Local Housing Strategy Objectives

The Central City District Plan (CCDP) identifies a range of Planning Priorities under the general themes of ‘productivity’, ‘liveability’ and ‘sustainability’. From the analysis of the evidence base, the Planning Priorities that are the most relevant to the policy framework for this Strategy are identified below. Under each relevant Planning Priority, a range of housing objectives are identified as well as key goals and mechanisms to align with the CCDP.

3.1.1. Liveability Priorities and Objectives

The following Liveability Planning Priorities within the CCDP are relevant to the City over the next 20+ years:

- **Planning Priority C3** - Providing services and community infrastructure to meet people’s changing needs
- **Planning Priority C5** - Providing housing supply, choice and affordability, with access to jobs, services and public transport
- **Planning Priority C9** - Delivering integrated land use and transport planning and a 30-minute city.

Council’s own Liveability objectives to assist the rate of growth outlined in this Strategy are as follows:

- **Objective 1** - Community infrastructure is adequately funded and delivered in alignment with homes
- **Objective 2** - Housing delivery is aligned and sequenced with existing transport and capacity improvements
- **Objective 3** - Funding is secured through State and robust local contributions frameworks
- **Objective 4** - Growth precincts innovate excellence in placed-based outcomes with diverse and affordable housing to suit residents’ needs
- **Objective 5** - Parramatta’s low density residential neighbourhoods to retain local character, provide housing diversity and preserve future housing opportunity

The supporting goals and mechanisms are provided below:

Goal	Mechanism
<p>Goal 1 Deliver 90% of new housing within the walking catchments of existing or committed public transport and deliver active transport networks, promoting modal shift, throughout the LGA</p>	<p>High Priority Mechanisms Prioritise growth precincts rezoning or other planning requirements aligned with public transport and upgrades as outlined in Section 4.2 of this Strategy Deliver the Parramatta Ways Strategy prioritising key opportunities to promote modal shift</p>
<p>Goal 2 Increase the proportion of one-bedroom homes and innovative three-bedroom apartments/townhouse-style homes in growth precincts Investigate and identify ‘Housing Diversity Precincts’ to assist in additional delivery of diverse housing typologies</p>	<p>High Priority Mechanism Encourage innovative affordable and diverse housing typologies in growth precincts, for example at the ground floor and podium level of residential flat buildings Reassess the target percentage of dwelling typologies (one, two and three bedrooms) to be delivered in growth precincts and amend the associated Development Control Plan Ensure any new proposals for new precincts provide for housing diversity including medium density, affordable and seniors</p>

	housing as referred to in 'Housing Diversity Precincts'
<p>Goal 3 Where appropriate, maintain existing character and Heritage Conservation Areas and preserve future housing opportunity</p>	<p>High Priority Mechanisms Undertake assessments to inform area Character Statements Protect land in potential future transport corridors from further land fragmentation by maintaining current land use controls</p> <p>Medium Priority Mechanisms Advocate for the early delivery of future mass transit corridors to deliver further economic agglomeration and housing opportunities</p>
<p>Goal 4 New development adequately funds infrastructure requirements and appropriately contributes to LGA-wide infrastructure</p>	<p>High Priority Mechanisms Accelerate the overhaul the local contributions framework by 2020 with earliest delivery precincts being a priority and an LGA-wide delivery plan in conjunction with the Operational Plan Advocate for State mechanisms that help to manage the City's liability for existing development</p>
<p>Goal 5 Support State Government to finalise and implement the SIC and PIC by the end of 2019</p>	<p>High Priority Mechanisms Liaise with the State regarding finalising the SIC and GIC frameworks Assess the impact of the SIC and PIC on the local contributions framework</p>
<p>Goal 6 Resolve statutory barriers and plan for adequate open space in the LGA</p>	<p>High Priority Mechanisms Assess the impact of the SIC and PIC on the provision of a regional open space network If necessary, liaise with the State regarding finalising these frameworks</p>

3.1.2. Productivity Priorities and Objectives

The following **Productivity** Planning Priorities within the CCDP is relevant to the expected rate of growth over the next 20+ years given much of the growth will occur with the GPOP area:

- **Planning Priority C7** - Growing a stronger and more competitive Greater Parramatta

Council's own Productivity objectives to assist the rate of growth outlined in this Strategy are as follows:

- **Objective 1** - Housing delivery complements, not compromises, the economic significance of both the Central City and the City of Parramatta
- **Objective 2** - Additional housing is focussed on growth precincts, aligned with transport infrastructure delivery to facilitate residents' access to facilities, services, social connections and jobs
- **Objective 3** - Housing delivery is efficiently sequenced to best use State and local resources and investments
- **Objective 4** - Commercial opportunities are enhanced in conjunction with growth precinct delivery
- **Objective 5** - Housing supports the key essential services in the City of Parramatta through striving for housing affordability

The supporting goals and mechanisms are provided below:

Goal	Mechanism
<p>Goal 1 Maximise the delivery of commercial and employment floor space in Parramatta CBD and surrounds, protecting strategic employment lands from residential development: Implement the employment lands strategy; minimise land use conflict with residential; and adopt a clear position of no further rezoning for residential (beyond that currently identified in strategies and Precinct Structure Plans).</p>	<p>High Priority Mechanisms Deliver the Parramatta CBD Planning Proposal with appropriate housing locations Enforce the employment land strategy (as updated as part of the Local Strategic Planning Statement inputs) and minimise land use conflict with residential development Support the development of the Westmead Innovation District</p>
<p>Goal 2 Deliver growth precincts aligned with transport infrastructure improvements and incentivise business services being delivered to our community, to provide employment opportunities as well as maximise social opportunity and vibrancy in all our centres</p>	<p>High Priority Mechanisms Prioritise the delivery of precincts in line with mass-transit upgrades Provide controls and/or incentives in the Local Environment Plan to maximise commercial floor space in diverse locations, using residential development as a lever Manage conflicts between residential uses and commercial uses Consider interim uses in precincts where commercial uses are not yet viable</p>
<p>Goal 3 Deliver 8,800 Affordable Housing dwellings in the LGA by 2036 Investigate and then identify 'Housing Diversity Precincts' and 'Incentivised Inclusionary Housing' areas to assist in additional delivery of Affordable Housing Negotiate additional provision through VPAs (subject to viability test).</p>	<p>High Priority Mechanisms Prepare an Affordable Housing Target Scheme to enable inclusion of SEPP 70 in the <i>Parramatta LEP 2011</i> Liaise with State agencies on delivery of high percentages of Affordable Housing on government land</p>

3.1.3. Sustainability Priorities and Objectives

The following Sustainability Planning Priorities within the CCDP are relevant to the City over the next 20+ years:

- **Planning Priority C19** - Reducing carbon emissions and managing energy, water and waste efficiently
- **Planning Priority C20** - Adapting to the impacts of urban and natural hazards and climate change

Council's own Sustainability objectives to assist the rate of growth outlined in this Strategy are as follows:

- **Objective 1** - Advocating for the wholesale improvement of residential built form performance improvement through State frameworks and utilities provision
- **Objective 2** - Pioneering local mechanisms to improve built form environmental performance and reduce urban heat impacts
- **Objective 3** - Protect the local character of low density residential neighbourhoods and optimise their environmental performance to benefit the whole of City of Parramatta

The supporting goals and mechanisms are provided below:

Goal	Mechanism
<p>Goal 1 Improve the environmental performance of residential development</p>	<p>High Priority Mechanisms Advocate for the improvement in base level environmental performance under SEPP (BASIX) Develop a pilot Protection of the Environment Policy (PEP) and accompanying LEP clauses</p>
<p>Goal 2 Use recycled water in key growth precincts</p>	<p>High Priority Mechanisms Liaise with Sydney Water regarding specifying dual reticulation in the LEP Implement appropriate clauses in the LEP associated with relevant precincts to achieve dual reticulation</p>
<p>Goal 3 Minimise urban heat</p>	<p>High Priority Mechanisms Include controls in the Development Control Plan for growth precincts that specify urban heat controls for roofs and podiums, facades, awnings and heating and cooling systems heat rejection Consider bonus provisions in the LEP where excellence is achieved Advocate for the inclusion of urban heat mitigation measures in SEPP (BASIX) Investigate potential of Urban Forrest / Tree Canopy Strategy, including street tree planting master plan and delivery program.</p>

3.2. Land Use Planning Approach

As identified in section 2.2.2, the City has exceeded the 0-5-year housing target in the Central City District Plan. Dwelling delivery in growth precincts is likely to exceed implied dwelling requirements outlined by the DPIE. Therefore, the principal objective of the land use planning approach in this Strategy is to ensure that housing delivery be staged to align with planned transport infrastructure upgrades, for example:

- Post commencement of PLR Stage 2 construction or equivalent (expected post 2023 for delivery in late 2020's):
 - **Melrose Park** (above the base level of 6,700 dwellings identified in the TMAP. See also Sydney Metro West, below)
 - **Parramatta East** (WSU site, only)
 - **Camellia Town Centre** (part precinct)⁴⁵
- Post commencement of Sydney Metro West construction (expected delivery in 2030):
 - **Melrose Park** (as per above, above the base level of 6,700 dwellings identified in the TMAP)
 - **Westmead** and
 - **Granville** (North).

Refer to the table diagram below.

⁴⁵ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

	0-5 YEAR (2016-2021)	6-10 YEAR (2021-2026)	10-20 YEAR (2026-2036)
INVESTIGATION		Further investigations into key areas associated with PLR2/Metro West (Camellia Town Centre⁴⁶)	Further investigations into key areas associated with PLR2 / Metro West (Rydalmere/Ermington) and Parramatta to Epping and Parramatta to Norwest mass transit
PLANNING	Growth precincts with a legislative requirement to deliver (Granville South). Precincts already in the planning process (Parramatta CBD; Melrose Park <6,700 dwellings; Westmead, Parramatta East - ADHC Site)	Growth precincts aligned with PLR2 already in early planning (Melrose Park >6,700 dwellings; Parramatta East, WSU Site; Camellia Town Centre⁴⁷) and aligned with Metro West already in early planning (Westmead; Granville, North)	Potential precincts aligned with PLR2/Metro West already in early planning (Rydalmere/ Ermington)
DELIVERY	Infrastructure planning and delivery for growth precincts underway (Epping, Carlingford, Wentworth Point and Carter Street) Infrastructure planning for growth precincts that have recently been rezoned (Telopea)	Support infrastructure provision for City growth precincts (Melrose Park <6,700 dwellings; Granville South; Telopea; Carter Street; Parramatta CBD; Epping; Carlingford; Wentworth Point; Westmead Core; Camellia Town Centre*; Parramatta East - ADHC Site)	Transport infrastructure Delivery (PLR2 and West Metro) and substantial completion of all Growth Precincts (except Parramatta CBD which is more complex and requires steady development)
COLLABORATION	Continuing to work with the Westmead Alliance to plan the Westmead Innovation District to improve services, deliver employment and complementary housing opportunity. Continue working with Urban Growth and Sydney University to plan a potential future education hub at Parramatta North. Continue to collaborate with Sydney Olympic Park on the Masterplan 2030.	Plan to deliver infrastructure for the Westmead Innovation District, Parramatta North and collaborate with Sydney Olympic Park Authority to collaborate on the regional network of infrastructure.	Collaborate with Transport for NSW on corridor planning for Parramatta to Norwest and Parramatta to Epping .

⁴⁶ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

⁴⁷ As above.

4. Actions

4.1. Implementation and Delivery

This section identifies the actions to be taken to implement this Strategy. The Local Housing Strategy actions align with the Central City District Plan (CCDP) actions, under the themes of Liveability (Section 4.1.1 which includes one CCDP Action from the Implementation theme), Productivity (Section 4.1.2) and Sustainability (Section 4.1.3). The housing actions also link to Council's housing objectives as identified Section 3.1, above and have also been correlated against the relevant LSPS Actions.

Importantly, the implementation plan contained in Sections 4.1.1, 4.1.2 and 4.1.3 below identifies the key dependencies and risks associated with the actions with each action allocated a high, medium or low priority.

4.1.1. Liveability Actions

City Priority	CCDP Liveability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
Community infrastructure is adequately funded and delivered in alignment with homes						
High	<p>Deliver community infrastructure that reflects the needs of the community now and in the future (#C3-8)</p> <p>Integrating community infrastructure to support social connections and provide a community hub (#C6-1d)</p> <p>Optimise the use of available public land for community infrastructure. (#C3-9)</p>	<p>L1. Update Community Infrastructure Strategy to reflect the dwelling numbers in this Strategy</p> <p>L2. Prepare or update Schedules of Works for growth precincts</p> <p>L3. Update LEP mapping to identify essential acquisitions</p> <p>L4. Consider community infrastructure in VPAs/Works-in-kind in line with the Schedule of Works</p> <p>L5. Support SIC and PIC delivery</p>	<p>P19, P20 & A34</p> <p>A32, A62</p> <p>P20, A63</p> <p>P23, P29</p> <p>P15, P26, P45</p>	<p>NSW Office of Sport / NSW Office of Strategic Lands: Assess any land available for augmented open space</p> <p>NSW Department of Planning & Environment (DPIE)/ NSW Greater Sydney Commission (GSC): Resolution of barriers to effective infrastructure delivery (see Risks)</p> <p>NSW Department of Education and Training: Work with the City to optimise the use of available public land. This includes MOUs for shared and joint use arrangements</p> <p>City of Parramatta Council (City): Update Schedule of Works and Local Contributions Framework, and consider LEP updates.</p>	<p>2019-2020</p> <p>L1.: Completed</p>	<p>Risks:</p> <p>Liability for existing development in infrastructure contribution plans</p> <p>Inability to identify available funding</p> <p>SIC promoting out-of-precinct site-specific Planning Proposals</p> <p>Limitations of essential works that make the augmentation of recreation and community facilities in an infill context difficult</p> <p>Monitoring:</p> <p>Build on the open space audit and maintain a database of open space augmentation</p> <p>Monitor the local contributions received from development through an improved system within the City</p>

City Priority	CCDP Liveability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
Housing delivery is aligned and sequenced with existing transport and capacity improvements						
High	<p>Prioritising opportunities for people to walk, cycle and use public transport (#C4-10b)</p> <p>In Collaboration Areas, Planned Precincts and planning for centres:</p> <ol style="list-style-type: none"> investigate opportunities for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking ensure parking availability takes into account the level of access by public transport incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including changing stations. (#C6 4c) 	<p>L6. Deliver the Parramatta Ways Strategy, Parramatta Bike Plan 2017 and CBD Integrated Transport Plan prioritising precincts in alignment with transport delivery (refer also Action P9. below – confirmation of staging plans for relevant growth precincts, in line with program of infrastructure delivery).</p> <p>L7. Incorporate Schedules of Work in new local contributions framework</p> <p>L8. Nominate key critical acquisitions CBD Pedestrian Strategy, Parramatta Bike Plan and Parramatta Ways included in the LEP.</p> <p>L9. Consider lower parking rates in growth precincts.</p> <p>L10. Consider provisions encouraging use of car sharing, electric and hybrid vehicles including changing stations.</p>	<p>P20, P36, A61, A63, A64</p> <p>A32, A38, A62</p> <p>A5, A40, A57</p> <p>A15</p> <p>A93, A97</p>	<p>TfNSW: Delivery of Parramatta Light Rail network and Metro West</p> <p>RMS: Continue to provide funding for active transport.</p> <p>DPIE:</p> <p>Address barrier of acquisitions issue in LEPs</p> <p>Support the City in drafting the necessary staging plan provisions in LEPs (see below)</p> <p>City:</p> <p>Draft LEP and, where relevant, DCP amendments through the precinct planning process or planning proposals where relevant</p> <p>Update Schedule of Works and Local Contributions Framework</p>	2020	<p>Risks:</p> <p>Transport infrastructure is not delivered and/or routes change to not align with the prioritisation of precincts</p> <p>Liability for existing development in delivery of augmented access arrangements</p> <p>Inability to identify acquisitions in the LEP without available funding</p> <p>SIC promoting out-of-precinct site-specific Planning Proposals</p> <p>Monitoring:</p> <p>Include calculations of existing resident liability for upgrades in the local contributions framework</p> <p>Monitor the liability of acquisitions in the LEP</p>
High	Prepare local or district housing strategies that address housing targets (#C5-16)	<p>L11. Continue the delivery of already rezoned precincts including:</p> <ul style="list-style-type: none"> Epping 	P4, P7, P10, P14, A17, A24	DPIE/GSC: State agencies to work with the City to support housing strategies and the delivery of local and state	Prioritise Planning Ongoing	<p>Dependencies:</p> <p>Refer to Section 4.2 and Appendix B</p>

City Priority	CCDP Liveability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
	The delivery of five-year housing supply targets for each local government area (#C5-16a.)	<ul style="list-style-type: none"> • Carlingford • Carter Street • Wentworth Point • Telopea <p>and Site-Specific Planning Proposals.</p> <p>L12. Progress already underway Planning Proposals:</p> <ul style="list-style-type: none"> • Parramatta CBD • Granville Stage 1 	As per L11.	<p>infrastructure</p> <p>RMS: Continue to consult with RMS on road capacity at Wentworth Point and Epping (funding)</p> <p>DPIE: Carter Street: State Government to amend controls through a SEPP to deliver the revised masterplan</p>		<p>Lack of mechanism to limit the number of dwellings according to capacity of infrastructure</p> <p>Monitoring: GIS linked database of dwelling approvals and completions for each growth precinct.</p>
Housing supports the key essential services in the City of Parramatta through striving for housing diversity and housing affordability						
High	Housing principles – Diversity: including a mix of dwelling types, a mix of sizes, universal design, seniors and aged care housing, student accommodation, group homes and boarding houses (#16)	<p>L13. Confirm potential of ‘Housing Diversity Precincts’, identify criteria for identification and delivery objectives etc.</p> <p>L14. Confirm potential of ‘Incentivised Inclusionary Housing’ areas, identify criteria for identification and delivery objectives etc.</p> <p>Note: the above may include pilot project(s) with DPIE and/or GSC</p>	<p>A44</p> <p>A47</p>	<p>City</p> <p>Plus DPIE / GSC, if required</p>	<p>2019-2020</p> <p>L13. completed</p> <p>L.14. completed</p>	<p>Risks: SEPP 70 could promote out of growth precinct development, particularly when there is a combination of burdens with the SIC</p> <p>Monitoring: Tracking the delivery of housing typology and Affordable Housing under SEPP 70 (and other mechanisms) both within and outside of nominated locations</p>
Med.	The delivery of 6-10 year (when agreed) housing supply targets for each local government area (#C5-16b)	<p>L15. Continue delivery in the already zoned precincts above</p> <p>L16. Finalisation and delivery of Planning Proposals for:</p> <ul style="list-style-type: none"> • Melrose Park • Granville, North 	<p>P4, P7, P10, P14, A17, A24</p> <p>As per L15.</p>	<p>City: Progress planning proposals</p> <p>DPIE/TfNSW: State government to work with the City to align housing supply with transport and infrastructure delivery.</p> <p>Cumberland Council/City/DPIE: As per the Terms of Reference with</p>	2021-2026	<p>Dependencies: Refer to Section 4.2 and Appendix B</p> <p>Risks: Lack of mechanism to limit the number of dwellings according to capacity of infrastructure</p>

City Priority	CCDP Liveability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
		<p>L17. Support the delivery of State-led precincts:</p> <ul style="list-style-type: none"> • Sydney Olympic Park • Westmead • Parramatta North • Camellia Town Centre⁴⁸ 	As per L15.	<p>the City and Cumberland Council to support timely delivery of housing at Granville</p> <p>RMS:</p> <p>Assess and monitor cumulative impacts on traffic in the region</p> <p>Liaison with Melrose Park North landowners regarding delivery of the Melrose Park Precinct, <6,700 dwellings</p>		<p>Monitoring:</p> <p>GIS linked database of dwelling approvals and completions for each growth precinct.</p> <p>Assess the level of public transit use in each growth precinct using TfNSW data</p>
Low	Capacity to contribute to the longer term 20-year strategic housing target for the District (#C5-16c)	<p>L18. Continued delivery at the above precincts</p> <p>L19. Further investigation and potential Planning Proposals and, where appropriate, delivery at:</p> <ul style="list-style-type: none"> • Camellia Town Centre⁴⁹ • Melrose Park • Parramatta East (WSU Site) • Westmead <p>Investigate potential locations for increased housing diversity (such as townhouses) consistent with local character at locations once Metro West and PLR Stage 2 / or equivalent have been finalised</p>	<p>As per L.15</p> <p>As per L.15</p>	<p>City</p> <p>DPIE: Liaison regarding:</p> <ul style="list-style-type: none"> • the delivery of Camellia Town Centre • Landowners Melrose Park, < 6,700 dwellings 	2026-2036	<p>Dependencies: Refer to Section 4.2 and Appendix B</p> <p>Risks: Lack of mechanisms to limit the number of dwellings according to capacity of infrastructure</p> <p>Monitoring: GIS linked database of dwelling approvals and completions for each growth precinct.</p> <p>Monitoring: Assess the level of public transit use in each growth precinct using TfNSW data</p>

⁴⁸ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GOPP PIC recommendations.

⁴⁹ As above.

City Priority	CCDP Liveability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
Growth precincts promote excellence in placed-based outcomes with diverse and affordable housing to suit the future demographic profile of the LGA						
Med.	<p>Providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres (#C6-1c)</p> <p>Consider the capacity for places to change and evolve, and accommodate diverse activities over time (#C6-4c)</p>	<p>L20. Investigate opportunities to increase housing diversity in each future precinct.</p> <p>L21. Review the permissibility of residential-only buildings in the B4 Mixed Use zone and the use of the B2 Local Centre zone within the LEP</p> <p>L22. Consider design guidelines with bonus structures for fine-grained ground floor space in Growth Precincts</p> <p>L23. Consider interim additional uses in the LEP in growth precincts where critical mass of uses has not yet evolved</p> <p>L24. Investigate LEP bonuses or minimum requirements for each growth precinct</p>	<p>A44, A47</p> <p>P4</p> <p>A28</p> <p>A60</p> <p>P28, A48, P23, A42</p>	<p>DPIE: Ensure State-driven Growth Precincts utilise GANSW Better Placed and Open Space for Recreation objectives.</p> <p>City</p>	<p>2020-2021</p> <p>Ongoing</p>	<p>Risk: Commercial development is not delivered in B4 zoned locations due to residential flat buildings being permissible</p> <p>Monitoring: GIS monitoring of the delivery</p>
Med.	<p>Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by:</p> <p>a. prioritising a people-friendly public realm and open spaces as a central organising</p>	<p>L25. Amend LEP in accordance with the approval of Parramatta CBD Planning Proposal street activation clauses and mapping once post-Gateway and gazettal finalised. Consider similar clauses for growth precincts where appropriate.</p> <p>L26. Undertake structure planning and develop urban design guidelines for growth precincts</p>	<p>A5, A22, A40, A67, A92</p> <p>P12, P13, A104 & Housing Diversity</p>	<p>City</p>	<p>2019-2020</p> <p>Ongoing – including required acquisitions in the LEP to deliver public realm resources</p>	<p>Risks: Lack of funding for public realm improvements if contributions framework not delivered in a timely manner.</p>

City Priority	CCDP Liveability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
	design principle b. recognising and balancing the dual function of streets as places for people and movement (#C6-1)	<p>L27. Consider preparing a local character assessment in alignment with DPIE Local Character and Place Guidelines.</p> <p>L28. Prepare or update Schedules of Works</p> <p>L29. Update LEP mapping to identify essential acquisitions to deliver public realm resources</p>	<p>Criteria A17</p> <p>A32, A38, A62</p> <p>P20, A63</p>			

4.1.2. Productivity

City Priority	CCDP Productivity Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
Housing delivery complements, not compromises, the economic significance of both the Central City and the City of Parramatta						
High	Balancing residential development with the needs of commercial development including, if required, a commercial core (#23c)	<p>P1. Expedite approval of the Parramatta CBD Planning Proposal to protect the commercial core of the CBD and promote increased commercial and housing around the core</p> <p>P2. Consider a system that can track the uptake of floor space for commercial and residential purposes.</p>	<p>A5, A22</p> <p>A68</p>	<p>City: Post-Gateway requirements and consultation</p> <p>DPIE: Final approval when appropriate</p>	<p>Late 2020: CBD PP & DCP</p> <p>2020-2036: Delivery of Local contributions framework review</p>	<p>Risk: State to resolve the SIC and PIC</p> <p>Dependency: Expanded transport capacity with Sydney Metro West (eg. A3)</p> <p>Monitoring:</p> <p>Monitor uptake of floor space for commercial and residential purposes in the Parramatta CBD and other strategic centres.</p> <p>Report on increases in Gross Domestic Product.</p>

City Priority	CCDP Productivity Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
High	Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government areas by undertaking a review of all industrial lands to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area. (#49)	<p>P3. Consider the outcomes of the GSC District employment lands review and consider zoning changes where appropriate.</p> <p>P4. Review Planning Proposals in light of Local Housing Strategy objectives and the (ELS (2016) and ELS Review and Update (2020), noting that the findings of this Housing Strategy that a reduction in employment lands is not required</p>	<p>A19, P37, A75</p> <p>P10, P13, A18, A21, A24</p>	<p>GSC: Central City District review</p> <p>City: Response to Central City District review</p>	Following finalisation of GSC Employment Lands Review	<p>Monitoring:</p> <p>Monitor land uses in industrial and enterprise corridor land.</p> <p>Consider monitoring the gross domestic product and employment intensity of various employment land locations in the LGA.</p>
Housing delivery is efficiently sequenced to best use State and local resources and investments						
High	Integrate land use and transport plans to deliver the 30-minute city (#32)	<p>P5. Finalise Precinct Planning Proposals: Manage relevant Planned Growth Precinct already rezoned</p> <p>P6. Update Schedule of Works and local contributions framework for already zoned precincts</p> <p>P7. Support SIC and PIC⁵⁰ delivery</p>	<p>As per P5.</p> <p>A32, A38, A62</p> <p>P15, P26, P45</p>	<p>GSC/DPIE: SIC and PIC delivery</p> <p>City: Precinct Planning Proposals and Contributions Plan</p>	See Section 4.2.1	

⁵⁰ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GOPP PIC recommendations.

City Priority	CCDP Productivity Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
Medium	Coordinate land use and infrastructure planning around the future for Stage 2 Parramatta Light Rail and Sydney Metro West stations at Olympic Park (#48b)	<p>P8. Prioritise and Monitor Precinct Planning Proposals related to planned rail / light rail:</p> <ul style="list-style-type: none"> • Melrose Park • Parramatta East (ADHC site) & Parramatta East (WSU site) • Camellia Town Centre⁵¹ • Westmead • Granville (North) • Parramatta North • Sydney Olympic Park <p>Manage relevant Planned Growth Precincts:</p> <ul style="list-style-type: none"> • Carlingford • Telopea • Wentworth Point 	P10, A12, A13, A14, P12, P13, P15, P14, A20, A24	<p>TfNSW: Transport infrastructure</p> <p>DPIE: SIC and PIC delivery and State-led Precincts</p> <p>City: Precinct Planning Proposals and Contributions Plan</p>	See Section 4.2.1	<p>Dependencies:</p> <p>Parramatta Light Rail Network & Sydney Metro West</p> <p>Upgrade of water and wastewater services for future rezonings</p>
<p>Additional housing is focussed in growth precincts, aligned with transport infrastructure delivery to facilitate residents' access to facilities, services, social connections and jobs</p>						
High	Align forecast growth with infrastructure (#C1-3, from Implementation theme) Infrastructure investments, particularly those focused on access to the transport network, which enhance	<p>P9. Confirm staging plans for relevant growth precincts and key planning proposals, in line with program of infrastructure delivery (refer also Action L6.).</p> <p>P10. Identify required acquisitions in the LEP</p> <p>P11. Implement Schedule of Works for active transport networks</p>	<p>P12, P13, P15, P14, A20, A24</p> <p>P20, A32, A62, A63</p> <p>As per P12.</p>	<p>City: Assess inclusions/exclusions in PIC</p> <p>GSC/DPIE: SIC and PIC delivery</p> <p>DPIE: Resolution of liability issue regarding land acquisitions</p> <p>TfNSW: liaise on delivery of PLR 2 (or equivalent), Sydney Metro West and upgrades to rail</p>	2020: Land acquisitions in the CBD to support improved transport outcomes to be identified in the LEP (subject to	<p>Risks:</p> <p>Resolution of the contributions framework and liability for land acquisitions in the LEP issues</p> <p>Lack of funding in SIC and PIC</p>

⁵¹ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GOPP PIC recommendations.

City Priority	CCDP Productivity Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
	walkability (and cyclability) within 2 kilometres of metropolitan or strategic centres or 10 minutes walking distance of a local centre (#26b)	through new Infrastructure Contributions Plan Framework P12. Consider active transport investments in VPAs/Works-in-kind	P23, P29	services prior to delivery of Sydney Metro West State Corporations: liaise on delivery of PLR 2 (or equivalent), Sydney Metro West	funding) Longer term: Investigate land acquisit'ns outside the CBD to incorporate into the LEP where appropriate.	Monitoring: Tracking public transport usage in growth precincts using TfNSW Opal card data
High	Investigate, plan and protect future transport and infrastructure corridors (#33)	P13. Extension of Dual Occupancy Prohibition Areas in the LEP where there is a need to preserve future opportunity in the Parramatta to Epping and Parramatta to Norwest future mass transit corridors	A30	City: Interim review as part of LEP Harmonisation Project TfNSW: Work with the City to deliver <i>Future Transport Strategy 2056</i>	2019-2020	Key dependency: Delivery of <i>Future Transport 2056</i> longer-term projects Monitoring: Monitor the level of conversion of land in non-dual occupancy prohibition locations
Low	Investigate, plan and protect future transport and infrastructure corridors (#33)	P14. Investigate housing opportunity post corridor planning for delivery post-2036	N/A	City: Future housing investigation TfNSW: Work with the City to deliver <i>Future Transport Strategy 2056</i>	2026-2031	Key dependency: Delivery of <i>Future Transport 2056</i> longer-term projects Monitoring: Monitor the level of conversion of land in non-dual occupancy prohibition locations
Low	Investigate opportunities for renewal of Westmead East as a mixed-use precinct, including the need for new or augmented road	P15. Support development and implementation of the Westmead Innovation District Master Plan P16. Investigate longer-term mid-block connections and mixed	P38, A70, A80 N/A	City DPIE Health NSW TFNSW	2026-2036 Re-investigate potential for rezoning and	Key dependency: Sydney Metro West Monitoring: Monitor dwelling or other types of delivery of

City Priority	CCDP Productivity Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
	connections to serve increased densities at Westmead East (#28)	use renewal in east of precinct			connect'n in east of Precinct	housing in the Westmead Innovation District. Re-assess viability based on Sydney Metro West delivery and the above.
High	Continue the review of planning controls for the Epping Strategic Centre in collaboration with State agencies. (#42)	P17. Finalise Epping Planning Review	P3, P6, P12, A27, P35, P46, P68, P69	DPIE RMS	2019-2020: Progress the Epping Planning Review and implement any LEP amendments	Risk: Lack of funding to support the infrastructure improvements required Monitoring: GIS-based monitoring of commercial floorspace and dwelling delivery
Housing supports the key essential services in the City of Parramatta through striving for housing diversity and housing affordability						
High	Housing principles – Diversity: including a mix of dwelling types, a mix of sizes, universal design, seniors and aged care housing, student accommodation, group homes and boarding houses (#16).	As per L13. and L14., above	As per L13. & L14. above	City DPIE / GSC if required	2019-2020	Risks: SEPP 70 could promote out of growth precinct development, particularly when there is a combination of burdens with the SIC. Monitoring: Tracking the delivery of housing typology and Affordable Housing Under SEPP 70 (and other mechanisms) both within and outside of nominated locations.
High		P18. Liaise with State agencies on delivery of high percentages of Affordable Housing on government land where viable	A48	City / DPIE / GSC	Ongoing	

4.1.3. Sustainability

City Priority	CCDP Sustainability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
<ul style="list-style-type: none"> Advocating for the wholesale improvement of residential built form performance improvement through State frameworks Pioneering local mechanisms to improve built form environmental performance, reduce urban heat impacts and improve resilience 						
High	<p>Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Growth Areas, Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects. (#C19-75)</p> <p>Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares. (#C19-79)</p> <p>Support innovative solutions to reduce the volume of waste and reduce waste transport requirements. (#C19-78)</p>	<p>S1. Continue to implement High Performance Building clauses as part of the Parramatta CBD Planning Proposal.</p> <p>S2. In the absence of State intervention, consider expanding High Performance Building clauses to growth precincts</p> <p>S3. Consider LEP provisions for dual reticulation in GPOP growth precincts where PLR2 is applicable, in the absence of any further direction from Sydney Water regarding alternative models of water delivery and wastewater.</p> <p>S4. Update waste management section of the DCP based on the updated Waste Not model DCP.</p>	<p>A92, A94</p> <p>As per S1.</p> <p>A92, A93</p> <p>A93, A96</p>	<p>DPIE / GSC / City: Update SEPP (BASIX) as a matter of urgency to deliver better performance across all built form.</p> <p>Strengthen the <i>Apartment Design Guide</i> associated with SEPP 65, particularly in regards to design features that can assist reduce the urban heat effect in built form (e.g. solar reflectance).</p> <p>Sydney Water, DPIE & TfNSW: Provide a clear position on the future of water and wastewater supply in the GPOP</p> <p>Plan for a dual reticulation system incorporated in PLR Stage 2 or equivalent works or Metro West</p> <p>EPA</p>	2019-2020	<p>Risks:</p> <p>No position on providing recycled water is provided by Sydney Water and therefore considered an inappropriate impost on development.</p> <p>Development proceeds without dual reticulation in relevant growth precincts and the opportunity is lost to reduce potable water use.</p> <p>An alternative water/wastewater framework is adopted by Sydney Water, making dual reticulation redundant.</p> <p>Monitoring: If the less desirable local provisions/bonuses are adopted, monitor the take-up rate of the provision to inform future infrastructure planning.</p>
High	Mitigate the urban heat island effect and reduce vulnerability	S5. Introduce solar reflectance performance	A94	DPIE: Update SEPP (BASIX) to deliver better solar reflectance	2020-2021	Risk: That SEPPs are not modified to address

