



CITY OF PARRAMATTA LGA

Contractor: Quotable Value Australia

Final Report 2022

1 Acknowledgement of Country

We acknowledge the Traditional Owners and Custodians of the land on which we live and work, and pay our respect to Elders past and present.

2 Executive summary

LGA overview

City of Parramatta local government area

The City of Parramatta local government area (LGA) covers more than 84 square kilometres at the centre of metropolitan Sydney, and is 24km west of Sydney CBD. The City of Parramatta is bounded by The Hills Shire and Hornsby Shire in the north, the City of Ryde and the City of Canada Bay in the east, the Strathfield Council area and the Cumberland Council area in the south, and Blacktown City in the west.

Number of properties valued this year and the total land value in dollars

48,913 properties were valued at the Base Date of 1 July 2022, and valuations are reflective of the property market at that time. In 2022 the total land value has been assessed at \$90,141,429,519, increasing from the prior annual valuation year 2021 total land value of \$70,173,451,266.

Valuation changes in the local government area and percentage changes between the valuation years of 1 July 2022 and 1 July 2021, and the prior local government valuation year of 2019 are as follows:

Properties valued and total land value							
Zone	Zone code	Number of entries	2022 total land value	Prior annual valuation (2021)	% change	Prior local government valuation (2019)	% change
Residential	(A, B4, E4, R1, R2, R3, R4)	45,544	\$76,883,317,149	\$60,846,059,355	26.36	\$47,801,980,151	60.84
Commercial	(B1, B2, B3, B5, B6, B7)	936	\$4,575,052,600	\$3,400,335,430	34.55	\$3,174,203,100	44.13
Industrial	(IN1, IN2, IN3)	1,192	\$7,202,886,150	\$4,605,852,151	56.39	\$3,469,838,091	107.59
Infrastructure	(SP1, SP2)	277	\$709,794,810	\$624,281,290	13.70	\$580,234,920	22.30
Environmental	(C1, C2, C3)	124	\$172,531,540	\$156,942,310	9.90	\$154,332,310	11.80
Public recreation	(RE1, RE2)	790	\$587,873,800	\$530,873,370	10.70	\$512,497,150	14.70
Waterways	(W1, W2)	49	\$9,478,470	\$8,657,360	9.50	\$8,646,360	9.60
Total		48,913	\$90,141,429,519	\$70,173,451,266	28.46	\$55,702,182,082	61.83

State and local government legislation for LGA

The City of Parramatta LGA is a relatively newly formed council area and planning controls are currently administered through the following legacy Local Environmental Plans (LEP): Auburn LEP 2010, Parramatta LEP 2011, Holroyd LEP 2013, Hornsby LEP 2013 and The Hills LEP 2012.

Market overview and sales of particular interest

Quotable Value Australia have undertaken significant analysis of the City of Parramatta local government area property market to provide an accurate and reliable basis of valuation. 463 sales have been analysed to enable the

establishment and verification of land values as at 1 July 2022. These analysed sales also support the grading across components. Analysed sales reports are provided to Valuer General NSW on a consistent basis throughout the year. The added value of improvements are also analysed to enable the accurate deduction of land values. Quotable Value Australia undertake this process using the paired sales approach and the replacement cost approach. In analysing sales before or after 1 July it is necessary to adjust the contract price in terms of market movement. In the City of Parramatta local government area this year sales and resales of properties indicate an increasing trend in land values.

Overall land values have shown a very strong increase in the City of Parramatta local government area between July 2021 and July 2022. Increases in land values were consistent across all market segments. Residential, commercial and industrial land values all increased very strongly, although at differing rates.

Significant issues and developments

Construction work continues to progress on the Parramatta Light Rail (Stage 1), which will connect Westmead to Carlingford via Parramatta CBD and Camellia. The light rail track installation is almost complete across the 12-kilometre alignment from Westmead to Carlingford. Passenger services for this stage are expected to commence in late 2023.

The NSW Government recently committed \$602.4 million to proceed with Parramatta Light Rail Stage 2. Stage 2 of the Parramatta Light Rail will connect Stage 1 and Parramatta's CBD to Sydney Olympic Park via Camellia, Rydalmere, Ermington, Melrose Park and Wentworth Point. It will link communities north and south of the Parramatta River directly to the Parramatta CBD, the Camellia Town Centre, as well as the sport, entertainment, education and employment hub at Sydney Olympic Park, and to the Carter Street Precinct. The planning and development work for Stage 2 of the Parramatta Light Rail is underway, focused on enabling works for the delivery of a new bridge connection between Wentworth Point and Melrose Park. Construction of the bridge is expected to commence in 2024. The Sydney Metro West project, part of the Sydney Metro underground railway, will double rail capacity between Greater Parramatta and the Sydney CBD. The project includes a Parramatta CBD Metro Station which has progressed from planning stage to start of construction and site establishment works, which are now underway on the block bounded by George, Macquarie, Church and Smith streets just north of the existing Parramatta Station.

