

21.10 FUTURE URBAN AND RESIDENTIAL USE

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Proposed
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Since Albury Wodonga was designated a national growth centre in 1973, the region has achieved strong employment and population growth. This has seen the rapid expansion of residential estates in Wodonga and, in particular, in the western areas of urban Wodonga. Since 2006, this trend of development to the west has slowed and the expanding urban boundary is shifting to the east and the south east.

With this shift in development activity the council will renew its focus on the planning and design of new estates, ensuring that future urban development is more sustainable. This is defined more clearly in the following clause 21.10-1.

21.10-1 Sustainable Neighbourhoods

11/12/2008
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It is important that new residential estates achieve a sustainable form of development through the integration of the economy, the community and the environment. Through this next planning period, it is proposed to lead positive change by providing a more solid basis to the design approach applied for new residential estates and an insistence that residential development achieves good community building outcomes. Integral to this triple bottom line approach is the adoption of sound urban design principles in the planning process. The aim is to build better neighbourhoods and communities by making places where all components of development come together in a coherent, attractive and liveable form.

Strategic Actions

Proposals for the development of new residential estates must demonstrate through a design response the application of the following design principles:

- New residential development in greenfield locations should be based on a development plan that is driven from an urban design basis rather than a focus on the efficiency of infrastructure serviceability, with an emphasis demonstrated on building a community;
- New development and the formation of neighbourhoods will need to promote the principle of providing for a walkable catchment, providing the opportunity for a neighbourhood centre with a radius of 400 to 500 metres. The neighbourhood centre should be located at major intersections and facilitate the provision of a local convenience shop and community facilities with provision for public transport;
- Higher residential densities will be encouraged in locations of higher amenity and convenience including central Wodonga and sites overlooking urban parkland or located near neighbourhood shopping centres;
- Responsiveness to the site with due consideration of site features including topography, existing vegetation, buildings and relevant site history;
- Provision of a clear urban structure with interconnected streets and open spaces, where cul de sacs are only used where specific site constraints warrant the treatment;
- Parks and open space are given maximum value to the community by being edged with a road and having houses over look them;
- Parks and open space are central features of new estates being fully landscaped as part of the development;
- Water management is important and waterways are to be protected in urban settings and are encouraged to be used as landscape features protected by principles of water sensitive urban design;
- Existing trees provide a valuable resource to the residential estate providing shade and landscape relief. Where practical, these are to be incorporated into parkland and used as features within the estate;
- The connection between the street and the house is a key feature of building better neighbourhoods with houses being required to front the street. The practice of sound

mounds and back fenced edges to roads will not be supported. Service roads are to be used as a practice for providing a residential edge to an arterial road;

- New development should embrace the need to conserve energy and resources, demonstrating consideration of opportunities to save water, utilise solar energy opportunities and recycle materials on site. New development proposals will be required to provide a sustainability report outlining how the proposal has considered and will apply principles of ecological sustainable development;
- Recognition of people’s different housing needs is important and larger residential estates will need to provide a diversity of housing choice in context with the location and accessibility to facilities and services;

21.10-2 Residential Growth Strategy

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It is estimated that over the next 15 years sufficient land will be required to accommodate approximately 9,000 people in up to 4,800 additional households. The council has prepared a growth strategy plan that 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 2036. 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 below.

Table 1 – Residential Lot Supply (as of 1 July 2006)

Area/Locality	Lot Supply			Total Lot Supply
	Existing Vacant Lots	Undeveloped Lots(Potential Supply)		
		Zoned Lots	Unzoned Lots	
Wodonga West	186	590	20	796
East Wodonga	36	1640	0	1676
Huon Hill/Killara	2	12	1810	1822
Huon Creek Valley	94	680	1000	1774
White Box Rise	0	1000	0	1000
Total for Wodonga	305	3,922	2,830	7,057
Leneva (Middle Ck Valley)	46	410	29,000	29,456
Baranduda	50	1,350	8,400	9,800
Bonegilla	0	320	230	550
Total	270	5,901	27,740	46,863

- Further strategic work has identified additional land in the Wodonga catchment for residential development. This has included close examination of areas previously identified for low density residential development, which are now proposed for conventional residential subdivision. Land currently zoned residential in Wodonga provides a potential supply of up to 3,900 lots which is equivalent to 14 years’ land supply.
- The major medium to long term residential land supply is located at Leneva (Middle Creek Valley) accommodating approximately 29,000 lots.
- Over the next 15 years, an average of 270 new lots will be added to the urban fringe of Wodonga. A further 50 to 60 residential dwelling units will be provided on multi lots sites both in central Wodonga and across the city.

