

## 9.3 Local Centres

### 9.3.1 The Local Centre Network

The local centres within the Wyong LGA provide for the convenience retailing needs of their surrounding population and in some instances, due to their location, experience a reasonable level of passing trade.

There are 9 centres which are considered to be local centres both in size and function. The potential for Wadalba to function as a local centre in the future has also been considered.

A detailed description of each centre is provided at Appendix B3 to this Strategy. **Table 6** below is a summary of each centre:

| Table 6: Local Centres |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Centre                 | Function and Expansion Potential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| San Remo               | <ul style="list-style-type: none"> <li>Developed in 2008</li> <li>Attracts trade from the San Remo Budgewoi and Northern Lakes SPDs</li> <li>Possibly overtrading but since the opening of Lake Munmorah local centre this has stabilised.</li> <li>Centre appears to be trading sustainably.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Budgewoi               | <ul style="list-style-type: none"> <li>Comprises the west village and the east village.</li> <li>Retail in the East village is mainly tourist oriented.</li> <li>West village is anchored by a major supermarket retailer with a range of retail and commercial services located in independent buildings.</li> <li>Catchment area has a reasonably stable population will only minimal growth potential.</li> <li>By 2016 available expenditure will exceed sales potential of existing retail floorspace</li> <li>Notwithstanding that a proportion of the surplus expenditure will be directed to the east village, there is capacity to support additional floorspace of around 1,500m<sup>2</sup>.</li> <li>Demand for additional supermarket floorspace is limited and such would be more appropriately located within the Toukley town centre.</li> <li>Due to fragmentation of ownership of existing land parcels within the centre and a desire to activate the eastern portion of the centre, rezoning of land to the north of Tenth Avenue is warranted.</li> </ul> |
| Lake Munmorah          | <ul style="list-style-type: none"> <li>Commenced operation in May 2013</li> <li>Provides much needed convenience retail services to Lake Munmorah and surrounding localities including Gwandalan and Summerland Point.</li> <li>Comprises a total of 5,500m<sup>2</sup> of floorspace, including a 3,800m<sup>2</sup> supermarket, 1,200m<sup>2</sup> of specialty retail floorspace and a 500m<sup>2</sup> medical centre.</li> <li>Taking into account available expenditure from catchment households and the potential to attract some trade from beyond the catchment, it is estimated that the centre currently needs to attract around 35% of available retail expenditure from catchment households which is considered reasonable and unlikely impact on other existing centres in the Northern Lakes SPD.</li> <li>Opportunities to expand will be restricted until there is significant population growth in the catchment.</li> </ul>                                                                                                                              |