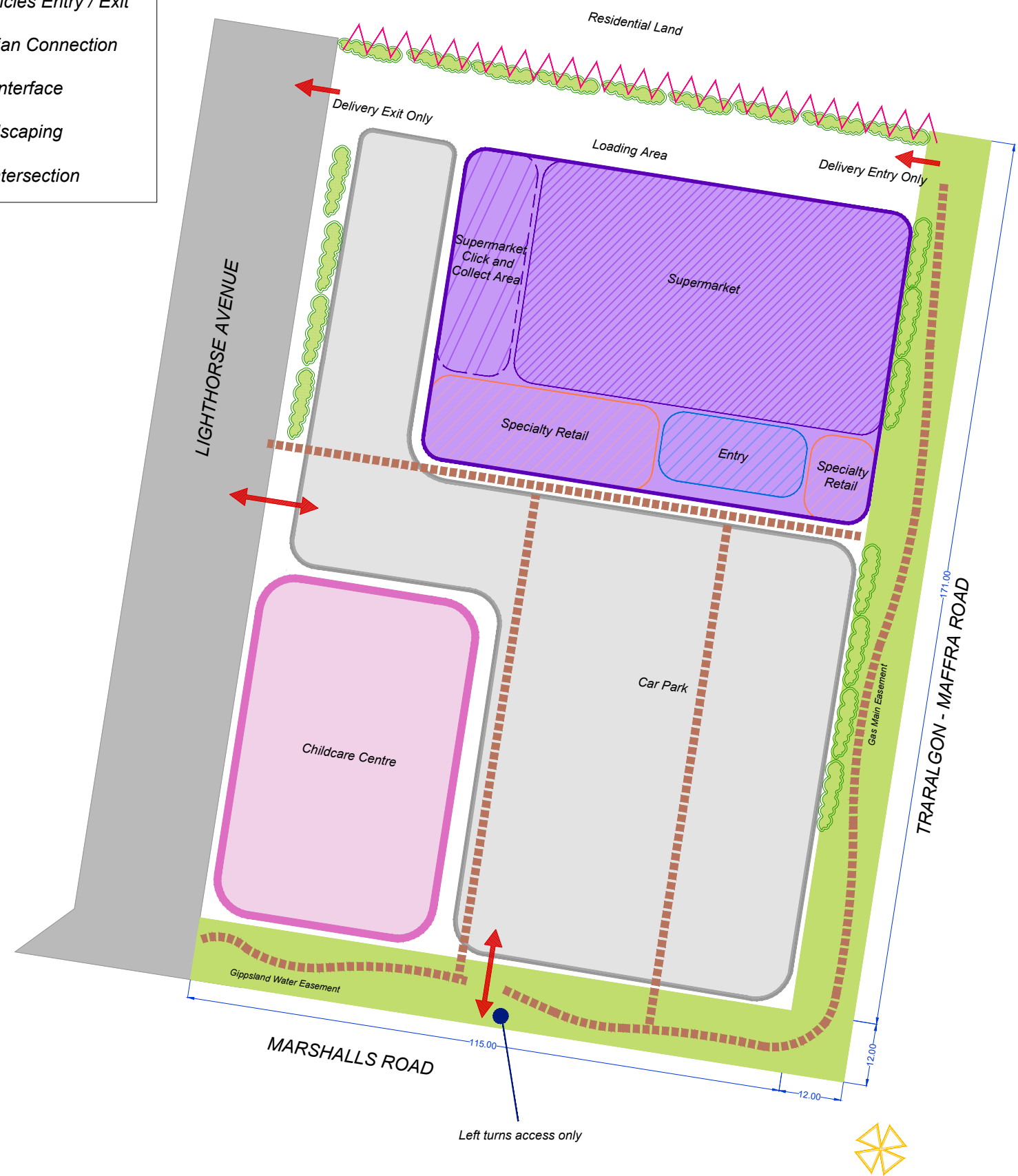


LEGEND

- Supermarket
- Childcare Centre
- Car Park
- Vehicle Access
- Loading Vehicles Entry / Exit
- Key Pedestrian Connection
- Residential Interface
- Screen Landscaping
- Signalised Intersection



PURPOSE

This Development Plan has been prepared to guide the use and development of the Traralgon North Neighbourhood Activity Centre under Schedule 7 to the development Plan Overlay (DPO7). It is to be read in conjunction with the endorsed Traralgon North Development Plan.

The purpose of this Development Plan is to ensure that use and development is consistent with the role and function of the NAC to provide for convenience based, day to day needs of the Traralgon North growth area.

LAND USE

- Support a neighbourhood centre containing a supermarket, a liquorland and supporting specialty retail up to 4,500 square metres leaseable floor area. Specialty shops are those considered complementary to the supermarket facility and may include a bank, electoral office, real estate agency, postal agency, newsagency, beauty salon, dry cleaning agent, food and drink premises, hairdresser or pharmacy.
- Support the development of a childcare centre with a floor area of up to 1,000 square metres
- Discourage development associated with land uses that are not consistent with the neighbourhood purpose of the centre.

BUILT FORM & CHARACTER

- Ensure that the scale and massing of development is appropriate to the neighbourhood role and character of the centre and its prominent location as a gateway to Traralgon.
- Provide a positive contribution to local amenity and neighbourhood character.
- Encourage a high level of design detail to built form elements along road frontages.
- Avoid blank walls and harsh built form elements to all road frontages.
- The childcare centre building should be designed to 'anchor' the corner of Marshalls Road and Lighthorse Avenue.

RESIDENTIAL INTERFACE

- Ensure that development appropriately responds to its interface with residential land (including existing and future properties) and does not cause any unreasonable impacts on amenity including appearance of built form.
- Provide visual screening through appropriate setbacks and landscaping.
- Provide noise attenuation measures as required.

LANDSCAPING

- Incorporate landscaping as a key feature of development to enhance the amenity and character of the neighbourhood.
- Landscaping is encouraged within the buffer/easements where considered appropriate and supported by the relevant authorities
- The shared paths indicated on the TNDP are required to be factored in to the landscaping of the NAC perimeter boundary

INFRASTRUCTURE

- Development contributions must be provided in accordance with the TNDP.

Project
Traralgon North Neighbourhood Activity Centre
Cnr Marshalls & Traralgon-Maffra Road, Traralgon

Drawing Title DEVELOPMENT PLAN		
SHEET 1 OF 1		
Project Number 08793-003	Drawing Number 0004	Version B
<small>© Collie Town Planners Pty Ltd</small>		
		Date 09032023
		Scale 1:1000 (A3)

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To Be Approved