City Priority	CCDP Sustainability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
	to extreme heat. (#C20 83)	into BASIX and/or LEP clauses for built form environmental performance addressing heat gain. S6. Investigate the potential introduction of urban heat provisions to Growth Precincts (and potentially across the whole LGA), for example an Urban Forrest / Tree Canopy Strategy, including street tree planting master plan and delivery program	P66, A100, A101, A103	performance across all built form Strengthen the Apartment Design Guide in regards to design features that can assist reduce the urban heat effect in built form (e.g. solar reflectance) City: LEP amendments		the issue.
High	Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards (#C20-81) Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in the Parramatta CBD (#C20-85)	S7. Prepare LEP controls to address the “Shelter in Place” strategy for the Parramatta CBD S8. Consider the risks at Camellia in further technical studies, examining broader impacts of mitigation strategies.	A107 P15, P44	DPIE / City: Finalise and exhibit CBD Planning Proposal Liaise regarding flood impacts in Camellia Growth Precinct (Stage 1)	2019-2021	Risks: Future development at locations such as Camellia could exacerbate risk at other locations Monitoring: Systems in place to support the Shelter-in-Place Strategy
Optimising the provision and quality of active and passive open spaces, including the Green Grid and waterways						
Medium	Enhance sustainability and liveability by improving and	S9. Include foreshore revitalisation Schedule of	A32, A62	DPIE/OEH: Develop a water quality target that all 11 Councils	2020-2021	Monitoring: Monitor water quality

City Priority	CCDP Sustainability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
	<p>managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport. (#C13-61)</p> <p>Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes (#C13-62)</p>	<p>Works in an overhauled local contributions system</p> <p>S10. Improve water sensitive urban design controls in DCP</p> <p>S11. Encourage water retention on-site in existing lower density neighbourhoods</p>	<p>A104</p> <p>As per S11.</p>	<p>in the catchment need to address as recommended in the Parramatta River Catchment Group Masterplan.</p> <p>City: Address water quality target</p>		<p>Advocate for regulatory framework for monitoring of on-site detention systems</p>
Medium	<p>Progressively refine the detailed design and delivery of: Greater Sydney Green Grid priority corridors and projects important to the District (#C16-69a)</p> <p>Delivering or complementing the Greater Sydney Green Grid (#C17-71f)</p> <p>Opportunities for connections that form the long-term vision of the network (#C16-69b)</p> <p>Walking and cycling links for transport as well as leisure and recreational trips (#C16-69 c)</p>	<p>S12. Update Schedules of Work and local contributions framework prioritising sections of the network that have a direct association with planned precincts</p> <p>S13. Update LEP mapping where required (zoning and/or acquisitions)</p> <p>S14. Consider DCP updates as a result of Parramatta Ways and the Green Grid</p>	<p>A32, A62</p> <p>P20, A63</p> <p>P36, A86</p>	<p>DPIE: Resolution of issues with land acquisition funding. State Government needs to investigate wide ranging funding mechanisms and undertake appropriate measures to preserve land for future delivery of the network.</p> <p>City: Local contributions framework, LEP and DCP</p>	<p>2020-2021</p>	<p>Risk: Not being able to acquire land for critical connection in the Green Grid</p> <p>Dependent on resolution of funding acquisitions barrier</p> <p>Monitoring: GIS mapping of the Green Grid and improvements</p>
High	<p>Maximise the use of existing open space and protect, enhance and expand public</p>	<p>S15. Consider LEP amendments once the outcomes of the open</p>	<p>P20, A35, P33</p>	<p>DPIE:</p> <p>Ensure state-driven growth Precincts utilise GANSW Better</p>	<p>Following finalisation of the Office of</p>	

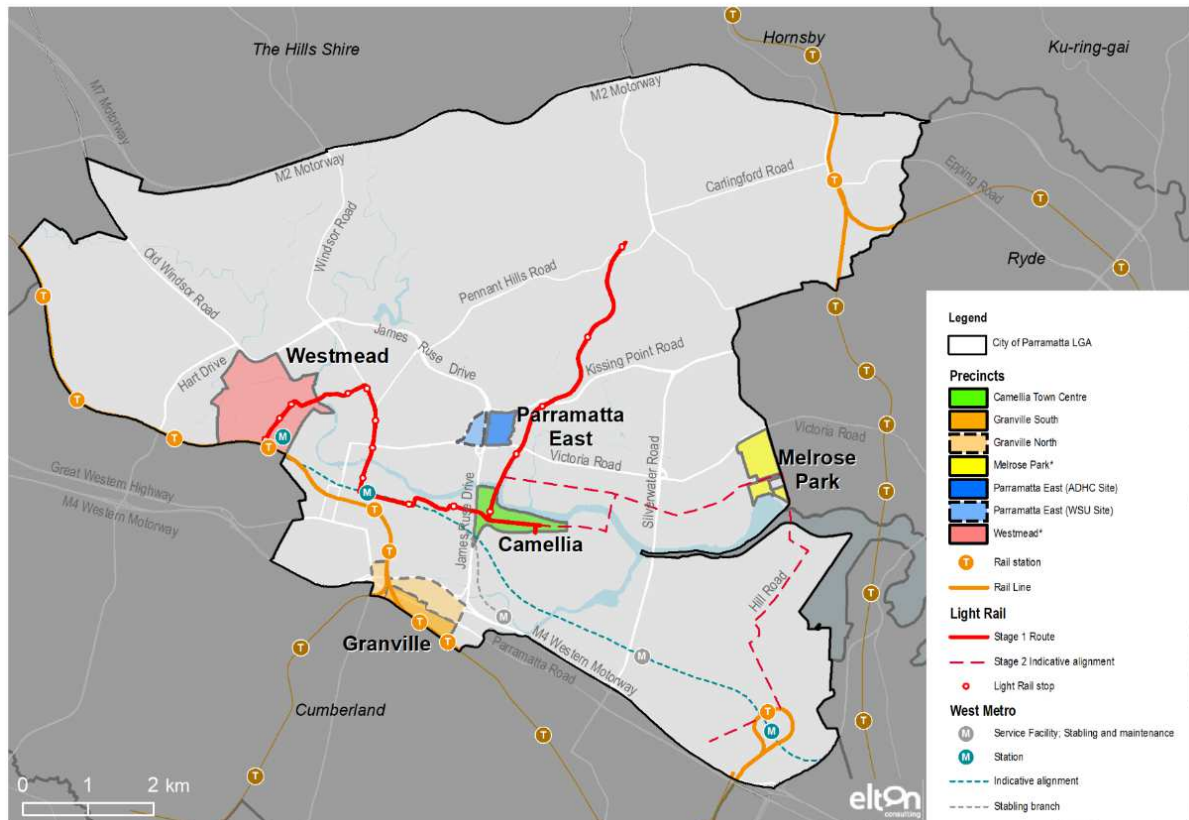
City Priority	CCDP Sustainability Action number (#)	Local Housing Strategy Action / Policy	Relevant LSPS PD or Action	Responsibility	Timing	Risks, dependencies, monitoring
	open space by: providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow (#C17-71a)	<p>space study are published by the Office of Sport.</p> <p>S16. Expand the Dual Occupancy Prohibition Area to limit change in areas outside of growth precincts to manage the provision of open space</p> <p>S17. Schedule of Works and overhauled local contributions system</p>	<p>A30</p> <p>A32, A62</p>	<p>Placed and Open Space for Recreation objectives.</p> <p>Ensure regional open space is in the SIC/PIC</p> <p>City: Local contributions framework, LEP and DCP</p>	<p>Sport's open space study</p> <p>2019-2020</p> <p>Finalise Harmonisation Project</p>	
High	<p>Investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space (#C17-71b)</p> <p>Requiring large urban renewal initiatives to demonstrate how the quality of, or access to, high quality and diverse local open space is maintained or improved (#C17-71c)</p> <p>Planning new neighbourhoods with a sufficient quantity and quality of new open space (#C17-71d)</p>	<p>S18. Consider setting standards for the provision of open space within growth precincts in the DCP</p> <p>S19. Plan for a regional network of open space</p> <p>S20. Develop Schedule of Works and overhauled local contributions system</p> <p>S21. Identify acquisitions or appropriate zoning for open space resources</p> <p>LEP Mapping for each growth precinct as they are planned</p>	<p>As per S15.</p> <p>As per S15.</p> <p>As per S17.</p> <p>A63, P20, A63</p>	<p>DPIE: Deliver the SIC and PIC with provision for the open space network</p> <p>City: Local contributions framework, LEP and DCP</p>	Ongoing	<p>Risk: Insufficient quantities of open space are identified in the LEP and barrier to a regional network are not able to be overcome</p> <p>Monitoring: GIS-based systems monitor publicly provided and privately provided open space, enabling ongoing monitoring of provision.</p>

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4.2. Sequencing of key Planning Proposal/s

The key Planning Proposals which are located within growth precincts are described in the sub-sections below and illustrated in Figure 17. These precincts are subject to staging or sequencing factors. The Implementation Plan (Section 4.1) provides a detailed response on the *Parramatta LEP 2011*.

Figure 17 Melrose Park, Parramatta East, Camellia, Granville and Westmead Growth Precincts with planning proposals that are subject to staging factors



Source: City of Parramatta

Parramatta CBD Planning Proposal

Status: Post-Gateway

Rezoning / Release timeframe: Late 2020

Delivery: Early 2020s to 2036 and beyond

Housing typologies: High-rise residential flat buildings, Shop-top housing/Mixed Use

This Planning Proposal was lodged with the DPIE in 2016 to guide the development of the Parramatta CBD. The key objectives of the Planning Proposal are to:

- To strengthen Parramatta's position as the Sydney Metropolitan Central City.
- To increase the capacity for new jobs through the further opportunity for high quality commercial floor space in the commercial core
- To increase the number of dwellings so as to create a dynamic and diverse city.
- To encourage a high quality and activated public domain with good solar access.
- To facilitate the provision of community infrastructure to service the growing city.
- To future proof the city through efficient and sustainable use of energy and resources.

- To manage risks to life and property from flooding.
-

Granville Planning Proposal (part of South area)

Status: Post-Gateway

Rezoning / Release timeframe: 2020 - 2021

Delivery: 2020 to 2036

Housing typologies: High-rise residential flat buildings, Shop-top housing

A Planning Proposal for part of the Granville Precinct (Part Stage 1) has been prepared and exhibited applying to land bounded by Parramatta Road, Victoria Street, Albert St and the railway line. This has received permission to proceed by the DPIE in what is called the Gateway Review process. As part of the post-Gateway phase, a Development Control Plan is being prepared by the City to provide the detail of how the development would proceed. Delivery is also predicated on completion of the Traffic and Transport Study for the Parramatta Road Corridor.

Harmonisation Stages 1 and 2

Land Use Planning Framework Harmonisation

Status: Initial Planning Proposal prepared

Rezoning / Release timeframe: 2021

Housing typologies: Not applicable

The primary objective of the Harmonisation Planning Proposal will be to align the five Local Environmental Plans that currently regulate land use in the City of Parramatta LGA. The key changes to the LEP will include:

- To reconcile the land uses that are allowed in each zone
 - To reconcile requirements for certain types of development across each zone, such as minimum lot size
 - To consider the suitability of making some dwelling types, such as dual occupancy, not permissible in some areas to preserve character, and promote diversity of housing, considering the intensive levels of higher density in Growth Precincts in the City, and to potentially preserve future opportunity post the life of this Local Housing Strategy.
-

Melrose Park (North Precinct - Victoria Road frontage extending to Hope Street)

Status: Underway

Rezoning / Release timeframe: 2020 - 2021

Delivery: 2021 – 2036 and beyond

Housing typologies: Medium-rise residential flat buildings, Shop-top housing

Construction of the Victoria Road frontage re-development for mixed use development with the exception of the very western edge is nearing completion. A Planning Proposal applies the remainder of the area that extends south to Hope Street. The proposed planning controls are subject to the outcomes of a TMAP and further urban design modelling/testing. A VPA will deliver funding for a future connection to Wentworth Point and to the Sydney Metro West at Sydney Olympic Park.

Granville (remainder of south area)

Status: In planning

Expected rezoning/release timeframe: 2021 – 2026

Delivery: 2020 to 2036

The remainder of Granville (South Area) will enact the planning work undertaken for the Parramatta Road Urban Transformation Corridor Strategy. Key dependencies of this Planning Proposal are further investigation work into traffic and transport and collaboration with Cumberland Council on planning for the precinct. Delivery is also predicated on completion of the Traffic and Transport Study for the Parramatta Road Corridor.

Melrose Park (South Precinct – South of Hope Street)

Status: Underway

Rezoning / Release timeframe: 2022 - 2023

Delivery: 2023 – 2036 and beyond

Housing typologies: Medium-rise residential flat buildings, Shop-top housing

A draft structure plan for the southern portion has recently been submitted and is currently under assessment. (Note: The entire Melrose Park precinct, which includes the Victoria Road site, the North Precinct and the South Precinct) has a base level capacity of 6,700 dwellings. Any additional dwellings are fully dependent on the delivery of a bridge to Wentworth Point via the PLR Stage 2 (or equivalent) and a connection to the proposed Sydney Metro West anticipated in 2030.

The landholdings in the south of the precinct are more fragmented and have viable business operations. It would not be expected that the conversion of the land would occur until the 10 year plus timeframe of this Housing Strategy and possibly beyond.

Camellia Town Centre (Stage 1)

Status: Underway

Rezoning / Release timeframe: 2020 - 2021

Delivery: 2027 – 2036 and beyond

Housing typologies: High-density residential flat buildings, Shop-top housing

A Master Plan for the Camellia Town Centre prepared by the DPIE was exhibited in early 2018 and the planning process is progressing towards the statutory planning stage involving the making of a corresponding planning instrument. A business case by Transport for NSW for Stage 2 or equivalent of the PLR will clarify the preferred route in terms of whether it follows Grand Parade or whether it crosses the Parramatta River consistent with the Stage 1 route.

Parramatta East (ADHC Site)

Status: Underway

Rezoning / Release timeframe: 2022 - 2023

Delivery: 2022 – 2036

Housing typologies: Medium-rise residential flat buildings, Shop-top housing

⁵³ Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

Planning Proposals for two key sites (ADHC and former Macquarie Boys High School site) by the State Government are currently progressing. Retention of the former Macquarie Boys High School site as an educational facility is being investigated due to the shortage of educational facilities in the LGA.

Granville (North area)

Status: Planning will commence post rezoning of Stage 1 (South)

Delivery: 2020 to 2036

Housing typologies: As per the Parramatta Road Corridor Urban Transformation Strategy (pending confirmation of transport and traffic studies and any other required investigation)

Granville (North) – formerly known as Stage 2 - will commence post the rezoning of Stage 1 to effectively stage the precinct. Delivery is also predicated on completion of the Traffic and Transport Study for the Parramatta Road Corridor.

Westmead

Rezoning / Release timeframe: 2022 - 2023

Delivery: 2020 – 2036 and beyond

Housing typologies: Medium-rise residential flat buildings, Shop-top housing

Westmead Stage 2 is highly dependent on the delivery of the Sydney Metro West line to increase the transport capacity to the precinct and the expected increase in redevelopment feasibility that will result. It is noted that the recent release of the EIS for Sydney Metro West includes a station at Westmead, which is supported by Council. At this stage, investigations into feasibility by City of Parramatta have revealed redeveloping the low-scale residential flat buildings is not currently economically viable.

The sequencing and/or staging of the above key planning proposals is critical to delivering growth in line with infrastructure, which is a key foundation of this Strategy. The City will work with the DPIE and the GSC via the GOP PIC to ensure that infrastructure supports growth. It will rely on statutory mechanisms (such as local provisions within environmental planning instruments or other statutory frameworks) to ensure that developers cannot fast-track development ahead of local and State government infrastructure provision.

In other words, housing growth without a plan for supporting infrastructure (including funding and implementation) is not supported or endorsed by this Strategy.

4.3. Housing Diversity Precincts

The Strategy identifies the need to increase the diversity of housing typologies to match a predicted increase in demand and address the potential over provision of one or more housing typologies (ie. apartments) in current Growth Precincts.

Housing Diversity Precincts need to provide for medium density housing, affordable housing and/or seniors housing as described in Table 15 (Section 2.6.2) and in accordance with the Housing Diversity Precinct Criteria contained in the City's endorsed LSPS. For a site precinct to be considered as a Housing Diversity Precinct, it must satisfy the following criteria:

- (1) Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods.
- (2) Be at least 1 hectare and located either:
 - a. entirely within a 10 minute walk of, a Strategic or Local Centre, or
 - b. within the GOP area, having 30 minute door-to-door access to employment in Parramatta CBD, Westmead or Sydney Olympic Park.

- (3) Include or be located within walking distance (800m) of retail convenience.
- (4) For sites 1-2 ha in size - contain or be entirely within a 5 minute walk of a park, sportsground or play space as detailed in the Community Infrastructure Strategy
- (5) For sites greater than 2 ha in size – require the on-site provision of quality parks, sportsgrounds or play spaces as detailed in the Community Infrastructure Strategy
- (6) Be predominantly low-rise, two to three storeys.
- (7) Propose one or more of the following housing types:
 - attached or detached dwelling houses
 - terrace housing
 - semi-detached housing
 - villas
 - townhouses
 - manor homes
 - co-housing (maximum 3 storeys)
 - seniors housing (maximum 3 storeys)
 - new age boarding houses (maximum 3 storeys)
- (8) Residential flat buildings may be permitted in Housing Diversity Precincts, but only where:
 - a. The built form is compatible with the surrounding neighbourhood and meets the urban test as per clause (1); and
 - b. Other housing types are also provided in the precinct, as specified in clause (7); and
 - c. They contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's aspiration is for a higher provision.
- (9) Have strategic merit in relation to: access (including to a regular public transport service); constraints; topography; environment; and amenity.

4.3.1. Future Investigation Areas – post 2026

At present, there is an excess of housing capacity in the LGA to meet the DPIE's Implied Dwelling Demand. However, a number of areas have been identified as future investigation areas should they be required within the life of this Strategy, or to be investigated and possibly planned within the timeframe for delivery in the post-2036 period. These include:

- **Rydalmere/Ermington**
- **Parramatta CBD to Epping Corridor**
- **Parramatta CBD to Norwest Corridor**

Key dependencies – Parramatta Light Rail Stage 2 or equivalent; Sydney Metro West; and public transit delivery

The Rydalmere-Ermington corridor consists of generally low-density housing stock. A significant proportion of the dwellings in the area are owned by the State government as social housing dwellings. The City will not investigate these areas until the requisite infrastructure is in place.

There is a future opportunity, dependent on the delivery of Parramatta Light Rail Stage 2 or equivalent through the area, to deliver renewed social housing better suited to need, Affordable Housing and private housing with quality public transport access to both the Sydney and Parramatta CBDs. There are significant challenges in provision of adequate levels of open space and traffic will likely be a major constraint.

Considering that some larger landholding opportunities are currently in progress along this route (Melrose Park Growth Precinct and two site-specific Planning Proposals), it is suggested that there will be adequate supply in this area until the post 2036 period.

However, this area should be investigated in the post-2026 period for their potential to deliver further

diverse housing opportunities post the 2036 period, including providing for potential Housing Diversity Precincts

The Parramatta to Norwest Corridor and the Parramatta to Epping Corridor are identified in *Future Transport 2056*. If linked to public transit delivery, these two corridors could further increase the economic agglomeration of all three strategic centres, increasing local employment opportunity. While indicative corridors have been shown in *Future Transport 2056*, these are by no means certain and do not necessarily align with opportunities to develop higher-order centres along the corridor. Therefore, detailed planning of the corridors is suggested and hence, at this stage, future housing opportunity should be preserved in these location until transit details are clarified.

4.4. Monitoring and Review of Housing Data

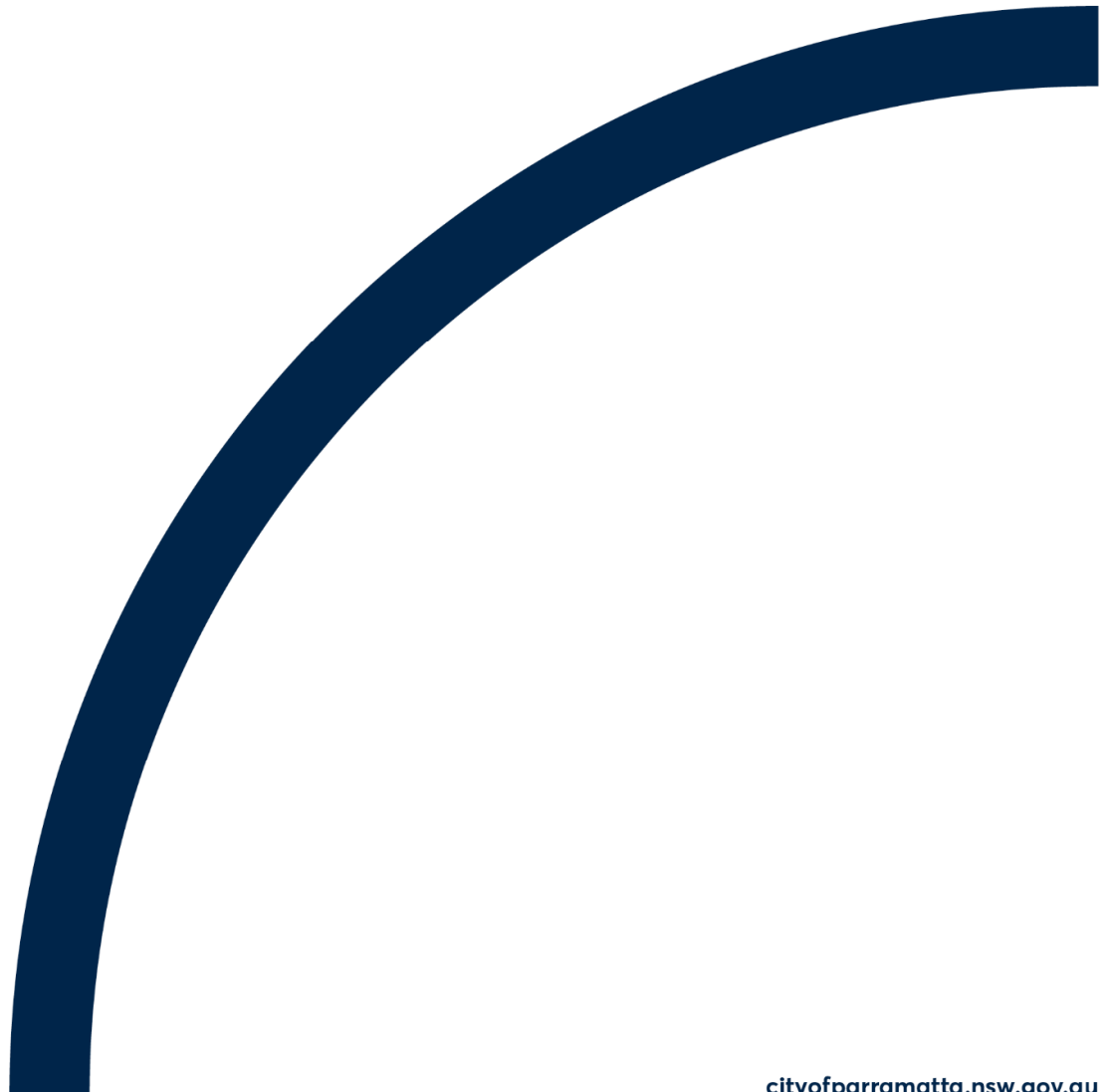
With the City growing at a rapid rate, and acknowledging that this growth is dependent on the finalisation of the GPOP PIC as well as specific cycles in both the commercial and residential sectors, it is critical that up-to-date data on dwelling delivery and commercial floor space is collected, analysed and available to enable a more responsive approach.

A Geographical Information System (**GIS**) to track residential and commercial development will enable the City to be agile in its response to:

- Early flagging of when future infrastructure upgrades are required
- More precise timing of future investigation areas if residential opportunity is required
- Identify where the mix of land uses may need to be re-evaluated, such as increased commercial development e.g. in Camellia as an overflow to the Parramatta CBD if required
- Track the typologies of housing that are being delivered to pin-point typologies of expected under supply and indicate this to the market through Development Control Plan updates.

This key monitoring tool will enable a strong evidence base for review of Planning Controls in the future. It will also serve as a key evidence base to control development that is not required, where it is out-of-sequence and/or not aligned with key infrastructure delivery at both the local and State levels.

Appendices



A Demographic overview, housing demand and supply

Appendix A provides the demographics and housing evidence base required by Annexure 1 of DPIE's Local Housing Strategy Guideline. It explains the methodology then provides a Demographic Overview (Section A-1) followed by a Housing Demand (Section A-2) and Housing Supply (Section A-3) analyses.

Methodology

The data sources used to inform the demographic analysis are identified in Table 17.

Table 17 Data sources

Data Source	Description	Comment
Australian Bureau of Statistics	Census 2001, 2006, 2011, 2016 2018 Regional Population Growth (Cat. No. 3218)	
Profile.id	Census 2001, 2006, 2011, 2016	Profile.id draws from ABS' Estimated Resident Population data, and enumerates based on place of usual residence.
Forecast.id	Census 2001, 2006, 2011, 2016	
Department of Planning, Industry & Environment (DPIE)	NSW Population, household and implied dwelling projections 2016 and the Housing Tool 2018	
Family and Community Services	FACS rental and sales data	
Dwelling pipeline analysis	Analysis of dwelling potential as identified in this Housing Strategy	The dwelling potential could mean that the City of Parramatta exceeds the population estimates of DPIE.

The demographic analysis used three sets of comparison areas:

- Central City District
- City of Sydney and Inner West Council
- North West Sydney housing market demand area (HMDA)

The Central City District comparison area provides the relevant district context. The City of Sydney and Inner West Council were used as LGA comparisons because each offer insights into demographic compositions and trends, namely:

- The City of Sydney as a CBD, which is a useful comparison given the strategic role Greater Parramatta will play as the metropolitan centre of the Central River City
- The Inner West as an inner urban area, with infill and urban renewal characteristics

It is anticipated that City will have similar characteristics to both areas and represent something in between.

Housing Market Demand Areas (HMDA) are based on the dynamics of how people move around; rather than statistical or local government boundaries. They are based on research showing that most households do not move long distances in Sydney.⁵⁴ HMDAs therefore help to define areas where far more households are moving around *within*, rather than in or out. Accordingly, the North West Sydney HMDA provides insight into the housing market of the Parramatta LGA, particular in terms of affordability.

⁵⁴ Tice, A. Pinnegar, S. Legacy, C. and Randolph, W; Implementing metropolitan planning strategies, taking in to account local housing demand, City Futures, UNSW 2013.

A-1 Demographic overview

A-1-1 Population change

The City was home to 243,276 people in 2017 (ABS, 2018 projection). It has a larger population than the City of Sydney (232,926) and the Inner West Council (194,564).

Table 2018 Total number of people living in City of Parramatta, Inner West Council and City of Sydney 2016-2017

LGA	2016 (ABS projection)	2017 (ABS projection)	Potential considering dwelling pipeline as per the analysis in this Housing Strategy
City of Parramatta	234,444	243,276	469,987
Inner West Council	191,194	194,564	-
City of Sydney	222,717	232,926	-

Source: DPIE Housing Tool, data sourced from ABS, 2018, Regional Population Growth (Cat. No. 3218.0). Analysis undertaken for this dwelling strategy.

Under DPIE's NSW Population Projections, between 2016 and 2036 the City of Parramatta is expected to experience dramatic population growth. The anticipated change will result in:

An estimated population of 416,750 by 2036 with a total increase of 177,900 residents between 2016 and 2036, representing a population increase of 74.5% over 20 years. By contrast, Forecast ID projects that the City of Parramatta's population will be 389,017 by 2036. For the purposes of this demographic analysis, DPIE's 2018 projections are adopted.

Estimates by DPIE anticipated strong and consistent population growth between 2016 and 2031 which will ease 2031 to 2036 slightly.

However, the analysis in this Housing Strategy regarding dwelling numbers would indicate there is a strong potential for greater population growth.

Methodology for new population figures based on Planning Scenario

The following methodology was used to determine the likely population based on the housing supply pipeline in the Central City identified in the Strategy. A slightly lower average household size is being utilised than predicted by DPIE (2.5 instead of 2.58) as a result of the following analysis.

- The existing dwellings according to ABS 2016 (85,616) and LGA population was utilised as the base data. This produces an average household size of 2.7.
- As growth is to be focussed in high density growth precincts, the average household for recently developed growth precincts was determined through Social Atlas id (Epping, Wentworth Point and the Parramatta CBD). The new growth locations' average household was 2.3.
- The planning scenario dwelling numbers of 87,900 with an average household size of 2.3 was used to predict the population growth of 202,170.
- This was added to the existing population of 234,444 (currently an average household size of 2.7)

This analysis suggests that the total population forecast for the LGA would be 433,790.

In comparison, if average household sizes predicted by DPIE (2.58 average across all dwellings) are utilised in conjunction with the planning scenario figures outlined in this Housing Strategy, the population forecast would be 447,671 as shown in Table 19 below.

Table 21 Applying DPIE average household size to the Planning Scenario

	Dwellings	Average Household Size	Population
Current dwellings	85,616	2.7	234,444
Planning scenario additional dwellings	87,900	2.3	202,170
Total Housing Strategy population using dwelling and household size assumptions	173,516	2.5	433,790
Comparison using DPIE average household size assumptions			
	173,516	2.58	447,671

Source: DPIE, 2016, NSW population, household and implied dwellings projections

When compared to the comparison LGAs of Inner West Council and the City of Sydney, the City of Parramatta is anticipated:

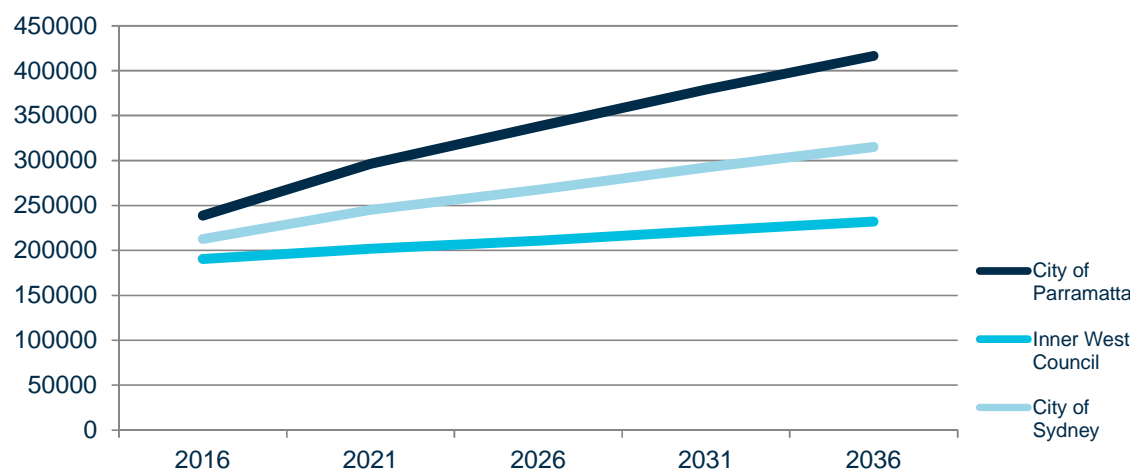
- to have a larger population than each of Inner West Council and City of Sydney by 2036 (Figure 17)
- to see the strongest growth rate of the three LGAs over the 20-year period (Table20)
- to see the largest anticipated absolute and relative increase in population compared to 2016.

Implications for Housing Strategy

The expected population change will require a housing strategy which considers the challenges in delivering significant housing supply, while ensuring choice and affordability. Based on the overall population changes:

- There will be significant demand for housing options as the population experiences strong and consistent growth over the next 20 years
- Housing will need to be aligned with major infrastructure and local community infrastructure delivery. From the City’s perspective, a robust sequencing strategy is required to ensure that community infrastructure can be delivered in a timely fashion and utilise the City’s internal resources as efficiently as possible.
- This demand may begin to ease slightly by 2031 to 2036 but will still be higher than other LGAs in Sydney.

Figure 17 Population forecast for City of Parramatta, Inner West Council and City of Sydney 2016-2036 (based on 2016 DPIE forecast figures)



Source: DPIE, 2016, NSW population, household and implied dwellings projections

Table 22 Population growth between 2016-2036 for City of Parramatta, Inner West Council and City of Sydney (based on DPIE forecast figures)

LGA	2016-2026 (%)	2026-2036 (%)
City of Parramatta	41.5	23.3
Inner West Council	10.6	10.2
City of Sydney	25.9	17.8

Source: DPIE, 2016, NSW population, household and implied dwellings projections

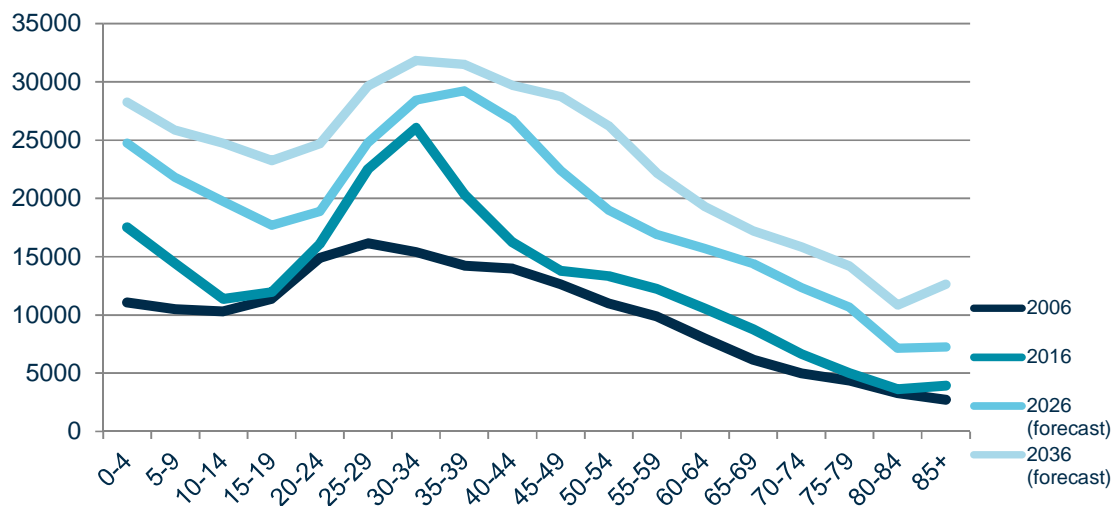
A-1-2 Population age

Trends and current situation

City of Parramatta’s age composition is changing. Between 2006 and 2016, the fastest growing groups were those aged 25 and 39, with a corresponding growth in babies and children (see Figure 18). During this time, the demographic changes were similar in the City of Parramatta and the Central City District, with the exception that there was a proportional increase in those aged 25-34 in the City of Parramatta compared with declines in that age group in the Central City District, reflecting City of Parramatta’s growing role as the District’s economic hub.

