

The Suburb of
Mount Druitt
NSW

February 2021

Prepared for AffordAssist Pty Ltd



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Purpose

No one should ever consider buying a property, whether it's for investment or for living without first doing all the research and homework about the area where they are buying in. Whilst it is very important, but who has the time to undertake this time-consuming chore? That's why we, **LGA RESEARCH AUSTRALIA** is here to help you!

We try to answer all the questions you would be asking yourself when you look at a property:

- Will my investment increase in value?
- Is the area growing?
- What is the history and background of the area?
- Why should good tenants want to live here?
- Is there employment for the tenants?
- Is there schooling and healthcare?
- What recreational facilities are there nearby?



We have taken ownership to explore, research, find and collate all these vital information and statistics on your behalf. And present it to you in a simple, easy to interpret and readable format.

This particular report looks into the Suburb of Mount Druitt and the Surrounding Areas, highlighting what it has to offer to its residents, investors, renters and businesses of the area in general.

We have sourced and verified useful information from various independent, registered, official and government bodies (they are named within the report). This report also highlights and talks about the exciting new developments both planned and in progress in Mount Druitt which makes the area an encouraging and attractive investment opportunity.

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WELCOME TO

MT DRUITT

Blacktown City Council

PASKA
21/10

SCHOOL
ZONE



Mount Druitt Area At a Glance

Mount Druitt is a suburb of Sydney, in the state of New South Wales, Australia. It is located 38 kilometers (24 mi) west of the Sydney central business district, in the local government area of the City of Blacktown, and is part of the Greater Western Sydney region.

Mount Druitt has an excellent public infrastructure with a wide bus network and a busy train station. Populated at first largely by politicians and public servants, it took time to develop its own identity and culture. It includes shopping centres, other services such as a hospital, coffee shops, small bars, council-operated swimming pool and library are all located within walking distance of the railway station.

Distance to Sydney (km)

38 km West of Sydney CBD

Area

619 ha (6 Km²)

Current Population

17,628





Mount Druitt Court House

Mount Druitt Area At a Glance

1.1. Overall Population

Population:

Total Population: 16,726

Number of Males: 8,343 (49.9%)



Number of Females: 8,385 (50.1%)



Median Age: 31 Years

Number of Families: 4,195

Average children per family:

For families with children 2

For families without children 1.2



Source: Australian Bureau of Statistics, Census 2016



Major George Druitt (1775–1842) was granted 2,000 acres (8.1 km²) in the area by Governor Macquarie. He named his grant, where he died in 1842, Mount Druitt.



Looking into the Past & Present

2.1. Mount Druitt History

The Mount Druitt area has a very rich history dating back to the early 1800's. The Mount Druitt area played a prominent role in Australian history from the first days of the New South Wales Colony.

Three early settlements, Mount Druitt, Prospect and Colyton all within 4-5kms of each other, were located in the district, about 43kms from Port Jackson.

Rail services to Mount Druitt commenced on 19 August 1881.

The railway station operated as the post office between 1885 and 1918. The station had two platforms and a level crossing at the western end and included small goods yard, servicing a small mill. A railway gatekeeper's lodge was built circa 1867, and was later converted to the station master's cottage. It was later sold and converted to commercial use.

Electric train services to Mount Druitt commenced in 1955, at a service presided by then Premier of New South Wales, Joseph Cahill. In 1975, the railway station was relocated approximately 500 meters east to service a new shopping centre that was locally known as "The Great Western" and is now owned by Westfield. The old railway station was demolished almost immediately, although the level crossing remained until a road bridge carrying Carlisle Avenue over the railway line was completed. A footbridge was also built for pedestrians.

Mount Druitt Hospital was opened in 1982 by Queen Elizabeth II. The 200-bed hospital was opened following significant fundraising and political agitation from the local community due to perception that the community was unable to access medical services at either Blacktown or Nepean Hospitals.

In April 2006, the Attorney General's Department of New South Wales opened a new court house at a cost of A\$12 million. This was to become the first metropolitan area courthouse to utilise "circle sentencing", with aims to reduce over representation of Indigenous Australians in custody.

A local landmark is the Georgian cottage known as The Manse, situated in The Avenue. It was probably built by John Harris in the mid-1880s; the land on which it was built was originally part of Druitt's property.

Later it was sold to Robert Kennedy. Kennedy left it to the Presbyterian Church when he died, and it was used for some time as a manse. It was acquired by Blacktown City Council in 2000 and restored. It is now the headquarters of the Mt Druitt Historical Society and is open to the public. It has both a local government and state government heritage listing.

Looking into the Past & Present

2.2. Mount Druitt Today

Mount Druitt has an excellent public infrastructure with a wide bus network and a busy train station.

Mt. Druitt is host to a sprawling Westfield Shopping Centre, home to 200 specialty stores.

Mount Druitt also hosts the Kevin Betts Stadium, home to the Western Sydney Basketball Association.

The Village Hotel with a sprawling parking area, is a popular dining area where the diner cook their own rump steak at a very affordable price.

The 200-bed Mount Druitt Hospital, which was opened by Her Majesty Queen Elizabeth II in October 1982, was one of the biggest community hospitals in the western Sydney suburbs.

Mount Druitt has been one of the main hotspots for gangs and violent crime in Sydney in recent years. The suburb is known for its high rates of robbery, drugs offences and murder. Police figures for 2016-2017 included 562 incidents of violence and sexual offences and 641 incidents of antisocial behaviors. In this period, police abandoned more than 41 percent of cases as no culprit was identified.





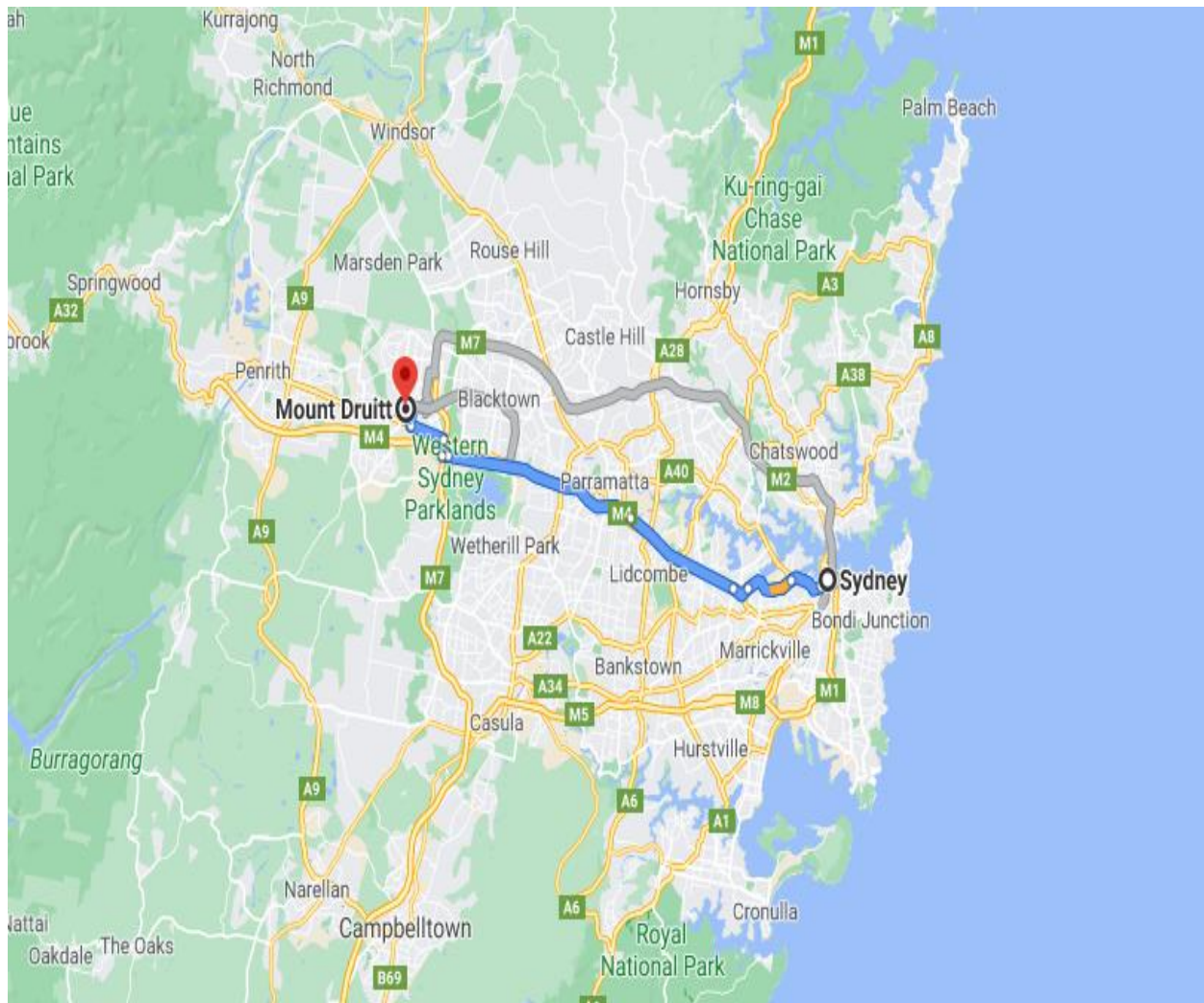
Geography

Mount Druitt is 38 km west of Sydney. Land Area wise it is Area: 6 square kilometer.

The coordinates of Mount Druitt, Australia are latitude: -33.766667 and longitude: 150.816667.

The GPS coordinates are S 33° 46' 0.1200" and E 150° 49' 0.1200".

Mount Druitt is bounded by the suburb of Whalan, Belmore Avenue and Woodstock Avenue in the north, Duke Street, Railway Street and the suburb of Rooty Hill in the east, the Great Western Highway in the south and Ropes Creek in the west. (Ref. Appendix 1 - Map of Mount Druitt)



Climate

Season	Months	Selected Averages & Rainfall Months
Summer	December, January, February	16°C – 29°C Rainfall in January, February
Autumn	March, April, May	8°C – 22°C Rainfall in March, April
Winter	June, July, August	5°C – 16°C Rainfall in June
Spring	September, October, November	9°C – 26°C Rainfall in October, November

4.1. Weather

- Mount Druitt has the oceanic climate prevailing.
- There is rainfall during all months of the year.
- The average annual temperature for Mount Druitt is 18° degrees and there is about 330 mm of rain in a year. It is dry for 199 days a year with an average humidity of 75%.
- The best time to visit Mount Druitt in Australia is from January until April and September until December, when the visitors will have a pleasant or warm temperature and limited to little rainfall. The highest average temperature in Mount Druitt is 29°C in January and the lowest is 16°C in June.



Transport

Mount Druitt railway station is located on the North Shore & Western Line of the Sydney Trains network. There is an express service which runs all day taking 30 minutes to get to Parramatta and 55 minutes to Sydney. It features an interchange with bus routes operated by Busways with routes to all suburbs in the Mount Druitt area, Blacktown and Glendenning.