Centre LEP (previously known as the CBD Planning Proposal)

The Parramatta CBD Planning Proposal changed the Parramatta CBD boundary, land use mix, primary built form controls and the mechanisms for infrastructure delivery, and is informed by a number of technical specialist studies. Per City of Parramatta Council, the proposal is expected to help deliver an extra 50,000 jobs and 14,000 homes to the Parramatta Central Business District (CBD) over the next 40 years. On 6 May 2022, the Department of Planning and Environment (the Department) finalised the Parramatta CBD Planning Proposal process by publishing the final instrument Parramatta Local Environmental Plan 2011 (Amendment No 56) and its supporting maps on the NSW Legislation web page. This took effect on 14 October 2022. The application of the City Centre LEP excludes the area north of the Parramatta River.

Significant value changes

Summary of valuation changes to residential land

Changes since previous general valuation year (2019)

Overall residential land values in the City of Parramatta local government area showed very strong increases between July 2019 and July 2022. From late 2019 continuing into early 2020, the residential market entered a recovery phase, rebounding from falls earlier in 2019. Low-interest rates & easing credit conditions drew buyers back into the market contributing to upward pressure on price growth. COVID-19 impacted the property market from mid-March 2020, both directly and indirectly. From later 2020 the market entered a growth phase, increasing steadily through 2021 to the 2022 base date.

Changes since previous valuation year (2021)

Residential land values have increased very strongly overall in the local government area between July 2021 and July 2022. However, larger sized high density residential sites as well as sites surrounding Sydney Olympic Park and mixed-use zoned properties at Old Toongabbie, Toongabbie and Wentworthville showed only moderate increases overall. Infrastructure improvements are positive drivers including rail projects such as the Parramatta Light Rail which will connect Westmead to Carlingford via the Parramatta CBD and the underground Sydney Metro West project, which will connect Parramatta to the Sydney CBD via North Strathfield, North Burwood and Five Dock and will provide greater flexibility for travelling commuters. The WestConnex road project, has also improved access to Inner city suburbs and Sydney City with reduced travel times.

Summary of valuation changes to commercial land

Changes since previous general valuation year (2019)

Commercial properties have had a very strong increase from the prior to current local government council rating valuation. In 2020 commercial properties overall had a moderate decrease. Most commercial properties were considered COVID-19 affected and the Valuer General's COVID-19 report was used to assist in the valuation process for commercial land in 2020 as there were insufficient sales in these affected areas. Post COVID, the commercial market has been growing with strong to very strong overall increases in 2021 through to 2022.

Changes since previous valuation year (2021)

The land values for commercial properties showed very strong increases overall between July 2021 and July 2022. Sales volumes and sale prices compared to the prior year reflected continued positive market sentiment and hence a continuation of increasing land values to this sector. Overall, very strong increases within the Commercial zones reflect the unprecedented growth and infrastructure improvements to the Parramatta CBD and immediate surrounds such as the Parramatta Light Rail project. Very strong increases to the Commercial Core zone within the Parramatta CBD are attributed to increased densities under recently gazetted CBD planning proposal to Parramatta Local Environmental Plan 2011.

Summary of valuation changes to industrial land

Changes since previous general valuation year (2019)

Land values of industrial properties increased very strongly overall in the City of Parramatta local government area between July 2019 and July 2022. This was due to continued demand for industrial sites, particularly large sites (over 1-hectare) for future redevelopment or use within the strong performing areas of logistics, e-commerce and growing demand for large data centres. The strong increases being supported by robust sale volumes across the local government area's many industrial precincts.

Changes since previous valuation year (2021)

Industrial land values have increased very strongly overall from July 2021 to July 2022. This is due to continued demand for industrial sites by owner-occupiers and institutional investors, particularly for large sites (over 1-hectare) for future redevelopment or use within the strong performing sectors of logistics, e-commerce and large data centres. The strong increases being supported by robust sale volumes across the district's many industrial precincts. Sales within the Heavy Industrial zone of Camellia/Rosehill showed very strong demand for sites, due to its ideal location. The precinct is also set to directly benefit from several planning initiatives and infrastructure projects like the Parramatta Light Rail (Stage 2) and the recently exhibited draft Camellia-Rosehill Place Strategy related to the proposed draft Camellia/Rosehill Town Centre Master Plan.



Contents

1	Acknowledgement of Country _____	2
2	Executive summary _____	2
3	Disclaimer - purpose of this report _____	6
4	LGA Overview _____	7
5	State and local government legislation for LGA _____	9
6	Market overview and sales of particular interest _____	10
7	Significant Issues and Developments _____	12
8	Significant value changes _____	15
9	Overview of the quality assurance process _____	16
	Author _____	16



3 Disclaimer - purpose of this report

This report has been prepared on behalf of the Valuer-General. The purpose of this report is to provide an overview of the valuation program for the 1 July 2022 valuation in the Local Government Area of City of Parramatta.

Land valuations must comply with the requirements and assumptions set out in rating and taxing legislation, such as the Valuation of Land Act 1916 (NSW), and Valuer-General policies. The contract permits large numbers of properties to be assessed using mass valuation methodologies.

Although mass valuation methodologies may be less accurate than individually assessed land valuations, they are routinely used across the globe to deliver land valuations for rating and taxing purposes that are within an acceptable range of variation. Consequently, land valuations from the Valuer-General may vary from an individually assessed market valuation for a parcel of land. All land valuations are, however, subject to a risk based verification process which ensures each parcel of land is individually reviewed periodically.

