

Appendix D ADR Retail Assessment Report



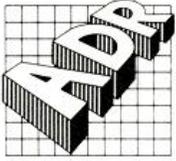
**MOOROOPNA WEST GROWTH CORRIDOR
RETAIL ALLOCATION**

Prepared for; Greater Shepparton City Council
By; Applied Development Research Pty Ltd
October 2008

**CONFIDENTIALITY, PROPRIETARY AND WARRANTY-EXCLUSION
CLAUSES**

This report was prepared by Applied Development Research Pty Ltd at the request of and for the exclusive use of the Greater Shepparton City Council. It is confidential and Applied Development Research Pty Ltd retains any and all intellectual property in it. Any unauthorised copying of it by persons other than the Greater Shepparton City Council, or any use of it without acknowledgement of its authorship, is an infringement of copyright.

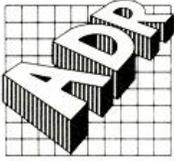
This report records the statistical results, the perceptions and conclusions developed by Applied Development Research Pty Ltd, as a result of its investigations into the matters the subject of its commission. The information on which particular statements, perceptions or conclusions are based is, where practicable, identified in the Report and otherwise can be particularised by Applied Development Research Pty Ltd and data obtained from third parties. Whilst in all cases Applied Development Research Pty Ltd has taken steps to verify its sources and taken care in its recording, reproduction and / or treatment of data, the Report should be understood as an opinion drawn from the available evidence and Applied Development Research Pty Ltd to the fullest extent permitted by law disclaims any representations or warranties expressed or implied in this report, or any liability therefor.



CONTENTS

1. Introduction	3
1.1 Specific Investigations	3
1.2 Reporting Framework	3
1.3 Report Summary	4
2. The Site	6
2.1 Mooroopna West Growth Corridor	6
2.2 Future Resident Expenditure Profile	6
2.3 Mooroopna Activity Centre Network	7
3. Mooroopna West Growth Corridor Retail Options	10
3.1 Planning Considerations	10
3.2 Activity Centre Provision	11
4. Local Cluster Site Requirements	13
4.1 The Initial Cluster (Precinct C)	13
4.2 The Second Cluster (Precinct A)	14
5. Recommendations	17

Map 1: Mooroopna West Growth Corridor Retail Allocation and Activity Centre Network



1. Introduction

Maunsell Australia Pty Ltd (Maunsell) is preparing an Outline Development Plan (ODP) on behalf of the Greater Shepparton City Council (Council) for the Mooroopna West Growth Corridor Study Area (Study Area) comprises 331 ha that will become an extension of the existing urban area. The study area is currently zoned variously Residential 1, Farming and Urban Floodway. One element of the ODP is the investigation and allocation of appropriate retail land uses to service the new residents and complement the retail component of the existing activity centre network serving the adjacent urban area. The Council have commissioned Applied Development Research Pty Ltd (ADR) to conduct an assessment of the future retail requirements for the study area, a floorspace based site allocation for DCP purposes and a breakdown of the proposed retail operation/s to supplement the ODP documentation.

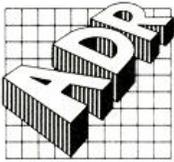
1.1 Specific Investigations

The specific investigations to be undertaken as outlined in the proposal are;

1. An inspection and review of the Corridor and the surrounding Mooroopna residential development and retail network with council officers.
2. Obtain and review relevant documentation including;
 - Mooroopna West Growth Corridor Outline Development Plan,
 - Mooroopna West Growth Corridor Development Contribution Plan,
 - City of Greater Shepparton Economic Development Strategy,
 - Greater Shepparton 2030 Reports,
 - Documents pertaining to Mooroopna Retail proposals including Amendment C95, and
 - City of Greater Shepparton Housing Strategy.
3. Develop and assess Retail Options for the Mooroopna West Growth Corridor and implications for the existing and potential future Mooroopna Retail network.
4. Access the opportunities for co-location with community facilities and related land uses, and
5. Provide specific data for inclusion in the Mooroopna West Growth Corridor ODP and DCP documentation.

