

Analysis of Apartment-mix in Parramatta CBD

In response to a question taken on notice at the TOD Parliamentary enquiry (page 17 – 18 of the transcript), this paper provides insights into apartment mix (including the proportion of 1,2,3 and 4 bedrooms) for the ‘Parramatta-North’ SA2 area which covers the central core of the CBD, Parramatta Station and immediate surrounds as shown below. It is based on results from the 2021 ABS Census.



Table 1: Apartment Mix in Parramatta CBD

	# apartments in Parramatta CBD	% of apartments in Parramatta CBD	% of apartments in Greater Sydney
One bedroom apartments	1,071	23.6	22.7
Two Bedroom apartments	3,159	69.6	57.3
Three Bedroom apartments	292	6.4	18.0
Four Bedroom apartments	19	0.4	2.0
TOTAL	4,541	100	100

Table 2: Number of families with children living in apartments in Parramatta CBD

	# of families in apartments	% of apartments filled by families
One bedroom apartments	151	10%
Two Bedroom apartments	1,173	81%
Three Bedroom apartments	114	8%
Four Bedroom apartments	4	0%
TOTAL	1,442	100%

* 'families with children' refer to couples with children or single parents with children

Table 3: Proportion of apartments in Parramatta CBD occupied by families

	Total # of families	total # of units	% of families in apartments
One bedroom apartments	151	1071	14%
Two Bedroom apartments	1173	3159	37%
Three Bedroom apartments	114	292	39%
Four Bedroom apartments	4	19	21%
TOTAL	1442	4541	32%

Analysis

The data shows clear signs of market failure, with a mismatch between demand for family friendly apartments (at least 2bd, ideally 3 or more), and what is being provided:

- Table 1 shows that only 6.8% of apartments in the Parramatta CBD are three bedrooms or more, this compares to 20% across greater Sydney.
- Table 2 shows that 1,442 families living in apartments in Parramatta CBD, with the majority (81%) occupying a 2bd apartment.
- Table 3 shows that 32% of apartments in Parramatta CBD are occupied by families. It also shows that 14% of one-bedroom apartments in the Parramatta CBD are occupied by families (either single parent households or couples with children).