

Mortlake



Distance To

Sydney Airport	16.3 km
Sydney CBD	13.3 km
Rhodes	4.0 km
Parramatta	14.6 km

Sustainable Transport

Cycling: Bike parking facilities are available.
Walk Score™: 59/100 Somewhat Walkable

Buses

439 Mortlake to Sydney CBD via Leichhardt
462 Mortlake to Ashfield Station via Burwood
464 Mortlake to Ashfield Station via Burwood

Ferry

Mortlake to Putney (Mortlake Wharf - Car Punt)
Parramatta to Sydney CBD (Cabarita Wharf)

For further information visit www.131500.info or phone 131 500.

Car Parking

The parking available is primarily on street parking with a variety of time restrictions.

Commercial Development

Dependent on the individual property, the City of Canada Bay's Local Environment Plan 2013 (LEP) permits building heights of 12 metres with a floorspace ratio of 0.75:1 for many of the properties on Tennyson Road and building heights of 8.5 metres with a floorspace ratio of 1.5:1 for many of the properties at the junction of Mortlake Street and Brays Road.

With a strong industrial history, Mortlake has reinvented itself as a desirable waterside suburb

Mortlake offers the investor two business precincts: a small neighbourhood shopping village at the junction of Mortlake Street and Brays Road; and along Tennyson Road a combination of light industrial, commercial and restaurants.

Businesses servicing consumers benefit from the redevelopment of much of the industrial land into high density residential, resulting in an increasing primary trade area.

Several of the historic structures of the Australian Gas Light Company (AGL), established in 1883, remain intact today.

Indicative Average Retail Rents (\$/sq m) \$350-\$400



Local Amenities



Location



Community Directory

Business Associations

Clearly Business Enterprise Centre
SHE Business
Success Women's Network

Art and Culture

Canada Bay Community Choir
City of Canada Bay Heritage Society
City of Canada Bay Museum
Embroiderers' Guild NSW Inc
Sydney Welsh Choir
Western Suburbs Lapidary Club

Childcare

Cabarita-Mortlake Kindergarten
City of Canada Bay Family Day Care
Integricare Family Day Care Inner West
Mortlake OSHC Centre
Smooch Concord Combined OSHC
Wellbank Children's Centre

Learning

Concord Library

Parks and Playgrounds

Edwards Park
Greenlees Park
Kendall Reserve
Prince Edward Reserve

Schools

Mortlake Public School
St Mary's Primary School

Social Associations

Concord Garden Club
Harry's Men's Shed
Rotary Club of Breakfast Point
Rotary Club of Concord
Yaralla Toastmasters

Sport and Recreation

Briars at Greenlees: Cricket Club; Netball Club; Bowling Club; Rugby Union Club; Squash Club; Hockey Club; Archery Club; Bowling Club; Tennis Courts
Burwood United Netball Club
Cabarita Swim Centre

Canada Bay Bicycle User Group (BayBug)
Concord Bowling Club
Concord 'Comets' Baseball Club
Concord Cricket Club
Concord Golf Club
Concord Junior Soccer Club Inc.
Concord Triathlon Club
Dragon Boat Paddling
Homebush-Canada Bay Physical Culture Club
Massey Park Golf Club
NSW Sports Council for the Disabled (Inner West)
And many private providers of fitness, yoga, martial arts etc

Volunteering

Computer Pals for Seniors
Concord Community Food inc.
Friends of Cabarita Park
Girl Guides NSW
Inner West Neighbour Aid
Special Olympics Australia
The Yaralla Club



Mortlake Community Profile

	2011	Trend
Residents	754	↗
Residential Density (population/sq.km)	3,770	↗
Workers	953	↔

Age Distribution (%)	Number	Dist %	Trend
0-4 years	74	9.8%	↗
5-11 years	58	7.7%	↗
12-17 years	35	4.6%	↗
18-24 years	34	4.5%	↘
25-54 years	385	51.1%	↘
55-74 years	152	20.2%	↗
Over 75 years	20	2.7%	↘

Migration		
Residents Born Overseas	33.3%	↘
Resident Migrants since 2006	7.1%	↗

Residential Property		
Median House Price 12 mths to September 2014	\$1,158,000	SNR
Median Unit Price 12 mths to Feb 2014	\$760,000	↗
Median Weekly Rent 2011	\$600	↗

Source: ABS Census Mortlake, Australian Property Monitors, NSW Bureau of Transport Statistics (BTS) Employment Forecasts by Industry TZ 1521

Key attributes

- Between 2006 and 2011, Mortlake's residential population grew by 54% and with a recent 391 apartment development approved by the NSW State Government this growth will continue.
- Opened in 1928, the Mortlake to Putney Ferry is the last remaining vehicular cable ferry on Sydney Harbour
- Residential properties have experienced sound growth in the last 10 years.

The City of Canada Bay working with the community

City of Canada Bay is committed to enhancing the vibrancy and amenity of our shopping villages to foster business sustainability whilst meeting the everyday needs of our community.

Our capital works and maintenance programs include improving the visual amenity and safety of our shopping villages.

In 2008, we installed three banner poles at the junction of Mortlake Street and Brays Road, to provide an entry marker to the shopping village.

In 2013, improvements were made to some of the footpaths on Tennyson Road including the installation of an additional pedestrian crossing.

Community Enhancement Plan (CEP)

In March 2014, Council committed \$1.44 million to community projects in and around Breakfast Point. The projects will be funded by Breakfast Point developer, the Rose Group as part of the Community Enhancement Plan for the development.

After extensive research and consultation with the community, Council identified six projects:

- Construction of a conservatory at Cabarita;
- Upgrade of the amenities building at Edwards Park;
- Upgrade of the Wangal Botanical Reserve;
- Improvements to the Breakfast Point Activity Centre;
- Provision of road signage and traffic calming measures in Breakfast Point; and
- Replacement and updating of parking signs

For further information, please contact our Strategic Planning Team on 9911 6555.



Further information?

More information about business opportunities within the City of Canada Bay is available on our website www.canadabay.nsw.gov.au.

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