1.0
Wodonga CBA Framework Plan

2.0
Land use and development objectives to be achieved

- To develop the Wodonga CBA into a vibrant and diverse pedestrian orientated, mixed-use higher density principal activity centre.

- For the Wodonga CBA to function as:
  - A major regional retail and service hub and focus for increased economic, cultural and community activities; and
  - The prime shopping, living, employment and activity precinct in Wodonga.

- To encourage a highly active arts and cultural life.

- To distinguish and reinforce the different roles of Precincts 1-10 within the activity centre.

- To ensure that industrial use and development is sited to protect the role and function of the CBA including the amenity of sensitive uses and the public domain.

- To deliver community services and facilities that respond to the needs of existing and future residents.

Built form

- To facilitate a new built form that offers a high quality urban environment and strong connections to the valued landscape setting of the Wodonga CBA.
Environmentally sustainable design

- To encourage increased environmentally sustainable performance of new buildings in the Wodonga CBA maximising energy efficiency and water conservation.

Public realm

- To develop a significantly enhanced public domain and streetscapes throughout the activity centre.
- To encourage attractive, safe and vibrant public spaces with high levels of amenity and year-round comfort.
- To reinforce a distinctive sense of place and character for the activity centre that is walkable, local, welcoming and well connected.
- To increase active frontages and visual interest at interfaces with the public realm.
- To encourage building design that enhances passive surveillance and the perception of safety to streets, shared spaces and the public realm.
- To showcase Wodonga’s environmental attributes and important view corridors.

Landscaping

- To increase and improve landscaping within the activity centre.
- To develop a green, leafy, landscaped character in the activity centre with high quality and appropriate long-term planting, including canopy trees.
- To encourage innovative and integrated landscape architecture as part of all new development.
- To integrate landscaping into the design of buildings and public spaces during early planning and design stages of development.
- To create a climatically comfortable public domain and streetscapes.
- To maintain views to surrounding hills along key streets.

