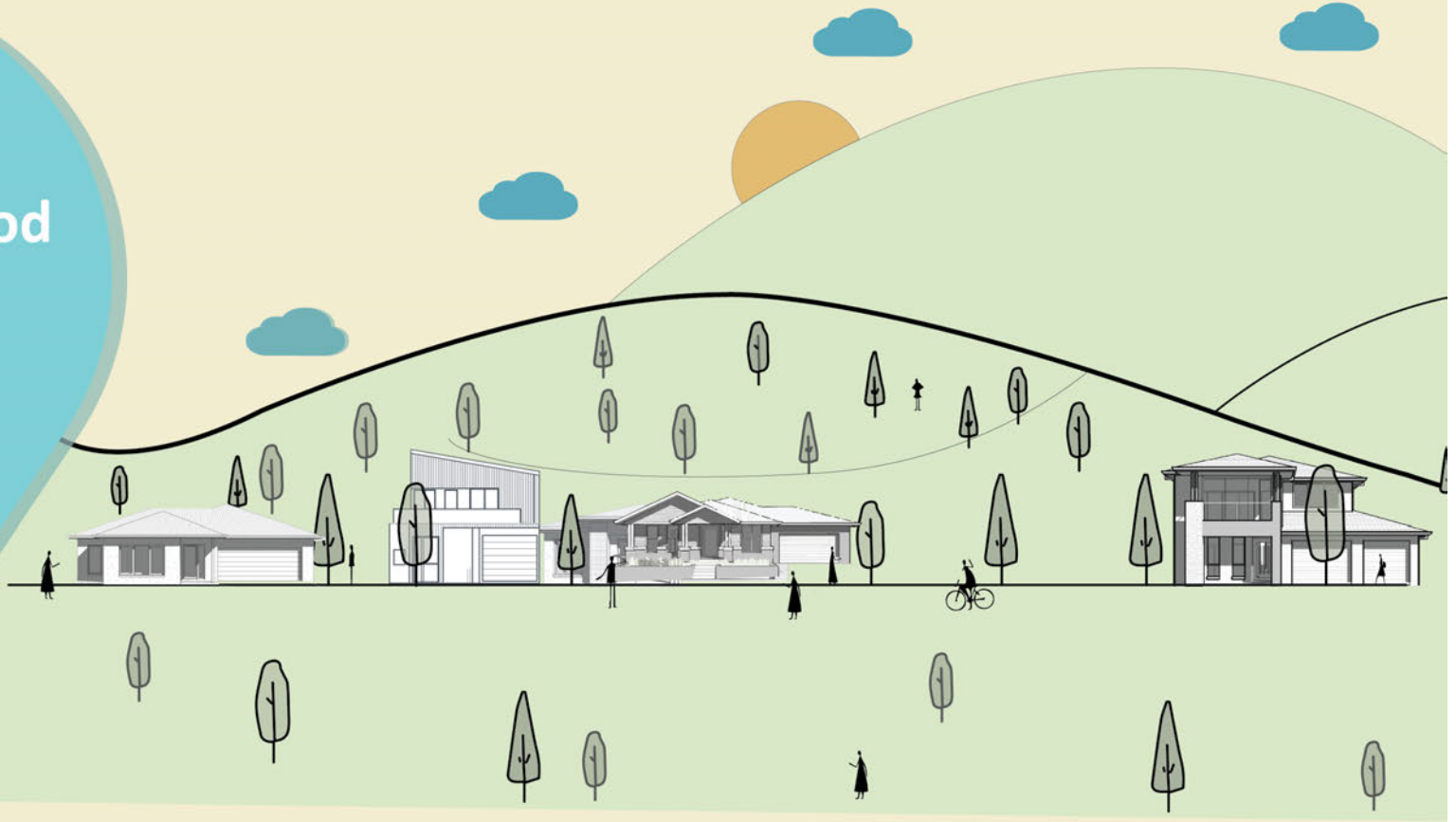
Wodonga Neighbourhood Character Strategy

A long term plan to manage our established neighbourhoods

Draft



For Department of Transport and Planning and Wodonga Council

March 2025

This report is the Wodonga Neighbourhood Character Report for the Department of Transport and Planning (DTP) and Wodonga Council (Council). It has been prepared with expertise, advice and inputs from Plan2Place Consulting using background reports and information provided by Council for this project.

The report issue date is March 2025.

Every reasonable effort has been made to validate information provided by the client in the preparation of this report throughout the project during August to March 2025.

The report has been prepared in conjunction with DTP and Council and is based upon up-to-date information provided at the time of report preparation and finalisation.

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Version	Date of issue	Notes
V1	18 December 2024	Draft Prepared for DTP and Council Officer review
V2	19 March 2025	Draft for Council endorsement

Acknowledgement of traditional land owners

We respectfully acknowledge that every project enabled or assisted by Plan2Place Consulting in Victoria exists on traditional aboriginal lands which have been sustained for thousands of years.

We honour their ongoing connection to these lands and seek to respectfully acknowledge the traditional custodians in our work.

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ABBREVIATIONS AND LEGISLATION

Abbreviations

ACZ	Activity Centre Zone
AWDC	Albury Wodonga Development Corporation
BAL	Bushfire Attack Level
BAO	Buffer Area Overlay
BMO	Bushfire Management Overlay
C1Z	Commercial 1 Zone
Council	City of Wodonga, Wodonga Council
C	Council Amendment
DTP	Department of Transport and Planning
DDO	Design and Development Overlay
DPO	Development Plan Overlay
DELWP	Department of Environment, Land, Water and Planning
EMO	Erosion Management Overlay
ESD	Environmentally Sustainable Development
ESO	Environmental Significance Overlay
FO	Flooding Overlay
FZ	Farming Zone
GRZ	General Residential Zone
HO	Heritage Overlay
IN1Z	Industrial 1 Zone
LGA	Local Government Area
LDRZ	Low Density Residential Zone
MPS	Municipal Planning Strategy
NAC	Neighbourhood Activity Centre
NCA	Neighbourhood Character Analysis
NCS, the Strategy	Neighbourhood Character Strategy
NRZ	Neighbourhood Residential Zone
PPF	Planning Policy Framework
PPNs	Planning Practice Notes
PSP	Precinct Structure Plan
PUZ1	Public Use Zone – Schedule 1
RGP	Hume Regional Growth Plan
RGZ	Residential Growth Zone
VC	Victoria and Council Amendment
VIF	Victoria in Future
VPP	Victoria Planning Provisions
WHS	Wodonga Housing Strategy
WPS	Wodonga Planning Scheme
WSUD	Water Sensitive Urban Design

Numeric Abbreviations

ha	hectare
m	metre
m^2	metres squared
%	percent
sqm	square metres

Related Legislation and Regulations

Environment Protection Act 2017 (EP Act 2017)
Planning and Environment Act 1987 (P&E Act)
Subdivision Act 1988 (Sub Act)

GLOSSARY

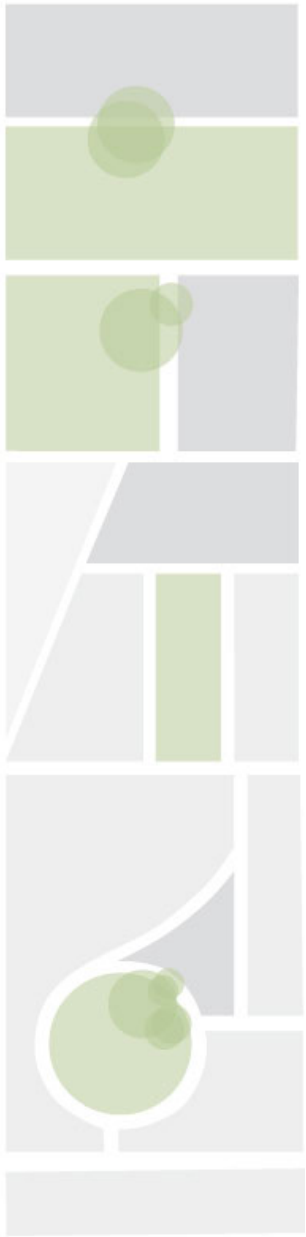
Affordable housing	Housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs.
Apartment	A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.
Climate change	A long-term change of the earth's temperature and weather patterns, generally attributed directly or indirectly to human activities such as fossil fuel combustion and vegetation clearing and burning.
Character area	Areas with a common preferred character.
Character type	Areas where the preferred future character is the same. The existing neighbourhood character and era of development are often similar.
Commercial floorspace	Floorspace used by retail, accommodation, food and other industries, and business service industries.
Commercial land	Land used for commercial purposes including land used for business services; retail, accommodation, food and other industries.
Crossover	Part of a pedestrian path where motor vehicles cross to access a property
Curvilinear street	A curvilinear street is part of an often curving network of streets, formed by cul- de-sacs, crescents and other local access roads that limit through traffic and neighbourhood connectivity.
Cul de sac or Court	A cul de sac or court is a street that is closed off at one end; sometimes called a court or court bowl.
Design guidelines	Design guidelines are a set of guiding principles and standards that regulate and direct the design process.
Detached dwelling	A dwelling that is free standing with no walls attached to another building on an adjoining lot.
Dual occupancy	Two dwellings on one original site that may have separate titles.
Dwelling	A building or part of a building intended, adapted or designed for use as a separate residence that includes a kitchen bathroom and sanitary facilities and possibly out-buildings.
Environmentally sustainable development	An approach to development that seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs. It has economic, social and environmental dimensions.
Frontage	The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.
Greenfield areas	Undeveloped land identified for residential or industrial/commercial development, generally on the fringe of metropolitan areas and regional cities.
Growth areas	Locations on the fringe of metropolitan areas and regional cities designated in planning schemes for large-scale transformation, over many years, from rural to urban use. This can include infill and greenfield areas.
Housing affordability	Housing affordability typically refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes.[1]
Infill housing	New housing in existing residential areas that usually involves a vacant site or the removal of an existing dwelling to enable construction of a larger number of dwellings.
Informal surveillance	The ability to casually observe an area to enhance the level of security and safety.
Wodonga Planning Scheme	A document approved by the Victorian Government, outlines objectives, policies and controls for the use, development and protection of land in the City of Wodonga. A planning scheme controls land use and development within a municipal district. It contains state and local planning policies, zones and overlays and other provisions that affect how land can be used and developed. Each planning scheme consists of maps and an ordinance containing planning provisions. The planning scheme is a statutory document and each municipality in the state is covered by one.
Municipal Planning Strategy	Forming part of a planning scheme, this locally focused document expresses the Council vision, municipal context

