

**21.08 REGIONAL COOPERATION – AUSTRALIA’S LEADING REGIONAL CENTRE**

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**21.08-1**

**Albury Wodonga Framework**

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The Albury Wodonga Framework Plan identifies existing development, land features and areas identified for future residential and industrial growth (Figure 3). Figure 3 is a framework plan of Albury Wodonga indicating existing development, land features and areas identified for future residential and industrial growth.

The framework plan ~~provides~~ ~~indicates~~ for the main residential growth area up to ~~that the~~ ~~main residential growth areas up to 2021~~ ~~at will be~~ Thurgoona ~~on the~~ New South Wales side and the Middle Creek Valley ~~on the~~ at Wodonga side.

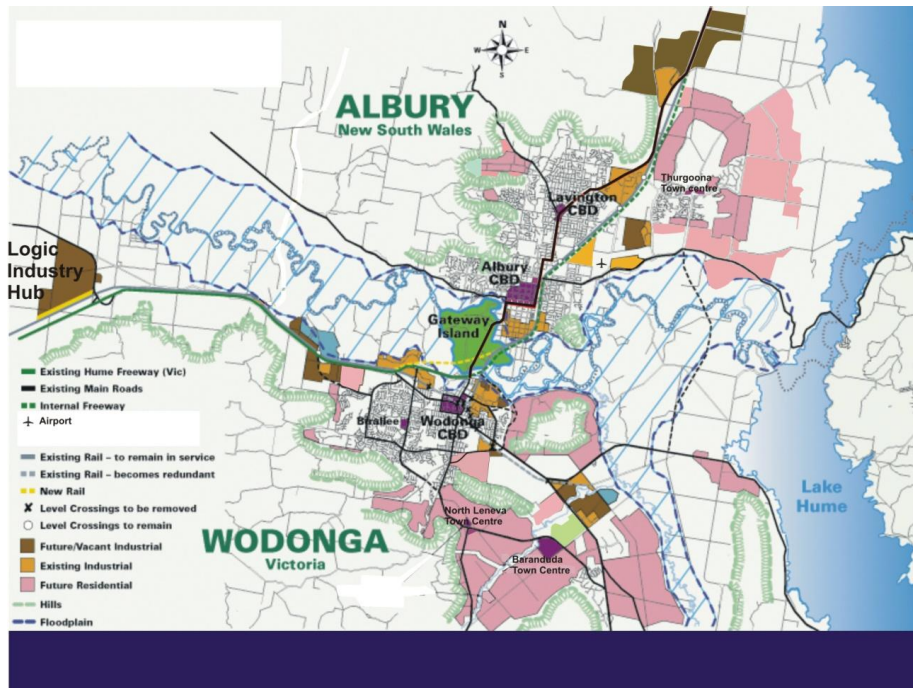
Both Albury and Wodonga have a potential to provide over 50 years’ supply of future residential development land.

Major industrial land supply ~~ies~~ ~~areas for the future~~ include the Albury Airport Estate, Norske Skogg Newsprint Mill at Ettamogah, Baranduda and West Wodonga.

The framework plan ~~clearly~~ illustrates the physical features of Albury Wodonga and the common elements of the Murray River floodplain, Lake Hume and the amphitheatre of hills.

To achieve the status of Australia’s leading regional centre, the Wodonga Council must foster cooperation in the region and maintain a focus on the planning and facilitation of the growth and development of Wodonga.

**FIGURE 3: Albury Wodonga Framework Plan**



**21.08-2 Gateway Island**

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Gateway Island, located on the Murray River floodplain between Albury and Wodonga, is ~~the~~ ~~a~~ gateway to both Victoria and New South Wales. 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.

The vision for Gateway Island is to become a tourist, cultural and recreational focal point for the wider region of Albury Wodonga. When fully developed, Gateway Island will have the potential to attract ~~in excess~~significant of 200,000 visitors numbers each year and ~~would~~ rank amongst the top tourist attractions in North East Victoria.