Transport and access

- To encourage the use of sustainable transport.
- To maximise local and regional connectivity and accessibility.
- To develop integrated and connected transport and movement networks to access and travel around the activity centre.
- To develop a movement network which prioritises walking and cycling over private vehicle use.
- To improve connections within the activity centre through the creation of green links and pedestrian priority areas, particularly in Elgin Boulevard.
- To encourage the consolidation and flexible use of existing car parking spaces.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Camping and caravan park, Corrective institution, Dependent person’s unit, Host farm and Residential Hotel)</td>
<td>If located in Precinct 1, any frontage at ground floor level must not exceed 2 metres, except in Sub-precinct 1.4 and 1.5. If located in Precincts 2, 3, 5 and 8 should be located above the ground floor, except entry foyers.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Betting agency</td>
<td>Must be located in Precinct 1.</td>
</tr>
</tbody>
</table>
| Child care centre                                    | If located in Precinct 1 any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a Caretaker’s house).  
If located in Precincts 3 or 5 must be associated with a use which is permitted in the Precinct.                                                                                                                                  |
| Cinema                                               | Must be located in Precincts 1, 2 or 3.                                                                                                                                                                                                                                                                                                          |
| Cinema based entertainment facility                  | If located in Sub-precinct 1.1, Sub-precinct 1.2 or Sub-precinct 1.3 must not have frontage at ground level exceeding 15 metres.  
If located in Precinct 2 must not have a frontage exceeding 15 metres along High Street or Elgin Boulevard.                                                                                                                                              |
| Dependent persons’ unit                              | Must be the only dependent person’s unit on the lot.                                                                                                                                                                                                                                                                                         |
| Education centre                                     | Must not be located in Precincts 2 or 3.  
If located in Precinct 1 must not be a primary or secondary school and any frontage at ground level must not exceed 10 metres, except in Sub-precinct 1.5.                                                                                                                |
| Electoral office                                     | Must be located in Precinct 1 and may be used for only 4 months before an election and 2 weeks after an election.                                                                                                                                                                                                                           |
| Exhibition centre                                    | Must not be located in Precincts 3, 4, 7, 8 or 9.  
If located in Precinct 1, must be located east of Smythe Street.                                                                                                                                                                                                               |
| Food and drink premises (other than Hotel, Restaurant, Take away food premises and Tavern)               | Must be located in Precincts 1, 5 or 6.                                                                                                                                                                                                                                                                                                   |
| Function centre                                      | Must be located in Precincts 1, 5 or 6.                                                                                                                                                                                                                                                                                                   |
| Home occupation                                      |                                                                                                                                                                                                                                                                                                                                            |
| Informal outdoor recreation                           |                                                                                                                                                                                                                                                                                                                                            |
| Library                                               | Must be located in Precinct 5.                                                                                                                                                                                                                                                                                                             |
| Minor utility installation                           |                                                                                                                                                                                                                                                                                                                                            |
| Office (other than Electoral office)                  | If located in Precinct 2 the frontage at ground floor level must not exceed 2 metres along High Street and Elgin Boulevard and access must not be shared with a dwelling (other than a Caretaker’s house), unless the office is a bank, real estate agency, travel agency or any other office where the floor space adjoining the frontage is a customer service area accessible to the public. |
| Place of assembly (other than Carnival, Circus, Nightclub and Place of Worship)                        | Must not be located in Precincts 3, 4, 7 or 8.  
If located in Precinct 1, must be located to the east of Smythe Street.  
If located in Precinct 2, must be located south of Stanley Street.                                                                                                                                                                                                 |
### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex bookshop</td>
<td>Must not be located in Precinct 1. Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from land used for a primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a primary school or secondary school.</td>
</tr>
<tr>
<td>Bottle shop</td>
<td>Must not be located in Precinct 5.</td>
</tr>
<tr>
<td>Car wash</td>
<td>Must not be located in Precinct 2 or 5. If located in Precinct 1, must be located in Sub-precinct 1.5.</td>
</tr>
<tr>
<td>Dry cleaner</td>
<td>Must not be located in Precincts 2, 3, 5, 7 or 8.</td>
</tr>
<tr>
<td>Gambling premises</td>
<td>Must not be located in Precincts 2, 5, 8 or 10.</td>
</tr>
<tr>
<td>Industry (other than Car wash, Research and development centre, Refusal Disposal and Service industry)</td>
<td></td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td>If located in Precinct 1, must be located in Sub-precinct 1.5.</td>
</tr>
<tr>
<td>Motor vehicle, boat and caravan sales</td>
<td>Must not be located in Precinct 2 or 5. If located in Precinct 1, must be located in Sub-precinct 1.5.</td>
</tr>
<tr>
<td>Nightclub</td>
<td>If located in Precinct 2 must be located at first floor level and the maximum frontage width to the street at ground floor level cannot exceed 10 metres for each individual tenancy.</td>
</tr>
</tbody>
</table>
## Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Must not be on the ground floor level within Sub-precincts 1.1 and 1.2</td>
<td>Must not be located in Precincts 7, 8, 9 or 10.</td>
</tr>
<tr>
<td>Place of assembly (other than Nightclub, Carnival, Cinema and Circus)</td>
<td>If located in Precinct 2 must be located at first floor level and the maximum frontage width to the street at ground floor level cannot exceed 10 metres for each individual tenancy.</td>
</tr>
<tr>
<td>Service industry (other than Car wash, Dry cleaner and Laundromat)</td>
<td>Must not be located in Precinct 5.</td>
</tr>
<tr>
<td></td>
<td>If located in Precinct 1, must be located west of Smythe Street.</td>
</tr>
<tr>
<td></td>
<td>If located in Precinct 2, must not have frontage to High Street or Elgin Boulevard.</td>
</tr>
<tr>
<td></td>
<td>Must not be for a purpose listed in the table to Clause 52.10.</td>
</tr>
<tr>
<td>Retail premises (other than Food and drink premises, Gambling premises, Landscape gardening supplies, Motor vehicle, boat and caravan sales, Postal agency, Shop and Trade supplies)</td>
<td></td>
</tr>
<tr>
<td>Tavern</td>
<td>Must not be located in Precinct 7 or 9.</td>
</tr>
<tr>
<td>Trade supplies</td>
<td>If located in Precinct 1, must be located in Sub-precinct 1.5.</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must not be a purpose listed in the table to Clause 52.10.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 – Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Corrective institution</td>
</tr>
<tr>
<td>Intensive animal husbandry</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
</tbody>
</table>

### Centre-wide provisions

#### Use of land

- A permit is not required to use land for the purpose of public utility and community facilities providing the use is carried out by, or on behalf of, the public land manager.
- Medium density residential development is encouraged at minimum density of approximately 30 to 40 dwellings per hectare.
- A range of housing choices is encouraged.

#### Subdivision

- Applications for subdivision that do not support the objectives of this schedule are discouraged.
The consolidation of narrow and smaller lots to facilitate development is encouraged.

### Buildings and works

No permit is required to:

- Install an automatic teller machine.
- Install an awning that projects over a road if it is authorised by the relevant public land manager.
- Alter an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Extend a dwelling on a lot of more than 300 square metres. This exemption does not apply to:
  - Extension of a dwelling if there are two or more dwellings on the lot.
  - Extension of a dwelling if it is on common property.
  - Construction or extension of a fence.
- Construct or carry out works normal to a dwelling.
- Construct one dependent persons’ unit if the Section 1 condition in Clause 3.0 of this schedule is met.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum height is not more than 3 metres above the ground.

Alterations and additions to existing buildings which do not comply with the objectives and provisions of this schedule may be approved provided they do not unreasonably compromise the delivery of the objectives of the precinct in the longer term.

### Design and development

**Environmentally sustainable design**

New development and redevelopment of existing buildings should be designed to:

- Utilise passive design principles to minimise energy usage for heating and cooling by:
  - Using building orientation and materials to control heat gain and heat loss;
  - Optimising natural ventilation for airflow and summer cooling;
  - Using landscape and built shading to optimise winter warmth and summer cooling; and
  - Encouraging green walls and green roofs.
- Maximise energy efficiencies, including water use.
- Conserve potable water supplies, improve stormwater quality and protect waterways by the use of environmentally efficient water management systems and water sensitive urban design elements.
- Reduce greenhouse gas emissions, compared to minimum building standards.
- Maximise flexibility and allow for changes in use and circumstances wherever possible.