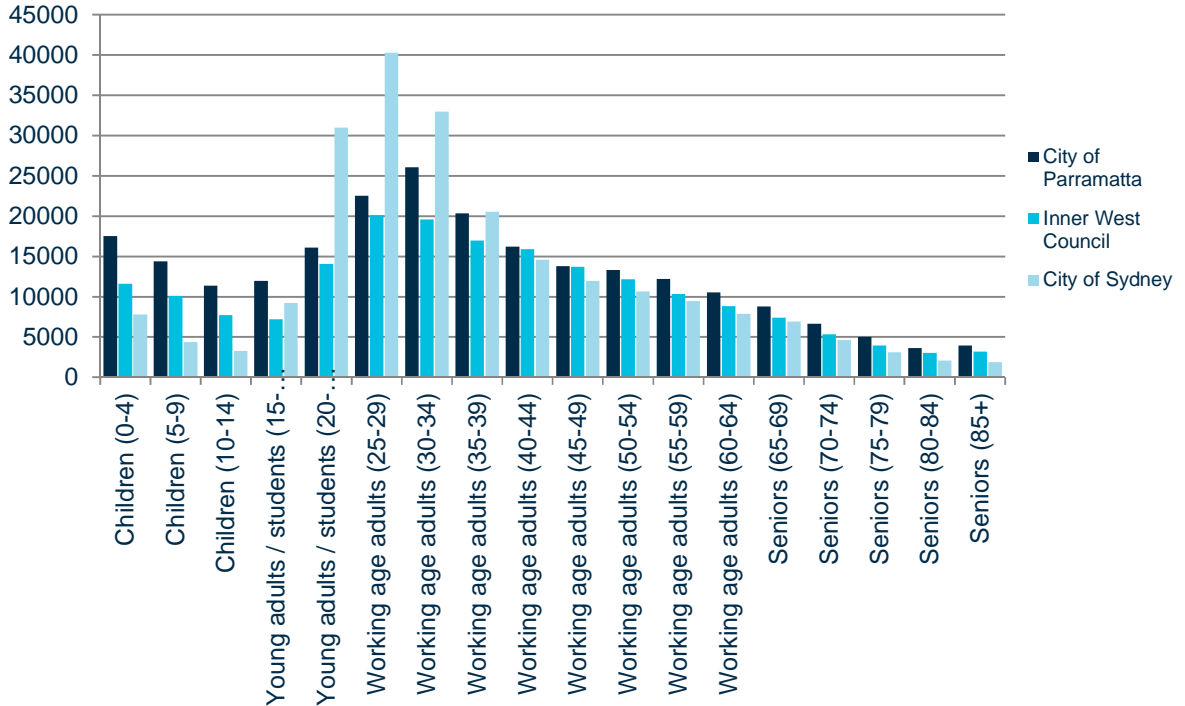
Compared with the City of Sydney, the City of Parramatta has much greater age diversity (see Figure 19). The City of Sydney has significant proportions of young adults and young workers with low proportions of children and residents aged 45 and older compared to Parramatta and the Inner West. The City of Parramatta has the highest amount of people aged under 20 of the three LGAs and more residents aged 40 years or older than the City of Sydney.

Figure 18 2006-2036 service age group trends and forecast for the City of Parramatta



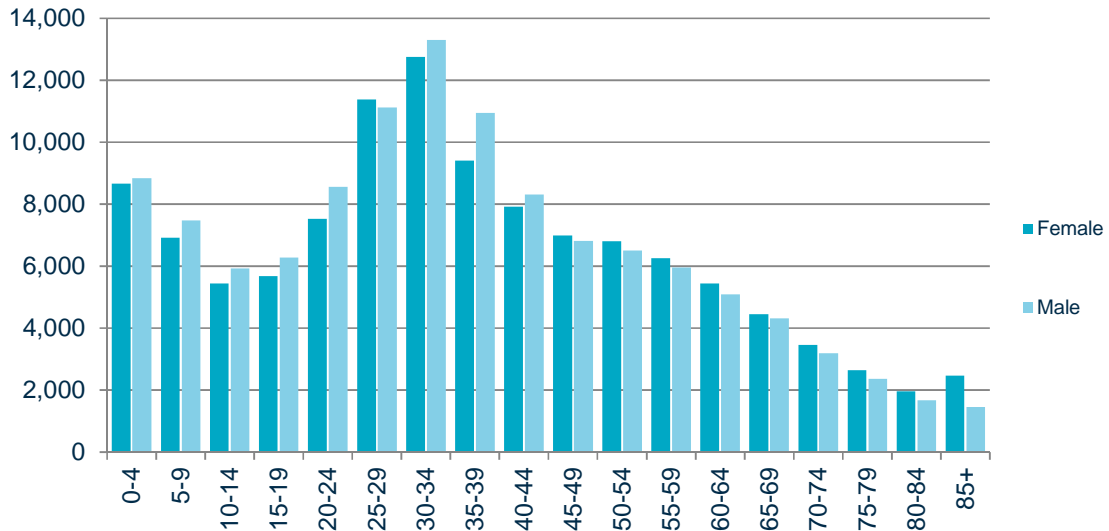
Source: DPIE Housing Tool, data sourced from ABS, 2018, Regional Population Growth (Cat. No. 3218.0) and DPIE, 2016, NSW population, household and implied dwellings projections

Figure 19 2016 Service age groups for City of Parramatta, Inner West Council and City of Sydney



Source: DPIE Housing Tool, data sourced from ABS, 2018, Regional Population Growth (Cat. No. 3218.0)

Figure 20 2016 service age by gender for the City of Parramatta



Source: DPIE Housing Tool, data sourced from ABS, 2018, Regional Population Growth (Cat. No. 3218.0)

Forecast

Between 2016 and 2036, all age groups are expected to grow at a fairly even growth rate, however in terms of net increases some age groups will see much more significant growth (see Figure 21):

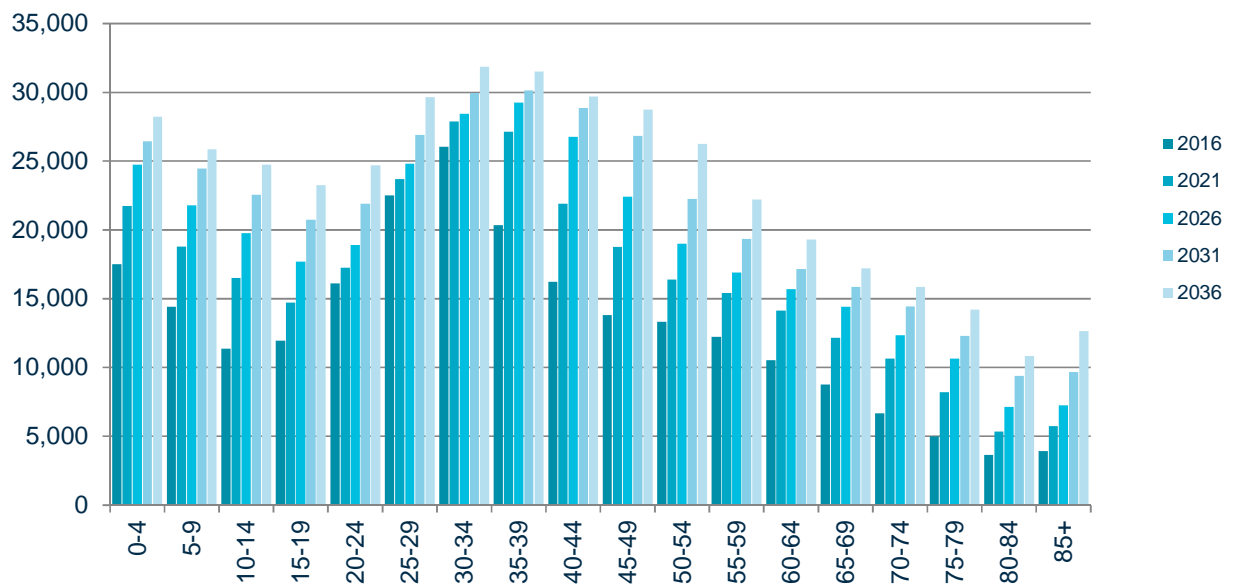
- the younger population, with a net increase of 10,738 children aged 0-4 and a net increase of 36,100 primary and secondary school aged children (i.e. 5 to 19 years old)
- the working age population, with the sharpest growth in those aged 35-39 (net increase 11,144), 40-44 (net increase 13,463), 45-49 (net increase 14,939) and 50 to 54 (net increase 12,925).
- the older population will also grow significantly, with the population aged over 75 set to triple by 2036.

The student population of the City of Parramatta will also be boosted by the opening of the University of Sydney's Parramatta/Westmead campus, which is expected to accommodate 6,100 students by 2030.⁵⁵

When compared to the Central City District, the City of Parramatta is expected to experience similar change between 2016 and 2036 with a general ageing of the population expected (see Figure 22).

Overall the population age changes of the Parramatta LGA are complex with growth scenarios reflecting similar age distributions to that of 2016. The City of Parramatta will not dramatically change in terms of age composition but rather 'even' out around the spike in 30-34 year olds (see above Figure 19). The proportional decrease of residents aged 25-39 reflects the evening out and the expected increase in older residents suggest the median age may increase for the LGA. This will be challenging as there is no one target group whose needs will need to be addressed but rather the needs of all service age groups within the LGA due to moderately even population growth.

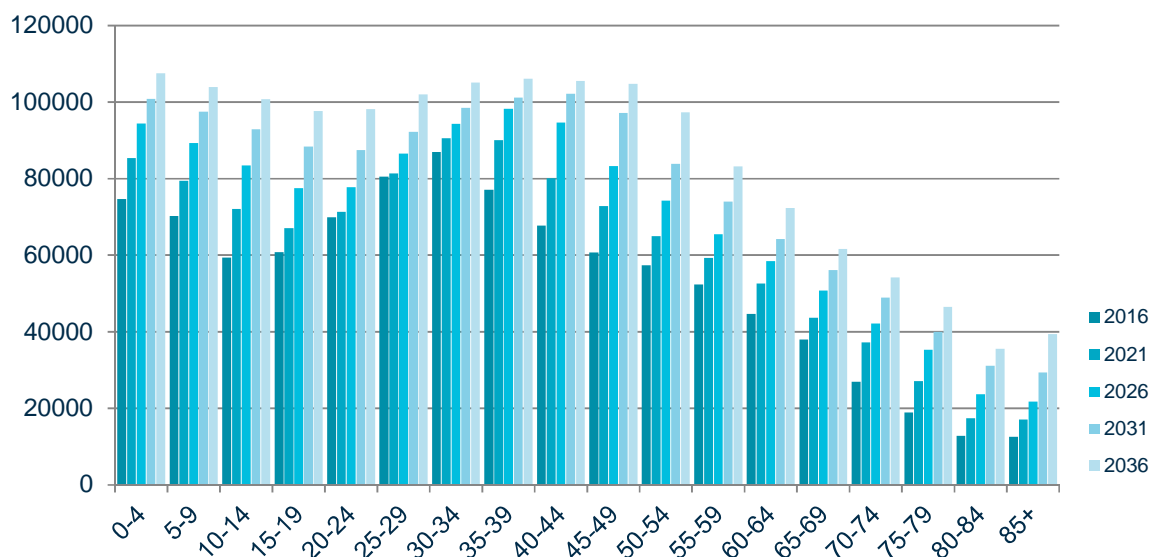
Figure 21 2016-2036 service age group forecast for the City of Parramatta



Source: DPIE Housing Tool, data sourced DPIE, 2016, NSW population, household and implied dwellings projections

⁵⁵ <https://sydney.edu.au/news-opinion/news/2018/11/05/parramatta-westmead-campus-proposal-takes-shape.html>

Figure 22 2016-2036 service age group forecast for Central City District



Source: DPIE Housing Tool, data sourced DPIE, 2016, NSW population, household and implied dwellings projections

Implications for Housing Strategy

While the City of Parramatta is expected to experience some changes in the spread of its five-year service age groups over the next 20 years, significant increases in the total number of residents in each age group is expected. Previous trends and future forecasts suggest there will be a significant need for housing across the LGA. Future housing supply will need to:

- Accommodate older and less able residents such as seniors and elderly residents.
- Be affordable, well connected to public transport and facilities and appropriate for young adults who are either studying and/or working full/part time.
- Address the housing needs of independence and university students, such as affordable rental prices, short to moderate length leasing periods and student and group housing options.
- Provide housing choice for parents and homebuilders, including family homes and large apartments for couples with/without children/s while acknowledging the decline in average household size may reduce demand for large family homes.
- Accommodates the needs of empty nesters and retirees.

Future growth in school-aged children means that school capacity needs to be investigated with 73,850 children aged 5-19 predicted by 2036, almost double the current amount of 36,100. Planning for schools in planned precincts will be of critical importance.

A-1-3 Households

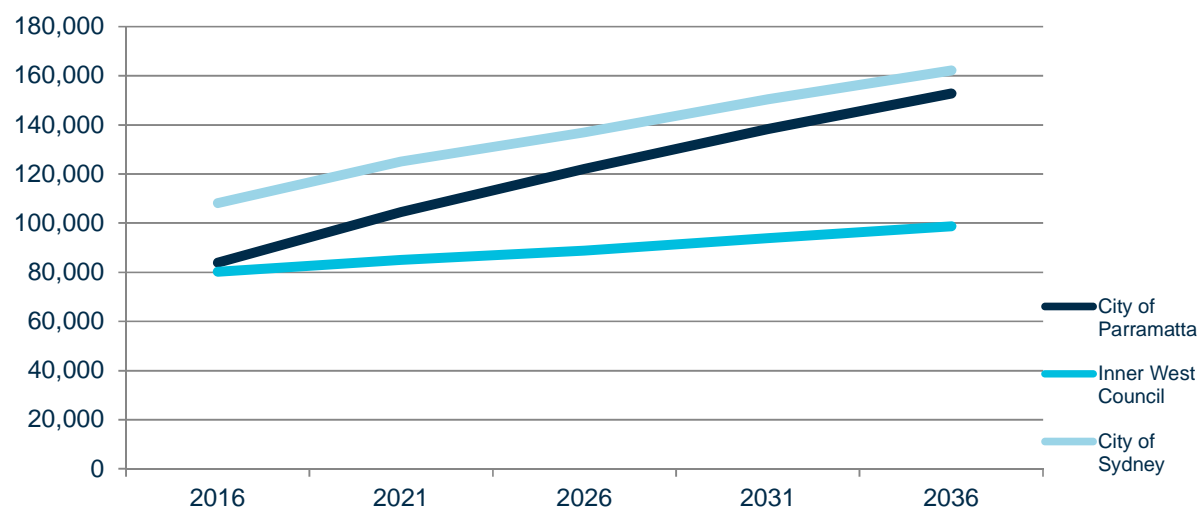
There were 80,168 households in the City of Parramatta in 2016 (DPIE Housing Tool) accounting for 28% of households in the Central City District. By 2036 the City of Parramatta will account for 30.5% of the District's households.

It is anticipated that by 2036 the number of households in the City of Parramatta will increase by 90.5% (152,700 households by 2036) (DPIE, 2016, NSW population, household and implied dwellings projections). This is larger than the anticipated growth in total households compared to the City of Sydney and Inner West Council, highlighting the strategic importance and emergence of the River City.

Evident in Figure 23, the City of Parramatta will experience:

- A larger increase in total households than the City of Sydney and Inner West Council
- Have nearly the same number of households as the City of Sydney by 2036 (152,700 compared to 162,200)

Figure 23 2016-2036 Households forecast for the City of Parramatta, Inner West Council and City of Sydney



Source: DPIE Housing Tool, data sourced DPIE, 2016, NSW population, household and implied dwellings projections

A-1-4 Average household size

Between 2006 and 2011 the average household size remained fairly stable, however this has slightly increased between 2011 and 2016. From 2016 onwards, the average household size is expected to decrease (Table1). This expectation is likely based on broader trends towards smaller household size. In the City of Parramatta, the expected decrease in the number of dependants per households (section 1.6) will directly impact average household size.

Implications for Housing Strategy

- Monitor household sizes
- If as anticipated, average household sizes are falling, there will be less need for large family homes with multiple rooms by residents' families and more need for smaller homes
- As the increasing trend of families living in medium and high density continues, there will be increased demand for medium and high density housing which is suitable for small families with children.

Table 23 2006-2036 average household size for the City of Parramatta

	2006	2011	2016	2021	2026	2031	2036
	Trend			Forecast			
City of Parramatta	2.70	2.70	2.80	2.65	2.64	2.62	2.58

Source: ABS Census QuickStats (2006, 2011 and 2016) and NSW state and local government area household and implied dwelling projections 2016-2017 09.xlsx (household type and size sheets).

A-1-5 Household types and family composition

Trends and current situation

Table above and Table and Figure 24 below illustrate the changing household composition within the LGA between 2006 and 2016. Overall the LGA experienced:

- A decrease in average resident age (by one year) between 2006 and 2016
- A decrease in the number of young people per household with the total number of households with one dependant increasing by over 50% between 2006 and 2016
- An increase in all family types with the most notable, couples with children
- Slow proportional increase in empty nesters between 2006 and 2011 with minimal change between 2011 and 2016 (0.01%) suggesting stabilisation
- Limited growth in the total number of lone person households resulting in a proportional decrease between 2006 and 2016
- Possible outward migration of families with teenagers evident by the slow growth amongst teenagers and adults over 40
- Rapid growth in the total number of group households
- An aging population which is growing at a self-sustaining rate (i.e. the population is increasing but as a proportion of the population it has remained fairly consistent over the last 10 years)

Table 24 2006-2016 total persons per age group and percentage change

Age group	2006	2016	Change 2006-16
0-4 years	11,055	17,512	58%
5-9 years	10,501	14,410	37%
10-14 years	10,310	11,375	10%
15-19 years	11,389	11,965	5%
20-24 years	14,917	16,101	8%
25-29 years	16,160	22,516	39%
30-34 years	15,393	26,063	69%
35-39 years	14,230	20,356	43%
40-44 years	13,985	16,237	16%
45-49 years	12,641	13,811	9%
50-54 years	10,958	13,325	22%
55-59 years	9,883	12,224	24%
60-64 years	7,957	10,541	32%
65-69 years	6,173	8,775	42%
70-74 years	4,991	6,656	33%
75-79 years	4,365	5,007	15%
80-84 years	3,296	3,642	10%
85 years and over	2,715	3,928	45%
Total	180,919	234,444	30%

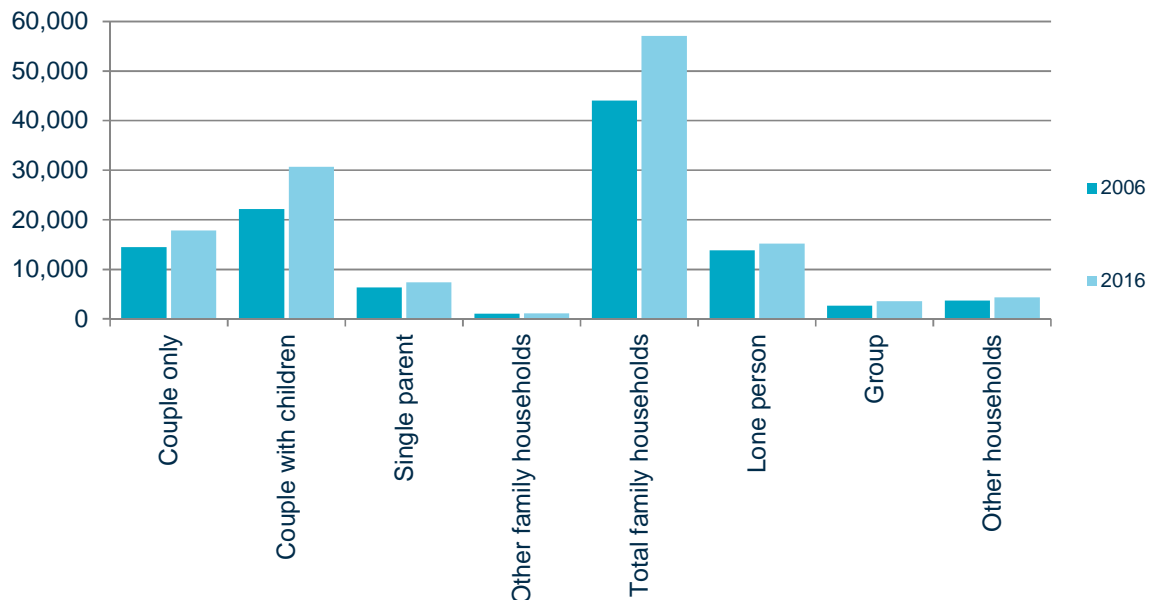
Source: DPIE Housing Tool, data sourced from ABS, 2018, Customised tables from Census TableBuilder Pro

Table 25 Change in number of dependent children in families 2006-2016

No of Dependent Children	2006 No.	%	2016 No.	%
One	9,535	42.9%	14,467	46.9%
Two	9,123	41.1%	12,560	40.7%
Three	2,751	12.4%	3,048	9.9%
Four+	795	3.6%	781	2.5%
Total	22,203	100.0%	30,861	100.0%

Source: ABS Time Series Profile for Parramatta, Table 27.

Figure 24 Household composition 2006 and 2016, City of Parramatta



Source: DPIE Housing Tool, data sourced from ABS, 2018, Customised tables from Census TableBuilder Pro

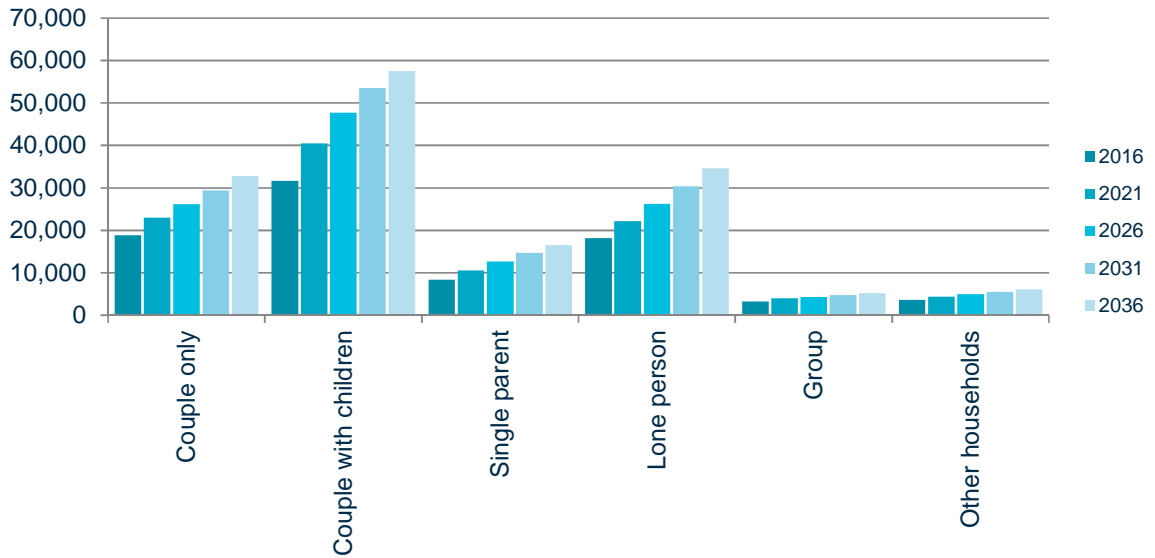
Forecast

Over the next 20 years:

- Lone person households will have the greatest proportional increase of 48%
- The largest net increase in household types will be couples with children, accounting for 25,850 more households.
- The rate of growth for households will begin to ease for all household types beyond 2026 except lone persons which will continue to increase in the second decade.

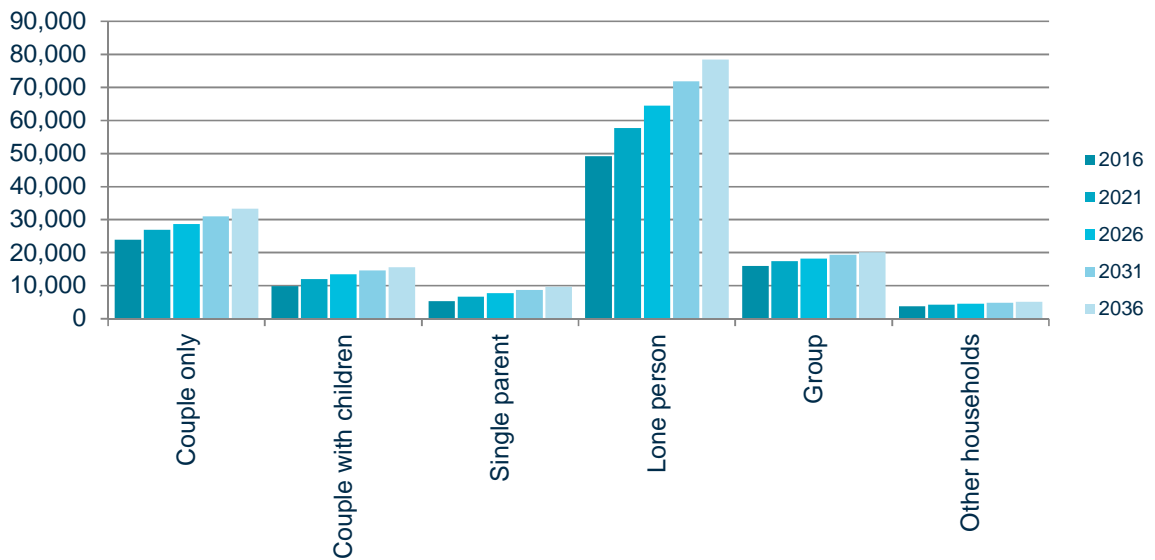
When compared to other LGAs, City of Parramatta (Figure 25) is the only area which will have households with couple and children as the largest household type. Evident in Figure 26 and Figure 27, lone person households will be the largest household type across the City of Sydney and Inner West Councils.

Figure 25 Forecast household composition 2016-2036, City of Parramatta



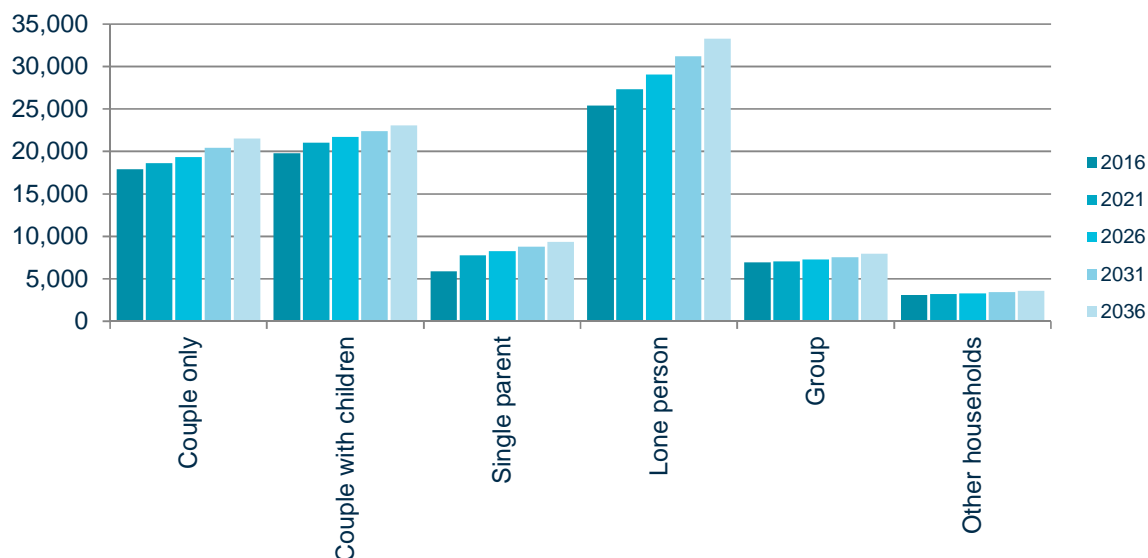
Source: DPIE Housing Tool, data sourced DPIE, 2016, NSW population, household and implied dwellings projections

Figure 26 Forecast household composition 2016-2036, City of Sydney



Source: DPIE Housing Tool, data sourced DPIE, 2016, NSW population, household and implied dwellings projections

Figure 27 Forecast household composition 2016-2036, Inner West Council



Source: DPIE Housing Tool, data sourced DPIE, 2016, NSW population, household and implied dwellings projections

Implications for Housing Strategy

- The increase in couples with one child suggests there may be less need for large family homes and greater need for houses with two or three bedrooms and flat/units which can accommodate couples with children
- Couples with children will be the largest household group/ family type, increasing to over 23,000 households by 2036
- Provide housing for aging residents at a rate which reflects the increased changes in the populations
- Increase in the number of group homes suggests there is greater need for this dwelling type. Considering the number of young adults and young workers is expected to increase there may be more demand for this dwelling type in the future.
- There will be increased demand for dwellings which accommodates the needs of lone persons with an additional 8,100 households expected between 2016 and 2026 and 8,350 between 2026 and 2036.

A-1-6 Dwelling requirements

Occupancy Levels

Table identifies over-occupancy and under-occupancy based on the Canadian Standard definition. Where the number of residents exceed the number of bedrooms (allowing for two people in the master bedroom), a dwelling is considered to be over-crowded and is shaded orange. Under-occupancy refers to where there are fewer residents than bedrooms, shaded green.

In the City of Parramatta:

- 8,367 or 11% are over-occupied or over-crowded
- 27,468 or 36.2% are under-occupied

Table compares occupancy levels in the City of Parramatta with adjoining LGAs. It applies ABS' more stringent definition of over-crowding, which adapts the Canadian standard definition. Households that need one or more extra bedrooms are considered to be over-crowded (shaded green). Households that have one or more bedrooms spare are considered under-occupied (shaded orange). Under this definition:

- 6,152 or 8.1% of households are over-occupied or over-crowded

- 44,319 or 58.6% of households are under-occupied

Under-occupancy is far more prevalent than over-occupancy, however it is below Greater Sydney's level of under-occupancy of almost 63% and Blacktown LGA (67.7%). Cumberland has a much higher level of over-occupancy than the City of Parramatta (14.4%) and a much lower level of under-occupancy (51.4%).

Implications for Housing Strategy

Considering the rate of under-occupancy:

- Proportional increase in the delivery of larger family homes may not be needed.

Table 26 Number of residents compared with number of bedrooms, City of Parramatta, 2016

Number of bedrooms	Number of persons usually resident in dwelling						Total
	One person	Two persons	Three persons	Four persons	Five persons	Six+ persons	
Studio	314	112	29	19	9	3	
One bedroom	2,858	1,588	449	122	21	16	
Two bedrooms	6,394	8,689	5,683	3,245	711	233	
Three bedrooms	3,729	7,341	5,734	5,711	1,823	768	
Four bedrooms	963	3,264	2,827	3,908	2,027	919	
Five Bedrooms	168	575	655	977	703	635	
Six+ bedrooms	39	103	106	168	159	317	
Not stated	755	423	228	148	85	66	
Total	15,216	22,105	15,706	14,305	5,535	2,955	75,822

Source: ABS Table Builder 2016, variables NPRD and BEDRD.

Table 27 Housing suitability, Parramatta and adjoining LGAs, 2016

Housing Suitability	Parramatta	Cumberland	Blacktown	The Hills
Four + extra bedrooms needed	84	316	116	22
Three extra bedrooms needed	183	599	305	45
Two extra bedrooms needed	923	1,913	1,259	140
One extra bedroom needed	4,962	6,437	5,187	785
No bedrooms needed or spare	21,077	17,588	19,533	5,481
One bedroom spare	24,858	18,628	31,087	13,891
Two bedrooms spare	14,046	11,040	27,733	14,396
Three bedrooms spare	4,557	2,918	8,550	8,526
Four or more bedrooms spare	930	585	1,111	1,827

Unable to determine	2,518	2,383	3,656	2,058
Not stated	1,673	2,098	2,574	654
Total	75,811	64,505	101,111	47,840

Source: ABS Table builder 2016, variable HOSD for each LGA

A-1-7 Dwelling structure

Separate houses account for 43% of the current private housing supply in the City of Parramatta, making it the most common dwelling structure in the LGA. Compared with the City of Sydney and Inner West Council, the City of Parramatta has the highest percentage of separate housing, the Inner West Council has the highest percentage of medium density and the City of Sydney the highest percentage of high density.

In 2016, the City of Parramatta had a greater mix of dwelling types than the Central City District, where detached dwellings account for 78% of all dwellings. While the City of Parramatta had a high proportion of detached dwellings compared to other LGAs, the City of Parramatta had higher proportions of medium and high density compared to the Central City District.

The City currently has a large proportion of detached dwellings compared to the more densely populated areas closer to the Harbour City, however its dwelling mix is likely to change given the current pipeline.