1.2 Reporting Framework

Section 2 'The Site'; presents the results of the site inspection and staging considerations, estimated expenditure from future residents, and the surrounding Activity Centre network.



Section 3 ‘Retail Options’; addresses planning considerations including future population growth, and a broad definition of requirements to service the new residents and existing residents adjacent to the Study Area.

Section 4 ‘Local Cluster Floorspace and Site Requirements’; establishes catchments and applies expenditure market shares and turnover per sqm to estimate sales and floorspace for the retail anchor traders and translates this floorspace and site requirements for the Local Cluster retail components.

Section 5 ‘Recommendations’; presents the floor area site requirements for DCP purposes and site area allocation by location for the ODP documentation

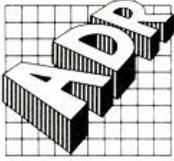
1.3 Report Summary

1. The uncertain future supermarket provisions at the Mooroopna CBD and Echuca Road have impacted the consideration of future options for the provision of retail facilities to service the Mooroopna West Growth Corridor residents and the adjacent established residential population.
2. In providing for unknown future conditions the Local Cluster retail assessment for the Mooroopna West Growth Corridor recommends a Precinct C Local Cluster (see Map 1) initially serving Clusters B and C, Archer’s Field Estate and the existing population through to Echuca Road and north of Homewood Drive.
3. Subsequently and subject to demand establish a second Local Cluster in Precinct A (see Map 1) capable of serving Precincts A and B and existing population south of MacIsaac Road should this be required. Note the initial Cluster would draw additional customers from the north with the development of Precinct D and lose some customers from Precinct B to the later Cluster in Precinct A.
4. Recommendations.

From the investigations undertaken in this assessment the following actions are recommended;

Floorspace based site allocation for DCP purposes;

Allocate a 0.4 ha site for the retail (shopping/commercial) component of a future Local Cluster development in Precinct C (indicative location as shown on Map 1).

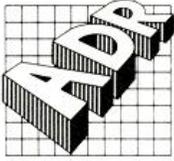


Allocate a 0.27 ha site for the retail (shopping/commercial component) of a future Local Cluster development in Precinct A (indicative location as shown on Map1).

Proposed retail operations to supplement the ODP documentation

A staged Local Cluster in Precinct C offering when fully developed a convenience supermarket with liquor capped at a 600 sq m unit and a total floorspace capped at 900 sqm (indicative location shown on Map 1).

A smaller second and later Local Cluster in Precinct A comprising a convenience supermarket without liquor capped at a 400 sqm unit and a total floorspace capped at 600 sq m (indicative location as shown on Map 1).



2. The Site

2.1 Mooroopna West Growth Corridor

The Site comprises the Mooroopna West Growth Corridor Study Area (See Map 1).

The topography of the study area and the presence of the Shepparton Bypass to the west of the study area have restricted the development to a series of four Development Precincts (Precincts) and a proposed estate abutting the western edge of the township urban area and extending to the Urban Floodway zone. The four Precincts, from south to north have the following capacity populations; Precinct A 1,944 persons, B 415 persons, C 522 persons and D 1,487 persons giving a total population of 4,404 persons. The current proposal is to develop the Study Area progressively commencing with Precincts B and C followed by A and finally precinct D.

2.2 Future Resident Expenditure Profile

In estimating the future resident expenditure profile and capacity Marketinfo data for 2006/07 was sourced based on the existing population of the Mooroopna Urban Area. Based on this average the per capita profile for the Mooroopna Urban Area and Victorian Other Urban is presented in Table 1 and the potential for the Study Area in Table 2.