- The likely trend for development in the next 15 years will be a further reduction in average lot sizes, a reduction in the number of lots above 4000 square metres and a significant increase in the percentage of lots developed under 500 square metres. This change is being brought about by an increase in land prices and an increasing understanding of the diversity of housing requirements that exist across the market.
- This trend will cause a reduction in annual land consumption on the fringe areas of Wodonga as the lot yield densities increase from 8 dwellings to the hectare to 12 over the next 15 years.
- The trend to smaller lots will increase the need for site responsive design to ensure development responds to particular aspects of the site and streetscape. To address this, developments will be encouraged to apply design guidelines that promote site specific design responses rather than an off the shelf approach to the design of new dwellings.

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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. With an increased focus on sustainable development, the council will ensure new development is well planned and takes advantage of the setting provided.

21.10-3

Central Wodonga

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With the removal of the Melbourne to Sydney railway line and the subsequent revitalisation of the CBA, the attractiveness of living in central Wodonga will continue to increase. The renewal of many areas in central Wodonga is being characterised in two divergent forms, which include the renovation and extension of existing homes and their replacement with multi dwelling development. Increased residential densities within the general walking catchment of the CBA are considered a desirable outcome and the council will use this next planning phase over the next 15 years to consolidate its policy approach of encouraging increased densities and redevelopment on sites with convenient access to the CBA.

Central Wodonga is generally defined by House Creek (includes Central Park Estate and housing in the Kelly and Fulford street areas) to the west, the Murray River floodplain to the north, Chapple St to the east and Pearce St to the south. Central Wodonga lacks a definable neighbourhood character and has a diversity of housing types and mixture of single and double storey. The area is characterised by:

- One residential area of identified heritage value, located around Lawrence Street in Central Wodonga;
- Small groups and isolated examples of individual places with identified heritage value scattered throughout Central Wodonga;
- Few areas identified as having a distinctive or highly desirable neighbourhood character;
- 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, with an increasing percentage of newly constructed and renovated homes;
- Convenient access to the Wodonga CBA; and,
- Increasing redevelopment pressures with competing interests of home renovators and multi unit development proposals. Up to 40 new dwelling units are being constructed each year in central Wodonga.

Strategic Actions

- Encourage redevelopment opportunities that lead to increased housing densities being provided around the CBA including the provision of well designed two and three storey residential developments.

- Apply the Residential 2 Zone in locations where redevelopment and increased densities are to be encouraged. This will be in identified locations within one kilometre of the CBA generally including areas that were former public housing estates.
- Implement strategic work undertaken in regard to the CBA that has identified the need to encourage more intense development and redevelopment within Central Wodonga including the provision of well designed two and three storey residential and mixed use development (where appropriate zoning is provided).
- For multi dwelling developments, ensure new development addresses street frontage and provides an active frontage to the street, whilst minimising the dominance of car accommodation and front fencing.
- Improve pedestrian linkages with the CBA.
- Support and contribute to the planning and redevelopment of former public housing estates.

21.10-4

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Wodonga West

Wodonga West is located west of House Creek, bounded by hills to the south and west and is inclusive of the La Trobe University and Wodonga TAFE. From the 1970's until 2004, Wodonga West had been the primary residential growth corridor of Wodonga. Wodonga West is approaching full development capacity and, as a result of further strategic assessment in 2006, some additional land has been identified to the west of the La Trobe University providing for a neighbourhood activity centre with an additional 400 residential lots.

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 complemented by the picturesque backdrop of foothills that characterise the urban setting of Wodonga.

The remaining residential development land is situated on the foothills and to the immediate west of the La Trobe University. This general location has poor access to convenience shopping and community facilities. A collaborative design exercise undertaken in 2006 identified an appropriate location for a neighbourhood activity centre to serve the convenience service and retail needs of the north western area of Wodonga. Implementation of this plan will be a priority to enhance both the access to services and the vitality of the education precinct at North West Wodonga.