[1] *Housing affordability - Australian Institute of Health and Welfare (aihw.gov.au)*

	and strategic directions for a range of thematic issues in the municipality. Along with the Planning Policy Framework, the Municipal Planning Strategy forms the strategic foundation for the planning scheme.
Neighbourhood character	The interplay between development, vegetation and topography in the public and private domains that distinguishes one residential area from another.
Overlay	An overlay affects land where special features such as a heritage building, significant vegetation, bushfire risk or flood risk have been identified with particular requirements.
Permeability	The ability of stormwater to run-off a site, where hard surfaces are limited and the volume of stormwater run-off is reduced. Increased permeability can reduce pressure on urban drainage systems and help protect water quality in downstream waterways by limiting the amount of hard surfaces that surround a new development.
Planning Policy Framework	An integrated policy framework comprising state, regional and local planning policies across a range of thematic issues. It derives from the Victoria Planning Provisions and is applied in local planning schemes with relevant regional and local planning policies.
Preferred character statement	A forward looking statement of policy that outlines an area's desired future character. It can identify the values, features and characteristics of an area to be respected or reflected by new development.
Public housing	Long-term rental housing that is owned by the government. Its purpose is to accommodate very low to moderate income households that are most in need.
Public realm	Comprises spaces and places that are open and freely accessible to everyone, regardless of their economic or social conditions. These spaces can include streets, laneways and roads, parks, public plazas, waterways and foreshores.
Residential Development Framework	A residential development framework is a strategic plan that aims to balance preserving neighborhood character with promoting housing growth and diversity. It achieves this by categorizing areas into minimal, incremental, and substantial change zones, prioritizing development outcomes for each area.
Semi- detached dwelling	A dwelling that shares a common wall with another dwelling.
Setback	The distance of a building wall from any lot boundary. A building front setback can add to the perceived width of the street, provide additional public or private space, and allow space for landscaping. A building set on the front property boundary has a zero street setback.
Shop top housing	Buildings in which dwellings are located directly above retail or commercial premises.
Small second dwelling	A building of 60 square metres or less on the same lot as an existing dwelling and used as a self-contained residence that includes a kitchen, bathroom and sanitary facilities.
Social housing	A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.
Swale	Drainage swales are shallow ditches that blend in with surrounding landscape design, facilitate water management, and encourage natural irrigation. Swales take advantage of natural slopes in the land to direct water downward into all the soil as opposed to letting it pool above ground or waterlog a specific region.[2]
Townhouse	An attached dwelling usually of a minimum of two storeys that usually shares one or more walls on a boundary and may or may not share facilities
Unit	More than one dwelling on a site where facilities are shared such as access, parking, communal open space and other services.
Victoria Planning Provisions	The Victoria Planning Provisions is a state-wide reference document or template from which a planning scheme or planning scheme provision must be sourced or constructed. It is a statutory device containing a complete set of standard planning provisions for Victoria and provides the standard format (including clause numbering) for a planning scheme to be applied at the local level.
Zone	Relates to a particular use and is associated with a specific purpose such as residential, commercial or industrial. Each zone has requirements that outline whether a planning permit is required and set out application requirements and decision guidelines. These requirements must be considered when applying for a permit.

[2] *Swale Definition: 5 Benefits of Drainage Swales in Landscaping - 2023 - MasterClass*

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

The Wodonga Neighbourhood Character Strategy (NCS) provides direction for the future development of Wodonga's established neighbourhoods for the next 25+ years. While many neighbourhoods of Wodonga have only recently developed and future areas identified for greenfield growth, there are some neighbourhoods where housing renewal is ready to occur. This strategy will ensure the valued neighbourhood character elements of these neighbourhoods are retained and enhanced as change occurs.

Council has an important role to play in managing the future of Wodonga's neighbourhoods and ensuring that the housing needs of the community are provided for. In 2018, the Wodonga Housing Strategy identified the need for increased diversity in housing types, more affordable housing options, and a greater emphasis on design quality and environmental sustainability. The NCS can make a significant contribution to achieving these challenges.

There are several factors and influences driving the preparation of the Strategy, including the need to:

- Accommodate population growth and change.
- Address the mismatch between housing stock and community needs.
- Address the challenges of housing affordability and stress.
- Be consistent with Victorian Government planning guidance.
- Ensure application of appropriate planning tools.
- Establish and define neighbourhood character.
- Respond to environmental risk.

Neighbourhood character is a combination of distinct visual and physical features of a residential area and how they interact with each other. Some of these features include:

- Subdivision pattern – includes elements such as topography, lot sizes, street width and street types such as boulevards, streets or court bowls.
- Buildings and surroundings – siting of buildings play a role including site coverage, depth and consistency of front and side setbacks, separation between dwellings, extent of rear gardens and whether carports and garages are prominent.
- Built form – includes architecture and roof style, age of buildings, dwelling typology, building materials and building height.
- Landscaping – includes elements such as landscaping of front gardens, mature or bush style vegetation (native or exotic), retaining walls and extent of hard paved areas such as private driveways.
- Front and side fences: the location, height, style, visual permeability and materials.
- Public realm – nature strip, sense of openness and views, street trees, footpath, vehicle crossings, presence of power poles and other utilities.

These features collectively shape the distinctive character of a neighbourhood and help define its identity.

The Strategy consists of three key components. These are:

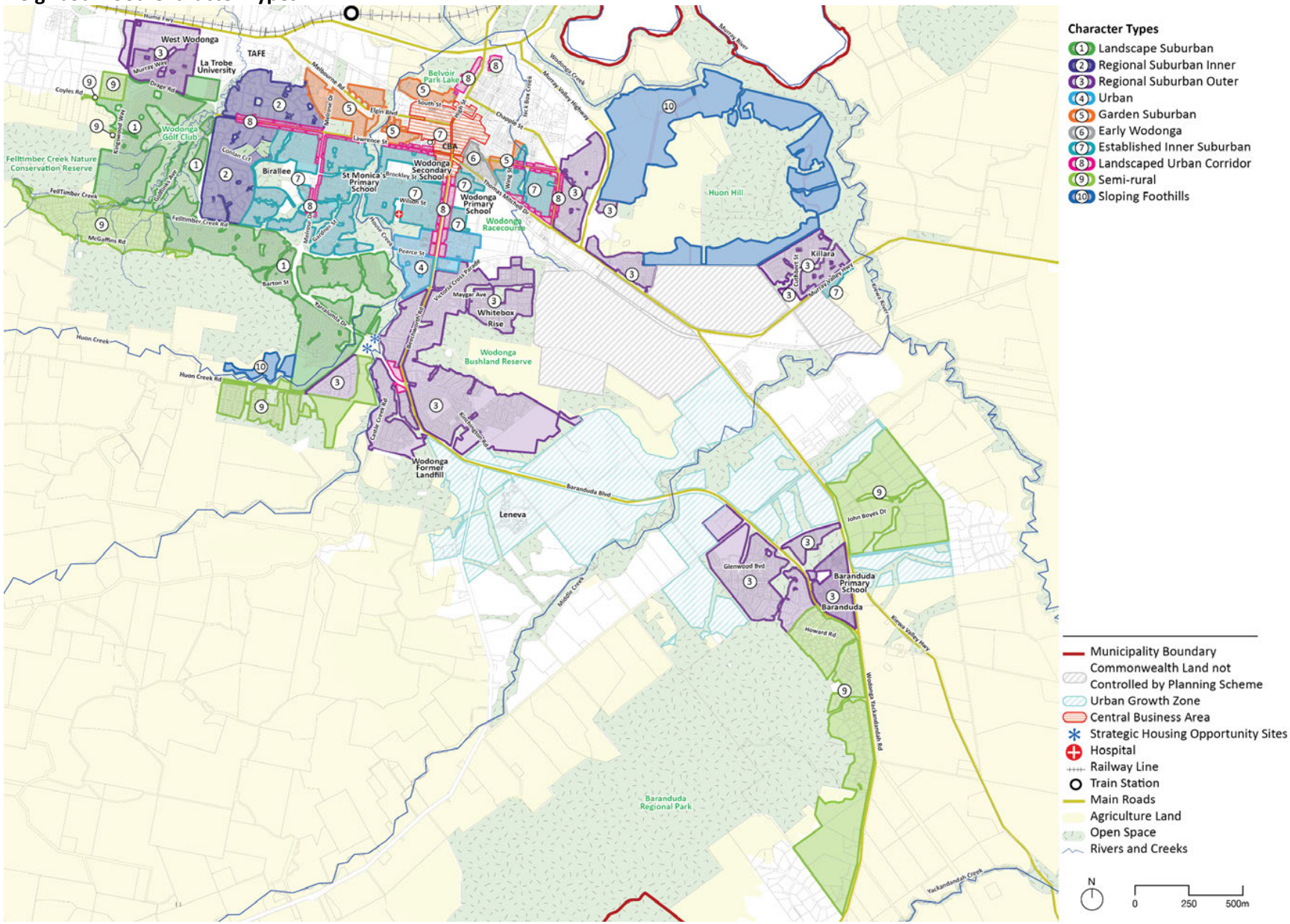
- Neighbourhood character types
- Housing change areas
- A residential development framework.

Neighbourhood character types are areas identified that have a common 'look and feel' due to the combination of buildings, vegetation and public spaces.

Ten neighbourhood character types have been established for Wodonga. The character types were developed as part of previous strategic work conducted by Council and reviewed as part of this project to include the following types.

Character Type	Description
Landscape Suburban	Located on the south-west edge of Wodonga adjacent to the golf course and Federation Hill, this area is characterised by a spaciousness to the area dominated by the landscape setting with large lots, large setbacks, established landscaping, curvilinear streets and cul-de-sac subdivisions.
Regional Suburban Inner	Located in West Wodonga, this area is characterised by a suburban character with a sense of openness and consistency within streetscapes of relatively homogenous housing set in curvilinear or cul-de-sac layouts.
Regional Suburban Outer	Set in the rolling hills surrounding Wodonga, this area is characterised by newer development that rises into the foothills of surrounding landscapes and consists of detached single and double storey development with small setbacks and large garages.
Urban	Located south of the CBA to the east and west of Beechworth Road, this area is characterised by its mixed nature of new and older developments, diversity of lot sizes, street layouts and built form within a garden character.
Garden Suburban	Located around Wodonga's CBA and West Wodonga, this area is set in a mix of established and newer development within a predominantly grid layout among well established mature trees and landscape.
Early Wodonga	Located in Central Wodonga well connected to the CBA, this area is characterised by heritage rich streetscapes interspersed with mid to late 20thC housing in wide streets with established vegetation and gardens.
Established Inner Suburban	Located in close proximity to the CBA and the Birallee Activity Centre, these well serviced and accessible locations are characterised by their mixed nature of single storey development with small setbacks, large garages and established plantings.
Landscaped Urban Corridors	Located on Wodonga's main landscape entrances and transport corridors extending from the CBA, this area is characterised by wide roads and established avenues of large trees dominating the landscape.
Semi-rural	Located on peripheral and outlying areas of Wodonga providing a transition to surrounding rural and bush landscapes, this landscape dominated type has large lots, generous setbacks, semi rural streetscapes, mature vegetation and expansive dwellings.
Sloping Foothills	Located on the highly visible sloping foothills of Huon Hill to the east of Wodonga, this currently undeveloped area is a prominent and highly visible location within the town on steeply sloping terrain.

Neighbourhood Character Types



For each character type, a preferred future character statement sets out the desired future appearance and characteristics of a specific area or precinct, guiding future development to maintain or enhance its unique qualities. These preferred future character statements are supported by design guidelines.

Design guidelines assist in achieving high quality design outcomes including built form, liveability, diversity and consistent neighbourhood character.

Housing change areas are a way to prioritise different goals for housing and neighbourhood character. They give the community clear information about where growth and development will happen, where the valued character of a neighbourhood will be respected or protected, and where development is limited by other important factors.

It does this by showing different levels of housing change: minimal, incremental, managed and substantial:

- Minimal - In these areas only minimal change is anticipated to protect areas due to their special neighbourhood, heritage, environmental or landscape characteristics. They may also be restricted by the physical capability of the land. Housing types are likely to be limited to single dwellings and dual occupancies.
- Incremental - In these areas, housing growth is anticipated to occur within the context of existing or preferred neighbourhood character as there is capacity for housing growth and more diverse types of housing. Housing will consist of single dwellings, townhouses and multi dwellings.
- Managed - In these areas, renewal will be encouraged through housing intensification guided by a preferred future neighbourhood character. These areas have significant capacity for housing growth and more diverse types of housing. These are areas adjacent to the Wodonga CBA, along key public transport corridors, key community facilities and adjacent to the Birallee Activity Centre. More diverse housing including townhouses and multi dwellings will be in a landscaped setting.
- Substantial - In these areas, housing intensification will be encouraged that results in a substantially different scale and intensity of housing compared to other areas of the municipality guided by a preferred future neighbourhood character. These are areas along public transport corridors where high density development can be accommodated and assist in framing our landscaped avenues. In these areas, there will be more apartments, and townhouses expected.

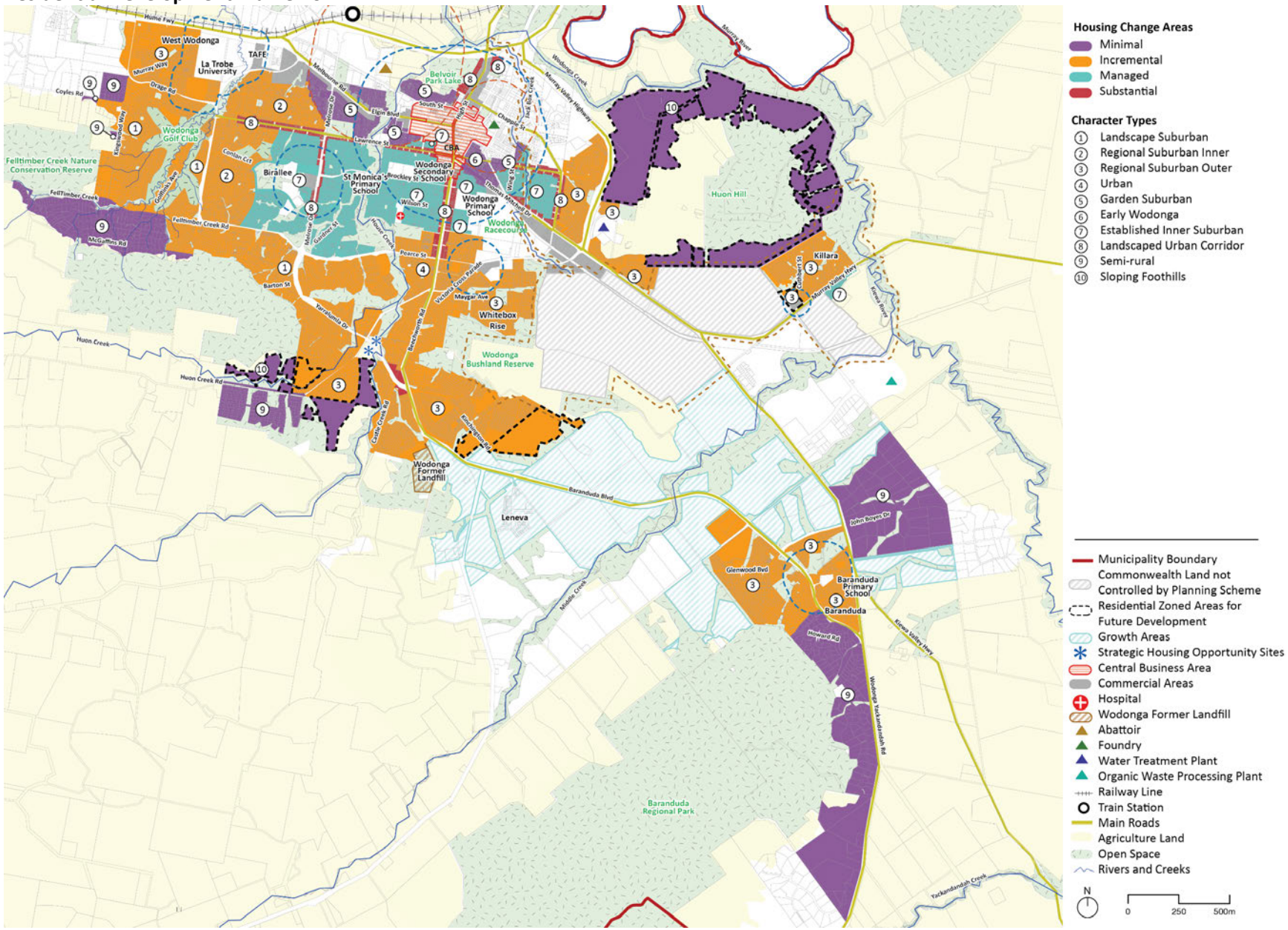
A residential development framework brings together housing change and neighbourhood character objectives into a single plan. This plan provides an important role in the Wodonga Planning Scheme providing direction for the application of zones and overlays.

