

# Five Dock Town Centre



## Distance To

Sydney Airport	12.3 km
Sydney CBD	9.0 km
Rhodes	8.1 km
Parramatta	16.1 km

## Sustainable Transport

Cycling: Bike parking facilities are available.

Walk Score™: 92/100 Walker's Paradise

## Buses

- 406 Hurlstone Park to Five Dock
- 415 Campsie Station to Chiswick via Five Dock
- 438 Abbotsford to Sydney CBD via Five Dock
- 439 Mortlake to Sydney CBD via Five Dock
- 460 Five Dock to Concord Hospital
- 491 Five Dock to Hurstville
- 492 Drummoyne to Rockdale via Five Dock
- 502 Bayview Park to CBD via Five Dock

For further information visit [www.131500.info](http://www.131500.info) or phone 131 500.

## Car Parking

There are over 1301 public car parking places within the Five Dock Town Centre, comprising 948 on street parks and 353 off street parks. Current parking restrictions are in place from 8am – 6pm with a mix of ½ hour to two hour parking.

## Commercial Development

The City of Canada Bay's Local Environment Plan 2013 (LEP) currently permits a maximum building height of 15 metres with a floorspace ratio of 2.5:1.

Five Dock Town Centre, positioned on Great North Road is the largest town centre within the City of Canada Bay.

Italian communities and foodies alike from all over Sydney regularly shop in Great North Road for the award-winning butchers, patisseries, chocolate makers, fresh produce and delis. Great North Road is renowned for this experience.

With over 300 businesses positioned in the precinct, every shopping, dining and service need can be met. A financial and insurance services hub, there are many solicitors, accountants, financial planners and other professionals that can assist you.

Ferragosto, the inner west's biggest street festival takes place along Great North Road, every August.

Visit, work, dine, play and stay @ Five Dock

Occupancy Rate 2012	87% (HillPDA)
Indicative Average Retail Rents (\$/sq m)	\$600



## Local Amenities



# Location



## Community Directory

### Business Associations and Centres

Five Dock Chamber of Commerce  
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

### Childcare

All Hallows OOSH Care  
Caring 4 Kids Five Dock  
City Of Canada Bay Family Day Care  
Five Dock Public School OOSH - Combined OSHC  
Garfield Street Children's Centre Child Care Service  
Happy Little Campers  
Headstart Early Learning Centre Five Dock  
Kiddies on First  
Kids @ Play Early Learning Centre  
Montessori CCC  
Step Ahead Kids Early Learning Centre

### Learning

Five Dock Library

### Parks and Playgrounds

Five Dock Park  
Fred Kelly Place  
Halliday Park  
Kings Park  
Storey Park  
Timbrell Park

### Schools

All Hallows Primary School  
Domremy College  
Five Dock Public School  
Rosebank College  
Russell Lea Infants School

### Social Associations

Harry's Mens Shed  
Five Dock Rotary

### Sport and Recreation

Australian Professional Netball  
Barnwell Park Golf Course  
Canada Bay Bicycle User Group

Five Dock Bowling Club  
Croker Park Tennis Courts  
Dobroyd Aquatic Club Inc (Sailing)  
Drummoyne Swimming Centre  
Five Dock All Saints Netball Club  
Five Dock Falcons Baseball Club  
Five Dock Leisure Centre  
Five Dock Park Tennis Centre  
Five Dock RSL Cricket Club  
Balmain Touch Football Association  
Football Club Five Dock  
Inner Western Suburbs Netball Association Inc.  
NSW Sports Council for the Disabled (Inner West)  
Russell Lea Women's Soccer Club  
Sydney Rowing Club  
West Harbour Rugby Club  
And many private providers of fitness, yoga, martial arts etc

### Volunteering

Girl Guides NSW  
Inner West Neighbour Aid  
Special Olympics Australia  
Touched By Olivia Foundation



# Five Dock Community Profile

	2011	Trend
Residents	8,747	↔
Residential Density (population/sq.km)	3.645	↔
Workers	3,835	↔

Age	Number	Dist (%)	Dist.
0-4 years	313	7.4%	↔
5-14 years	655	7.5%	↔
15-19 years	484	5.5%	↗
20-24 years	586	6.7%	↘
25-54 years	4,130	47.2%	↔
55-74 years	1,543	17.6%	↔
Over 75 years	703	8.0%	↘