**Address to the public realm**

Development should:
Actively address all street frontages and orient buildings towards public spaces, open space and important views.

Provide for a positive interface with the public realm through active frontages at ground and upper floors where appropriate.

Clearly define the street edge and have a primary address towards streets, lanes and public spaces.

Promote active uses such as cafes and street trading adjacent to footpaths.

Provide for interactive edges and open permeable design to enhance connectivity between internal and external activity.

Incorporate weather protection and materials to enhance the climatic response and experience of the public domain.

Provide uniform height and width canopies, verandas or other weather protection along proposed pedestrian priority area, particularly in Junction Place (Precinct 1) and The Heart (Precinct 2), as the majority of the proposed pedestrian priority area falls within Precinct 1 and Precinct 2.

Provide interfaces to key public spaces that are attractive and maximise safety of future share pedestrian/cycle paths.

Incorporate articulation and design detail at ground level to contribute to an attractive and inviting public realm and provide interest for pedestrians.

Orient upper level windows and balconies towards streets to enhance passive surveillance opportunities and a sense of safety.

Include balconies/verandas at upper levels of development, where appropriate, to overlook streets and public spaces, which are comfortable places to sit.

Ensure that the location of balconies/verandas does not conflict with significant trees, streetlights or other urban utilities.

Accentuate the prominence of building entrances by providing:
- Direct access and generous walkways in logical locations.
- In larger developments, publically accessible forecourts with seating, shade and opportunity for public art and community interaction.
- In residential development, individual entries to ground floor apartments accessed directly from the street.

Limit the number of vehicle access points and crossovers, including along and near open space.

Avoid locating car parking in front of buildings.

Locate service areas away from major frontages, the public realm and sensitive uses.

Screen plant machinery and areas for storage, loading and bins from public view.

Avoid and minimise long expanses of blank walls and opaque glazed wall/window treatments.

Limit advertising material and visual clutter.

Commercial tenancies should have direct access from the street.

In residential developments:
- Ensure buildings orient their primary setback to the principal street frontage.

In retail developments:
- Ensure that articulation and design detail delineates individual tenancies whilst ensuring a clear line of sight from the street to the interior.
‘Sleeve’ large stores with smaller scale buildings and/or uses along the street.

- In industrial developments:
  - Locate office/administration areas towards the street, forward of the principal industrial site activity.
  - Incorporate glazing and other levels of building design articulation in office components to enhance the public interface and balance the visual weight of other industrial building components.

**Building height and massing**

Preferred building heights and street setbacks should not exceed those specified in the precinct provisions at Clause 5 of this schedule.

The preferred building heights do not include architectural features, screening, service equipment including plant rooms, lift overruns, solar collectors, structures associated with green roof areas and other such equipment provided that the equipment/feature/structure is:

- Located to minimise additional overshadowing of neighbouring properties and public spaces.
- Is integrated into the design of the existing building to the satisfaction of the responsible authority.
- The equipment occupies no more than 50 per cent of the roof area.

Unless specified otherwise in Clause 5 of this schedule, new development should:

- Maximise development density while minimising overshadowing impacts on public and private open space and habitable room windows of adjoining properties.
- Maintain a pedestrian scale at street level.
- Respond sensitively to adjoining buildings.
- Respond and provide a transition to nearby heritage buildings and places.
- Give visual prominence to corners where appropriate.

**Amenity**

Residential development and accommodation should:

- Minimise impacts of overlooking and the need for screening by orientating view lines away from other habitable rooms and open space.
- Provide an internal layout to maximise solar access to living spaces and private open spaces.
- Limit the opportunity for land use conflicts, particularly in mixed-use development, including through noise by siting habitable room windows away from noise sources and use of design treatments to limit noise levels in habitable rooms.
- Enhance internal amenity by:
  - Avoiding reliance on borrowed light.
  - Maximising ceiling heights.

**Landscaping and open space**

- Appropriate landscape design should be incorporated in all development.
- Streets, public spaces and building frontages should contribute to climatic relief and be designed and orientated to optimise a response that is thermally comfortable in all seasons.
- Landscaping should maintain views to surrounding hills along key streets.
- Tree lined treatments and urban design should reinforce pedestrian linkages.
Accessibility and mobility

- Obstacle-free continuous paths of travel should be provided throughout the CBA.
- For residential development, a proportion of new development should be designed to be fully accessible for persons with limited mobility.

Materials and finishes

Development should:

- Ensure that all building elements are well presented when viewed from the street and surrounding area.
- Utilise materials which are:
  - High quality, durable and low-maintenance.
  - Enhance visual interest appropriate to the scale of the building.
- Incorporate innovative or recycled building materials and materials with low embodied energy where appropriate.

