



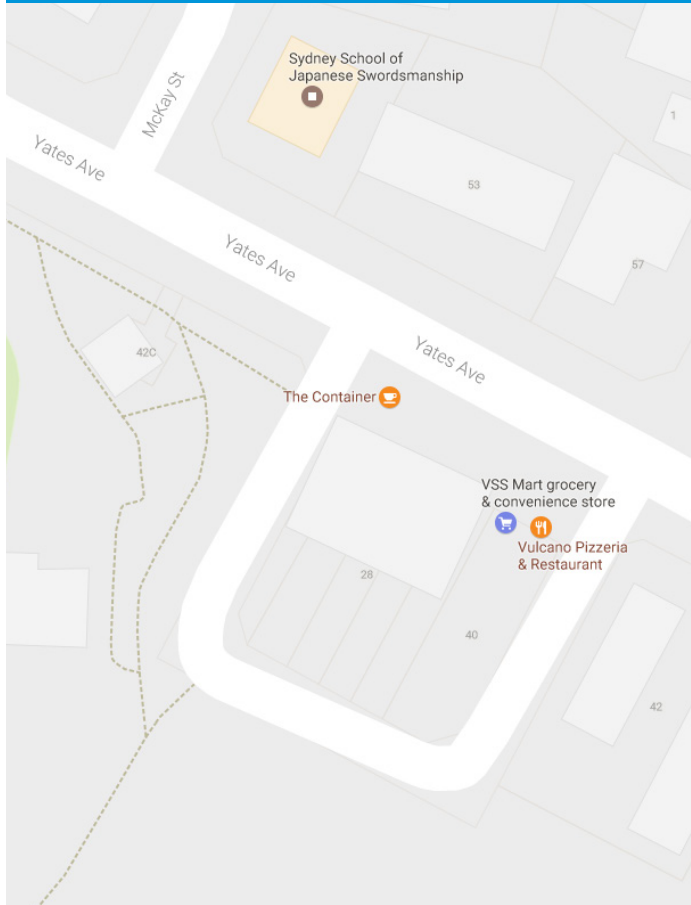
CITY OF PARRAMATTA COUNCIL CENTRES REVIEW 2017 YATES AVENUE SHOPS

YATES AVENUE SHOPS, CLOSE TO ALEXANDER STREET, DUNDAS



THE PLACE

Yates Avenue is a small local centre which is adjacent to a large parklands. The surrounding area has a mix of public and private housing.



CENTRES HIERACHY

Specialised Centre

Town Centre

Urban Village

Neighbourhood Centre

Local Centre

ACCESSIBILITY

513 + 545 Bus Routes (regular service) (West Ryde to Calringford, Parramatta to Chatswood)



BUSINESS ACTIVITIES

5 shops: 1 vacancies
Vacancy percentage: 20%

- grocery
- retail
- restaurant



COMMUNITY FACILITIES

- Dundas Park and Philip Ruddock Water Park are immediately adjacent



RECENT CAPITAL INVESTMENT

2012 - 2013 UWW Streetscape upgrade including new paving worth \$43,618.



DEMOGRAPHICS

- Between 2011 and 2016 Dundas experienced a 13% increase in population; from 4,096 to 4,721.
- In 2011, the largest age group (22.2%) was parents and homebuilders (35-49 year olds).



ZONING

- B1 Neighbourhood Centre surrounded by R2 Low density residential.



PUBLIC DOMAIN ASSET CONDITION

40% of assets surveyed were rated as good, 20% were rated average and 20% were rated poor.



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	66%
#2	Sense of safety (for all ages, genders, day/night etc.)	62%
#3	Walking, cycling or public transport options	61%

