



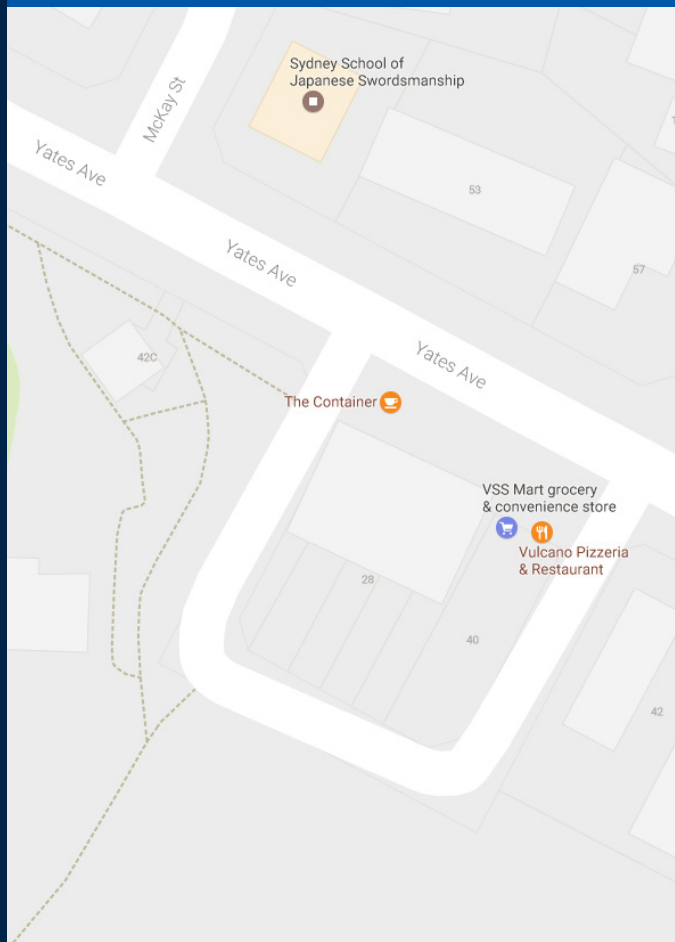
YATES AVENUE SHOPS

YATES AVENUE SHOPS, CLOSE TO ALEXANDER STREET,
DUNDAS, EPPING WARD



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)



RECENT CAPITAL INVESTMENT

2017 - 2019 Yates Avenue Shops upgrade
\$300,000.



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 40% were rated poor.



BUSINESS ACTIVITIES

5 shops: 0 vacancies
Vacancy percentage: 20%

Hairdresser, Real Estate Agent, Restaurant, Coffee, Convenience Store



COMMUNITY FACILITIES

- Dundas Park and Philip Ruddock Water Park are immediately adjacent to shops
- Sir Thomas Mitchell Reserve
- Iona Creek Reserve
- 1st Dundas Scouts Hall
- Ponds Creek Reserve North



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%