Whilst the content of this report has been prepared with all due care and skill, the Valuer-General does not warrant that it is complete or free from error.

During the valuation process, information is compiled from third party sources, such as information relating to town planning, land use, zoning and other market related information. The Valuer-General is not responsible for, and makes no warranty in relation to, the accuracy, currency, reliability or completeness of that information. Readers are directed to contact the source of the information.

The land values made in accordance with the valuation program have been made for rating and taxing purposes only, therefore, the land values should not be used for any other purpose. No reliance should be made on the contents of this report. To the extent permitted by law, the Valuer-General disclaims all liability to any person(s) who relies on, or uses, any information contained in this report.

4 LGA Overview

Location of the district

The City of Parramatta LGA covers more than 80 square kilometres at the centre of metropolitan Sydney, and is about 24km west of Sydney CBD. The 2016 amalgamation by the NSW Government included parts of Auburn City Council (south of the M4 Western Motorway) and Parramatta City Council (Woodville Ward), and Holroyd City Council merged to form the Cumberland Council as a new local government area and the remainder of the Parramatta City Council, Auburn City Council north of the M4 Western Motorway (including parts of the Sydney Olympic Park), and small parts of Hornsby Shire, Holroyd and The Hills Shire were merged into the reformed "City of Parramatta Council". These new areas include but not limited to the whole of Epping Town Centre, Sydney Olympic Park, Wentworth Point, Newington and the Silverwater industrial precinct. The City of Parramatta LGA is predominantly residential but also has significant industrial, institutional, commercial, recreational, and parkland areas. It is the second most important commercial and retail centre with services and facilities provided to some 1.7 million residents of the Greater Western Sydney Region. Per profile.id.com.au, the 2021 Estimated Resident Population for the City of Parramatta is 258,315 with a population density of 3,084 persons per square km. The City of Parramatta is bounded by The Hills Shire and Hornsby Shire in the north, the City of Ryde and the City of Canada Bay in the east, the Strathfield Council area and the Cumberland Council area in the south, and Blacktown City in the west. The topography falls into two distinct geographic areas. The area north of the Parramatta River including the suburbs of Winston Hills, Telopea, Dundas Valley, Carlingford and Epping consists of land that rises sharply towards the Hawkesbury Plateau. The area south of the river which includes the Parramatta CBD, Harris Park, Granville, Granville South and Guilford forms part of the Cumberland Plains and is described as being generally flat to undulating. Parramatta city sits at the head of the Parramatta River and at the extremity of Sydney Harbour. There are 65 kilometres of open creeks as well as 13.4 kilometres of open stormwater channel. These include Duck River and A'Becketts, Subiaco, Ponds and Toongabbie Creeks. The banks of these watercourses experience mainstream flooding, restricting the development potential of affected adjoining lands. Within the LGA there are approximately 300 local parks, 10 CBD parks, 6 urban district parks, 52 natural reserves, 6 foreshore parks and 4 cultural parks covering 800 hectares including 32 sports grounds of approximately 73 hectares. The Parramatta LGA is a major transport hub. It is easily accessed by transport being on the main western and south-western railway lines from Sydney. It is well located in relation to Sydney's road network with the M4 motorway, Parramatta Road and the Great Western Highway, Victoria Road, Silverwater Road and Woodville Road all providing road access to the district. Supplementing the above is the roll out of the Western Sydney Rapid Bus Transport Network and the Parramatta Transport Interchange. A Sydney Ferries catamaran service to Circular Quay operates from the Charles Street wharf within the Parramatta CBD. Major features of the City include the Parramatta CBD, Westfield Parramatta Shopping Centre, the Epping Town Centre, North Rocks Shopping Centre, Westmead Hospital, The Children's Hospital at Westmead, Cumberland Hospital, Parramatta Community Health Services, University of Western Sydney (Parramatta Campus and Westmead Precinct), Old Government House, Elizabeth Farm, Parramatta Heritage Centre, Parramatta Riverside Theatres, Rosehill Gardens Racecourse, Parramatta City Raceway, CommBank (Western Sydney) Stadium, Sydney Olympic Park (includes Stadium Australia (formerly ANZ), Aquatic Centre, Archery Park, Athletic Centre, Golf Driving Range, Hockey Centre, Netball Central, Qudos Bank Arena, Sports Centre, Sydney Showground and Tennis Centre), Newington Armory, Lancer Barracks (Linden Military Museum), Silverwater Correctional Complex, Lake Parramatta, Bicentennial Park, Bidjigal Reserve, Lake Parramatta Reserve, Parramatta Park, Wentworth Common, Muirfield Golf Club, Oatlands Golf Club and the Parramatta River. [<https://profile.id.com.au/parramatta/about>]. As stated within the Greater Sydney Region Plan the Greater Parramatta's economy is centred on world-class health, education and research institutions as well as finance, business services and administration. The Central River City's economy is much broader, with the Greater Parramatta and the Olympic Peninsula Economic Corridor taking in the Westmead health and education precinct; advanced technology and urban service sectors in Camellia, Rydalmere, Silverwater and Auburn; and the Sydney Olympic Park lifestyle precinct. The corridor will be supported by the Parramatta Light Rail. The Sydney Metro West

rail link will deliver faster and more efficient transport from the Harbour CBD to Greater Parramatta. Potential radial mass transit/rail services from Greater Parramatta will boost business-to business connections and provide access to a larger skilled labour force to support the growing metropolitan centre. The Sydney Metro Northwest rail link will improve the growth prospects for the north-west of the city by increasing the access to jobs.

