

**Draft**  
**City of Greater Geelong Retail Strategy**  
**2017**  
**Appendix 2**

# Clause 21.19 Activity Centre

A new Clause 21.19 Activity Centre is proposed to be introduced into the Geelong Planning Scheme. This clause seeks to guide retail development across Greater Geelong including establishing the Greater Geelong retail hierarchy and the supportable retail floor space guidelines.

A revised Clause 22.03 will detail the assessment criteria and decision guidelines for retail development within Greater Geelong.

A revised schedule to the Commercial 1 Zone will establish maximum leasable floor space or caps for various centres across Greater Geelong.

## 21.19 Activity Centre

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### 21.19-1 Key Issues and Influences

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The City of Greater Geelong is forecast to experience significant population growth increasing the demand for new and expanded retail services.

Retail centres should contribute to the vibrancy and attractiveness of our suburbs and townships.

A retail centre within the City of Greater Geelong is defined as:

Any place where retail transactions take place for household goods and services and where one or more of the following conditions apply:

- The retail activity is lawful under all relevant statutes including the Planning and Environment Act
- The location accommodates at least one dedicated shop, and
- The total floor space of the dedicated shops exceeds 500sqm.

A place can be a 'retail centre' without being an 'activity centre'. The latter will typically host a range of other community facilities and services beyond shopping.

A centre which develops without the need for a planning permit for the use, is not automatically included within the retail hierarchy at Clause 21.19-4.

The location of retail centres should provide convenient access to goods and services, minimising the need for, and length of, car trips.

Our activity centres support a range of uses including retail, commercial, accommodation, community, cultural, education, social, entertainment, leisure and civic services.

The City of Greater Geelong Retail Centre Hierarchy has been established to articulate the role and function fulfilled by centres of different sizes. The retail hierarchy supports the primacy of Central Geelong as the focus of retail and cultural activity in the region. The boundary of any such 'retail centre' will be given by those contiguous land parcels into which the existing or planned shops might lawfully expand without the need for a Planning Scheme Amendment.

Successful shopping centre networks typically feature strong representation from across the 4 retail systems. These systems including fast retail (supermarkets, bottle shops), slow retail (café, deli's), cultural retail (museums and galleries) and restricted retail-wholesale shopping (hardware, furniture).

Analysis into current retail demand and supply trends in Greater Geelong finds the following:

- Pressure to approve new centres in out of centre locations is expected to continue.
- Current demand for new supermarket based centres in urban Geelong is met, though demand is likely to exceed supply from 2031 onwards.
- Current demand for restricted retailing in urban Geelong is met, though there is unmet demand for this retail category on the Bellarine Peninsula.
- There is sufficient Commercial 2 Zoned land to accommodate future demand for restricted retail uses within Greater Geelong particularly on the Bellarine Peninsula, Supermarket and bottleshops dominate retail sales across Geelong.
- Townships on the Bellarine struggle to create a year round retail market relying heavily on the summer tourism period. Improvements in the hospitality and cultural tourism offer will be important for these locations.
- The 4 retail systems are currently not occurring in retail centres in Geelong particularly in Central Geelong, where sub regional centres may be considered to have the same retail offer.

Council has planned for the establishment of new activity centres within identified growth locations to meet the needs of future residents.

Increased residential growth in increased housing diversity areas will support the viability of existing retail centres improving walkability and limiting travel times required to access essential day to day services.

The retail hierarchy will be enhanced through high quality urban design and improved pedestrian and public transport accessibility. Greater Geelong exhibits a number of factors that contribute to an increased vulnerability to problem gambling which requires sensitive consideration of their location.

