

# Mildura South Neighbourhood Activity Centre (NAC)

## *Why do we need a Neighbourhood Activity Centre in Mildura South?*

Neighbourhood Activity Centres (NAC) are local centres that provide residents with access to goods, services and employment opportunities, and serve the needs of the surrounding community, including residential growth.

The population in the Mildura South area is expected to reach 8400 by 2031, placing more demand on existing traffic, public open space, community services and infrastructure. We've developed a draft master plan for the Mildura South NAC to accommodate this growth.

## *What is included at the Mildura South NAC?*

The Mildura South NAC will be on an eight-hectare parcel of land on the corner of Ontario Avenue and Sixteenth Street and contains the following precincts:

### **Commercial (1.8 ha)**

The commercial precinct provides for a range of services including banks, grocers, health services, hospitality, offices, and specialty stores. It includes space for a 1200 square metre food, grocery and liquor store, with room to expand to a 3000 square metre store to ensure it caters for forecast population growth in the area.

### **Residential (3.5 ha)**

The residential precinct comprises a variety of high quality medium density housing catering for a variety of household types including down-sizers and young families.

### **Community (1.2 ha)**

The community precinct will offer a wide-range of social services, including a community hub, an early learning childhood centre, and outdoor recreational facilities.

### **Village Green (1.5 ha)**

This precinct will be an inviting, highly accessible public open space. It will offer a range of recreational spaces including a community garden and canopy vegetation offering shade and amenity to local residents. It will also accommodate community events.

## *Do we have any similar activity centres in our region?*

The community hub in Irymple is an example of a NAC. It's a two-hectare precinct providing a range of community services for up to 3,000 people, including a medium-sized supermarket, specialty stores, and health services. It's not only provided for the growth and amenity of the Irymple community, but served as a stimulus for further growth, with new services such as a gym now underway.

## *What are the next steps?*

The revised draft master plan for the Mildura South NAC can now be viewed on the Have Your Say page of our website at [mildura.vic.gov.au/HaveYourSay](http://mildura.vic.gov.au/HaveYourSay). Final feedback can be provided until 23 April 2021.

Councillors will consider the master plan for the Mildura South NAC at an upcoming Ordinary Council Meeting.

Permits to develop within the Mildura South NAC can be applied for following endorsement of the master plan by Councillors.



## Have your say

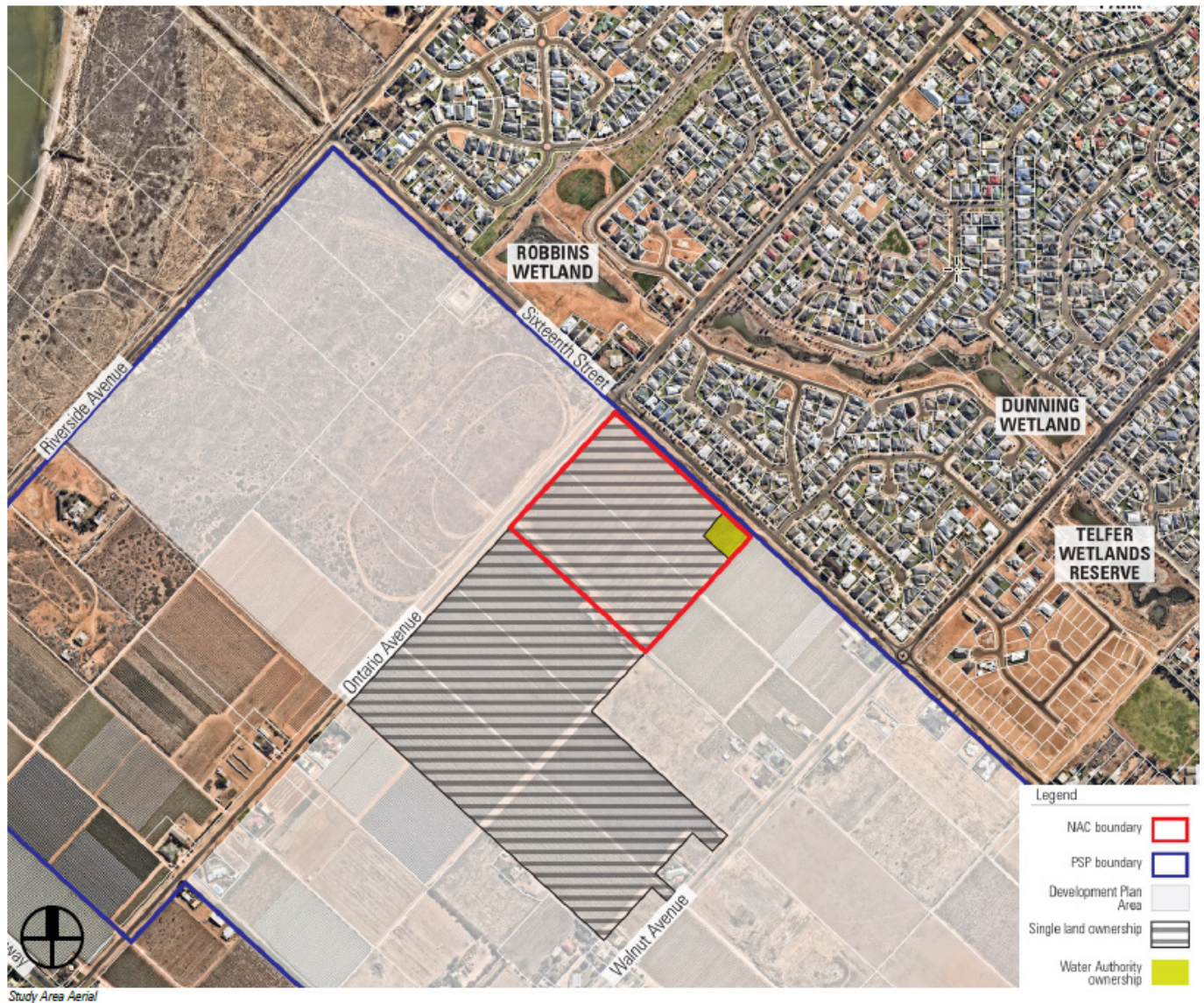
A revised draft Mildura South NAC Master Plan is available for public comment until **Friday 23 April 2021**.

You can access the revised draft Master Plan by visiting:

- [www.mildura.vic.gov.au/haveyoursay](http://www.mildura.vic.gov.au/haveyoursay)
- Council's Madden Avenue Service Centre

## Study Area

At the corner of Ontario Avenue and Sixteenth Street



## More information

For more detail about the project please visit the project page [www.mildura.vic.gov.au/MSNAC](http://www.mildura.vic.gov.au/MSNAC) or contact Council's Strategic Planning Team on 03 5018 8100.