Medium density housing development will be encouraged in areas, supported by good access to public transport, community recreation and commercial facilities, such as around the Birallee Shopping Centre and proposed North West Wodonga centre, located west of the La Trobe University.

Strategic Actions

- 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.
- Additional residential living opportunities will be encouraged on land adjoining the La Trobe University within Enterprise Park, Wodonga in accordance with the North West Wodonga Development Plan 2006. Medium density living opportunities will be encouraged around the proposed commercial centre located to service Enterprise Park, the education precinct and the northern sections of the Country Club Estate.
- Residential development will not be supported in areas identified for business and industrial use within the Mixed Use Zone of Enterprise Park, Wodonga as shown on the North West Wodonga Development Plan 2006.
- The rezoning of land to Residential in West Wodonga must be consistent with the Wodonga Growth Strategy Plan, shown in Figure 1.

21.10-05

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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 land supply in Wodonga. These estates comprise quality homes, which have been developed predominantly in the last 15 years. The area has the potential to provide a further 1680 lots on land already zoned Residential and Low Density Residential, with the potential for a further 300 lots on land currently included in the Farming Zone. These lots will provide for the medium to upper end of the residential land market and are likely to be developed over the next 20 years.

Strategic Actions

- Identify appropriate locations for local neighbourhood centres to provide access to convenient shopping for the southern section of Wodonga.
- 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 30 metres will be established to protect the integrity of the stream and bank environs.
- Development in the Huon Creek Valley must be in accordance with an approved Development Plan. Development Plan Overlays will apply to 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, north of Huon Creek Rd.
- Rezoning will occur to additional land to the east and west of Castle Creek Road (including land now zoned Low Density Residential) in accordance with any structure plan or development plan adopted by the council.
- The rezoning of land to Residential in the Huon Creek Valley must be consistent with the Wodonga Growth Strategy Plan, shown in Figure 1.

21.10-06 East Wodonga

11/12/2008
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This area includes the residential estates east of Chapple St and vacant land at the base of Huon Hill, stretching from the Wodonga Creek around to the Murray Valley Highway, Bandiana. East Wodonga will fulfil both short to long term residential land requirements with a supply potential of approximately 2000 lots east of Chapple St. 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 Hume Highway, via the Bandiana Link Rd, and to both the CBA's of Wodonga and Albury.

Strategic Actions

- Complete and implement Structure Plans for all future development areas of East Wodonga.
- Encourage the development of an additional primary school east of the Bandiana Link Rd to meet the needs of East Wodonga.
- Support the establishment of a neighbourhood activity centre east of the Bandiana Link Rd on land known as the Meridian Estate.
- 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.
- 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 around the proposed neighbourhood activity centre.
- Residential development east of the Bandiana Link Rd, together with benefiting land to the west of the link road will be required to jointly fund road access via the extension of Osburn St (William Page Drive) through to the Bandiana Link Rd.

21.10-07 White Box Rise Estate (Former Department of Defence Land)

11/12/2008
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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 AWC in 2005. The land is located on the south east fringe of Wodonga, bordered by Bears Hill, Beechworth Rd, Pearce St and the Bandiana Department of Defence Land.

Development on the land commenced in 2007, and it is intended to provide a master planned residential estate less than three kilometres from the Wodonga CBA. 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; and,
- 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 Actions

- Ensure development occurs in accordance with a development plan approved by the council for the site and in accordance with design principles outlined in this clause.
- Ensure development in and around 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.
- As part of the development, a new arterial road connection known as Victoria Cross Parade will be provided from Huon Creek Rd through to the Bandiana Link Rd, in consultation with VicRoads.

- Ensure future residential areas are linked with the provision of planned bicycle paths.

21.10-08 Leneva (Middle Creek Valley) and Baranduda Growth Corridor

11/12/2008
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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 29,000 providing a future urban population of almost 71,000.