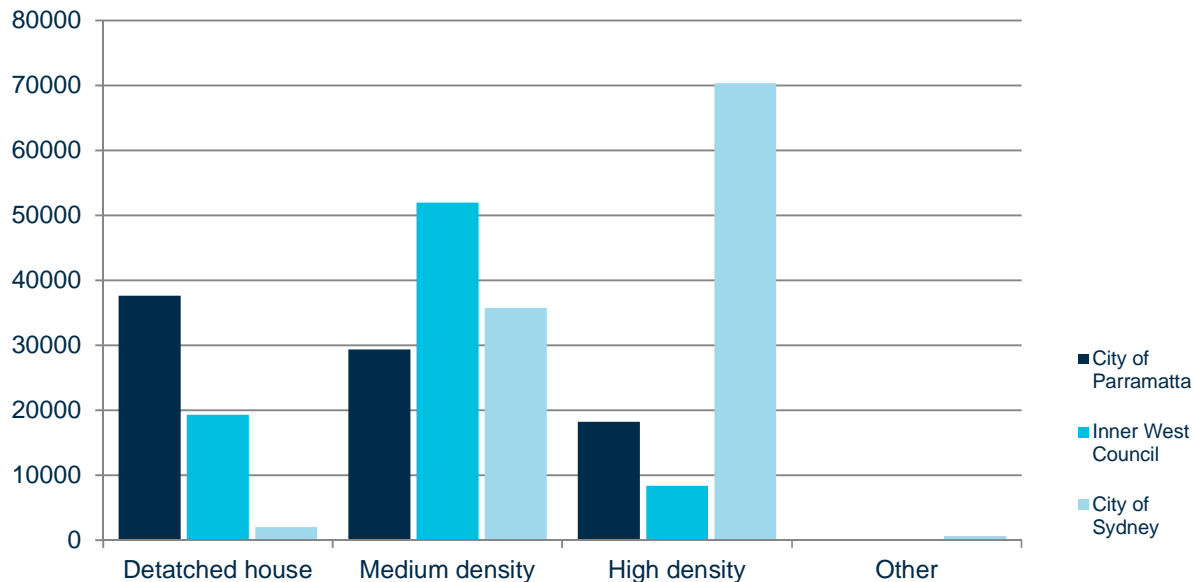
There is considerable opportunity to provide more medium and high density dwellings to accommodate future population growth; towards a dwelling structure mix that is more comparable to the inner urban LGAs.

As Parramatta transitions towards a higher density mix to accommodate future population growth, it will be important to ensure that the types of housing being delivered suit the needs of the future population.

Implications for Housing Strategy

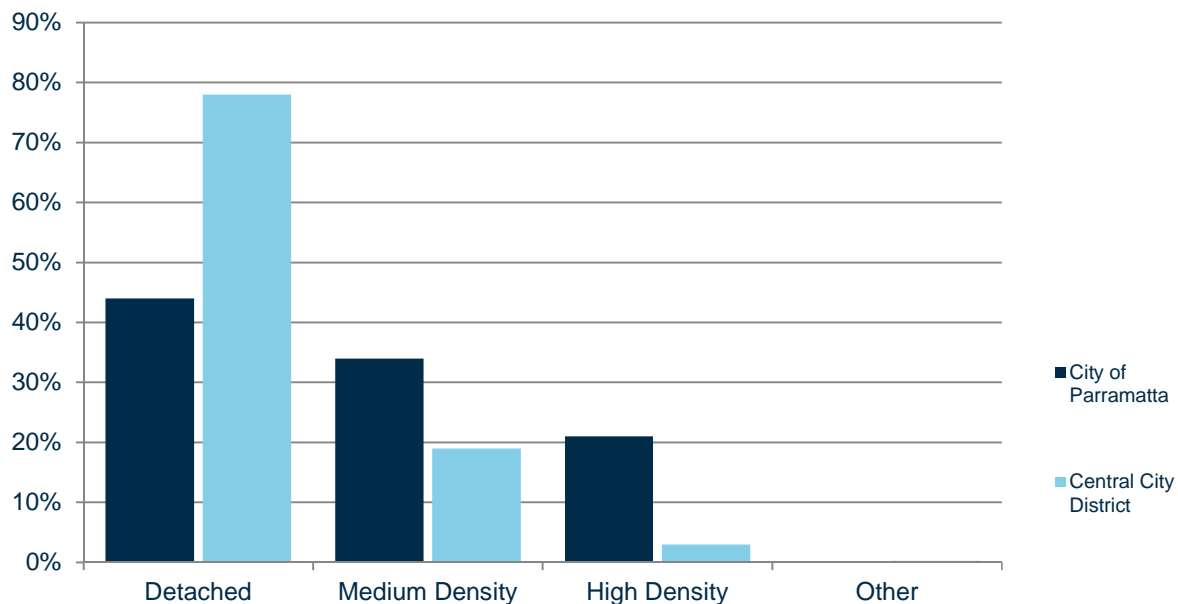
- There is a need to continue to deliver a more diverse dwelling mix into the future
- Based on general under occupancy and declining family size, there is less need for separate large homes. However, couples with children will be the most numerous family household type, so providing housing suitable for these households will be an important consideration (e.g. townhouse-style typologies and 3-bedroom apartments as more affordable options)
- As the population continues to increase, delivering separate dwellings may become a less viable option with urban renewal and infill development required to meet demand considering the amount of available land.

Figure 28 Dwelling structure, City of Parramatta, Inner West Council and City of Sydney, 2016



Source: DPIE Housing Tool, data sourced from ABS, 2018, Customised tables from Census TableBuilder Pro

Figure 29 Dwelling structure for the City of Parramatta and Central City District, 2016



Source: DPIE Housing Tool, data sourced from ABS, 2018, Customised tables from Census TableBuilder Pro

A-1-8 Number of bedrooms

Two and three bedroom dwellings represent 68% of all dwellings in the City of Parramatta while one bedroom dwellings account for only 7%.

When broken down further:

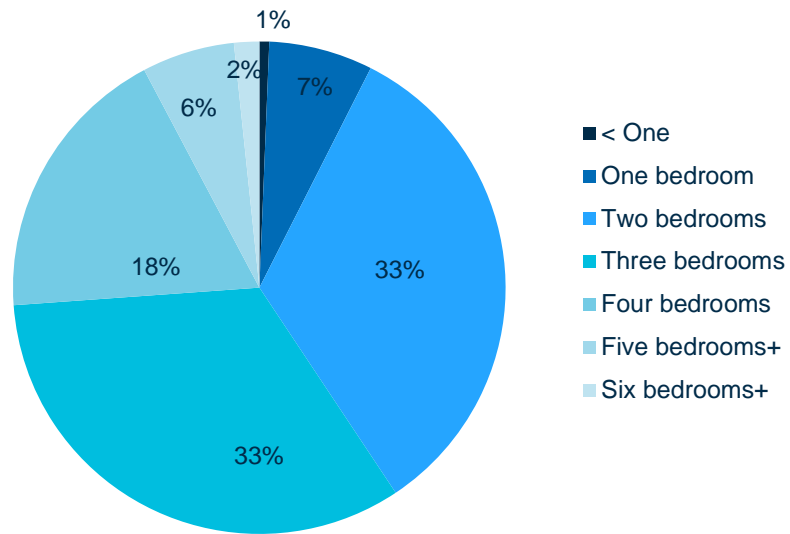
- More than four out of 10 detached dwellings have three bedrooms (43.6%)
- Half of all medium density dwellings have 2 bedrooms (50.1%)

- Almost two thirds of high density dwellings have two bedrooms (58.0%)
- There is a limited number of 1 bedroom dwellings across all housing types (a total of 5,184 representing 6.9% of all dwellings)
- Less than 5,000 dwellings (4,604) have 5 or more bedrooms within the LGA.

Implications for Housing Strategy

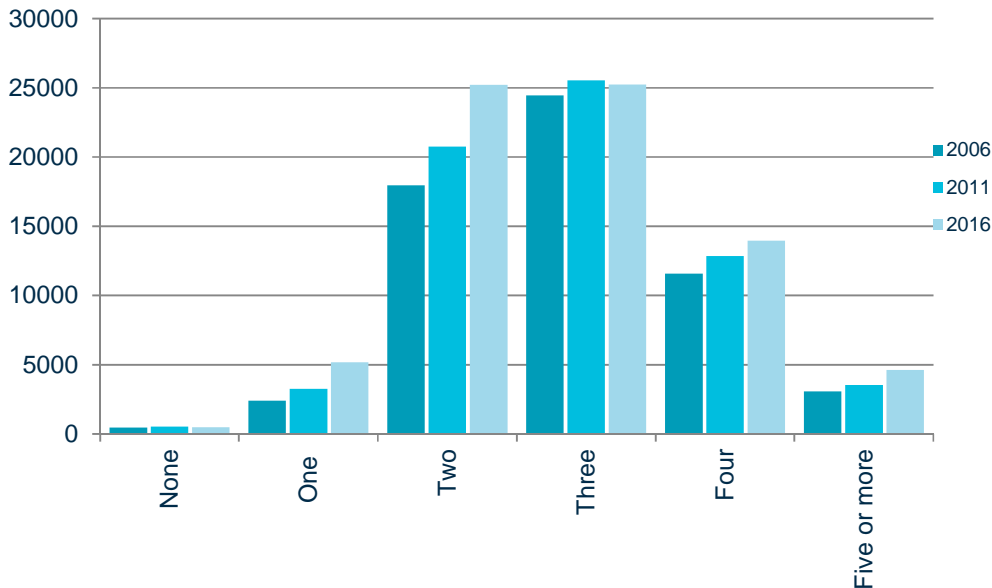
- Considering the expected increase in lone person households, the LGA will need more 1 bedroom dwellings.
- Expected increases in group households may generate demand for large household share homes.
- Under crowding and decreasing family size suggest the need for detached houses with 4 or more bedrooms will lessen over the next 20 years. However, there is likely to be a need for alternative housing typologies for couple with children in both medium and high density settings.

Figure 30 Number of bedrooms, City of Parramatta, 2016



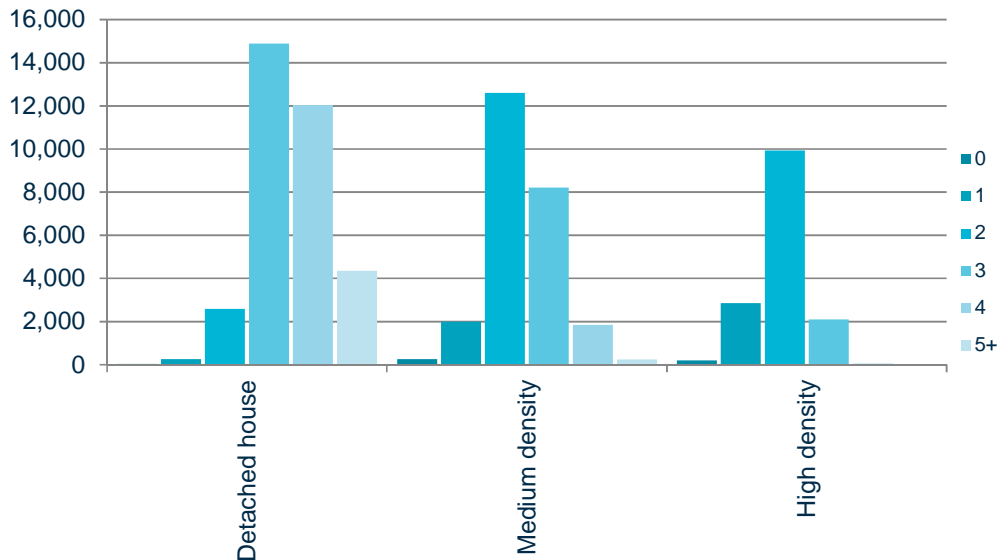
Source: DPIE Housing Tool, data sourced from ABS, 2018, Customised tables from Census TableBuilder Pro

Figure 31 Number of bedrooms 2006-2016, City of Parramatta



Source: DPIE Housing Tool, data sourced from ABS, 2016, Census of Population and Housing - Time Series Profile (Cat. No. 2003.0)

Figure 32 Dwelling type by number of bedrooms, City of Parramatta, 2016



Source: DPIE Housing Tool, data sourced from ABS, 2018, Customised tables from Census TableBuilder Pro

A-1-9 Tenure and landlord type

The City of Parramatta has a moderate rate of home ownership with 31% of residents owning their homes outright and a further 32% owning their home with a mortgage (see Figure 33). Compared to 2006, the proportion of dwellings which are:

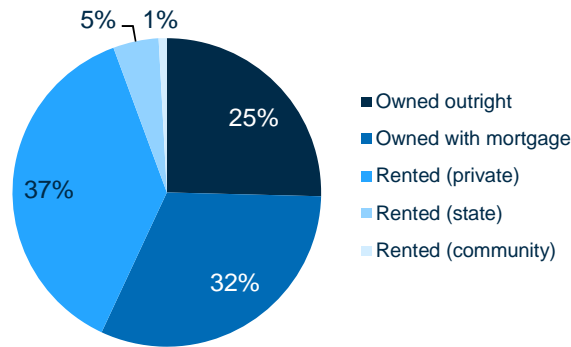
- Owned outright has decreased by around 2% (a net increase of 325 dwellings)
- Owned with a mortgage has remained at the same rate of 32% (a net increase of 4,786 dwellings)

- Rented (privately) has increased by 6% (an increase of 9,712 dwellings)
- Rent (state) has remained relatively stable (an increase of 116 dwellings)
- Rent from a community housing provider has remained relatively stable (an increase of 242 dwellings)

Consequently, the total proportion of dwellings which are owned outright or with a mortgage has decreased from 63% to 57% between 2006 and 2016 (see Figure 34). The proportion of dwellings which are rented privately has increased and the proportion of social housing rentals and community housing rentals has remained stable.

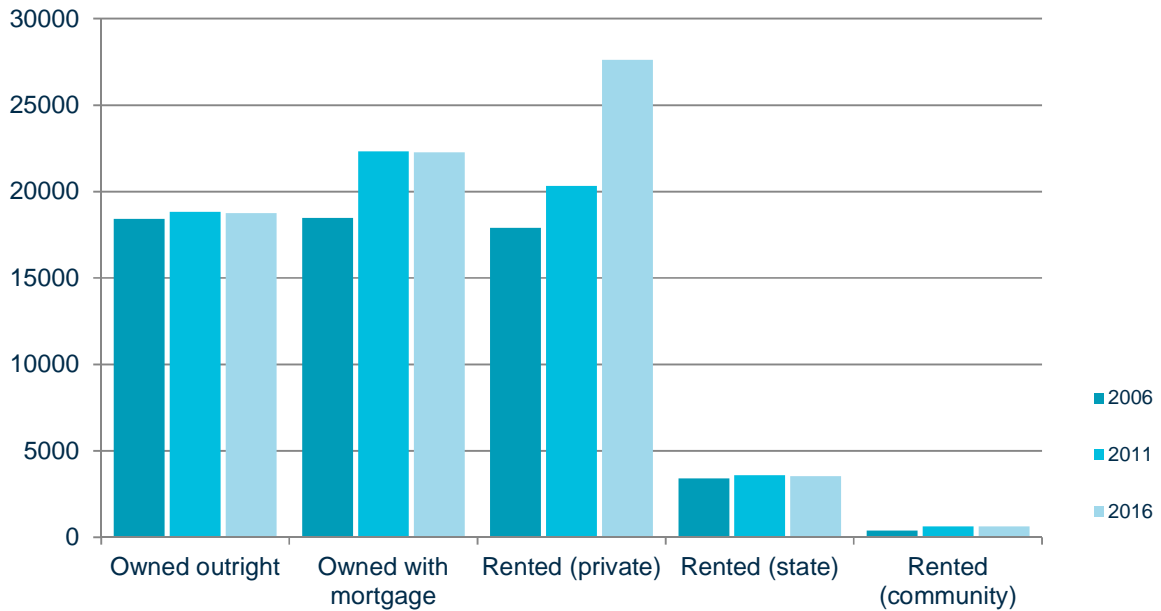
When compared with the Central City District, the City of Parramatta has a slightly higher proportion of private renters and outright ownership (see Figure 35).

Figure 33 Tenure, City of Parramatta, 2016 (percentage of dwellings)



Source: DPIE Housing Tool, data sourced from ABS, 2016, Census of Population and Housing - Time Series Profile (Cat. No. 2003.0)

Figure 34 Change in tenure between 2006-2016, City of Parramatta (Number of Dwellings)



Source: DPIE Housing Tool, data sourced from ABS, 2016, Census of Population and Housing - Time Series Profile (Cat. No. 2003.0)

Figure 35 Tenure and landlord type between City of Parramatta and Central City District, 2016 (percentage of dwellings)



Source: DPIE Housing Tool, data sourced from ABS, 2016, Census of Population and Housing - Time Series Profile (Cat. No. 2003.0)

The City of Parramatta’s tenure type mix is quite evenly spread across outright ownership, mortgaging and private renting, which is distinctly different from the City of Sydney, where the proportion of renters is high and the outright owners is low, and the Inner West, with a composition that is somewhere in between that of City of Sydney and City of Parramatta (see Figure 36).

However, the dynamics of City of Parramatta’s tenure type trends more closely resemble the City of Sydney, with private renters being the fastest growing group (see Figure 32 above compared with Figure 37 and Figure 38 below).

The City of Parramatta’s tenure type composition has changed more than the Inner West Council and City of Sydney, with the number of private renters increasing more dramatically in the dual CBDs.

Between 2006 and 2016 there were prominent trends across the three LGAs. These included:

- A decrease in the proportion of dwellings owned outright despite net increase
- Fluctuating proportions of dwellings owned with a mortgage with overall increases in the proportion of homes owned with a mortgage
- All three LGAs experienced increases in the proportion of private renting
- Minimal change, and slight decreases, in the% of social housing and tenure owned/managed by community housing providers.

Drivers of this change include:

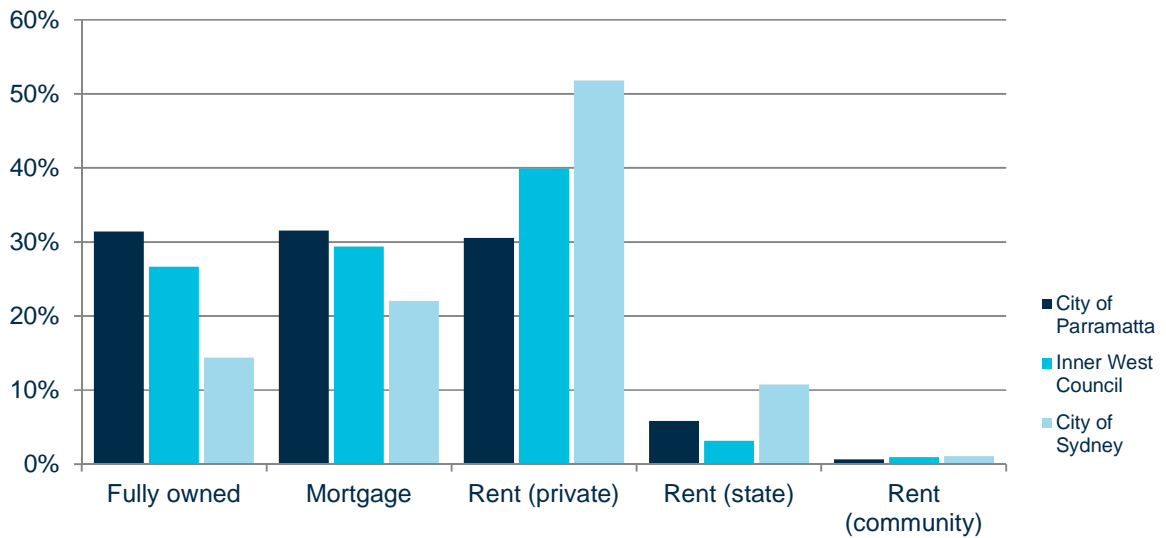
- Affordability of rental and sale housing stock
- Buying and selling cycles
- Limited/slow delivery of social/affordable housing in relation to overall dwelling growth
- Compared to the Central City District as a whole, the proportion of people renting compared to other tenure types is much greater in the City of Parramatta

Implications for Housing Strategy

- City of Parramatta’s tenure type composition is changing, and the number of private renters is growing.
- The City of Sydney has a much higher proportion of social housing tenure than the City of Parramatta. As the City of Parramatta transitions to Sydney’s second CBD that attracts a greater proportion of

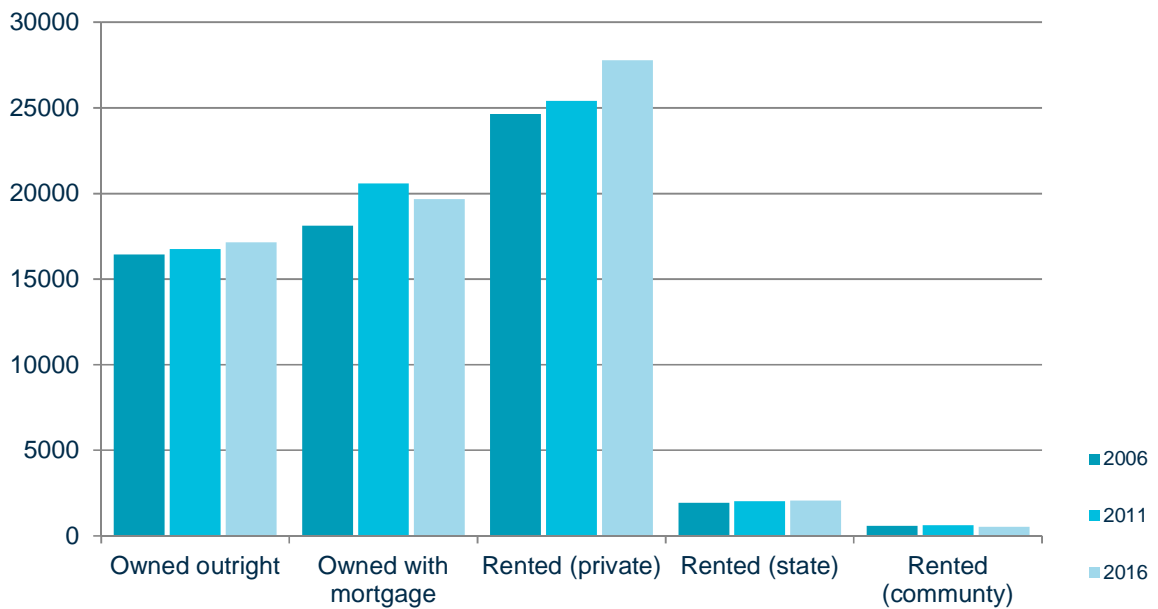
higher income earners, it will be important to deliver social and affordable housing to accommodate those at the other end of the income spectrum.

Figure 36 Tenure and landlord type, City of Parramatta, Inner West Council and City of Sydney, 2016 (percentage of dwellings)



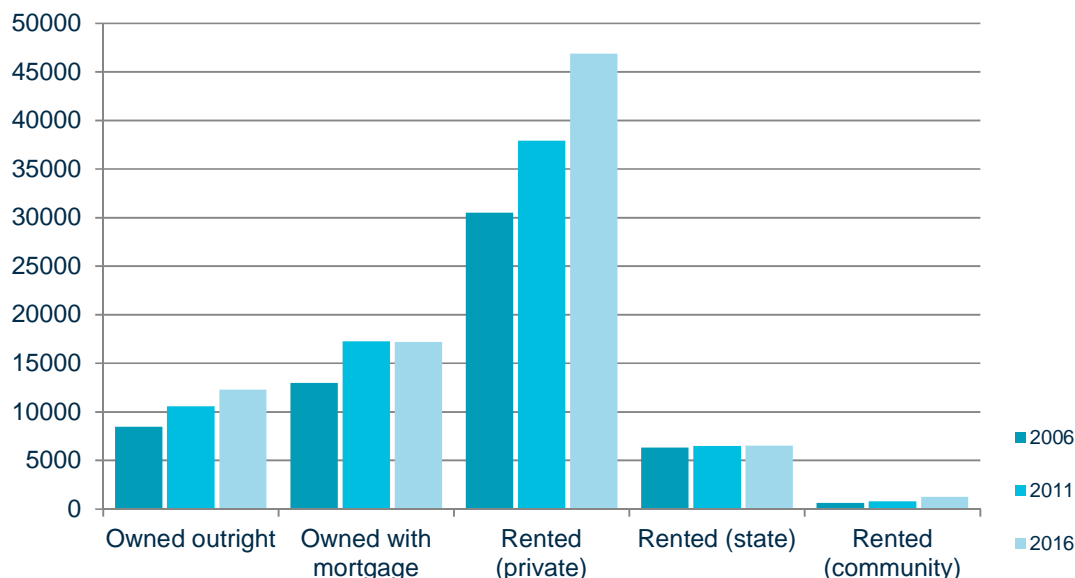
Source: DPIE Housing Tool, data sourced from ABS, 2016, Census of Population and Housing - Time Series Profile (Cat. No. 2003.0)

Figure 37 Change in tenure and landlord type between 2006-2016, Inner West Council (Number of Dwellings)



Source: DPIE Housing Tool, data sourced from ABS, 2016, Census of Population and Housing - Time Series Profile (Cat. No. 2003.0)

Figure 38 Change in tenure and landlord type between 2006-2016, City of Sydney (Number of Dwellings)



Source: DPIE Housing Tool, data sourced from ABS, 2016, Census of Population and Housing - Time Series Profile (Cat. No. 2003.0)

A-1-10 Household income

Median household⁵⁶ incomes in the City of Parramatta and Greater Sydney are very similar, see Table.

Nearly a quarter of City of Parramatta's households were on very low incomes (<50% of the Greater Sydney median income).⁵⁷ 16% were on low incomes (50-80% of that median) and a further 19.9% were on moderate incomes (80-120% of the median).

The proportion of low and moderate income households has changed little over the last 10 years, especially when LGA boundary differences are acknowledged. While the overall proportion of very low income earners has decreased, the net increase in households on very low incomes is 3,272 households.

The City has a more even distribution of household income than the Central City District, however the higher income trends are quite similar at both the district and LGA level (see Table 26 and Figure 39).

Table 28 Number of Households on Very Low to Moderate Incomes for the City of Parramatta, 2006-2016

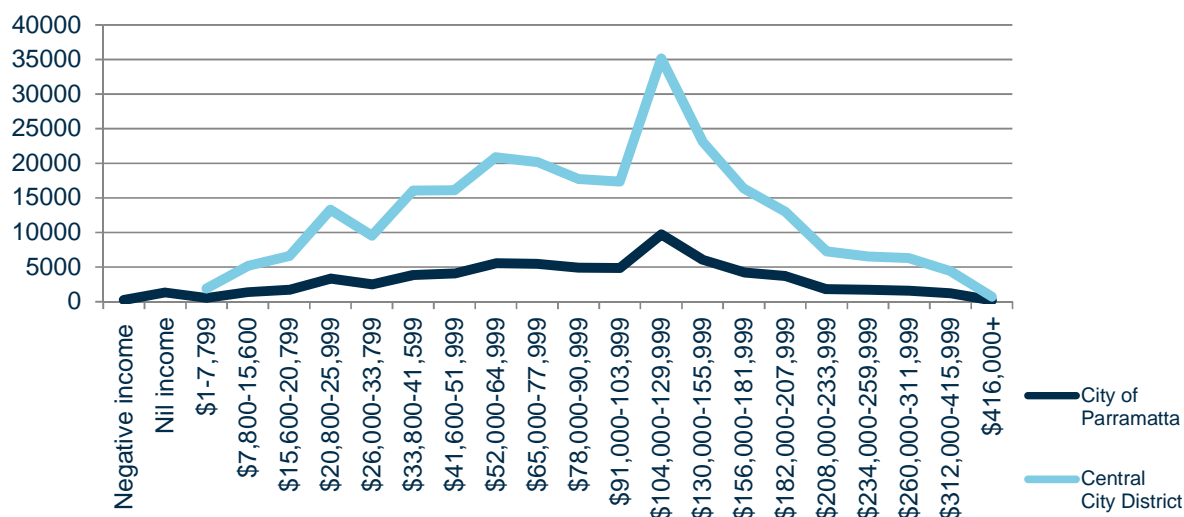
Household Income	2006		2016	
	No.	%	No.	%
Very Low	12,863	28.0%	16,135	23.3%
Low	7,815	17.0%	11,234	16.2%
Moderate	9,155	20.0%	13,773	19.9%
Median income				
City of Parramatta	\$1,171		\$1,756	
Greater Sydney	\$1,173		\$1,746	

Source: ABS Community Profile 2006 and 2016 Census. Note: Parramatta City boundaries have changed since 2006. This comparison uses inconsistent boundaries. Household counts have been estimated using grouped income data.

⁵⁶ This comparison includes family households, group households and lone person households.

⁵⁷ NSW Dept of Family & Community Services, *Addressing Affordable Housing*, <https://www.facs.nsw.gov.au/download?file=580915>, (accessed 18/01/2018).

Figure 39 Annual household income for the City of Parramatta, 2016



Source: DPIE, 2016, Profile for the City of Parramatta: Household income

Implications for Housing Strategy

- Over 60% of City of Parramatta’s households are on very low, low or moderate incomes. In combination with increasing rental prices across all dwelling categories and increasing sale prices (considering the growing proportion of mortgagors), housing stress in the LGA is likely to increase.

A-1-11 Rental and mortgage stress

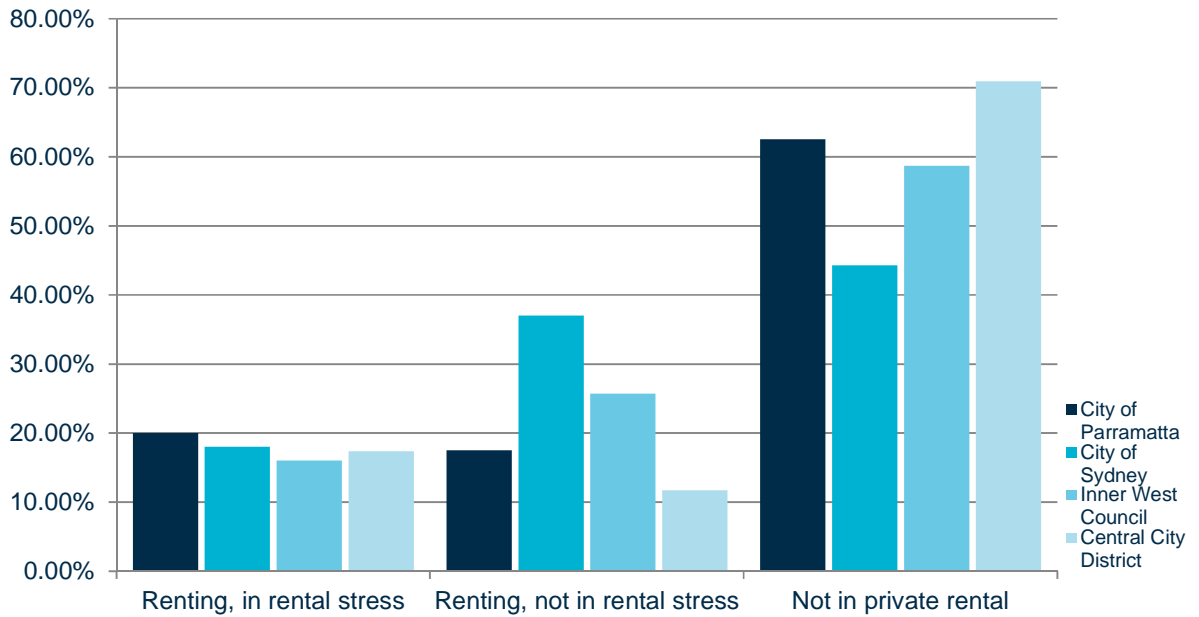
Around 20% of households (14,719 households) in the City of Parramatta experience rental stress with more renter households in rental stress than not. This is higher than the Central City District where 11.6% of households experience in rental stress, but lower than the City of Sydney and the Inner West (37.0 and 25.7% respectively) evident in Figure 40 .

The households which experience rental stress in the City of Parramatta (see Figure 41) are:

- Couples with children (15,200)
- One parent families (3,900)
- Multifamily dwellings (1,860)
- Lone persons (1,200)

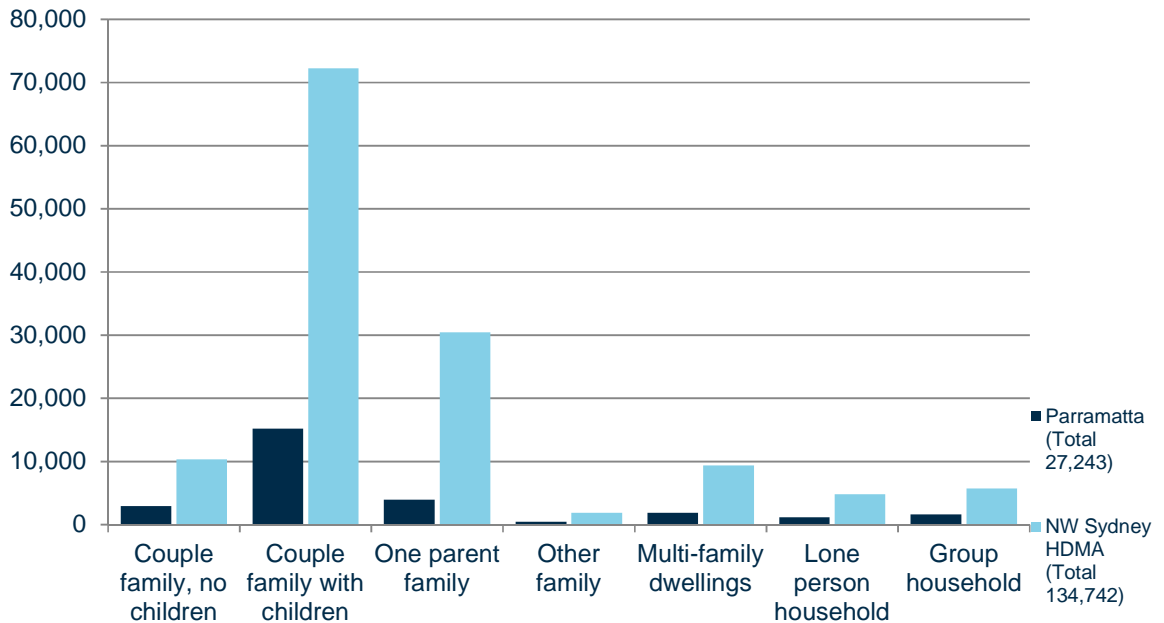
People in rental stress are predominantly 20 to 39 years of age (Table 29) but include many young children aged 0-9. This section includes comparisons against the North West Sydney HMDA. As discussed above, HMDAs are based on dynamics of how people move around, indicating areas where far more households are moving around *within*, rather than in or out. Similar characteristics are displayed by the North West Sydney HMDA as a whole, compared with the City of Parramatta.