Table 1; Mooroopna Urban Area Expenditure Profile and Victoria Other Urban Comparison 2006/2007

Expenditure Category	Mooroopna UA (\$)	Vic. Other Urban (\$)
Food	3,919	4,006
Liquor	525	549
Café and Restaurants	322	366
Take-Away Food	476	485
Apparel	1,086	1,168
Homewares	913	988
Bulky Goods	982	1,056
Leisure	1,329	1,427
Services	285	321
Total	9,837	10,365

Source; Marketinfo 2007, Market Data Systems Pty Ltd and ADR

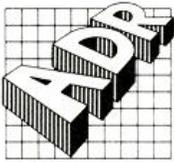


Table 2; Mooroopna West Growth Corridor Study Area
Future Residents (4,404 persons) Expenditure
Profile 2006/2007

Expenditure Category	Mooroopna WGC (\$m)
Food	17.259
Liquor	2.312
Café and restaurants	1.418
Take-Away Food	2.096
Apparel	4.783
Homewares	4.021
Bulky Goods	4.325
Leisure	5.853
Services	1.255
Total	43.322

Source; Marketinfo 2007, Market Data Systems Pty Ltd,
Maunsell and ADR

The data identifies the Mooroopna Urban Area, at an annual per capita expenditure of \$9,837.00, is marginally (5.1%) below the Victorian Other Urban but only 2.2% lower in the 'food' category. Based on this data the Study Area will contribute \$43,322,000.00 (2006/07 dollar values) to the surrounding Activity Centre network of Mooroopna and Shepparton when fully developed, \$23,085,000.00 in food (including liquor and prepared food) and \$20,207,000.00 in non food merchandise and services.

2.3 Mooroopna Activity Centre Network

From Map 1 it can be seen that the Mooroopna CBD will serve the future residents of the Study Area (and also Shepparton higher order Activity centres). The Greater Shepparton 2030 Strategy proposed an Activity Centre Hierarchy for the region which has been incorporated into the Municipal Strategy Statement (MSS) of the Planning Scheme see Table 3 as presented in GS 2030 (following page).

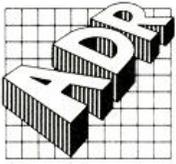
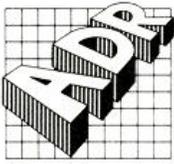


Table 3: Greater Shepparton 2030; Proposed Hierarchy of Activity Centres

Level in Retail Hierarchy	Centre (in descending size order)	Role
Regional Centre	Shepparton CBD	Regional Centre with a mall. The focus of speciality retail, tourist shops and venues, entertainment (cinemas, clubs, cafes and restaurants). Serves the Goulburn Valley and part of the Riverina. In competition with regional centres at Bendigo, Albury-Wodonga, Benalla, Wangaratta, Melbourne
Sub-regional Centres	Shepparton Marketplace Mooroopna CBD Shepparton Plaza	Important commercial areas, particularly for a range of convenience shopping and for non-food and speciality retailing.
Townships/ Neighbourhood Centres	Shepparton East (proposed) Shepparton South(proposed) Fairley's IGA (Numurkah Rd) Bi Lo (Mooroopna) Tatura	Self-sustaining centres in terms of convenience shops for weekly shopping.
Town/Local Centres	Murchison Merrigum Dookie Local Shops in Shepparton	Townships and small local shops for everyday convenience goods.
Bulky Goods	Benalla Road Melbourne Road Numurkah Road	Serves retail needs for bulky goods shopping, homemaker and building supplies/hardware etc.

Source; Greater Shepparton 2030 Background and Analysis Report No 5.

The Mooroopna Activity Centre network is dominated by the Mooroopna CBD and while it is designated as a Sub-regional Centre the two retail anchors; Fishers Supa IGA and the SPC factory Outlet are both limited range supermarket outlets, representing food focus even though the latter reflects a broad but low frequency customer base. The only other facility of significance is the Coles outlet, previously a Bilo on Echuca Road. In reviewing the Expert Witness Evidence documents pertaining to Greater Shepparton Planning Scheme Amendment C95 (SGS Economics and Planning, Essential Economics Pty Ltd and Urbis Pty Ltd) it appears that there are a number of possible future scenarios for the Mooroopna CBD.



