

Table 3 DRAFT 25 MAY 2016 - Local Town Centre Hierarchy – Donnybrook-Woodstock Precinct. Note: This table includes a centre external to the Precinct area.

LOCAL TOWN CENTRE	GROSS LAND AREA (HECTARES)	RETAIL FLOOR SPACE SQ.M	COMMERCIAL FLOOR SPACE SQ. M	LOCATION AND ANCILLARY USES
Lockerbie Principal Town Centre (External to the Precinct)	40 ha	80,000	40,000 -50,000	Located in the adjacent Lockerbie precinct, PSP 1066. The Lockerbie Principal Town Centre will provide a regional focus for a full range of community uses, business/employment and residential uses. <u>will serve a regional role and function providing the location of higher order health, education and shopping facilities as outlined in the Northern Growth Corridor Plan.</u>
LTC1: Koukoura Drive Local Town Centre	8 ha	21,500	6,200	Located to primarily service residents in the north and east of the Precinct. LTC 1 The centre will provide for two full-line supermarkets, a discount department store, and specialty retail and commercial floor space also play a sub-regional role with a DDS. <u>LTC 1 The centre will provide for two full-line supermarkets, a discount department store, and specialty retail and commercial floor space also play a sub-regional role with a DDS.</u> Co-located with a state secondary school, Non-government secondary school, library and other community facilities and sporting reserve and local parks. <u>Higher density residential and mixed use development is envisaged as part of the overall centre concept.</u> Higher density residential development is envisaged as part of the overall centre concept.
LTC 2: Patterson Drive Local Town Centre	4 ha	10,000	5,500	Located to service residents in the southern, central part of the Precinct. <u>LTC 2 will provide for two supermarkets comprising one full-line supermarket, a smaller supermarket, specialty retail and commercial floor space and specialty retail.</u> and specialty retail. Co-located with a state primary school, Non-government P-12 school, community facilities and sporting reserve and local parks. <u>Higher density residential and mixed use development is envisaged as part of the overall centre concept.</u>
LTC 3: Lockerbie East Local Town Centre	2 ha	4,55,000	2,200	Located to service residents in the north-west of the Precinct. <u>LTC 3 will provide for one full-line supermarket, specialty retail and commercial floor space and specialty retail.</u> and specialty retail. Co-located with a state primary school, non-government primary school, community facility and sporting reserve and local parks. <u>Higher density residential and mixed use development is envisaged as part of the overall centre concept.</u>

LTC 4: Darebin Creek Local Town Centre

1 ha

2,000

500

Located to service residents in the south-west of the Precinct. LTC 4 will provide for one supermarket, specialty retail and commercial floor space and specialty retail. Co-located with a state primary school, Non-government P-6 school, community facilities and sporting reserve and local parks. Medium density housing development is envisaged as part of the overall centre concept.

Table 4 Local Convenience Centres Hierarchy

LOCAL CONVENIENCE CENTRES	GROSS LAND AREA (HECTARES)	RETAIL FLOOR SPACE SQ.M	COMMERCIAL FLOOR SPACE SQ.M	LOCATION AND ANCILLARY USES
LCC 1: Donnybrook Farmhouse Local Convenience Centre	0.5ha	1,500	0None Specified	<p>Located to service residents in the south-west of the Precinct and co-located with the proposed <u>combined state primary / secondary school, community facilities and sporting reserve.</u> <u>LCC 1 adjoins the Co-located with the existing Donnybrook Farmhouse Cheese restaurant and Shop.</u> <u>LCC 1 will serve a local convenience role and function with the provision of specialty retail.</u> a proposed combined state primary / secondary school, community facilities and sporting reserve.</p>
LCC 2: Donnybrook Station Local Convenience Centre	1ha	2,500	4,500None Specified	<p>Located adjacent to the existing Donnybrook railway station, LCC 2 provides a strategic opportunity for the development of a high density residential and mixed use centre to take advantage of the future upgrades to the station and services. A supermarket and specialty retail combined with mixed use development including commercial is envisaged for LCC 2. Located to service residents and passing trade in the south west of the Precinct. It's position proximate to Donnybrook train station this centre will assist in establishing activated land uses close to the station precinct thereby improving opportunities for passive surveillance of the public realm.</p>
LCC 3: Lockerbie Station Local Convenience Centre	1.5 ha	1,000	1,000None Specified	<p>Located adjacent to the future Lockerbie Station railway station, LCC 3 provides a strategic opportunity for the development of a higher density residential and mixed use centre to take advantage of the future station and services by providing convenient access to good and services for residents accessing the east side of the future station. Specialty retail combined with mixed use development including commercial is envisaged for LCC 3. Located to service residents and passing</p>

trade in the north-west of the Precinct. It's position proximate to the future potential Lockerbie train station this centre will assist in establishing activated land uses close to the station precinct thereby improving opportunities for passive surveillance of the public realm.

LCC 4: Hayes Hill Local Convenience Centre

0.5 ha

10,500

None Specified

LCC 4 will provide access to convenience retail Located to service residents in the central south-east of the Precinct and to complement the ~~Co-located with~~ community facilities, a heritage place and the Hayes Hill landscape reserve.

LCC 5: Woodlands Local Convenience Centre

0.5 ha

1,050

~~500~~None Specified

Located to service residents in the north of the Precinct. Co-located with a State Primary School, community facility, sporting reserve and local parks.

LCC 5 will serve a local convenience role and function with the provision of specialty retail.

LCC 6: Merri-stock Local Convenience Centre

0.5 ha

1,500

500

Located to serve residents in the north of the Donnybrook Precinct. Co-located with a community facility sporting reserve and local parks.

LCC 6 will serve a local convenience role and function with the provision of specialty retail and potential for a supermarket.