### 21.19-2 Objectives

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- To facilitate the development of vibrant and viable retail centres in accordance with the Geelong Retail Centre Hierarchy included at Clause 21.19-5.
- Ensure that Central Geelong remains the primary activity centre in the municipality and the focus of retail, non retail and cultural activity in the municipality.
- To ensure that new retail development complies with the Geelong Retail Centre Hierarchy included at Clause 21.19-5, and failing this, provides a net community benefit.
- To encourage a competitive supply of goods and services.
- To encourage walkable access to suppliers of household day to day essentials from residential areas.
- To distribute bulky goods activity within a hierarchy, with high density restricted retail located in centres and in a selected number of specialised Homemaker Centres.
- Ensure that there is a diversity of activities in all centres but particularly in Central Geelong, Towns and Sub Regional Centres.
- Support the expansion of existing centres where there is an identified demand.
- Support the use of floorspace caps in sub regional centres, growth areas and in locations where the size of a centre may impact on the retail hierarchy or the timely delivery of a planned centre.
- Ensure new retail centres have direct access to a major road and good access to public transport.
- Limit the amount of dispersed retail in industrial zones.
- Provide an appropriate forward land supply for retail and activity centre development to meet the current and anticipated needs of communities and to stimulate competition.
- To avoid the risk of exacerbating problem gambling.

### Strategies

#### General

- Encourage a mix of retail, office, cafes, entertainment, housing, education and community facilities to locate within activity centres.
- Support accommodation uses above ground level floor space in activity centres subject to appropriate provision of parking and access requirements.

#### Gaming

- Direct the location of gaming machines to venues that makes gaming accessible but not convenient as detailed in Clause 22.07.

#### Retail hierarchy

- Direct new retail development to existing centres, consistent with the role and function described in the Retail Centre Hierarchy included at Clause 22.19-5.
- Support in centre or edge of centre development where it can be demonstrated that there are no adverse impacts on the operation of the retail centre hierarchy.

- Allow the development of new retail centres only where (a) supply in the existing network of centres is constrained, (b) they are justified by demand growth, and (c) where they generate a net community benefit.
- Apply floor space caps at sub regional centre level, in growth areas and in locations where the size or timing of a centre may have an impact on the established retail hierarchy.
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- Direct the location of discount department stores to Central Geelong and sub regional centres.
- Discourage development of new or expanding retail centres where it is demonstrated that there would be a significant economic impact of 10% or more on a nearby centre.

#### Planned centres

- Ensure that the use and development of any planned centre is consistent with an approved Development Plan or Precinct Structure Plan.

#### Uses

- Encourage new supermarket developments to provide floorspace for other uses including specialty shops, delis, hospitality, small showrooms, housing, entertainment and small offices where appropriate.
- Support development that addresses service gaps identified in Greater Geelong's retail system, taking into account the effect on existing levels of retail competition and customer choice.

#### Commercial and industrial land

- Discourage the rezoning of land to the commercial 2 zone and direct new use and development to existing commercial 2 zoned land. Where a planning permit is required for use, discourage supermarket and shop uses from establishing in the commercial 2 and industrial 3 zone.
- Discourage retail use and development in industrial areas unless associated with an industrial use occurring on the land or it can be demonstrated that it will meet the needs of people employed in the area.
- Where a planning application for use is required to expand an existing supermarket based centre within the commercial 2 and industrial 3 zone, ensure that the development does not have a significant economic impact on a nearby centre(s) identified within the Retail Centre Hierarchy and that the centre provides a net community benefit.

#### Restricted retail uses

- Direct restricted retail use and development to nominated homemaker precincts as identified in the Retail Activity Centre Hierarchy included at Clause 22.03.
- Support the development of smaller scale, higher density restricted retail uses such as homewares within activity centre in preference to identified homemaker precincts.

#### Preferred location

- Locate any new retail centres on sites that have existing or potential future access to public transport services in addition to quality road access for private vehicles.
- Encourage development of a dense network of convenience based local centres within walking distance for all residential areas of Greater Geelong (approximately 800m). This network should, where possible, reduce the need for shoppers to travel long distances from home to access day to day needs.
- Support the vertical growth of activity centres to reduce the need to rezone land, assist in meeting future forecast demand and help achieve more walkable centres.