The Council is embarking on a feasibility to install a new light rail, which will link Mount Druitt to the other Blacktown Shire suburbs.

5.1. Car Services

From Mount Druitt is just an hour's drive from Katoomba and its location easily justifies a day trip picnic out to the Blue Mountains. Conversely, it is 55 minutes to Bondi Beach and 50 minutes from the inner west.

Mount Druitt is right in the centre of many attractions. This is largely because it's so well connected. The Westlink M7 and the Great Western Highway also pass directly through Mount Druitt.

5.2. Bus Services

Busways

Busways operates in 8 different stands from Mount Druitt Railway Station. (Ref. Appendix 2 - Bus Service Map in Mount Druitt)

5.3. Airport Services

The three nearest airports to Mount Druitt are Sydney Kingsford Smith International Airport (39 km), Sydney. Bathurst Airport (115 km), Bathurst. Newcastle Airport (144 km), Williamstown.

New Western Sydney Airport

Construction of Western Sydney International (Nancy-Bird Walton) Airport is underway and on track to begin operations in 2026. The airport is a transformational infrastructure project that will generate economic activity, provide employment opportunities closer to home for people in the Western Sydney region, and meet Sydney's growing aviation needs.

It will take 24 mins (22.4 km) via Luddenham Road from Western Sydney Airport to Mount Druitt, 27 mins (25.1 km) via The Northern Road/A9, and 27 mins (29.0 km) via Luddenham Road and M4.



New metro rail will become the transport spine for Greater Western Sydney, connecting communities and travelers with the new Western Sydney International (Nancy-Bird Walton) Airport and the growing region.



TRAINS BUSES
LIGHT RAIL FERRIES
transport for nsw vlog5



The original Mount Druitt station opened on 19 August 1881.
On 8 December 1974, a new station opened 500 metres to the east built,
partly funded by the developer of the Westfield Shopping Centre.



Transport

5.4. Rail Services

Mount Druitt railway station is located on the Main Western line, serving the Sydney suburb of Mount Druitt. It is served by Sydney Trains T1 Western line services.

There is an express service which runs all day taking 30 minutes to get to Parramatta and 55 minutes to Sydney. It features an interchange with bus routes operated by Busways with routes to all suburbs in the Mount Druitt area, Blacktown and Glendenning.

The first electric train to Mount Druitt operated 8 October 1955.

New Western Sydney Airport – Sydney Metro

The city-shaping project, from St Marys through to the new airport and the Western Sydney Aerotropolis, will provide a major economic stimulus for western Sydney, creating more than 14,000 jobs during construction for the NSW and national economies.

The 23 kilometre new railway will link residential areas with job hubs including the new Aerotropolis, and connect travellers from the new airport to the rest of Sydney's public transport system.

Sydney Metro has been working with stakeholders and industry to create a project that will deliver a fast, safe and reliable metro and support the success of the future Western Parkland City.

The project includes six new metro stations at:

- St Marys, interchanging with the existing suburban railway station and connecting customers with the rest of Sydney's rail system
- Orchard Hills, to service a future commercial and mixed-use precinct
- Luddenham, to service a future education, innovation and commercial precinct
- Two stations within the airport site, at the airport terminal and at the airport business park
- the commercial heart of the Western Sydney Aerotropolis.

The Australian and NSW governments have a shared objective of having Sydney Metro – Western Sydney Airport operational when Western Sydney International airport opens for passenger services.

Transport

5.5. Roads & Maritime

To help control the spread of COVID-19, visitors to the Service Centres in the Greater Sydney area are advised to wear face masks. Greater Sydney includes Wollongong, the Central Coast and the Blue Mountains.

The service centres and agencies may be closed or have different opening hours during this current period. Before the visitors visit a Service NSW location, check the opening hours.

Travel within New South Wales

There are no restrictions around travelling to or from regional or rural NSW, or other areas of NSW.

However, NSW Health currently recommends practising COVID safe behaviours such as physical distancing and hand hygiene when travelling within NSW.

People should get tested immediately if they have any COVID-19 symptoms, even if mild.

Holiday Homes and Holiday Rentals

For a holiday home or short-term rental

- the square metres rules do not apply
- up to 30 people may stay in or be at a holiday home or holiday rental (including any visitors).

For premises rented out to more than 30 people before Monday 21 December, the people can continue to stay there.

Boating

Under public health orders, the ‘occupier of premises’ includes the operator of a vehicle or vessel.

For boat owners, this means the number of people they can have on their boat is restricted as follows.

On the vessel, they can have 25 people or one person per 2 square metres whichever is the greater.

Operators of commercial vessels must have a COVID-19 Safety Plan.



Demography

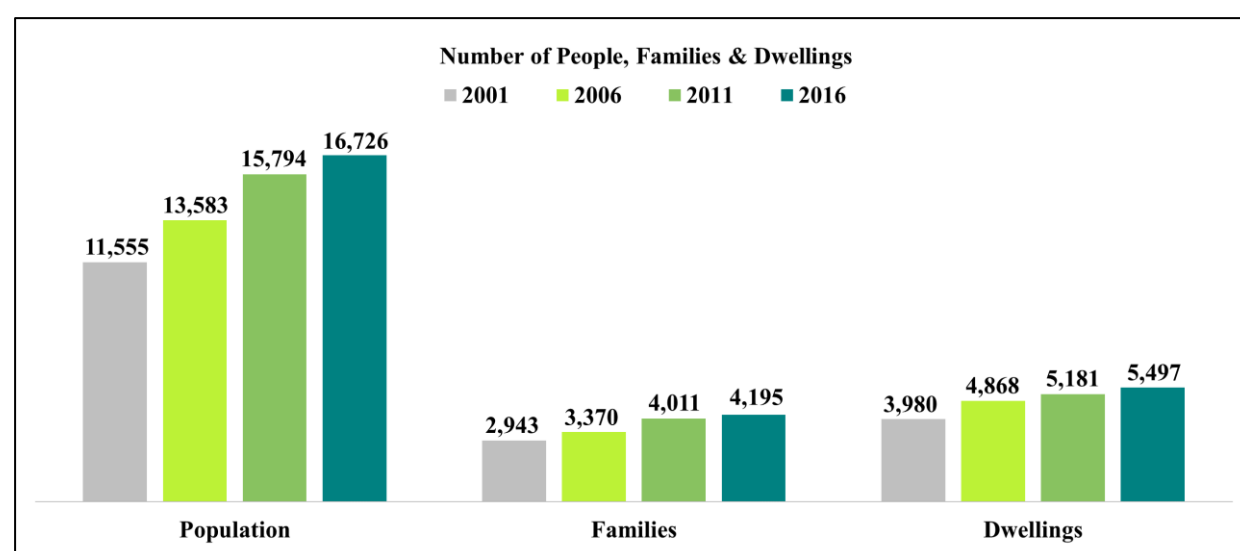
6.1. Population

6.1.1. Population as compared to New South Wales

	Mount Druitt	New South Wales	Australia
Median Age (years)	31	38	38
Number of Males	8,343	3,686,014	11,546,638
Number of Females	8,385	3,794,217	11,855,248
Aboriginal and Torres Strait Islander people	345	216,176	649,171
Aboriginal and Torres Strait Islander people	2.06%	2.89%	2.77%
Total Population	16,726	7,480,228	23,401,892
% Population in comparison to Australia	0.07%	31.96%	100.00%

Source: Australian Bureau of Statistics, Census 2016

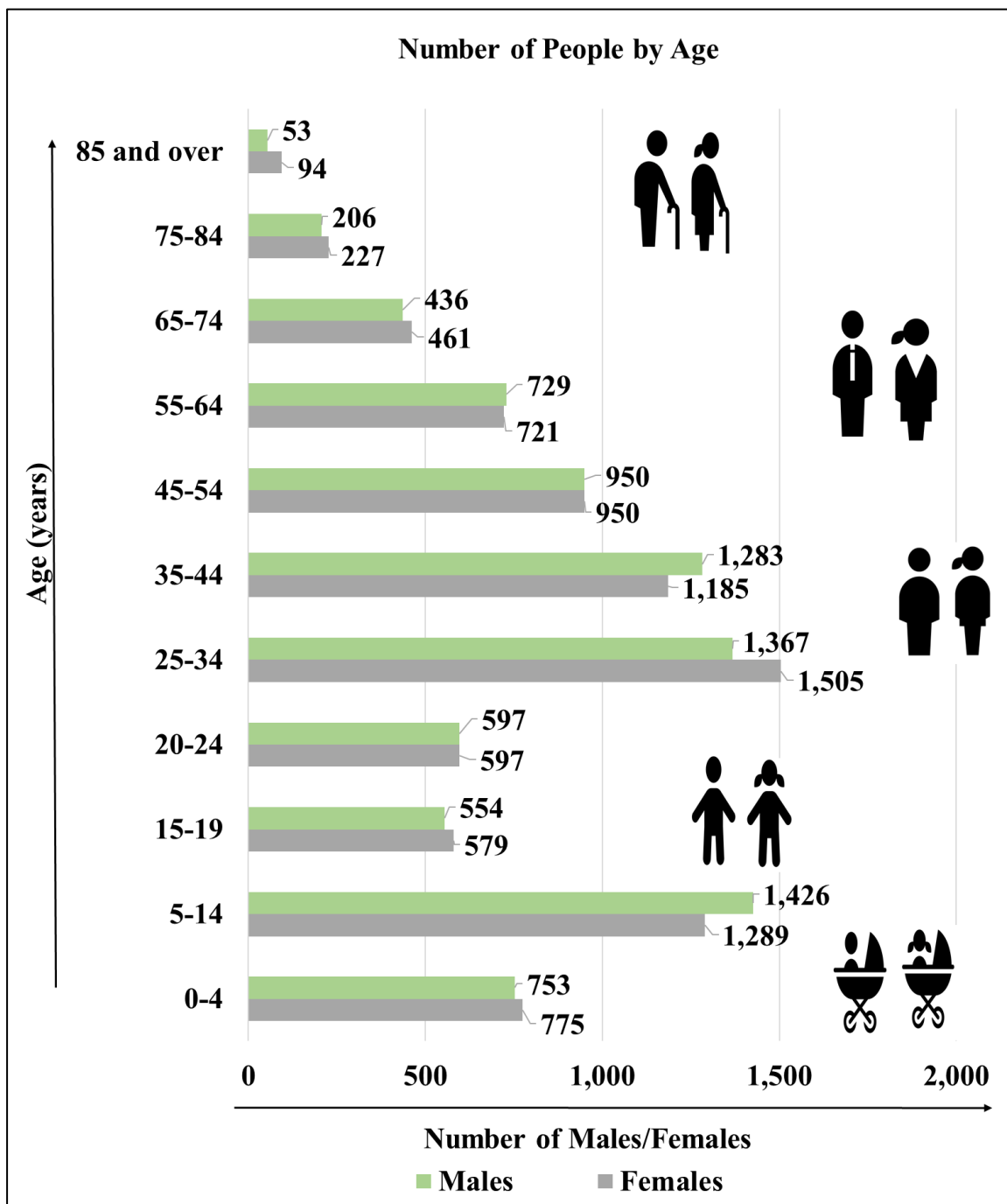
6.1.2. Number of People, Families and Dwellings