Figure 40 Percentage of households in rental stress in City of Parramatta, City of Sydney, Inner West Council and Central City District, 2016



Source: DPIE Housing Tool, data from ABS, 2018, Customised tables from Census TableBuilder Pro, ABS, Canberra

Figure 41 People in rental stress according to household composition



Source: Table Builder, variables HCFMD, HIED and MRERD.

Table 29 People in rental stress according to age, City of Parramatta and North West Sydney HMDA

Age Group	City of Parramatta			North West Sydney HMDA
	Males	Females	Persons	Persons
0-9 years	2,792	2,593	5,385	31,468
10-19 years	1,773	1,684	3,457	21,551
20-29 years	2,616	2,693	5,309	23,386
30-39 years	2,893	2,968	5,861	24,600
40-49 years	1,610	1,688	3,298	15,580
50-59 years	863	1,083	1,946	9,003
60-69 years	622	632	1,254	5,741
70-79 years	291	259	550	2,539
80-89 years	67	94	161	749
90-99 years	12	13	25	101
100+ years	0	0	0	6
Total	13,550	13,703	27,253	134,738

Source: ABS Census, 2016 Table Builder, variables RDTD, HIED, AGE10P.

A further 14,400 Parramatta people are in mortgage stress (Table). Most live in couple families with children (9,686), multi-family dwellings (1,624) and one parent families (1,544).

The age cohorts which are substantially affected by mortgage stress (Table) are:

- 0-9 year olds
- 10-19 year olds
- 30-49 year olds (presumably reflecting the additional time required to accumulate the essential deposit)

Table 30 People in mortgage stress according to household composition

Household Composition	City of Parramatta	North West Sydney HMDA
Couple family, no children	873	4,153
Couple family with children	9,686	66,091
One parent family	1,544	9,211
Other family	89	487
Multi-family dwellings	1,624	10,568
Group household	263	705
Total	14,424	92,694

Source: Table Builder, variables HCFMD, HIED and MRERD.

Table 31 People in mortgage stress by age

Age Group	Parramatta			HMDA
	Males	Females	Persons	Males
0-9 years	1,502	1,468	2,970	1,502
10-19 years	1,188	1,150	2,338	1,188
20-29 years	774	779	1,553	774
30-39 years	1,102	1,317	2,419	1,102
40-49 years	1,001	1,243	2,244	1,001
50-59 years	806	843	1,649	806
60-69 years	399	438	837	399
70-79 years	150	150	300	150
80-89 years	47	45	92	47
90-99 years	2	5	7	2
100+ years	0	0	0	0
Total	6,971	7,438	Total	6,971

Source: ABS Census, 2016 Table Builder, variables MRERD, HIED, AGE10P.

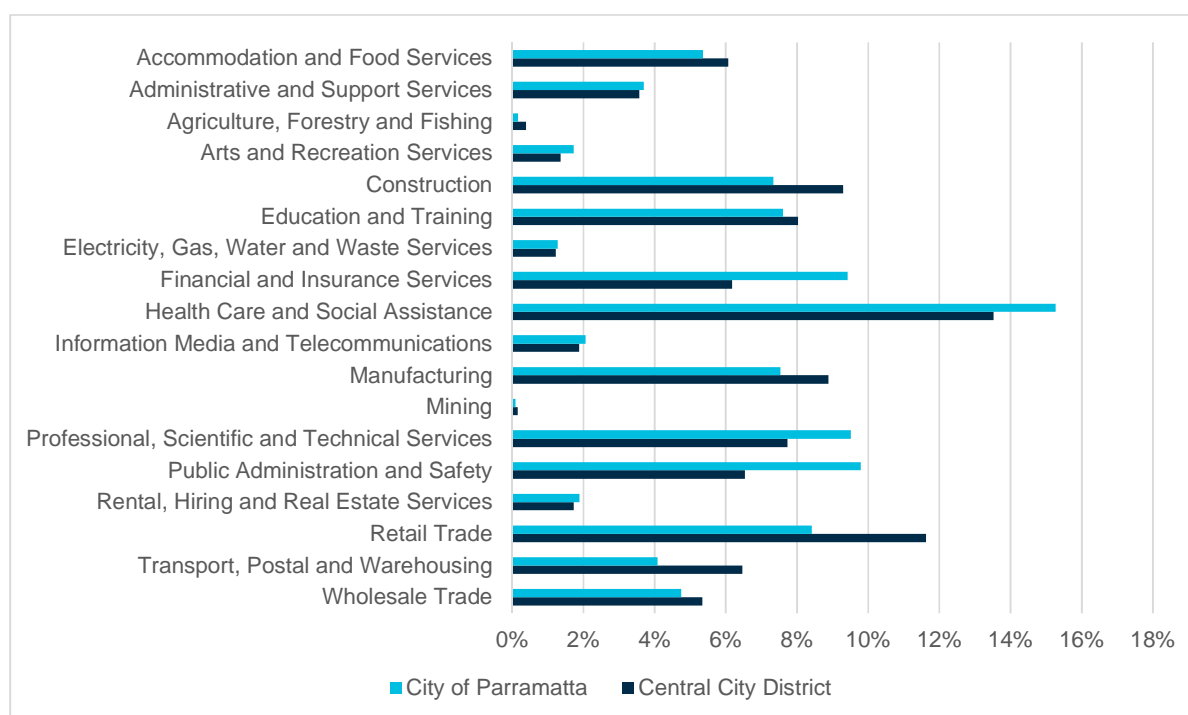
Implications for Housing Strategy

- Ensure there is affordable rental and sale properties available within the LGA, focusing on families with children and residents 30-49

A-1-12 Employment and ‘local’ or ‘key’ workers

The City of Parramatta accounts for 31% of employment or 221,319 jobs in the Central City District (DPIE Housing Tool). There is a higher proportion of workers employed in health care and social assistance, professional services and public administration in the City of Parramatta compared with the district (see Figure 42).

Figure 42 Employment by industry, City of Parramatta and Central City District 2016



Source: DPIE Housing Tool, data sourced from ABS, 2018 Customised tables from Census Table Builder

The occupational make up of the City’s resident labour workforce (Table 30) has changed substantially over the last 10 years. The number of professionals and community and personal service workers have grown by 52% and 48% respectively, followed by managers and machinery operators and drivers (both 31%).

Table 32 Occupations of City of Parramatta residents, 2006-2016

Occupation Group	Persons			Change 2006-2016
	2006	2011	2016	
Managers	10,118	11,453	13,515	33.6%
Professionals	22,188	27,227	33,768	52.2%
Technicians and Trades Workers	9,624	10,228	11,004	14.3%
Community and Personal Service Workers	5,960	7,224	8,816	47.9%
Clerical and Administrative Workers	14,473	15,955	16,428	13.5%
Sales Workers	7,529	7,827	8,960	19.0%
Machinery Operators and Drivers	4,041	4,494	5,070	25.5%
Labourers	5,966	6,159	6,926	16.1%
Inadequately described/Not stated	1,624	1,816	2,099	29.2%
Total Workforce	81,516	92,391	106,593	30.8%

Source: ABS 2016, Time Series Profile, Table 35, usual residents, City of Parramatta

Table shows the change in employment status of residents between 2006 and 2016. The mix of part time and full time work has not changed dramatically: people in full time work grew by 31% and those in part time work by 37%. The proportion of unemployed residents has grown considerably over the 10 years to 2016 with a net increase of 3,409 unemployed people. Unemployment rises are particularly marked in the age groups of 15-19 year olds (+6.8%), 20-24 year olds (+3.4%) and even 25-29 year olds (+2.7%), as compared with 1% in other age groups (ABS 2016, Time Series Profile, note data not shown here).

Table 33 Employment Status of Parramatta Residents, 2006-2016

Employment Status	2006		2016		Change 2006-2016
	No.	%	No.	%	
Full-time	55,007	63.9%	72,078	62.9%	31.0%
Part-time	21,688	25.2%	29,747	26.0%	37.2%
Away from work	2,646	3.1%	2,849	2.5	7.7%
Not stated	2,176	2.5%	1,914	1.7%	-12.0%
Workforce	81,517	94.6%	106,588	93.0%	30.8%
Unemployed	4,610	5.4%	8,019	7.0%	73.9%
Total labour force	86,127	100.0%	114,607	100.0%	33.1%

Source: ABS 2016, Time Series Profile, Table 33

Key Workers

Table 2 sets out the number of key workers⁵⁸ who live in Parramatta LGA compared with those who work there by occupation. The purpose of the comparison is to better understand whether the key workers required in the local government area can afford to live there, rather than any implication that they should live and work in the same area.

Similar numbers of people from most key worker occupation categories live and work in the local government area, suggesting that key workers are generally able to find housing in Parramatta.

There are considerably more nurses and midwives working than living in the Parramatta LGA, likely due to the presence of Westmead and associated medical and paramedical services.

Table 34 Key workers who live in Parramatta LGA compared to those who work there

Occupation ⁵⁹	Work in Area ⁶⁰			Live in Area ⁶¹		
	Males	Females	Persons	Males	Females	Persons
Professionals						
School Teachers	696	2,536	3,233	701	2,353	3,056
Nurses & Midwives	602	4,091	4,689	379	2,146	2,525
Technicians & Trades Workers						
Construction Trades Workers NFD	29	0	29	18	0	20
Bricklayers, Carpenters & Joiners	758	8	767	725	9	729
Floor Finishers & Painters	311	23	327	491	17	511
Glaziers, Plasterers & Tilers	410	8	420	509	13	514

⁵⁸ Key workers are considered to be those in low income occupations who provide key services to the community, such as in the areas of health, education, transport and childcare.

⁵⁹ Not all occupations under each heading are included; only key workers.

⁶⁰ Place of Work Census database.

⁶¹ Place of Usual Residence Census database.

Plumbers	600	6	607	486	4	483
Electricians	1,163	10	1,177	726	7	735
Food Trades Workers	983	363	1,350	1,192	390	1,583
Community & Personal Service						
Health & Welfare Support Workers	394	1,024	1,416	274	565	836
Child Carers	97	1,329	1,427	101	1316	1420
Carers and Aides NFD	3	49	47	3	25	28
Education Aides	38	374	416	43	314	357
Personal Carers	593	1,833	2,422	474	1474	1,947
Hospitality Workers	662	1,196	1,856	729	1,071	1,798
Defence, Fire & Police	1,134	404	1,535	352	112	462
Prison and Security	1,225	306	1,528	429	82	515
Sales Workers						
Checkout operators	149	496	643	237	575	817
Sales Assistants and Salespersons	2,396	3,165	5,558	2,472	3,108	5,581
Machinery Operators and Drivers						
Road and Rail Drivers NFD	119	18	130	101	11	110
Automobile, Bus and Rail Drivers	642	36	676	1,085	37	1,127
Delivery Drivers	516	23	542	456	20	478
Truck Drivers	1,071	17	1,086	679	10	693
Labourers						
Cleaners and Laundry Workers	1,327	1,186	2,514	1,246	985	2,229
Construction and Mining Labourers	1,149	28	1,175	683	24	705
Food Preparation Assistants	558	588	1,143	587	503	1,092

Source: ABS Census, 2016 Table Builder, based on variable OCCP (3 digit occupation code).

Journey to work

On the day of the 2016 Census, City of Parramatta's residents commuted to work by:⁶²

- Car only - 55%
- Train only - 14%
- Bus only – 5%
- Walking only – 5%
- Combination of modes – 9%

Median commuting distance to work for usual residents of the City of Parramatta is 12.5 km⁶³. If we assume a travel speed of 14km per hour as the minimum likely speed – consistent with a bus journey – 50% of the local workforce has a travel time to work of 53 minutes or less.

⁶² ABS, Method of travel to work 2016.

⁶³ ABS, Commuting Distance for Usual Residents 2016, 2071.0.55.001.

For most modes of travel to work, the median distance travelled⁶⁴ was 10-30 km, consistent with a travel time of 35-50 minutes⁶⁵. Cyclists travelled much less, a median distance of 2.5-10 km⁶⁶ and pedestrians less than 2.5km.

Implications for Housing Strategy

- City of Parramatta's employment composition is changing, with growth in sectors and occupations that comprise knowledge-intensive and high value jobs. Providing housing that is attractive for high-income earners will be important.

A-2 Housing Demand

This section provides a summary of key indicators of demand for housing in the City of Parramatta LGA. Demand is measured by housing stress among particular needs groups, housing market demand trends, 20-year dwelling projections and the cost of housing (rental and purchase).

A-2-1 Projected dwelling demand

DPIE population projections (2016) projects that the City of Parramatta will need 162,100 dwellings by 2036, which represents an increase of around 3,650 dwellings a year between 2016 and 2036. This assumes a decreasing household size of from 2.64 in 2016 to 2.58 in 2036. As noted above, it will be important to monitor this trend in line with Council's own projections via Forecast.id. and planned precincts processes.

DPIE's projected annual dwelling demand in neighbouring LGAs and comparison LGAs between 2016 and 2036 is as follows:

- Blacktown LGA: 3,285
- The Hills LGA: 1,763
- Cumberland LGA: 2,920
- Inner West LGA: 995
- City of Sydney: 3,000

Table 35 DPIE dwelling projections, City of Parramatta

Totals	2016	2021	2026	2031	2036
Total population	238,850	296,450	338,000	379,200	416,750
Total Households	83,950	104,750	122,350	138,600	153,050
Average Household Size	2.64	2.65	2.64	2.62	2.58
Implied dwellings	88,950	111,000	129,600	146,800	162,100

Source: DPIE 2016 NSW Population Projections

A-2-2 Rent and property prices

The median housing sale prices in the City of Parramatta are \$1,240,000 for non-strata⁶⁷ dwellings and \$679,000 for strata⁶⁸ dwellings (see Figure 43). Median prices are lower than the City of Sydney and the Inner West, however the gap is closing as prices are rising faster in the City of Parramatta (129%)

⁶⁴ This analysis is based on grouped travel distances.

⁶⁵ Aust, Dept of Infrastructure and Regional Development, *Five facts about commuting in Australia*, 2016.

⁶⁶ ABS Census, 2016 Table Builder table based on variables MTW15P, DTWP.

⁶⁷ Non-strata refer to separate houses

⁶⁸ Strat includes town houses, terraces and flats/units

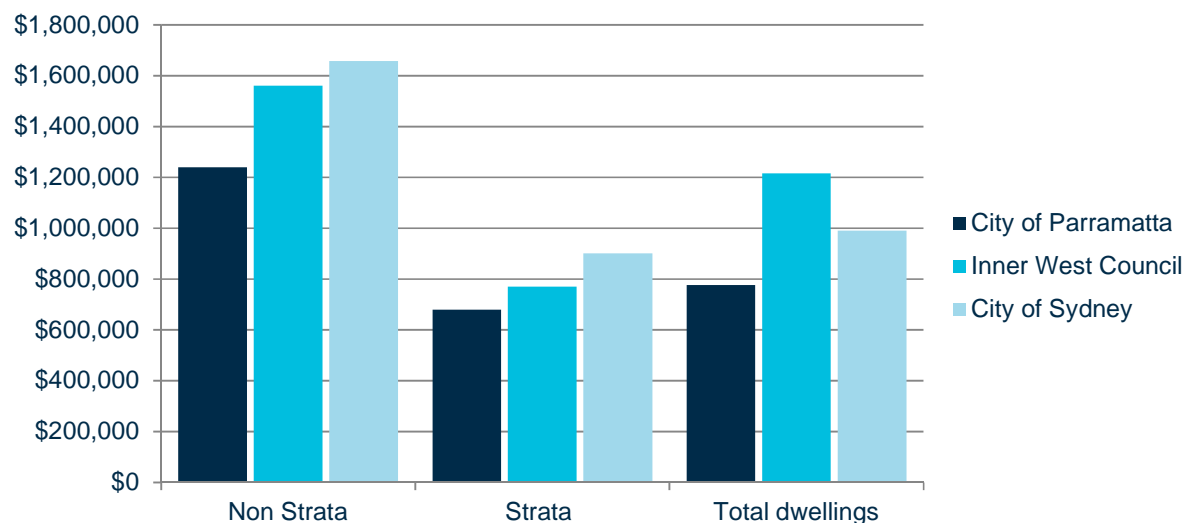
compared to 106% in the City of Sydney and 119% in the Inner West (see Table4).

Average sale prices for non-strata dwellings (173% increase) increased more than strata dwellings (111% increase).

Factors driving higher demand for housing in the City of Parramatta could include:

- Growth of the Parramatta CBD as a centre of economic activity and employment
- Higher housing prices in eastern LGAs – such as the Inner West and the City of Sydney
- The long-term expansion of Greater Sydney and rearrangement of strategic centres and transport links.

Figure 43 Median sale price March quarter 2018, City of Parramatta, Inner West Council and City of Sydney



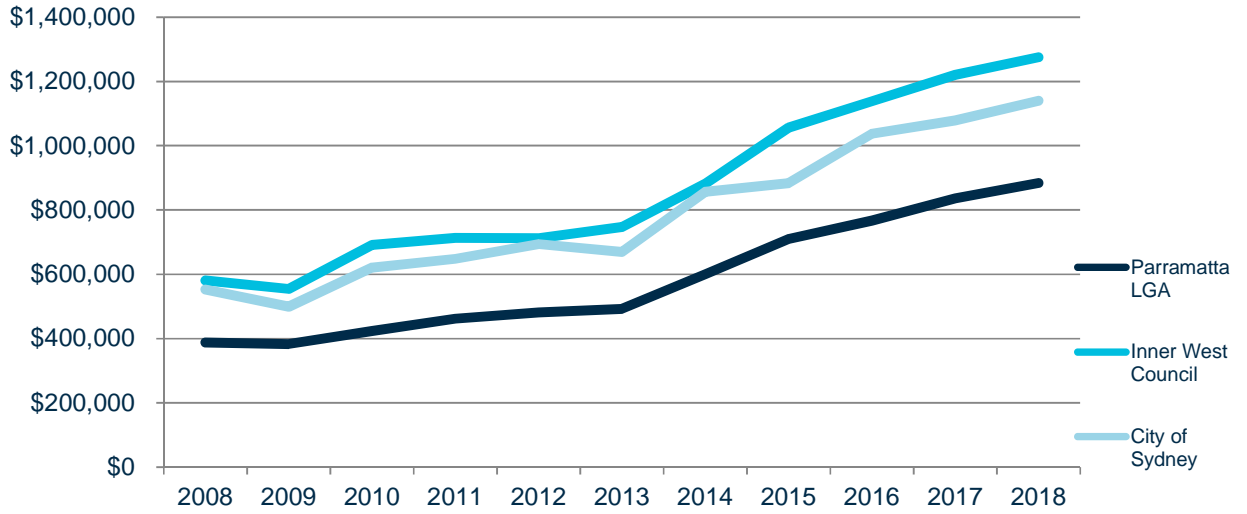
Source: Family & Community Services previous rent and sales reports March 2018

Table 36 Average increase in sales price by dwelling type for City of Parramatta, Inner West Council and City of Sydney (2008 – 2018)

Dwelling type	Increase in average sales price (%)		
	City of Parramatta	Inner West Council	City of Sydney
Non-Strata	173	113	146
Strata	111	102	93
Total	129	119	106

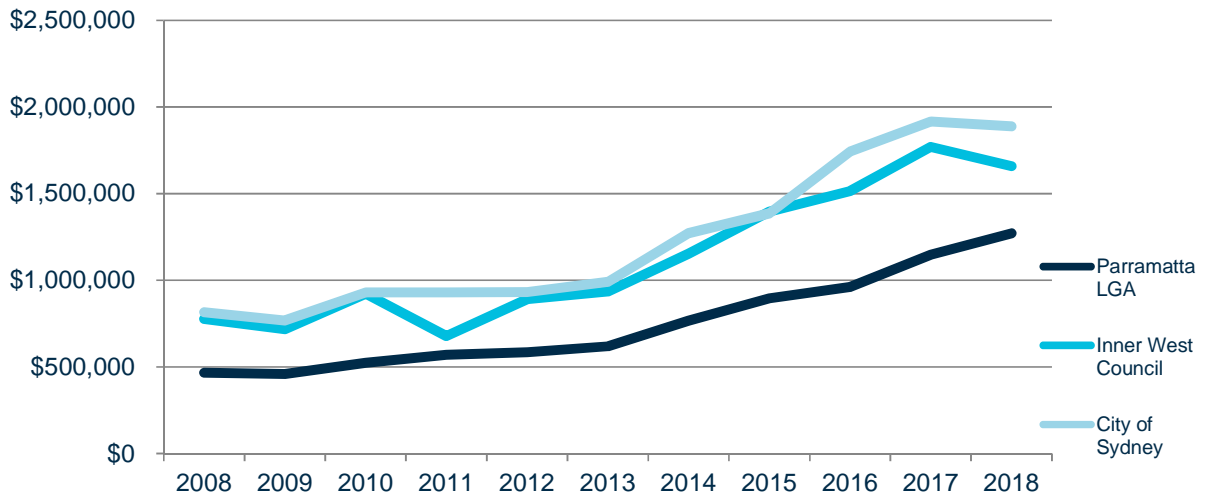
Source: Family & Community Services previous rent and sales reports March 2008-2018

Figure 44 Average sales price 2008-2018, City of Parramatta, Inner West Council and City of Sydney



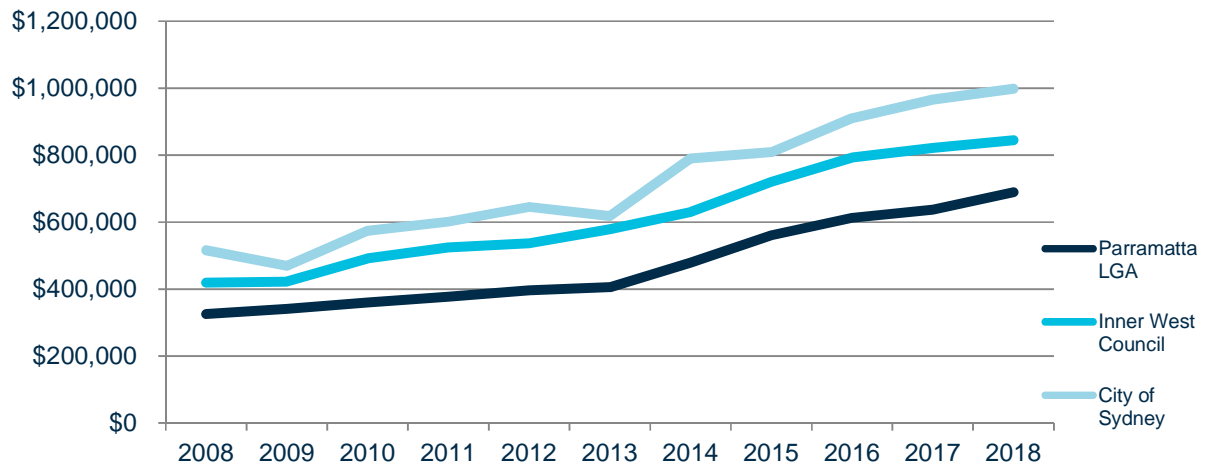
Source: Family & Community Services previous rent and sales reports March 2008-2018

Figure 45 Average sales price for non-strata dwellings, City of Parramatta, Inner West Council and City of Sydney, 2018



Source: Family & Community Services previous rent and sales reports March 2008-2018

Figure 46 Average sales price for strata dwellings, City of Parramatta, Inner West Council and City of Sydney, 2018



Source: Family & Community Services previous rent and sales reports March 2008-2018

Median rental prices for the City of Parramatta are increasing for all dwelling types (see Figure 47 and Figure 48), however are generally cheaper across all housing types and size than the City of Sydney and Inner West.

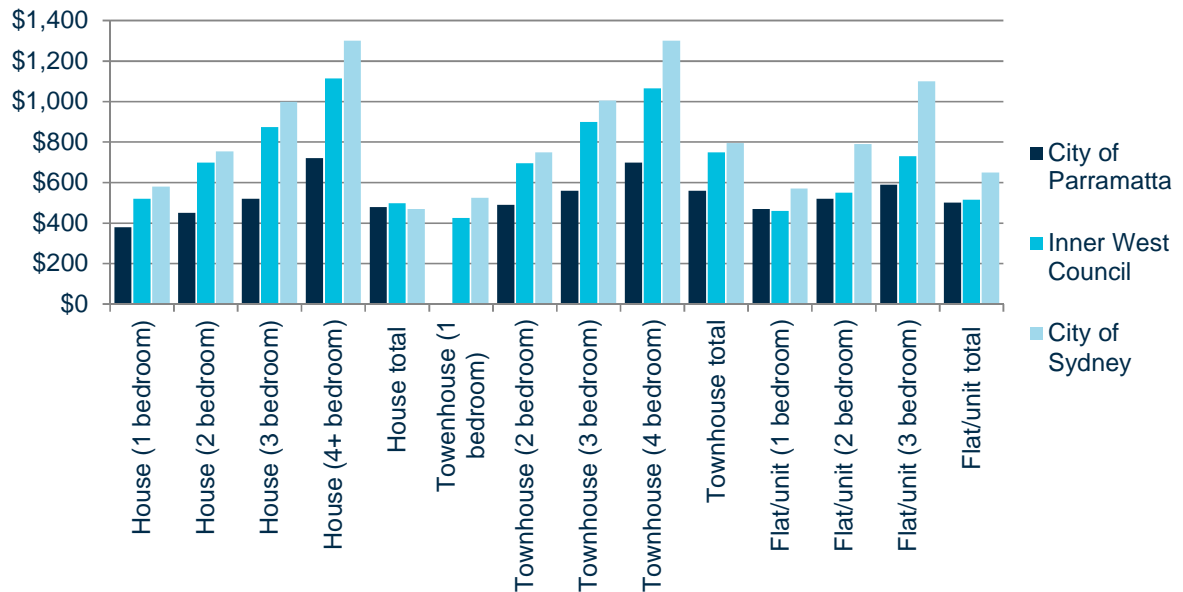
Rental prices in the City of Parramatta are less sensitive to dwelling size than the comparison LGAs, for example, there is a:

- \$340 difference in median rent between a 1 bedroom house and 4+ bedroom house in the City of Parramatta compared to the City of Sydney and Inner West (\$720 and \$593 respectively)
- \$120 difference in median rent between a 1 bedroom flat/unit and a 3 bedroom flat/unit in the City of Parramatta compared to the City of Sydney and Inner West (\$530 and \$270 respectively).

This could reflect:

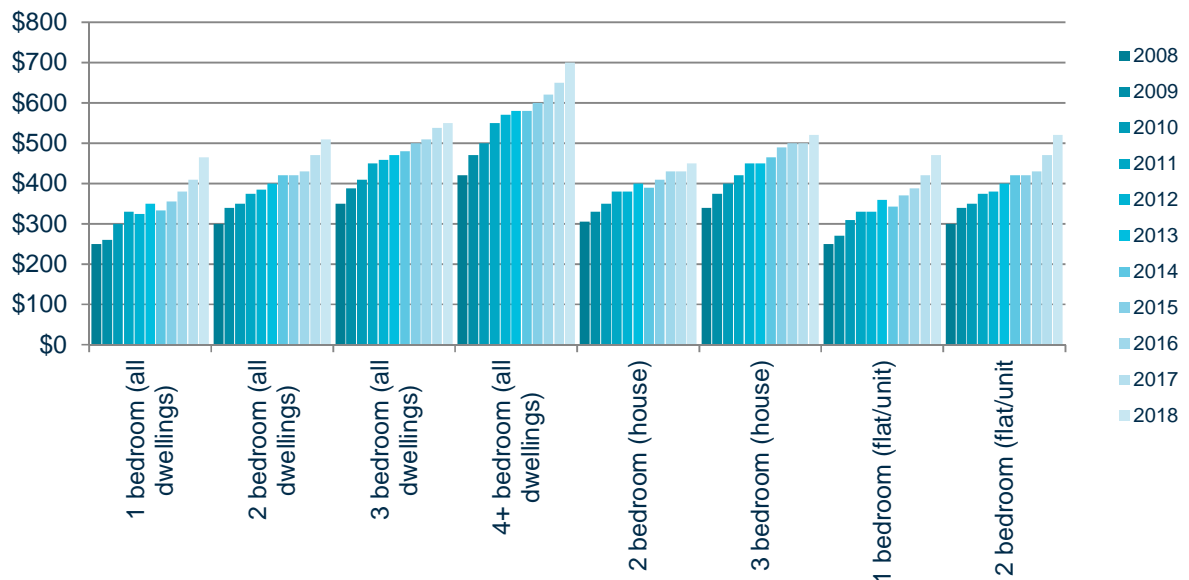
- A greater demand for larger dwellings in the inner urban LGAs.
- The general under-occupancy of housing within the City of Parramatta LGA.

Figure 47 Median rent March 2018, City of Parramatta, Inner West Council and City of Sydney



Source: Family & Community Services previous rent and sales reports March 2018

Figure 48 Median rent for new bonds 2008-2018 for the City of Parramatta



Source: Family & Community Services previous rent and sales reports March 2008-2018

Implications for the Housing Strategy:

- Rising rental and property prices indicate that the attraction of high-value jobs and access to services in the City of Parramatta is attracting higher income earners. This has an impact on affordability in the area, making it critical that housing diversity is maintained and affordability mechanisms are in place.
- Separate dwelling houses and townhouse type products in the City of Parramatta are generally at the same pricepoint. This may be a factor of townhouse products being better located generally and newer stock, but it also indicates a lack of pricepoint options for families with children.
- Four bedroom stock in City of Parramatta has generally shown a more significant escalation in price for rent, which may indicate an increasing demand for executive style housing stock.

- One bedroom stock in City of Parramatta has had one of the most significant escalations in pricepoint to rent. This indicates that the lack of availability of the stock is likely having an impact.

A-2-3 Housing for particular needs groups

Culturally and Linguistically Diverse Population

Table provides insight into the scale of the CALD population. People who were born overseas in non-English speaking countries make up a large component (52%) of the Parramatta LGA population, far greater than for Greater Sydney as a whole (35%).

Some 24,700 CALD people are in households experiencing housing stress (ABS Equivalised Total Household Income (HIED)), almost 22% of the CALD population counted in Parramatta. Most CALD people in housing stress locally are the more recent arrivals.

This situation reinforces the desirability of having more low-rent housing in the area as a whole.

Table 37 CALD Population

	City of Parramatta Number	City of Parramatta Percentage (%)	Greater Sydney Percentage (%)
Birthplace			
Total residents born overseas	112,027	49.5	36.7
Total born in Australia	101,061	44.7	57.1
Not stated	13,060	5.8	6.3
<i>Total population</i>	<i>226,148</i>	<i>100.0</i>	<i>100.0</i>
Language spoken at home			
Speaks English only	94,333	41.7	58.4
Language other than English spoken at home	117,540	52.0	35.8
Not stated	14,284	6.3	5.8
<i>Total population</i>	<i>226,157</i>	<i>100.0</i>	<i>100.0</i>

Source: ProfileID, 2016, compiling data sourced from ABS Census of Population and Housing

Table 38 Top 3 countries of birth (other than Australia)

Country	Percentage (%)
India	10.6
China	10.3
South Korea	3.9

Source: ABS, 2016, Quickstats

Aboriginal and Torres Strait Islander population

Aboriginal and Torres Strait Islanders make up 0.7% of the City of Parramatta population, living in 737 households (Profile ID). Almost 270 Aboriginal and Torres Strait Islanders live in households experiencing housing stress, which is 16% of the Aboriginal population counted in Parramatta by the Census (ABS Equivalised Total Household Income (HIED)). Refer to Table 37.

Although the incidence of housing stress is lower than amongst the CALD population, this group comprises a small number of long-term residents who are having serious difficulty affording their housing.

Table 39 Aboriginal and Torres Strait Islander population

Aboriginal and/or Torres Strait Islander peoples	1,694 (0.7%)
Average number of people per household	2.8
Median weekly household income	\$1,532

Source: Profile ID, 2016, compiling data sourced from ABS Census of Population and Housing

Given the incidence of housing stress amongst the Aboriginal community, there is a substantial need for additional dwellings for this community.

People with Disability

Almost 9,300 people with disability⁶⁹ were identified in 2016, accounting for 4.1% of the Parramatta population.

Both the number and proportion of people with disability has grown considerably over the 10 years to 2016 (Table 38) from 6,533 and 3.7% of the population to 9,286 and 4.1%. Most of this group is aged 45 years and above, but there have been some dramatic increases in particular age groups, with numbers of 0-4 year olds and 20-24 year olds more than doubling over 10 years (Table) albeit from a small base.

Table 40 People with Disability by Age and Growth in the City of Parramatta LGA, 2006-2016

Age Group	2006		2016		% Change, 2006-2016
	Persons with disability	% of All Persons	Persons with disability	% of All Persons	
0-4	78	0.7%	157	1.0%	101.3%
5-14	308	1.5%	535	2.1%	73.7%
15-19	136	1.2%	193	1.7%	41.9%
20-24	97	0.7%	197	1.3%	103.1%
25-34	331	1.1%	359	0.8%	8.5%
35-44	499	1.8%	512	1.4%	2.6%
45-54	608	2.6%	795	3.0%	30.8%
55-64	720	4.2%	1,171	5.2%	62.6%
65-74	903	8.3%	1,460	9.7%	61.7%
75-84	1,597	21.1%	2,015	23.4%	26.2%
85+	1,249	45.4%	1,892	48.5%	51.5%
Total	6,533	3.7%	9,286	4.1%	42.1%

Source: ABS 2016 Time Series Profile, Parramatta, Table 28.

Some 1,288 people with disability are in a household experiencing housing stress, 14% of this subpopulation. Most of these people (71%) are in rental stress.

Students

The 2016 Census identifies 70,845 students in the City of Parramatta participating in education, from preschool to university level. Some 15,542⁷⁰ of these (22%) live in households experiencing housing stress, predominantly (65%) rental stress.

⁶⁹ People described in the Census as having a need for assistance with a 'core' day to day activity covering self-care, mobility or communication.

⁷⁰ There are 70,845 students identifying as usual residents. As housing stress is a dwelling-based measure, it uses location of individuals on Census night ("place of enumeration") rather than place of usual residence.

A high proportion of local students (22%) did not identify the nature of the education in which they are participating. Amongst students where this information is available, 40% (22,181 of 55,518) are attending University, TAFE or similar. It is estimated that some 6,200 University, TAFE and similar students live in Parramatta City households which are experiencing housing stress.