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

Features of the Leneva Structure Plan include (refer Figure 6):

- Three future town centres, that are all secondary to Wodonga, will be phased in as the city expands into the Leneva Valley. At this stage, it is envisaged that the first of the centres will be established by 2016 and the second centre at Middle Creek in a further 30 years' time. The third long term centre is proposed east of the current Baranduda township.
- A number of smaller 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.
- Nomination of sites for up to five primary schools and two secondary schools.
- Provision of a major regional recreation space, integrated with an education precinct.
- Incorporation of sustainable development principles and recognition of the need to apply the principles of water sensitive urban design.
- A major central boulevard that was constructed in 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.
- Protection of identified patches of remnant native vegetation.
- Identification of catchments for all future neighbourhoods and desired locations for medium and lower density development.
- Medium density development is identified and clustered around the three town centre sites and is encouraged to be developed concurrently with the establishment of the town centres.
- Identification of major active and passive open space areas, incorporating the Wodonga Retained Environmental Network (WREN) that provides protection for significant corridors and patches of remnant native vegetation.

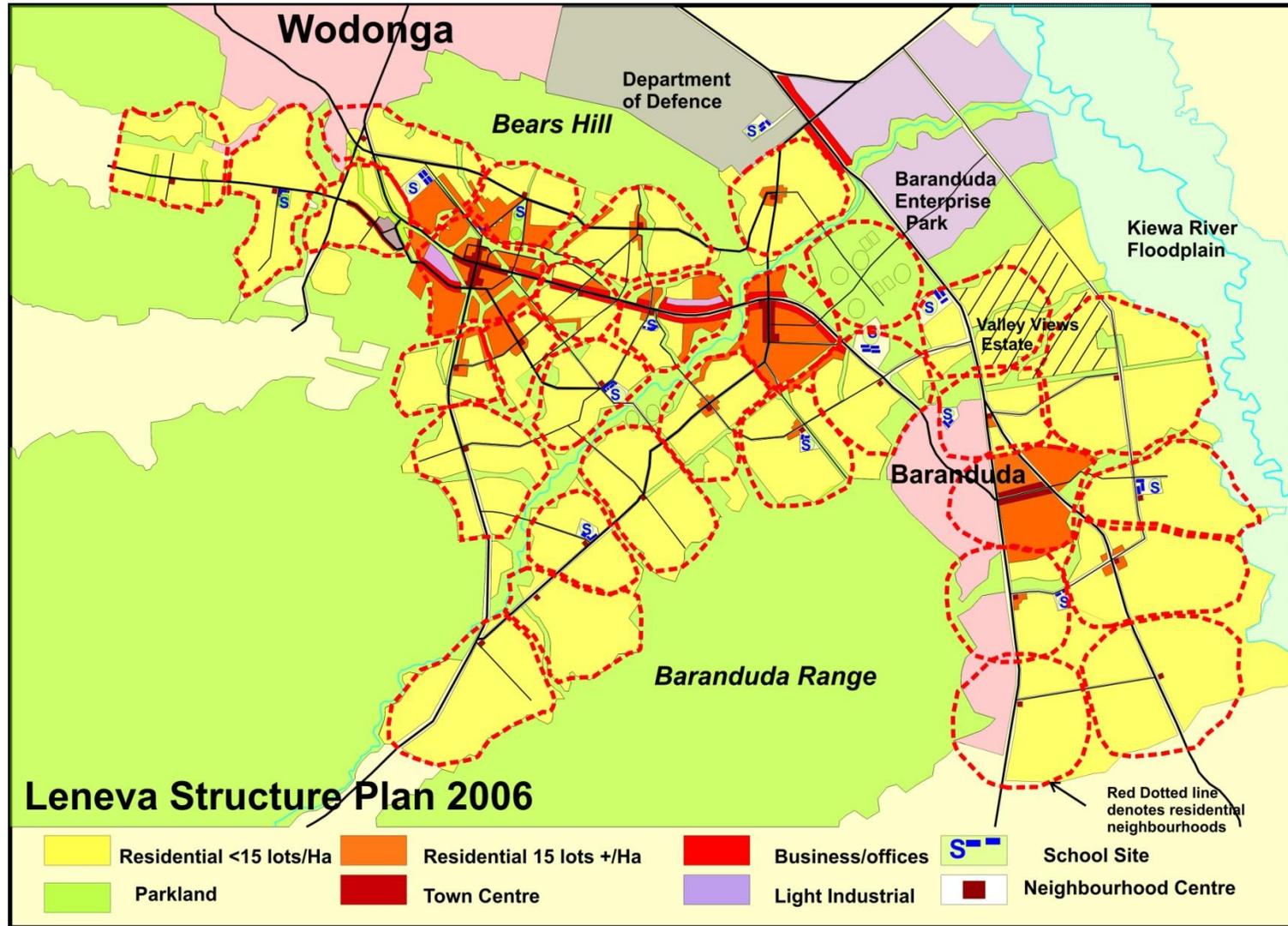
Strategic Actions

- Ensure development occurs in accordance with the Leneva Structure Plan.
- Ensure further subdivision of future urban development land is avoided through maintaining the current lot size of land parcels until they are required to be developed for urban subdivision.
- Ensure that both rural and urban subdivisions implement the future layout identified in the Leneva Structure Plan and Development Plan Overlays.

