

Bakehouse Quarter, North Strathfield



Distance To

Sydney Airport	16.2 km
Sydney CBD	13.0 km
Rhodes	3.8 km
Parramatta	11.2 km

Sustainable Transport

Cycling: Bike parking facilities are available.

Walk Score™: 82/100 Very Walkable

Buses

Bus stops are located nearby on Underwood and Parramatta Roads, providing connectivity to Burwood, Concord Parramatta, Hurstville, Rhodes and Ryde.

Train

Chatswood to Epping via Sydney CBD

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

Car Parking

The parking available is primarily privately owned off street parking stations.

Commercial Development

Please refer to the City of Canada Bay's Local Environment Plan 2013 (LEP).

The George Street precinct, bordered by Parramatta Road and Pomeroy Street with the majority of the retail and commercial operations based at the Bakehouse Quarter, is an adaptive reuse of the historic 1904 Arnott's Biscuit Factory.

The Bakehouse Quarter currently comprises over 40,000 sqm of commercial, retail and entertainment uses with a further development potential of over 20,000 sqm. Within the precinct, yet adjacent to the Bakehouse Quarter are additional businesses and The McDonald College which has a student body of 290 students and teaching staff of 33.

A solid selection of retail, health and wellbeing, and entertainment outlets including an array of restaurants, bars and cafes, the precinct provides the perfect business and social environment.

A range of commercial stock including retail, office, serviced office and industrial is available within this precinct.

Indicative average retail rents (\$/sq m) \$490 - \$600



Local Amenities



Location



Community Directory

Business Associations And Centres

Clearly Business Enterprise Centre
SHE Business
Success Women's Network

Art and Culture

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

Childcare

Ardill House Childcare Centre
City of Canada Bay Family Day Care
Fiona Childcare Centre
Integricare Family Day Care
Kids@Weldon OOSH
Little Einsteins Early Learning Centre
Oompa Loompa Land
Shiny Star Early Learning Centre

Learning

Concord Library

Parks and Playgrounds

Allen Street Reserve
Central Park
Henley Park
Ismay Reserve

Schools

Concord High School
North Strathfield Primary School
St Ambrose School
The McDonald College

Social Associations

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

Sport and Recreation

Burwood United Netball Club
Canada Bay Bicycle User Group (BayBug)

Concord Bowling Club
Concord 'Comets' Baseball Club
Concord Cricket Club
Concord Golf Club
Concord Triathlon Club
Concord West Cricket Club
Dragon Boat Paddling
Five Dock All Saints Netball Club
Greenlees Archery Club
Homebush-Canada Bay Physical Culture Club
NSW Sports Council for the Disabled (Inner West)
West Harbour Rugby Club
And many private providers of fitness, yoga, martial arts etc

Volunteering

Computer Pals for Seniors
Girl Guides NSW
Inner West Neighbour Aid
Meals on Wheels Concord
Special Olympics Australia
The Yaralla Club



North Strathfield Community Profile

	2011	Trend
Residents	4,441	↗
Residential Density (population/sq.km)	4,934	↗
Workers	1,362	↔

Age Distribution (%)	Number	Dist %	Trend
0-4 years	337	7.6%	↗
5-11 years	282	6.3%	↘
12-17 years	296	6.7%	↗
18-24 years	547	12.3%	↗
25-54 years	2342	52.7%	↔
55-74 years	447	10.1%	↘
Over 75 years	191	4.3%	↘

Migration		
Residents Born Overseas	45.4%	↗
Resident Migrants since 2006	12.7%	↗

Residential Property		
Median House Price 12 mths to September 2014	\$963,000	↗
Median Unit Price 12 mths to Sept 2014	\$609,000	↗
Median Weekly Rent 2011	\$440	↗

Source: ABS Census North Strathfield, Australian Property Monitors, NSW Bureau of Transport Statistics (BTS) Employment Forecasts by Industry TZ 1512 and 1513

Key attributes

- The construction of a rail underpass at North Strathfield Station will improve passenger services. Work is expected to be completed mid 2015. There are approximately 5,000 daily passenger movements in and out of North Strathfield Train Station.
- A new Catholic Primary School is scheduled to open in 2015.
- High profile anchor tenants including NRMA Motoring Services, Frucor Beverages and Campbell Arnott's
- Everyday shopping available from Aldi, Harris Farm, Harrison's Pharmacy and more complemented by dining options
- The precinct will benefit from the NSW Government's WestConnex project commencing in 2015. WestConnex is the largest integrated transport and urban revitalisation project in Australia.

The City of Canada Bay working with the community

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

The George Street precinct comprises of the Bakehouse Quarter, which is privately owned and managed by BlackWall Property Funds.



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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