

## **21.10 FUTURE URBAN AND RESIDENTIAL USE**

The Albury Wodonga region is one of the few areas in Australia that has maintained the involvement of state and federal governments in attracting investment population growth and the infrastructure required to complement urban growth. Since Albury Wodonga was designated a national growth centre in 1973 the region has achieved strong employment and population growth.

Initially Albury Wodonga was being planned for a city of 300,000 by the year 2000, Growth forecasts since the mid 1970's have been progressively scaled down, with the regional centre likely to achieve a population of 138,000 by the year 2021. Wodonga will achieve a population in excess of 54,000 by the year 2021.

### **21.10-1 Albury Wodonga Development Corporation (AWDC)**

The Albury Wodonga Development Corporation (AWDC) has been a major contributor toward attracting investment, and the planning and development of Albury Wodonga. Unlike other Regional Planning Authorities, the AWDC became a major landowner and developer, acquiring approximately 24,000ha of land in both Victoria and New South Wales.

The AWDC has been instrumental in ensuring that Wodonga has been comprehensively planned through numerous strategies and structure plans. Due to a Ministerial Council review of the AWDC, its role as a major landowner and developer will be wound up, with a progressive sell off of its assets. This event is and will continue to have implications on the future planning and development of Wodonga. The strategy outlined in the MSS seeks to meet the challenge of addressing the implications of a diminishing role of the AWDC and build on the previous strategies developed by the AWDC.

### **21.10-2 Residential Growth Strategy**

It is estimated that over the next 15 years, sufficient land will be required to accommodate approximately 15,000 people or 4,500 additional households. The Council has prepared a growth strategy plan which identifies the residential land requirements of Wodonga for the next 15 years and beyond. The plan is illustrated in Figure 1 and identifies land appropriate for urban residential development up to and beyond 2021. The research undertaken to develop the Growth Plan has identified the potential lot supply for various growth corridors in the municipality. This is indicated on the table over page.

**Table 6 – Residential Lot Supply**

Area/Locality Wodonga Basin	Lot Supply			
	Actual Developed Lots	Undeveloped Lots (Potential Supply)		Total Lot Supply
		Zoned Lots	Unzoned Lots	
Wodonga West	488	302	0	790
East Wodonga/Huon Hill	29	220	1,100	1,349
Huon Creek Valley	154	396	0	550
Pearce Street Army Land	0		750	750
<b>Total for Wodonga</b>	<b>671</b>	<b>918</b>	<b>1,850</b>	<b>3,439</b>
Leneva (Middle Ck Valley)	0	1,200	12,000	13,200
Baranduda	119	6,880	2,000	8,999
<b>Total</b>	<b>780</b>	<b>8,998</b>	<b>15,850</b>	<b>25,638</b>

Note: *There are no calculations for Bonegilla*

Land currently zoned Residential in Wodonga, provides a potential supply of up to 2,200 lots, which is equivalent to 8 years supply.

To balance market requirements, additional land in East Wodonga, and Defence Authority Land south of Pearce Street, will require rezoning. This will provide well located residential land which is linked to the Central Business Area and open space reserves.

The major future residential land supply area is at Leneva (Middle Creek Valley) accommodating approximately 13,200 lots.

## WODONGA

The urban area of Wodonga is bounded by the Murray River floodplain to the north and surrounded by sharply rising hills on all other fronts, providing the city with a picturesque setting

### 21.10-3 Central Wodonga

Bounded by House Creek to the west, the Murray River floodplain to the north, Chapple Street to the east and Pearce Street to the south. The area is characterised by:

- Very few houses of historical significance.
- Modest timber and brick houses, with large sections of former public housing estates that are now predominantly in private ownership.
- Housing constructed between the post war era and 1970.
- An older social profile.
- Some redevelopment activity including Aged housing and multi dwelling developments (on average 30 unit dwellings per annum).

### Strategic Actions

- Encourage redevelopment opportunities that complement the Good Design Guide and demonstrate quality urban design outcomes.
- Improve pedestrian linkages with the Central Business Area.
- Assess new development in the context of a Developers Contributions plan.