Source: Australian Bureau of Statistics, Census 2001, 2006, 2011 and 2016

Demography

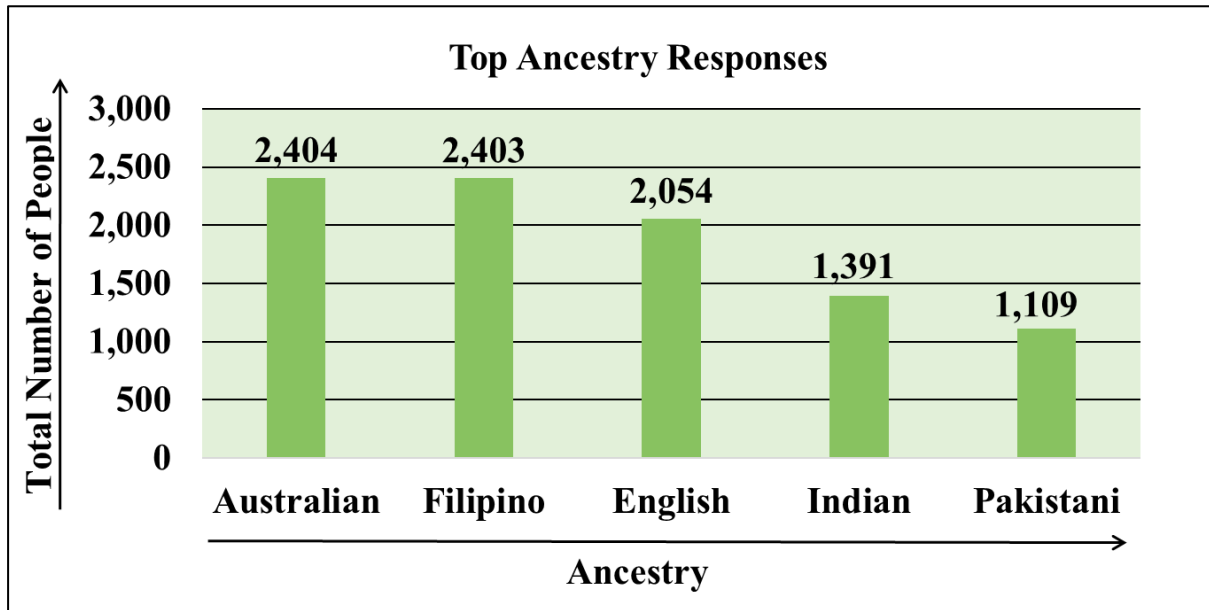
6.1.3. Population by Age



Source: Australian Bureau of Statistics, Census 2016

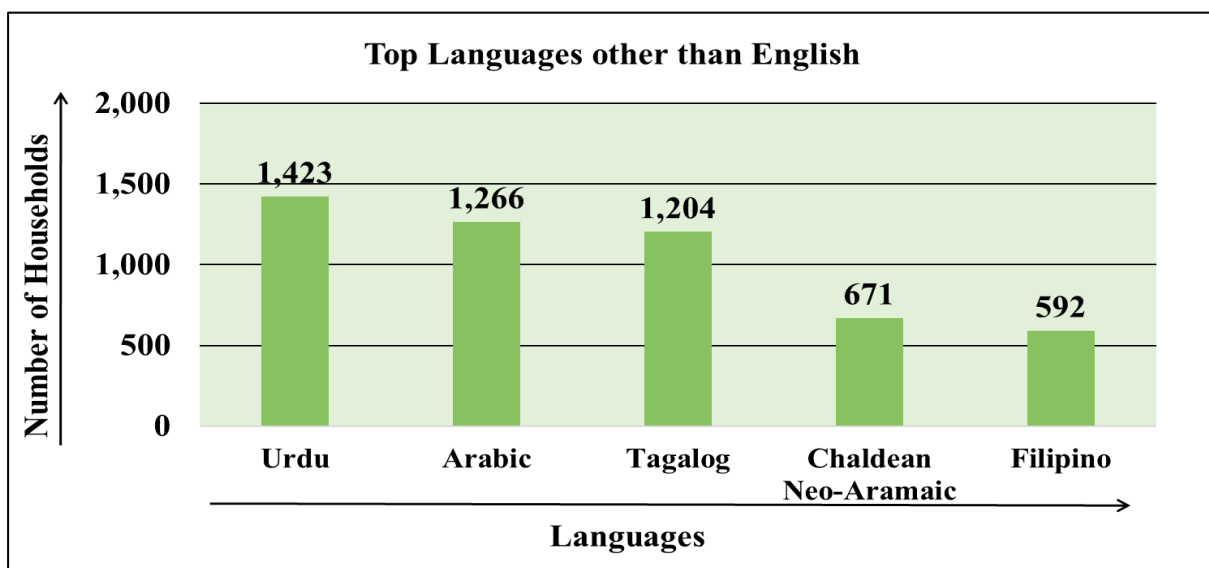
Demography

6.2. Ancestry



Source: Australian Bureau of Statistics, Census 2016

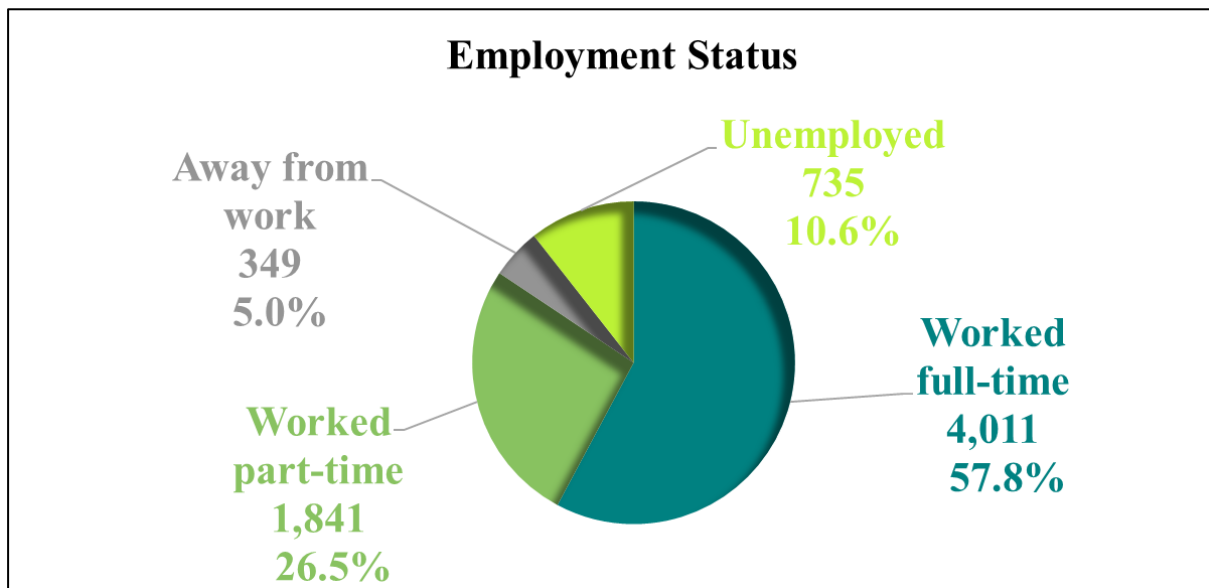
6.3. Language



Source: Australian Bureau of Statistics, Census 2016

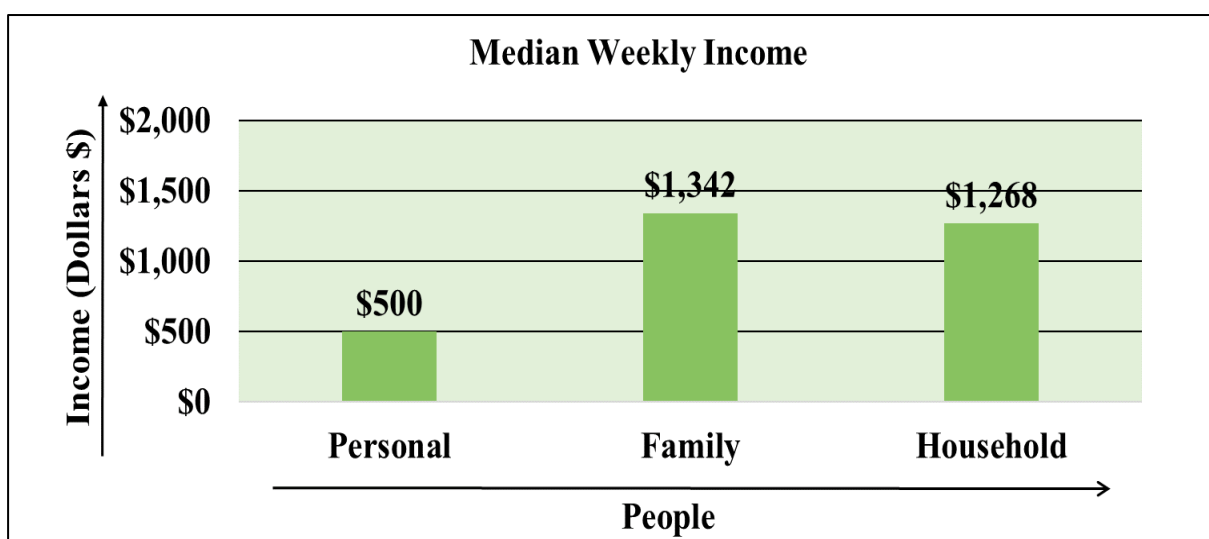
Demography

6.4. Employment Status



Source: Australian Bureau of Statistics, Census 2016

6.4.1. Median Income



Source: Australian Bureau of Statistics, Census 2016

Demography

6.5. Employment by Occupation

6.5.1. Top Occupation



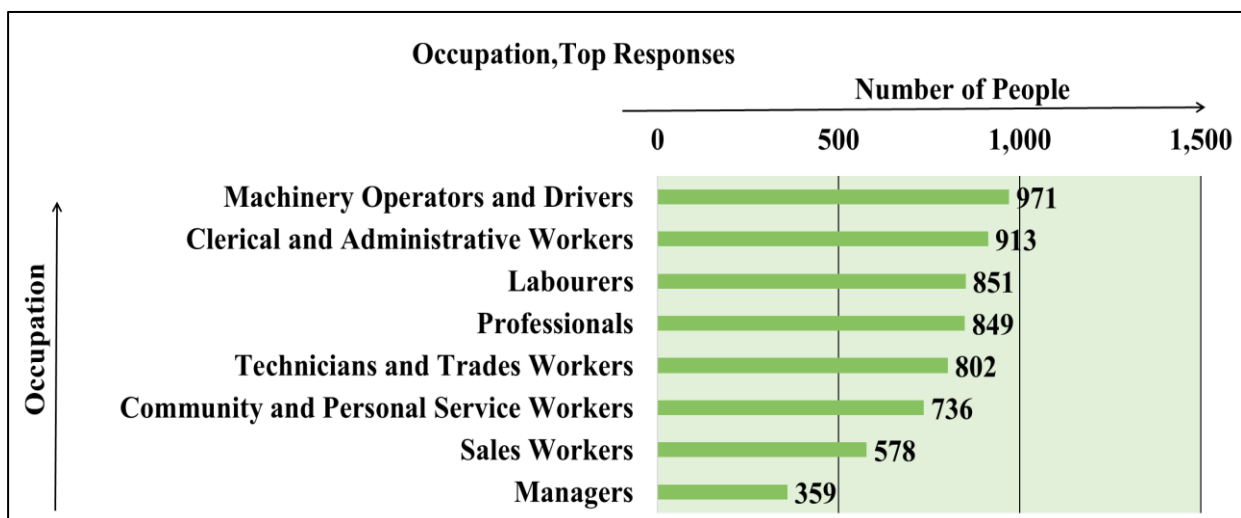
Machinery Operators and Drivers



