

21.13 SOCIAL// Proposed
C97**21.13-01 Housing**11/12/2008
C57

The Wodonga Council is yet to develop a comprehensive housing policy that clarifies the council's role in the planning and provision of housing in Wodonga. A housing policy will need to be completed in the future to address the council's strategic response to local housing needs. The policy will be developed in consultation with the Department of Human Services and the community housing sector and will provide a local housing policy direction and a planning approach for the provision of public housing in Wodonga.

Strategic Actions

- The council will continue to pursue initiatives to promote a variety of house types that are more affordable with innovative design. This will be done by participating in relevant government programs and encouraging the private sector to address these issues.
- The council will work in partnership with the Department of Human Services in the planning and redevelopment of public housing to ensure the maximum benefit is gained through each project.
- The redevelopment of existing public housing estates and properties is encouraged in the areas adjoining the CBA and west of the Wodonga and District Hospital.
- The provision of housing for the aged and disabled will be encouraged in strategic locations as defined through a Seniors' Housing Policy on sites that are convenient to services and commercial facilities with access to public transport. The location of aged care facilities and retirement villages should be provided with convenient access (generally within one kilometre) to an existing or planned neighbourhood or town centre.
- Private residential developments will be encouraged to provide equity of access to ensure greater flexibility with housing choice.

21.13-02 Recreation11/12/2008
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The Wodonga Council recognises the importance of sport, recreation and other forms of physical activity on the quality of life of all members of the community. The maintenance provision and planning of new recreational facilities is integral to the growth of the city. A number of major initiatives are proposed in conjunction with the growth of Wodonga to support the quality of lifestyle supported through the provision of excellent recreational facilities. Major program and project initiatives proposed from 2008 until 2015 include:

- Wodonga cycle path network – The continued expansion and improvement of the network commensurate with the growth of the city;
- An aquatics' facility is planned for the White Box Rise Estate in Wodonga;
- Leneva/Baranduda Recreation Precinct – A long term planning project;
- North Leneva Recreation Reserve – Involves the provision of ultimately two playing fields and associated facilities located to service the growth at North Leneva;
- Martin Park upgrade;
- Sumsion Gardens – Landscape and facility improvements;
- Wodonga Sports and Leisure Centre – Major upgrade planned for sport's hall;
- Wodonga Racecourse redevelopment;
- Huon Hill Lookout and walking trails;

- Wodonga – Cudgewa Rail Trail; and,
- Wodonga Creek Linear Reserve – Linking Sumsion Gardens through to the Kiewa River at Killara.

The provision and development of land for passive and active recreational purposes is an important element of urban development and should be provided in walkable locations to all residential neighbourhoods. As a general approach, a minimum 0.5 hectare sized parkland should be provided no further than 400 metres from a residential property and a formal or active parkland being no less than two hectares in area be located where four neighbourhoods intersect.

21.13-03 Education

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The Wodonga Council maintains strong support for the planning, provision of and improvement of educational facilities and recognises, through the built form, their relative importance in the community

Council will support the planning and development of new educational facility sites through:

- Continuing to plan for the provision of new educational facility sites in consultation with the Education Department that enable integration with the community and the sharing of recreational facilities. These sites will be encouraged to include the integration of public schools and council operated early childhood service sites;
- Future public school sites will be appropriately identified and protected in the planning scheme to ensure they are located as planned;
- The urban form of new educational facilities will be street responsive with buildings being encouraged to locate to the street edge, in preference to large landscaped setbacks. Corner buildings will be encouraged to provide an architectural element that addresses the intersection and provides a variation in height to reinforce the community significance of the facility;
- The street and path network linking to schools will be designed with a clear emphasis on safety and surveillance; and,
- Bus stops adjacent school sites will be provided in locations that have good visibility.

Significant opportunities exist to strengthen and energise the educational precinct centred on the La Trobe University and Wodonga TAFE College. As campus style facilities located on the western edge of Wodonga, both are remote from local shopping, community and residential uses. Over the next 15 years, the council will work with the two institutions and adjoining land developers to improve the urban integration of the university and TAFE. A key action will be to facilitate a main street based local shopping centre and additional living opportunities to the immediate west of the university in accordance with the North West Wodonga Development Plan 2006. The education precinct also offers further opportunities for research, development and opportunities for businesses to achieve synergies with the tertiary institutions.