Seniors

While almost 25% of Parramatta's usual resident population is aged 60 years or older, just 7.8% of people in housing stress are in these same age groups (3,226 people). It is children (0-9 years) and young people (10-19 years) who are most often affected by housing stress in their household.

Homeless persons

The City of Parramatta has conducted a Homeless Street Count annually since 2010. The total homes count for the City in 2019 was 394 people, comprising:

- 91 rough sleepers in the CBD and CBD fringes, an 44% increase from 2018
- 303 people in emergency and transitional accommodation

This is the highest figure recorded since the count started in 2010. Since then, the overall level of homelessness has fluctuated, however the number of rough sleepers has increased year on year since 2013 and has more than tripled since then.

Another source for homelessness is ABS' estimate, which is based on an approximation of:

- Persons who are in improvised dwellings, tents or sleeping out, but restricted to those on the bottom 40% of the household income distribution;
- Persons in hostels for the homeless and hostels for the disabled;
- Persons staying in boarding houses and private hotels;
- Persons living in severely crowded dwellings (4 or more extra bedrooms needed) on the bottom 40% of the household income distribution.

Care should be taken in using this approximation as it is intended to meet the needs of service providers and similar who seek a broad view of numbers of people who are very poorly housed, rather than manifestly 'homeless'.

Table9 suggests a homeless population of over 510 people in the City of Parramatta, accounting for around 16% of the HMDA. The homeless population is lower than the City of Sydney (4,436) and Inner West (1,762).

Table 41 Estimated Homeless Population by Age, 2016

Age Group	City of Parramatta	City of Sydney	Inner West	NW Sydney HMDA
0-9	37	22	19	411
10-19	41	467	72	426
20-29	108	2,078	390	880
30-39	100	660	252	510
40-49	94	426	288	404
50-59	75	400	369	310
60-69	28	261	247	152
70-79	29	98	105	61
80+	0	21	20	13
Total	512	4,433	1,762	3,167

Source: ABS Census, 2016 Table Builder, based on variables Age10P, STRD, NPDD, HOSD, HIED. Note: Based on place of enumeration.

Implications for the Strategy

Overall it is culturally and linguistically diverse people who display the greatest numbers of people in housing stress (24,700 people) within the City of Parramatta. Amongst children and young people (0-19 years), 14,150 live in housing stress. Further, some 6,200 university, TAFE and similar students live in housing stress, as do 6,200 key workers. Finally, 1,288 people with disability and 270 Aboriginal people live in housing stress.

There is overlap between these groups, particularly involving children and young people, but it is not large. In all some 41,662 people live in the 11,343 households experiencing housing stress locally.

A-3 Housing supply

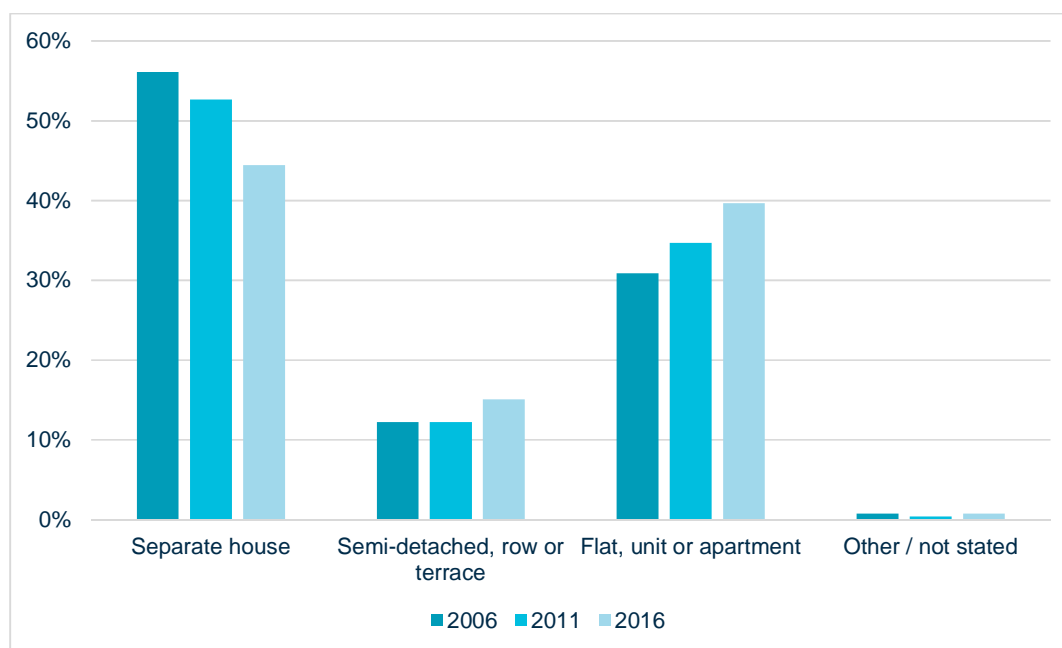
A-3-1 Current and planned housing

In 2016, there were 80,162 private dwellings in the City of Parramatta (ABS, 2016 Time Series Profile).

Dwelling structure composition in 2006, 2011 and 2016 is shown in Figure 49. Note that the dwelling structure data used here differs slightly from that referred to in section 1.8, which was aggregated by DPIE and did not provide trends over time. Dwelling structure composition in the City of Parramatta is changing, with a decreasing proportion of separate houses and an increasing proportion of townhouses and apartments.

As described above in section 1.10 and illustrated in Figure 34 above, dwelling tenure composition has shifted, with more owners now owning their home with a mortgage, and a significant increase in the number and proportion of dwellings rented privately.

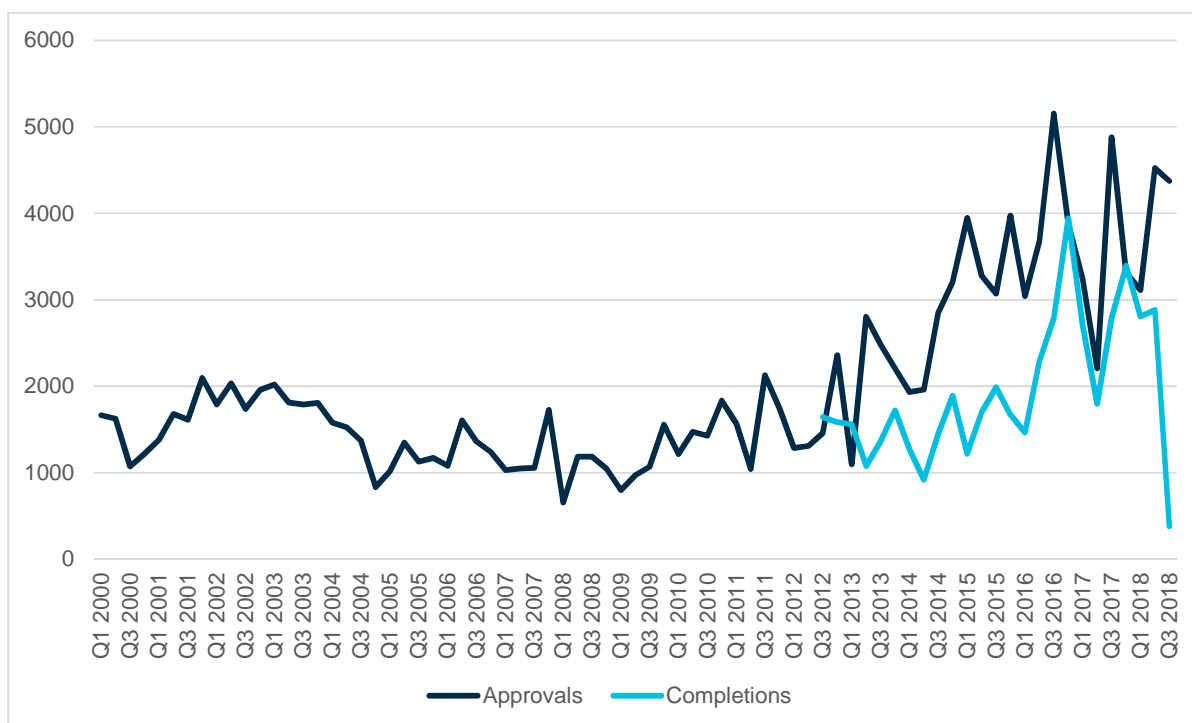
Figure 49 Proportional dwelling structure change, 2006 to 2016



Source: ABS Census, 2016 Time Series Profile

Dwelling approvals and completions have been tracking upwards since 2012. The recent tightening of credit appears to be having an effect with significant trough in approvals in 2017 filtering through to completions in 2018 (DPIE Greater Sydney Regional Housing Activity, 2018).

Figure 50 Dwelling approvals and completions, 2000 to 2018



Source: DPIE Greater Sydney Regional Housing Activity, 2018. Monthly completions data by LGA is only available back to 2012.

Over the last 10 years, as shown in Figure 50, the trend has been towards more flats/apartments being built. In numeric terms, between 2006 and 2016 (ABS 2016 Time Series Profile):

- separate houses have decreased by 447 (from 36,060 to 35,613)
- semi-detached houses have increased by 4,257 (from 7,850 to 12,107)
- apartments have increased by 11,988 (from 19,841 to 31,829)

Taken together, these trends indicate that current housing production levels are high given 20-year historic trends, and over the last 10 years around three quarters of housing has been higher density and around a quarter has been medium density.

Housing affordability – rental

Housing is considered to be affordable to rent if rent costs a maximum of 30% of household income for households in the bottom 40% of income distribution.

On this measure, the City of Parramatta is an important source of affordable rental dwellings, supplying similar numbers to Cumberland, less than Blacktown and far more than The Hills amongst surrounding LGAs (Table). It supplies almost 24% of affordable rental housing in the North West Sydney⁷¹ housing market demand area (HMDA) (Table1).

Table 42 Dwellings at affordable rents⁷², Parramatta and surrounding areas, 2016

Dwelling Structure	City of Parramatta	Cumberland	Blacktown	The Hills
Separate house	3,722	6,147	15,685	1,160
Semi-detached, row or terrace, 1 storey	950	1,340	1,691	117

⁷¹ Tice, A. Pinnegar, S. Legacy, C. and Randolph, W; *Implementing metropolitan planning strategies, taking in to account local housing demand*, City Futures, UNSW 2013.

⁷² Dwellings being rented at 30 per cent of income or less for households receiving the median income or less

Semi-detached, row or terrace, 2+ storey	1,978	1,873	3,504	420
Apartment in a 1-2 storey block	2,162	3,109	955	137
Apartment in a 3 storey block	4,786	3,822	462	187
Apartment in a 4 or more storey block	5,206	2,425	1,840	236
Apartment attached to a house	23	99	31	6
Caravan	0	3	10	0
Cabin, houseboat	3	0	44	3
Improvised home, tent, sleepers out	0	15	56	3
House or flat attached to shop, office...	99	140	62	12
Not stated	113	101	138	41
Total	19,041	19,065	24,471	2,326

Source: ABS Census, 2016 Table Builder, based on variable HIED, RNTD and STRD

Table 43 Dwellings at affordable rents in North West Sydney HMDA and Greater Sydney, 2016

Dwelling Structure	City of Parramatta	North West Sydney HMDA	Greater Sydney
Separate house	3,722	35,689	102,741
Semi-detached, row or terrace, 1 storey	950	5,240	18,358
Semi-detached, row or terrace, 2+ storeys	1,978	10,109	30,787
Apartment in a 1-2 storey block	2,162	7,419	40,316
Apartment in a 3 storey block	4,786	10,238	54,405
Apartment in a 4 or more storey block	5,206	10,183	50,408
Apartment attached to a house	23	186	890
Caravan	0	18	270
Cabin, houseboat	3	58	553
Improvised home, tent, sleepers out	0	98	158
House or flat attached to shop, office...	99	344	2,681
Not stated	113	502	2,158
Total	19,041	80,059	303,715

Source: ABS Census, 2016 TableBuilder, based on variable HIED, RNTD and STRD

The Department of Family & Community Services (FACS) provides data regarding the proportion of rental

stock that is affordable to those on very low, low and moderate incomes.⁷³ Affordable rental dwellings in the City of Parramatta are generally only accessible to those on moderate incomes (Table 44). For those on low or very low incomes, only 16.7% of rental stock is affordable, compared with 45.5% in Blacktown, 34.2% in Cumberland and 64.8% in Penrith.

Affordable dwellings for rent in the private market in Parramatta seem⁷⁴ to be growing, but at a considerably slower rate (7.7%) than they are for the HMDA as a whole (12.8%) over the 10 years ended August 2016. For both areas the growth in affordable dwellings is well below the growth in all dwellings over the same period (24.8% for Parramatta).

Overall, the affordable rental market in Parramatta can be characterised by:

- Limited availability of affordable rental houses for low and very low income earners
- Restrictive price points only accessible to those on moderate incomes
- Slow growth in available stock both within the LGA and compared to surrounding areas.

Table 44 Distribution of affordability by renter income group, 2017, North West Sydney HDMA LGAs

	% of Rental Stock				
	City of Parramatta	Blacktown	Cumberland	The Hills	Penrith
Affordable for Very Low Incomes	2.5	5.2	4.6	1.9	11.2
Affordable for Low Incomes	16.7	40.3	29.6	7.9	53.6
Affordable for Moderate Incomes	84.8	92.2	90.9	54.0	95.8

Source: Department of Family & Community Services, Local Government Housing Kit, Database

Housing affordability – purchase

Housing is considered to be affordable for purchase if mortgage repayments cost 30% or less of household income.

On this measure, the City of Parramatta has just 3,090 dwellings that meet the criteria of being affordable to buy, which contributes around 20% of the housing that is affordable within the North West Sydney HMDA (see Table).⁷⁵

FACS data reveals that virtually all the housing is only affordable to purchase for those on moderate incomes (Table). Only 12 dwellings are affordable to purchase for those on very low incomes under current mortgage arrangements.

Overall, the availability of affordable housing for purchase in the City of Parramatta can be characterised as:

- Unaffordable for very low and low income earners
- Scarce and in limited supply.

Implications for the Housing Strategy

- Strive for more affordable home ownership options for very low and low income earners which are both available and accessible

⁷³ Very low incomes is defined as <50% of median income. Low income is defined as 50-80% of median income. Moderate income is defined as 80-120% of median income.

⁷⁴ Parramatta LGA boundaries consistent with those of the 2016 Census are not published by ABS for 2006 or 2011.

⁷⁵ Note: In part the scarcity reflects how affordable dwellings have been counted. To avoid counting dwellings purchased many years ago with a mortgage, only households who have moved to their dwelling and purchased it during the last 5 years are being considered for results derived from the Population Census.

Table 45 Affordable dwellings for purchase in North West Sydney HMDA and Greater Sydney 2016

	City of Parramatta	North West Sydney HMDA	Greater Sydney
Separate house	887	8,935	32,182
Semi-detached, row or terrace, 1 storey	110	784	2,584
Semi-detached, row or terrace, 2+ storey	514	2,341	6,058
Apartment in a 1-2 storey block	117	445	2,273
Apartment in a 3 storey block	344	873	4,774
Apartment in a 4 or more storey block	1,097	1,769	8,682
Apartment attached to a house	0	0	28
Caravan	0	0	13
Cabin, houseboat	0	0	14
Improvised home, tent, sleepers out	0	0	13
House or flat attached to shop, office...	8	31	125
Not stated	9	48	179
Total	3,090	15,224	56,924

Source: ABS Census, 2016 TableBuilder, based on variables HIED, MRERD, MRED, MV5D and STRD. Note: Based on affordable mortgage payments for households which have moved into their dwelling over the last five years.

Table 46 Distribution of affordability by purchaser income group, 2017

	% of Purchase Stock				
	City of Parramatta	Blacktown	Cumberland	The Hills	Penrith
Affordable for Very Low Incomes	0.38	2.51	1.87	0.2	0.8
Affordable for Low Incomes	1.61	5.03	4.14	0.5	7.4
Affordable for Moderate Incomes	10.64	18.67	26.47	2.7	22.9

Source: Department of Family & Community Services; Local Government Housing Kit, Database.

People in Non-Private Dwellings and Similar

Non-private dwellings comprise a diverse range of housing including boarding houses, student accommodation, staff quarters, hostels for the aged and tourist accommodation. They are most easily described as non-self-contained dwellings, typically with bathrooms and/or kitchens that are shared. Residents in boarding houses are counted by the ABS as a component of the homeless. The majority of non-private dwelling residents in the City of Parramatta are living in:

- Visitor accommodation
- Hospitals
- Correctional institutions
- Nursing homes

- Hostels for the aged

Of these purposes, visitor accommodation is by far the largest, reflecting both substantial business and tourism demands.

The City of Parramatta currently:

- Represents almost 50% of non-private dwellings in the North West Sydney HMDA (Table 5)
- Has a low number of residents in boarding houses, a common source of very low cost housing
- Has a limited number of hostels for the homeless and disabled

Implications for the Housing Strategy

- A greater need for very low cost and low cost non-private dwelling options within the LGA
- Ensure there are opportunities to increase visitor accommodation to meet increasing demand
- Consider the need for more out of home age care facilities

Table 47 People in non-private dwellings

Non-Private Dwelling Type	City of Parramatta	North West Sydney HMDA	Greater Sydney
Hotel, motel, bed and breakfast	3,429	5,381	53,383
Nurses' quarters	0	0	349
Staff quarters	3	78	7,351
Boarding house, private hotel	41	247	7,233
Boarding school	484	484	3,919
Residential college, hall of residence	409	827	12,247
Public hospital (not psychiatric)	1,691	2,267	9,743
Private hospital (not psychiatric)	260	899	3,970
Psychiatric hospital or institution	328	559	1,731
Hostel for the disabled	133	341	1,255
Nursing home	1,099	4,241	26,178
Accommodation for the retired or aged (not self-contained)	616	1,800	11,145
Hostel for homeless, night shelter, refuge	44	136	555
Childcare institution	6	6	98
Corrective institution for children	0	82	214
Other welfare institution	167	497	2,952
Prison, corrective institution for adults	1,822	4,084	5,775
Immigration detention centre	0	0	434

Convent, monastery, etc.	320	498	1,589
Other and non-classifiable	0	4	6,064
Total	10,852	22,431	156,185

Source: TableBuilder, variable NPDD

Social Housing

Social housing in Parramatta is limited to 4,160 dwellings, reasonably evenly distributed across the three dwelling types (Table 48). The number of these dwellings has grown by 9.4% over the 10 years ended August 2016, well below growth in all dwellings locally (25%). Accordingly, waiting times for social housing are long, typically 10 years for all dwelling types and sizes (Table).

Dwelling numbers have fallen slightly since 2011, possibly because of dwellings held vacant as redevelopment progresses.

Implication for Housing Strategy

- Increased social housing should be encouraged, given substantial need in the area demonstrated by extensive housing stress and long social housing wait times.

Table 48 Social Housing Stock by Dwelling Type for City of Parramatta, 2006-2016

Social housing	2006	2011	2016	Change 2006-2016
Separate house	1,286	1,286	1,074	-16.5%
Semi-detached, row or terrace etc.	899	870	1,226	36.4%
Flat or apartment	1,616	2,055	1,839	13.8%
Other dwelling	0	3	3	n.a.
Not stated	3	9	13	333.3%
Total	3,802	4,222	4,160	9.4%

Source: ABS 2016 Time Series Profile, Table 18

Table 49 Expected Waiting Times for Social Housing

Dwelling size	No. of Years Waiting Time			
	Parramatta	Dundas Valley	Epping	Northmead
Studio/1 Bedroom	5-10	5-10	5-10	5-10
2 Bedroom	>10	>10	>10	>10
3 Bedroom	5-10	5-10	5-10	5-10
4 Bedroom	>10	>10	>10	>10

Source: <https://www.facs.nsw.gov.au/housing/help/applying-assistance/expected-waiting-times>, 8/1/19.

Aboriginal Housing Office

There are approximately 41 Aboriginal Housing Office dwellings currently in the Parramatta LGA, including those managed by Aboriginal community organisations. Numbers of dwellings specifically for Aboriginal people have been essentially static since 2006, although individual dwellings change over time.

A-3-2 Rental Vacancies

A first quality measure of rental vacancy rates is unavailable in NSW, but SQM Research Pty Ltd publishes an estimate at the postcode level based on repeated vacancy advertisements over 3 weeks. Vacancy rate

estimates for the postcodes in the City of Parramatta LGA are provided in Table 8. Vacancy rates do move around considerably during the year for seasonal reasons, which is why the comparison uses November figures each year.

A common view is that a 3% vacancy rate reflects a reasonable balance between rental dwelling supply and demand, although within each area there will be vacancy rate differences according to market segment and predominant dwelling size. Table identifies vacancy rates by postcode, shaded orange or green according to whether the postcode meets the 3% vacancy measure.

Vacancy rates in postcodes 2146 (Old Toongabbie, Toongabbie), 2128 (Silverwater) and 2116 (Rydalmere) are below the 3% threshold. The current high vacancy rate in postcode 2150 (Parramatta, Harris Park) may be due to the recent completion of many apartments in the area. Postcode 2152 (Northmead) is displaying similar movements. Postcode 2118 (Carlingford) is also experiencing high completion rates.

Table 50 Estimated Rental Vacancy Rates by Year

Postcode	Includes suburb	Estimated vacancy rate		
		Nov 2018	Nov 2017	Nov 2016
2150	Parramatta, Harris Park	4.4%	2.5%	3.0%
2153	Winston Hills	4.5%	3.5%	4.5%
2152	Northmead	4.2%	2.5%	3.0%
2146	Old Toongabbie, Toongabbie	2.9%	2.0%	2.5%
2145	Westmead	3.9%	2.6%	2.4%
2128	Silverwater	2.7%	2.5%	2.6%
2118	Carlingford	6.7%	3.7%	3.9%
2117	Dundas, Dundas Valley	3.4%	3.0%	1.8%
2116	Rydalmere	2.7%	1.9%	2.6%

Source: https://sqmresearch.com.au/graph_vacancy.php?t=1, SQM Research Pty Ltd, 9/1/2019.

B Overall Development Forecasts and City of Parramatta's Growth Precincts

Overall Development Forecasts and City of Parramatta's Growth Precincts

The following tables provides a breakdown of the dwellings expected to be delivered at each of the timeframes identified in the Central City District Plan. The assumptions that have been used to derive these figures are included in each of the growth precinct summaries. The assumptions used to calculate the expected background growth are:

- GIS analysis indicates that land not in the R2 zone or not within precincts had dwelling capacity of approximately 8,790. Due to the intensive development period that Parramatta has seen over the last few years in which most of the quality opportunities in these land resources would have been taken up and the level of competition from growth precincts, relatively low take-up rates are expected.
- The assumptions for dual occupancies, secondary dwellings and medium density housing are provided on the following page (Tables B-2 and B-3).

B-1 Planning Forecast and Maximum Capacity

AREA	Planning Forecast Scenario to 2036 (0-20 years)				Additional dwellings expected beyond 2036 (20+ years)		Overall Dwellings	
	0-5 years (2016-21)	6-10 years (2022-26)	11-20 years (2027-36)	20 year Total (2016-2036)	Planned	Maximum	Planned	Maximum
Melrose Park	280	2,050	4,000	6,330	3,280	4,350	9,610	10,680
Wentworth Point	3,170	2,980	2,830	8,980	0	210	8,980	9,190
Carter Street	2,080	1,760	2,020	5,860	0	160	5,860	6,020
Sydney Olympic Park	1,900	2,290	4,000	8,190	2,070	3,170	10,260	11,360
Camellia Town Centre	0	0	3,500	3,500	6,500	6,500	10,000	10,000
Parramatta East	0	1,230	2,380	3,610	0	190	3,610	3,800
Parramatta North	0	400	400	800	0	670	800	1,470
Parramatta CBD	2,360	1,730	3,090	7,180	7,170	7,170	14,350	14,350
Westmead (North Precinct)	50	1,420	3,000	4,470	1,000	2,210	5,470	6,680
Carlingford	1,190	1,750	1,530	4,470	0	630	4,470	5,100
Telopea	0	1,660	3,230	4,890	0	300	4,890	5,190
Granville (North and South)	1,750	950	3,130	5,830	0	650	5,830	6,480
TOTAL GOP AREA PRECINCTS	12,780	18,220	33,110	64,110	20,020	26,210	84,130	90,320
Epping	4420	2,660	1,830	8,910	0	1,240	8,910	10,150
TOTAL GROWTH PRECINCTS	17,200	20,880	34,940	73,020	20,020	27,450	93,040	100,470
Background Infill Growth (excl. R2)	4,850	1,310	2,630	8,790	2,510	2,510	11,300	11,300
R2 zones - Dual occ / 2nd dwelling	1,670	1,470	2,950	6,090	23,700	23,700	29,790	29,790
TOTAL	23,720	23,660	40,520	87,900	46,230	53,660	134,130	141,560
<i>Dwellings per year</i>	<i>4,744</i>	<i>4,732</i>	<i>4,052</i>	<i>4,395</i>				

B-2 Assumptions used for dual occupancies and secondary dwellings delivery forecasts

Lots available for dual occupancies (non-strata lots, 600sqm+)		Dual occupancy and secondary dwellings historical approvals (R2 zoned land only)				
			Dual occupancy approvals (DAs)	Dual occupancy Construction Certificates	Secondary dwellings approved (DAs and CDCs)	Total dual occupancy and secondary dwellings
Current land use policy (ex The Hills land)	17,976 lots (10,945 lots)					
With proposed prohibition areas	8,245 lots					
With potential maximum prohibition areas	6,765 lots	Period: 1/7/16 to 31/10/19 (40 months)	612	512	598	1,110
Potential maximum capacity	22,465 lots	- Parramatta LEP area (Outside proposed prohibition areas)	596 (5.5% take-up)* (409, 5.1% take-up*)	499 (4.6% take-up)* (343, 4.3% take-up)*	419 (2% take-up)**	918
Assumptions for both scenarios <ul style="list-style-type: none"> For both scenarios: Take-up of secondary dwellings unchanged, historic take-up rates used. Planning forecast scenario: dual occupancy prohibition areas as proposed in Harmonisation Planning Proposal. Historical take-up rate applied to available lots. Maximum additional dwellings (beyond 2036) scenario: Only existing LEP prohibition areas retained. Historical take-up rate applied to available lots. 		- The Hills LEP area	13 (0.2% take-up)*	11 (0.2% take-up)*	82 (1.2% take-up)**	93
		- Holroyd LEP area	3 (3.8% take-up)*	2 (3.8% take-up)*	6 (4% take-up)**	8
		- Hornsby LEP area	Nil	Nil	91 (1.9% take-up)**	91
		- Auburn LEP area	Nil	Nil	Nil	Nil
		Yearly average extrapolation (current policy settings)	184	154	179	333
		2016/21 extrapolation	918	768	897	1,665
		2016/36 extrapolation	3,672	3,072	3,588	6,660
		Average yearly take-up as % of available lots	1.0%	0.9%	0.55%	-
		Average yearly take-up – PLEP area only	1.6%	1.4%	0.6%	-
				Notes * Take-up rate represents % of non-strata lots over 600sqm ** Take-up rate represents % of non-strata lots over 450sqm Dual occupancy supply from non-R2 zoned land (mainly R3 zoned sites) accounted for approximately 26 additional dwellings between 1 July 2016 and 31 October 2019 (approx. 8 dwellings per year), based on construction certificate approvals for that period.		

B-3 Assumptions used for medium density housing capacity (R3 zoned land only)

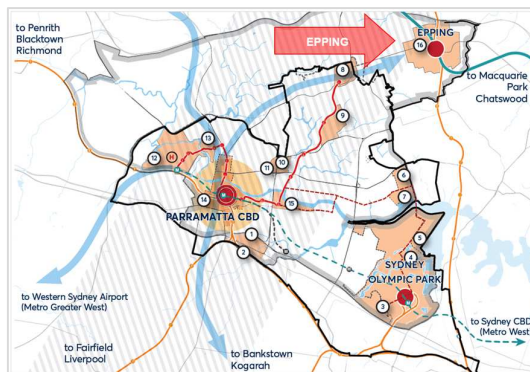
Capacity – R3 zoned land				Historical dwelling approvals (R3 zoned land)		
	Lots	Gross supply	Net supply		Medium density housing approval (DAs)	Medium density housing Construction Certificates
Current land use policy	1,700 (116ha)	5,749	4,022	Period: 1/7/16 to 31/10/19 (40 months)	151 dwellings (19 schemes, 2.8ha)	208 dwellings (19 schemes, 4ha)
- Within growth precincts	196 (12ha)	648	451	- Parramatta LEP area	123 dwellings (15 schemes)	144 dwellings (16 schemes)
- Outside growth precincts	1,494 (102ha)	5,010	3,949	- The Hills LEP area	14 dwellings (2 schemes)	57 dwellings (2 schemes)
- Approved DAs, not yet built	6 (1.2ha)	70	56	- Holroyd LEP area	Nil	Nil
- Under construction	4 (0.5ha)	21	17	- Hornsby LEP area	Nil	Nil
Sites proposed to be downzoned	109 (8.9ha)	455	346	- Auburn LEP area	14 dwellings (2 schemes)	7 dwellings (1 scheme)
Net supply, with Harmonisation	1,581 (105ha)	5,203	3,603	Yearly average extrapolation (current policy settings)	45 dwellings (0.84ha)	62 dwellings (1.2ha)
- Within growth precincts	196 (12ha)	648	451	2016/21 extrapolation	226 dwellings (4.2ha)	312 dwellings (6ha)
- Outside growth precincts	1,385 (93ha)	4,555	3,152	2016/36 extrapolation	906 dwellings (16.8ha)	1,248 dwellings (24ha)
Notes <ul style="list-style-type: none"> Only sites with an area over 400sqm have been counted. Excludes sites with heritage items, in HCAs or which have been built out. 				Notes <ul style="list-style-type: none"> * Figures quoted are gross, and do not account for existing housing on a development site. Only includes applications for townhouses, villas and other forms of multi-dwelling housing. R3 zoned land also contributed approximately 25 dual occupancies between 1 July 2016 and 31 October 2019 (7.5 dwellings per year), based on construction certificate approvals for that period. 		

Planned Precinct Summaries

B-4 Epping Strategic Centre (rezoned)



Sources: City of Parramatta



Current Planning Status/Dwelling Potential

Rezoned in 2014 as part of the former Urban Activation Precinct process. It was expected to deliver 3,560 dwellings to 2033 but this target was exceeded in the first four years since rezoning. Currently, the dwelling approvals has been 4,272 dwellings with a further 1,256 dwellings under assessment or at pre-lodgement stage. In 2017, the DP&E determined a maximum potential dwelling forecast for the precinct 10,000 dwellings under current planning controls.

Current planning controls

- B2 Local Centre Core features heights of up to 72m adjacent to the train station down to 48m and then 21m at the periphery.
- FSRs are reflective of the permissible height of building offering a range of 6:1 down to 3.5:1.
- The B2 centre is flanked by an R4 High Density Residential zone with heights ranging from 17.5m to 11m.
- There are some further R3 Low Density Residential areas

SEPP 70 Affordable Housing Delivery Potential

Under the DPIE Guidelines for an Affordable Housing Contributions Scheme, a target area must be subject to significant uplift. Therefore, this should not be applied retrospectively to the Epping Strategic Centre Precinct.

Key opportunities, issues and barriers

- **Traffic and Transport:** The potential traffic network implications of predicted residential growth in the Epping Strategic Centre have been modelled in a new Traffic and Transport Assessment for two growth scenarios: for the year 2026 (which assumes +5,000 to the actual 2017 dwelling numbers) and a 2036 scenario of +10,000 additional dwellings to the 2017 dwelling numbers). It has identified that even with all the RMS committed and the City proposed road improvements the future 2036 road network would be inadequate to accommodate the full future predicted traffic demand from approximately 10,000 additional dwellings in the Epping Strategic Centre and adjoining areas even with committed State and City funding
- **RMS:** \$50m of State Government funding is available to widen Epping Road rail bridge. However, there is no funding to improve the pedestrian bridge across the rail line.
- CoP prepared Traffic and Transport Improvements Plan which was adopted by the City on 10 December 2018, which will inform the preparation of a Transport Delivery Plan for the end of 2019.
- An Epping to Parramatta transport solution is ear-marked post the timeframe of this Strategy.

Community infrastructure requirements

- Significant recent redevelopment enabled by the NSW Government's Planned Precinct rezoning has contributed towards a critical shortage of community infrastructure. This includes a shortage of open space in the north eastern part of the precinct and also community facilities will not meet the community's growing needs.
- Council's strategy to meet community infrastructure needs is outlined in Council's Community Infrastructure Strategy. Priorities in Epping include providing new and upgraded open space and community facilities. Examples include providing new open space in the north-eastern part of the precinct, undertaking a major upgrade of Dence Park and Epping Aquatic Centre and providing a new civic heart in Epping including a new community hub of 3,500sqm including library of 1,500sqm and multipurpose space of 2,000sqm next to a new public plaza.
- Key funding and delivery mechanisms include development contributions, general revenue and grant funding under the NSW Government's Stronger Communities Fund. The City is currently reviewing its outside CBD Development Contributions Plan and associated works program to ensure there is adequate funding towards Epping infrastructure needs.

Funding

The Local Contributions Plan for the precinct has recently been updated. However, funding for specific projects identified in this assessment needs to be addressed. This will occur via a review of the City's Contributions Framework for the area of the LGA outside of the Parramatta CBD. A draft Contributions Plan for exhibition purposes is anticipated in late 2020 / early 2021.

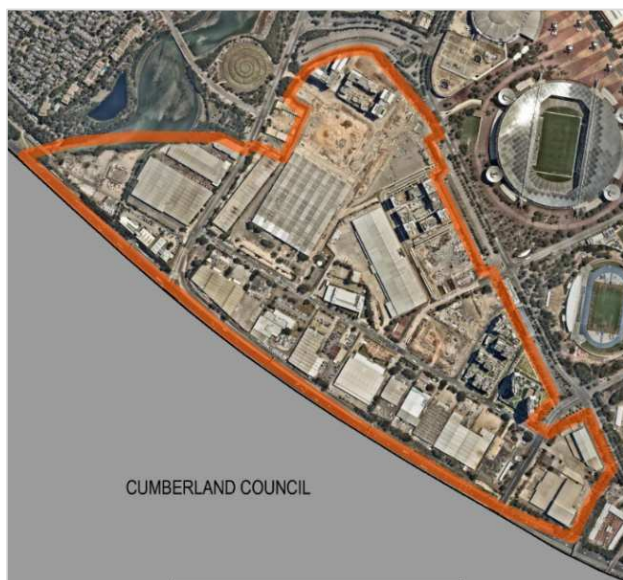
Market Status

In February 2018, Core Logic indicated that the Epping location was oversupplied and dwelling approvals has remained static in early 2018. Hence, there is a low expectation of additional dwelling delivery than that already approved/underway in the 0-5 year timeframe. The Precinct is not expected to make contribution to dwelling targets at the rate it had between March 2014 and late 2017 in the near term.