Fencing

Development should:

- Avoid high fencing, particularly around the perimeter of commercial and industrial uses.
- Use landscaping for screening in preference for high fencing treatments.
- Ensure that fencing complements the design and materials of the principal built form.
- Ensure that fencing preferably does not exceed 1.2 metres in height on the street frontage.
- Use visually permeable fencing treatments where appropriate.

Access and car parking

Development must avoid vehicular access to High Street and Elgin Boulevard, including car parking entrances and crossover to the footpaths along major shopping strips.

The design and provision of car parking should assist in the overall function, safety and appearance of all precincts.

The design of car parks should contribute to the amenity of an area by:
  - Limiting the visual presence of car parking on the overall presentation of new development.
  - Concealing car-parking areas behind active uses, within buildings, or above ground level, in particular along Elgin Boulevard and High Street.
  - Providing for well designed and appropriately located car park entries.
  - Ensuring quality built form outcomes and exteriors for multi-deck car parks that do not detrimentally affect adjacent streetscapes and land uses.
  - Incorporating landscape treatments and provision for pedestrian access that enhances the streetscape presentation, particularly for at grade car parks.

Development should:

- Encourage the use of sustainable transport through:
  - Improved streetscapes and building design,
  - Increased development densities,
  - Providing well-lit and highly visible bicycle parking facilities,
- Creating well-lit, safe and accessible landscaped pedestrian and cycle linkages between developments and public spaces,
- Providing connections to the proposed Principal Pedestrian Network and Principal Bicycle Network.

- Minimise the number and width of crossovers per site and maximise the retention of on-street parking and street trees.
- Ensure access ways allow for safe, logical and convenient access.
- Ensure shared access ways are at least 1.5 metres from habitable room windows.
- Separate loading areas, service areas and goods storage from public spaces, pedestrian areas and access ways.

**Precinct provisions**

**Precinct 1 – Junction Place**

**Precinct map**

5.0
06/04/2017
C124
5.1
06/04/2017
C124
5.1-1

**Precinct objectives**

- To develop Precinct 1 as a mixed-use precinct that enhances and consolidates retail and commercial activity within the Wodonga CBA.
- To create a ‘town centre’ identity anchored at the main road exposure to High Street and Elgin Boulevard through the integrated use and development of higher built forms and open space.
To facilitate use and development in accordance with the precinct guidelines, including for sub-precincts 1.1 to 1.5.

To achieve a preferred precinct character that consists of:
- Good quality architecture and urban design.
- Active frontages and a vibrant pedestrian environment, particularly along Elgin Boulevard, High Street and at the interface to public open space.
- Use and development that encourages social interaction, day and night activity and street surveillance for enhanced safety.
- Built form and social and cultural elements that contribute to a defined identity for the Wodonga CBA.

To protect the amenity of residential uses on adjoining land.

To improve the permeability and safety of the public realm.

To ensure that the construction of key road and pedestrian connections and open spaces integrates the land with the existing urban areas.

To facilitate the upgrade of Elgin Boulevard as a priority pedestrian area.

5.1-3 Precinct requirement

<table>
<thead>
<tr>
<th>Sub-precinct</th>
<th>Preferred minimum building height*</th>
<th>Preferred maximum building height *</th>
<th>Preferred street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>2 storeys (7 metres)</td>
<td>8 storeys (29.5 metres)</td>
<td>0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.</td>
</tr>
<tr>
<td>1.2</td>
<td>2 storeys (7 metres)</td>
<td>6 storeys (22.5 metres)</td>
<td>0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.</td>
</tr>
<tr>
<td>1.3</td>
<td>2 storeys (7 metres)</td>
<td>8 storeys (29.5 metres)</td>
<td>0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.</td>
</tr>
<tr>
<td>1.4</td>
<td>2 storeys (7 metres)</td>
<td>3 storeys (12 metres)</td>
<td>0 – 5 metres for commercial and industrial uses. Maximum 4.5 metres for residential uses.</td>
</tr>
<tr>
<td>1.5</td>
<td>2 storeys (7 metres)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* As measured from natural ground level (using the mid point where building is on sloping land)

5.1-4 Precinct guidelines

General precinct guidelines
- Any small-scale shop or specialty retail located along Elgin Boulevard should not exceed a maximum frontage width of 10 metres to the street for each individual tenancy, and at least 85% of the frontage should incorporate glazed retail display.
- Development should reinforce a continuous streetscape in Elgin Boulevard and High Street by providing zero front setbacks and minimising gaps between buildings.
- The design and siting of new development should provide for pedestrian links that are well lit, safe, pleasant, and interactive and provide climatic relief.
- Vehicular access should be focused toward Smythe Street and South Street where appropriate.
- All development should enhance and protect the Huon Hill view corridor.
The design and siting of development within the sub-precincts 1.1 to 1.5 should be encouraged to make provision for:

**Sub-precinct 1.1**
- Higher built forms.
- Innovative design that defines the ‘centre of town’ locality.

**Sub-precinct 1.2**
- Higher built forms.
- Innovative design and landmark building.
- Wide footpaths and direct access to tenancies at ground floor.