Both active and passive recreational, leisure and tourism businesses and activities including educational experiences are planned for the area. These include: theatre, special events, circus performances, exhibitions, boutique shops, tourist accommodation, indigenous culture, food and wine experiences including the manufacture and sale of boutique products, cafes, walking and nature observation areas, arts and craft, regional playgrounds, a lake, beaches and water sports. All other land uses not in accordance with Schedule 1 to the Special Use Zone will not be encouraged. The master plan for Gateway Island is included as Figure 4 and is comprised of four main precincts including:

Culture and Entertainment – These will be based on the provision of a variety of experiences focused on the Gateway Village precinct including theatre, special events, circus performance, indigenous culture, food and wine.

Southbank Walk – This area will incorporate waterside cafés, boutique shops, tourist accommodation and lakeside boardwalks.

Commercial and Craft Precinct – This precinct includes the existing Gateway Village area. The project incorporates improvements to the existing area in addition to the application of guidelines which will ensure new development complements urban design objectives and the themes identified for Gateway Island.

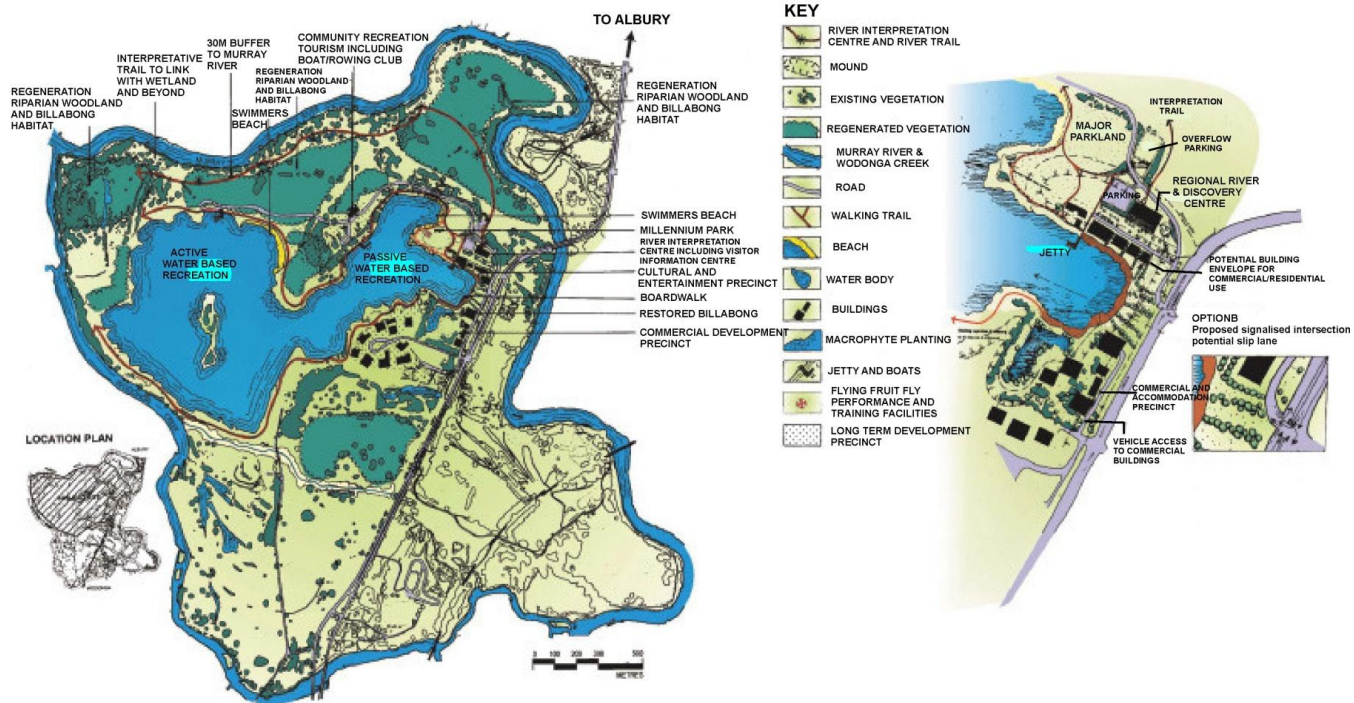
Recreation and Environment – These are represented by a combination of natural and developed features incorporating a regional playground, lakes, beaches, parkland, water sports and environmental trails.