Clerical & Administrative Workers

One in six employed people are Machinery Operators and Drivers by Occupation

6.5.2. Number of People Employed by Occupation



Source: Australian Bureau of Statistics, Census 2016

Demography

6.6. Employment by Industry

6.6.1. Top Industries



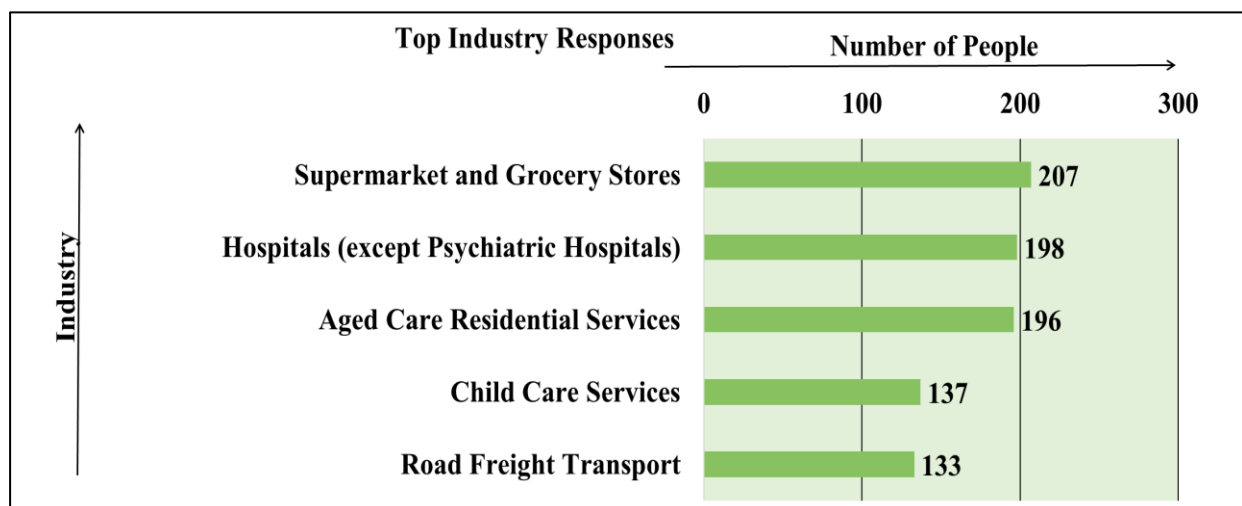
Supermarket and Grocery Stores



Hospitals (except Psychiatric Hospitals)

One in five employed people work in Supermarket and Grocery Stores Industries

6.6.2. Number of People Employed by Industries



Source: Australian Bureau of Statistics, Census 2016

Demography

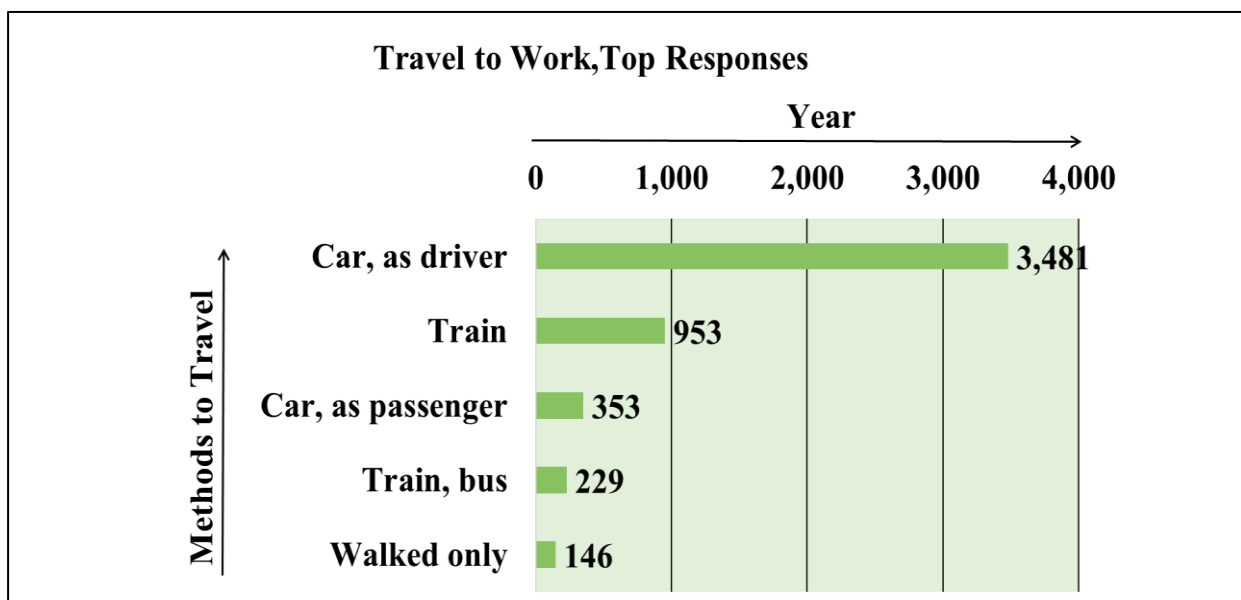
6.7. Mode of Travel to Work

6.7.1. Top Mode of Travel to Work



Three out of five drive cars to work

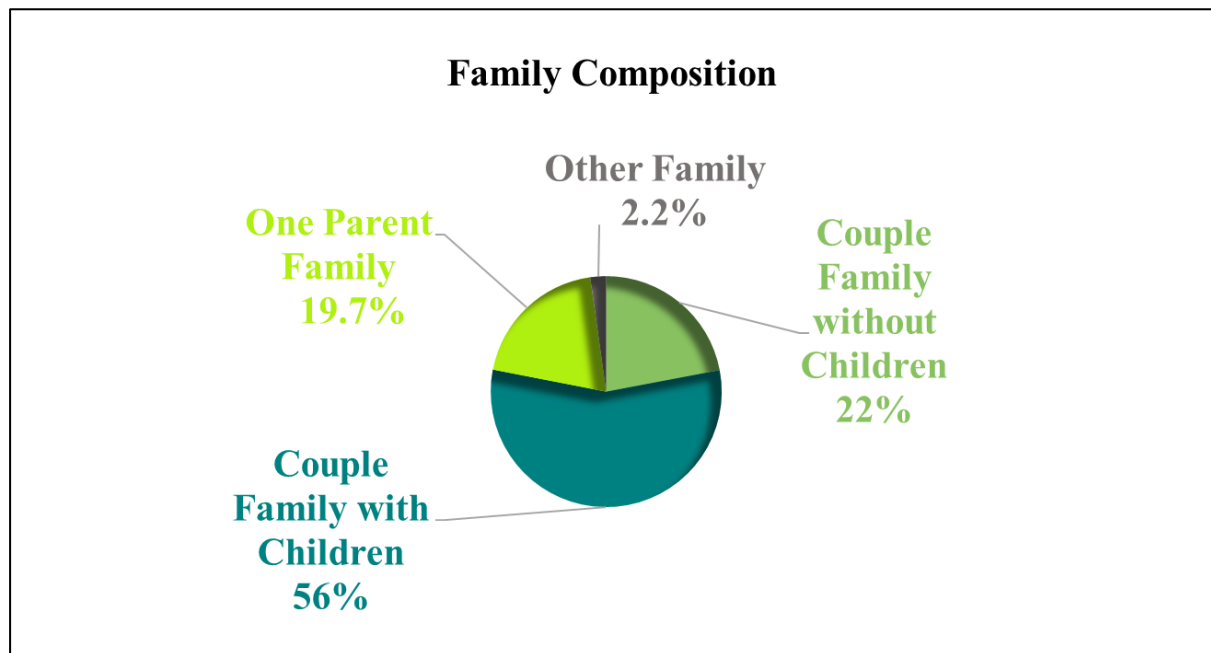
6.7.2. Mode of Travel to Work, Top Responses



