

21.03

04/04/2019
C121wdon

SETTLEMENT

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

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

21.03-1

05/07/2018
C125

Activity centres

Wodonga has a well-established retail hierarchy, with a high level of retail floorspace provision primarily concentrated in three activity centres: the Central Business Area, Birralee Shopping Centre and White Box Rise Shopping Centre. Collectively these centres contribute to the local economy, providing retail and service employment opportunities. Despite this level of provision, there is a relatively high level of escape expenditure from Wodonga to Albury and other surrounding areas; and initiatives are required to encourage residents to shop locally within the city.

As Wodonga grows additional retail floorspace will be required to serve the needs of the growing community. The *Wodonga Growth Strategy 2016* reinforces the role of the Central Business Area as the primary activity centre where the most intensive economic, social, cultural and residential activities should take place.

New communities within growth areas, and in particular the Leneva-Baranduda Growth area, will require access to new or expanded activity centres. The delivery of these centres must have regard to their place in the overall hierarchy so as not to threaten the primacy and central role of the Central Business Area. For this reason, activity centre development in growth areas should be delivered in a staged manner.

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 of dispersed and locations of existing and proposed activity centres have the capacity to dilute retail spending.
- There are commercial activities occurring out of activity centres, in residential zones which are resulting in amenity impacts.

Table 1 Activity Centre hierarchy

Designation	Role	Location and retail floorspace allocation
Primary Activity Centre	Primary centre for higher order retail, offices and services employment, social, cultural and residential activities. Serves the entire City of Wodonga and surrounding regional catchment.	Wodonga Central Business Area Unrestricted retail floorspace into the future.
Large Local Town Centre	Serves the everyday and local service needs of residents of a neighbourhood or series of neighbourhoods.	Whitebox Rise Baranduda Town Centre Birralee Maximum 12,000 square metres

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Designation	Role	Location and retail floorspace allocation
Small Local Town Centre	Services the everyday and local service needs of residents of a neighbourhood or series of neighbourhoods, at a smaller scale than a large Local Town Centre.	Birrallee Killara Enterprise Park Leneva <hr/> 3,500 – 6,500 square metres
Convenience Centre	Meets the convenience retail needs of a local catchment or passing trade.	Bonegilla Baranduda Village Local shops group (McFarland Road, De Kerilleau Drive, Morrison Street, Barton Street, Jarrah Street, Mayfair Drive, Waratah Way and Gayview Drive) Stand alone shops. <hr/> 500-1,500 square metres
Bulky Goods (restricted retail)	Sites defined as appropriate for the sale of bulky goods (restricted retail), generally along higher order roads.	Anzac Parade High Street North Melbourne Road