#### Design and Layout

- Encourage the redevelopment of car parking areas for commercial and residential uses where adequate car parking requirements can be achieved.

#### Retail Demand

- Support the expansion of centres generally consistent with the supportable floor space demand identified in the table 1.
- Direct retail growth in line with the retail demand identified in the the following table:

**Table 1 Supportable Retail Floor Space Guidelines to 2031\*^**

Centre Name	Total floor space including existing, vacant and planned floor space sqm 2014	Total floor space demand sqm 2031	Amount of supportable floor space sqm 2031 <sup>†</sup>
<b>Regional Centre</b>			
Central Geelong	252,100	283,900	+31,800
<b>Sub Regional Centre</b>			
Belmont	44,000	51,500	+7,500
Waurm Ponds	42,800	54,700	+11,900
Corio SC	29,900	38,000	+8,100
Leopold	23,000	17,000	-6,000
Armstrong Creek	40,000	34,000	-6,000
<b>Specialised Centre</b>			
Pakington St	42,700	46,800	+4,100
<b>Town Centre</b>			
Ocean Grove	16,100	15,100	-1,000
Drysdale	17,400	18,500	+1,100
Lara	12,300	15,300	+3,000
Barwon Heads	9,800	9,300	-500
Portarlington	7,200	8,000	+800
St Leonards	3,300	4,300	+1,000
<b>Neighbourhood Centres</b>			
Shannon Ave (Geelong West)	12,900	15,000	+2,100
Separation Street	6,000	6,400	+400
Pakington Street (Newtown)	8,600	9,200	+600
Highton	7,100	8,100	+1,000
Newcomb Central	6,800	8,700	+1,900
Geelong East	6,100	7,000	+900
Bellarine Village	6,900	8,700	+1,800
Bell Post SC	5,800	7,300	+1,500
Barrabool Hills Shopping Centre	3,800	5,000	+1,200
Shannon Ave (Newtown)	4,900	5,400	+500
Ocean Grove (Marketplace)	7,200	13,200	+6,000
Vines Road	3,200	3,600	+400
Fyansford	11,800	5,200	-6,600
Grovedale Central	2,700	3,100	+400
Dorothy Street	1,800	2,000	+200
Ash Road	1,800	2,000	+200
Rosewall	2,800	3,000	+200
Jetty Road	6,500	3,300	-3,200
Warralily	6,000	3,300	-2,700
Lara W	4,700	600	-4,100
Armstrong Creek West	3,000	1,400	-1,600
Horseshoe Bend	7,000	3,400	-3,600

Kingston Downs	4,700	2,300	-2,400
Homemaker Centre			
Drysdale	2500	2,800	+300
Surf Coast Hwy	20,000	24,500	+4,500
Geelong Gateway	33,600	37,400	+3,800
Geelong West	22,100	24,000	+1,900
Waurm Ponds	31,900	39,000	+7,100
Melbourne Rd (Norlane)	23,600	26,900	+3,300
Melbourne Rd (North Geelong)	14,300	16,400	+2,100
Sinclair St	3,200	4,500	+1,300
Anakie Road	5,500	6,300	+800
Bacchus Marsh Road	18,500	9,000	-9,500
Leopold Central	12,300	12,900	+600
Armstrong Creek	25,000	21,000	-4,000

\* Supportable floor space is defined as all retail uses  
 # Where the amount of supportable floor space includes a 'minus', the size of this centre already exceeds retail demand.  
 \* This table will be updated prior to exhibition of a formal planning scheme amendment. Refer to Table 10 in the Implementation Plan for an updated list of changes since 2014.

**21.19-3 Application Requirements**

The following information is required to be submitted with a planning application or request to rezone land:

- A written assessment of the proposal against this clause
- Floor plans which show the proposed size and use of all premises on the subject site.