- Support and contribute to the planning and redevelopment of former public housing estates.
- Facilitate the use of the Good Design Guide and Good Urban Design with multi dwelling developments.

#### **21.10-4 Wodonga West**

Located west of House Creek, bounded by hills to the south and west and includes the La Trobe University and TAFE Institute. Since the 1970's Wodonga West has been the primary residential growth corridor of Wodonga. After 2003 Wodonga West will no longer be the primary residential development area.

Wodonga West provides a number of high quality residential estates, which are linked by a series of open space reserves and bicycle paths. Wodonga West is also complimented by the picturesque backdrop of foothills that characterise the urban setting of Wodonga.

In terms of land supply only 870 vacant residential lots remain in Wodonga West. The majority of these are situated on the foothills and would be priced at the upper end of the housing market which traditionally takes longer to sell and is more expensive to develop. It is expected that this land supply will be entirely developed within 15 years and will be unable to provide lower cost residential lots after 2002.

Encourage medium density housing development in areas, supported by good access to public transport, community recreation and commercial facilities.

#### **Strategic Actions**

To fulfil market requirements additional land must be rezoned in East Wodonga and south of Pearce Street.

Residential growth in Wodonga West will be kept below the Environmental Significance Overlay and buffered from the Wodonga West Waste Water Treatment Plant and Enterprise Park.

Residential growth in Wodonga West will be in accordance with the Wodonga West Structure Plan.

#### **21.10-05 Huon Creek Valley**

The eastern section of the Huon Creek Valley, including the Cambourne Park, Carrington Park, Huon Rise, Sanctuary Gardens and Castle Creek Estates has provided an increasing share of the residential lot supply in Wodonga.

These estates comprise quality homes, which have been developed predominantly in the last 10 years. The area has the potential to provide a further 550 lots on land already zoned Residential. These lots will provide for the medium to upper end of the residential land market.

#### **Strategic Actions**

Residential growth in this area will be kept below the development limit specified in the Environment Significance Overlay.

Residential development will be buffered from House Creek and Castle Creek and where possible a reserve of 60 metres will be established to protect the integrity of the stream and bank environs.

Low land defined by an escarpment which generally coincides with the 180m AHD contour, adjacent Castle Creek will remain free of development. This area contains a series of wetlands that will be protected by a rural corridor either side of Castle Creek.

Development in the Huon Creek Valley must be in accordance with an approved Development Plan Overlay. These overlays will apply over all future estates and estates currently under development.

Further rezonings to residential, rural living or low density residential, will not be supported west of the current boundaries of the Residential Zone.

Encourage medium density housing development in areas supported by good access to public transport, community, recreational and commercial facilities.

#### **21.10.6.1 East Wodonga**

This area includes the residential estates east of Chapple Street and vacant land at the base of Huon Hill, stretching from the Wodonga Creek around to the Murray Valley Highway Bandiana. East Wodonga will fulfill both short and medium term residential land requirements with a supply potential of 1,300 lots east of Chapple Street. Sections of this land overlook the Murray River floodplain, urban areas of Wodonga and Albury, making it the best potential residential land in Albury Wodonga.

The land will have excellent linkages to the proposed Hume Highway Bypass, having immediate access to the Bandiana Link Road and the Central Business Areas of both Wodonga and Albury.

#### **Strategic Actions**

- Complete and implement Structure Plans for East Wodonga.
- Rezone additional residential land in accordance with structure plan by 2001.
- Encourage the development of an additional primary school east of the Bandiana Link road to meet the needs of East Wodonga.
- Protect the integrity of the DeKerilleau Homestead site in accordance with recommendations provided by the National Trust and Heritage Victoria.
- Residential development will be kept below areas identified by the Environmental Significance Overlay.
- A linear open space reserve, running parallel with the Wodonga Creek, with linkages to Gateway Island and the proposed Huon Hill Regional park, will be established.
- Prepare a Developer Contributions plan for the area.
- Ensure future residential areas are linked with the provision of planned bicycle paths.
- Investigate the need for a neighbourhood community facility.
- Encourage medium density housing development in areas supported by good access to public transport, community, recreational and commercial facilities.