Principal towns

The City of Parramatta includes the suburbs of Auburn (part), Baulkham Hills (part), Beecroft (part), Camellia, Carlingford (part), Cheltenham (part), Clyde, Constitution Hill, Dundas, Dundas Valley, Eastwood (part), Epping, Ermington, Granville (part), Harris Park, Holroyd (part), Lidcombe (part), Mays Hill (part), Melrose Park (part), Merrylands (part), Newington, North Parramatta, North Rocks (part), Northmead, Oatlands, Old Toongabbie, Parramatta, Pendle Hill (part), Rosehill, Rydalmere, Seven Hills (part), Silverwater, Sydney Olympic Park (part), Telopea, Toongabbie (part), Wentworth Point, Wentworthville (part), Westmead (part) and Winston Hills (part). [<https://profile.id.com.au/parramatta/about>]

Main industries

The three largest industries employing the highest number of people in the district according to economy.id.com.au for 2020/2021 are: Health Care and Social Assistance, Public Administration and Safety & Financial and Insurance Services. Health Care and Social Assistance represents the largest industry (by full-time employment) to the LGA. Furthermore, the district's Gross Regional Product as of the 30th June 2021 was estimated at \$32.88 billion, which represents 5.19% of the state's Gross State Product (GSP). The majority of people work within the Primary Centre, which consists of the Parramatta City Centre, Westmead, Camellia, Rydalmere, Harris Park and the Government Precinct of North Parramatta. Other economic indicators can be found at <https://atparramatta.com/business/economic-insights/economic-indicators>.

Significant retail centres

The Parramatta city centre is the main commercial area in the LGA and has as its focus one of the largest shopping centres in the southern hemisphere, Westfield Parramatta Shopping Centre. Strip retail centres are located in the majority of suburbs within the district with the more prominent being located in Carlingford, Epping, Northmead, and North Rocks.

Type of residential development

Residential development in the City of Parramatta LGA consists predominantly of freestanding dwellings with medium and higher density development mainly clustered around major centres throughout the District and along railway corridors. Free standing dwellings range in age and construction from more typical lower cost structures and project homes to a number of elaborate larger houses built to a high standard. An increasing occurrence of redevelopment for modern single dwellings, duplexes or townhouses has occurred. Locations more removed from the railway lines include originally developed brick or timber framed houses from the 1940's to more recently constructed project homes and higher quality master-built dwellings. Where substantial infill sites exist, medium and higher density development, where permissible, will most likely occur. Significant medium and high density redevelopment is concentrated in and around the Parramatta CBD (and surrounds), and town centres to Carlingford, Epping, North Granville, Sydney Olympic Park and Westmead.

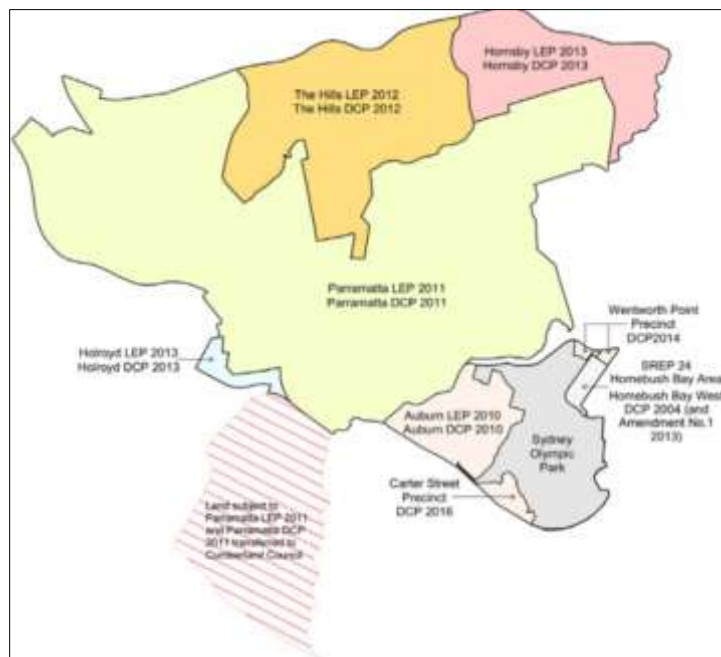
5 State and local government legislation for LGA