**21.19-4 Implementation**

These strategies will be implemented by:

**Using policy and the exercise of discretion**

Using the Assessment Criteria for Retail Planning Applications Policy at Clause 22.03.  
 Using the Gaming Policy at Clause 22.57.

**Further work**

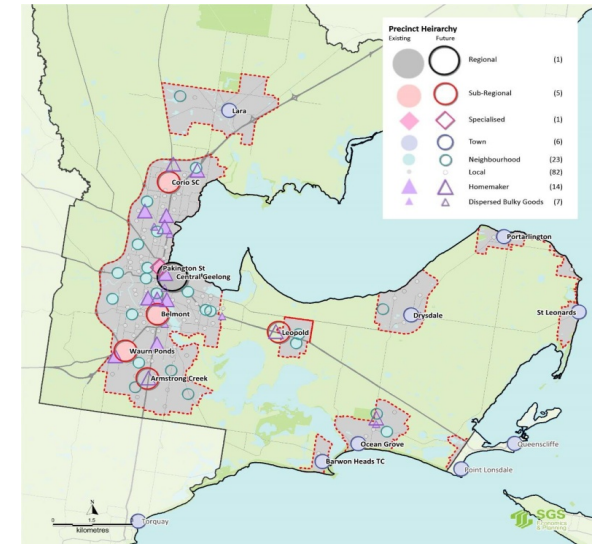
- Prepare Structure Plans or Urban Design Frameworks for Belmont Sub Regional Centre and Highton Neighbourhood Centres to guide the ongoing development of these centre.
- Prepare a Structure Plan for Pakington Street (Geelong West) and the Grodon Ave Homemaker Precinct. The plan should consider rezoning opportunities and review the role of the Gordon Ave Homemaker Precinct.
- Prepare a Structure Plan or Urban Design Framework for Separation Street Neighbourhood Centre to facilitate growth of the centre and streetscape improvements.

**References**

*Greater Geelong Gaming Policy Framework, City of Greater Geelong, 2007.*  
*Armstrong Creek Town Centre, Precinct Structure Plan, March 2014*  
*City of Greater Geelong Retail Strategy, SGS Economics and Planning, 2016*  
*City of Greater Geelong Retail Strategy – Implementation Plan*

**21.19-4 City of Greater Geelong Retail Centre Hierarchy**

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Type of Centre	Level in Hierarchy	Indicative retail floorspace range	Centres
Regional	A major retail centre that serves a wide catchment and is anchored by one or more department stores, discount department store(s), supermarket(s), mini major(s) and speciality stores. Often associated with bulky goods adjacent to or near the core retail centre. Provides a full range of retail needs and more successful when associated with entertainment and leisure activities such as cinemas and restaurants or niche retail precincts	More than 100,000 sqm	Geelong CBD
Sub-Regional	A major retail centre that serves a wide catchment (but smaller than a regional centre) and is anchored by	15,000 to 60,000 sqm	Belmont, Waurm Ponds, Corio, Leopold, Armstrong Creek

	one or more discount department stores, supermarket(s), mini major(s) and speciality stores. Because of their smaller size, they have less provision for higher-order activities including full-line department stores, and the range of specialty shopping is less extensive.		
Specialised	More traditional major centres that have grown from strip shopping centres and which are typically located along main arterial routes and/or public transport nodes Tend to capture niche trade from wider catchments in addition to having an important community role as the focus for retail, civic, and community uses.	15,000 to 60,000 sqm	Pakington St (Geelong West)
Town Centre	Major community shopping locations providing weekly grocery shopping for the local township in combination with specialty store shopping that also services visitors to the region	2,000 to 20,000 sqm	Ocean Grove, Drysdale, Lara, Barwon Heads, Portarlington, St Leonards
Neighbourhood	A retail centre that serves a neighbourhood catchment and is anchored by one or more supermarkets plus speciality stores	2,000 to 15,000 sqm	Shannon Ave (Geelong West), Separation St, Pakington St (Newtown), Highton, Newcomb Central, Geelong East, Bellarine Village, Bell Post SC, Barrabool Hills SC, Shannon Ave (Newtown), Ocean Grove (Marketplace), Vines Rd, Fyansford, Grovedale Central, Dorothy St, Ash Rd, Rosewall, Jetty Rd, Warralily, Lara W, Armstrong Creek W, Horseshoe Bend NE, Kingston Downs
Local	Small groups of shops serving a limited catchment, and typically providing for the daily convenience needs of residents in the surrounding area	Up to 5,000 sqm	Dispersed location across the municipality