#### **21.10.6.2 White Box Rise Estate (Former Department of Defence Land)**

The White Box Rise Estate will provide a major component of the residential land supply for Wodonga in the next 10 years and is located on land sold by the Department of Defence and Albury Wodonga Corporation in 2005. The land is located on the south east fringe of Wodonga, bounded by Bears Hill, Beechworth Road, Pearce Street and the Bandiana Department of Defence Land.

Development on the land is planned to commence in 2006 and will provide a master planned residential estate less than 3 kilometres from the Wodonga Central Business Area. The vision of the Council is to ensure that development of the land occurs in accordance with the master plan that is founded on principles of sustainable development and good urban design. Applied to the site this means that:

- Development will be based on a master plan that will deliver high quality development outcomes.
- Development will respond to the features of the site, including topography, views, aspect, vegetation and relevant site history.
- The layout of streets, paths and roads will be interconnected, with cul de sacs only used where site constraints warrant such a design solution.
- All urban and formal parkland is street edged with houses overlooking the open space.
- The developer will complete the landscaping, provision of pathways, park furniture and lighting of all urban park spaces as part of the general development.
- The development will adopt and apply principles of water sensitive urban design and as part of the development prepare and implement a water conservation strategy to the Council's satisfaction.
- All buildings will actively front streets and under no circumstances will the rear yards of properties front a street or road way.
- Higher residential densities including development of two or more storeys will be encouraged in locations fronting parkland and within 400 metres of the proposed neighbourhood activity centre.

#### **Strategic Action**

- Ensure development occurs in accordance with a master plan approved by the Council for the site and in accordance with design principles outlined in this clause.
- Support the development of a neighbourhood activity centre that provides a location for shops and businesses that service surrounding neighbourhoods and not the wider city area.
- Ensure development in the neighbourhood activity centre promotes mixed use, providing opportunities for a mixture of retail, office, hospitality, recreational and residential uses.
- Facilitate the relocation of the Wodonga South Primary School adjacent the proposed neighbourhood activity centre, encouraging the development to be built to the street edge where the site adjoins the neighbourhood activity centre.
- Ensure as part of the development that a new arterial road connection is provided from Huon Creek Road through to the Bandiana Link Road.
- Ensure future residential areas are linked with the provision of planned bicycle paths.

### **21.10-07 Leneva (Middle Creek 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.

Leneva will service the medium to long term residential land requirements for Wodonga and will eventually link with the urban areas of Wodonga and Baranduda. The Leneva structure plan identifies a residential lot capacity of approximately 13,200, providing a future urban population of 36,000.

The Leneva structure plan builds on the advantages provided by the natural setting in planning a layout which incorporates good urban design, efficient provision of infrastructure, well located parklands, protection of natural features and good road linkages.

#### **Features of the Leneva Structure Plan include (refer Figure 8):**

- Future town centre (secondary to Wodonga) overlooking a man made lake.