Following Council amalgamations in 2016, City of Parramatta Council continues to implement the current and relevant plans and policies for properties located within each of the previous Council areas of Auburn, Holroyd, Hornsby, Parramatta and The Hills. The specific Local Environmental Plans (LEP) and Development Control Plans (DCP) of each LGA still form the legislative basis for the redevelopment of sites. These LEP's set out relevant guidelines such as zoning, minimum lot size and maximum permissible building heights in maps for the relevant precincts throughout the district. All development is assessed and must comply with the applicable planning legislation. There is no broad summary for these documents. Maps with details, including relevant amendments are available at the New South Wales Government's NSW legislation website. The Local Environmental Plans have been created to comply with the State Government's Standard Instrument (Local Environmental Plans) Order 2006, which requires local councils to implement a 'Standard Instrument' LEP. The State Government created the Standard Instrument LEP to streamline the NSW Planning system. The land use zones within the LGA include:

B1 Neighbourhood Centre	B2 Local Centre	B3 Commercial Core
B4 Mixed Use	B5 Business Development	B6 Enterprise Corridor
B7 Business Park	IN1 General Industrial	IN2 Light Industrial
IN3 Heavy Industrial	R1 General Residential	R2 Low Density Residential
R3 Medium Density Residential	R4 High Density Residential	RE1 Public Recreation
RE2 Private Recreation	SP1 Special Activities	SP2 Infrastructure
C2 Environmental Conservation	W1 Natural Waterways	

The current planning instruments that apply to different areas within the City of Parramatta LGA are:

Auburn Local Environmental Plan 2010, Auburn Development Control Plan 2010, The Hills Local Environmental Plan 2012, The Hills Development Control Plan 2012, Holroyd Local Environmental Plan 2013, Holroyd Development Control Plan 2013, Hornsby Local Environmental Plan 2013, Hornsby Development Control Plan 2013, Parramatta Local Environmental Plan 2011, Parramatta Development Control Plan 2011, Wentworth Point Precinct DCP 2014, SREP 24 Homebush Bay Area, Homebush Bay West DCP 2004 (Amendment No. 1 2013), Sydney Olympic Park Carter Street Precinct DCP 2016



Source: City of Parramatta Discussion Paper January 2019

6 Market overview and sales of particular interest

Residential

Residential zoned land (inclusive of the Mixed Use zone) comprises of approximately 45,544 entries or around 93% of the properties in the LGA. Total residential zoned land values increased 26.37% from the prior annual valuation.

Residential land values have increased very strongly overall in the local government area between July 2021 and July 2022. However, larger sized high density residential sites as well as sites surrounding Sydney Olympic Park and mixed-use zoned properties at Old Toongabbie, Toongabbie and Wentworthville showed only moderate increases overall. Infrastructure improvements are positive drivers including rail projects such as the Parramatta Light Rail which will connect Westmead to Carlingford via the Parramatta CBD and the underground Sydney Metro West project, which will connect Parramatta to the Sydney CBD via North Strathfield, North Burwood and Five Dock and will provide greater flexibility for travelling commuters. The WestConnex road project, has also improved access to Inner city suburbs and Sydney City with reduced travel times.

The City of Parramatta LGA encompasses several types of residential developments. The majority of residential properties in the area are single residential dwellings located across the LGA. Medium to high density residential developments are predominantly located in and around the Parramatta CBD (and surrounds), and town centres to Carlingford, Epping, North Granville, Sydney Olympic Park and Westmead.

Sales volumes increased in the last twelve months. This has seen an increase in total reliable, market sales volume for residential property in the LGA. This level of sales activity has coincided with the continued demand for residential property across the LGA. Generally, the increases in activity have occurred since the COVID-19 pandemic outbreak which impacted the local property market from March 2020, both directly and indirectly. However, sales volumes have shown increases since that period of time as evidenced by the increasing trend in NSW clearances rates. From mid-June 2021 a state lockdown applied to NSW and a disruption to the normal marketing process occurred with restricted viewings and online auctions. However, this did not impact residential sales in the LGA as reported median sales prices during that period continued to show a rising trend in value levels.

Overall residential land values in the City of Parramatta local government area showed very strong increases between 1 July 2019 and 1 July 2022. From late 2019 continuing into early 2020, the residential market entered a recovery phase, rebounding from falls earlier in 2019. Low-interest rates and easing credit conditions drew buyers back into the market contributing to upward pressure on price growth. COVID-19 impacted the property market from mid-March 2020, both directly and indirectly. From later 2020 the market entered a growth phase, increasing steadily through 2021 to the 2022 base date.

The value levels adopted are supported by both vacant and improved sales analysis. Significant residential sales include:

Address	Sale Date	Sale Price	Comments
35 Essex St, EPPING	15 Oct 21	\$17,657,691	Large 4050sqm vacant density site sold with DA approval for 2 x 5-storey residential flat building with basement car parking comprising of 83 units.
3 Burbang Cr, RYDALMERE	03 Mar 22	\$4,950,000	650sqm site sold with recently completed DA works which comprise of a 3-storey residential flat building comprising of 8-units with associated basement parking. Approved under SEPP (Affordable Rental Housing 2009).

Commercial

Commercial zoned land (inclusive of Local Centre, Neighbourhood Centre, Commercial Core, Business Development, Enterprise Corridor and Business Park zones) comprises of approximately 936 entries or about 1.9% of the properties in the LGA. Total commercial land values increased by 34.84% from the prior annual valuation.