The current Situation

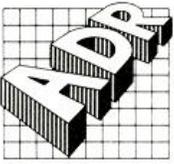
The current provision of supermarkets (Essential Economics Pg 6) is the Fishers Supa IGA in the order of 1,250 sq m retail floorspace, on the northern side of the Highway, and the SPC factory outlet of some 1,510 sq m on the southern side, in addition the Echuca Road Coles outlet is identified as having a retail floor area of approximately 2,200 sq m. These traders were observed as part of the Study Area field inspection along with the small group of outlets mainly offices and a reception centre on the corner of Echuca-Mooroopna Road and MacIsaac Road. This small one sided strip reflects the loss of a local retail function where a market focused sustainable anchor operator was not included in the initial offer. Recent innovations and market movements in the area of food retailing combined with current planning parameters have generated small scale supermarket outlets that can serve local markets thereby offering sustainable local clusters to service the convenience needs of both new and established communities.

Current Proposals

Also inspected were the sites for the two current Retail proposals at the Mooroopna CBD. A Coles Anchored development is proposed on the southern side of the McLennan Street (Midland Highway) of 4,253 sq m comprising a Coles supermarket of 2,694 sq m, a mini Major at 679 sq m and 9 specialty outlets totalling 880 sq m (Urbis Pg 2). A further proposal is with Council for a supermarket anchored development in the Mooroopna CBD on the northern side of the Midland Highway. This proposal comprises a Safeway supermarket of 3,100 sq m and 1,350 sq m of small tenancies (Essential Economics PG 5). Both these proposals would be removing a component of existing floorspace from their respective sites. It is noted that the Panel hearing for Amendment C 95 found in favour of the amendment and the associated planning permit. While both are subject to modification the outcome progresses the southern proposal to be anchored by a Coles supermarket.

Conclusion

The uncertain future supermarket provisions at the Mooroopna CBD and Echuca Road have impacted the consideration of future options for the provision of retail facilities to service the Mooroopna West Growth Corridor residents and the adjacent established residential population.



3. Mooroopna West Growth Corridor Retail Options

3.1 Planning Considerations

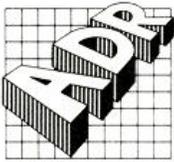
Discussions with council officers confirmed that while local retail proposals for the Mooroopna West Growth Corridor are the province of Council, DPCD input was present through Melbourne 2030. It is noted that further DPCD input could be forthcoming from the proposed update of the Activity Centre Guidelines as outlined in the Retail Policy Review Discussion Paper, October 2008 (Pg 29). At the local level, the Strategy to guide the future growth of Mooroopna, Greater Shepparton 2030, addresses activity centres in Background and Analysis Report No5; Economic Development, specifically local centres are addressed (Pg 37) as part of Retail/Commercial Centres under Objective 4 'To have a hierarchy of viable commercial/retail centres by retaining local and visitor spending within the municipality'. Within this objective Strategy 4.1 notes the complementary role of local centres in providing 'convenience shopping and activities'. Strategy 4.3 includes the following to 'provide for planned local centres in growth areas' and Strategy 4.4 encourages 'a suitable mix of businesses within each centre to ensure viability'.

