



CITY OF PARRAMATTA COUNCIL CENTRES REVIEW 2019

STATION ROAD SHOPS

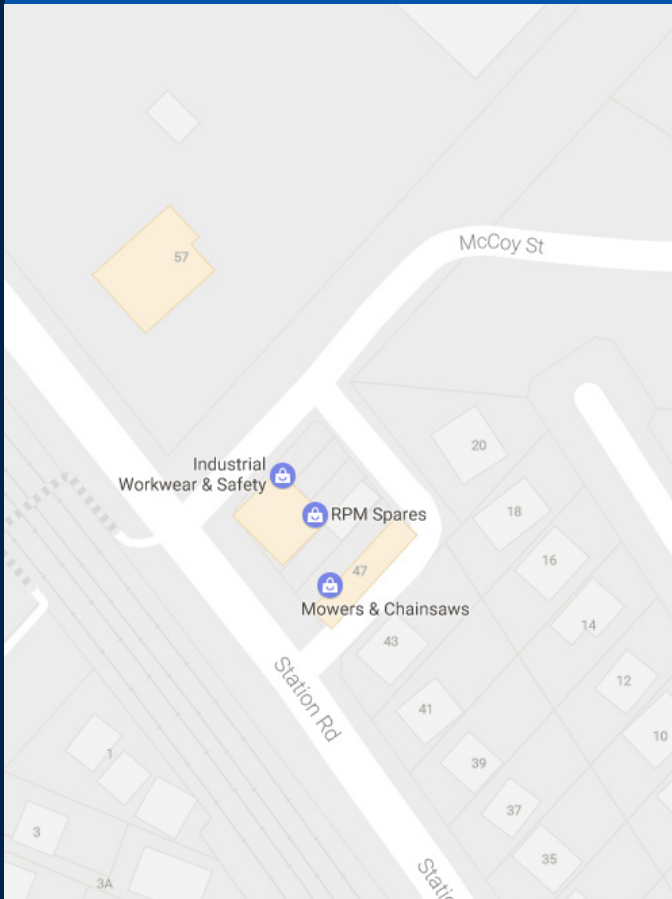
CORNER OF MCCOY STREET AND STATION ROAD,
TOONGABBIE, PARRAMATTA WARD



THE PLACE

Station Road shops is a small centre focused on specialist services for the commercial and light industrial businesses.

The Centre is within walking distance to the Mc Coy Park playground and sportsfield.



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



RECENT CAPITAL INVESTMENT

2017 - 2019 upgrade \$300,000.



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

33% of assets surveyed were rated as good and 67% of assets rated as average.



BUSINESS ACTIVITIES

5 shops: 3 vacancies
Vacancy percentage: 60%

Hardware, Workwear shop, Mower shop



COMMUNITY FACILITIES

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



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	73%
#2	Sense of safety (for all ages, genders, day/night etc.)	61%
#3	Elements of the natural environment (views, vegetation, topography, water etc.)	61%



CARE

SENSE OF WELCOME

UNIQUE