

# Cabarita



## Distance To

Sydney Airport	17.2 km
Sydney CBD	12.6 km
Rhodes	4.7 km
Parramatta	15.6 km

## Sustainable Transport

Cycling: Bike parking facilities are available.  
Walk Score™: 51/100 Somewhat Walkable

## Buses

- 466 Cabarita Wharf to Ashfield Station via Burwood and Strathfield
- 439 Mortlake to Sydney CBD via Leichhardt
- 462 Mortlake to Ashfield Station via Burwood
- 464 Mortlake to Ashfield Station via Burwood

## Ferry (Cabarita Wharf)

Parramatta to Sydney CBD

For further information visit [www.131500.info](http://www.131500.info) or phone 131 500.

## Car Parking

The parking available is primarily on street parking with a variety of time restrictions.

## Commercial Development

Dependent on the individual property, the City of Canada Bay's Local Environment Plan 2013 (LEP) permits building heights of 8.5 metres with a floorspace ratio of 1.5:1 for the Cabarita Road Shops.

Cabarita is an intimate waterside suburb featuring a friendly neighbourhood shopping village and attractive amenities.

Cabarita is home to a small neighbourhood centre and waterside dining and recreation facilities.

Cabarita Shopping Village offers residents and visitors convenience shopping for everyday need including groceries, pharmacy and a well stocked cellar.

Within walking distance of the Cabarita Shopping Village are two significant waterside parks, Cabarita and Prince Edward Parks, both providing watersedge dining. In addition, Cabarita Swimming Centre and d'Albora Marina are located within Cabarita Park.

Indicative Average Retail Rents (\$/sq m) \$350-\$400



## Local Amenities



# Location



## Community Directory

### Business Associations

Clearly Business Enterprise Centre  
SHE Business  
Success Women's Network

### Art and Culture

Canada Bay Community Choir  
City of Canada Bay Heritage Society  
City of Canada Bay Museum  
Embroiderers' Guild NSW Inc  
Sydney Welsh Choir  
Western Suburbs Lapidary Club

### Childcare

City of Canada Bay Family Day Care  
Integricare Family Day Care Inner West  
Mortlake OSHC Centre  
Smooch Concord Combined OSHC  
Wellbank Children's Centre

### Learning

Concord Library

### Parks and Playgrounds

Edwards Park  
Greenlees Park  
Kendall Reserve  
Prince Edward Reserve

### Schools

Mortlake Public School  
St Mary's Primary School

### Social Associations

Concord Garden Club  
Harry's Men's Shed  
Rotary Club of Breakfast Point  
Rotary Club of Concord  
Yaralla Toastmasters

### Sport and Recreation

Briars at Greenlees: Cricket Club; Netball Club; Bowling Club; Rugby Union Club; Squash Club; Hockey Club; Archery Club; Bowling Club; Tennis Courts  
Burwood United Netball Club

Cabarita Swim Centre  
Canada Bay Bicycle User Group (BayBug)  
Concord Bowling Club  
Concord 'Comets' Baseball Club  
Concord Cricket Club  
Concord Golf Club  
Concord Junior Soccer Club Inc.  
Concord Triathlon Club  
Dragon Boat Paddling  
Homebush-Canada Bay Physical Culture Club  
Massey Park Golf Club  
NSW Sports Council for the Disabled (Inner West)  
And many private providers of fitness, yoga, martial arts etc

### Volunteering

Computer Pals for Seniors  
Concord Community Food inc.  
Friends of Cabarita Park  
Girl Guides NSW  
Inner West Neighbour Aid  
Special Olympics Australia  
The Yaralla Club





# Cabarita Community Profile

	2011	Trend
Residents	1,928	↗
Residential Density (population/sq.km)	3,856	↗
Workers	635	↗

Age Distribution (%)	Number	Dist %	Trend
0-4 years	96	5.0%	↔
5-11 years	151	7.8%	↔
12-17 years	129	6.7%	↔
18-24 years	137	7.1%	↗
25-54 years	753	39.1%	↔
55-74 years	538	27.9%	↗
Over 75 years	122	6.3%	↗

Migration		
Residents Born Overseas	39.2%	↘
Resident Migrants since 2006	4.9%	↘

Residential Property		
Median House Price 12 mths to September 2014	\$1,748,000	↗
Median Unit Price 12 mths to Sept 2014	\$1,250,000	↗
Median Weekly Rent 2011	\$715	↗

Source: ABS Census Cabarita (note boundary changes between 2006 and 2011 Census), Australian Property Monitors, NSW Bureau of Transport Statistics (BTS) Employment Forecasts by Industry TZ 1506 and 1510

## Key attributes

- Cabarita Park is a large regional waterside park and is home to Cabarita Swimming Centre and the Marina
- First class marina, d'Albora Marinas Cabarita Point offers a wide variety of facilities and services for boating enthusiasts
- Waterside dining is available at Angelo's on the Bay and Vela Dining and Bar.
- In November 2013, there were 5,800 passenger movements per week on Harbour City Ferries to and from Cabarita Wharf. Over 50% of these trips were undertaken by weekday commuters.

## The City of Canada Bay working with the community

In 2004, the City of Canada Bay undertook a streetscape improvement program, including installation of bollards, footpath widening and landscaping within the Cabarita Shopping Village.

Additional works including banner pole installation were completed in 2008.

In 2012, the City of Canada Bay produced Reclamation, a creative research project with an environmental focus, supported by Arts NSW through the provision of a \$40,000 grant. Cabarita Park was prioritised as the location for the delivery of Reclamation, as it has regional significance, rich heritage, and a prominent position on the Parramatta River.

As an element of Reclamation, artist Heidi Axelsen was commissioned to develop three public art works under the title 'The Observatory'.

The artworks, located in a group of three, are a triptych, that relate to one another and create a destination. The works are inspired by the local history of Correy's Pleasure Gardens, 18th century scientific devices for measuring the weather and a Victorian aesthetic.

In March 2014, Council committed \$1.44 million to community projects in and around Breakfast Point. The projects will be funded by Breakfast Point developer, the Rose Group as part of the Community Enhancement Plan for the development.

After extensive research and consultation with the community, Council identified six projects:

- Construction of a conservatory at Cabarita;
- Upgrade of the amenities building at Edwards Park;
- Upgrade of the Wangal Botanical Reserve;
- Improvements to the Breakfast Point Activity Centre;
- Provision of road signage and traffic calming measures in Breakfast Point; and
- Replacement and updating of parking signs

For further information, please contact our Strategic Planning Team on 9911 6555.



## Further information?

More information about business opportunities within the City of Canada Bay is available on our website [www.canadabay.nsw.gov.au](http://www.canadabay.nsw.gov.au).

© City of Canada Bay 2013

1a Marlborough Street, Drummoyne NSW 2047

T +61 2 9911 6555

ABN 79 130 029 350

E [business@canadabay.nsw.gov.au](mailto:business@canadabay.nsw.gov.au)

[www.canadabay.nsw.gov.au](http://www.canadabay.nsw.gov.au)

For an electronic version of this document, please visit [www.canadabay.nsw.gov.au](http://www.canadabay.nsw.gov.au) or email your request to [business@canadabay.nsw.gov.au](mailto:business@canadabay.nsw.gov.au)

Disclaimer: While every reasonable effort has been made to ensure that the information in this publication is correct at the time of publication, the City of Canada Bay Council, its agents, and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this publication.