**Sub-precinct 1.3**
- The protection, enhancement and renewal of the former rail heritage buildings as a focal point for the precinct.

**Sub-precinct 1.4**
- Mixed-use development that is predominately residential at the interface to South Street and the existing residential neighbourhood.
- A commercial and retail character focus toward the south and at Elgin Boulevard.

**Sub-precinct 1.5**
- Opportunities for commercial and retail uses with larger floor space requirements.
- Opportunities for medium to higher density residential use and development.
5.2 Precinct 2 – The Heart

5.2-1 Precinct map

5.2-2 Precinct objectives

- To develop and reinforce Precinct 2 as the City ‘heart’ and the principal location for retail in Wodonga.
- To consolidate and expand retail activity in Precinct 2 and encourage a complementary range of residential, commercial, community, cultural, and institutional uses.
- To encourage a new lively mixed-use precinct that enhances the pedestrian experience and is welcoming.
- To encourage development with a retail / café focus at ground level along High Street and opportunities for new residential uses at upper levels.
- To create vibrant, integrated attractive spaces that reinforce the quality and amenity of the public realm, the pedestrian retail experience and safe continuous connections with uses outside the CBA.
- To activate the laneways along High Street for small scale retail opportunities and enhanced connectivity.
- To minimise the impact and presence of vehicle movement.
- To ensure that use and development complements the development and extension of Woodland Grove at the southern end of High Street and along Hovell Street.
- To achieve a preferred character for Precinct 2 that consists of:
- A predominantly retail, mixed-use precinct.
- A tree lined ‘main street’ sense of space with a continuity of active street frontages anchored by Junction Place (Precinct 1) to the north and Woodland Grove to the south.
- High levels of pedestrian and community interaction enhanced by integrated and activated street frontage treatments in the primary axis of The Heart (Precinct 2).
- A predominantly lower rise built form with taller buildings reinforcing and framing the principal junctions and view corridors to the surrounding hills.
- A built form and design treatments along the south side of Elgin Boulevard to welcome warm winter sun.
- A built form and design treatments along the north side of Elgin Boulevard and the east side of High Street and Hovell Street to provide shade from hot western sun.

### 5.2-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Preferred minimum building height*</th>
<th>Preferred maximum building height*</th>
<th>Preferred street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2 storeys (7 metres)</td>
<td>6 storeys (22.5 metres)</td>
<td>0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Building entries to be set back no more than 3 metres from the street boundary.</td>
</tr>
</tbody>
</table>

* As measured from natural ground level (using the mid point where building is on sloping land)

### 5.2-4 Precinct guidelines

- Any small-scale shop or specialty retail located along High Street or Stanley Street should not exceed a maximum frontage width of 10 metres to the street for each individual tenancy.
- Any small scale shop or specialty retail located along High Street or Stanley Street should provide a minimum of 85% of the frontage with glazed retail display.
- The design and siting of new development should provide for:
  - The creation and enhancement of a continuous streetscape in High Street and Stanley Street, incorporating a continuity of shading along principal pedestrian routes.
  - A continuous awning or loggia should be provided along the footpaths of Elgin Boulevard and the eastern side of High Street to provide summer shade.
  - Mid block linkages between precincts, major foci of car parking and the retail heart should be created and encouraged as appropriate.
  - The development of landscape and street furniture treatments in laneways along High Street.
  - Landscaping and tree lined pedestrian spaces along High Street.
- Car parking should be located behind the High Street and Elgin Boulevard frontages.
5.3-2 Precinct objectives

- To maintain the role of Precinct 3 to provide for a shopping complex, larger format retailing and peripheral retail activities, including a range of retail, hospitality and office retail uses.

- To consolidate and enhance the road frontage presentation of the existing precinct as part of a consistent character along Elgin Boulevard that is compatible with Precincts 1 and 2 (Junction Place and The Heart).

- To improve land use, development and urban design linkages with Precinct 1 and Precinct 2.

- To create continuous and convenient access through Precinct 4 (CBD West) to the activity centre.

- To achieve a preferred character for Precinct 3 that consists of:
  - A tree lined boulevard character along Elgin Boulevard as a principal western entrance into the CBA.
  - An attractively presented retail precinct in which tree planting and landscaping reinforces the street frontage and reduces the visual dominance of car parking.
5.3-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Preferred minimum building height *</th>
<th>Preferred maximum building height *</th>
<th>Preferred street setback</th>
</tr>
</thead>
</table>
| 3        | 2 storeys (7 metres)                | 3 storeys (12 metres)               | • 0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.  
• 3 metre minimum and provision for detailed landscaping where long sections of blank wall would present to the public realm. |

* As measured from natural ground level (using the mid point where building is on sloping land)

5.3-4 Precinct guidelines

The design and siting of development should:

- Enhance the quality and attractiveness of pedestrian spaces along Elgin Boulevard and Stanley Street with particular attention to tree planting, shade and the design, presentation and treatment of footpaths.