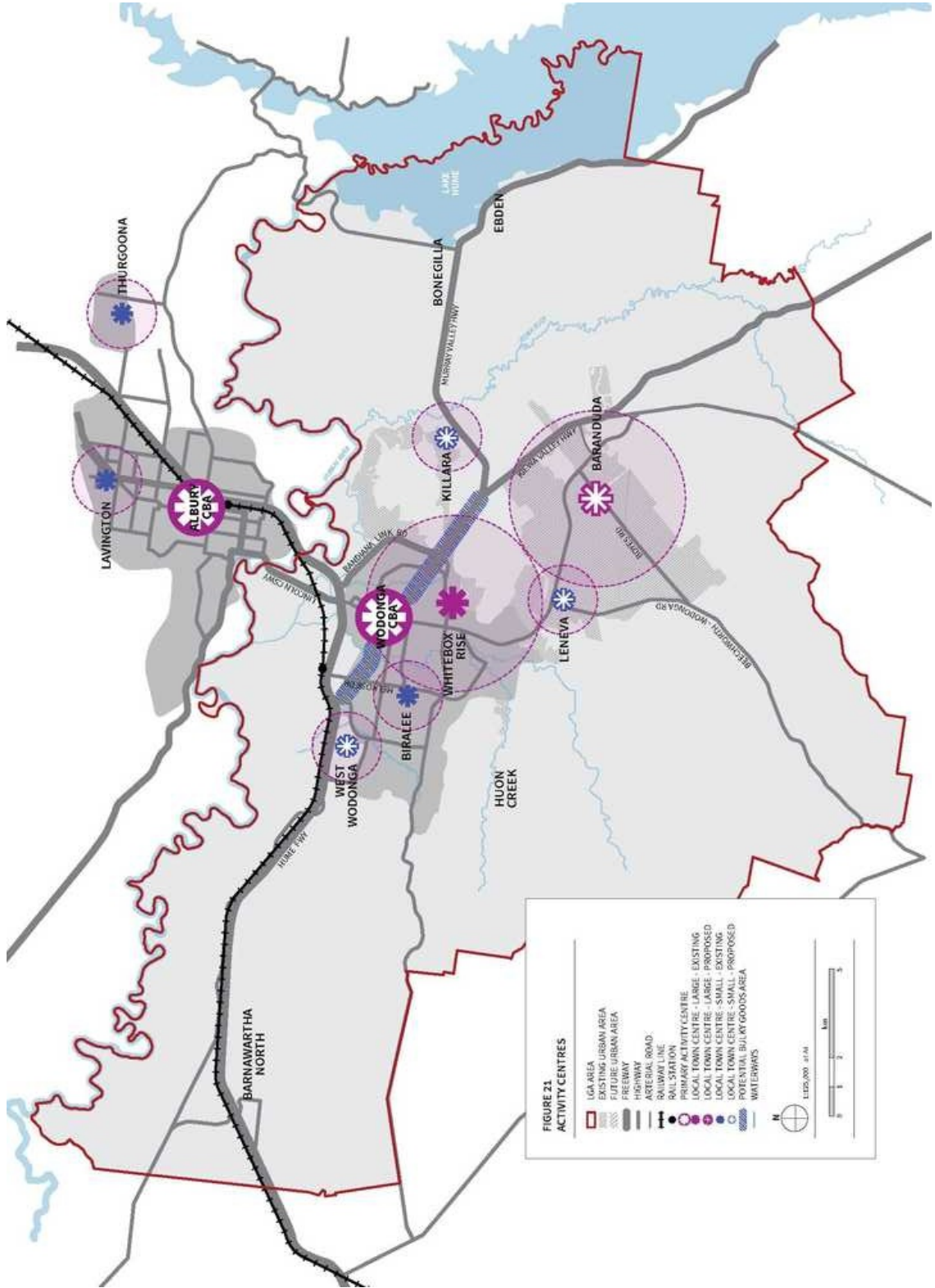
Objective

To provide a coherent and tiered retail hierarchy that recognises and reinforces the primacy of the Central Business Area in order to meet the needs of both its regional and local catchments and to provide for Wodonga's existing and future communities.

Strategies

- Reinforce the activity centre hierarchy when planning for new growth areas and assessing applications to expand existing centres.
- Protect the primacy of the Central Business Area by limiting the scale and staging of activity centres in the Leneva and Baranduda Precinct Structure Plan in accordance with projected demand for additional retail floor space.
- Support the staged delivery of a new Large Local Town Centre in Baranduda in accordance with catchment growth and projected demand for additional retail floor space.
- Provide accessible public transport to activity centres to maximise the public transport user catchment and convenient access to jobs and services.
- Discourage commercial and retail development outside of existing activity centres.
- Encourage commercial development in Large and Small Local Town Centres and Bulky Goods (restricted retail) that supports the role of the Wodonga Central Business Area as the City's Primary Activity Centre.
- Facilitate bulky goods retailing in locations specified as Bulky Goods (restricted retail) in the Activity Centre Hierarchy.
- Discourage industrial uses and uses which do not serve the local community in the Local shops group.
- Support a small supermarket within the Baranduda village to service the convenience retail needs of the community.

Figure 1 Activity Centre Hierarchy



21.03-205/07/2018
C125**Design of activity centres****Objective**

To support the delivery of mixed use, walkable local town centres which maximise opportunities for multipurpose trips and reduced reliance on car based travel.

Strategies

- Create street-based, walkable local town centres.
- Support the location of local town centres at major intersections to integrate with public transport planning.
- Avoid large expanses of car parking on prominent street fronts.
- Support provision of on-street car parking in and around local town centres.
- Support variation to engineering design standards to facilitate street design and parking which increases walkability, landscaping and diverse housing outcomes.
- Provide direct and convenient pedestrian and bicycle access into and around proposed local town centres.
- Avoid fully enclosed local town centre layouts that do not incorporate provision for street based activity.
- Provide community meeting spaces and/or public open space within or adjacent to planned local town centres.
- Support the co-location of local town centres with community services and facilities.