21.13-04 Healthy City

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Urban planning is intrinsically linked to the health and well being of communities as the urban form of a city or neighbourhood can act as either a barrier or facilitator of human activity and, more particularly, the ability to easily walk from part of the city to another. Residential subdivisions developed in Wodonga since the early 1970's have acted more as a barrier to the walk-ability of residential areas, with poorly connected street networks and the segregation of land uses which diminishes the use of footpaths and reduces the safety and surveillance attributes of open space and the street network This urban form has increased car dependency and reduced the incentive for walking and exercising.

The future urban form of Wodonga will:

- Provide an urban structure of walkable neighbourhoods that are clustered to form locations for local activity centres that provide the opportunity for the mixture of uses and reduced car dependency, enabling ready access to employment retail, community and recreational facilities;
- Ensure that walkable neighbourhoods and access to services and facilities are designed for all users including users with disabilities;
- Promote and facilitate higher residential densities in the walkable catchment of the CBA and neighbourhood activity centres;
- Provide access by way of an interconnected street and path network that facilitates safe efficient and pleasant walking and cycling;
- Ensure active street land use interfaces with building frontages to streets to improve personal safety through increased surveillance and activity;
- Facilitate social capital and interaction through active street land use interfaces and the provision of attractive public spaces that promote interaction and the sense of community; and,
- Facilitate mixed use urban development that provides a wide range of living, employment and leisure opportunities capable of adapting over time as the community changes.

21.13-05 Health Facilities

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Wodonga is well served by medical and health facilities which include both a public and a private hospital specialising in oncology. The Murray Valley Private Hospital was established at the former Clyde Cameron College site in 1999 and provides oncology treatment services to the wider region. The Wodonga and District Hospital was completely redeveloped in 1999 and offers a wide range of medical and health services. Both of the hospitals are located in residential areas, although the private hospital has significantly more potential to cater for future expansion and associated carparking. Due to the limited space available to the Wodonga and District Hospital, many associated services are and will continue to be located on land nearby. This is particularly the case in Vermont Street where there are a number of specialised services. Council will ensure that adequate carparking is provided with all new developments.

As shown in the profile of the city, the community health sector has expanded in Wodonga and is currently accommodated in a number of sites across the city. The Wodonga Council will support the planning and development of an integrated community health precinct being located in the Wodonga CBA.

21.13-06 Public Transport

11/12/2008
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Due to the sprawling, low density nature of the vast majority of urban development in Wodonga, the use of public transport is marginalised. Future urban development will be planned in a manner that promotes the use and viability of public transport. This will be supported by:

- The planning of public transport routes and stops concurrently with any urban structure plan;
- The provision of an interconnected street and path network;
- The provision of bus stops in locations that have good pedestrian access and passive surveillance;
- Enhanced linkages between the proposed Wodonga Railway Station at Melrose Drive and a bus interchange connection with the Wodonga CBA; and,
- The upgrading of path network and public lighting along Melrose Drive north of Melbourne Rd to improve the safety and convenient of access to the new railway station site.

21.13-07 [No Content]

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21.13-08 Arts and Culture

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Strategic Actions

The Wodonga Council will:

- Encourage the private sector to contribute to the provision of public art in the CBA and civic precinct as part of its project development;
- Encourage the development of facilities that accommodate diverse art and cultural activities and community expression, in turn promoting the cultural profile of the city to a national audience;
- Complete a master plan and implement stages for the redevelopment of a more functional civic centre precinct, including performing arts centre, senior citizens building, art workshop space and youth facilities; and,
- Continue to design and create spaces where the community can gather, celebrate and recreate.

21.13-09 Indigenous Heritage

11/12/2008
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The Wodonga Council will ensure that the planning and development of urban growth consider areas of archaeological and indigenous heritage significance. As part of the planning or urban development, cultural surveys will be undertaken to document areas and sites of potential significance. The council will continue working with the indigenous community in the proper documentation and protection of indigenous heritage sites.

21.13-10 Equity of Access

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Both the planning scheme and strategy recognise that the Disability Discrimination Act (1992) (DDA) makes it unlawful to discriminate against a person on the grounds of a disability. In a planning context, the DDA applies to the provision of access to premises, including places of employment, accommodation, educational and shopping centres, and public buildings. The city of Wodonga will be planned as an “accessible city” with new developments being required to comply with the requirements of the DDA. Through the application of a local policy, new developmental refurbishments and extensions to buildings will promote equity of access.