- Provide for mid block linkages to be created as appropriate between Precinct 3 and CBD West (Precinct 4) and in turn to The Heart (Precinct 2).

- Provide for the creation of new safe crossing points between Precinct 3 and Junction Place (Precinct 1) to the north.

- Maximise opportunities to replace at-grade car parking with parking that is integrated in the building envelope, is not located between the building and the street boundary and/or is located above retail activity.
Precinct 4 – CBD West

5.4-1 Precinct map

5.4-2 Precinct objectives

- To encourage a range of retail, office, hospitality uses and residential uses at upper levels, where appropriate.
- To ensure that development improves permeability and connections between Junction Place (Precinct 1) and The Heart (Precinct 2).
- To establish an integrated open space area that is accessible to users of the activity centre.
- To achieve a preferred character for Precinct 4 that comprises:
  - A low to medium rise precinct offering active frontages and upper level surveillance to the street.
  - An internal network of linkages and communal spaces.
  - A tree-lined street setting with shaded walkways and partial screening of built form.
  - Higher density residential development.
### 5.4-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Preferred minimum building height *</th>
<th>Preferred maximum building height *</th>
<th>Preferred street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2 storeys (7 metres)</td>
<td>6 storeys (22.5 metres)</td>
<td>0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.</td>
</tr>
</tbody>
</table>

* As measured from natural ground level (using the mid point where building is on sloping land)

### 5.4-4 Precinct guidelines

- Small scale shops and specialty retail should be limited to appropriate locations in Precinct 4 and should not exceed a maximum frontage width of 20 metres to the street for each individual tenancy.

- Small scale and speciality retail along the south side of Elgin Boulevard should provide a minimum of 60% of the frontage with glazed retail display.

- The design and siting of development should provide for:
  - Mid block pedestrian connections through Precinct 4 to link *Wodonga Plaza* (Precinct 3), via the *Business Hub* (Precinct 8), to *The Heart* (Precinct 2).
  - The retention and integration of existing larger trees with development where appropriate and feasible.
5.5 Precinct 5 – Civic and Community

5.5-1 Precinct map

5.5-2 Precinct objectives

- To consolidate the civic and community role of Precinct 5 and enhance the relationship with Woodland Grove.
- To create a major community and cultural based focus at the southern end of The Heart (Precinct 2) and the intersection of High Street and Hovell Street.
- To encourage a range of office, administration, education, community and cultural uses with scope for cafes and restaurants.
- To achieve a preferred character for Precinct 5 that consists of:
  - A distinctly different precinct and character with freestanding civic, institutional and cultural buildings of individual presence and style set in a treed and garden context, including parks and car parking.
  - A precinct that comes alive, particularly on weekends and public holidays, with community activity and a diversity of permanent and pop-up events.
5.5-3  Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Preferred minimum building height *</th>
<th>Preferred maximum building height *</th>
<th>Preferred street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>2 storeys (7 metres)</td>
<td>6 storeys (22.5 metres)</td>
<td>Street setbacks should prioritise connections to Hovell Street and the setting of buildings within trees and gardens.</td>
</tr>
</tbody>
</table>

* As measured from natural ground level (using the mid point where building is on sloping land)

5.5-4  Precinct guidelines

- Retail opportunities should be limited to markets and small ancillary outlets serving the primary purpose.
- The design and siting of development within the precinct should:
  - Ensure active frontages are provided opposite Woodland Grove and the Cube Courtyard.
  - Provide for the retention and enhancement of pedestrian links with Woodland Grove and mid block links to High Street.
- Car parking should be located to the east side of the precinct and adjacent to the Havelock Street frontage.
- Landscaping and shading of Woodland Grove and Cube Courtyard should be improved and enhanced.
Precinct 6 – North East

5.6-1 Precinct map

5.6-2 Precinct objectives

- To develop Precinct 6 as a focus for office, administration, hotel / tourist accommodation / conference facilities uses and residential uses at the upper levels to complement the vitality of The Heart (Precinct 2).
- To extend and reinforce the design themes of Elgin Boulevard using built form to frame the view of Huon Hill.
- To establish key public space at the corner of Hovell Street and Elgin Boulevard.
- To achieve a preferred character for Precinct 6 that consists of:
  - A mixed commercial and residential precinct distinguished by taller and more densely developed built form with a strong engagement and clear connections with the street.
  - A built form, including siting and spacing attributes that references the form of development, which characterises Civic and Community (Precinct 5).
5.6-3  

**Precinct requirements**

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Preferred minimum building height *</th>
<th>Preferred maximum building height *</th>
<th>Preferred street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>2 storeys</td>
<td>6 storeys (22.5 metres)</td>
<td>Buildings should be orientated to face the street and may be located on the street frontage provided that long sections of blank walls are avoided and a high level street surveillance is secured at the ground and upper levels.</td>
</tr>
</tbody>
</table>

* As measured from natural ground level (using the mid point where building is on sloping land)

5.6-4  

**Precinct guidelines**

- Limit retail opportunities to small and convenience functions, which do not detract from the primacy of The Heart (Precinct 2) as the principal offer of retail, services and community facilities.

