



# Bells Road Shops

CORNER OF BELLS ROAD AND WYUNA PLACE, Oatlands  
DUNDAS WARD



## The Place

**Bells Road Shops** is a small but well-maintained local centre which provides services for the surrounding residential area. A café overlooks the new pocket playground at the Fred Robertson Reserve.

## Centres Hierarchy

Specialised Centre

Town Centre

Village Centre

Neighbourhood Centre

▶ **Local Centre**



## Recent capital investment

- ▶ **\$360K** (2017-2019 Bells Road Shops Minor Centre and Roads Program Upgrade)

## Business Activities

- ▶ Numbers Of Shops: 5
- ▶ Number Of Vacancies: 0
- ▶ Vacancy Rate: 0%

- 1 Coffee
- 2 Professional Service
- 3 Hairdresser
- 4 Other

## Public domain condition

The public domain is designed without a buffer from traffic, with hardscaping running from the retail frontages to the road. Hardscaped surfaces are concrete and vibrant garden beds located in the carriageway bookmark each end of the centre.

2020/21

😊 Very Good

## Zoning

B1 Neighbourhood Centre engulfed by R2 Low Density Residential zoning.

## Demographics

- ▶ Between 2016 and 2020 Oatlands experienced an 8% increase in population, from 5,698 to 6,132.
- ▶ In 2021, the largest age group (22.6%) is forecast to be parents and homebuilders (35 to 49 year olds).
- ▶ The largest increase between 2016 and 2021 is forecast to be couple families with dependents, which will increase by 33 households and account for 46.5% of all households.

## Public Transport

545 Bus Route (regular service, 5 min walk)

## Community Voice Survey

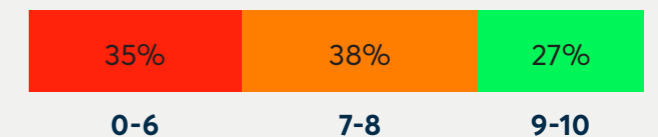
Participants are most likely to visit this centre

▶ **Monthly (65%)**

The most frequently selected reasons for visiting include:

- 1 To access particular stores or services
- 2 There is a park nearby
- 3 Location

How likely is it on a scale of 0 to 10 that you would recommend this Centre to a friend or neighbour?



NET PROMETER SCORE  
**5.4**