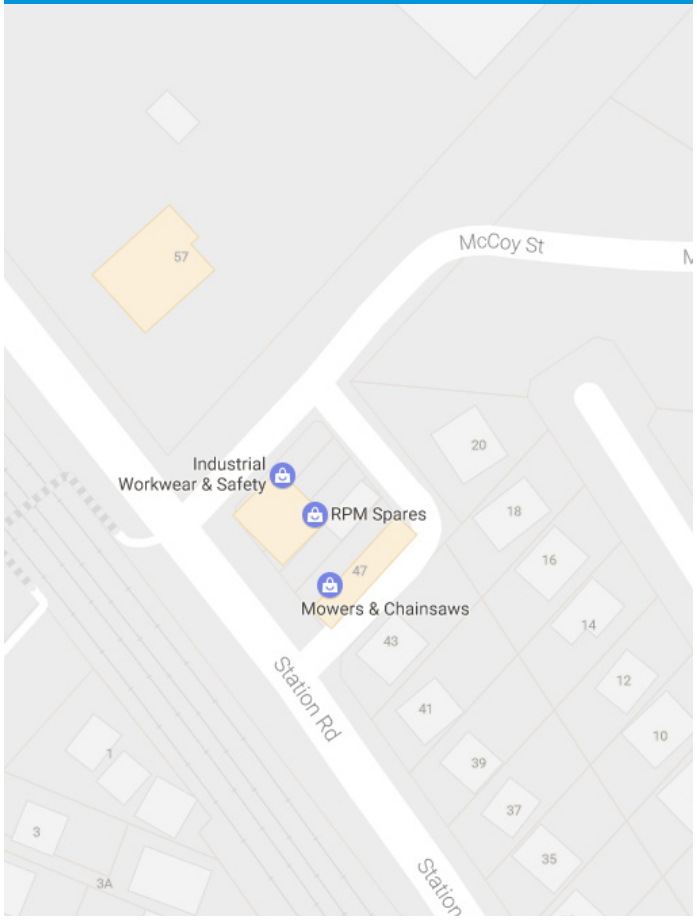
CITY OF PARRAMATTA COUNCIL CENTRES REVIEW 2017

STATION ROAD SHOPS

CORNER OF MCCOY STREET AND STATION ROAD,TOONGABBIE
PARRAMATTA WARD

THE PLACE

Station Road shops is a small centre focused on specialist services for the commercial and light industrial land; that land is immediately to the west, in the Blacktown local government area.



CENTRES HIERACHY

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

ACCESSIBILITY

705 + 711 Bus Routes (semi regular day and peak service, train line is a barrier) Toongabbie Train Station (10 min walk) T1 and T5 services

BUSINESS ACTIVITIES

5 shops: 2 vacancies
Vacancy percentage: 40%

- mower shop
- spare parts
- workwear

COMMUNITY FACILITIES

- Toongabbie Sports Club within short walk of the centre
- McCoy Park and Toongabbie Creek are within the walking catchment

RECENT CAPITAL INVESTMENT

No recent investments in the last 5 years.

DEMOGRAPHICS

- Between 2011 and 2016 Toongabbie experienced a 6% increase in population; from 7,293 to 7,709.
- In 2011, the largest age group (21.4%) was parents and homebuilders (35-49 year olds).

ZONING

- B1 Neighbourhood Centre surrounded by R3 Medium Density Residential.

PUBLIC DOMAIN ASSET CONDITION

67% of assets surveyed were rated as good and 33% were rated as 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	CARE	73%
#2	Sense of safety (for all ages, genders, day/night etc.)	SENSE OF WELCOME	61%
#3	Elements of the natural environment (views, vegetation, topography, water etc.)	UNIQUE	61%