Source: Australian Bureau of Statistics, Census 2016

Demography

6.8. Families



Source: Australian Bureau of Statistics, Census 2016

6.8.1. Family Composition

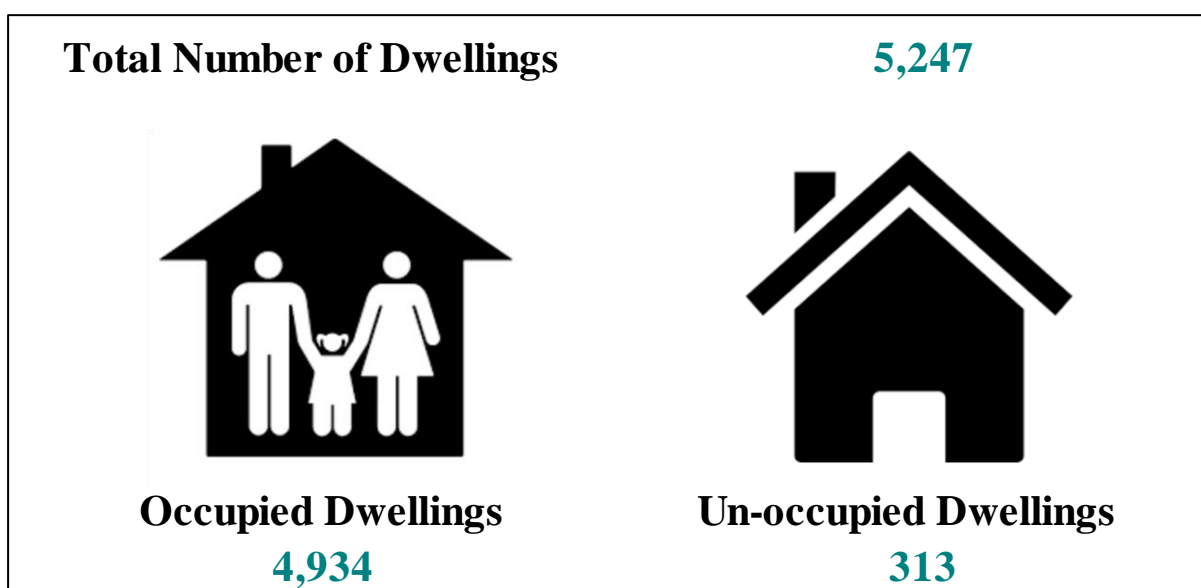


Source: Australian Bureau of Statistics, Census 2016

Demography

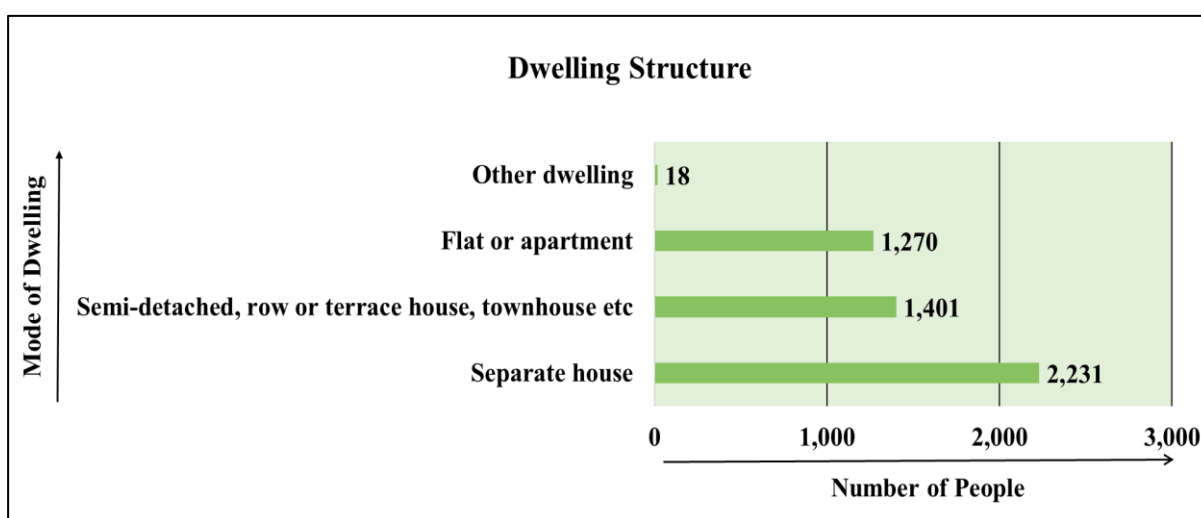
6.9. Dwellings

6.9.1. Vacant & Occupied Dwellings



Source: Australian Bureau of Statistics, Census 2016

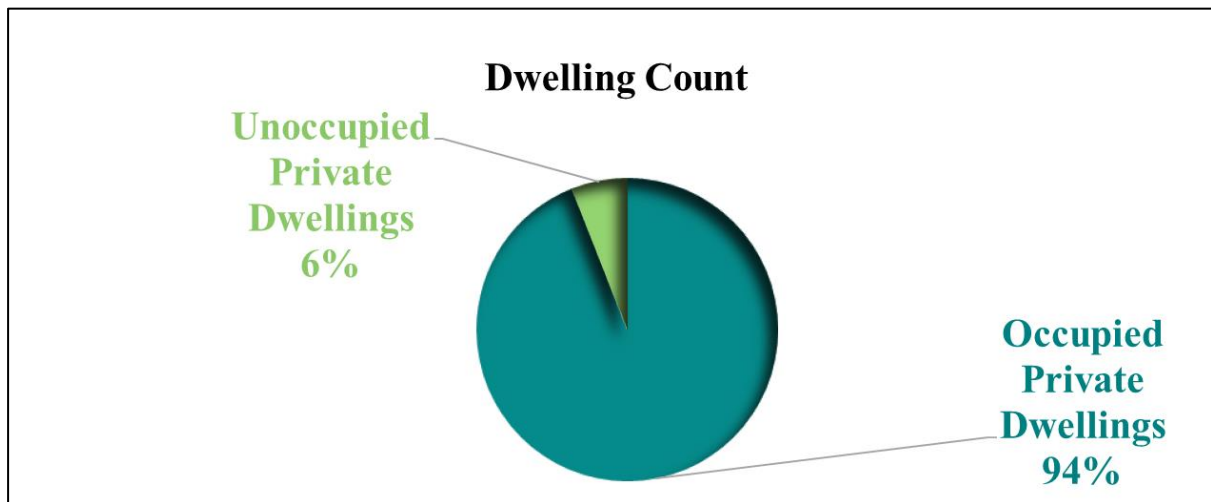
6.9.2. Dwelling Structure



Source: Australian Bureau of Statistics, Census 2016

Demography

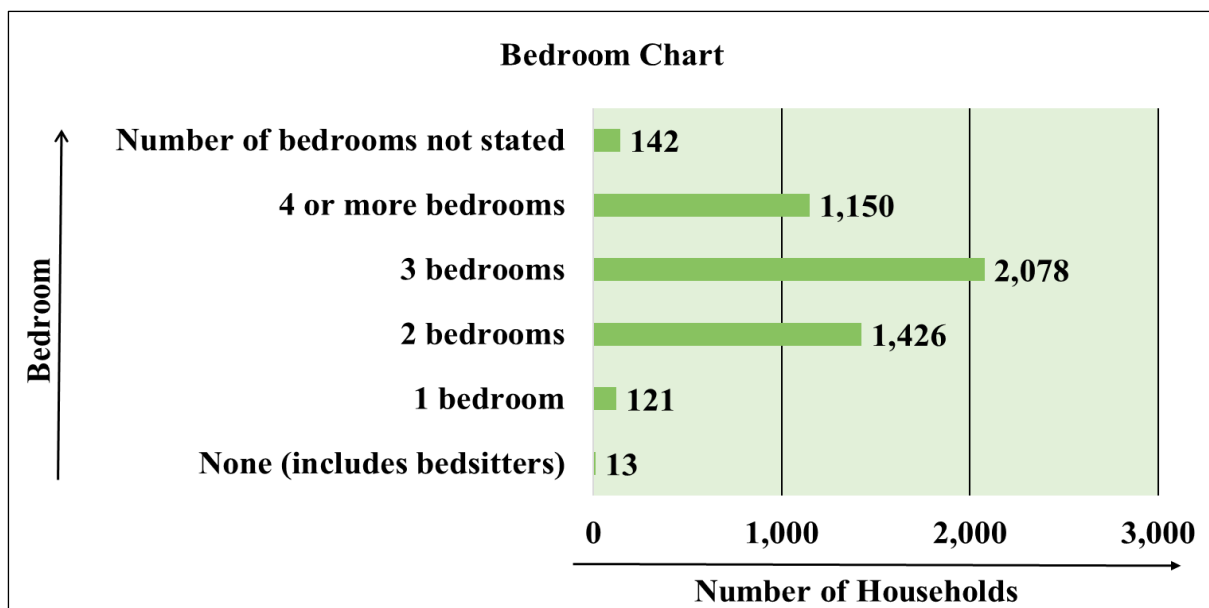
6.9.3. Dwelling Count



Source: Australian Bureau of Statistics, Census 2016

6.9.4. Number of Bedrooms

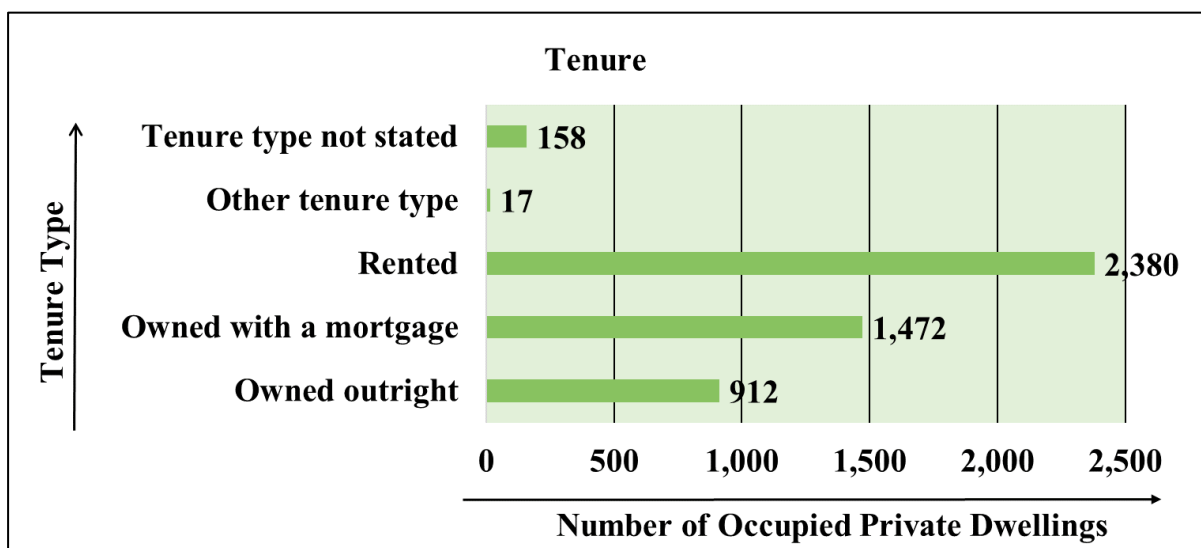
Average Number of Bedrooms Per Dwelling	3.0
Average Number of People Per Household	3.2



Source: Australian Bureau of Statistics, Census 2016

Demography

6.9.5. Tenure Type



Source: Australian Bureau of Statistics, Census 2016

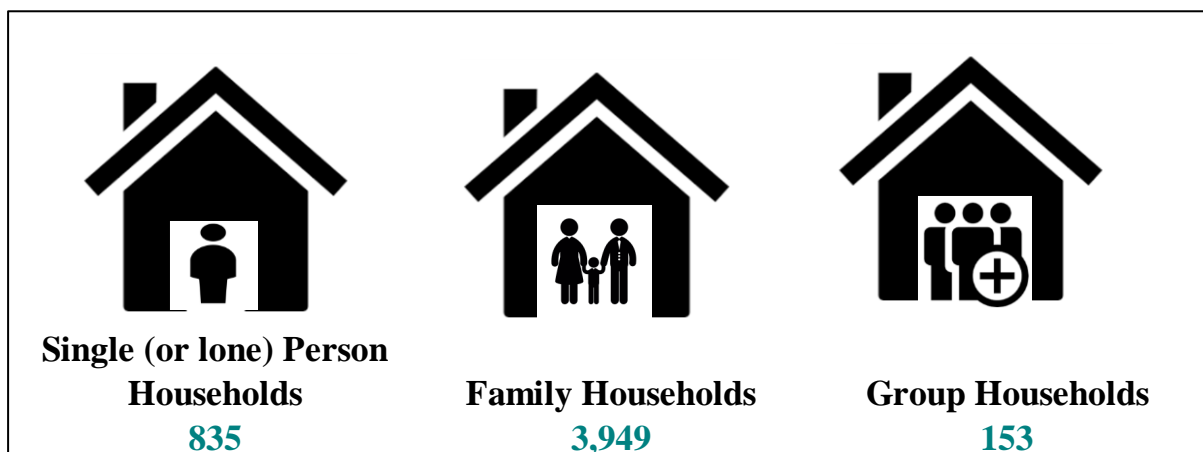
6.9.6. Dwelling as compared to New South Wales

