



# CITY OF PARRAMATTA COUNCIL CENTRES REVIEW 2019

## WESTMEAD TOWN CENTRE

DARCY AND HAWKSURRY ROADS, WESTMEAD  
PARRAMATTA WARD

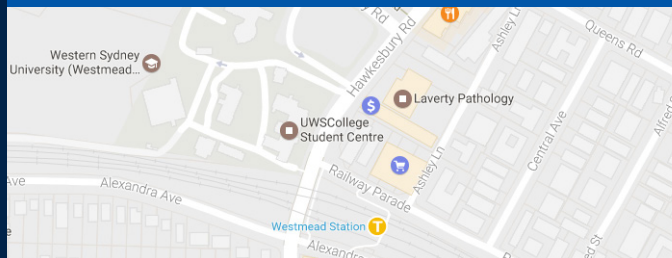


### THE PLACE

The Westmead Town Centre stretches along Hawkesbury and Darcy Roads. It is part of the largest health and biotechnology precinct in NSW. Additionally, Westmead is a regionally significant education precinct with the University of Western Sydney and soon to be constructed University of Sydney campuses.



The town centre is well serviced by Westmead Railway Station, bus interchange and Tway. A number of planning proposals and applications are forthcoming, including the Westmead Masterplan and Parramatta Light Rail.



### COMMUNITY FACILITIES

- University of Western Sydney - Westmead Campus
- Westmead Hospital (Private and Public)
- Children's Medical Research
- Parramatta Park
- Reg Byrne Community Centre
- Wentworthville Community Centre
- Shannon's Paddock District Park
- Milson's Park

### PUBLIC DOMAIN ASSET CONDITION

87% of assets surveyed were rated as good or very good and 13% were rated average.



### CENTRES HIERACHY

Specialised Centre

Town Centre

Urban Village

Neighbourhood Centre

Local Centre

### ACCESSIBILITY

Westmead Train Station services the Western and Cumberland lines.  
711 Bus Routes - Blacktown to Parramatta via Wentworthville (Regular Service)  
818 bus Route - Westmead to Merrylands



### RECENT CAPITAL INVESTMENT

2014-2016 Westmead Strategic Planning and public Domain Works (including Park Avenue footpath, sensory garden, Queens Rd cycle path and Park Avenue parking) - \$900,000.



### DEMOGRAPHICS

- Between 2011 and 2016 Westmead experienced a 17% increase in population; from 8,145 to 9,555.
- In 2011, the largest age group (38%) was young workforce (25-34 year olds).



### ZONING

- B4 Mixed use, R4 High Density Residential, SP2 Infrastructure.
- A Plan for Growing Sydney identifies Westmead as a specialised Health and Education Precinct
- A Masterplan for Westmead is currently in development to guide its future direction.
- Parramatta Light Rail Stage 1 will connect Westmead to Carlingford via Parramatta CBD and Camellia.



### BUSINESS ACTIVITIES

15 shops: 1 vacancy  
Vacancy percentage: 7%

Coffee, Convenience Store, Doctor, Professional Services, Real Estate Agent, Restaurant, Takeaway



### CLEANSING SURVEY

Cleanliness rating of centre and assets



2017 - Good



2019 - Good

### WHAT WE CARE ABOUT

Your community ranked these as their top three attributes contributing to positive local place experience:

RANK	ATTRIBUTE	% OF PEOPLE <sup>1</sup>
#1	Cleanliness of public space	80%
#2	Elements of the natural environment (views, vegetation, topography, water etc.)	66%
#3	Sense of safety (for all ages, genders, day/night etc.)	56%