The implementation of this NCS will include changes to the Wodonga Planning Scheme as follows:

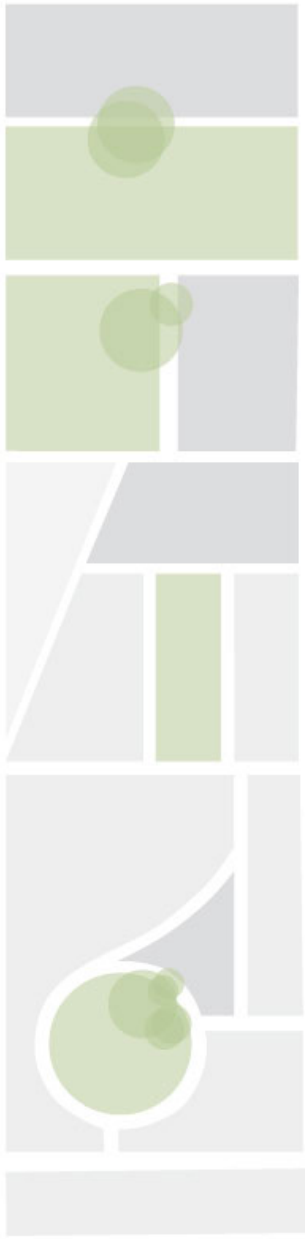
- Minimal change: These areas will be rezoned from General Residential Zone to Neighbourhood Residential Zone to reflect their two storey future.
- Incremental change: These areas will be rezoned from General Residential Zone to Neighbourhood Residential Zone to reflect their two storey future.
- Managed change: These are areas generally zoned as General Residential Zone and will remain General Residential to enable development of up to three storeys to occur.
- Substantial change: These areas will be rezoned from General Residential Zone to Residential Growth Zone to facilitate outcomes of up to four storeys.
- Mixed Use Zones will remain as they are currently applied but where they accommodate both residential, commercial and industrial land use and development, residential areas will be separated into specific areas to facilitate residential outcomes.
- Low Density Residential Zones will remain where they are currently applied to facilitate low density residential outcomes.

The NCS provides guidance on how the established residential areas of Wodonga will grow into the future. It will ensure housing growth is better planned and well located, and how new development will respond to valued character to shape the future of Wodonga’s neighbourhoods.

Residential Development Framework



INTRODUCTION



1 INTRODUCTION

Plan2Place Consulting has been engaged by the Regional Planning Partnerships team of DTP, in association with the City of Wodonga (Council) to implement the neighbourhood character recommendations outlined in the Wodonga Housing Strategy, 2018 (WHS). This includes the development of the Wodonga Neighbourhood Character Strategy (WNCS) and a planning scheme amendment.

The project's objective is to implement the WHS planning scheme recommendations through the creation of the WNCS and planning scheme amendment. The outputs will include a neighbourhood character strategy, a residential development framework, and a planning scheme amendment package that meets the requirements of Planning Practice Notes 90 and 91, introduced after the WHS's development.

The WHS identified the need to facilitate a diversity of housing to meet future housing needs as detailed below.[3]

> To meet changing needs, and to provide appropriate and affordable housing options for all members of Wodonga's community there is a need to encourage and facilitate diversity in:
>
> - Type of housing (detached, semi-detached, unit)
> - Dwelling size (floor area, number of bedrooms)
> - Lot size (conventional density, medium density)
> - Tenure (home ownership/rental)

As the municipality looks to grow substantially over the coming decades, it is important that the right settings are put in place now to ensure a greater diversity of housing is achieved while managing the impacts on the character of the City's neighbourhoods.

The WNCS is a long term strategy that will be delivered as existing residential areas redevelop and change over the next 20 – 30 years. In the newly developed residential areas of the municipality (such as residential estates in Baranduda, Leneva and Killara), the strategy will have little impact for many decades until the housing stock in these areas is at a point where it needs renewal.

An overview of the Strategy components is shown in **Figure 1**.



[3] *Wodonga Housing Strategy, 2018, p. 64*

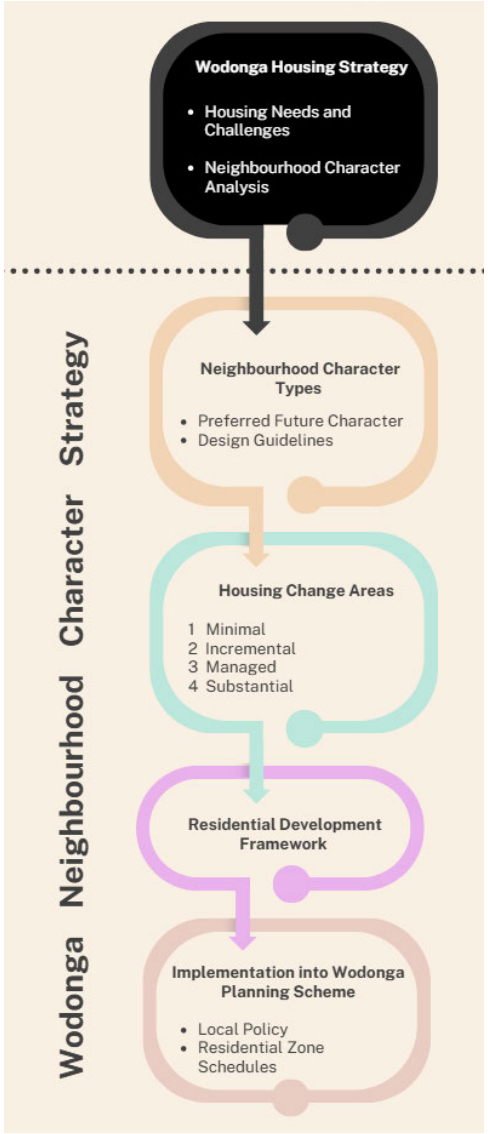


Figure 1: Components of the Wodonga Neighbourhood Character Strategy

1.1 Wodonga Context and History

Wodonga is one of 10 Victorian regional cities located approximately 313 kilometres (by road) north-east of the Melbourne Central Business District. It is part of the Albury - Wodonga regional inland community and the 20th largest city in Australia.

Wodonga had a small population of 2,800 people in 1947 which grew to 16,020 in 1976, influenced by the continuing immigration and population growth of Melbourne and Sydney.[4] In 1971, Wodonga's population was less than half of Albury's population but growing faster. By 2021, Wodonga had a population of 38,949 and combined with Albury the population of the two cities was 97,793 people.[5] Today, Wodonga has a rapidly growing population, which is expected to reach 60,285 residents by 2041.

Wodonga is located within the Hume region, on the junction of the Hume and Murray Valley Highways, a key road and rail freight point between Melbourne and Sydney. In the 1870s, different rail gauges were constructed from Melbourne to Wodonga and Sydney to Albury, inhibiting industrial, agricultural and economic development in the region and the two States. The rail gauges between Melbourne and Sydney were finally standardised as a single gauge railway in 1962.[6] The relocated Wodonga railway station opened in 2010 on the outskirts of the City. The previous railway station now forms part of the urban renewal area in the Central Business Area.

The region has a rich Aboriginal heritage and is located on what was an important seasonal travel route and gathering location for various traditional owners.