Wodonga Planning Scheme

- Implement the package of zonings required to deliver the land use mix as directed by the Leneva Structure Plan.
- Ensure urban development occurs below the land identified in the Environmental Significance Overlay.
- Ensure a detailed structure plan, urban design framework plan and supporting guidelines are required for the each of the proposed town centres, prior to any development commencing.
- Ensure the Middle Creek floodplain is to be protected from development or earthworks which impede the natural flow of water.
- Implement the recommendations of the WREN's study that relates to land use and development under this planning scheme.
- Include areas of native vegetation areas of high habitat significance, as identified in the WREN's study in a Vegetation Protection Overlay or in a Public Park and Recreation Zone if the balance of the land, being of lower significance, is being rezoned for urban development.

FIGURE 6: Leneva Structure Plan



21.10-09 North Leneva

11/12/2008
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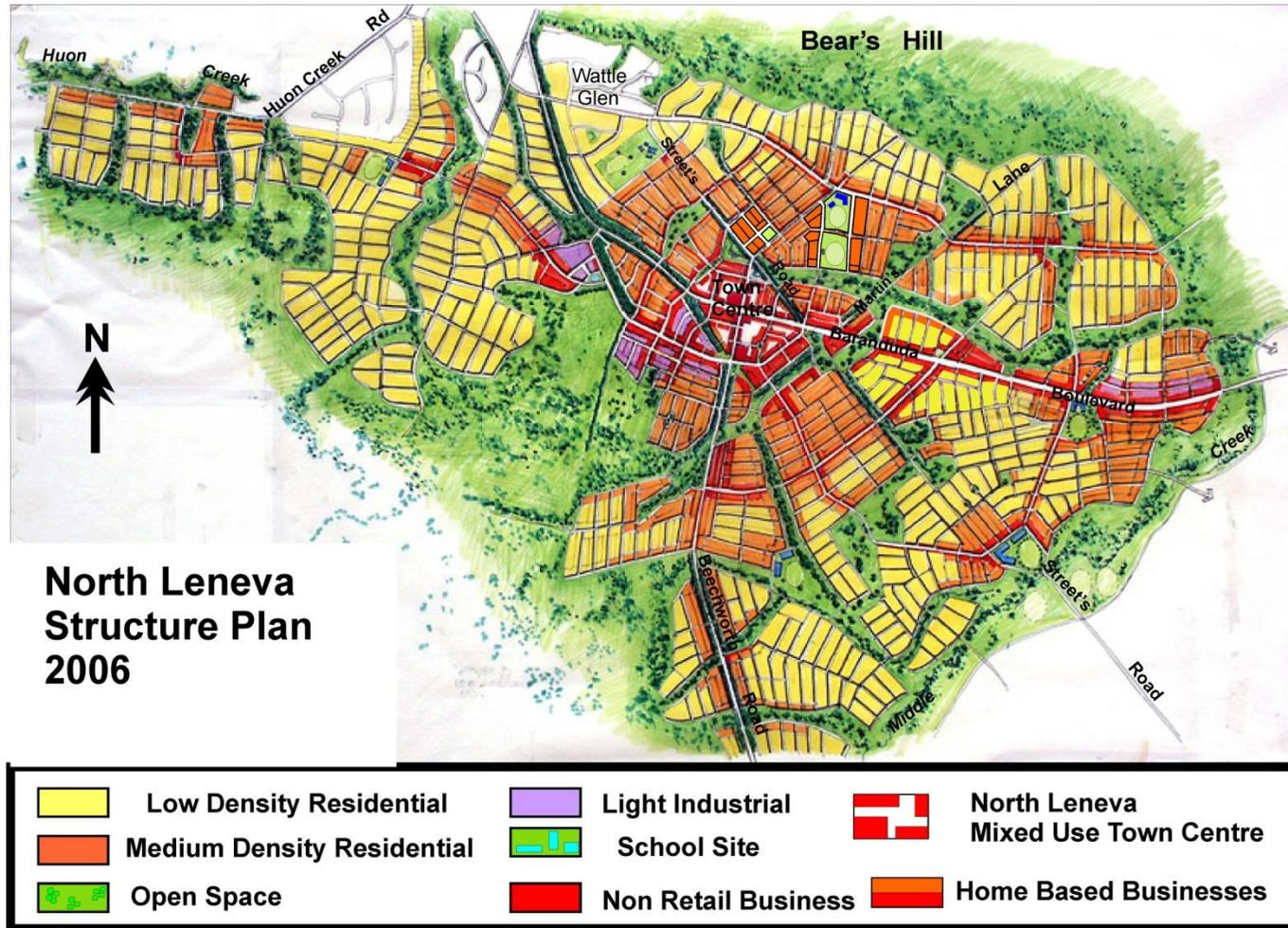
A more detailed structure plan has been prepared specifically for the northern section of the Leneva Growth Corridor providing a framework plan to guide development planned to occur in the period 2006 until 2030. A copy of the North Leneva master plan is illustrated in Figure 7. The plan promotes sound urban design principles that encourage positive and sustainable environmental, economic and social outcomes. Activity and development is focused around a proposed town centre that is planned to grow in line with surrounding development, whilst fulfilling a role that compliments rather than competes with the Wodonga CBA. Initially, the centre will fulfil a convenience role for the surrounding residential area. The planning and development of the North Leneva town centre will be supported by specific design guidelines that are referenced in the planning scheme.