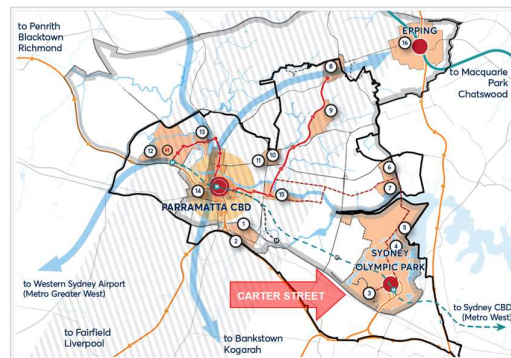
Precinct Assessment

Immediate priority is to support the delivery of infrastructure.

B-5 Carter Street (rezoned current growth precinct)



Sources: City of Parramatta



Current Planning Status/Dwelling Potential

Carter Street was endorsed as an Urban Activation Precinct in 2013. The precinct was rezoned in 2015 for an additional 5,500 new dwellings. In 2017 Carter Street was included in the 'Sydney Olympic Park and Carter Street Precinct' in the Greater Parramatta LUIP.

In 2018, DPIE reviewed the master plan and planning controls to accommodate the new off-ramp for the M4. The draft revised master plan and new planning controls were exhibited in 2018. The City prepared a submission to DPIE raising the following issues: lack of public domain, risks associated with land use adjacent to gas pipes, and lack of affordable rental housing provision. The revised masterplan relies on the City's Local Contributions Framework and does not identify any state funding mechanism to support the infrastructure. This is a key concern for the City, particularly when there are already barriers and risks with the Contributions Framework.

Current planning controls

- The current land use zoning is B2 around the village centre, B6 along the southern side, and R4 for most of the remainder of the precinct except for the school site (SP2) and RE1 public recreation areas. Heights range from 24m along the south of the precinct to 115m in the village centre, with FSR ratios ranging from 1.5:1 to 3.5:1.
- The proposed amendments to the master plan relocate the school site and central public open space and includes a clause to protect the corridor.

SEPP 70 Affordable Housing Delivery Potential

The Precinct was zoned for urban purposes in 2015, prior to the commencement of affordable housing targets. It is not proposed to increase available floor space or introduce precinct-specific affordable housing targets as per the DPIE Guidelines.

Key opportunities, issues and barriers

- **Road network and funding:** The M4 off ramp has not been committed or funded. An implication of the M4 off ramp is that upgrades are needed to Hill Road – including widening of Hill Road and a new intersection at John Ian Wing Parade and Hill Road. Upgrades are also needed along Carter Street. Funding for these upgrades needs to be identified as the upgrade is not funded under the development contributions framework.

Commitment to PLR 2 and stop location may influence the timing and delivery.

Opportunity for improved connections between Carter Street and Sydney Olympic Park and Newington may be present.

- **Water and sewer:** Sydney Water identifies Sydney Olympic Park as an area under investigation in its Growth Services Plan 2017-2022 for drinking water and waste water.
- Being in the GOP area, sequencing is also subject to a final GOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

Carter Street has substantial community infrastructure needs owing to its conversion from an industrial area to a residential area. The draft revised master plan identifies the following in its infrastructure schedule:

- Regional open space 37,920sqm
- Local park and plaza, 6667 and 1629sqm
- Riverside active park 14,760sqm
- Village plaza 1,206sqm
- Active park with sporting facilities 5,786sqm
- 4 pocket parks ranging from 1,600 to 4,000sqm
- 1 school

Additionally, the City's Community Infrastructure Strategy recommends:

- a larger town centre plaza (no less than 0.3ha)
- widening of the proposed linear open space
- increased pedestrian and bike connections to natural assets and key parks and open spaces, and to areas outside of Carter Street.
- A new community hub of 1,000sqm providing flexible community meeting space or subsidised office space
- Long day care centres and out of school hours care services, near transport nodes and school
- Provision of affordable rental housing

Funding

The framework and infrastructure schedule in the Carter Street Precinct Development Contributions Plan 2016 needs to be reviewed and updated.

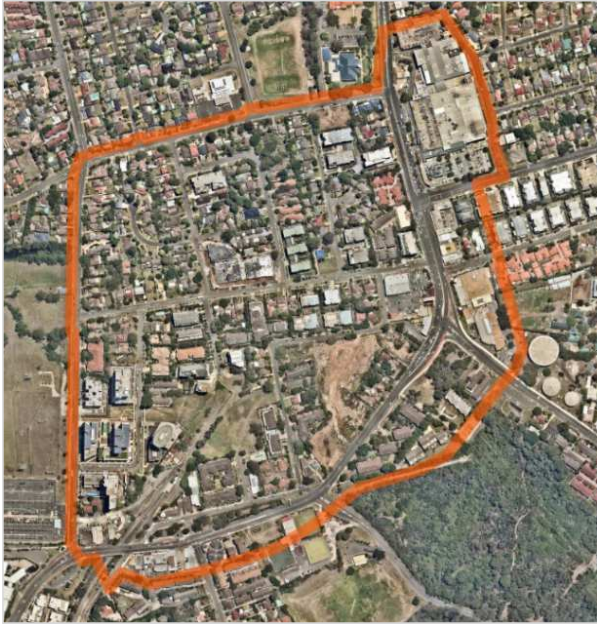
Market Status

(No comment).

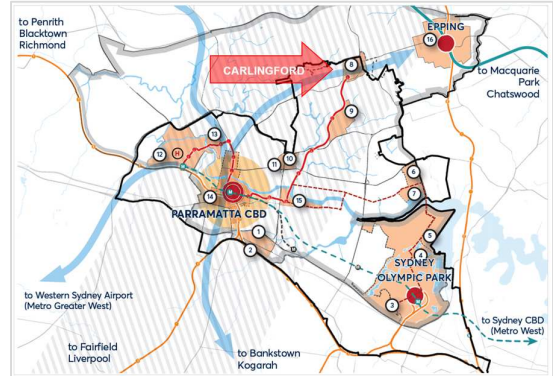
Precinct Assessment

Significant further growth is expected in the precinct and is likely to exceed the 5,500 forecast by the DPIE.

B-6 Carlingford (rezoned current growth precinct)



Sources: City of Parramatta



Current Planning Status/Dwelling Potential

Formally split across three LGAs, the suburb of Carlingford now lies entirely within the City of Parramatta.

The Carlingford Precinct (as shown above) is an informal precinct – sits to the north of the train station near the town centre. Around 2007, The Hills rezoned the Carlingford Precinct and prepared a master plan and a Contributions Plan. Based on the controls and assumptions about dwelling types, the City anticipated 2,700 new dwellings – with a larger proportion of the dwellings concentrated in the southern precinct:

LAND USE	DWELLINGS			TOTAL DWELLINGS
	1B/R	2B/R	3B/R	
	1.41	1.81	2.06	
Northern Precinct	268	601	197	1067
Southern Precinct	242	1143	314	1699
TOTAL	511	1744	512	2766

Further growth is expected in Carlingford. Three PPs in the Carlingford town centre (but outside of the Carlingford Precinct) received Gateway Determinations since 2015, proposing to add an additional 500 dwellings in the precinct.

The City's Community Infrastructure Strategy plans for an additional 4,400 dwellings in Carlingford by 2036.

Current planning controls

The Carlingford Precinct is zoned a mix of R4, R1, B2, RE1. Maximum building heights range from 10m (at the northern end of the precinct) to 57m (along Jenkins and Thallon Street, west of the train station) (which under the DCP equates to 2 to 18 storeys). FSRs range from 0.5:1 to 4:1 close to the station. Along Pennant Hills Road FSRs are between 2:1 and 2.3:1.

SEPP 70 Affordable Housing Delivery Potential

Already zoned, so not applicable.

Key opportunities, issues and barriers

- Stage 1 of the Light Rail has a station in Carlingford. The heavy rail line will close between now and 2023 to allow for light rail construction works.

- School capacity was identified in agency consultation as an issue for Carlingford. Students are being accommodated in demountables and dwellings in the pipeline will increase pressure on existing schools.
- Open space is underprovided for the current population.
- Being in the GPOP area, sequencing is also subject to a final GPOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

The City's Community Infrastructure Strategy identifies the following required local infrastructure:

- Increase Public open space and sporting fields near high density, including shared use of school facilities increased use of current City facilities.
- Provision of open space and recreation facilities within private development to support the needs of residents.
- Increased pedestrian and cycle connectivity to open space amenities in Carlingford and wider Parramatta.
- New district library of at least 1,600sqm, preferably co-located with community services and public transport.
- Additional neighbourhood level flexible community spaces near high density.
- Increased access for the community to more community spaces through shared use arrangements with not-for-profits and businesses in the suburb.
- Upgrade of the City's North Rocks Early Childhood and Education long day care centre.
- Increased provision of private and not-for-profit long day care centres
- Provision of affordable rental housing.

Funding

- A Contributions Plan for the Carlingford Precinct came into effect in 2011. Need to consider new contributions framework.
- SIC yet to be finalised.

Market Status

- No major impact

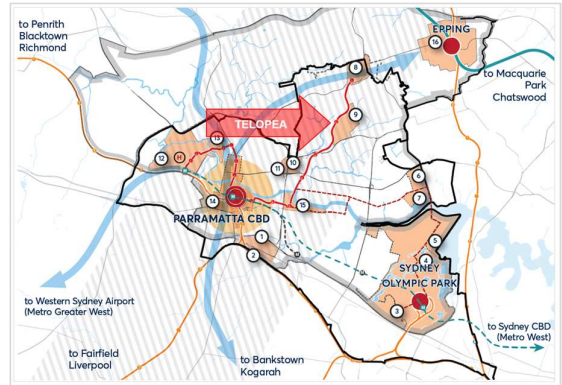
Precinct Assessment

Already rezoned precinct which has significant further capacity.

B-7 Telopea (rezoned future growth precinct)



Sources: City of Parramatta



Current Planning Status/Dwelling Potential

DPIE led the rezoning of the Stage 1 Telopea Master Plan area with the new LEP controls coming into effect in 19 December 2018. DPIE confirmed in January 2019 that the rezoning supports up to 4,500 additional social, private and affordable houses over the next 15-20 years. There are around 1,400 existing dwellings with nearly 1,000 dwellings intending to be for social housing.

The Telopea Precinct is part of LAHC's Communities Plus program. LAHC has commenced a partnership process with a consortium to develop LAHC's landholdings.

An area formerly known as Stage 2 (not shown on the above maps) will not be progressed on account of the traffic capacity issues identified as part of the DP&E's traffic analysis undertaken in Stage 1.

Current planning controls

The rezoning resulted in a combination of land zonings: B4, R4, R3, R2 and RE1 zones with most of the area being R4.

Building heights range from 65m which are located closest to the light rail stop in the core bounded by Sturt Street, Shortland Street and Benaud Place with other heights in the lower density residential areas being between 11m and 22m. FSRs reflect the proposed built form, with FSRs up to 3.7:1 closest to the light rail stop and ranging from 1.7:1 in the high density residential areas to 0.6:1 in the medium and low density residential areas. A 5 metre bonus is added.

SEPP 70 Affordable Housing Delivery Potential

- 1,000 social housing dwellings (renew and expanded – 640 currently)⁷⁶

Key opportunities, issues and barriers

- **Traffic and safety in terms of walking:** as the suburb is used for rat runs between Kissing Point Road and Pennant Hills Road, and traffic flows faster than speed limits in some areas. Lack of footpaths, steep topography, poorly maintained footpaths and poor permeability are barriers to walking. The precinct proposal identifies the following necessary upgrades:
- **Road works:** Relocate Wade Street, Benaud lane widening, School edge road, Eyles Street upgrade, Rail crossing by new road between Sturt Street and Adderton Road, New Polding Place, Eyles Street extension, Intersection upgrades
- **TfNSW/RMS quest:** Telopea has identified pinch points in terms of the road network
- **Public Domain:** Cycleway Links, Walkways, Street lighting/furniture, Traffic Calming
- **Utilities:** Drainage, sewer and estate utility infrastructure requires upgrading.
- **Fragmented ownership, strata titling and recent development:** There is some strata titling and recent development in some parts of Telopea, although less so on the eastern boundary. The southern portion and along the railway are particularly more constrained.
- Being in the GPOP area, sequencing is also subject to a final GPOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

The City's Community Infrastructure Strategy identifies the following required local infrastructure:

- Upgrades to nearby sports fields
- Increased pedestrian and bike connections to natural assets and key parks and open spaces, and to areas outside of Telopea through a green corridor aligned with the light rail corridor
- Open space and recreation facilities within private development
- A new community hub of approximately 3,800sqm including a new library (approximately 2,000sqm) and new multipurpose flexible space (approximately 1,800sqm) for a community centre and subsidised office space
- More long day care centres

Funding

The development contributions framework is in the costing stage. A VPA could be utilised for managing land transfers between Land and Housing Corporation and City of Parramatta.

\$5 million grant has been received through the precinct support scheme from NSW Government to upgrade Sturt and Acacia Parks.

Market Status

With a large influx of housing, smaller private landholding that have been rezoned unlikely to be able to compete in the market in the short-term.

Precinct Assessment

The dwelling yield for the LAHC sites (3,500) is likely underestimated especially consider ARHSEPP bonuses available.

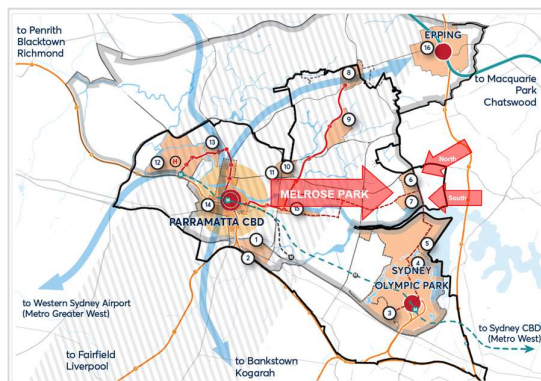
⁷⁶ Telopea Precinct Proposal (Stage One) Response to Submissions Finalisation Report at <https://www.planning.nsw.gov.au/-/media/Files/DPIE/Reports/Plans-for-your-area/Planning-for-local-communities/Telopea/telopea-precinct-rts-finalisation-report-2018-12-12.pdf>

Infrastructure provision, hard and community, should be reviewed as a result.

B-8 Melrose Park Precinct (North and South)



Sources: City of Parramatta



Current Planning Status/Dwelling Potential

Land fronting Victoria Road: this comprises the former Putt Putt facility (with the exception of the very western edge) which was rezoned some years ago. It is being re-developed for mixed use development and is close to completion.

North Precinct: A Planning Proposal process has progressed substantially for the area known as the North Precinct which is predominantly in single ownership. This area extends south to the alignment of Hope Street. The planning proposal has received a Gateway determination. The planning controls are subject to the outcomes of a TMAP (Traffic Management and Accessibility Plan) and further urban design modelling/testing.

South Precinct: A Structure Plan for the South Precinct was endorsed by Council in late 2019. Planning proposals are now pending for this area.

The entire area (ie. the North and South precincts and the former Putt Putt site) has a maximum capacity of 10,680 dwellings. Refer also to Key opportunities, issues and barriers, below.

Current planning controls

The North and South Precincts are currently zoned IN1 General Industrial or SP2 land.

SEPP 70 Affordable Housing Delivery Potential

Under the DPIE Guidelines for an Affordable Housing Contributions Scheme, a target area must be subject to significant uplift. Therefore, the Melrose Park Precinct would be applicable. The affordable housing dwelling yield should be between 554 and 1,662 dwellings.

Key opportunities, issues and barriers

A TMAP has been prepared for the entire Melrose Park precinct which comprises the North and South Precincts as well as re-developed Victoria Road site currently under construction. It is based on the delivery of 11,000 dwellings and assumes:

- Bridge connecting Melrose Park across Parramatta River to Wentworth Point as part of PLR Stage 2 or equivalent. The bridge is required. Without a bridge, dwelling yield limit is 6,700. The proponent has indicated that they are prepared to pay for the bridge.
- Sydney Metro West

The TMAP identifies four stages in its implementation plan and the upgrades required to support dwelling yields at each stage, identified below under housing strategy implementation plan considerations. The potential dwelling yield in Melrose Park (3 precincts) based on the TMAP is up to 11,000. The infrastructure upgrades include:

- Upgrades to Wharf, Victoria, Marsden and Kissing Point Roads and intersections (to 2024)
- Provision of shuttle bus and more frequent bus services (to 2024)
- Provision of pedestrian and cycling infrastructure (to 2024)
- Provision of a public transport and active transport bridge between Melrose Park and Wentworth Point, with the potential to accommodate light rail or equivalent (2028)
- Being in the GPOP area, sequencing is also subject to a final GPOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

The City's Community Infrastructure Strategy identifies the following required local infrastructure (based on 12,000 dwellings for Melrose Park, Ermington and Rydalmere):

- Revitalisation of the Parramatta River foreshore and enabling public access with pedestrian and bike links.
- Increased provision of sporting open space.
- Upgrades to existing parks and sports fields to increase capacity and diversity of offering including delivering the George Kendall Park master plan.
- Increased provision of open space and recreation facilities within private development to support residents' needs.
- A new district level community hub in the middle of the corridor at Ermington of between 3,500sqm to 5,000sqm. This should include a new library of between 1,500 – 3,000sqm and community centre space of approximately 2,000sqm.
- Additional neighbourhood level flexible community spaces within high-density developments along the corridor to service the needs of residents within these sites.
- Increased access for the community to more community spaces through shared use arrangements with not-for-profits and businesses in the precinct.
- Provision of private and not-for-profit managed long day care centres.
- Upgrade of the City's Ermington Possum Patch Early Learning Centre.
- Provision of affordable rental housing.
- Advocate for improved public transport.

Note: the Department of Education has advised that anticipated development will generate the need for two primary schools and one high school.

Funding

A VPA should be negotiated with the developers for all on site infrastructure. A detailed Schedule of Works should be created for regional infrastructure to support broader infrastructure provision. City officers are in

the process of preparing an Infrastructure Needs List in conjunction with Payce and eventually landowners in the southern precinct. This list will be finalised once there is certainty over the agreed density in the precinct.

Market Status

Not applicable.

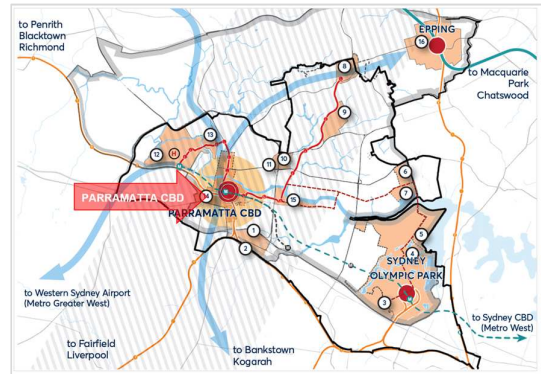
Precinct Assessment

- Former Putt Putt site is being delivered in the 0-5 year (2016-2021) timeframe.
- Melrose Park planning in the 0-5 year timeframe with part delivery in the 6-10 year timeframe, 11 to 20 year timeframe and beyond 2036.

B-9 Parramatta CBD (to be rezoned)



Sources: City of Parramatta



Current Planning Status/Dwelling Potential

The City submitted the CBD planning proposal (PP) to provide for an expanded and more intense commercial core supported by higher density mixed use and residential development, to reinforce Parramatta CBD as Sydney's dual CBD.

The PP received Gateway Determination in December 2018, subject to conditions including amendment of the PP to:

- Consider whether sites subject to site-specific PPs should be integrated within the proposed planning framework
- Prepare draft acquisition and strategic corridor preservation map to facilitate local and regional infrastructure projects
- Review the housing numbers that could be delivered through the PP
- Amend FSRs to reflect Gateway Conditions, to reflect option FSR-1, feasibility test 5% bonus FSR for sites with FSR over 6:1 and other smaller changes
- Analyse overshadowing impact on open spaces and HCAs
- Further investigate heritage interface areas, including considering height and FSR impacts on heritage values

Capacity analysis of the proposed CBD planning controls estimate an additional 17,495 dwellings compared to the existing 4,769 dwellings in 2011 (SGS analysis undertaken for the PP recommends a 66% take-up rate and consistent with a 75% efficiency and 75sqm average dwelling approach). This assumes all potential yield under the CBD Planning Proposal converts to new development after allowing for the 66%

take-up rate.

Current planning controls

The draft PP proposes a commercial core zoned B3, with most of the balance of the CBD zoned B4. Portions on the periphery are proposed to be zoned R4, with the balance SP1, SP2, RE1, W1 and W2.

All land will have two FSR controls – a base FSR and an Incentive Floor Space, either of which can be increased by 15% where design excellence is achieved. An FSR sliding scale is proposed which may result in reduction of maximum FSR due to the size of the site. Bonus FSRs possible on opportunity sites and for high performance buildings. Proposed incentive FSRs are generally 10:1 in the CBD core and 6:1 in periphery areas.

Note these may change as a result of the Gateway Conditions and further studies being undertaken.

SEPP 70 Affordable Housing Delivery Potential

CBD PP area excluded from the City's Affordable Rental Housing Policy 2019, which says that the infrastructure funding approach for the CBD does not include affordable rental housing because of the already significant scale of infrastructure required to support the CBD.

Key opportunities, issues and barriers

- How to manage site specific PPs, whether to integrate into PP.
- A key issue is how bonus incentives for environmental performance (which are critical given that growth in the CBD will triple electricity, water and gas demand an increase sewer loads by almost four times), value sharing model and opportunity sites will influence built form outcomes- especially in heritage interface areas and in terms of solar access.
- A Strategic Transport Study (STS) has been completed for the Parramatta CBD to quantify likely travel demand resulting from the growth envisaged in the Parramatta CBD Planning Proposal. Major traffic and parking challenges - CBD commuter trips could triple by 2036, quadruple by 2056. The City is looking at the best approach to parking to shift travel behaviour.
- Demand for transport likely to increase, and there are already train capacity issues on the T1 and T5. There is need for additional station and interchange capacity, as demand at Parramatta likely to surpass Town Hall and will increase with Sydney Metro West. There is a need not just to upgrade existing services but for new potential corridors and demand markets (e.g. connection to NWRL). The bus network needs to be restructured.
- More detailed transport studies and an infrastructure delivery plan is being prepared.
- Much of the CBD is in a flood risk management area or high hazard flood area, but with appropriate design this is not regarded as a major barrier to housing delivery.
- Being in the GPOP area, sequencing is also subject to a final GPOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

Across the CBD:

- 2,500 to 3,000sqm library and community learning space
- 3,400sqm of community centre space
- 1,000sqm of youth space
- Approximately 1,300 early childhood education and care long day care places in and around the CBD
- 1,000 to 1,500sqm of low-cost leasable office space.

Shared use of community spaces in not-for-profits and businesses in the CBD and of new school facilities.

Increased provision of private and not-for-profit long day care centres.

Within the CBD Core:

- A regional library of approximately 2,500sqm and multipurpose space of approximately 1,000sqm in the City's civic building at Parramatta Square

Within the southern area of the CBD:

- A new community hub of at least 1,500sqm including a community centre of at least 1,000sqm and community meeting rooms.
- Redevelopment and upgrade of the City's Jubilee Park Early Childhood Education and Care long day care into a Child and Families Hub, including additional childcare places and co-located complementary services.

Within the northern area:

- A new community hub including a multipurpose community space of at least 1,500sqm, low-cost leasable office space of 1,000sqm and a long day care centre.

Recreation and open space

Noting the City does not own/control Parramatta Park – there is a need for:

- increased provision of open space and recreation facilities through shared use of new school facilities and in private development
- upgrades to sports facilities, recreation facilities and parks, upgrades to Parramatta River foreshore, increased pedestrian and bike connections.
- New City-owned aquatics facilities subject to feasibility, new indoor recreation facility and increased provision of City, private and NFP recreation facilities.

Funding

- Gateway condition requires the City to introduce a clause for funding of regional infrastructure, consider preparation of an updated s 7.11 or s 7.12 plan, and also to make amendments to the draft community infrastructure clause to ensure community infrastructure is provided on site. Need to update infrastructure works program.

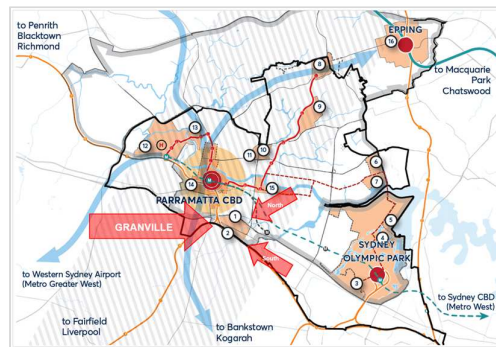
Market Status

Currently appear to be a shift towards commercial development from residential reported by the City.

Precinct Assessment

Highest priority precinct to progress to deliver commercial opportunity, complementary housing opportunity and to minimise site-specific Planning Proposals inordinately using City resources.

B-10 Granville (future growth precinct to be rezoned)



Sources: City of Parramatta

Planning Status/Dwelling Potential

Identified as a growth centre in 2010 via *SEPP (Urban Renewal) 2010*, Urban Growth (now Landcom) has led the planning for this Granville precinct, which is divided between City of Parramatta and Cumberland Councils.

The strategic planning framework for the Parramatta Road Corridor – which extends from Strathfield to Harris Park - commenced in 2013 which includes the Granville renew. The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) was released in 2016 and anticipates 5,400 additional homes by 2050. Its Implementation Plan sets a maximum of 350,000sqm residential GFA to be delivered by 2023, equivalent to 3,350 dwellings.

The City's Community Infrastructure Strategy identifies the suburb is forecast to accommodate an additional 5,300 dwellings by 2036 (Forecast ID). It anticipates 4,200 dwellings within the Granville precinct identified in PRCUTS by 2036.

Planning controls

The proposed planning controls (PRCUTS) are for a mix of B2 along Good Street, B4 along Parramatta Road between Victoria Street and the rail line and B3 along Church Street. PRCUTS recommends retaining IN1 zoning at Clyde Employment Lands and rezoning Mort Street Industrial area in recognition of its role as a strategic employment area.

A planning proposal for the block bounded by Parramatta Road, Victoria Street, Albert St and the railway line was exhibited in November 2018-February 2019. PRCUTS recommends that this block be zoned B4, with an FSR of 4.5:1 and heights of up to 52m. The PP sought a mix of 6:1 and 4.5:1 with maximum heights up to 82m and 52m. City officers recommended applying FSR controls of 4.5:1 across the site (consistent with PRCUTS) but allowing up to 82m. The City is in the process of commissioning a Development Control Plan to guide the development of this specific block.

- A number of planning proposals have been lodged with the City south of Parramatta Road. Two planning proposals (168-176 Parramatta Rd and 176A-186 Parramatta Road) are currently on hold subject to the completion of a precinct wide traffic study. A planning proposal at 34-42 East Street was exhibited in June/July 2018 seeking an increase in height from 52m to 82m with no increase to permissible FSR. PRCUTS recommends a height of 80m in this area of Granville. Similarly, a planning proposal for a block bound by Cowper, Rowell and East St is seeking an increase in height from 52m to 92m for a portion of their site with no increase to permissible FSR.

SEPP 70 Affordable Housing Delivery Potential

Minimum 5% affordable housing or in line with Government policy of the day (PRCUTS).

Key opportunities, issues and barriers

- **Lack of open space.** Granville could have a particularly low provision by 2036 if no additional land is obtained. Existing spaces are poorly developed or in need of upgrades.
- **Transport** needed to support housing delivery identified in PRCUTS includes rail upgrades of the Western Line and Northern Lines, new cycleways, through-site links including Rosehill Street-M4 Motorway, Prince Street-Victoria Street-Parramatta Road, Parramatta Road-Cowper Street-East Street.

City of Parramatta is undertaking transport modelling to identify the extent of works required to accommodate the densities in PRCUTS. This precinct wide transport study is being undertaken in collaboration with the DPIE and Cumberland Council. The City is expecting a draft copy of the report by May 2019.

- TfNSW confirmed Sydney Metro West is intended to create capacity in the existing heavy rail line and that a mass transit solution for Parramatta Road was committed to in Future Transport 2056 in the 0-10 year time frame.
- **Servicing:** Identified as 'under investigation' in Sydney Water Services Plan.
- Being in the GOP area, sequencing is also subject to a final GOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

The City's Community Infrastructure Strategy identifies the following required local infrastructure:

- Increased provision of private and not-for-profit long day care centres.
- Increased provision of subsidised office space.
- Increased access for the community to more community space through shared use arrangements with not-for-profits and businesses in the precinct.
- New public park on Albert Street/Prince Street and new urban plaza in the town centre.
- Upgrade to FS Garside Park.
- New cycle ways and pedestrian links, including key regional connections to Parramatta River and Parramatta CBD.
- Provision of open space and recreation facilities within new private development to support resident's needs.
- Youth support and recreation facilities.
- Expansion of library and community centre space.

Funding

Regarding the PP, preparation of DCP and VPA. City officers recommended contribution of 50% of the value uplift of the site (in accordance with a Council resolution of 2017).

Market Status

No specific comment.

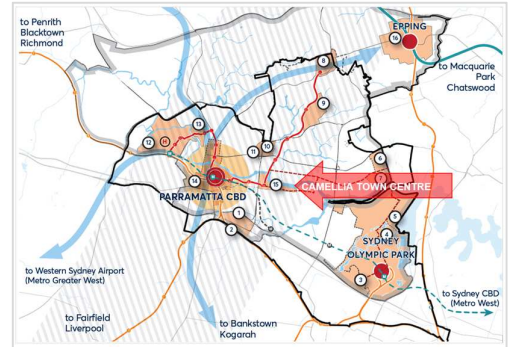
Precinct Assessment

Precinct will likely build out quickly but is constrained by traffic and therefore, only one growth scenario has been developed with a block-by-block analysis.

B-11 Camellia Town Centre Precinct



Sources: City of Parramatta



Current Planning Status/Dwelling Potential

Camellia is currently subject to a precinct planning process by the DPIE. A Draft Town Centre Master Plan was released in February 2018 following a Land Use and Infrastructure Analysis and Strategy being released in 2015.

Current planning controls

The land is currently zoned IN3 Heavy Industrial and B5 Business Development where the Camellia Town Centre is proposed. RE2 Private Recreation Land is south of the site (Rosehill Racecourse). The remainder of the industrial land identified in the draft master plan will either remain industrial or be rezoned for other employment uses according to DPIE's draft master plan.

SEPP 70 Affordable Housing Delivery Potential

As the Precinct will be significantly uplifted for residential purposes and, and can therefore be subject to SEPP 70 under an Affordable Housing Target Scheme. A minimum of 5% has been indicated in the masterplan, however, there may be an opportunity for greater levels of delivery.

Affordable Housing Target Scheme target - 500 – 1500 dwellings

Key opportunities, issues and barriers

- **Open space:** Delivering adequate open space resources – active and passive – is a challenge in the precinct.
- **Flooding:** The City to liaise with the State Government to address the concerns with the proposed Landfill Strategy at Camellia specifically, filling within the flood plain and impacts on the Parramatta River prior to the finalisation of the Camellia Town Centre Master Plan.
- **Water and sewer:** Sydney Water identifies Camellia as an area under investigation in its Growth Services Plan 2017-2022 for drinking water and waste water. There is sufficient capacity for future development in Camellia to be serviced with recycled water from an existing scheme. A key challenge is that there is no current LEP mechanism to enforce dual reticulation and can only be generally achieved through bonus provisions, which is difficult as Camellia is currently being planned as a very

dense precinct.

Camellia may offer an opportunity site to deliver alternative model wastewater processing.

- **Site safety:** The Sydney Metropolitan Fuel Line and a natural gas high pressure pipeline (secondary gas main) both run through the town centre. The planning requirements associated with pipelines has been examined as part of the development of the draft master plan. Appropriate setbacks were put in place in the draft masterplan.
- **Transport:** The plan does not expressly explore the land take requirement for a Sydney Metro West stop.
- Being in the GPOP area, progression of this precinct is also subject to a final GPOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

The City's Community Infrastructure Strategy identifies the following required local infrastructure:

- Provision of affordable rental housing (5% minimum)
- Community hub (approx. 3,500sqm) in the town centre around transport connections (including 1,700sqm of community space and 1,800 sqm of library space)
- Proposed new primary school (with potential shared use of open space as a community resource)
- Child and Youth Hub (approx. 5,000sqm) which includes a minimum of 2 indoor multi use courts ideally co- located with the primary school
- 1-2 Multi use Sportsfields for active use (minimum 1.9 ha)
- Passive open space augmentation along river (8.4ha)

Funding

No infrastructure funding frameworks have been developed at this stage however it is expected that a SIC will apply and 7.11 Developer Contributions Plan developed as part of the future rezoning package.

Market Status

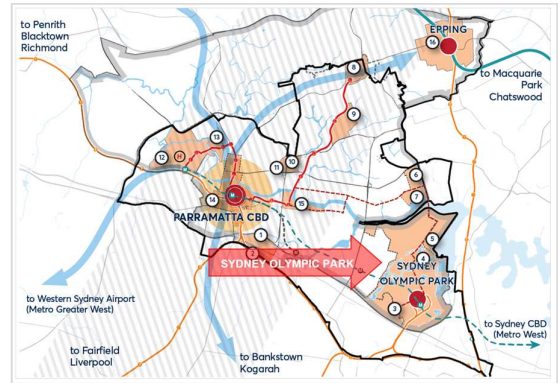
- Not applicable.

Precinct Assessment

Planning likely 2021-26 with delivery post the 10 year timeframe.