	Mount Druitt	New South Wales	Australia
All Private Dwellings	5,497	3,059,599	9,901,496
Average People Per Household	3.2	2.6	2.6
Median Weekly Household Income	\$1,268	\$1,486	\$1,438
Median Weekly Mortgage Repayment	\$1,733	\$1,986	\$1,755
Median Weekly Rent	\$350	\$370	\$335
Average Motor Vehicle Per Dwelling	1.5	1.7	1.8

Source: Australian Bureau of Statistics, Census 2016

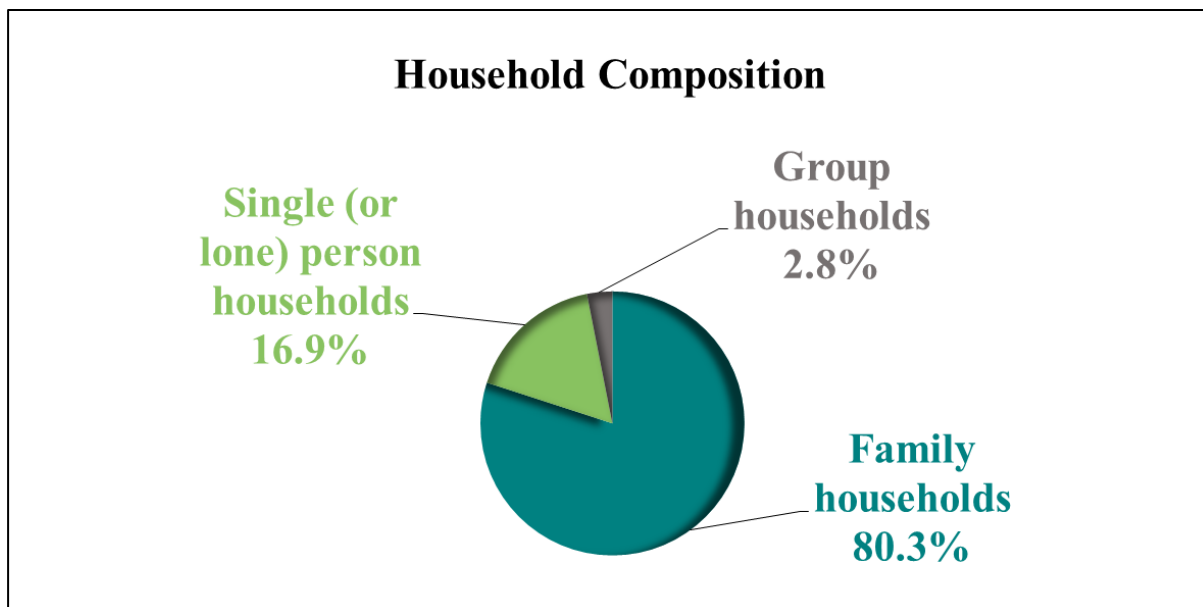
Demography

6.10. Household Composition



Source: Australian Bureau of Statistics, Census 2016

6.10.1. Household Composition



Source: Australian Bureau of Statistics, Census 2016

Economy

7.1. Commercial Area

The Mount Druitt township was serviced by a relatively small shopping area known as Mount Druitt Village.

In 1975, a new shopping centre, known locally as "The Great Western", was opened approximately 500 metres to the east when the railway station was also relocated and a large bus/rail interchange was built. The Westfield corporation took over the shopping centre, which is now known as Westfield Mount Druitt, located on the corner of Carlisle Avenue and Luxford Road, both major roads in the area. The complex has over 200 stores, ranging from discount department stores to specialty shops. Shopsmart is another shopping centre located in the suburb. Other services such as a hospital, coffee shops, small bars, council-operated swimming pool and library are all located within walking distance of the railway station.



The area is under a Blacktown council redevelopment Plan.

Much of the Housing commission has been sold off to Developers and the area is being revitalized - with Mixed use developments taking place. The area is becoming extremely popular with the Chinese, Thai and Filipino community due to the affordability, excellent schools, parks and transport links.

Economy

7.2. Property Statistics

7.2.1. House Price

Buy			Rent		
\$683,000			\$390 PW		
(Price data last updated Dec 17th,2020)			(Price data last updated Jan 31st,2021)		
2BR	3BR	4BR	2BR	3BR	4BR
-	\$635,000	\$751,500	\$323 PW	\$400 PW	\$450 PW

Source: Realestate

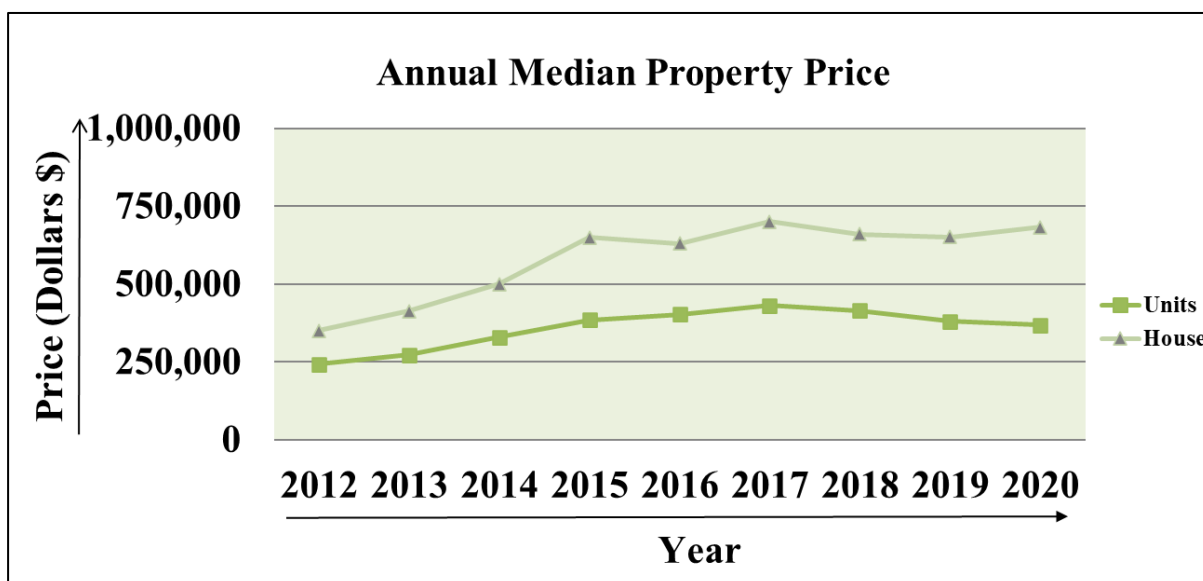
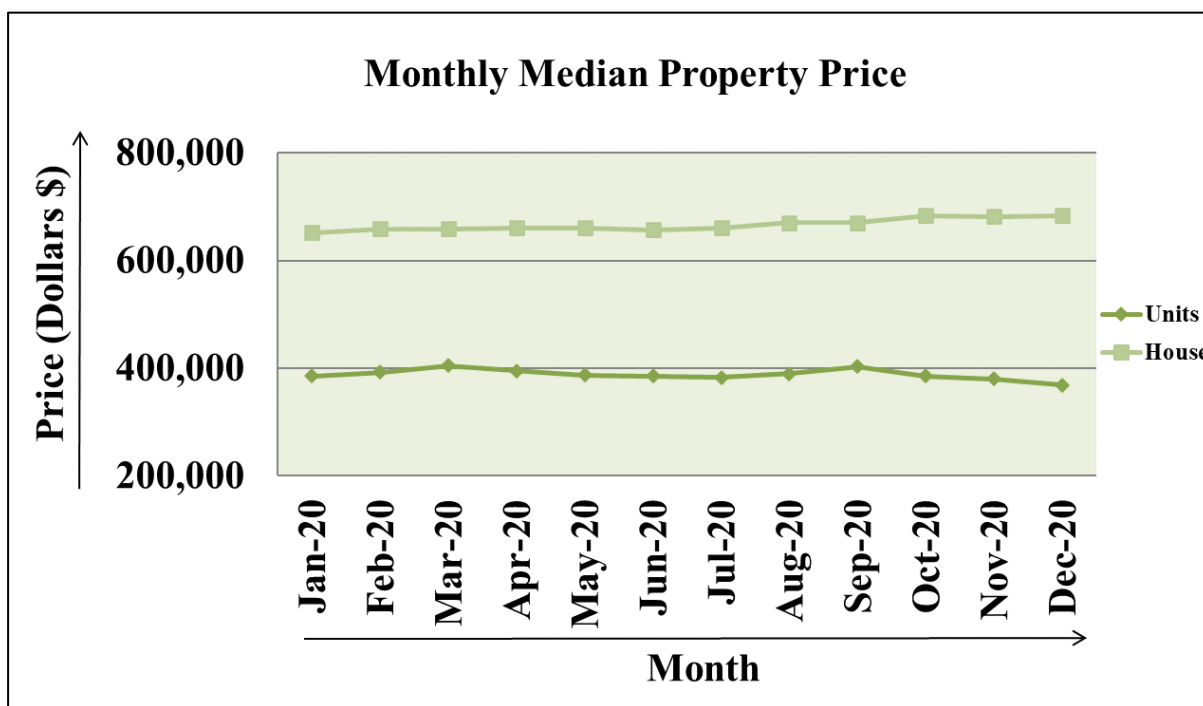
7.2.2. Units Price

Buy			Rent		
\$368,500			\$320 PW		
(Price data last updated Dec 17th,2020)			(Price data last updated Jan 31st,2021)		
1BR	2BR	3BR	1BR	2BR	3BR
-	\$320,000	\$483,500	\$313 PW	\$300 PW	\$380 PW

Source: Realestate

Economy

7.2.3. Houses Price Trend



Source: Realestates

Economy

7.2.4. Property Data

Key Property Data Report	House	Unit
Median Price	\$670,501	\$367,000
Growth Report		
Median Quaterly	1.59%	-4.68%
Median 12 Months	4.6%	-3.42%
Median 3 Years	-2.12%	-15.63%
Median 5 Years	9.92%	-5.41%
10 Years Average Annual	7.35%	5.35%
Weekly Media Advert. Rent	\$395	\$330
Time on Market	60.0 Days	72.4 Days
Median 5 Years	3.06%	4.68%

Lifestyle & Attractions

8.1. The Manse

The Manse is a heritage-listed former residence and now community museum at 23 The Avenue, Mount Druitt, City of Blacktown, Sydney, New South Wales, Australia. It was probably built by local notable, John Harris. It is also known as Methodist Manse. The property is owned by Blacktown City Council. It was added to the New South Wales State Heritage Register on 2 April 1999.