Migration		
Residents Born Overseas	36.9%	↗
Resident Migrants since 2006	3.9%	↘

Residential Property*		
Median House Price 12 mths to September 2014	\$1,155,000	↗
Median Unit Price 12 mths to Sept 2014	\$658,000	↗
Median Weekly Rent 2011	\$440	↗

Source: ABS Census Data Five Dock (SSC10898), Australian Property Monitors, NSW Bureau of Transport Statistics (BTS) Employment Forecasts by Industry TZ 1485, 1487 and 1488

## Key attributes

- The five biggest banks in Australia have branches within the Five Dock Town Centre and are complemented by strong business representation in the Professional and Financial Services sectors
- Visitors are attracted to the authentic Italian delicatessens and patisseries
- During 2013-2014, \$34 million of building activity was approved for the statistical area of Five Dock-Abbotsford
- The precinct may benefit from the NSW State 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

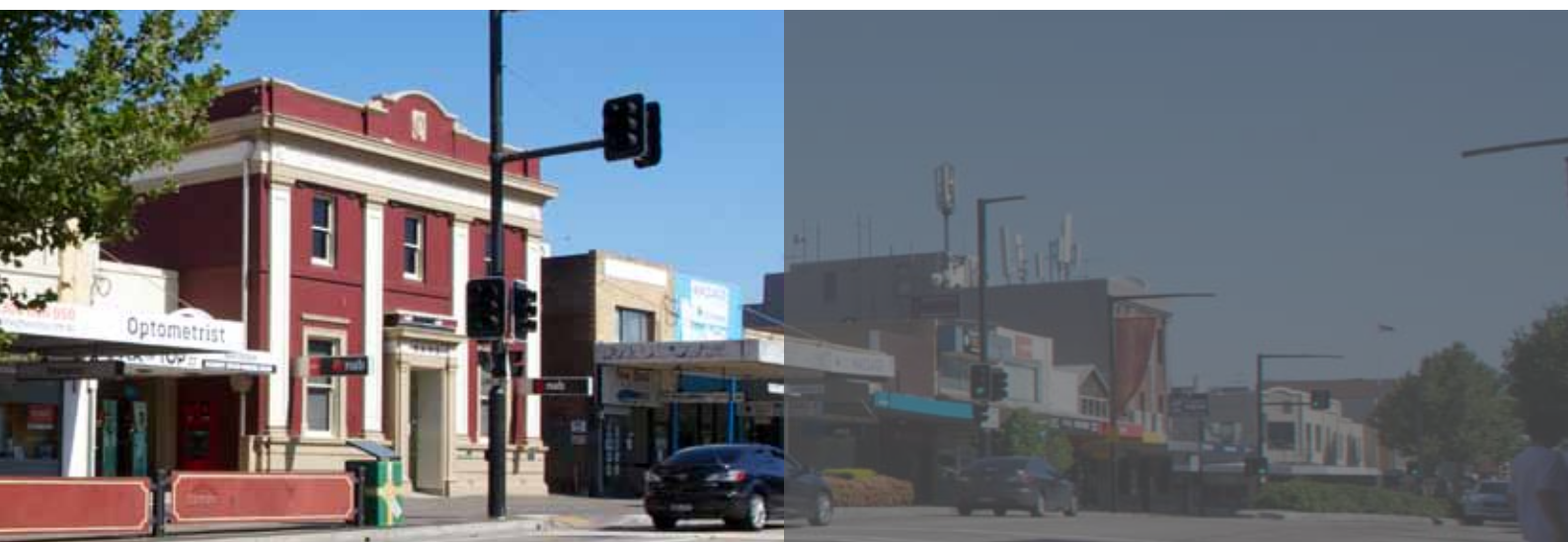
In 2012, the City of Canada Bay prepared the Five Dock Town Centre Strategy which aims to build on the extensive number of initiatives already implemented for the Town Centre by identifying further actions and priorities that can enhance its vitality and viability in the future. Importantly the Strategy has an economic focus and is framed around the collaborative working of Council, local businesses and visitors to the Centre.

An Urban Design Study has since been completed which provides direction on improving the form and function of the Five Dock Town Centre.

The Urban Design Study provides a framework for Council, business and the community to work together to reinvigorate the town centre over time. The outcomes of the Study provide direction in relation to the layout, appearance and function of the built form to make the town centre even more convenient, attractive, authentic, friendly and safe for locals, workers and visitors. It brings this vision to life by articulating the look and feel of the place and documenting appropriate development and public domain opportunities to achieve this vision.

This Study is to act as a catalyst for further investment in the Five Dock Town Centre.

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](http://www.canadabay.nsw.gov.au).

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