

21.13 LOCAL AREAS

22/12/2016
C123

This clause focuses on local area implementation of the objectives and strategies set out earlier in the Wodonga Planning Scheme (from Clause 21.03 Settlement to Clause 21.12 Reference Documents). Each local area relates to a particular precinct or settlement within the municipality, and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

The sections are organised under the following Local Area headings:

- 21.13-1 Wodonga Central Business Area (CBA) Activity Centre
- 21.13-2 Gateway Island
- 21.13-3 West Wodonga Enterprise Park
- 21.13-4 Bonegilla
- 21.13-5 Leneva Valley and Baranduda Growth Corridor
- 21.13-6 Logic
- 21.13.7 Baranduda Industrial Precinct

21.13-1 Wodonga Central Business Area (CBA) Activity Centre

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The upgrade and revitalisation of the Wodonga CBA is one of the Council's key strategic initiatives. The removal of the rail line and the creation of Junction Place have provided a strong impetus for the revitalisation of the CBA.

The new CBA urban framework has been carefully designed to deliver certainty for investment and a revitalised CBA, by providing a new approach to integrating economic activities (existing and new), community activities, vehicular transport, walking, and cycling.

Vision

A Central Business Area that is welcoming, people-friendly, thriving, inclusive, healthy and sustainable, and is the cultural and community heart of the City.

Local area implementation

The CBA Concept Plan (Heart and Frame)

The Central Business Area Heart

The new CBA Heart will bring people together in a central hub. The CBA Heart will provide accessible and attractive spaces where residents and visitors will undertake many different types of activities that create economic and social vibrancy and vitality.

Importantly, to maximise the likelihood of successful development and deliver an integrated, diverse and pedestrian-friendly CBA, the core area will be connected by key anchor spaces and the three streets of High, Hovell and Elgin.

The Heart will concentrate retail activity and include business, commercial, community and leisure activities as well as new residential living in CBD West and Junction Place. The CBA's major redevelopment opportunities are located within the Heart.

The Central Business Area Frame

The Heart transitions to existing low-rise residential and broader commercial and light industrial uses that form the outer ring of the CBA. The Frame supports the Heart by carrying links to regional green spaces, walking and bike pathways.

The Heart and Frame are represented in Figure 1.



Figure 1: CBA Concept Plan (Heart and Frame)

The Wodonga CBA Framework Plan

The Wodonga CBA Framework Plan provides the urban design framework for the development of the CBA as a vibrant and diverse pedestrian orientated, mixed-use higher density principal activity centre. The land use and development objectives of the Framework Plan will be achieved through the application of the Activity Centre Zone.

Application of zones and overlays

- Apply an Activity Centre Zone to Wodonga's CBA Activity Centre.

Further strategic work

- Prepare a public domain masterplan for the Central Business Area.
- Prepare a laneway strategy to work with laneway owners to activate laneway for new public uses.
- In the long term, investigate enhancing the Woodland Grove precinct, by creating a community square to accommodate a wide range of activities for all.

21.13-222/12/2016
C123**Gateway Island**

Gateway Island, located on the Murray River floodplain between Albury and Wodonga, is a gateway to both Victoria and New South Wales. The Murray River floodplain is regarded as significant natural landscape for Albury Wodonga. It is important to preserve the natural functions of the floodplain, and investigate opportunities for increased public access to the river environment. Gateway Island is bounded by the Murray River to the north and Wodonga Creek to the south. The City of Wodonga acknowledges the significance of Gateway Island and the opportunity its development and land management represents to the region.

Vision

The vision for Gateway Island is:

To become a tourist, cultural and recreational focal point for the wider region of Albury Wodonga.

Local area implementation

- Facilitate the closure and relocation of industrial development on Gateway Island.
- Continue to implement environmental protection measures and environmental management for Gateway Island.
- Consolidate and strengthen the role of tourism, recreation, arts and culture and related business function of Gateway Island.
- Ensure that proposals for new tourism and recreational development which includes an element of manufacturing, demonstrate that the manufacturing of such products is ancillary to the retail component of the business.
- Require commercial and retail development to demonstrate a strong link to the tourism, cultural and recreation functions of Gateway Island.
- Ensure that all proposals for development produce an emergency evacuation plan (flood and other natural disasters) for customers and staff. Support development of land that adds to tourism and recreational business base and is sympathetic to the riverine environment.