A Victorian Georgian single storey brick house in rectangular plan with hipped roof and separately roofed verandah on two sides. The centrally placed small gable roof ventilator and replacement of the verandah floor are more recent modifications.

8.2. Neoblie

A single storey symmetrical sandstock brick cottage with steep pyramidal hipped roof and verandah on all sides, located on a hill and is highly visible from the Great Western Highway.

The original part of the house has four rooms with central hallway and fireplaces in each room leading to one of two chimneys. The front entry door is flanked by a pair of French doors opening onto the verandah. The exterior walls are penetrated at regular intervals by high French doors front entry door is flanked by a pair of French doors opening onto the verandah.

Neoblie is an excellent example of its style, surviving largely intact.

8.3. Mount Druitt Cedars Tavern

At the foot of the mountains, in the heart of Mounity County, Cedars Tavern has always had a soft spot in the hearts of the locals. Now with a brand-new TAB and public bar, it became the icon of the area!

New Licensee, Lynn Lowe who has lived in the local area all her life, has put a huge focus on customer service and customer safety and is always the first person in the venue to greet old and new patrons.





Shopping

9.1. Westfield Mount Druitt

Westfield Mt Druitt is the place to find the favourite store and the newest shops for fashion, beauty, lifestyle and fresh food.

Featuring over 240 stores, Westfield Mt Druitt includes Kmart (24 hours), Target, Woolworths, Coles, JB Hi-Fi, Rebel Sports, Best and Less and Toymate.

In addition, it has Hoyts Cinemas with new recliner seats, a large food court, and a collection of cafes.

The centre is well serviced by public transport with close proximity to Mt Druitt Railway Station, along with bus and taxi services making it convenient and accessible.

9.2. Shopsmart

ShopSmart Outlet Centre is a creative, innovative and distinctive retail Centre, offering shoppers a unique experience.

Located west of Sydney, approx. 40 kilometres from the CBD.

ShopSmart Outlet Centre is supported with 390 car park spaces provided which are easily accessible and convenient for customers.



Education

There are two primary schools in Mount DrUITT, Colyton Public School built in 1861 and Mount DrUITT Public School built in 1961. The suburb also has Chifley College (Mount DrUITT Campus) educating years 7–10. and Chifley College Senior Campus educates the senior classes (years 11–12), and is within walking distance from Mount DrUITT Station.

A number of private schools such as the Church of England Grammar school have acquired parklands in the area. There are plans to build a 2000 student private school in the area adjacent to Wilmot. This is in partnership with the State Government who are selling off the failed public housing estate in the area.

There is a Catholic Primary School namely, Sacred Heart Primary School established in 1983. One Catholic High School, Loyola Senior High School built in 1993. Two Independent Schools Australian Islamic College of Sydney and Bethel Christain School.



TAFE NSW Mount DrUITT is located a few minutes' walk from the local train station, shopping centre and CBD in Sydney's western suburbs.

While recognised as trade, technology, mechanical, electrical and electronics engineering centre, TAFE NSW Mount DrUITT is also a major centre for transport courses, plumbing courses and the modern information technology facilities that support the advanced IT studies of students throughout Western Sydney.

11.1. Mount Druitt Swimming Centre

Located in the centre of Mount Druitt, the Swimming Centre is the perfect place to relax and enjoy a hot summer's day by the pool. Large grassed areas combined with large areas of natural shade and sun-shelters, picnic tables and a playground provide a great location to spend a day at the pool with the family or friends.

With over 30,000 visitors each season, patrons enjoy the facilities for a variety of programs, carnivals and community events.

11.2. Ninja Playground and Fitness

Ninja playground & fitness is where children and adults can play and train together as individuals, as a family, or with a group of friends. With a variety of activities, including basketball, rock climbing, table tennis and the largest indoor obstacle course in Sydney, kids can play for fun, for strength and fitness, or just be entertained and be active for 2 hours. People challenge themselves how fast they and friends can traverse through the obstacle course.

Obstacle course has 16 sections with 2 obstacles in each section offering 2 levels of difficulty. Obstacles cater to both children and adults and are all rated as challenging to very challenging. Designed to test and develop upper body strength, endurance, balance, agility and mental perseverance. The course offers a wide variety of obstacles to keep the fittest and strongest athletes challenged and pushed to their limits but also catering to beginners and children.

11.3. Hoyts

Conveniently located in Westfield Shopping Centre.

HOYTS Mt Druitt is the only cinema in NSW with the distinctly unique and revolutionary Bean Bag cinema!

With a fresh and fun vibe, there is now the new HOYTS chill out zone and the only cinema where one can enjoy the latest quality blockbusters from the comfort of very own deluxe beanbag. A world-first in cinema design, it is entertainment at its coolest.





Hospital & Wellness Centre

12.1. Mount Druitt Hospital

Mount Druitt Hospital offers 24-hour emergency care, and a district-wide role in the provision of planned surgery, with a high proportion of general, orthopaedic and breast surgery.

In addition to medical, surgical and paediatric patients, the hospital includes emergency, surgical, dental, palliative care service and Medical Imaging facilities. The operating suite was renamed in 2013 in honour of surgeon Dr Mac Wyllie.

Mount Druitt Hospital's Palliative Care Unit was Australia's leading palliative care service in 2014.

It is also considered the area's leading pediatric care facility with emergency and inpatient services for children.

12.2. Mount Druitt Medical & Dental Centre

The team of experienced healthcare practitioners and staff at Mt Druitt Medical & Dental Centre are committed to providing quality family medical care. The modern facility provides dedicated General Practice, Dental, Physiotherapy and Allied Health services as well as Specialists all working hand in hand to deliver holistic patient care. Occupational Health Services alongside treatment and procedural areas with Nursing support, Pathology, Radiology (X-ray, Ultrasound and CT) and a Pharmacy complete the centre's offering. The centre is open 365 days a year, offers walk-ins and the majority of services are bulk billed.

12.3. Mount Druitt Community Health Centre

Mt Druitt Community Health staff work in partnership with schools, General Practitioners, hospitals, non-government agencies and other organisations to provide care at the Community Health Centre, in people's homes or in other venues, such as Early Childhood (Baby Health) Centres and Aged Day Centres.

They also specialise in health promotion, prevention and early detection to assessment, treatment and continuing care.

Community Care

13.1. Child Care



A wide range of childcare services provides children with a caring, creative and stimulating environment while allowing parents to pursue work or study. There are 18 child care centres near Mount Druitt.

13.2. Aged Care

There are 60 residential aged care facilities (also referred to as nursing homes) within 20 kms of Mount Druitt.



Future Development

14.1. Mt Druitt's \$1.49bn CBD Fast - Tracked



Plans for a \$1.49 billion revamp of Mt Druitt CBD have been green-lit, which could see more than 2800 new homes added to the Western Sydney region.

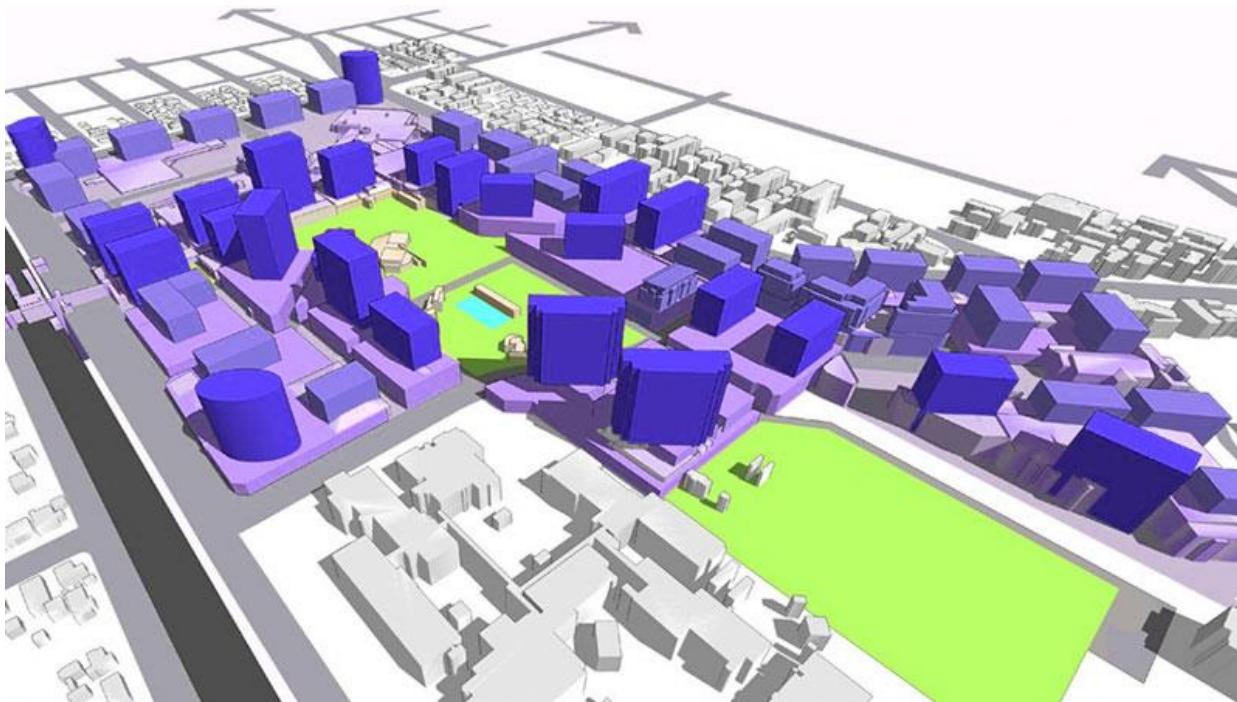
The rezoning proposal takes in 24 hectares of land to facilitate an increase of mixed-use commercial and residential development.

Mt Druitt city rezoning is part of the 24 projects to have its assessment fast-tracked as part of the state's planning system acceleration scheme. The approval comes as plans for an upgrade to Mt Druitt CBD have been in the pipeline.

The green light for the rezoning proposal allows for more than 2,800 new homes to be built, along with new commercial space in taller buildings, retail outlets, cafés and restaurants.

Premier Gladys Berejiklian said the Mt Druitt CBD rezoning project had been “three years in the making”.

Future Development



▲ The rezoning proposal takes in 24 hectares of land to facilitate an increase of mixed-use commercial and residential development.

“More than 2,900 construction jobs will be created to build this vibrant new hub, as well as thousands more permanent jobs as the new CBD comes to life.”

The approval was welcomed by Mt Druitt mayor Tony Bleasdale, but he added that more funding towards infrastructure was needed.

“This is only an amendment to the planning controls, covering zoning and building heights for Mt Druitt's CBD,” he said.

The \$2.2 billion Ivanhoe Estate in Macquarie Park was also approved as part of the state's acceleration program, with City of Ryde mayor Jerome Laxale also calling on the state to invest in public infrastructure to support the project.

Bleasdale said there were privately-funded shovel ready projects ready to go with the latest approval.

“We welcome the premier’s announcement, we need to point out that road, transport and services infrastructure is vital to properly deliver the transformation of Mount Druitt CBD.”

