

# North Strathfield Shopping Village



## Distance To

Sydney Airport	15.4 km
Sydney CBD	12.8 km
Rhodes	3.6 km
Parramatta	12.8 km

## Sustainable Transport

Cycling: Bike Parking Facilities are available.  
Walk Score™: 82/100 Very Walkable

## Buses

- 458 Ryde to Burwood via Concord Road
- 459 Macquarie University to Strathfield via Concord Road
- M41 Hurstville to Marsfield via Concord Road

## Train (North Strathfield Station)

Chatswood to Epping via Sydney CBD

For further information on buses and trains visit [www.131500.info](http://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

The City of Canada Bay 2013 Local Environment Plan (LEP) currently permits a maximum building height of 11 metres with a floorspace ratio of 2.0:1 for the North Strathfield Shopping Village.

North Strathfield Shopping Village, positioned on Concord Road and exposed to nearly 30,000 passing vehicles per day, the meeting point of the residential suburbs of Concord, Concord West and North Strathfield.



Initially subdivided to create a shopping village in 1917, the North Strathfield Shopping Village was established in 1921 and the art deco heritage is largely intact. The Village predominantly functions as a neighbourhood retail and dining precinct. In 2013, four existing businesses have been operating in the Village for over 40 years, with the average business duration of existing businesses at 16 years.

Occupancy Rate Q3, 2014	100%
Average Existing Business Duration	16 years
Indicative Average Retail Rents (\$/sq m)	\$350 - \$450

## Local Amenities



# Location



## Community Directory

### Business Associations And Centres

North Strathfield Village Chamber  
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  
Concord OSHC  
Concord West Combined OOSH  
Concord West Long Day Care  
Lillys Cottage  
Kids@Weldon OOSH  
Wellbank Children's Centre  
Yaralla Child Care Centre

### Learning

Concord Library

### Parks and Playgrounds

Central Park  
Henley Park  
Mason Park

### 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

The primary trade area represents residents who live within a five minute walk of the shopping centre, however also considers additional factors as proximity to other shopping centres and barriers such as railway crossings etc.

	2011	Trend
Primary Trade Area (PTA) - Residential	4,099	↔
Residents (Concord, Concord West and North Strathfield)*	24,441	↗
Residential Density (population/sq.km)	2,842	↗
Workers	827	↗
<b>Age Distribution (%) - PTA</b>		
0-4 years	7.2%	↗
5-12 years	12.9%	↘
13-17 years	6.2%	↘
18-24 years	6.2%	↗
25-54 years	41.8%	↔
55-74 years	18.4%	↗
Over 75 years	7.2%	↘
<b>Migration</b>		
Residents Born Overseas	33.50%	↘
Resident Migrants since 2006	21.30%	↔
<b>Residential Property*</b>		
<b>Concord</b>		
Median House Price 12 mths to September 2014	\$1,349,000	↗
Median Unit Price 12 mths to Sept 2014	\$690,000	↗
Median Weekly Rent 2011	\$426	↗
<b>Concord West</b>		
Median House Price 12 mths to September 2014	\$1,260,000	↗
Median Unit Price 12 mths to Sept 2014	SNR	SNR
Median Weekly Rent 2011	\$390	↗
<b>North Strathfield</b>		
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 Data, Australian Property Monitors, NSW Bureau of Transport Statistics (BTS) Employment Forecasts by Industry TZ 1513 and 1514

\* North Strathfield Shopping Village is the junction of the suburbs of Concord, Concord West and North Strathfield

## Key attributes

- Businesses positioned on Concord Road, have the benefit of 30,000 vehicles passing daily
- Strathfield North Public School, with over 650 students, is adjacent to the Shopping Village
- The construction of a rail underpass at North Strathfield Station will improve passenger services. Work commenced in March 2013. Currently there are approximately 5000 daily passenger movements in and out of North Strathfield Train Station.

## The City of Canada Bay's Place Program working with the community

On 7 August 2012, the City of Canada Bay endorsed the Concord Road, North Strathfield Place Plan, which includes an action plan developed with five key strategies:

- Celebrate the past whilst embracing the evolving community
- Undertake activities to meet the needs and aspirations of the community
- Enhance the visual appearance and activation of the Precinct
- Improve the way finding and parking management
- Empower businesses to take advantage of sustainability measures and evolving technology and business practices.

The Place Plan, with implementation now completed is a result of robust community engagement and will assist our community in identifying actions which respond to current and future constraints and opportunities.

Visit [www.yoursaycanadabay.com.au](http://www.yoursaycanadabay.com.au) or contact our Place Team on 9911 6555 for further information.



## Websites

- [www.yoursaycanadabay.com.au/nthstrathfield](http://www.yoursaycanadabay.com.au/nthstrathfield)
- [www.neighbourhoodstories.net](http://www.neighbourhoodstories.net)
- [www.northstrathfieldshoppingvillage.org](http://www.northstrathfieldshoppingvillage.org)

## 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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1a Marlborough Street, Drummoyne NSW 2047

T +61 2 9911 6555

ABN 79 130 029 350

E [business@canadabay.nsw.gov.au](mailto:business@canadabay.nsw.gov.au)

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

For an electronic version of this document, please visit

[www.canadabay.nsw.gov.au](http://www.canadabay.nsw.gov.au) or email your request to

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