The limited amount of separate ownerships coupled with the large size of individual properties offers an advantage in planning the future development of North Leneva. This favours achieving a far more coordinated pattern of development providing a high quality urban design outcome and well presented public spaces.

Strategic Actions

- The road pattern for new development is to maximise connectivity and accessibility avoiding the use of cul de sacs in preference to through connecting streets.
- Streets and roads are to remain the focus of activity with development being required to properly address the street frontage, with buildings positioned to front onto streets.
- Parkland and open space are important features of the public realm, with buildings and residences being required to front these spaces to add to the safety and amenity of these places. Lots that provide rear fence or rear access to parkland will not be allowed.
- Native vegetation and waterways are to be protected as shown on the North Leneva master plan and WREN's study.
- A Residential 2 Zone is provided around a walkable perimeter of the proposed village centre to encourage medium density residential development convenient to community and commercial facilities. A minimum residential density of 15 dwellings per hectare is to be achieved in the Residential 2 Zone.
- Medium density residential development, incorporating a two storey element at the street frontage, is encouraged in locations with an outlook to open space.
- Baranduda Boulevard and Beechworth Rd are to be provided with a service road and residential edge facing the service road. Proposals promoting the use of landscape mounds and rear yard development edging Baranduda Boulevard and Beechworth Rd will be discouraged.
- A street edge is to be provided along the boundary of the proposed Bears Hill Regional Park in preference to the park where the grade of the hill allows this to be practically provided.
- Public and community buildings located in the village centre should be sited on the street edge and designed in accordance with the directions of the North Leneva Village Centre Design Guidelines.

Figure 7 North Leneva Structure Plan



21.10.10 Killara

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The small township of Killara, located eight kilometres east of Wodonga on the Murray Valley Highway, has functioned as a dormitory suburb of Wodonga. The township adjoins the Bandiana Army land, municipal saleyards and the Kiewa River, with its future development land extending to front the floodplains of both the Murray and Kiewa Rivers on the northern and eastern side of Huon Hill. Land north of the Murray Valley Highway has access to reticulated services and can potentially provide the development for up to 1800 residential lots. Importantly, up to 600 of these lots are on highly sought after flat land and can offer a short term land supply if Wodonga is again left with a shortage of flat residential development land.