### **Strategic Actions**

- Land use and development will be regulated by the application of Schedule 1 to the Special Use Zone, ~~and guided by the adopted master plan for Gateway Island.~~
- The Gateway Island Project Environmental Management Plan provides the structure for ongoing environmental management of Gateway Island including environmental protection measures which are to be applied to any proposed development.
- Industrial activities development with the exception of extractive industry will not be supported on Gateway Island.
- ~~Permanent~~ Residential development will be prohibited~~strongly discouraged~~ on Gateway Island.
- Commercial and retail development must demonstrate a strong link to the themes and core tourism functions of Gateway Island. Commercial uses, that serve primarily a retail focus and potentially weaken the primacy role of the Wodonga CBA, will not be supported.

Figure 4 Gateway Island – Master Plan

# Gateway Island masterplan



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**21.08-3 Regional Parklands**

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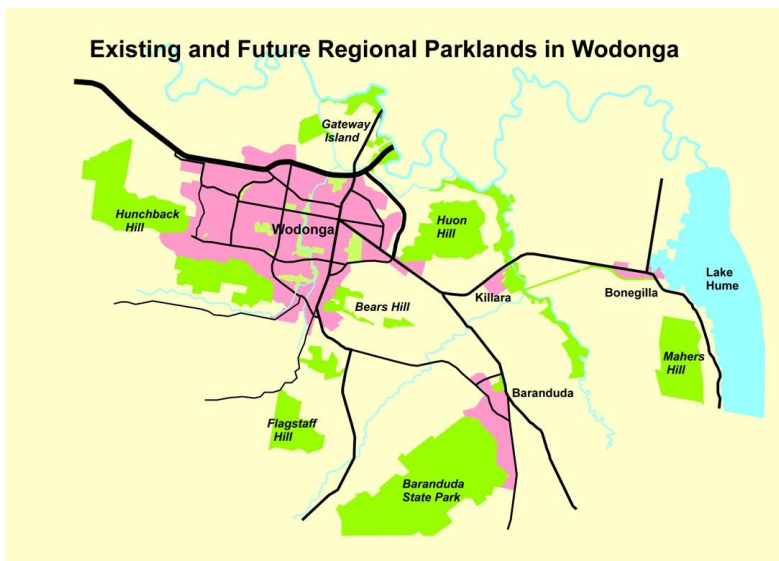
The regional parklands incorporates a network of environmental land established by the council and the AWC that provides a major landscape and recreational resource.

~~The Regional Parklands has the support of the Wodonga Council which has facilitated planning scheme amendments to create the parklands' system on the Victorian side of the region.~~ The parklands consist of almost 3,500ha of land distributed in the City of Wodonga. The Regional Parklands consist predominantly of river frontages, floodplains, hilltops and hill faces, ~~and provide an opportunity for improvement through.~~ This land has benefited from enhancements through off set requirements required by the state's 'net gain' policy approach to native vegetation management.

The objectives of the Regional parklands is to:-

- Protect and enhance the existing archaeological and cultural assets;
- ~~Promote and encourage healthy, active and engaged communities; and, inform, educate and enlist the support of the local community for their cultural, environmental and recreational requirements; and,~~
- Ensure a high level of flora and fauna habitat protection through supporting programs.

**Figure 5.4 Regional Parks**



**Strategic Actions**

The Wodonga Council will continue to support the Regional Parklands of Wodonga by:

- Assessing options for funding in accordance with a sound base of environmental management plans;
- Facilitating and assisting with project funding submissions to improve and manage the parklands;
- Facilitating additional strategically identified land acquisitions;
- Supporting land management practices and contributing to the preparation of sustainable land management plans; and,

- ~~Directing~~ Encourage off-sets for 'net gain' and carbon off-sets to the regional parklands.

**21.08-4**

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**Waste Management**

- The Wodonga Council will maintain a proactive role participating on the North East Victorian Waste Management Group and with the preparation of a regional waste management plan.
- The Wodonga Council recognises the need to consolidate the number of landfill sites within the region and will continue to implement waste minimisation practices.
- The Wodonga Landfill site has been closed and replaced by a Transfer Station that is located in Kane Rd, Wodonga.
- The existing Beechworth Rd landfill site will be rehabilitated and made available for future use as parkland for the adjoining Whenby Grange residential estate.