The Greater Shepparton MSS incorporates the findings of GS 2030, with the 'council (being) committed to limiting the development of free standing centres to specified locations in the municipality's growth corridors' (Pg 2). In the objectives the MSS includes 'to have a hierarchy of viable activity centres' and 'to provide convenient access to a range of activity centres and employment opportunities that can serve the expanded municipality'. (Pg 3)

The strategies to achieve the MSS objectives for Commercial/Retail Centres includes supporting 'a hierarchy of retail centres that promote the primacy of the Shepparton CBD as a multi-functional centre, complemented by a range of local centres for convenience shopping and activities' providing 'for planned local centres in growth areas' and encouraging 'a suitable mix of businesses within each centre to ensure viability'. (Pgs 4 and 5)

It should be noted that both GS 2030 and the MSS reflect the State Planning Policy Framework (Pg 1) to;

- 'Provide a range of shopping facilities in locations that are readily accessible to the community,
- Incorporate and integrate a variety of land uses,
- Provide good accessibility by all modes of transport and safe pedestrian and cycling routes, encourage multi-purpose trip making, and
- Maximise opportunities for the co-location, multiple use and sharing of facilities'.



The other side of planning for the servicing of any future population relates to the growth of the community to be served in the case of Mooroopna the City of greater Shepparton Housing Strategy (DLA March 2008) makes a number of salient observations with regard to the Mooroopna West Growth Corridor;

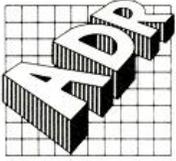
- Growth is expected to be ‘at the rate of 60 dwellings per annum over the next 31 years.’ Further that ‘the sequencing of development should generally result in development occurring east to west (away from the established residential areas) before expanding to the south and north’, (Key Issues Paper Pg 9)
- It is estimated (Background Report Pg 97) that the Mooroopna population will grow by 1,450 persons from 2006 to 2021 and by another 1,470 persons from 2021 to 2031, and
- The Mooroopna population growth is identified as ‘Incremental Change’ (Housing Strategy Pg43), the report notes that ‘Incremental Change Areas have generally been designated in locations that have reasonable access to a range of local shops, facilities, services and amenities.

3.2 Activity Centre Provision

The initial assessment of the Study Area suggested two Local Clusters, one in Precinct A with another in Precinct D, with retail facilities serving the future population north and south of MacIsaac Road. Also that these Local Clusters would penetrate the respective existing populations east to Echuca Road subject to the resolution of the current Mooroopna CBD retail proposals and the resultant trading decisions of the other two supermarkets. Note this could result in a larger Cluster in Precinct A should there be only full line supermarkets in the Mooroopna CBD.

Further investigations following the Study Area field trip and proposed Local Cluster site inspections have identified the following proposal.

1. Given the timing and scale of forecast population growth (1,450 persons 2006 – 2021) approximating Precincts B and C (the first to be developed) and the Archer’s Field Estate to initially establish a Local Cluster in conjunction with open space and minor community services in Precinct C (see Map 1). This site will enable earlier development of a Study Area Cluster and provide a walkable catchment to the early residents (in contrast to the Coles at Echuca Road) and the majority of the existing population north of Homewood Drive. In addition the site is well located with regard to the proposed retirement accommodation and the St. Mary’s school site, and as the Study Area population continues to grow the site will complement the proposed Precinct A Cluster.

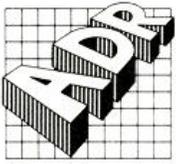


2. With the progressive development of Precincts D and A to establish a Local Cluster in Precinct A co-located with the proposed Primary School and Community Services the size of the Cluster to reflect the level of competition in the Mooroopna CBD and at Echuca Road when the Cluster is implemented.

Conclusions

In providing for unknown future conditions the Local Cluster retail assessment for the Mooroopna West Growth Corridor recommends a Precinct C Local Cluster (see Map 1) initially serving Clusters B and C, Archer's Field Estate and the existing population through to Echuca Road and north of Homewood Drive.

Subsequently and subject to demand establish a second Local Cluster in Precinct A (see Map 1) capable of serving Precincts A and B and existing population south of Mac Isaac Road should this be required. Note the initial Cluster would draw additional customers from the north with the development of Precinct D and lose some customers from Precinct B to the later Cluster in Precinct A.



