

# Concord West



## Distance To

Sydney Airport	16.8 km
Sydney CBD	14.6 km
Rhodes	2.1 km
Parramatta	13.4 km

## Sustainable Transport

Cycling: Bike parking facilities are available.

Walk Score™: 73/100 Very Walkable

## Buses

458 Ryde to Burwood via Concord Road

459 Macquarie University to Strathfield via Concord Road

M41 Hurstville to Marsfield via Concord Road

## Train

Chatswood to Epping via 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

Please refer to the City of Canada Bay's Local Environment Plan 2013 (LEP).

Concord West is a diverse economic hub with a large regional hospital, industrial zone and two retail precincts.

Only 25 minutes via car, bus or train from the centre of Sydney, Concord West provides businesses and investors with many opportunities to prosper.

The Victoria Avenue shopping precinct is adjacent to the Concord West Train Stations and features trendy cafes, a classic pub, as well as everyday goods and services such as fruit and vegetables, dry cleaning, accountants and more.

Adjacent to this village is an underpass through to Bicentennial Park.

Indicative Average Retail Rents (\$/sq m)                      \$250 - \$300



## Local Amenities



# Location



## Community Directory

### Business Associations And Centres

Clearly Business Enterprise Centre  
SHE Business  
Success Women's Network

### Art and Culture

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

### Childcare

Ardill House Childcare Centre  
City of Canada Bay Family Day Care  
Concord OSHC  
Concord West Combined OOSH  
Concord West Long Day Care  
Lillys Cottage  
Kids@Weldon OOSH  
Only About Children Childcare  
Wellbank Children's Centre  
Yaralla Child Care Centre

### Learning

Concord Library

### Parks and Playgrounds

Central Park  
Henley Park  
Mason Park

### Schools

Concord High School  
North Strathfield Primary School  
St Ambrose School  
The McDonald College

### Social Associations

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

### Sport and Recreation

Burwood United Netball Club  
Canada Bay Bicycle User Group (BayBug)  
Concord Bowling Club

Concord 'Comets' Baseball Club  
Concord Cricket Club  
Concord Golf Club  
Concord Triathlon Club  
Concord West Cricket Club  
Dragon Boat Paddling  
Five Dock All Saints Netball Club  
Greenlees Archery Club  
Homebush-Canada Bay Physical Culture Club  
NSW Sports Council for the Disabled (Inner West)  
West Harbour Rugby Club  
And many private providers of fitness, yoga, martial arts etc

### Volunteering

Computer Pals for Seniors  
Girl Guides NSW  
Inner West Neighbour Aid  
Meals on Wheels Concord  
Special Olympics Australia  
The Yaralla Club



# Concord West Community Profile

	2011	Trend
Residents	5,850	↗
Residential Density (population/sq.km)	2,250	↗
Workers	6,159	↗

Age Distribution (%)	Number	Dist %	Trend
0-4 years	374	6.4%	↗
5-11 years	530	9.1%	↗
12-17 years	451	7.7%	↘
18-24 years	515	8.8%	↔
25-54 years	2,449	41.9%	↘
55-74 years	1,158	19.8%	↗
Over 75 years	374	6.4%	↘

Migration		
Residents Born Overseas	30.8%	↔
Resident Migrants since 2006	4.0%	↗

Residential Property		
Median House Price 12 mths to September 2014	\$1,260,000	↗
Median Unit Price 12 mths to Sept 2014	SNR	SNR
Median Weekly Rent 2011	\$390	↗

Source: ABS Census Concord West, Australian Property Monitors, NSW Bureau of Transport Statistics (BTS) Employment Forecasts by Industry TZ 1501, 1502, 1505, 1507, 1508

## Key attributes

- A draft Masterplan for Concord West has been developed focusing on the revitalisation of the industrial sites around George Street.
- As an element of the Northern Sydney Freight Corridor Program, a new aerial concourse and the installation of four new lifts have been undertaken at Concord West station. Currently there are over 4,500 daily passenger movements at this train station.
- Diverse and increasing local workforce including over 3,000 employed at Concord Repatriation General Hospital and approximately 1,500 employed in the Finance and Insurance Services sector.

## The City of Canada Bay working with the community

City of Canada Bay is committed to enhancing the vibrancy and amenity of our villages to foster business sustainability whilst meeting the everyday needs of our community.

In 2004, we undertook major streetscape improvements, including:

- widening the footpath for alfresco dining
- improving safety in the area by changing traffic facilities
- increasing lighting and upgrading the street furniture
- additional landscaping
- creating high quality public space around the entrance of the railway station
- incorporation of public art, designed by Lloyd Kelerman and featuring 16 mosaic panels built into the footpath.

## New School and community facilities at Powells Creek to open in early 2015

The new primary school will cater for 600 students and will also include two special-education classes, providing quality learning for children with a disability.

Other facilities include: An upgraded sports field at Powells Creek for school and community use; an early childhood health centre with space for parenting classes; a long day care centre catering for 47 children between six weeks and school age.

## Draft Industrial Precinct Master Plan

The Draft Plan relates only to the redevelopment of industrial sites identified within the study area, however it also identifies public domain improvements.

The Plan delivers on the following objectives:

- Provide a coordinated planning approach to the redevelopment of the former industrial sites.
- Provide a sound methodology and a thorough, evidence based justification for recommendations made.
- Deliver high quality urban design and appropriate building controls that are considerate of surroundings.
- Balance city-based and regional planning goals with community expectations.
- Minimise car use and promote public transport, walking and cycling.
- Identify opportunities for public domain improvements including transport connections.



## 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).

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