The Murray River, Millew or Indi to Aboriginal communities, is a significant feature for the region connecting Aboriginal and Torres Strait islanders from both sides of the river. Wodonga, meaning "bulrushes" (an edible nut) retained its Dhudhuroa name and continues to serve as a firm link to the Traditional Custodians of the landscape[7].

[4] *The Growth and Development of Albury-Wodonga 1972-2006: United and Divided, C. Stein, 2013, p. 133*

[5] *https://en.wikipedia.org/wiki/Wodonga*

[6] *The Growth and Development of Albury-Wodonga 1972-2006: United and Divided, C. Stein, 2013, pp. 89-90*

[7] *https://www.wodonga.vic.gov.au/Portals/0/Attachments/Innovate_RAP_2021_web.pdf*

In 1824, European explorers came across what they then called the Hume River. The river became an important transport and trading route. Albury and Wodonga became important customs posts and ports particularly after the first bridge across the Murray River was built in 1860, supporting increased commerce between Sydney, Melbourne and Adelaide. Wodonga grew after this time with its name changed to Belvoir and then later back to Wodonga.

Wodonga was previously regarded as the smaller, less prosperous City compared to Albury, but the two cities now have an inter-related economic and social relationship that underpins the regional economy. Major industries and employment based in Wodonga include the LOGIC logistics distributions hub, large cattle market, pet food factory, can, cardboard, concrete, transformer and hose manufacturers, abattoir, foundry, and a range of other smaller enterprises. Wodonga accommodates the Australian corporate headquarters for Mars, an Army logistics base and a training centre, a La Trobe University campus and the Wodonga Institute of TAFE. Wodonga is also a central point for the delivery of government services to the region. [9]

The Whitlam Federal Labor Government identified Albury-Wodonga as a suitable location to implement a decentralisation policy in 1972, in expectation of future population growth across Australia. The Albury Wodonga Development Corporation (AWDC) was appointed to oversee development and was critical in establishing Wodonga as a key regional city, co-ordinating land supply and housing from 1973 to 2000s.

A legacy of that planning includes the Leneva Baranduda Growth Area which totals 1,980 hectares and is anticipated to accommodate approximately 13,000 dwellings to house around 34,000 people.

Residential areas and the urban structure in Wodonga are characterised by:

- Early post-contact housing from the 1860s and 1870s to Victorian and Edwardian eras.
- Substantial areas of Inter-War and Art Deco period housing.
- Large areas of Post-War and more recent residential development from the 1980s to the early 21 century.

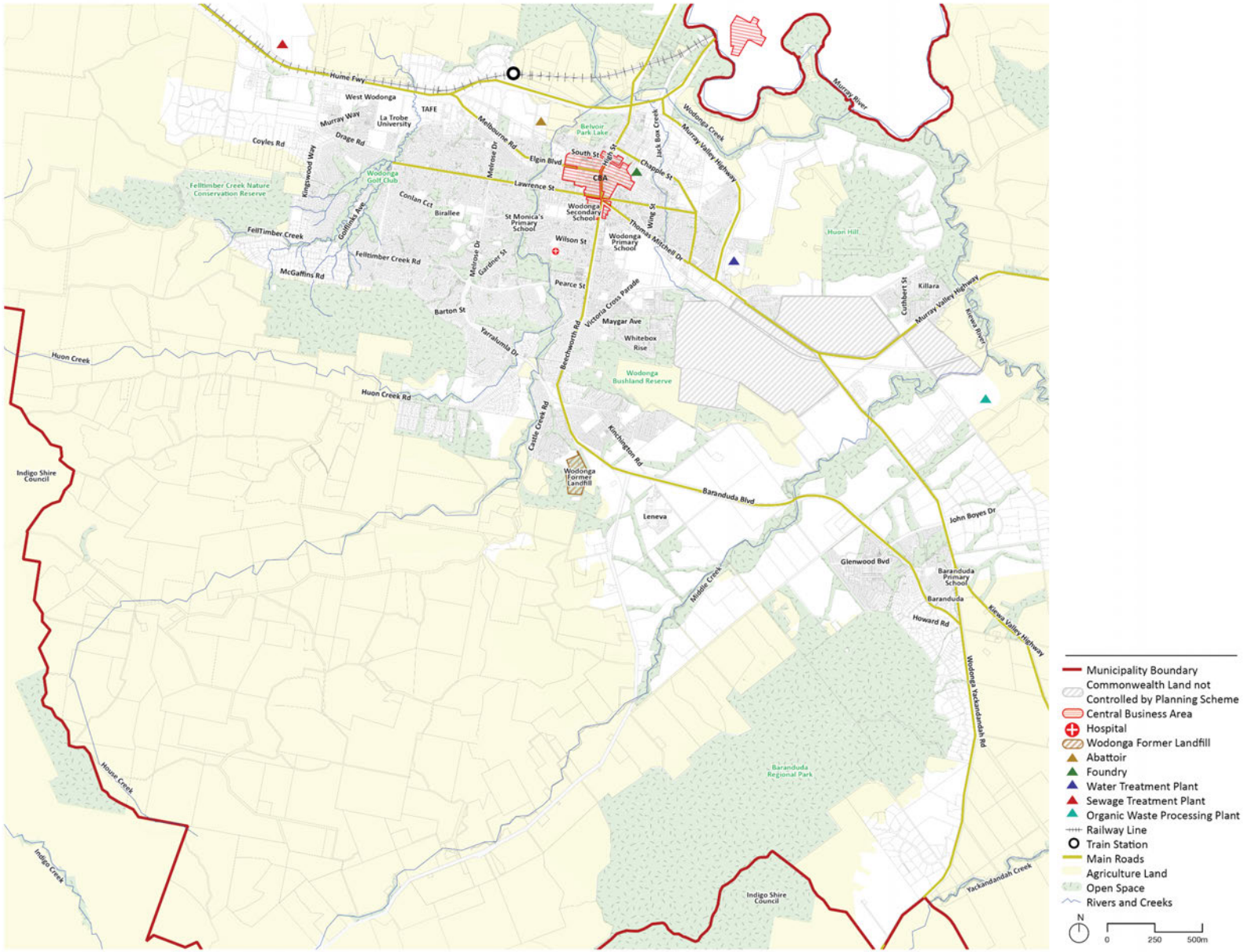
Within the City's residential areas, there are heritage places recognising areas of earlier development, areas of conventional rectilinear development, large lot acreages which recognise their landscape and vegetation qualities, well located areas of public and social housing with potential for renewal and urban renewal precincts on former industrial and transport land.

The Wodonga municipality context is shown in **Figure 2.**



[9] *https://en.wikipedia.org/wiki/Wodonga*

Figure 2: Wodonga Municipality Context



1.2 Strategy Aims

The Strategy aims to provide a neighbourhood character strategy, a residential development framework, and a planning scheme amendment to guide the location and form of residential development in existing residential areas over the coming decades.

The residential development framework synthesises relevant Council strategies and strategic approaches into a cohesive vision and provide clarity around preferred built form and neighbourhood character. It aims to direct housing growth to appropriate areas and encourage diverse housing types. It will also ensure that residential development respects neighbourhood character, heritage, responds appropriately to other factors such as bushfire and flooding risks and will apply appropriate planning tools.

The Strategy is guided by Victorian Government planning guidance, specifically Planning Practice Note 90: Planning for Housing and Planning Practice Note 91: Using the Residential Zones.

Figure 3 outlines the strategic inputs developed by Council that influence the residential development framework in Wodonga.

