

**21.03 SETTLEMENT**

22/12/2016  
C123

This clause provides local content and strategy to support Clause 11 Settlement of the State Planning Policy Framework.

Specific references to individual suburbs and towns are also included at Clause 21.13 (Local Areas).

**21.03-1 Activity centres**

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**Key Issues**

- There are large areas of vacant, commercially zoned land in the Central Business Area.
- There is escape expenditure from the Central Business Area.
- The number and location of existing and proposed activity centres.
- There are commercial activities occurring out of activity centres, in residential zones which are resulting in amenity impacts.

An Activity centre hierarchy has been developed, which establishes the designation of existing activity centres.

Activity Centre	Designation
Wodonga Central Business Area	Principal Activity Centre
Whitebox Rise Birallee	Neighbourhood Activity Centre
Local shops group (McFarland Road, De Kerilleau Drive, Morrison Street, Barton Street, Jarrah Street, Mayfair Drive, Waratah Way and Gayview Drive)	Local Activity Centre
Moorefield Park Drive Sage Court, Baranduda	Convenience Centre
Anzac Parade High Street North Melbourne Road	Bulky Goods Retail Centre

Future Activity centres are identified in the following locations:

Activity Centre	Designation
North Leneva Leneva Baranduda	Neighbourhood Activity Centre
Riverside Estate, Killara Enterprise Park, West Wodonga East Wodonga (east of the Bandiana Link Road on land known as the Meridian Estate)	Local Activity Centre
Wodonga Golf Club Bonegilla	Convenience Centre

## Objective

To reinforce the role of Wodonga's Central Business Area as the City's Principal Activity Centre for retail, civic, commerce and entertainment.

## Strategy

- Encourage commercial development in Neighbourhood Activity Centres and Bulky Goods Retail Centres that complements the role of the Wodonga Central Business Area as the City's Principal Activity Centre.
- Facilitate bulky goods retailing in locations specified as Bulky Goods Retail Centres in the Activity Centre Hierarchy.
- Support commercial uses in the Local Activity Centres and Convenience Centres which support local convenience needs that are compatible with surrounding residential areas.
- Discourage industrial uses and uses which do not serve the local community in the Local shops group.
- Support a small supermarket on land in the Mixed Use Zone within the Baranduda township to service the convenience needs of this community.
- Require the proposed Local Activity Centres in Killara and East Wodonga to be supported by detailed structure plans and economic analysis.

### 21.03-2

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## Urban growth

### Key issues

- The planning and management of urban growth to minimise environmental risks, pressures on waterways and to avoid the fragmentation of rural land required for future urban development.
- Wodonga's multiple growth fronts are poorly connected to areas of employment and services by transport modes other than the private motor car.

## Objective

To achieve sustainable urban growth and ensure equitable access to services and facilities.

## Strategies

### General

- Ensure there is an adequate supply of land to satisfy long term residential, commercial, community and industrial demand.
- Maintain a balance between demand for land, the efficient provision of infrastructure and the sustainable development of the City.
- Require site responsive plans that consider site features including topography, existing vegetation, waterways, buildings, relevant site history and provide adequate supporting information.
- Require structure plans to show public transport routes and stops and potential future public transport routes.

## Residential

- Avoid rezoning land west of the current boundaries of the Residential Zone and north of Huon Creek Road for residential, low density or rural living purposes.
- Support where justified rezoning land to General Residential Zone the east and west of Castle Creek Road in accordance with any approved structure plan or development plan.
- Maintain appropriate buffers around the Killara township and Department of Defence operations, the West Wodonga and Baranduda waste water treatment plants and the Wodonga potable water treatment plant to prevent encroachment by sensitive land uses.
- Ensure that medium to long term residential growth can be accommodated in Leneva Valley and Baranduda (i.e. Middle Creek Valley).
- Protect land required for future urban development and subdivision from fragmentation.

## Industrial

- Provide a buffer around industrial land at Baranduda Enterprise Park at Precinct Structure Plan stage to prevent encroachment from future sensitive uses.

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## Public open space

The location and provision of open space contributes to the liveability of an urban area. Open spaces are valuable assets for recreation, conservation, visual amenity and other purposes. Open space for sport, recreation and other forms of physical activity is important in enhancing the quality of life of all members of the community. Wodonga has an abundance of both active and passive recreational spaces comprising approximately 15% of the developed urban area. Unfortunately, in some areas public open space contributions are insufficient or include encumbered land.

## Key Issues

- Some parts of the City do not have enough public open space.
- Some areas of public open space are not large enough to be functional or are affected by constraints such as slope or flooding.
- Some residential development backs onto open space and has led to pressure to access open space for personal use.

## Objective

To provide an integrated and well maintained open space network which meets the needs of the community.

## Strategies

- Encourage an equitable distribution of active open space which is suitably sized and located to accommodate active recreation.
- Require public open space embellishments including landscaping and infrastructure to be provided prior to transferring it to the council.

- Avoid the contribution of land for active open space that is encumbered by inundation, slope or other site conditions which diminish its useability, its function or would result in higher long term maintenance costs than unencumbered land.
- Avoid the contribution of land for passive open space, which is not suitable for an open space function including as a result of poor usability or higher maintenance costs.
- Maximise linkages with local and regional linear open spaces, through reserves and along waterways for walking and cycling trails, provided it does not compromise environmental values.
- Maximise opportunities for multi-use open space and locate appropriate community and cultural facilities near open space.
- Facilitate access to playgrounds by locating them within a walkable catchment of residential areas, near cycle paths and public transport.
- Protect and enhance natural and pre- and post-contact cultural features, areas of flora and fauna significance, waterways and floodplains.
- Require open space design to be site responsive.
- Require development abutting open space to be designed to front rather than backing onto open space and to use roads to abut reserves to provide an appropriate buffer.
- Require subdivisions to facilitate the continued expansion and improvement of the cycle path network.

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#### **Implementation**

The strategies will be implemented through the planning scheme by:

#### **Application of zones and overlays**

- Apply the Public Park and Recreation Zone (PPRZ) to public open space reserves within existing or future urban areas.
- Apply the Public Conservation and Resource Zone (PCRZ) to larger parcels in public ownership that have an environmental focus and are located in urban fringe or rural locations.

#### **Further strategic work**

- Review and update the Schedule to the Commercial 1 Zone as appropriate.
- Review and update the Schedule to the Public Use Zone as appropriate.
- Review and update Development Plan Overlays as appropriate.
- Investigate the expansion of bulky goods retail on the north side of Osburn Street from Hovell Street through to the Bandiana Link Road.
- Review land zoning in High Street north from South Street to the Lincoln Causeway.
- Undertake a review to investigate whether an open space strategy is required to determine the future open space needs of the City.
- Finalise and implement the Wodonga Growth Strategy.
- Investigate the need for a local policy for non-residential uses in residential zones.