



# CITY OF PARRAMATTA COUNCIL CENTRES REVIEW 2019

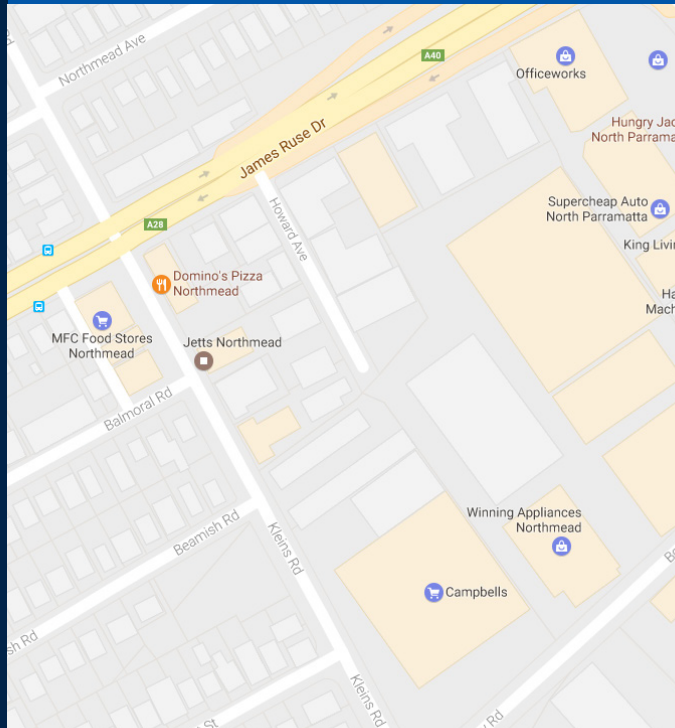
# KLEINS ROAD SHOPS

CORNER KLEINS STREET AND BEAUFORT STREET, NORTHMEAD  
PARRAMATTA WARD



## THE PLACE

Kleins Road Shops is a small village centre. It is located off busy Briens Rd in an area of high growth. It is a vibrant centre that has growing local following particularly with a number of new food and beverage retailers.



## ACCESSIBILITY

606 Bus Route on Cumberland Hwy  
Windsor Road bus stop (regular service, 7 min walk)



## CENTRES HIERACHY

- Specialised Centre
- Town Centre
- Urban Village
- Neighbourhood Centre
- Local Centre

## COMMUNITY FACILITIES

- Council owned child Care Centre within walking distance



## RECENT CAPITAL INVESTMENT

2016-2017 Keins Road Northmead - landscaping enhancement worth \$50,000.



## DEMOGRAPHICS

- Between 2011 and 2016 Northmead experienced a 13% increase in population; from 10,702 to 12,233.
- In 2011, the largest age group (21%) was parents and homebuilders (35-49 year olds).



## ZONING

- The immediate precinct includes B1 and B4, surrounded by existing R2 and developing R3.



## PUBLIC DOMAIN ASSET CONDITION

77% of assets surveyed were rated as good and 23% were rated average.



## BUSINESS ACTIVITIES

24 shops : 1 vacancy  
Vacancy percentage: 4%

Hairdresser, Grocery, Doctor, Takeaway, Real Estate Agent, Restaurant, Bottle Shop, Bakery, Coffee, Convenience Store, Professional Services



## CLEANSING SURVEY

Cleanliness rating of centre and assets



2017 - Average



2019 - Good

## WHAT WE CARE ABOUT

Your community ranked these as their top three attributes contributing to positive local place experience:

RANK	ATTRIBUTE	% OF PEOPLE <sup>1</sup>
#1	Cleanliness of public space	77%
#2	Elements of the natural environment (views, vegetation, topography, water etc.)	70%
#3	Sense of safety (for all ages, genders, day/night etc.)	63%