The land values for commercial properties showed very strong increases overall between July 2021 and July 2022. Sales volumes and sale prices compared to the prior year reflected continued positive market sentiment and hence a continuation of increasing land values to this sector. Overall, very strong increases within the Commercial zones reflect the unprecedented growth and infrastructure improvements to the Parramatta CBD and immediate surrounds such as the Parramatta Light Rail project. Very strong increases to the Commercial Core zone within the Parramatta CBD are attributed to increased densities under recently gazetted CBD planning proposal to Parramatta Local Environmental Plan 2011.

The mixed use or “shop top” style of development remains a significant feature of the commercial market in the district. The commercial market is categorised by larger sites with immediate development potential and smaller single holding properties that have limited re-development potential without amalgamation taking place. The main commercial centres are generally well located adjacent to train stations and transport hubs which benefit from the passing trade of the local residents. Other areas include retailing areas along main roads and highways which comprise of a mix of business zonings with associated variations in permissible uses. The residential component of the shop-top development still holds a significant portion of value for the 2022 base date, due to its proximity to major public transportation nodes and access to amenities and services.

Commercial properties have had a very strong increase from the prior to current local government council rating valuation. In 2020 commercial properties overall had a moderate decrease. Most commercial properties were considered COVID-19 affected and the Valuer General’s COVID-19 report was used to assist in the valuation process for commercial land in 2020 as there were insufficient sales in these affected areas. Post COVID, the commercial market has been growing with strong to very strong overall increases in 2021 through to 2022.

Significant commercial sales include:

Address	Sale Date	Sale Price	Comments
181 James Ruse Dr, CAMELLIA	19 Jan 22	\$85,250,000	A 66,449sqm B5 commercial zoned vacant site sale. Highly contaminated site. Site is identified in the draft place strategy for Camellia-Rosehill.
140 & 150 George St, PARRAMATTA	15 Jun 22	\$154,500,000	150 George Street is a 21,964sqm, A-Grade office building, located within the commercial core zone of Parramatta CBD. The property was sold with vacant possession following the departure of long time major tenant Commonwealth Bank of Australia. 140 George Street is an adjoining 2,271sqm proposed redevelopment site improved with a low scale carpark. Sold by Dexus with a development approval in place for a 45,000sqm office building on the site spanning 33 levels.

Industrial

Industrial zoned land comprises of approximately 1,192 entries or about 2.4% of the properties in the LGA. Total industrial land values increased by 48.91% from the prior annual valuation. This trend within the industrial sector was generally reflective across the LGA.

Industrial land values have increased very strongly overall from July 2021 to July 2022. This is due to continued demand for industrial sites by owner-occupiers and institutional investors, particularly for large sites (over 1-

hectare) for future redevelopment or use within the strong performing sectors of logistics, e-commerce and large data centres. The strong increases being supported by robust sale volumes across the district's many industrial precincts. Sales within the Heavy Industrial zone of Camellia/Rosehill showed very strong demand for sites, due to its ideal location. The precinct is also set to directly benefit from several planning initiatives and infrastructure projects like the Parramatta Light Rail (Stage 2) and the recently exhibited draft Camellia-Rosehill Place Strategy related to the proposed draft Camellia/Rosehill Town Centre Master Plan.

The District includes a variety of industrial properties which can accommodate a range of facilities. The smaller industrial properties are mainly located in the established light industrial precinct in Rydalmere and parts of Clyde. The medium and larger properties are principally located in Clyde (Heavy Industrial zone), North Rocks and Silverwater. The larger logistics facilities are generally located in and around Clyde near Rosehill. These industrial precincts typically have good access to arterial roads or highways such as James Ruse Drive, M4 Motorway, Parramatta Rd and Victoria Rd.

Continued development of Sydney's metropolitan motorway infrastructure is further supporting industrial values in the district as land in traditional inner Sydney areas continues to be rezoned for residential and mixed use development. Industrial areas well serviced by road and rail access are benefitting from relocations of businesses to the central western and western employment land areas. In particular, the Westconnex infrastructure project currently well underway, with a number of the earlier stages either completed or nearing completion, aims to further improve accessibility for commuters and heavy vehicle traffic.

Land values of industrial properties increased very strongly overall in the City of Parramatta local government area between 1 July 2019 and 1 July 2022. This was due to continued demand for industrial sites, particularly large sites (over 1-hectare) for future redevelopment or use within the strong performing areas of logistics, e-commerce and growing demand for large data centres. The strong increases being supported by robust sale volumes across the local government area's many industrial precincts.

Significant industrial sales include:

Address	Sale Date	Sale Price	Comments
214 Silverwater Rd, SILVERWATER	29 Mar 22	\$13,200,000	An underdeveloped industrial zoned site at 7,360sqm located within the established Silverwater industrial precinct situated just north of the M4 motorway interchange with Silverwater Rd.
150-152 Briens Rd, NORTHMEAD			A reported sale of an industrial zoned vacant site. Reported to have sold in July 2022 for \$13.5 million. The in-fill site is located close to Westmead Hospital precinct. The 6,490sqm site was purchased following a competitive Expressions of Interest campaign. Previously sold 19 October 2018 as a vacant site for \$6,952,000.

