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 and supporting specialty shops up to 4700sqm 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, new agency, beauty salon, dry cleaning agent, food and drink premises, 24hr convenience, and pharmacy.

- Any additional retail use outside of those nominated on the Development Plan must be subject to an economic assessment and demonstrate that the proposed uses would not unreasonably impact the role and function of the Traralgon CBD or other existing and future centres.

- Support the development of a medical centre up to 500sqm.

- Allow the development of uses on the nominated pad sites that provide a convenience function and contribute to the character of the centre such as convenience retailer, service station and car wash.

- 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 neighbouring role and character of the centre and its prominent location as a gateway to Traralgon.

- Provide a positive contribution to local amenity and the character of the surrounding area.

- Encourage a high level of design detail to built form elements along road frontages.

- Avoid blank walls and ensure built form to both road frontages.

**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 12m buffer/easements where considered appropriate and supported by the relevant authorities.

- The shared path indicated on the TNDP is required to be factored into the landscaping of the NAC perimiter boundary.

**INFRASTRUCTURE**

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