Homemaker	A collection of bulky goods stores, generally comprising furniture, white goods, electrical, floor and window coverings, lighting, hardware and related retail operations Can be adjacent to core retail centres or in stand-alone precincts	5,000 to 50,000 sqm	Surf Coast Hwy, Geelong Gateway, Geelong West, Waurn Ponds, Melbourne Rd (Norlane), Melbourne Rd (North Geelong), Sinclair St, Anakie Rd, Bacchus Marsh Rd, Leopold Central, Armstrong Creek
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# Clause 22.03 Assessment Criteria for Retail Planning Applications

GREATER GEELONG PLANNING SCHEME

GREATER GEELONG PLANNING SCHEME

## 22.03 Assessment Criteria for Retail Planning Applications

28/01/2010  
C129(Part 1)

This policy applies where a planning scheme amendment or planning permit application is required for the use and/or development of land for a new or expanded provision of retail floorspace.

### Policy Basis

The City of Greater Geelong is forecast to experience significant population growth increasing the demand for new and expanded retail services. It is critical to ensure our community has access to every day services within a 20 minute drive from home. Our retail centres support a range of uses including retail, commercial, accommodation, community, cultural, education, social, entertainment, leisure and civic services.

The City of Greater Geelong Retail Centre Hierarchy has been established to articulate the role and function fulfilled by centres of different sizes. Undermining the hierarchy by allowing out of centre development could have serious implications for the viability of existing centres, together with implications for ongoing business viability, jobs and future investment. The retail centre hierarchy can be found at Clause 21.19.

The expansion of several existing centres in Greater Geelong are constrained particularly at the subregional and neighbourhood centre level. Expansion of these centres should consider opportunities to make better use of at grade car parking areas and expand in a vertical direction.

Supermarket based centres should be within a walkable distance to existing residential areas to limit car usage, encourage urban consolidation and better utilise existing infrastructure.

Growth should be directed to the locations identified in Clause 21.19. The amount of growth supportable within these locations will be determined by stringent application requirements identified within this clause.

Out of centre development or development which challenges the role and function of a centre identified in the retail hierarchy are considered to be high impact proposals and must deliver a clear net community benefit.

New development should provide high quality built form outcomes which are sympathetic to the character of the surrounding area and minimises amenity impacts on nearby sensitive land uses.

### 22.03-1 Objectives

- To ensure that applications or rezoning requests for new and expanded centres establish a demand for such use and demonstrate that there are no adverse impacts on nearby centres or the operation of the retail centre hierarchy.
- To support the viability of centres identified in the retail hierarchy.
- To ensure all high impact retail development provides a clear net community benefit
- To guide consideration of applications involving an increase in a floor space cap, in order to consider changing retail trends and demands.
- To ensure the design and layout of new or expanding centres minimise amenity impacts on surrounding sensitive land uses and that development contributes positively to the streetscape and surrounding urban area.