Further strategic work

- Review and update the Special Use Zone – Schedule 1 to remove the 200 bedroom cap on tourism accommodation following the approval of the emergency flood evacuation plan.

21.13-322/12/2016
C123**West Wodonga Enterprise Park**

West Wodonga Enterprise Park is a well presented mixed use estate located on the western gateway into Wodonga and contains 80 hectares of land. It is being developed in a number of precincts incorporating larger, more general industry at the western edge of the site and light industry to service industry on the southern and eastern edges of the site where the site adjoins residential and rural residential development. The precincts are intended to ensure the appropriate mixing of land uses are successfully implemented and do not result in land use conflict. Development along the northern edge of the site is visible from the Hume Freeway and will be required to provide a high quality presentation.

Vision

The vision for West Wodonga Enterprise Park is:

To be a location to live, work and learn.

Local area implementation

West Wodonga Enterprise Park Framework Plan

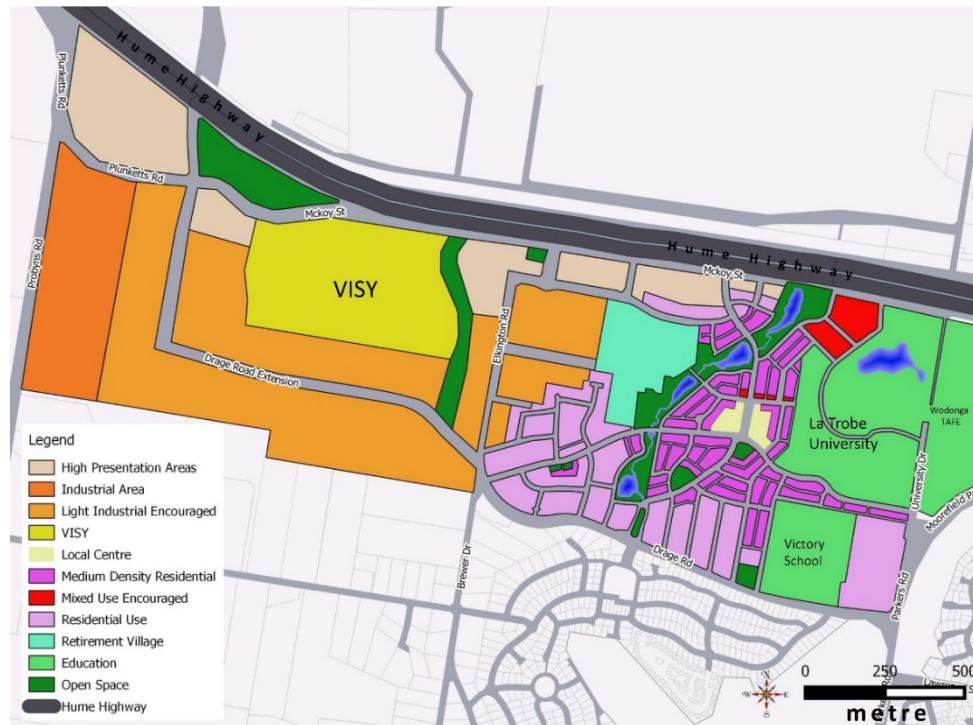


Figure 2: West Wodonga Enterprise Park Framework Plan

The West Wodonga Enterprise Park Framework Plan illustrates land use precincts which will achieve the area’s vision as a location to live, work and learn. The use and development of land is to occur generally in accordance with the West Wodonga Enterprise Park Framework Plan and development plan for the area. The encouraged and discouraged land uses are specified in Table 1.