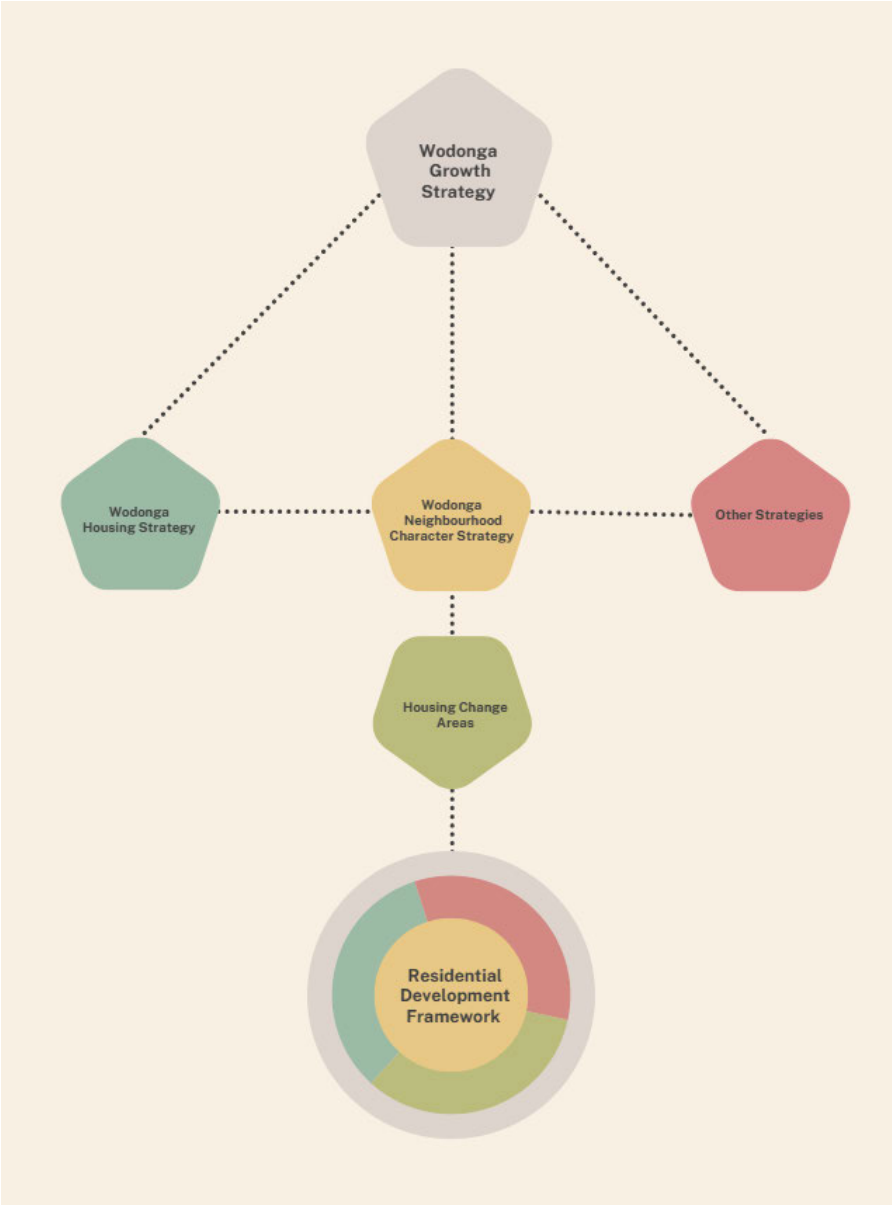


Figure 3: Residential Development Framework Strategic Inputs

1.3 Study Area

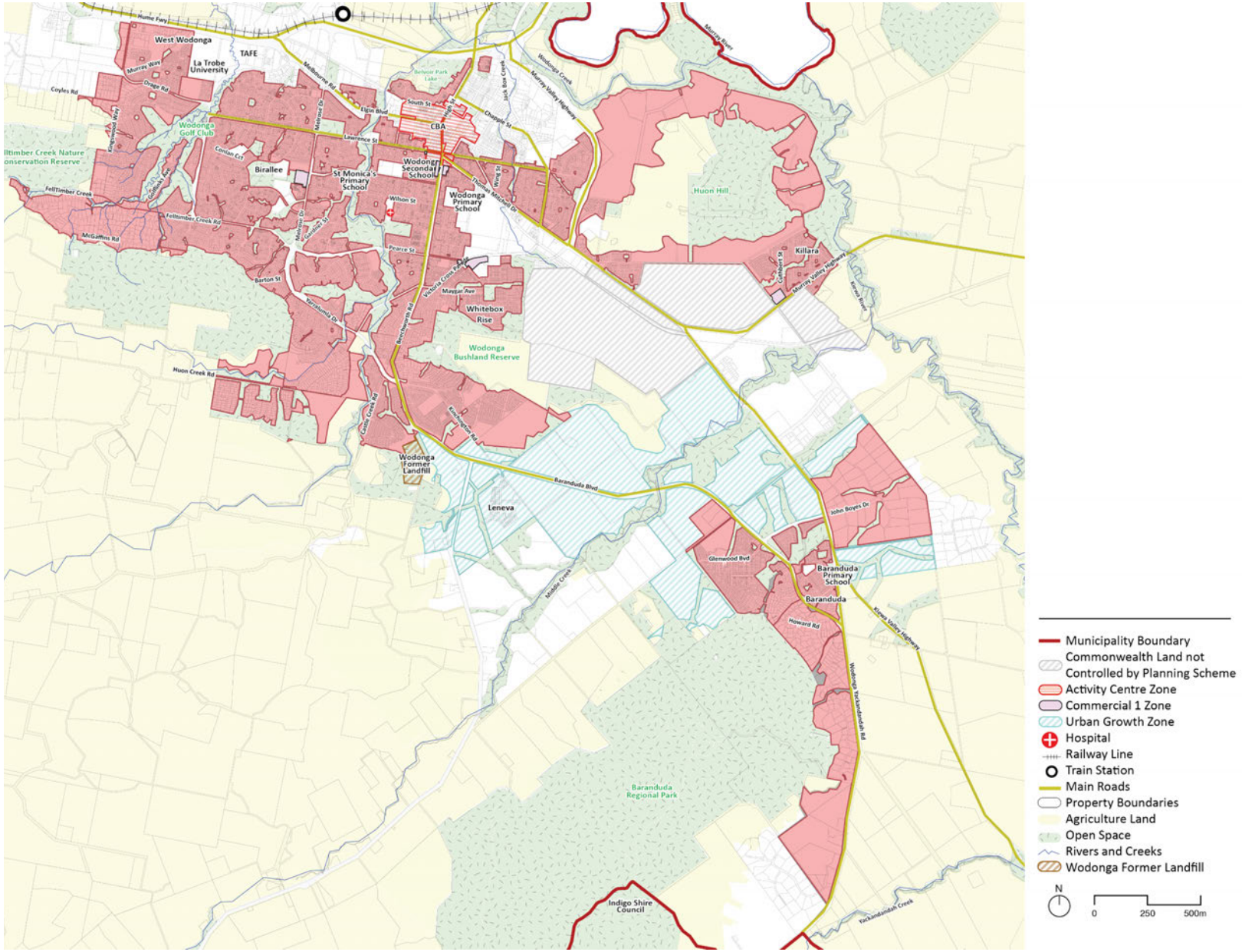
The study area includes all residential zoned land, including land currently zoned General Residential Zone (GRZ), Mixed Use Zone (MUZ) or Low Density Residential Zone (LDRZ) in the Wodonga Planning Scheme (WPS) excluding the township of Bonegila. It also includes a small area of Special Use Zone – Schedule 2 (SUZ2) at the Wodonga Golf Club where a residential development is currently underway guided by the requirements of Development Plan Overlay – Schedule 8 (DPO8).

Although not part of the study area, the Activity Centre Zone (ACZ) for the Wodonga City Centre and the Urban Growth Zone (UGZ) have been considered in terms of an integrated approach to ongoing residential development and urban renewal. While not the subject of this Strategy they are shown on the residential development framework. UGZ and ACZ areas will continue to accommodate a component of residential growth as part of the municipality's broader housing capacity and supply, often as part of mixed used residential and commercial developments.

The study area for the WNCS is shown in **Figure 4**.



Figure 4: Wodonga Neighbourhood Character Strategy Study Area



1.4 Why is a Neighbourhood Character Strategy Important?

This WNCS will provide improved guidance on how new residential development in the established areas of Wodonga should address housing challenges and respond to existing and preferred neighbourhood character. It identifies the levels of housing change planned and anticipated for residential areas, provides a plan for managing this growth and helps guide the application of appropriate planning controls including residential zones in these areas.

While Wodonga is still delivering significant amounts of greenfield development, there is a need for and evidence of an appetite for smaller and more diverse forms of well located housing. The strategy will ensure that these new forms of housing in established areas are well designed and respectful of neighbourhood character.

A neighbourhood is a geographically defined area within a city, town, suburb, or rural area and is a combination of the physical location and the people who live there. The community often associate their neighbourhood with their sense of community identity.

Neighbourhood character refers to the unique visual and physical qualities that distinguish one neighbourhood from another.