Monitoring of highest and best land use should be undertaken for this precinct in the interim, depending on the outcomes of key infrastructure delivery including: Sydney Metro West and Parramatta Light Rail, potential uses for commercial as an offshoot to the Parramatta CBD, potential urban services uses (waste, wastewater, transport infrastructure) and potential open space usage.

B-12 Sydney Olympic Park (future growth precinct)



Sources: City of Parramatta

Current Planning Status/Dwelling Potential

Master Plan 2030 (2018 Review) and a concurrent amendment to the SEPP (State Significant Precincts) 2005 established new planning controls for SOP. There is no dwelling target or residential GFA identified, although it states that the 2018 Review provides for:

- an overall capacity of up to 1.96 million m² GFA.
- a projected daily population of 34,000 workers, 20,000 visitors, 23,500 residents and 5,000 students to ensure an active precinct 18-24 hours a day, seven days a week. Note: the 2016 population of Sydney Olympic Park was 1,736.

The draft master plan referred to an additional 11,360 dwellings for 24,950 residents and this dwelling figure was reflected in the Greater Parramatta LUIP, however it is not in the 2018 updated master plan.

The main residential areas are: the Central Precinct, which is also the new residential and commercial heart; the Parkview Precinct; and the Haslams Precinct. Central and Parkview precincts are in the short term time frame and continue into the medium term, while Haslams is long term. The Master Plan does not identify what time period is meant by 'short', 'medium' or 'long'.

The Sydney Olympic Park Strategic Centre is shown numbered "5" in the above key map and absorbs the area west and south of Wentworth Point and north of the Carter Street precinct.

Current planning controls

The town centre is zoned B4. Heights range from 149m along Olympic Boulevard to down to 15m on the eastern edge and 21m on the western edge of the town centre.

In areas indicated for residential land use in the Master Plan 2030, FSRs in residential areas range from 2:1 to 5.25:1 and FSRs in mixed commercial and residential areas range from 4.5:1 to 6.5:1.

The forthcoming revised Masterplan will provided for an additional **11,360** dwellings on site. 294 have been deducted from this to account for the development at 1-2 Murray Rose Avenue so the estimated remaining

capacity is approximately 11,060.

SEPP 70 Affordable Housing Delivery Potential

The Master Plan (2018 update) requires that all development proposals must provide for a minimum of five per cent affordable housing, or the minimum required amount in accordance with any State or Local policy in force at the time of development, whichever is greater.

Assume a minimum of 5-15% or (535 – 1605 dwellings).

Key opportunities, issues and barriers

- **Water and sewer:** Sydney Water identifies Sydney Olympic Park as an area under investigation in its Growth Services Plan 2017-2022 for drinking water and waste water.
- **Traffic and Transport:** According to the Master Plan, transport and infrastructure strategies included in the SOP Local Infrastructure Contributions Framework may not meet all of the demands generated by proposed development without significant improvements to transport infrastructure, including PLR, Sydney Metro West stop, intersection and local road upgrades, new Parramatta to Strathfield bus corridor, additional north/south bus services, WestConnex and other state road enhancements, travel demand strategies and achieving mode split of 40% public transport/8% cycling or walking. The *Community Facilities* Strategy identifies need for additional streets, local shuttle, railway station upgrade, local roads and intersections upgrade. The Greater Parramatta LUIIP also identifies the need for enhanced pedestrian links between SOPA and Carter Street and upgrades to roads and intersections. If Sydney Metro West is committed to (subject to a business case for the project), enhancing connectivity to the future Sydney Metro West station at SOPA from adjoining and nearby high density precincts such as Carter Street and Wentworth Point is critical to improving traffic and transport outcomes within the broader Peninsula.
- Being in the GOP area, sequencing is also subject to a final GOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

Department of Education and SOPA are assessing site options for a new high school.

The Community Facilities Strategy supporting the Master Plan identifies the following additional needs:

- Open space in the town centre
- Sports courts
- Library/multi-purpose community centres
- Other upgrades to existing facilities

The Greater Parramatta LUIIP also identifies upgrades to Woo-La-Ra Park.

Funding

- Forthcoming Greater Parramatta SIC.
- Sydney Olympic Park Local Infrastructure Contributions Framework was prepared in conjunction with the Master Plan and is not publicly available.

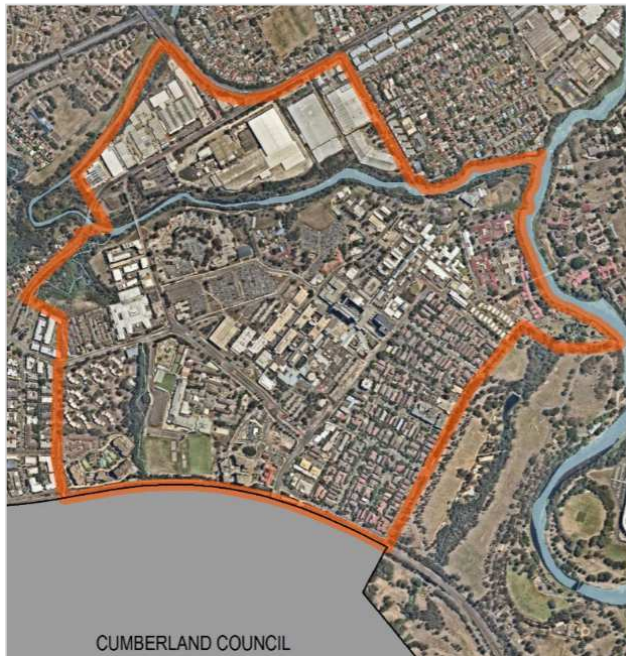
Market Status

No comment.

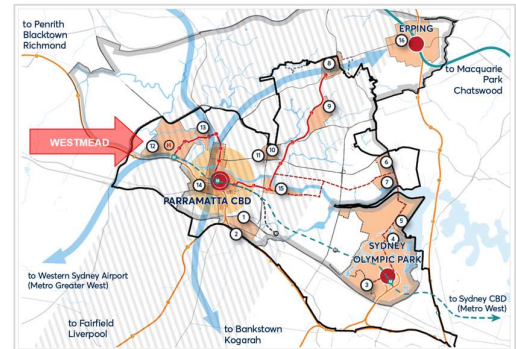
Precinct Assessment

No comment.

B-13 Westmead Innovation District



Sources: City of Parramatta



Current Planning Status/Dwelling Potential

The Westmead Innovation District (WIO), falls within City of Parramatta, and is being planned by the NSW Government and Westmead Alliance. The precinct is shown numbered “12” in the above key map.

The Westmead Innovation District Master Plan (WIDMP) is in draft form and not yet public. It is proposed to be released for community engagement in due course. Housing delivery is not the focus of the master plan, however, residential and mixed use development is identified for Westmead West, Dragonfly Drive, Cumberland East and WSU areas.

A dwelling estimate of 6,767 is assumed, including 4,235 in the Masterplan core and 2,532 in the periphery. As of 2016 there were 3,648 dwellings in Westmead North.

Timeframes and sequencing are not identified in the WIDMP, however the expectation is that the southern area following Metro/PLR delivery are expected to redevelop first; followed by turnover in industrial area to higher value employment; followed by development prompted by Sydney Uni and PLR corridor.

Current planning controls

There are no proposed planning controls associated with the WIDMP at this stage. The process and timeframe for developing planning controls is still being determined with DPIE and other stakeholders.

SEPP 70 Affordable Housing Delivery Potential

WIDMP proposes a minimum affordable housing target of 10% for private development and 30% for publicly owned (health) lands. It contemplates locations for key worker housing and student accommodation.

Estimated affordable housing or other residential accommodation types to suit special needs e.g. student etc = 3,000+

Key opportunities, issues and barriers

- **Traffic and transport:** A Sydney Metro West stop is considered an essential ingredient to realise the vision for the future Westmead. The WIDMP anticipates further traffic and transport studies will be

needed to identify and model key intersection pinch points. The existing street and road network prioritise movement around the WID. Development is reliant on delivery of planned road upgrades. Currently turnover in Westmead East is unlikely due to fragmented ownership and strata titling, and will be influenced by commitment to Sydney Metro West.

There are four PLR stops within the WID and potential for a fifth.

- **Development:** Significant strata titling, particularly in Westmead East, and some in Westmead West.
- **Energy:** There are constraints on the existing power network and need for additional distribution electrical infrastructure in the short term (to 2026) and second zone substation to cater for future demand (2026 and beyond).
- **Water and sewer:** Preliminary assessment undertaken in the WIDMP suggests upgrades of both are likely to be needed to support the 2026 staged proposal including dwellings on the east side of Parramatta River, possibly a new water main and a new sewer. Some augmentations are also anticipated in the 2026-2036 timeframe. Sydney Water is expected to identify an augmentation strategy within the region for water in 2019. Check status with Sydney Water.
- Being in the GOP area, sequencing is also subject to a final GOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

The WIDMP identifies the following community infrastructure needs by 2056:

- One district library
- One central library
- ~4,000sqm community centre
- Over 2,000 per day care spaces
- Over 1,500 out of school hours care spaces
- One indoor sports centre
- 21 play spaces
- One skate park and one BMX park
- One dog park
- 48ha of parks, 48ha of sporting open spaces, 48ha of natural areas

Further, City of Parramatta's Draft Community Infrastructure Strategy identifies the need for subsidised office space, short-medium term residential accommodation to support families visiting patients, affordable rental housing for key workers, provision of open space and recreation facilities within new private development and a comprehensive aquatics facility within the Mays Hill precinct, subject to further feasibility testing

Funding

This is a key challenge for Westmead. WIDMP identifies a mix of funding from State Government, the City, through a SIC, local developer contributions, VPAs, special rates for infrastructure projects, increased rates revenue, sale of Government assets, broad-based land tax (not Government policy) and value sharing. It also identifies potential for enabling private sector investment.

Market Status

Not applicable

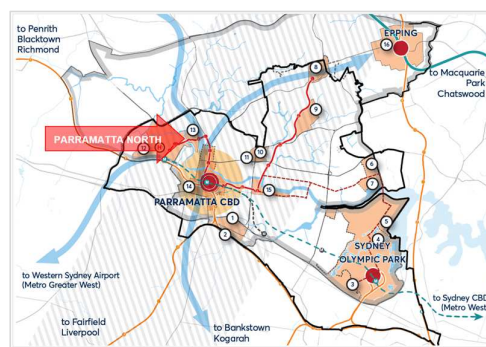
Precinct Assessment

It is assumed for this housing strategy that the dwelling estimates under the Draft Masterplan will be delivered in the 6-20 year timeframe, with the master plan core delivered earlier and the periphery in the 10+ year timeframe based on the Metro proceeding after 2031.

B-14 Parramatta North (future growth precinct)



Sources: City of Parramatta



Current Planning Status/Dwelling Potential

UrbanGrowth (now Landcom) is leading planning for the Parramatta North Urban Transformation (PNUT) Precinct. The PNUT site sits within the larger Parramatta North Urban Renewal area, identified as a potential State Significant Site in 2014. The PNUT precinct was rezoned in 2015.

The master plan, prepared at the time of rezoning, facilitated delivery of approximately 3,000 dwellings. In 2018 Sydney University entered into negotiations with the NSW Government for a new campus in Parramatta/Westmead, with the first phase due for completion in 2030 including 1,000 affordable housing places and new infrastructure. The site on the corner of O'Connell and Albert Street is part of Communities Plus Release Two.

UrbanGrowth subsequently withdrew the DA for the site that sought to formalise the master plan underpinning the rezoning, and is now revising the master plan. The master plan will reassess development potential of the remainder of the precinct, now that Sydney University has formally expressed interest in the precinct. UrbanGrowth NSW and Health Infrastructure NSW will lead negotiations with the University over the next two years to develop a masterplan for the University town and its surrounds. This may involve revisions to the planning controls in the Cumberland Campus area.

Parramatta North precinct is shown numbered "13" in the above key map.

Current planning controls

PNUT was rezoned in November 2015 for residential, commercial, retail, recreational and community uses. The site is predominantly zoned B4, with FSRs mostly ranging from 0.33:1 to 1.1:1. Select sites along Fleet Street and O'Connell Street have FSRs of 5.0:1, 2.6:1 and 3.3:1.

SEPP 70 Affordable Housing Delivery Potential

The 2014 master plan foreshadowed 3% affordable housing. Sydney University has referred to potentially

delivering 1000+ affordable housing places by 2030 (subject to confirmation). The revised master plan presents opportunity to deliver more, at least in line with the targets identified in the Central City District Plan.

Key opportunities, issues and barriers

- Traffic and transport were raised as key issues by the City during the rezoning. At the time, the light rail route had not been confirmed. DPIE prepared an infrastructure schedule that included new streets and new pedestrian facilities and cycleways.
- Urban Growth undertook to prepare a TMAP with Transport NSW and a funding strategy to delivery transport and infrastructure works.
- Restoration of heritage buildings and decisions about how to protect and enhance the heritage values of the precinct.
- Sydney Water identifies PNUT as an area under investigation in its Growth Services Plan 2017-2022 for drinking water and waste water but in consultation with Sydney Water, this is in planning to be resolved.
- Being in the GOP area, sequencing is also subject to a final GOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

Community infrastructure requirements may also be revised through the master plan:

- New river foreshore park approximately (7ha)
- New regional cycleway and walking connections to and along the Parramatta River Foreshore and Parramatta Park.
- Upgrades to nearby sports fields
- New indoor recreation opportunities on site or nearby.
- Provision of open space and recreation facilities within new private development to support resident's needs.
- Multipurpose community space of 1,000sqm to support community centre and learning functions, achieved through adaptive reuse of heritage buildings within the current Cumberland Hospital site, and/or the provision of new floor space. New floor space would ideally be co-located with other services and close by to the light rail and town centre
- New subsidised office space to be included within a community hub (minimum size of 500sqm)
- Increased shared use space through partnerships with not-for-profits and private businesses
- Affordable rental housing to support low to moderate income households, including key workers (currently, UrbanGrowth NSW has committed to deliver 3% of residential yield as affordable housing, which equates to approximately 84 dwellings).
- Upgrade to the City's nearby Northmead Early Learning Centre.
- Increased provision of long day care services including a mix of private and not-for-profit managed centres.

Funding

The elements and amount of the GOP PIC that will be imposed on the site have not been released.

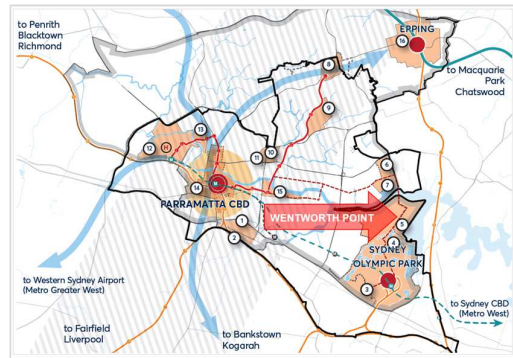
Market Status

No comment.

Precinct Assessment

Significant investigation into appropriate land uses required.

B-15 Wentworth Point



Sources: City of Parramatta

Current Planning Status/Dwelling Potential

Wentworth Point, formerly known as Homebush Bay West (shown edged black) was originally planned under Sydney Regional Environmental Plan No 24—Homebush Bay Area in 1993. Much of the peninsula has been redeveloped with a few sites still pending. Three sites are currently progressing through planning. Wentworth Point is shown numbered “5” in the above diagram.

It is anticipated that DPIE will repeal Sydney Regional Environmental Plan No 24—Homebush Bay Area (SREP 24) and therefore, planning controls for Wentworth Point that currently form part of SREP 24 will need to be transferred into *PLEP 2011*. The timing of this is currently unknown.

The large site to the north west zoned R4 and RE1 which fronts Parramatta River is owned by Sekisui House. The large site zoned RE1, R4 and B1 to the north east occupying the peninsula (excluding the SOPA Ferry Terminal site) is owned by the RMS. Both of these sites were subject to the former “Priority Precinct process.

Council is currently managing the suburb as the Wentworth Point Precinct and liaises with relevant agencies (Transport for NSW, RMS and SOPA) as the precinct progresses, where required. This includes discussions around alignment options as a result of the Light Rail Stage 2 or equivalent announcement.

Council considers proposed amendments to the Homebush Bay West DCP, as the precinct continues to develop.

Current planning controls

Much of Wentworth Point is under SREP 24 but it is likely this will be repealed when planning controls are integrated into *Parramatta LEP 2011* in the LEP Review process (Stage 2). The remainder of the Peninsula is B1, R4, RE1, E1 or E3 which was subject a State led planned precinct process managed by Urban Growth (now Landcom).

SEPP 70 Affordable Housing Delivery Potential

As the precinct is not subject to upzoning, it cannot be included in an Affordable Housing Target Scheme. Affordable housing should be negotiated through VPA agreements, where owners are seeking an uplift on current planning controls.

Key opportunities, issues and barriers

- **Water and sewer:** Sydney Water identifies Wentworth Point as an area under investigation in its Growth Services Plan 2017-2022 for drinking water and waste water.
- **Transport:** The plan does not expressly explore the land take requirement for a Sydney Metro West stop. The City has been liaising with the owners at 14 Hill Road in the precinct regarding the planning for Parramatta Light Rail Stage 2 stop at the location.
- An M4/Hill Road off ramp is required to be upgraded (see Carter Street Precinct). It is unclear at this stage how this is to be funded and if there are nexus and apportionment issues to be resolved between the Carter Street/Wentworth Point/Sydney Olympic Park precincts.
- Being in the GPOP area, sequencing is also subject to a final GPOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

- Upgrades to existing sports fields nearby to Wentworth Point to increase capacity
- Increased provision of quality parks and green open space within Wentworth Point, including shared use of school facilities street treatments, a park of approximately 1.05 hectares spanning from the River foreshore to Wentworth Place, and development of a linear park along the foreshore, advancing the vision for the Homebush Bay Promenade
- Provision of open space and recreation facilities within new private development to support residents' needs
- Increased pedestrian and bike connections to natural assets and key parks and open spaces, and to areas outside of Wentworth Point
- Opening of the new community hub in Wentworth Point including library and multipurpose community space
- Increased access for the community to more community spaces through shared use arrangements with not-for-profits, government organisations and businesses in the precinct
- Joined up planning and coordination to support the opening of the new Wentworth Point Primary School in 2018
- Increased provision of Council-owned, private and not-for-profit long day care centres, located nearby transport nodes and the school.

Funding

Contributions were under the Auburn Council framework and needs to be incorporated in the review Parramatta Local Contributions framework.

Negotiations with the State regarding a SIC levy.

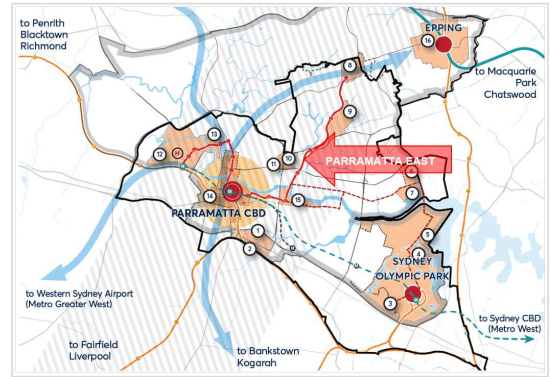
Market Status

No comment.

Precinct Assessment

No comment.

B-16 Parramatta East (AHC and WSU sites)



Sources: City of Parramatta

Current Planning Status/Dwelling Potential

The Parramatta East growth precinct is made up of two sites:

1. A State Government owned site at 266 Victoria Road, Parramatta which comprises the former Ageing Disability and Home Care (ADHC) site and former Macquarie Boys High School (jointly referred to as the “ADHC” site) – shown numbered “10” in the above key map; and
2. A site owned by the Western Sydney University situated on the western side of James Ruse Drive – shown numbered “11” in the above key map.

In relation to the ADHC site, a Gateway determination was issued by DPIE in September 2017. Since that time, the City has been working with the proponent to confirm dwelling yield (potentially up to 2,500 dwellings) and land use composition (ie. potential school facility) subject to traffic analysis (TMAP).

In relation to the WSU site, similarly, the proposed number of dwellings (approximately 980 to 1,100 dwellings) is subject to subject to traffic analysis (TMAP). The proposal for this site is yet to receive Council endorsement for a Gateway determination.

Current planning controls

The ADHC site is predominantly zoned SP2 Educational establishment with the former Macquarie Boys High School site zoned R2 Low Density Residential.

The WSU site is zoned SP2 Educational establishment with some R2 and R3 Medium Density Residential zoned land.

SEPP 70 Affordable Housing Delivery Potential

Both sites can be included in an Affordable Housing Target Scheme. Affordable housing should be

negotiated through VPA agreements as land owners are seeking an uplift on current planning controls.

Key opportunities, issues and barriers

- **Education site:** in the case of the ADHC site, any school use on the site will impact on dwelling yield.
- **High pressure pipeline:** in the case of the ADHC site, proximity to a high pressure gas pipeline eastern boundary.
- **Transport:** Proposed light rail station at Rydalmere as part of PLR (Stage 2) will service both sites.
- **Land use transition:** in the case of the WSU site, managing the transition between existing land uses and the proposed development.
- Being in the GPOP area, sequencing is also subject to a final GPOP PIC (as endorsed by the NSW Government).

Community infrastructure requirements

- In the case of the ADHC site – a VPA process is yet to resolve the community infrastructure.
- In the case of the ADHC site WSU site – a VPA could potentially propose public roads, pedestrian and cycle bridge over James Ruse Drive, a 1,000sqm community space and local traffic upgrades.

Funding

A VPA (Voluntary Planning Agreement) should be negotiated with each developer for all on site infrastructure.

Market Status

No comment.

Precinct Assessment

No comment.

C Capacity methodology and detail

Assumptions for background capacity analysis

The analysis in the table overleaf applies to areas outside of the State precincts.

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Land use zone	Residential land uses (highest and best use)					LEP Harmonisation Planning Proposal	Implication for calculating background capacity
	Auburn LEP	Holroyd LEP	Hornsby LEP	Parra LEP	The Hills LEP		
R1	-	-	-	RFBs and shop top housing	RFBs and shop top housing	Proposes to rezone Channel 7 sites at Mobbs Lane. No impact on dwelling capacity. Proposes to remove R1 zone from consolidated LEP.	Eliminate strata-titled lots Eliminate lots with HCA / heritage items Eliminate lots less than 400sqm Minus existing dwellings Lower case calculation: Apply formula: FSR x aggregated lot area x 75% efficiency divided by 75sqm net average apartment size Higher case scenario: Apply formula: FSR x aggregated lot area divided by 85sqm gross average apartment sizes Note: This calculation does not account for the large minimum lot size requirement of 4,000 sqm which would be a major barrier to housing delivery in this zone for former Hills Shire part of the City of Parramatta.
R2	Dual occupancies Semi- detached dwelling Secondary dwellings permitted by way of ARHSEPP (over 450sqm)	Dual occupancies Boarding house Semi- detached dwelling Secondary dwellings permitted by way of ARHSEPP (over 450sqm)	Dwelling house Boarding house Secondary dwellings permitted by way of ARHSEPP (over 450sqm)	Dual occupancies where lot is 600sqm (cl. 6.11) and not prohibited by Dual Occupancy Prohibition Map. Detached dual occupancies only permitted where the land contains a heritage item or 2 street frontages (cl. 6.11). Boarding houses Secondary dwellings permitted by way of ARHSEPP (over 450sqm)	Dual occupancies Boarding houses Secondary dwellings permitted by way of ARHSEPP (over 450sqm)	Proposes additional dual occupancy prohibition areas. Proposes requiring a minimum lot size of 600sqm to build a dual occupancy.	Total lots in R2 greater than 600 sqm Eliminate strata-titled lot anomalies Eliminate current dual occupancy prohibition areas Eliminate proposed dual occupancy prohibition areas Remaining lots = 1 additional dwelling possible for each lot
R3	Multi dwelling housing Dual occupancies Boarding house	Multi dwelling housing Dual occupancies Boarding houses	RFB Multi dwelling housing Boarding house Seniors housing	Multi dwelling housing Dual occupancies Boarding houses	Multi dwelling housing Dual occupancies Seniors housing Boarding houses	RFBs are not considered appropriate in the R3 zone and are proposed to be prohibited in the consolidated LEP. It is noted that 600sqm MLS for manor houses under the <i>Low Rise Medium Density Housing Code</i> will override any LEP MLS controls. The Planning Proposal seeks to down-zone certain R3 zoned clusters outside of growth precincts to R2. Note: FSRs are proposed to be decreased in Silverwater from 0.75:1 to 0.6:1. An 11 metre height limit will be applied to the majority of R3 zoned land. Note: No MLS is proposed for other forms of MDH. Manor houses will be permissible in the R3 zone once the <i>Low Rise Medium Density Housing Code</i> comes into effect.	Eliminate strata-titled lots / recently built out sites and any sites with non-residential uses. Eliminate lots with HCA / heritage items Eliminate any sites proposed to be rezoned.(Medium Density Housing Code calculations) Number of lots over 600 sqm apply formula site area = 3 extra dwelling potential (max 4 x 2 bedroom dwellings can generally be developed in the 600sqm maximum) Any lots 400-600sqm lots or greater divided by 200sqm Any lots larger than 800sqm divide by 200sqm
R4	RFB Shop top housing Multi dwelling housing Boarding house	RFB Shop top housing Multi dwelling housing Boarding houses	RFB Shop top housing Boarding house	RFBs and shop top housing	RFBs and shop top housing	It is proposed to retain this zone. It is not proposed to make changes to FSR and HOB controls, except to apply an FSR to sites which do not currently have one (this will be matched to height). ADG covers most controls for RFBs, but ancillary DCP controls will be reviewed to ensure consistency. No MLS for RFBs	Eliminate strata-titled lots Eliminate lots with HCA / heritage items Eliminate lots less than 400sqm (unlikely from a market perspective) Lower case calculation: Apply formula: FSR x aggregated lot area x 75% efficiency divided by 75sqm net average apartment size Higher case scenario: Apply formula: FSR x aggregated lot area divided by 85sqm gross average apartment sizes
B1	RFB Shop top housing Boarding house	Shop top housing Seniors housing boarding	RFB Shop top housing	Shop top housing Boarding houses	Shop top housing	Ground floor of an RFB should be an active non-residential use.	Assumes all top shop housing Eliminate strata-titled lots Eliminate lots with HCA / heritage items

Land use zone	Residential land uses (highest and best use)					LEP Harmonisation Planning Proposal	Implication for calculating background capacity
	Auburn LEP	Holroyd LEP	Hornsby LEP	Parra LEP	The Hills LEP		
			Multi dwelling housing Boarding house		Boarding houses		FSR – 0.5:1 to account for commercial uses Lower case calculation: Apply formula: FSR – 0.5:1 x aggregated lot area x 75% efficiency divided by 75sqm net average apartment size Higher case scenario: Apply formula: FSR – 0.5:1 x aggregated lot area divided by 85sqm gross average apartment sizes
B2	RFB Shop top housing Boarding houses	Shop top housing Seniors housing Boarding houses	Shop top housing Boarding houses	Shop top housing Seniors housing Boarding houses	RFB Shop top housing Seniors housing Boarding houses	Ground floor of an RFB should be an active non-residential use.	Assumes all shop top housing Eliminate strata-titled lots Eliminate lots with HCA / heritage items FSR – 0.5:1 to account for commercial uses Lower case calculation: Apply formula: FSR – 0.5:1 x aggregated lot area x 75% efficiency divided by 75sqm net average apartment size Higher case scenario: Apply formula: FSR – 0.5:1 x aggregated lot area divided by 85sqm gross average apartment sizes
B3	-	-	Group homes	None	None	Covered by Parramatta CBD Planning Proposal. Only the <i>Parramatta LEP 2011</i> zones land in the LGA B3 Commercial Core or B4 Mixed Use. As such there are no land use inconsistencies between LEPs and no changes are proposed.	None Lower case calculation: Apply formula: FSR – 0.5:1 x aggregated lot area x 75% efficiency divided by 75sqm net average apartment size Higher case scenario: Apply formula: FSR – 0.5:1 x aggregated lot area divided by 85sqm gross average apartment sizes
B4	RFB Shop top housing Seniors housing	Shop top housing Seniors housing Boarding houses	Shop Top housing Seniors housing Boarding houses	Shop top housing seniors housing boarding houses	Shop top housing Seniors housing Boarding houses	Most land zoned B4 is covered by a precinct planning process. Only the <i>Parramatta LEP 2011</i> zones land in the LGA B3 Commercial Core or B4 Mixed Use. As such there are no land use inconsistencies between LEPs and no changes are proposed.	Assumes the following Eliminate strata-titled lots Eliminate lots with HCA / heritage items
B5	-	None	Shop top housing Group homes	None	None	Residential accommodation is not considered appropriate in B5 and B6 zones, as the focus of these zones is on business and office uses, consistent with the majority of LEPs.	Assumes as if per harmonisation, no capacity
B6	None	RFB Shop top housing	Shop top housing Group homes	None	None	Residential accommodation is not considered appropriate in B5 and B6 zones, as the focus of these zones is on business and office uses, consistent with the majority of LEPs.	Assumes as if per harmonisation, no capacity

Site-specific Planning Proposals

The table below identifies the Site-Specific Planning Proposals in the City of Parramatta and assessment status at December 2019.

Dwelling estimates for Planning Proposals with City endorsement or further progressed were included in the capacity analysis (see section 2.2). Dwelling estimates with Gateway Issued or further progressed were included in the 0-5 year dwelling delivery (see section 2.2).

Table - Site-specific Planning Proposals

Planning Proposal Name	Status	Dwellings estimate
18-40 Anderson Street, Parramatta (Holiday Inn)	Endorsed by the City	289
38-44A Wharf Rd, Melrose Park	Gateway Issued	5,500
266 Victoria Rd, Rydalmere	Gateway Issued	3,000
189 Macquarie St, Parramatta	Gateway Issued	700
197 Church St, Parramatta (Note 1)	Gateway Issued	600
2 O'Connell St, Parramatta (5 Aird St, Parramatta)	Gateway Issued	455
15-19 Hughes Ave, 655 Victoria Rd, Ermington	Gateway Issued	367
12 Hassall St, Parramatta (PCYC)	Gateway Issued	328
286-300 Church St, Parramatta	Gateway Issued	318
23-25 Windsor Road, Northmead	Gateway Issued	300
8 Wharf Rd, Melrose Park	Gateway Issued	190
33-43 Marion St, Harris Park	Gateway Issued	186
2-4 Lamont St, Parramatta (2 Sorrell St, Parramatta)	Gateway Issued	145
107 George St, Parramatta	Gateway Issued	120
66-68 Phillip St, Parramatta (Barnaby's)	Gateway Issued	111
235-237 Marsden Rd, Carlingford	Gateway Issued	48
22 Noller Pde, Parramatta	Gateway Issued	16
14-20 Parkes St, Harris Park	Exhibition	321
295 Church St, Parramatta (Note 2)	Exhibition	166
23-27 Harold St, Parramatta	Exhibition	111
20 Macquarie St, Parramatta (Note 3)	Exhibition	110
181 James Ruse Drive, Camellia	Finalisation	3,200
142-154 Macquarie St, Parramatta (Cumberland Newspaper Site)	Finalisation	960
87 Church St and 6 Great Western Highway, Parramatta (Ford site)	Finalisation	432
470 Church St, Parramatta	Finalisation	154
21-21A Tucks Rd, Toongabbie	Finalisation	80
258-262 Pennant Hills Rd, 17 & 20 Azile Ct, Carlingford	Finalisation	68

Block bounded by Parramatta Rd, Victoria/Albert Sts, Western Railway Line (2011 Amd 39)	Notified	845
180 George St, Parramatta (2011 Amd 26)	Notified	750
162-182 Church St, Parramatta (Aspire) (2007 Amd 7) (Note 4)	Notified	700
57, 63, 83 Church St, 44 Early St, Parramatta (Heartland Holden) (2007 Amd 9)	Notified	700
12-14 Phillip St, Parramatta (Lennox Bridge Car Park) (Lidis) (2007 Amd 11) (Note 5)	Notified	413
7 Charles St, Parramatta (2011 Amd 12)	Notified	360
2-10 Phillip St, Parramatta (2011 Amd 28)	Notified	330
264-268 Pennant Hills Rd, Carlingford (Baptist Aged Care Facility Site) (2011 Amd 36)	Notified	323
26-38 Good St, 134-142 Parramatta Rd, 59-61 Cowper St, Granville (Gran Central) (2011 Amd 27)	Notified	320
11 Hassall St, Parramatta (2011 Amd 14) (Note 6)	Notified	215
184-188 George St, Parramatta	Notified	180
8-12 Victoria Rd, 2A Villiers St, Parramatta (2011 Amd 19)	Notified	180
5-7 Parkes St, Parramatta (2011 Amd 17)	Notified	146
34-42 East St, Granville (2011 Amd 35)	Notified	120
11-13 Aird St, Parramatta (2011 Amd 21)	Notified	98
12A Parkes St, Harris Park (122 Wigram St, Harris Park) (2011 Amd 34)	Notified	91
	Dwelling Estimate Total High (Note 7)	22,718
	Low (Note 8)	21,842

Notes — Changes to estimated dwelling yields since exhibition of the Draft LHS:

1. SSPP at 197 Church Street, Parramatta is proposed to convert from residential to hotel/serviced apartments and commercial (D07079045). Revised proposal under assessment. If revised proposal is accepted, then dwelling estimate will be 0.
2. SSPP at 295 Church Street, Parramatta is proposed to convert from residential to hotel/boarding house accommodation (as per post-exhibition report D07150068). If revised proposal is accepted, then dwelling estimate will be 0.
3. SSPP at 20 Macquarie Street, Parramatta is proposed to convert from residential to hotel (D06967856), which is the applicant's latest intention. Alternative concept design for residential is supplied. Revised proposal under assessment. If revised proposal is accepted, then dwelling estimate will be 0.
4. 162-182 Church St, Parramatta (Aspire) – (6-8 Parramatta Square) is now a commercial development. Residential yield is 0.
5. Development at 12-14 Phillip St, Parramatta is under construction. Additional yield estimate already taken up.
6. Development at 11 Hassall St, Parramatta is completed. Additional yield estimate already taken up.
7. High Dwelling Estimate is sum of all SSPPs *excluding* 162-182 Church, 12-14 Phillip, 11 Hassall as these sites are known withdrawals of estimated residential yield.

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**CITY OF
PARRAMATTA**