Table 1: Precincts land use table

Precinct	Encouraged land use	Discouraged land use
High Presentation	Light industrial Commercial	Retail Bulky goods retail Residential
Light Industrial	Light industrial and storage based uses	Industrial Retail Bulky goods retail Residential
Industrial	Industrial	Bulky goods retail Retail

Precinct	Encouraged land use	Discouraged land use
		Residential
Retirement village	Retirement village	
Residential	A mixture of residential densities, ranging from apartments to conventional residential lots immediately adjoining La Trobe University and Victory Primary School	
Medium Density Residential	Medium Density Residential	
Local Centre	A range of convenience based retail uses which service the surrounding residential and employment areas rather than the wider city	Residential
Mixed Use	A cluster of technology, research and development based activities on land adjoining the La Trobe University	Residential

Environment

- Create a linear public open space reserves as identified in the Enterprise Framework Plan identified in this clause.
- Protect and enhance natural resources including remnant native vegetation and the waterways.
- Discourage the creation of direct access to properties along Probyns Road which will result in the removal of remnant native vegetation.
- Ensure the design of subdivision and development minimises the loss of remnant native vegetation.

Further strategic work

- Review and update the West Wodonga Enterprise Park Framework Plan.
- Review the appropriateness of the Mixed Use Zone at West Wodonga Enterprise Park in achieving the objectives of the Framework Plan identified in this clause.
- Consider the application of an industrial zone for the land identified as ‘Light Industry’ on the Framework Plan identified in this clause which minimises potential land use conflict between industrial and residential land uses.
- Investigate whether a Vegetation Protection Overlay is required to protect significant roadside vegetation along Probyns Road.

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Bonegilla

The Township of Bonegilla is located on the Murray Valley Highway, 12 kilometres east of Wodonga and 25 kilometres west of Tallangatta. The township has an attractive setting that features water views over Lake Hume and views to the immediate backdrop of Maher’s Hill and further afield to Mount Bogong.

The main functions of the township are primarily associated with the presence of the Department of Defence and proximity to Lake Hume. The township provides a convenience retail function for Defence employees and recreational users of Lake Hume.

The Bonegilla Structure Plan aims to develop Bonegilla as an alternative to the suburbs of Albury and Wodonga, building on the strengths of its lakeside setting and rich cultural ties with the former migrant hostel whilst maintaining its village character.

Vision

The vision for Bonegilla is:

To promote lifestyle, recreational and lifestyle opportunities which conserve the 'village scale' of Bonegilla and its environmental values.