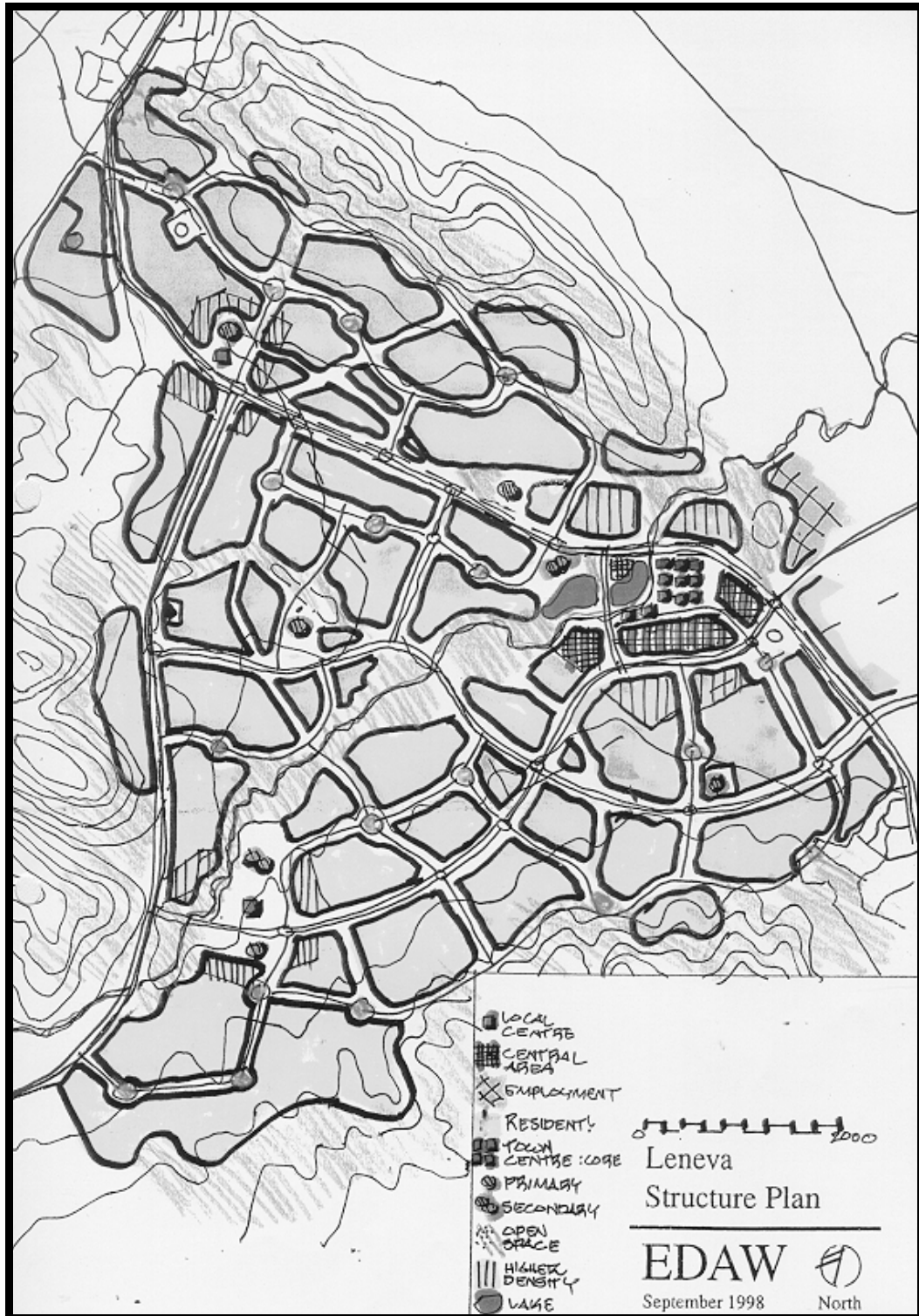
- Neighbourhood activity centres.
- Precinct parks located within walking distance of all residential areas.
- Identification of future public transport routes.
- Identification of major arterial and collector roads.
- Nominates sites for 6 primary schools and 2 secondary schools.
- Incorporates sustainable development principles and high standards in urban stormwater management.
- A major central boulevard (which will be constructed as a dual lane single carriageway road by the year 2000 with an upgrade capacity for a four lane divided arterial road).
- Protection of surrounding hills from urban development.
- Protection of the Middle Creek floodplain.
- Residential neighbourhoods and desired locations for higher and lower density development.
- Identifies major active and passive open space areas.

A Development Plan for the area expected to accommodate the majority of growth in the next 15 years. This area is south of the Castle Heights Estate and centred on the northern end of Streets Road.

### **Strategic Actions**

- Ensure development occurs in accordance with the Leneva Structure Plan.
- Ensure that both rural and urban subdivisions implement the future layout identified in the Leneva Structure Plan and Development Plan overlays.
- Complete a comprehensive Developer Contributions Plan for the Leneva growth corridor.
- Ensure urban development occurs below the land identified in the Environmental Significance Overlay.
- Development in the Leneva growth corridor will be in accordance with approved Development Plan Overlays.
- The Middle Creek floodplain is to be protected from development or earthworks which impede the natural flow of water.
- Residential development will be discouraged within 200 metres of the Beechworth Road landfill site.

