

excluding the SWGC is estimated to have had an undersupply of 20,500sqm of retail floorspace in 2011. This is forecast to increase to an undersupply of some 134,000sqm by 2031.

Part C of the Review provides recommendations for accommodating forecast retail floorspace growth across centres in the LGA. The table below summarises the target floorspace growth in Liverpool LGA over time.

Table 1 - Targeted Increase in Supply of Retail Space (sqm) GLA

	2011-2019	2019-2026	Post 2026	TOTAL
LIVERPOOL CITY CENTRE				
Total		15,000	20,000	35,000
TOWN CENTRES:				
Moorebank		5,000		5,000
OTHER CENTRES:				
Miller or Green Valley		5,000		5,000
NEW CENTRES:				
Holsworthy Plaza	7,000			7,000
Middleton Grange	5,500			5,500
ORANGE GROVE:				
Freestanding Retail Units ^a	3,000			3,000
CROSSROADS:				
Bulky Goods		15,000	15,000	30,000
OTHER FLOORSPACE:				
Masters, Len Waters Estate	8,300			8,300
Masters, Munday Street	8,300			8,300
Retail Development on B6 Lands	1,500	6,000	6,000	13,500
TOTAL LGA	33,600	46,000	41,000	120,600

Note: The table includes planned and proposed centres ^a Relates to potential Dan Murphys and Aldi stores at Orange Grove

In total, around 120,600sqm of additional retail space is proposed in Liverpool LGA over the next 30 years. Around 29% of this (35,000sqm) would be accommodated within Liverpool City Centre. Significant amounts of bulky goods floorspace would also be accommodated by developed in Crossroads 30,000sqm (25%).

Demand modelling indicates that 134,000sqm of total shopfront floorspace will be required in the Liverpool LGA by 2031. However the targets aim to accommodate an additional 121,000sqm of shopfront retail floorspace in Liverpool LGA in the long term. This allows for other proposed developments to be brought forward over this period which may include the proposed Costco and Crossroads, the proposed brand outlet premises at Orange Grove Road or other retail proposal as yet unknown.

The impact of Leppington Major Centre in the long term, in terms of trade diversion from Liverpool City Centre, is uncertain and floorspace increases should be reviewed at least every 5 years to reflect the impact of this centre. Based on the above the table shown overleaf indicates the recommended retail and commercial centres hierarchy for Liverpool LGA.