



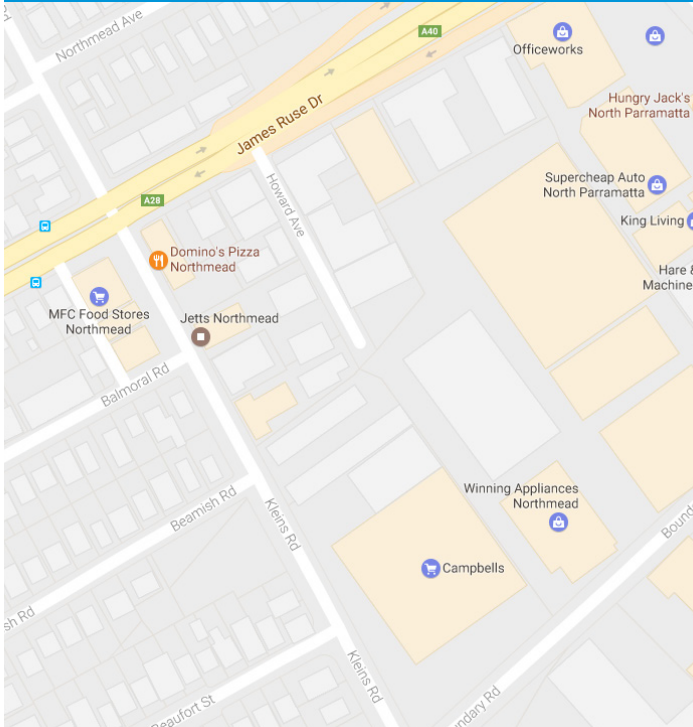
KLEINS ROAD SHOPS

CORNER KLIENS STREET AND BEAUFORT STREET, NORTHMEAD
PARRAMATTA WARD



THE PLACE

Kleins Road Shops is a small village centre is at the corner of busy Briens Road and James Ruse Drive in an area of high growth. It is a vibrant centre that has growing local following particularly with a number of new food and beverage retailers.

CENTRES HIERACHY

- Specialised Centre
- Town Centre
- Urban Village
- Neighbourhood Centre
- Local Centre

COMMUNITY FACILITIES

- Council owned child Care Centre within walking distance



RECENT CAPITAL INVESTMENT

2016-2017 Keins Road Northmead - landscaping enhancement worth \$50,000.




DEMOGRAPHICS

- Between 2011 and 2016 Northmead experienced a 13% increase in population; from 10,702 to 12,233.
- In 2011, the largest age group (21%) was parents and homebuilders (35-49 year olds).




ZONING

- The immediate precinct includes B1 and B4, surrounded by existing R2 and developing R3.



ACCESSIBILITY

606 Bus Route on Cumberland Hwy
Windsor Road bus stop (regular service, 7 min walk)



PUBLIC DOMAIN ASSET CONDITION

64% of assets surveyed were rated as good, 29% were rated average and 7% were rated as poor.



BUSINESS ACTIVITIES

20 shops : 2 vacancies
Vacancy percentage: 10%

- dentist
- gym
- rug shop
- supermarket
- TAB
- beauty
- doctor
- takeaway
- real estate
- restaurant
- bottle shop
- bakery



CLEANSING SURVEY

Cleanliness rating of centre and assets



2015 - Good



2017 - Average

WHAT WE CARE ABOUT

Your community ranked these as their top three attributes contributing to positive local place experience:

RANK	ATTRIBUTE	% OF PEOPLE ¹
#1	Cleanliness of public space	77%
#2	Elements of the natural environment (views, vegetation, topography, water etc.)	70%
#3	Sense of safety (for all ages, genders, day/night etc.)	63%

