

21.06 KEY STRATEGIC PRINCIPLES

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The following key strategic principles shape the vision for the city and guide the formation of strategies to effectively plan for the future. Importantly, the principles address identified issues and give an indication of the basis behind the strategies that have been developed.

21.06-1 Development and Growth

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- Ensure there is an adequate land resource for long term residential, commercial, community and industrial purposes.
- Maintain an effective balance between market requirements, the efficient provision of infrastructure and the sustainable development of the City of Wodonga.
- Agreements to secure adequate infrastructure requirements to support the redevelopment of the Central Business Area and development in industrial and residential growth areas will be used to deliver planned outcomes.
- Recognise and continue to plan for the long term residential, industrial, community, recreational and commercial land needs.
- Encourage the redevelopment of central Wodonga to achieve increased residential densities with good design outcomes in locations with convenient access to the Wodonga CBA.
- Ensure new residential development accords with structure plans and outline development plans that are based on principles of good urban design that demonstrate the ability to achieve sustainable environmental, social and economic outcomes.
- Plan urban expansion in accordance with structure plans prepared for Leneva (Middle Creek Valley), East Wodonga, West Wodonga, Killara Bonegilla and Baranduda.
- Encourage higher residential densities within the walkable catchment (400 metre radius) of the CBA and other activity centres identified in this strategy.
- Maintain a planning focus on achieving housing and land affordability by promoting diversity and choice in location and type of land products delivered to the market.
- Strengthen the activity based retail and mixture of uses in the Wodonga CBA.

21.06-2 Regional Influences

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Council will recognise that the:

- Economy and development of Wodonga should not be planned in isolation to Albury;
- Duplication of facilities will be avoided to minimise costs, whilst respecting the need to provide an adequate range of facilities for a growing population; and,
- A partnership approach will be undertaken (with the commonwealth and state governments) to strategically plan for Wodonga.

21.06-3 Environment and Heritage

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- The environment and its resources will be managed in a practical and sustainable manner.
- The position of Wodonga in the upper catchment of the Murray River will be recognised with the importance of protecting the quality of water supplies and the

catchment generally through implementing best practice environmental management guidelines.

- Land management will be undertaken in a manner that ensures a balanced approach to development pressures, taking a long term view to land management for the council, residents and land developers.
- A leading role in the region will be taken in managing and caring for the environment.
- A quality urban environment will be promoted through implementing standard pedestrian and transport linkages through the provision of infrastructure.
- Environmental constraints to development will be identified at the earliest possible stage and preferably prior to the zoning of land facilitating potential development, with areas of significance being appropriately protected in the planning scheme.
- The identification, protection and conservation of places of cultural heritage significance.

21.06-4 Urban Design

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- Protection and enhancement of the public realm will be paramount in the consideration of land use and development proposals. In all circumstances, new development will be required to provide a frontage to the street or public reserve with the aim of activating the street or park frontage and providing a high level of public surveillance.
- Future streets and roads are to be interconnected and actively fronted.
- Retail and activity nodes will be street based in preference to car park based shopping malls.
- An emphasis will be placed on achieving walkable neighbourhood catchments providing for a convenience centre or focus for community activity at 400 metre radius and concentrations of higher residential densities around each neighbourhood activity centre.
- Sleeving of major 'big box' style retail development and car parking areas in the CBA to improve the visual appearance of the city centre.

21.06-5 Infrastructure Provision

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- Infrastructure will be provided in a timely, effective and cost efficient manner taking into account approved Structure and Development Contribution Plans.
- Ensure equitable access to new services and facilities within the city of Wodonga.
- The Wodonga Council will take a lead role to ensure the provision of infrastructure is planned in a manner that ensures development is not delayed by the unavailability of services.

21.06.6 Economic and Social Development

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- Strengthen and diversify the economic base of Wodonga, encouraging growth of existing businesses and attraction of new investment opportunities that act on the identified strengths of the region.
- Support tourism development that complements the natural and built features of the region.
- Promote a strong cultural, educational, community, health and well being focus.

- Recognise economic and community needs as equally important in the achievement of sustainable development.