21.03-304/04/2019
C121wdon**Urban growth**

The *Wodonga Growth Strategy 2016* will guide the medium-long term growth of the City. Wodonga comprises a range settlement types including well established suburbs, newly emerging communities in designated growth areas and a number of smaller townships, with ample zoned and unzoned land supply able to accommodate an ultimate population of approximately 100,000 people.

Residential growth in Wodonga is currently developing primarily in greenfield sites on multiple development fronts, with the primary medium-long term future growth area located at Leneva and Baranduda.

Infill development within the established urban area represents a smaller proportion of Wodonga's growth, however urban renewal in key strategic locations, such as the former railway land and the Central Business Area has the capacity to accommodate growth and diversity in the housing market.

Key issues

- Ensuring urban growth is planned to minimise bushfire and environmental risks, and avoid the fragmentation of rural land required for future urban development.
- Maintaining a competitive and affordable land supply.
- Strategically co-ordinating multiple development fronts.
- Dispersed locations of multiple development fronts undermine the viability of public transport.

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

- Maintain multiple development fronts as a means of facilitating a competitive and affordable land supply.
- Encourage priority development of land that is already zoned for residential purposes in new greenfield residential growth areas of West Wodonga, Wodonga, Killara and Leneva and Baranduda.
- Ensure urban growth is planned to minimise bushfire risk.
- Maintain appropriate buffers around the former Wodonga Landfill, 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.
- Prepare a Precinct Structure Plan to guide development in the first part of the Leneva and Baranduda Growth Area (currently within the Urban Growth Zone).
- Protect land in the balance of the Leneva and Baranduda Growth Area required for future urban development from fragmentation; and retain in non-urban zones until development has substantially advanced within the Leneva and Baranduda Precinct Structure Plan area.
- Avoid rezoning of non-urban land for urban purposes unless exceptional circumstances apply and the land meets the following criteria:
 - Demonstrates consideration of the overall urban form of the city and relationship to natural features and logical limits to development;
 - Is located in close proximity and well-connected to existing or planned urban growth areas;
 - Will result in a form of development that cannot be provided on land that is already zoned for urban purposes;
 - Will achieve a significant improvement in the standard of development including its environmental performance;
 - Incorporates a design response that demonstrates exceptional adherence to the principles of sustainable neighbourhoods;
 - Can be provided with reticulated services.

Industrial

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

21.03-422/12/2016
C123**Public open space**

The Wodonga open space network within and surrounding the urban areas is a defining characteristic of the city, and a key contributor to its liveability. While the older parts of Wodonga have benefitted from a high quality and well connected system of open space, newer, more recently developed areas have tended to lack the same extent of open space provision. In these places open space delivery has often been ad hoc, with spaces of limited usability (often encumbered by other functions, such as drainage) and of limited connectivity with the balance of the open space network.

The city's active open spaces are a valuable resource to meet the sporting and recreation needs of Wodonga residents and visitors and the broader regional catchment. However, these existing spaces are coming under increasing pressure as the population grows and the footprint of the city expands. An Open Space Strategy is required to assist the implementation and delivery of sustainable neighbourhoods in Wodonga. The strategy will include an assessment of open space needs, preferred forms at a city-wide, district and neighbourhood level, and recommendations regarding appropriate open space contributions.

Key Issues

- In some areas of the City public open space contributions are insufficient or include encumbered land.
- 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 ensure a growing Wodonga is supported by and has access to a range of high quality, diverse and interconnected open spaces which meet the needs of the community.