4. Local Cluster Site Requirements

The parameters for identifying the local cluster site requirements are based on; the proposed staging of the corridor development, the level of available expenditure and the trading expectation of a small supermarket operator to anchor the cluster and provide sustainability. Industry sources advise that small independent supermarkets usually draw a 20% market share of the available catchment expenditure and target annual turnover in the ACCC nominated range of \$7,600.00 - \$8,400.00 per sqm per annum (leasable floorspace). The following analysis for the purposes of the ODP and DCP are for planning purposes and any future development proposal would be subject to a detailed site specific justification.

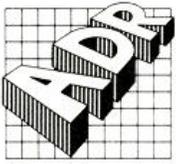
4.1 The Initial Cluster (Precinct C)

The nominated site for the Initial Local Cluster location is on the proposed Study Area North South Road adjacent to the designated open space in Precinct C. This site is accessible to Study Area residents (Precincts C and D) by the North South Road and existing residents beyond the Study Area by MacIsaac Road and the future extension of Kalimna Drive

It is proposed that in the future as Precinct D is developed an expansion of this initial Cluster will be required and that the site requirement for this expansion be land banked as part of the initial site allocation.

Table 4; Initial Cluster Proposal Retail Component Small Supermarket

Catchment Components	Population 2006/capacity	Expenditure \$m 06/07 per annum (20% share)		Store size sqm (leasable) at \$7,000.00 per sqm	
		Food	Food/Liquor	Food	Food/liquor
Corridor Precincts B and C (Capacity)	973	0.762	0.865	109	124
Archer's Field Estate	450	0.353	0.400	50	57
Existing Pop North of Homewood Drive	2,050	1.607	1.822	230	260
Initial Local Cluster Stg 1	3,473	2.722	3.087	389	441
Precinct D less Precinct B	1,036	0.812	0.921	116	132
Initial Local Cluster Stg 2	4509	3.534	4.008	505	572



Source; Marketinfo 2007, Market Data Systems Pty Ltd, ABS, Industry Sources & ADR

Based on the Table 4 data above the Stage 1 Initial Local Cluster retail component would support a convenience supermarket of between 389 sq m without liquor, and 441 sq m including liquor. Given industry standards the data suggests a convenience supermarket capped at a 400 sq m unit without liquor supported by 200 sq m of small tenancies, a total floorspace capped at 600 sq m. The total centre size of 600 sq m with parking at 4.5 spaces per 100 sq m would require an overall site allocation of 2,625 sq m (rounded up to 0.27 ha).

The expansion to Stage 2 would, based on the above data, would result in an Initial Local Cluster retail component that would support a convenience supermarket of between 505 sq m without liquor, and 572 sq m including liquor. Given industry standards the data suggests a convenience supermarket capped at a 600 sq m unit with liquor supported by 300 sq m of small tenancies, a total floorspace capped at 900 sq m. The total centre size of 900 sq m with parking at 4.5 spaces per 100 sq m would require an overall site allocation of 3,937 sq m (rounded up to 0.4 ha).

Subject to future conditions the second stage of the Initial Cluster may not eventuate and the balance of the allocated site could form an appropriate element of the public realm. This outcome could be the result of the redevelopment of the current Echuca Road facility as a small Local Cluster serving a proportion of the existing population north of Homewood Drive.

4.2 The Second Cluster (Precinct A)

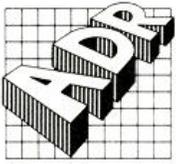
The nominated site for the Second Local Cluster is on the proposed North South Road serving Precincts A and B with access to the existing population to the East through to Echuca Road via Knight Street. Given the proximity of the Mooroopna CBD and the unknown composition of its future supermarket provision three options for the Second Cluster Proposal are suggested.

Option 1

This is the smallest Option and responds to a Coles full line outlet and an expanded full line IGA outlet (potentially located at the proposed Safeway site) in the Mooroopna CBD. In this instance the Second Cluster would serve Precincts A and B with a small penetration of the established residential area.