7 Significant Issues and Developments

The COVID-19 pandemic impacted the local property market from March 2020, both directly and indirectly. Disruption to the normal marketing process occurred that included a period whereby property viewings & auctions were restricted resulting in increases of online auctioning and reduced sales volumes around that period of the year. Despite the continued impacts of COVID-19, development activity in the City of Parramatta LGA has continued to progress throughout the past 12 months. Below is a summary of some significant planning proposals of interest and other development projects that are currently underway, near completion, or recently completed since the prior annual valuation.

Draft Harmonisation Parramatta LEP

The planning proposal seeks to establish a new consolidated Parramatta Local Environmental Plan (LEP) which harmonises the five LEPs (Auburn LEP 2010, Holroyd LEP 2013, Hornsby LEP 2013, Parramatta LEP 2011 and Parramatta (former The Hills) LEP 2012) which currently apply in the City of Parramatta LGA. The proposal was publicly exhibited from 31 August 2020 to 12 October 2020. The Planning Proposal is currently in the 'finalisation stage' and returned to the Department of Planning, Industry and Environment for assessment and drafting of LEP on 07 September 2021. Finalisation and making of new LEP by NSW Government (to be confirmed) is expected at the end of 2022.

Centre LEP (previously known as the CBD Planning Proposal)

The Parramatta CBD Planning Proposal changed the Parramatta CBD boundary, land use mix, primary built form controls and the mechanisms for infrastructure delivery, and is informed by a number of technical specialist studies. Per City of Parramatta Council, the proposal is expected to help deliver an extra 50,000 jobs and 14,000 homes to the Parramatta Central Business District (CBD) over the next 40 years. On 6 May 2022, the Department of Planning and Environment (the Department) finalised the Parramatta CBD Planning Proposal process by publishing the final instrument Parramatta Local Environmental Plan 2011 (Amendment No 56) and its supporting maps on the NSW Legislation web page. This took effect on 14 October 2022. The application of the City Centre LEP excludes the area north of the Parramatta River.

Parramatta Light Rail

The \$2.4 billion Parramatta Light Rail will connect Westmead to Carlingford via the Parramatta CBD and Camellia with a two-way track spanning 12 kilometres. The route will link Parramatta's CBD and train station to the Westmead Health Precinct, Cumberland Hospital Precinct, CommBank Stadium, the Camellia Town Centre, the new science, technology and innovation museum Powerhouse Parramatta, the private and social housing redevelopment at Telopea, Rosehill Gardens Racecourse and three Western Sydney University campuses. The Parramatta Light Rail will also transport around 16,000 customers daily into a new shared light rail and pedestrian zone within 'Eat Street', a dining precinct along Church Street, (between Palmer and George Streets, Parramatta), offering outdoor dining, bars, restaurants and cafés. Major construction to deliver the light rail program began in 2020. In June 2021, the NSW Government committed \$50 million towards planning and development works of the second stage of the Parramatta Light Rail as part of the 2021-22 NSW Budget. The second stage of the Parramatta Light Rail will connect to Sydney Metro West heavy rail in Parramatta and Sydney Olympic Park, and ferry services at Rydalmere and Sydney Olympic Park. Construction of Stage 1 of the Parramatta Light Rail is underway, with track installation complete across the 12- kilometre alignment from Westmead to Carlingford. Passenger services for this stage are expected to commence in late 2023.

The NSW Government recently committed \$602.4 million to proceed with Parramatta Light Rail Stage 2. Stage 2 of the Parramatta Light Rail will connect Stage 1 and Parramatta's CBD to Sydney Olympic Park via Camellia, Rydalmere, Ermington, Melrose Park and Wentworth Point. It will link communities north and south of the Parramatta River directly to the Parramatta CBD, the Camellia Town Centre, as well as the sport, entertainment, education and employment hub at Sydney Olympic Park, and to the Carter Street Precinct. The planning and development work for Stage 2 of the Parramatta Light Rail is underway, focused on enabling works for the delivery of a new bridge connection between Wentworth Point and Melrose Park. Construction of the bridge is expected to commence in 2024

Sydney Metro West

The Sydney Metro West project, part of the Sydney Metro underground railway, linking Greater Parramatta and Sydney CBDs and communities along the way, servicing the key precincts of Sydney Olympic Park, The Bays, Parramatta, Westmead and the Sydney CBD. The project will double rail capacity between Greater Parramatta and the Sydney CBD. Sydney Metro West is a new 24-kilometre metro line with stations confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street in the Sydney CBD. Construction started on the Sydney Metro West in 2020. In March 2021, the project

received its first major planning approval for the project concept between Westmead and the Sydney CBD and major construction work between Westmead and The Bays. The project includes a Parramatta Metro Station which has progressed from planning stage to start of construction and site establishment works, which are now underway on the block bounded by George, Macquarie, Church and Smith streets just north of the existing Parramatta station.

Significant developments – from prior to current annual valuation

A summary of significant developments and/or planning proposals can be found on City of Parramatta Council's website at <https://www.cityofparramatta.nsw.gov.au/business-development/planning>. Below is a summary of significant Development Applications. Most of these Development Applications are for developments permissible within the current zoning therefore no special consideration is required.