Bonegilla Strategic Framework Plan

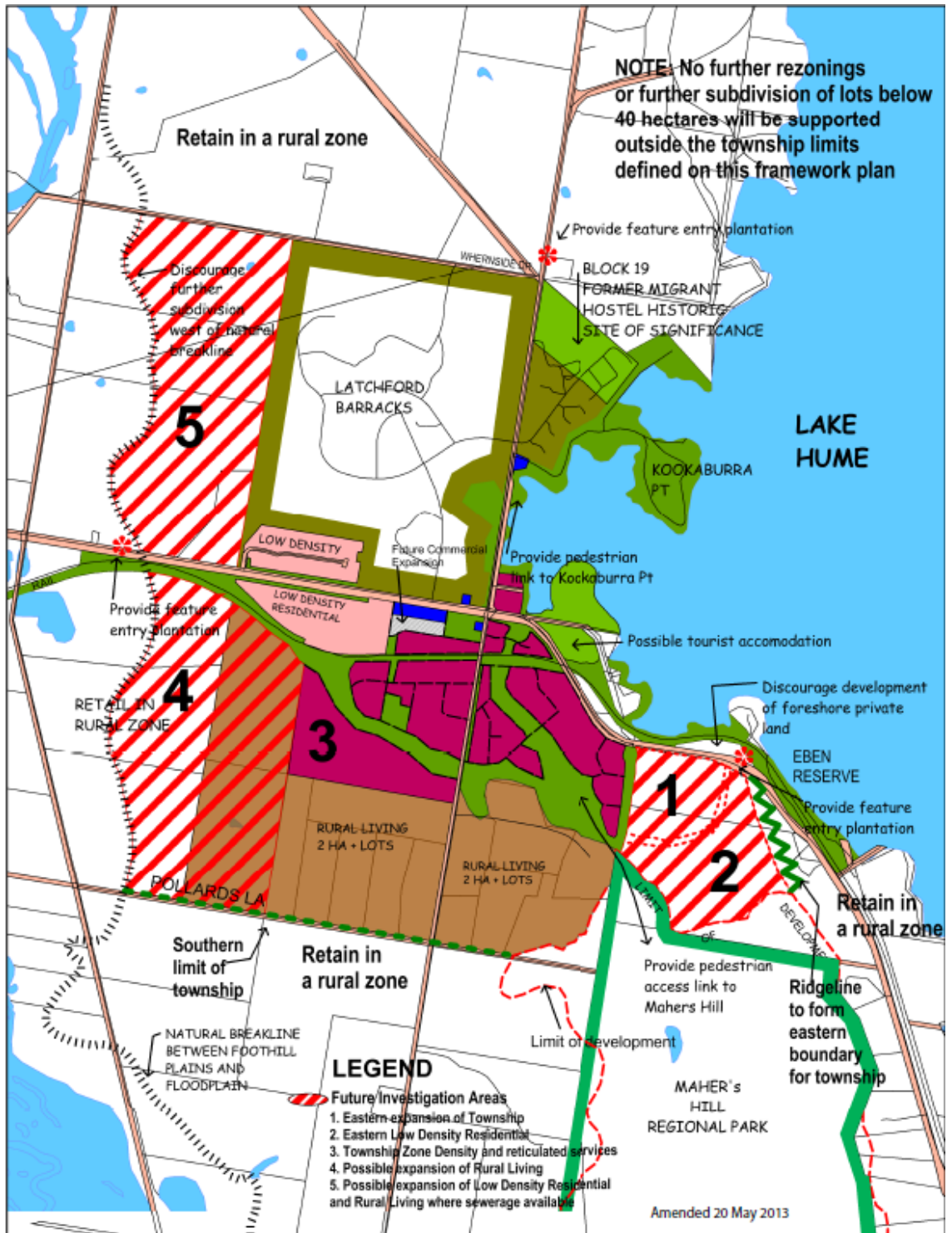


Figure 3: Bonegilla Strategic Framework Plan

Local area implementation

Settlement

- Contain the settlement and limit its capacity to around 500 residential lots and avoid further rezonings or subdivisions outside the township limits defined on the Framework Plan included in this clause.
- Encourage subdivision within the Bonegilla township in accordance with directions of the Bonegilla Structure Plan.
- Facilitate proposed use or development which is generally consistent with the Bonegilla Structure Plan 2003 (as amended 2011).
- Strongly discourage industrial use and development in the Bonegilla Township.
- Contain all future rezonings within either of the nominated development areas and areas identified for further investigation on the framework plan included in this clause.
- Require all future development in the Bonegilla Township to be connected to reticulated sewerage and water services and the appropriate social infrastructure.

Residential development

- Discourage residential development higher than one storey to protect views of Mahers Hill.
- Avoid development of private land on the Lake Hume foreshore in Ebdon.

Commercial development

- Avoid development which exceeds two storeys.
- Encourage post supported verandas on development.
- Provide windows and doors along the frontage and discourage blank walls and unarticulated walls.

Environment

- Consider and apply policy at Clause 21.04-3 Significant landscapes – Lake Hume and 21.06-3 Water quality – Lake Hume.
- Protect the remnant native vegetation in the former school site on the corner of Maher’s Road and the Murray Valley Highway.
- Encourage the inclusion of remnant native vegetation in open space reserves or the street network.

Further strategic work

- Further investigate the areas identified on the framework plan in this clause for rural living, low density and residential development.
- Review the appropriateness of the Township Zone in Bonegilla in achieving the desired ‘village character’ identified in the Bonegilla Structure Plan 2003.

- Investigate applying a Public Conservation and Resource Zone to the former school site on the corner of Maher's Road and the Murray Valley Highway in consultation with the Department of Environment, Land, Water and Planning.

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Leneva Valley and Baranduda Growth Corridor

Leneva and Baranduda are located south east of Wodonga and provide an excellent urban setting with an amphitheatre of surrounding hills and ranges. The Leneva Valley and Baranduda Growth corridor will accommodate the medium to long term growth of the City and will eventually link with the urban areas of Wodonga and Baranduda.