1.5 What is Neighbourhood Character?

Neighbourhood character has been defined as:

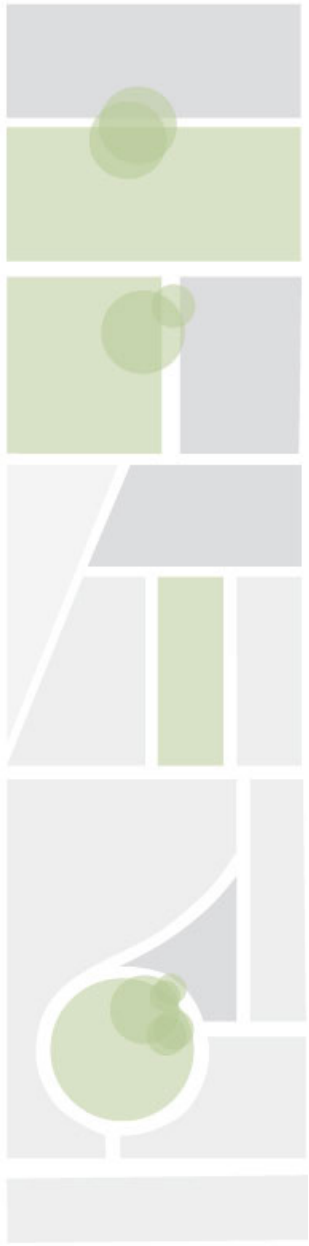
"The combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character. The key to understanding character is being able to describe how the features of an area come together to give that area its own particular character. Breaking up character into discrete features and characteristics misses out on the relationships between these features and characteristics. Understanding how these relationships physically appear on the ground is usually the most important aspect in establishing the character of the area."[10]

Neighbourhood character is defined by various elements including:

- Building form - the height, volume and overall shape of a building as well as its surface appearance.
- Scale - the size of a building in relation to its surroundings, or the size of parts or details of the building, particularly in relation to the scale of a person.
- Siting – the horizontal distance from a boundary or building.
- Materials and finishes on dwellings and fencing.
- Fencing - front fencing form, height and materials.
- Vegetation type and density and the types of gardens.
- Subdivision pattern - the pattern and layout of blocks and lots, and streets.
- Topography – the forms and features of the land's surface.
- Other notable features of the neighbourhood such as views to landmarks.

[10] *DELWP, Planning Practice Note 43: Understanding Neighbourhood Character, p. 1*

BACKGROUND TO THE STRATEGY



2 BACKGROUND TO THE STRATEGY

2.1 Why is the Current Strategy Being Undertaken?

This Strategy is being undertaken to guide future housing and neighbourhood character in Wodonga. There are several factors and influences driving the preparation of the Strategy, including the need to:

- Accommodate population growth and change.
- Address the mismatch between housing stock and community needs.
- Address the challenges of housing affordability and stress.
- Be consistent with Victorian Government planning guidance.
- Ensure application of appropriate planning tools.
- Establish and define neighbourhood character.
- Respond to environmental risk.

Accommodate population growth and change

The population of Wodonga is projected to increase to 60,285 by 2046 from 45,626 in 2024[11]. Across the City, lone person households are projected to have the biggest increase between 2021 and 2036 with over 29% of household growth anticipated to be lone person households[12]. An increase in lone person households is largely a result of the ageing population, and has implications for land supply, suitability of dwelling stock (including size, location, and design), as well as provision of services to these areas.

As its population continues to grow, and its demographic composition evolves, Wodonga will require a greater diversity of housing types with smaller and more affordable stock ideally near services and facilities. The Strategy will provide clear direction on the housing requirements and design guidelines to manage their delivery.

Address the mismatch between housing stock and community needs

There is a mismatch between housing stock that is being provided and the needs of the community. This is particularly so for members of the community who have a disability or are over 60 years old. The number of people over 60 years old, and the number of people living with a disability, is already greater than the Regional Victorian state average, and this is forecast to increase.

The number of people who have a need for assistance with core activities in Wodonga is growing. In 2016, 2,298 people had a need for assistance with core activities, which grew to 3,183 in 2021. This represents approximately 7.2% of the population.[13] With a population that is ageing, this number will continue to grow over coming decades.

Projections show that separate houses will continue to make up the bulk of housing structures up to 2041. Based on current trends and without planning policy intervention, the housing stock being provided will increase this current mismatch between housing stock and community needs.

This points to an increase in the number of people needing smaller homes that are more accessible. The age and design of much of the current housing stock excludes people with accessibility requirements. This Strategy needs to clearly identify the housing forms that are required to meet the need for appropriate and accessible housing and identify locations suitable for these types of development.

Address the challenges of housing affordability and stress

A greater diversity of smaller housing types that are more affordable near services and facilities is a key driver for the Strategy. Housing stress is experienced by 1,358 households or 7.9% of households in Wodonga (according to 2021 Census data). This is for both mortgage stress at 380 households and rental stress at 978 households. It is also estimated that 837 households have an unmet need for affordable housing in Wodonga[14]. This represents 5.1% of households compared to 4.5% for Regional Victoria.

A lower income household is said to be experiencing housing stress when housing costs are more than 30% of a household's income. (Source ABS 2022a)

[11] *(Source: ID Consulting)*

[12] *Victoria and Future, 2023, Release 2*

[13] *(Source: ID Consulting)*

[14] *Source https://housing.id.com.au/wodonga/housing-stress/*

Car dependency has a direct impact on a households housing affordability. Over 57% of the households in Wodonga have access to two or more cars. The cost of running a car has been estimated from $10,000 for a small car through to $25,000 per year for an all-terrain vehicle (SUV or 4WD).[15] Car dependency comes at a significant cost to households particularly those on low incomes and can result in difficult decisions about where the household budget will be spent. With 23.5% of households on low incomes (less than $800 per week) the costs of car ownership are significant.

Smaller, more affordable housing closer to public transport or within walking distance of services and facilities will help address these challenges.

Be consistent with Victorian Government planning guidance

This Strategy is guided by Victorian Government planning guidance, specifically Planning Practice Note 90: Planning for Housing and Planning Practice Note 91: Using the Residential Zones. A preferred neighbourhood character needs to be defined and aligned with the directions of state planning policy at Clause 15.01-5S – Neighbourhood character of the Wodonga Planning Scheme (WPS) and guided by relevant Planning Practice Notes (PPNs).

PPN90 relates to how a neighbourhood character strategy should inform a housing strategy that identifies minimal, incremental and substantial change areas with supporting criteria to balance the need to protect valued character and ensure housing growth and diversity.

PPN91 provides principles underpinning the residential zones and their links to the housing outcomes being sought. This requires that the Neighbourhood Character Overlay (NCO) not be used as a 'blanket' control across the municipality but applied strategically to areas where variations to clause 54 and clause 55 standards fail to meet the specific objectives for neighbourhood character. Direction is provided on when and how to use an NCO and highlights that the NCO and Heritage Overlay (HO) should not be applied to the same areas. The application of the HO and underlying residential zoning should be consistent with the strategic intent outlined in the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF). Similar logic applies to NCOs and areas where a Design and Development Overlay (DDO) and/or a Development Plan Overlay (DPO) is applied.

To provide consistency with PPNs 90 and 91, the Strategy needs to clearly define minimal, incremental and substantial change areas in the context of Wodonga and the housing outcomes being sought by the application of residential zones and their accompanying schedules. Residential zone schedules can be tailored with specific requirements that relate to the housing change area and the preferred neighbourhood character by including Clause 54 and 55 standard variations if required.

Use of appropriate tools

New residential zones were introduced into the WPS as part of state wide changes in 2013 and 2017. This resulted in the widespread application of the General Residential Zone in place of the former Residential 1 Zone. There were also changes to the Low Density Residential Zone (LDRZ) around reducing the minimum lot size requirements for sewered land to 0.2 hectares but for non-sewered land this remained at 0.4 hectares. There was no additional application of the LDRZ through that process. There is now a need to review whether the zones applied in 2013 accurately reflect the desired outcomes, and in light of PPN91, consider opportunities for other zones to be applied in light of the residential development framework and NCS to better direct outcomes and to better satisfy development and community expectations.

Establish and define Preferred Neighbourhood Character

The preparation of the Strategy provides the opportunity to update and enhance previous work in relation to neighbourhood character. While the WHS prepared and adopted by Council in 2019 along with the Wodonga Neighbourhood Character Analysis identified valued elements of neighbourhood character, they did not identify a preferred future character. Additionally, design guidelines were not developed and planning tools applied , (noting that many of the tools were not available at the time). Some areas were also not included, some due to being recently developed.

[15] RACV 2022 Car Running costs

The new neighbourhood character guidelines provide the opportunity to include a clear direction about a preferred neighbourhood character aligned to the housing change type and the built form outcomes that are sought. Guidelines have been prepared for each neighbourhood character area, providing direction on design elements, layout, and siting for new dwellings.

Respond to environmental hazards

In regional cities such as Wodonga, the effects of climate change and risk from natural hazards are major considerations for development and planning for growth. The Strategy must address the risks these hazards pose in the delivery of greater housing diversity and the impacts on neighbourhood character. Preferred future character will need to address these challenges through measures such as opportunities to cool and green the urban environment, reduce bushfire risk and plan development to respond to events such as increased intensity of storms and floods.

2.2 Previous Housing and Neighbourhood Character work

In 2018, the City of Wodonga (Council) prepared and adopted the WHS to provide guidance on housing growth in Wodonga to 2036, with the overarching objective to 'maintain and enhance Wodonga's traditional competitive advantage in terms of quality, diversity and affordability in housing choice'. The WHS sets out a comprehensive set of actions and an implementation plan to ensure preferred housing outcomes can be achieved.