Strategic Actions

- Prior to the rezoning of additional development land, a structure plan is required to guide the future development options for the Killara Township encompassing existing developed areas through to the eastern section of Huon Hill.
- Allow infill development within the existing township south of the Murray Valley Highway and above the 1:100 year flood level.
- Investigate the potential timing, need and location for a small neighbourhood shopping precinct to service Killara.
- Maintain appropriate buffers from the township and nearby municipal saleyards and Department of Defence operations.
- Facilitate a public open space and linear park link from the Kiewa River bridge through to the Wodonga Creek.
- The floodplain of the Murray River and Kiewa River will be protected from development.
- Ensure new development provides an active frontage to the Murray Valley Highway, linear reserves and parkland.

21.10-11 Bonegilla

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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, these services were extended from Wodonga to the Latchford Barracks at Bonegilla by (NERWA). Through private contribution schemes, NERWA plan to provide the opportunity for fully reticulated water and sewerage services to the entire Bonegilla Township. This will generate immediate opportunities for development in the township.

A structure plan has been completed for the township identifying appropriate short to long term development outcomes. 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 presence of the Defence Force and proximity to Lake Hume reinforce the potential for a unique urban character to be provided.

Strategic Actions

- To encourage subdivision within the Bonegilla township in accordance with the directions of the Bonegilla Structure Plan.
- The future use and development of land for industrial purposes in the Bonegilla township is considered inappropriate and will be strongly discouraged.

- By 2010, undertake a review of the Bonegilla Structure Plan to ensure that it responds favourably to the directions of clause 21.10-01 in relation to sustainable residential neighbourhoods.
- All future development in the Bonegilla Township must be connected to reticulated sewerage, water and drainage services.
- Ensure residential development occurs below the areas of Mahers Hill identified for protection.

21.10-12 Rural Living and Rural Residential Development (Refer Figure 8)

14/06/2012
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Figure 8 illustrates areas that are designated for future rural residential development. The majority of these areas are already zoned or identified as part of the 1990 Albury Wodonga Future Directions' Strategy, the 1993 Rural Living Study and the 1998 Low Density Residential and Rural Living Strategy. A review of these studies and the broader directions for the location of rural residential development opportunities was also undertaken in 2006.

The conclusion of this review is that only limited land will be available in specific areas for rural residential development. This is due to the need to protect areas required for future urban development and also due to the vast areas that have been identified as having environmental sensitivity. The 2006 review found that extensive parts of the city have the potential to be provided with access to reticulated services, and the preference is to include these parcels in a residential zone.

In regard to the Baranduda South and Patricevale Investigation Area the zoning of land for rural residential development has been the subject of extensive strategic assessment and community consultation. This assessment and consultation means that Council's consideration of development in this area is well informed.

Additional rural residential areas will be provided east of Baranduda as an extension to the Valley Views Estate, east of Beechworth Rd at Leneva and south of the Bonegilla Township.

Strategic Actions

- As identified by the Wodonga Rural Living and Rural Residential Development Strategy Plan, encourage the development of rural living and low density residential uses in areas supported by existing zoning and previous strategies.
- Ensure development is in accordance with approved Development Plans.
- Ensure development is outside areas affected by the Environmental and Landscape Significance Overlays.
- Ensure all land included in a Low Density Residential Zone is serviced with reticulated water and sewerage services.
- Ensure all land included in a Rural Living Zone is serviced with reticulated water.
- Include the land generally known as 'Ashworths', Baranduda South in the Rural Living Zone with a 2 ha minimum lot size and ensure future development is connected to reticulated water and sewerage.
- Include the land to be known as Baranduda Springs Estate in the Low Density Residential Zone with a 4,000m² minimum lot size.
- Ensure the Valley Views Estate which has generally been developed as Rural Living is included in a Low Density Residential Zone with a Development Plan Overlay and with a prohibition on subdivision and development of a second or subsequent dwelling(s) before 1st January 2015.
- Ensure all rural living subdivision occurs on sealed roads and is serviced with reticulated water supply.
- Ensure land to the east of the Valley Views Estate in Whytes Road, Baranduda is included in a Rural Living Zone with a 2 hectare minimum lot size.

FIGURE 8: Wodonga Rural Living and Rural Residential Strategy