FIGURE 8: Leneva Structure Plan



21.10-08 Killara

The small township of Killara located 8 kilometres east of Wodonga on the Murray Valley Highway offers limited residential growth options. The township adjoins the Bandiana

Army land, municipal saleyards and the Kiewa River. Land north of the Murray Valley Highway offers long term residential development potential, providing up to 300 lots.

### **Strategic Actions**

- Allow infill development within the existing township south of the Murray Valley Highway and above the 1% flood level.
- Maintain land to the immediate north of the Township on Murray Valley Highway in a Rural Zone.
- Investigate the potential for agricultural sales uses on land in the vicinity of the municipal saleyards.

## **21.10-09 Bonegilla**

Bonegilla is a small settlement located east of Wodonga on the western shores of Lake Hume. The settlement was once the location of a large migrant hostel during the peak immigration periods of the 1950's and 1960's.

Due to the lack of sewerage and town water services to the settlement, there has been limited development. However during 1999, services currently provided to the Army Barracks at Bonegilla will be provided by North East Water Authority (NERWA). Through private contribution schemes, NERWA plan to provide fully reticulated water and sewerage services to the Bonegilla township. This will open up immediate opportunities for development in the township.

A structure plan is required for the township to identify appropriate development outcomes as it would be undesirable for the township to take on a generic urban form. Through the structure plan the Council intends to reinforce the lifestyle, recreational and rural living opportunities provided to the Bonegilla township. Additionally, the strong cultural history of the area and presence of the Army and proximity to Lake Hume reinforce the potential for a unique urban character to be provided.

### **Strategic Actions**

- To discourage urban subdivision within the Bonegilla Township until a Structure Plan is completed.
- Complete a comprehensive structure plan for the Bonegilla township, which identifies residential densities, urban character, retail, recreational and community facility requirements.
- The future use and development of land for industrial purposes in the Bonegilla township is considered inappropriate and will be strongly discouraged.
- All future development in the Bonegilla Township must be connected to reticulated sewerage, water and drainage services.
- Complete a Developer Contributions plan for Bonegilla.
- Ensure residential development occurs below the areas of Mahers Hill identified for protection.

## **21.10-10 Low Density Residential and Rural Living**

Figure 9 illustrates the areas that are designated for future low density residential or rural living development. The majority of these areas are already zoned or identified as part of the 1990 Albury Wodonga Future Directions Strategy and 1993 Rural Living Study.

The additional areas added include – Baranduda (east of the Kiewa Valley Highway), Boyes Road Leneva, and the eastern slopes of Huon Hill. The Baranduda Rural Living

development will occur in land already zoned residential. Recent reviews of the Strategy for Baranduda have identified that this land will not be required for urban development within the next 50 years. A Development Plan has been prepared for this land and all subdivision will complement this plan and ensure that development is not prejudicial to the land being developed at conventional residential densities in the future.

Rural Living Subdivision in Leneva will require further strategic justification, however rural living subdivision has been identified as an opportunity for implementing the final layout recommended in the Leneva Structure Plan.

Land east of Huon Hill has been identified as suitable for rural living subdivision on the basis that:

- It has an outstanding natural setting.
- Its proximity to Wodonga.
- It is not required for future urban development.

### **Strategic Actions**

- As identified by the Wodonga Rural Living and Low Density Residential Strategy Plan, encourage the development of Rural Living and low density residential uses in areas supported by existing zoning and previous strategy.
- Investigate further rural living and low density residential development in accordance with the strategy and Ministerial Direction No. 6.
- Ensure development is in accordance with approved Development Plan overlays.
- Ensure development is outside areas affected by the Environmental and Landscape Significance overlays.
- Ensure all low density residential development is serviced with reticulated water and sewerage services.
- Ensure all Rural Living subdivision occurs on sealed roads and is serviced with reticulated water where practical.



LOCAL PROVISION

**21.10-11 Heritage**

There are comparatively few identified heritage places in Wodonga. To ensure continued protection of these places the Council will:

- Continue to protect and encourage the enhancement of the built and natural heritage of Wodonga.
- Encourage and support initiatives to restore the former Bonegilla Migrant Hostel into a Tourist attraction.