- The design and siting of development should provide for the development and enhancement of pedestrian linkages with adjoining precincts and public open space.

5.7  

**Precinct 7 – Lawrence Street Neighbourhood**

5.7-1  

**Precinct map**
5.7-2 Precinct objectives

- To develop Precinct 7 to provide for the orderly transition and more intense redevelopment of *The Heart* (Precinct 2) north of Lawrence Street for commercial and higher density residential uses.

- To encourage a range of commercial and business activities in sub-precinct 7.1.

- To encourage a range residential and office based activities including medical uses that utilise the residential housing stock or operate from premises that have a residential scale and vernacular in Sub-Precinct 7.2, being the block bound by Lawrence Street to the north and Nilmar Avenue to the south.

- To maintain the existing car parking role of Precinct 7 to serve High Street.

- To achieve a preferred character for Precinct 7 that consists of a stronger commercial use and development presence along Beechworth Road between Nilmar Avenue and Lawrence Street.

5.7-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-precinct</th>
<th>Preferred minimum building height *</th>
<th>Preferred maximum building height *</th>
<th>Preferred street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.1</td>
<td>2 storeys (7 metres)</td>
<td>6 storeys (22.5 metres)</td>
<td>0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.</td>
</tr>
<tr>
<td>7.2</td>
<td>2 storeys (7 metres)</td>
<td>3 storeys (12 metres)</td>
<td>0 – 3 metres for ground and first floor retail. 0 – 5 metres for commercial and institutional uses. Maximum 4.5 metres for residential uses.</td>
</tr>
</tbody>
</table>

* As measured from natural ground level (using the mid point where building is on sloping land)

5.7-4 Precinct guidelines

- Locate small scale and specialty retail at Lawrence Street adjacent to *The Heart* (Precinct 2) and *Woodland Grove*.

- Small scale shops and specialty retail should be limited to land adjacent to the intersection of Lawrence Street and High Street and should not exceed a maximum frontage width of 10 metres to the street for each individual tenancy, with 85% incorporating glazed retail display.

- The design and siting of new development should provide for:
  - Strengthened pedestrian links to *The Heart* (Precinct 2) and *Woodland Grove*.
  - Strengthened pedestrian and cycle connectivity across Lawrence Street.

Sub-precinct 7.1

- The replacement of traditional residential housing stock with office style buildings and higher density housing.

Sub-precinct 7.2

- The retention of a strong low-density residential character with deeper building setbacks and garden settings in sub-precinct

- A range of residential and office based activities including medical uses.
5.8-1 Precinct map

5.8-2 Precinct objectives

- To consolidate the role of Precinct 8 as a major centre of local business and office functions.
- To encourage a mix of commercial and business activities, with higher density residential use and development above the ground floor.
- To achieve a preferred character for Precinct 8 that consists of a low to medium-rise attractively presented commercial style precinct in which car parking is screened from the public domain.

5.8-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Preferred minimum building height *</th>
<th>Preferred maximum building height *</th>
<th>Preferred street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>2 storeys (7 metres)</td>
<td>6 storeys (22.5 metres)</td>
<td>0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.</td>
</tr>
</tbody>
</table>

* As measured from natural ground level (using the mid point where building is on sloping land)

5.8-4 Precinct guidelines

- Locate small scale and specialty retail should towards Elgin Boulevard and Stanley Street.
In Elgin Boulevard individual retail tenancies should have a maximum frontage width to the street of up to 10 metres, and incorporate a minimum of 85% glazed retail display.

The design and siting of development should:

- Provide for the development of pedestrian links to strengthen and enhance linkages with adjoining precincts, including to connect Hume Street with Precinct 4, and to connect with The Heart (Precinct 2) and the High Street corridor.
- Contribute to the landscape character of Precinct 8 and enhance pedestrian and public spaces.
- Optimise winter solar access on the south side of Elgin Boulevard.

### Precinct 9 – Thomas Mitchell Gateway

#### Precinct objectives

- To limit further growth or expansion of the activity centre in or beyond Precinct 9 (toward the south and east).
- To retain Precinct 9 as a secondary mixed use area.
- To encourage a mix of uses including residential, commercial, cultural, community and institutional uses.
- To integrate use and development with adjoining precincts and existing residential development outside the activity centre boundary in the CBA ‘frame’.
- To achieve a preferred character for Precinct 9 that consists of a low scale mixed-use precinct providing local services including food and drink to persons accessing the CBA.
5.9-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Preferred minimum building height *</th>
<th>Preferred maximum building height *</th>
<th>Preferred street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>2 storeys (7 metres)</td>
<td>4 storeys (15.5 metres)</td>
<td>0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.</td>
</tr>
</tbody>
</table>

* As measured from natural ground level (using the midpoint where building is on sloping land)

5.9-4 Precinct guidelines

- Focus small scale and specialty retail at the intersection of Beechworth Road and Thomas Mitchell Drive and make provision for:
  - Individual retail tenancies to have a maximum frontage width to the street of up to 10 metres.

