



# Brodie Street shops

BRODIE STREET, Rydalmere  
ROSEHILL WARD



## The Place

**Brodie Street Shops**, just south of Victoria Road, is a small local centre which services the light industrial area. This centre is adjacent the future light rail stop for Rydalmere. A recently-painted vibrant wildlife mural and new street furniture intend to activate the urban aesthetic.

## Centres Hierarchy

Specialised Centre

Town Centre

Village Centre

► **Neighbourhood Centre**

Local Centre



## Recent capital investment

- **\$600K** (2019-2022 Brodie Street Shops Major Centre Upgrade)

## Business Activities

- Numbers Of Shops: 15
- Number Of Vacancies: 4
- Vacancy Rate: 27%

1 Takeaway	4 Hairdresser
2 Tutoring Services	5 Coffee
3 Bakery	6 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 the public domain features bespoke street furniture for patrons to sit and dwell.

2020/21

Excellent

## Zoning

IN2 Light Industrial zoning.

## Demographics

- Between 2016 and 2020 Rydalmere experienced a 13% increase in population, from 6,626 to 7,480.
- In 2021, the largest age group (21.2%) 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 73 households and account for 37.4% of all households.

## Public Transport

535 + 500N + 501 + 521 + 523 + 524 + 525  
N61 + N81 Bus routes (3 min walk) (regular)

## Community Voice Survey

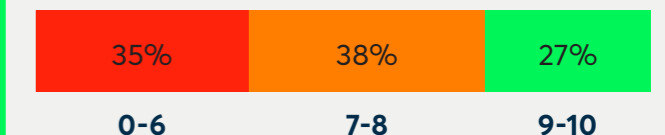
Participants are most likely to visit this centre

► **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**