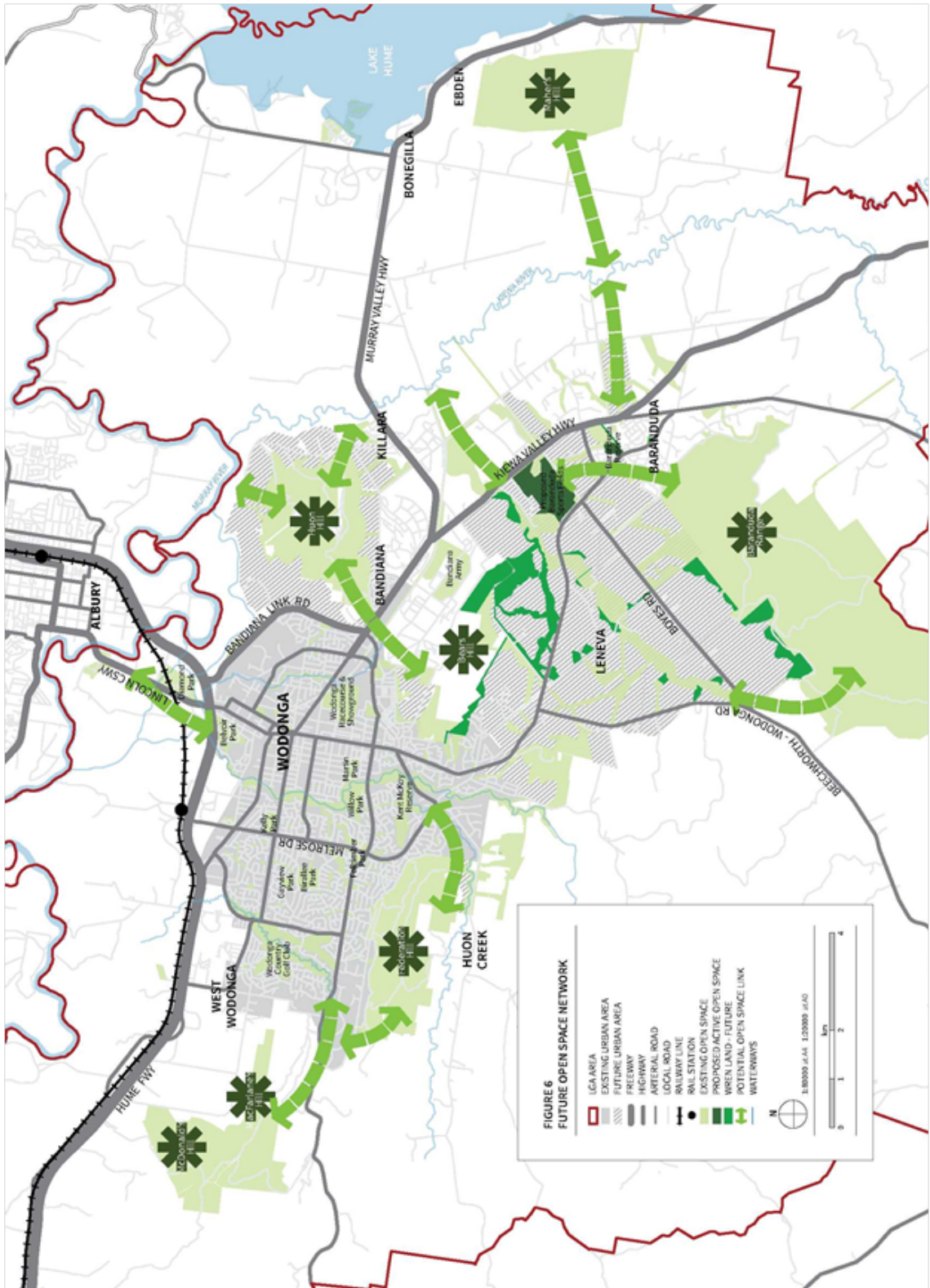
Strategies

- 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.

WODONGA PLANNING SCHEME

- Require subdivisions to facilitate the continued expansion and improvement of the cycle path network.

Figure 2 Future Open Space Network



21.03-505/07/2018
C125**Implementation**

The strategies will be implemented through the planning scheme by:

Application of zones and overlays

- Apply the Development Plan Overlay where appropriate for newly developing areas to ensure appropriate design principles are implemented.
- 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

- Prepare a Retail Strategy that includes analysis of the activity centres (including the Central Business Area) and confirms the capacity, timing and appropriate floorspace allocations for each centre.
- Prepare a Housing / Residential Strategy which identifies designated growth areas, preferred urban consolidation/infill areas, strategic redevelopment sites and lifestyle settlements.
- Jointly develop a local planning policy in conjunction with the CFA to address increased bushfire hazard on residential land abutting reserve land and future reserve land.
- Review and update the Schedule to the Commercial 1 Zone as appropriate.
- Review and update Development Plan Overlays as appropriate.
- Investigate the expansion of bulky goods (restricted 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.
- Prepare an Open Space Strategy to determine future open space needs, preferred forms at a city-wide, district and neighbourhood level, and recommendations regarding appropriate open space contributions. Progressively implement the actions of the *Wodonga Growth Strategy 2016*.
- Investigate the need for a local policy for non-residential uses in residential zones.