Future Development

14.2. Rail to Western Sydney Airport

Sydney Metro – Western Sydney Airport will connect Western Sydney Airport with rail by its opening in 2026.

Delivering rail for Western Sydney

The Australian and NSW governments are partnering to deliver Sydney Metro – Western Sydney Airport. The Australian Government has announced it will contribute up to \$5.25 billion to this city shaping project, inclusive of business case planning and the Elizabeth Drive Overpass, an essential piece of road infrastructure to enable metro rail access to the airport site. The total project cost will be around \$11 billion.

Sydney Metro – Western Sydney Airport will have two stations on the airport site, with a station at the airport's integrated international and domestic terminal as well as the on-airport business park. These two stations will provide efficient access for aviation passengers and to service jobs and businesses that will call the airport home in future.

This rail investment will create jobs in Western Sydney and bring new opportunities closer to home. The metro will support 14,000 jobs during construction and is critical to rebuilding the economy. This includes over 250 new apprenticeships, as well as tradespeople, tunnellers, and truck drivers.

This new metro link will be the spine of future development in Western Sydney around the new airport and Western Sydney Aerotropolis. The metro is crucial to realising the 200,000 local jobs objective of the Western Sydney City Deal.

Through the Western Sydney City Deal, the NSW Government has also committed to deliver rapid bus services from Penrith, Liverpool and Campbelltown to the airport before it opens in 2026, and to the Western Sydney Aerotropolis.

Long Term Rail Planning is Continuing

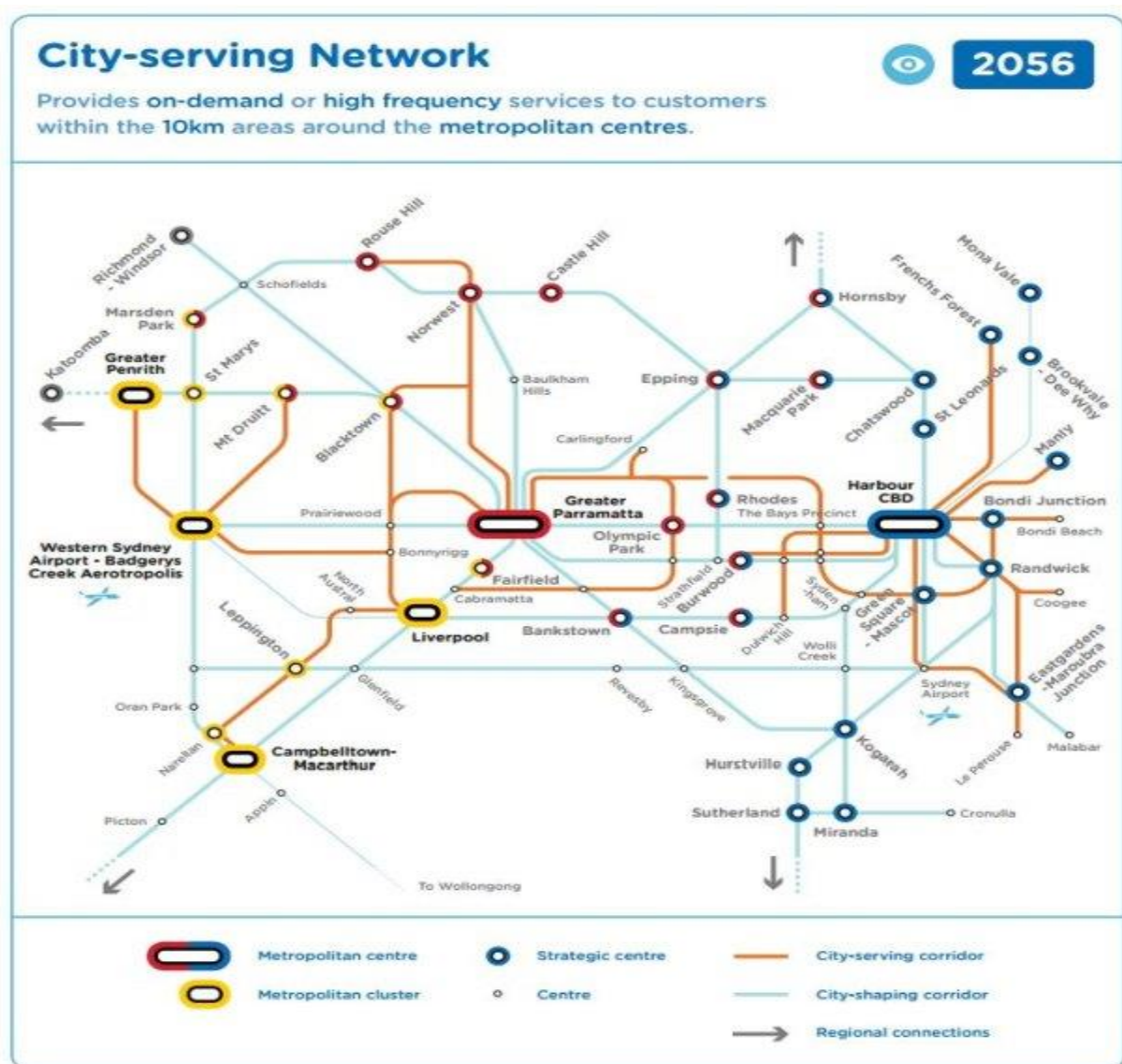
" The NSW Government is planning for additional long-term rail links to the airport. This includes extensions towards Schofields in the north and Macarthur on the south, as well as options for connecting the existing line at Leppington to the Aerotropolis.

The Australian and NSW governments partnered to undertake the joint Western Sydney Rail Needs Scoping Study from November 2015 to March 2018. This study identified a vision for rail to service Western Sydney and the new airport over the coming decades, and is informing the NSW Government's latest long-term planning.

Future Development

One finding of the joint Scoping Study was that north-south rail, like Sydney Metro – Western Sydney Airport, would improve transport connectivity and support city-shaping objectives across Western Sydney, as well as connecting local residents to the new airport.

The NSW Government is responsible for road and rail corridor identification and protection process in Western Sydney. More information on the NSW Government's corridor projects is available on the Transport for NSW website.



15.1. Sydney Real Estate: Mt Druitt has become an unlikely boom suburb

31st January 2021

It once had the unflattering title of “Struggle Street” but western suburb Mt Druitt has become Sydney’s newest boom area and the local house prices have been skyrocketing.

The area, 45km west of the CBD, along with the surrounding Blacktown region, has been attracting a stream of cashed up buyers from other parts of the city, with many setting their sights on the larger blocks

Buyer demand has been so strong that a recent report from research company Hotspotting tipped the region to be one of Sydney’s leading housing markets for house price growth over 2021 and the proceeding years.

Mt Druitt was singled out as a suburb where rapid gentrification, infrastructure upgrades, a robust jobs market and strong demand from both investors and homebuyers would drive up prices.



245 Beames Ave, Mount Druitt sold for \$1.38 million last year.

Media Releases

It was also identified as “ideally situated” to benefit from the emerging Western Sydney Aerotropolis in Badgerys Creek.

Other projects like the \$1.49 billion revamp of the Mt Druitt CBD and \$725 million expansion of Mt Druitt Hospital would create further impetus for the market, the report said.

Hotspotting director Terry Ryder said infrastructure had a significant impact on housing markets by bringing new jobs and people to an area.

Mt Druitt prices have already been growing rapidly, with sales records revealing house values went up by an average of 8 per cent annually over the past 10 years.

“Eight per cent is right up there with the best growth in the country,” Mr Ryder said.

Despite the growth, Mt Druitt had a median house price of \$683,000 – nearly half the median in regions such as the inner west, Ryde and Sutherland Shire.

The lower prices made the area more attractive during the COVID-era, Mr Ryder said.

“This is happening everywhere across the country. There is a flight to affordability because more people are working from home. Proximity to a CBD office isn’t as needed anymore,” he said.



73 George St, Mount Druitt sold for \$990,000 last year.

Media Releases

One former resident said he barely recognised the Mt Druitt area.

Investor Eddie Dilleen grew up in Whalan, the suburb adjacent to Mt Druitt, and said it was clearly gentrifying.

“It’s getting cleaned up a lot,” he said. “It used to be extremely rough and it was a very low socio-economic area but it’s been changing over the years, especially recent years.”

Mr Dilleen, who already owns 20 properties, said he is currently on the hunt for a house with a granny flat in the area because they offer some of the best rental returns in Sydney.

This was proving more challenging than he initially anticipated because many of the properties in the area are selling before they even come to market, he said.



2 Innes Crescent, Mount Druitt sold for \$1.11 million.

Cooley Auctions’ Western Sydney director Michael Garofolo said the wider Blacktown property market was going “gangbusters”.

“It’s one of the best markets at the moment,” he said. “If something stays up for sale for two weeks it’s considered a long time because most properties sell in a few days, some in just hours.”

The third test will resume today with India at 2 for 98 in their second innings, needing an unlikely 407 for victory on the final day.

Footnotes & Explanation

LGA Geography:

Land mass: refers to the total area in square Kilometres that is covered by the suburb. This is an approximate figure and is rounded to the nearest whole number.

Land use: The nature of work or activity permitted on a parcel of land by Local Government Planning authorities. This is derived from the zoning of a particular lot for example residential, commercial, open space

Demographic Snapshot:

The data in this section has been sourced from the Australian Bureau of Statistics- 2016 census. The number of the footnotes below coincides with the headings numbered in the report.

1. Selected Averages

Mean Household size: Refers to an average number of people living in a household at one point in time.

Median figures: The estimated mid-point of the distribution of individual responses for a given range. This data is collected in ranges for the Census, a uniform distribution of responses within each range is assumed, in order to calculate the median value. Median figures are rounded to the nearest whole number.

Family: A family is defined as two or more persons, one of whom is at least 15 years of age, who are related by blood, marriage (registered or de facto), adoption, step or fostering, and who are usually resident in the same household. Family tables include same-sex couples.

Family income: Family income is the sum of the personal incomes of each resident family member aged 15 years of age and over. Family income is not applicable to non-family households or lone person households or to people in non-private Dwellings.

Household: A household is defined as a group of two or more related or unrelated people who usually reside in the same dwelling, who regard themselves as a household; and who make common provision for food and other essentials for living; or a person living in a dwelling who makes provision for his/her own food and other essentials for living, without other person.

Household income: This is the sum of the personal incomes of each resident household member aged 15 years and over. If any household member did not state their income or was temporarily absent, household income is not calculated.

Footnotes & Explanation

2. Population

Total Persons: this figure reflects the total number of people counted in the LGA on census night including overseas visitors.

Current population: refers to latest 2016 census figures.

Level of Education:

The non-school level of education classification excludes all schooling up to Year 12.

Employment Status

Working full time: This is defined as having 35 hours or more in all jobs during the Week prior to the Census night.

Employed Part-time: Refers to the persons that worked less than 35 hours in all jobs during the Week prior census night.

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Appendix 1

