




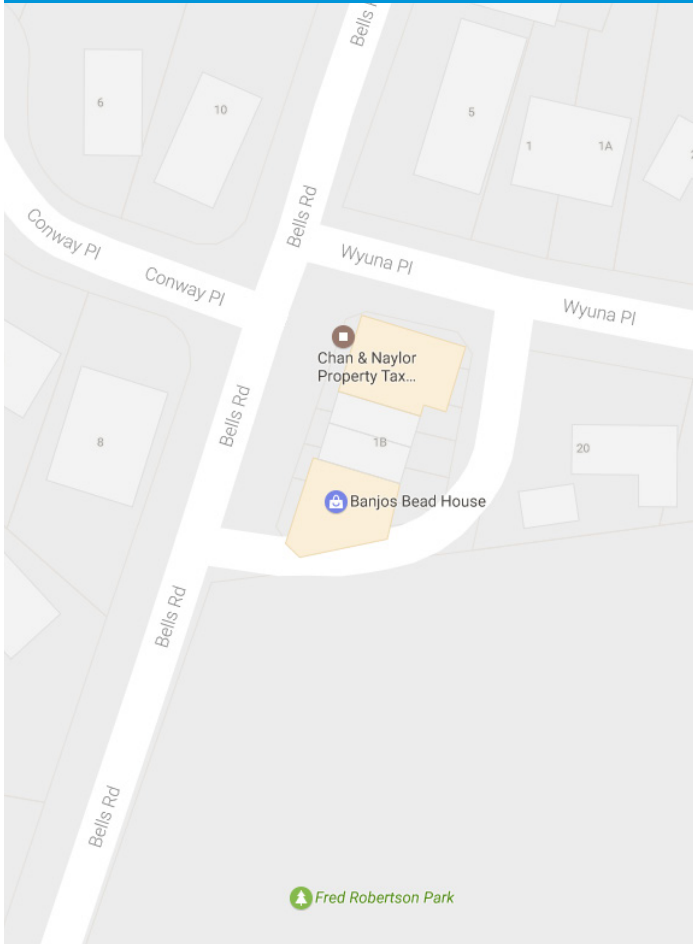
BELLS ROAD SHOPS

CORNER OF BELLS ROAD AND WYUNA PLACE, OATLANDS
DUNDAS WARD



THE PLACE

Bells Road Shops is located on the corner of Bells Road and Wyuna Place. Bells Road Shops is a small local centre focused on financial and legal services.





CENTRES HIERACHY

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

ACCESSIBILITY

545 Bus Route
(regular service, 5 min walk)
(Parramatta to Chatswood)



BUSINESS ACTIVITIES

6 shops: 1 vacancies
Vacancy percentage: 17%

- hair dresser
- real estate agent
- mower shop
- accountant
- banjo beads
- specialty shop



COMMUNITY FACILITIES

- Fred Robertson Park
Immediately adjacent




RECENT CAPITAL INVESTMENT

2016 - 2017 SWR Streetscape upgrade including footpath upgrade, kerb ramps, street furniture and trees along with Fred Robertson Reserve Upgrade worth \$360,000.


DEMOGRAPHICS

- Between 2011 and 2016 Oatlands experienced an 8% increase in population; from 5,615 to 6,135.
- In 2011, the largest age group (32%) was parents and homebuilders (35-49 year olds).



ZONING

- B1 Neighbourhood Centre surrounded by R2 Low Density Residential.



PUBLIC DOMAIN ASSET CONDITION

100% of surveyed assets were rated as good.



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	68%
#2	Maintenance of public places and street furniture	62%
#3	Sense of safety (for all ages, genders, day/night etc.)	60%