Option 2

A medium Option responds to a single full line supermarket, either Coles or Safeway and the existing IGA (not full line) forming the supermarket offer at the Mooroopna CBD. Under these conditions the Second Cluster would serve Precincts A and B and a



significant minority component of the adjacent existing residential population east of the Study Area north of the CBD and bounded by Echuca Road and the floodway north of Knight Street. The extent of this latter penetration would be conditional upon the establishment of a Local Cluster at the Echuca Road Site.

Option 3

This final Option assumes both Safeway and Coles have full line outlets in the CBD and the IGA relocates to the proposed second Cluster serving both the Precincts A and B and serves as a the Local Cluster for the adjacent existing residential population Should a Local Cluster develop at the Echuca Road site then Option 2 would apply.

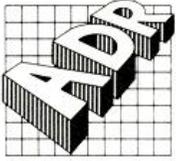
However, given the future timing of the Second Local Cluster in the 2030's based on the City of Greater Shepparton Housing Strategy and the uncertainty of the Mooroopna CBD supermarket provision at that time, the Second Local Cluster is proposed at maximum scale providing a land bank capable of responding to the likely market condition applying when it comes to implementation.

Table 5; Second Cluster Proposal Retail Component Small Supermarket Option 3

Catchment Components	Population 2006/capacity	Expenditure \$m 06/07 per annum (20% share)		Store size sqm (leasable) at \$7,000.00 per sqm	
		Food	Food/Liquor	Food	Food/liquor
Corridor Precincts A and B (Capacity)	2,395	1.877	2.129	268	304
Existing Population	1,631	1.278	1.450	183	207
Total	4,026	3.163	3.579	452	511

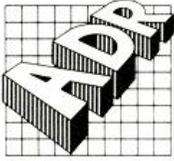
Source; Marketinfo 2007, Market Data Systems Pty Ltd, ABS, Industry Sources & ADR

Based on the Table 5 data above the Second Local Cluster retail component would support a convenience supermarket of between 452 sq m without liquor, and 511 sq m including liquor. Given industry standards, and the proximity of the Mooroopna CBD, the data suggests a convenience supermarket capped at a 400 sq m unit without liquor supported by 200 sq m of small tenancies, a total floorspace capped at 600 sq m. The total centre size of 600 sq m with parking at 4.5 spaces per 100 sq m would require an overall site allocation of 2,625 sq m (rounded up to 0.27 ha).



Conclusion

Based on current retailing practice and the unknown future market conditions the data assembled for the Retail Assessment of the Mooroopna West Growth Corridor has identified the opportunity for two Local Clusters. An staged Local Cluster in Precinct C offering when fully developed a convenience supermarket with liquor capped at a 600 sq m unit and a total floorspace capped at 900 sqm and a smaller second and later Local Cluster in Precinct A comprising a convenience supermarket without liquor capped at a 400 sqm unit and a total floorspace capped at 600 sq m.



5. Recommendations.

From the investigations undertaken in this assessment the following actions are recommended;

Floorspace based site allocation for DCP purposes;

1. Allocate a 0.4 ha site for the retail (shopping/commercial) component of a future Local Cluster development in Precinct C (indicative location as shown on Map 1).
2. Allocate a 0.27 ha site for the retail (shopping/commercial component) of a future Local Cluster development in Precinct A (indicative location as shown on Map1).

Proposed retail operations to supplement the ODP documentation

3. A staged Local Cluster in Precinct C offering when fully developed a convenience supermarket with liquor capped at a 600 sq m unit and a total floorspace capped at 900 sqm (indicative location shown on Map 1).
4. A smaller second and later Local Cluster in Precinct A comprising a convenience supermarket without liquor capped at a 400 sqm unit and a total floorspace capped at 600 sq m (indicative location as shown on Map 1).

These recommendations to be subject to future market conditions.

Map 1 Mooroopna West Growth Corridor Retail Allocation and Activity Network

