



Bungaree Road Shops

CRN BUNGAREE RD AND WILLMOT AVE, Toongabbie
PARRAMATTA WARD



The Place

Bungaree Road Shops is a small but busy local centre servicing the immediate neighbourhood and passing traffic. Most of the narrow footpath frontage and 50% of the off-street parking spaces are privately owned. Willmot Reserve is within walking distance.

Centres Hierarchy

Specialised Centre

Town Centre

Village Centre

Neighbourhood Centre

► **Local Centre**



Recent capital investment

- **\$180K** (2019-2022 Bungaree Road Shops Minor Centre Upgrade)

Business Activities

- Numbers Of Shops: 6
- Number Of Vacancies: 0
- Vacancy Rate: 0%

1 Bottle Shop	4 Hairdresser
2 Butcher	5 Post Office
3 Grocery	6 Takeaway

Public domain condition

The public domain is designed without a buffer from traffic, with hardscaping running from the retail frontages to the road. Hardscaped surfaces are variegated with several types of finishes which provides a disjointed pedestrian experience and an opportunity for future improvement.

2020/21

⚠ Average

Zoning

B1 Neighbourhood Centre engulphed by R2 Low Density Residential.

Demographics

- Between 2016 and 2020 Toongabbie experienced a 6% increase in population, from 7,451 to 7,901.
- In 2021, the largest age group (21.5%) is forecast to be parents and homebuilders (35 to 49 year olds).
- The largest increase between 2016 and 2021 is forecast to be lone person households, which will increase by 38 households and account for 18.3% of all households.

Public Transport

711 Bus Route (5-10 min walk)

Community Voice Survey

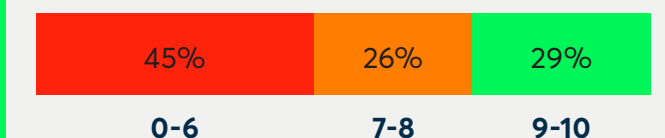
Participants are most likely to visit this centre

► **Monthly (35%)**

The most frequently selected reasons for visiting include:

- 1 Convenience
- 2 To access particular stores or services
- 3 Location

How likely is it on a scale of 0 to 10 that you would recommend this Centre to a friend or neighbour?



NET PROMETER SCORE
6.4