

CBD West is a prime site for new commercial and residential development right in the heart of the central business area.

The site will play a significant role in the development of the city and will form links with the Boulevard Precinct to its north, which is home to Junction Place; Village Precinct to its east, encompassing High St and the new Mann Central and Wodonga Place retail developments; and Wodonga Plaza to its west.

The two parcels of land are available as three separate titles.

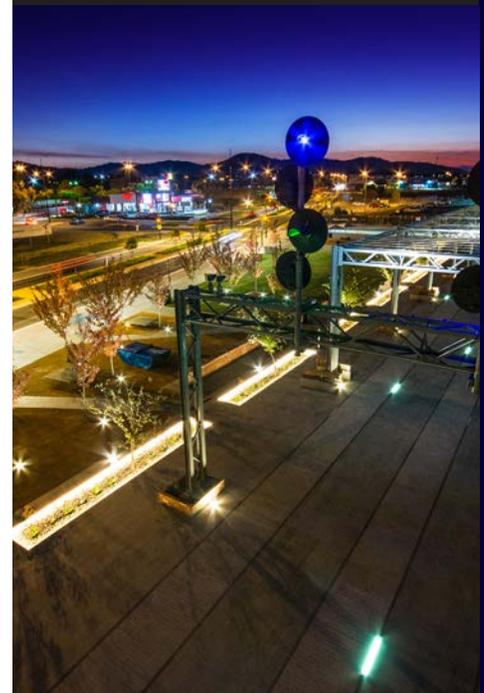


CBD West

A significant development opportunity in Wodonga's central business area

Site	Land size	Zoning	Frontages
Site 1	11,311 m ²	Commercial 1 Mixed use	Stanley St (77.88m), Smythe St (60.96m) Consists of six lots
Site 2	5673 m ²	Commercial 1	Elgin Boulevard (94.85m) Consists of one lot
Total:	16,984 m ²		

Both sites are flat and fully serviced by power, water, sewerage and drainage.





Both parcels of land fall within Precinct 4 of the Activity Centre Zone and are under Parking Overlay, Schedule 1.

Following community engagement at the time of relocating the old Stanley Street swimming pool, where the community clearly enunciated its wishes for the future development of this site, and the recent rezoning of the Wodonga Central Business Area (CBA) to the Activity Centre Zone (Amendment C124), the objectives and preferred outcomes of the development of the site/s are described below.

- ◆ To encourage a range of retail, office, hospitality uses and residential uses at upper levels, where appropriate;
- ◆ To ensure the development promotes or improves pedestrian permeability between Junction Place (Precinct 1) and The Heart (Precinct 2);
- ◆ To establish an integrated open space that is accessible to uses of the activity centre;

◆ To achieve a preferred character for the precinct that comprises:

- ◆ A low to medium rise precinct offering active frontages and upper level surveillance to the streets;
- ◆ An internal network of linkages and communal spaces;
- ◆ A tree-lined street setting with shaded walkways and partial screening of built form;
- ◆ Connectivity to Wodonga Plaza; and,
- ◆ Higher density residential development.

The Wodonga community would encourage the development of two-storey minimum and six-storey maximum building heights and zero setback except where a 3m setback is provided for an external seating area or an entry court.

For further information on CBD West, contact:

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For planning permit requirements, please refer to clause 37.08 of the Wodonga Planning Scheme, or contract a council planner on (02) 6022 9300.