The Leneva Valley and Baranduda Growth corridor will be planned to build on the advantages provided by the natural setting will incorporate good urban design, walkable neighbourhoods, efficient provision of infrastructure, well located parklands, protection of natural features and good road linkages. The Leneva Valley and Baranduda Growth corridor will contain:

- Three future activity centres at North Leneva, Leneva and Baranduda.
- A number of smaller activity centres.
- Future public transport routes.
- Major arterial and collector roads.
- Sites for up to five primary schools and two secondary schools.
- A major regional recreation space, integrated with an education precinct.
- Major active and passive open space areas.
- Catchments for all future neighbourhoods.
- Precinct parks within walking distance of all residential areas.
- Desired medium and lower density development.
- Cluster medium density development around the three town centre sites.

The Leneva Valley and Baranduda Growth corridor will protect:

- Surrounding hills from urban development.
- The Middle Creek floodplain and waterways.
- Significant corridors and patches of native vegetation.

Local area implementation

Ensure development implements the principles of the Leneva Valley and Baranduda growth corridor.

Residential development

- Until required, discourage further subdivision of land identified for future urban development and maintain the current lot size of land parcels.
- Ensure that subdivision patterns and development within the Leneva Valley and Baranduda growth corridor do not prejudice future urban development at conventional densities.
- Ensure urban development occurs outside the land identified in the Environmental Significance Overlay.

Environment

- Consider and apply the incorporated document “Leneva Valley and Baranduda Native Vegetation Precinct Plan” at the schedule to Clause 81.01.
- Ensure the Middle Creek floodplain is protected from development and ensure development does not impact on water quality or quantity.
- Discourage development within the Flood Overlay and within 100 metres of Middle Creek to preserve the natural values and functions of the waterway and it’s floodplain.
- Create a public open space network throughout the Leneva Valley and Baranduda Growth corridor.

Further strategic work

- Require a detailed structure plan, urban design framework plan and supporting guidelines to be prepared for the each of the proposed town centres, prior to any development commencing.
- Prepare and implement Precinct Structure Plans (PSP) for the Leneva Baranduda Growth Area.

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Logic

Logic Wodonga is located at Barnawartha North (14 kilometres west of Wodonga) on 567 hectares of land. Logic is a major development site for distribution, warehousing, transport and manufacturing industries. Although the majority of Logic is located within the municipality of Wodonga, a small part is within the Indigo Shire.

The strategic location of this site on the Hume Freeway and Murray Valley Highway and provision of B-double access offers the ideal location for major freight distribution activities. The identified inter-modal rail facility will further enhance the efficiencies of the site and the transfer of goods from rail to road.

Logic has substantially developed as a freight and logistics hub that includes Woolworths Distribution Centre, Border Express, a Service Centre, Fatigue Management Centre and Trailer Interchange and Wodonga Tafe’s National Industrial Skills Training Centre. The location of the proposed inter-modal rail terminal traverses the municipal boundary, and will result in a realignment of the municipal boundary with Indigo Shire to ensure that the whole of the rail terminal is located within the City of Wodonga.

Vision

“To develop a freight and logistics hub at Logic Wodonga”.

Local area implementation

Economic development

- Continue to provide the required infrastructure and services at Logic Wodonga.
- Facilitate the development at Logic Wodonga for industry with a national focus on manufacturing, distribution and storage of goods and products.
- Support development in the Commercial 2 Zone at Logic that primarily offers a convenience and service function to business and employees located at the Logic site.

- Protect Logic Wodonga from the encroachment of sensitive uses by discouraging the establishment of residential or rural living activities within one kilometre of the Logic Wodonga site.

Further strategic work

- Investigate a policy response to non-agricultural uses in the Farming Zone within a nominated buffer of Logic and their capacity to create reverse amenity impacts on Logic.
- Investigate any potential rezoning associated with the realignment of the municipal boundary at Logic.

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Baranduda Industrial Precinct

The Baranduda industrial precinct accommodates significant food production, engineering, waste management and public utilities (adjoins the Baranduda wastewater management facility and includes the former saleyards site).

Vision

“To encourage industrial development and investment in Baranduda industrial precinct”.

Local area implementation

Economic development

- Support industrial development in the Baranduda industrial precinct.
- Apply appropriate interface treatments around the Baranduda industrial precinct providing a transition from industrial to incompatible urban development and use.

Further strategic work

- Review the vision and strategies for the Baranduda Industrial Precinct as part of an industrial land strategy.