- Encourage some small scale and speciality retail along Beechworth Road and make provision for:
  - Individual retail tenancies to have a maximum frontage width to the street of up to 20 metres where appropriate.

- Any small scale and speciality retail at the intersection of Beechworth Road and Thomas Mitchell Drive should incorporate a minimum of 85% glazed retail display and a minimum of 60% glazed retail display along other parts of Beechworth Road.

- The design and siting of new development should:
  - Provide for the retention, strengthening and enhancement of existing pedestrian links with Woodland Grove and the High Street corridor, as appropriate, including safe road crossings and effectively lit pathways.
  - Provide for the development of new pedestrian linkages that are well lit, safe, pleasant and interactive.
  - Locate car parking at the rear of buildings or above or below ground with access off service roads from Beechworth Road or Thomas Mitchell Drive service road.
  - Provide for high quality and treed landscape treatments of Thomas Mitchell Drive and Beechworth Road to reinforce the gateway entry to the CBA and to guide movement and link with Woodland Grove.
5.10 Precinct 10 – South Street

5.10-1 Precinct map

5.10-2 Precinct objectives

- Retain Precinct 10 as a secondary mixed use area, with a focus on commercial and business activities east of High Street.
- Encourage a mix of uses including residential, commercial, cultural, community and institutional uses to integrate with adjoining land use precincts and residential development in the CBA ‘frame’.
- Limit further growth or expansion of the activity centre beyond the Precinct 10, toward the north, east, or west.
- To achieve a preferred character for Precinct 10 that consists of a low scale mixed-use precinct providing secondary retail functions to The Heart (Precinct 2) and a location for complementary institutional uses.

5.10-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Preferred minimum building height</th>
<th>Preferred maximum building height</th>
<th>Preferred street setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>2 storeys (7 metres)</td>
<td>4 storeys (15.5 metres)</td>
<td>0 metres, except where a 3 metre maximum setback is provided for an external seating area or an entry court.</td>
</tr>
</tbody>
</table>

* As measured from natural ground level (using the mid point where building is on sloping land)
5.10-4 Precinct guidelines

- Locate commercial and business activities toward the east of High Street and education/community uses toward the west of High Street.

- The siting and design of development should:
  - Provide for the retention, strengthening and enhancement of pedestrian links with the Heart and the High Street corridor, as appropriate, including safe road crossings and effectively lit pathways.
  - Provide for high quality and treed landscape treatments in High Street and South Street.
  - Reinforce the northern ‘gateway’ entry to the CBA.
  - Enhance the streetscape experience and linkages with adjoining precincts.

6.0 Application requirements

In addition to the application requirements set out at Clause 37.08-7, an application for buildings and works must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- An assessment, plans or other materials which demonstrates how the application responds to the environmentally sustainable design objectives.

Waste Management Plan

Waste Management Plan which demonstrates, as appropriate:

- Strategies for waste minimisation during the construction phase.
- Likely waste generation by users of the building.
- Provision and allocation of bins for garbage, recycling, green waste, etc.
- The location and dimensions of bin storage areas, chutes etc., including access points for collection.
- The proposed method and frequency of waste collection.
- Provision of signage to ensure that waste is disposed of correctly and that contamination is minimised.

7.0 Notice and review

With the exception of land in Precinct 1, an application to use land for the purpose of a gambling premises, bottle shop, hotel, nightclub or tavern or within 30 metres of a residential zone is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act in accordance with Clause 32.08-8 of the Activity Centre Zone.

With the exception of land in Precinct 1, an application to construct a building or construct or carry out works or for subdivision is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act in accordance with Clause 32.08-8 of the Activity Centre Zone if:

- The land is within 30 metres of a residential zone.
- The proposed development exceeds preferred maximum building heights or reduces the preferred street setbacks as specified for the precinct contained within Clause 5.0 of this schedule.
- Standards B17, B18, B19, B20, B21 or B22 of Clause 55 are not met.
Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 37.08-9, the responsible authority must consider, as appropriate:

- For applications for licensed venues, the likely social and amenity impacts of the proposal on the surrounding area.
- The impact of the proposed development on adjoining properties.
- The extent to which the development contributes positively to the amenity of the precinct and is of an appropriate scale to accommodate the mix and intensity of uses envisaged for that precinct.

Other provisions of the scheme

An application to use, develop or subdivide land identified within Precinct 1 must be referred, in accordance with section 55 of the Act, to the referral authority (Places Victoria) specified in the Schedule to Clause 66.04.

An application under any provision of this scheme which is generally in accordance with the precinct provisions for Precinct 1 (Junction Place) at Clause 5.1 of this schedule is exempt from the notice requirements of section 52(1)(a), (b) (c) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Reference documents

Wodonga CBA Policy Framework Plan (Wodonga City Council, 2015)
Wodonga CBA Revitalisation Plan (Wodonga City Council, 2014)
Wodonga CBA Revitalisation Design Guide (Wodonga City Council, 2015)
Wodonga Integrated Transport Strategy (Wodonga City Council, 2015)