New developments in discussion or underway include:

Application No.	Address	Description	Date Submitted	Decision Date
DA/653/2022	246-250 Beecroft Rd, EPPING	Proposal lodged for a \$68 million, 103-unit development located to outskirts of Epping town centre. The development is to include 12,644sqm mixed-use floor space, which includes 9147sqm of residential floor space sitting above a two to three-storey podium with 246sqm of retail space and a 3056sqm medical centre.	19 Aug 22	Pending
DA/662/2022	89 & 91 George St, PARRAMATTA	Demolition of all buildings onsite and construction of a 59-storey commercial tower with a total GFA of 84,829sqm. The tower includes a two level lobby with retail spaces on the ground floor and two levels of basement carparking.	24 Aug 22	Pending
Draft Camellia-Rosehill Place Strategy		The Camellia-Rosehill precinct plays a key economic role in the Greater Parramatta and Olympic Peninsula (GPOP). The draft Camellia-Rosehill Place Strategy was exhibited for public comment from 17 December 21 to 4 March 22. https://www.planning.nsw.gov.au/Plans-for-your-area/PriorityGrowth-Areas-and-Precincts/Camellia	Exhibited 17 Dec 21 - 04 Mar 22	Pending

Significant Developments – From prior to current local government council rating valuation

Application No.	Address	Description	Date Submitted	Decision Date
SSD-14378717 Telopea Concept Plan and Stage 1A	Telopea Town Centre	Telopea Concept Plan Area comprises 103 allotments. Concept proposal: a staged redevelopment of the site for a mixed-use development, including approximately 4,700 dwellings (mix of social, affordable and market), retail and commercial uses, community facilities, public open space and new roads. Stage 1A: includes demolition works, bulk earthworks, and construction of residential flat buildings up to ten storeys in height containing a total of 452	01 Apr 21	Finalised 25 Oct 21

Application No.	Address	Description	Date Submitted	Decision Date
		apartments on Lot C9, a new public park, a new road crossing over the light rail corridor and a new plaza adjacent to Telopea Station. Exhibited Oct – Nov 21. The precinct controls for Telopea came into effect on 25 Oct 21 and are contained in Part 4.3 of the Parramatta Development Control Plan 2011.		
SSD-10416 Powerhouse Parramatta	34 Phillip St, PARRAMATTA	Site preparation works including demolition of all structures and tree removal, construction, operation and use of the Powerhouse Parramatta, public domain works and use, vehicular access, infrastructure works and signage zones. Proposal includes creation of a new world class cultural facility for Parramatta and Western Sydney, provision of new 15,000sqm public open spaces and the northern portion of Civic Link within the 1.94-hectare site.	Exhibited Jun – Jul 20	11 Feb 21
SSD-9383 Crowne Hotel	2A & 2B Australia Ave, SYDNEY OLYMPIC PARK	A 7,711sqm site currently used as an at grade car park known as P6d with frontage to Australia Ave, Murray Rose Ave and Parkview Dr. Proposal to build a 30-storey hotel containing 304 rooms and a 14-storey commercial office building with retail at ground floor level. The proposal involves four levels of basement car parking accommodating 522 car parking spaces and 277 bicycle spaces and the construction of an extension of Dawn Fraser Ave and new service lane as well as landscaping and public domain works.	Exhibited 06 Jul 18 – 18 Dec 19	Anticipated early 2023

8 Significant value changes

Significant value changes – from prior to current annual valuation

The land values of a number of individual properties were reviewed and adjusted to enhance consistency and grading of land values where considered necessary. Significant value increases occurred within the Commercial Core and Mixed Use zones of the Parramatta City Centre due to continued demand for prime space within the Centre and as a consequence of the published final instrument Parramatta Local Environmental Plan 2011 (Amendment No 56) City Centre planning proposal.

Significant value changes – from prior to current local government council rating valuation

Since the last general valuation in 2019, residential, commercial, and industrial zoned lands overall have experienced very strong increases. Significant value increases from the prior to current local government council rating valuation was observed in residential dual-occupancy sites for redevelopment or secondary dwellings and industrial zoned land.

9 Overview of the quality assurance process

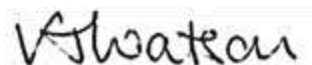
Valuer General NSW has been provided with detailed valuation analysis reporting, which details the quality assurance process of Quotable Value Australia and outlines that the verification process and certifies that land values meet all statistical measures and component data analysis. In addition, a quality statement and lists of high value and high risk properties is also provided in the valuation analysis reporting. Checks have been undertaken to ensure that all properties have been valued, land values are consistent with each other, land value bases have been correctly determined and all concessions and allowances have been supplied. Additionally, properties that had land values amended through the objection or re-ascertainment process were individually examined to reconcile surrounding land values and ensure accuracy of the grading of surrounding land values. Benchmarks and reference benchmarks are core elements of the quality assurance processes and are identified and individually valued in accordance with the Contract. Worksheets have been maintained on all properties where calculations are required. We have also ensured that adjustments and assumptions within the market analysis have been based on market evidence and have been fully documented and rationalised.

Author

Report Prepared by:



Therone Russell
AAPI CPV
Senior Valuer
12 November 2022



Vicky Watson
AAPI CPV
Contract Services Manager
12 November 2022