### 22.03-2 Strategies

- Where a planning permit is required for the use, or where it is proposed to amend the Scheme to enable new retail development, an application must demonstrate how the proposal aligns with the adopted retail hierarchy in terms of:
  - a) location – relative to the existing centres network identified in the retail hierarchy at Clause 21.09-4

- a) indicative size – assessed against the floorspace caps and floor space guidelines at clause 21.09-2
- b) centre role - assessed against the expectations of centre level within the hierarchy as outlined in the table at Clause 21.09-4
  - Proposals that are consistent with the retail hierarchy are considered to be low impact and should submit an Economic Impact Assessment.
  - Proposals that are deemed to be inconsistent with the retail hierarchy will be considered a high impact proposal and will be required to submit an Economic Impact Assessment and a Net Community Benefit Assessment.
- Ensure that where a centre exceeds a floor space cap, that the proposal will not impact on the timing, delivery and viability of other retail centres including planned centres..

### Buildings and works applications

Where a planning permit is required for buildings and works the development must:

- Ensure blank walls and loading bays are not adjacent to sensitive land uses and key entry points to a centre.
- Ensure illuminated signage is not located near sensitive land uses.
- Ensure new development provides visually interesting and active street frontages where buildings abut the street or a public space.
- Ensure car parking areas do not visually dominate the front setback area of a retail centre by providing landscaping and car parking to the side or rear of a centre. Ensure there are safe and convenient pedestrian connections from car parking areas and the surrounding footpath network to the entrance(s) of a retail centre 22.03-3

### Application Requirements

The following information should be submitted with an application, as appropriate:

### Economic Impact Assessment

The following issues and information are required to be addressed as part of an economic impact assessment:

- General
  - Amount of retail floorspace (in m2).
  - Number of retail tenancies and sizes.
  - Type of retail floorspace (e.g. supermarket, discount department store, etc).
  - Other non-retail components where applicable.
  - Assessment of the proposals compliance with the recommendations of the City of Greater Geelong Retail Strategy 2016, including any specific recommendations for the centre including supportable floor space, trade area catchments etc
  - Assessment of any likely impact on existing, planned or approved retail facilities.
  - Description of anticipated benefits to the community (whether or not these can be monetised).
  - Estimated net employment impacts compared to the projected impacts if in alignment with the existing City of Greater Geelong Retail Hierarchy.
- Retail Supply:
  - The existing supply of retail floorspace serving the catchment, by type and size.
  - Details of any other proposals for new or expanded retail development in the catchment or beyond, which could have an effect on the viability of the proposal or planned development.
  - The main features of the existing hierarchy of retail centres which serve the catchment, and show where the proposed retail floorspace would fit into the Greater Geelong retail centre hierarchy as detailed in Clause 21.19 of the Municipal Strategic Statement.

- Evidence as to the extent to which the existing supply of retail floorspace is adequate to meet existing and foreseeable demand levels over a 15 year period.
- Whether there are any existing retail gaps in merchandise/services which the proposal will fill
- Retail Demand:
  - The need or demand for new or expanded retail floorspace provision to serve the identified catchment, taking into consideration the recommendations contained in Clause 21.19 of the Municipal Strategic Statement
  - The current catchment population, forecast population and retail spending growth rate for a 15 year period.
  - The extent to which the proposal will draw trade from beyond the catchment, and from passing trade.
  - Whether the proposed or expanded retail provision would mean an expansion in the size of the catchment of that centre.
  - Impacts on the trade areas of nearby centres and the effect this may have on centres within those trade areas.
- Escape Spending:
  - Estimates of existing levels of escape spending from the catchment.
  - Estimates on the share of this escape spending that could reasonably be retained by the proposal.
- Impact On Existing Retail Facilities
  - Assessment of the expected trading effects on existing or planned retail facilities based on each of the following scenarios; where relevant:
    - The proposal did not go ahead and existing centres in the trade area continue to trade.
    - The proposal is located adjoining an existing nearby centre already identified in the retail hierarchy or
    - Where an out of centre development is proposed, if the centre was approved.
  - Demonstration of the extent to which the proposal is expected to lead to an overall improvement in the provision of retail facilities to the catchment population, and highlight the potential for retaining spending that would otherwise escape to other centres.
  - Demonstrate that the proposal will improve access to services by reducing travel times for residents.
- High impact proposals must demonstrate a net community benefit. The assessment must:
  - Establish a realistic outlook of what the floor space provision (growth) may be in the catchment, in the absence of the proposal over the coming 10 years (base case).
  - For an out of centre proposal, consider what the costs and benefits to the community are, if the out of centre proposal was to proceed as proposed.
  - Compare the costs and benefits of the proposal against the costs and benefit of the established base case.
  - Quantify and monetise the costs and benefits of the proposal versus the base case
  - As a minimum, the following costs must be considered:
    - Greater motorised travel externalities (air pollution, greenhouse gas emissions, congestion)
    - Reduced consumer surplus (shoppers paying more in vehicle operating costs to achieve similar retail service outcomes)
    - Foregone opportunities for more consolidate urban development in the district
    - Potentially, blighting of seriously impacted competing centres within the planned hierarchy (persistent vacancies, vandalism etc)

- Potentially, foregone opportunities for co-location of retail services with community services
- Potentially, foregone employment development through displacement of strategic business land.
- As a minimum, the following benefits must be considered:
  - Improved amenity and place quality at the out of centre location achieved through retail development

Potentially, earlier provision of expanded retail services for the catchment population. The Responsible Authority may waive any of the above requirements relating to an economic impact assessment.

#### Out of centre applications

An application for an out of centre development must demonstrate:

- Why the proposal cannot be accommodated within an existing centre identified in the retail hierarchy, and
- Why the proposal cannot be accommodated on the edge of an existing centre identified in the retail hierarchy.
- That the proposal will not significantly impact on the character and amenity of the surrounding area.
- That the location of the centre will reduce travel times for the community when compared to nearby existing centres with a similar retail offer.
- That the centre has excellent connectivity to the surrounding residential area(s).
- That the proposal will not result in traffic and safety conflicts between cars, trucks and pedestrians external to the site.

#### 22.03-4 References

City of Greater Geelong Retail Strategy, July 2016.

# Schedule to Clause 34.01 Commercial 1 Zone

GREATER GEELONG PLANNING SCHEME

27/11/2014  
C259

## SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

Land	Maximum leasable floor area (m2) for office	Maximum leasable floor area (m2) for shop (other than restricted retail premises)
Certificate of Title Vol. 9960 Fol. 950 and Lot 2, Certificate of Title Vol 10982 Fol 810 located at the corner of Princes Highway and Pioneer Road, Grovedale	None specified	38,100
Corio Shopping Centre, crn Purnell and Bacchus Marsh Road, Corio	None specified	27,400
Bellarine Gateway Plaza, 621-639 and 641-659 Bellarine Highway, Leopold.	None specified	23,000
Lara West Neighbourhood Activity Centre, Lara	None Specified	5,000
Kingston Downs Neighbourhood Activity Centre, Grub Road, Ocean Grove	None Specified	7,650
Armstrong Creek East Precinct Neighbourhood Activity Centre	None specified	6,000
Armstrong Creek East Precinct Local Activity Centre	None specified	1,000
Jetty Road Neighbourhood Activity Centre, Drysdale	1,000	6,000
Armstrong Creek West Precinct Neighbourhood Activity Centre	None specified	3,000
Armstrong Creek West Precinct Whites Road Local Activity Centre	None specified	1,000
Armstrong Creek West Precinct Boundary Road Local Activity Centre	None specified	500
Armstrong Creek West Precinct Train Station Local Activity Centre	None specified	1,000
Armstrong Creek Town Centre Precinct 1	None specified	40,000
Armstrong Creek Horseshoe Bend Precinct North East Neighbourhood Activity Centre	None specified	7,000
Armstrong Creek Horseshoe Bend Precinct Southern Local Activity Centre	None specified	1,000
Armstrong Creek Horseshoe Bend Precinct Western Local Activity Centre	None specified	1,000