In response to housing challenges that are being experienced across Victoria, there is a demonstrable need for council to finalise and implement the planning scheme recommendations from the Housing Strategy in a timely manner, particularly those relating to neighbourhood character.

The WHS was supported by a neighbourhood character analysis, which provided high level directions for identified character areas within the municipality.

The WHS provides some of the rationale for the application of various residential zones that could assist in achieving preferred housing and neighbourhood character outcomes. The associated implementation plan identified further work that needed to be completed to inform the suitability of any variations to Clause 54 and Clause 55 requirements in residential zones (i.e. urban design / neighbourhood character work). This Strategy responds to this need for additional work.

In the time that has lapsed since the adoption of the Housing Strategy, there have been significant changes to the policy setting in which housing and neighbourhood character are considered, including publication of PPNs 90 and 91. This provides additional tools and direction to implement the WHCS.

2.3 Previous Strategic Planning Work

The following provides an overview of previous strategic planning work prepared that will influence the finalisation of the neighbourhood character strategy and residential development framework.

Wodonga CBA Policy Framework Plan 2016

This plan sets out a policy and implementation framework to guide the challenges and change envisaged for the Wodonga Central Business Area (CBA) over the coming decades as it continues to transition from a traditional CBD function to a diverse mixed use principal activity centre and major regional retail and service hub. It sets out the land use and design requirements for the Wodonga CBA using the emerging planning framework for the revitalisation of the CBA. In addition, it uses detailed precinct plans and design tools, to shape the land use, urban design and built form outcomes for both public and private realms within the Wodonga CBA.

The vision for housing in the CBA is:

New homes in the Wodonga CBA will be of a high quality and respond to the needs of existing and future residents. They will offer a diversity of size and type and should be located in convenient areas close to public transport, shops and services and designed to reduce impact on the environment.[16]

High-density mixed use development, including shop- top housing is proposed along key activity spines and transport corridors through the Plan. The WNCS

[16] *Wodonga CBA Policy Framework Plan, 2016, p. 30*

can support the CBA by ensuring the residential development framework is identified for substantial housing change and that housing near the CBA supports the vision for the CBA. Residential development is encouraged in several areas at varying densities as shown in **Figure 5**.



Figure 5: Wodonga CBA Policy Framework Plan – Housing Density

Wodonga CBA Revitalisation Plan 2014-2034

The Wodonga CBA Revitalisation Plan sets out a plan to strengthen Wodonga's CBA as a highly attractive and functional centre for existing and new businesses, property investors, residents and visitors creating a new heart for the regional centre. The Plan sets out the significant actions and priorities to ensure the revitalisation of the town centre.

Several areas are identified for mixed use development within the town centre and the Plan identifies significant public realm and access improvements to facilitate the investment required to transform the area.

Draft Wodonga CBA Revitalisation Design Guide 2015

The Wodonga CBA Design Guide is an advisory document under the Wodonga CBA Revitalisation Plan. The design guide assists the council and developers in implementing the CBA Revitalisation Plan by focusing on all areas of design that will influence the revitalisation of the CBA and the direction articulated in the plan. The document will also assist to co-ordinate new development and new council public infrastructure in the CBA.

Wodonga Climate Change Adaptation Action Plan 2022-27

Through Victoria's Climate Change Act 2017 and the Local Government Act 2020, local government has a legislated responsibility to demonstrate action on addressing climate change. The Climate Change Adaptation Action Plan outlines what actions the City of Wodonga will make and opportunities for the community to support adaptation efforts.

The Plan outlines that Wodonga's future climate will consist of:

- Normal days will be hotter than now, especially during summer months.
- Average number of days per year over 35 degrees will increase.
- Less rain may fall in spring and winter, with more summer storms.
- Less rainfall means a drier climate adding to more frequent hotter (extreme) days.

The Plan is focused on the actions of Council in influencing the public realm components of residential development it is responsible for managing.

Wodonga Housing Strategy 2018

The Wodonga Housing Strategy was prepared in 2018 to provide guidance for growth and change within the Wodonga housing market over the short to medium term through to 2036. It addresses issues of land supply, the nature of the local population and households, housing types, their character and sustainability.

The analysis found that Wodonga has an abundance of zoned residential land across approximately seven growth fronts, offering enough space for development over the next 50 years. Housing in Wodonga is relatively affordable compared to other regional areas and Melbourne. However, the variety of lot sizes and housing types is limited, with most new homes being detached 3- or 4-bedroom houses on average lots of around 600 sqm.

Demographically, Wodonga is a relatively young city, with a median age of 36, which is expected to drive demand for new housing. At the same time, the proportion of people aged over 60 and those living in single-person households is projected to rise, potentially increasing demand for smaller homes. However, the strategy notes that, given the affordability of land, the cost advantages of smaller housing types—such as one- and two-bedroom homes or alternatives to detached houses—may not be significant enough to generate substantial market demand or attract investor interest.[17]

The Strategy highlights a range of challenges to the delivery of smaller homes. This includes emotional and psychological attachments to existing homes, streets, or neighbourhoods discouraging people from moving. These personal factors may outweigh the incentives to relocate, contributing to the limited demand for smaller homes. Developers, in turn, may be hesitant to risk building products with uncertain or low demand.

Ensuring the delivery of high quality housing in terms of amenity, and to ensure that current and new housing developments positively contribute to neighbourhood character is a key pillar of the Strategy. Neighbourhood character considerations are identified as important in delivering houses, neighbourhoods and precincts of high quality. The factors and elements that contribute to Wodonga's neighbourhood character are further outlined in the Wodonga Neighbourhood Character Analysis report. The Strategy recommends the development of residential schedules including preferred future character statements, objectives and variations to standards and decision guidelines.

Implementation of the neighbourhood character elements of the WHS was proposed to be through the application of the General Residential Zone and the Residential Growth Zone. The GRZ was proposed to be applied to the following character types:

- Urban 1.
- Urban 2.
- Regional Suburban 1.
- Regional Suburban 2.
- Landscape Dominated 1 (part).

The Residential Growth Zone was recommended to be applied to the area immediately surrounding the Activity Centre Zone (within 400m walkable catchment of the CBA), excluding areas of sensitive neighbourhood character, such as Beechworth Road, Precinct A and Precinct G.

The report also recommended opportunities be considered to embed ESD in the residential zones schedules. This includes greening initiatives by tailoring the objectives, application requirements and decision guidelines and varying the Clause 54 and 55 standards to improve ESD outcomes for infill development (dwellings on lots under 300sqm or multi-dwelling on a lot).

Wodonga Neighbourhood Character Analysis, 2018

The Neighbourhood Character Analysis (NCA) provided a detailed assessment of the qualitative aspects of Wodonga's residential development, establishing the existing character and identifying the preferred character for Wodonga's neighbourhoods. Implementation actions were then identified accordingly to ensure that neighbourhood character is more effectively protected and enhanced to reflect the desired character and values of that community.

The NCA identified 3 character types and 6 subtypes over 42 character precincts as shown in **Figure 6**. The key elements defining each subtype were generally defined by era of development as this is a major distinguishing feature between each neighbourhood among other character and design elements such as street layout, setbacks, topography and vegetation.

The NCA identified three main levels of change based on neighbourhood character and settlement types within Wodonga's neighbourhoods:

- *Minimal change areas* – Areas which are likely to experience very little change in the scale and type of development. These areas are identified as having heritage value and/or significant neighbourhood character and are thus not suitable for higher density development.

Natural change areas – All other areas in Wodonga which have no significant development constraints. These areas are likely to experience incremental and modest change over time in the form of infill development.

[17] *Wodonga Housing Strategy 2018, p. 45*

- *Substantial change areas* – Areas capable of accommodating new developments either in the form of higher-density strategic development sites or strategic infill areas within established areas or in emerging greenfield growth areas.

The NCA has provided a valuable reference document for the development of precincts and the residential development framework. This is further developed in the WNCS. This Strategy reviews the NCA against new policy guidance materials to ensure information is still relevant and applicable to Wodonga's future housing needs and preferred future neighbourhood character.

Wodonga Design Guidelines for Building on Sloping Land 2019

The development of the Wodonga Design Guidelines for Building on Sloping Land was a recommendation of the WHS. An estimated 25% of future residential land subject to significant slope of more that 18% (10 degrees) in Wodonga. The significant cost component of building on these sloping lands can be reduced through the choice of housing design.

The guidelines were to assist land and housing providers to deliver more site responsive streets and houses and to assist council in reviewing and assessing applications. Development of slopes greater than 20% was not generally supported. A slope management plan was recommended to accompany a planning permit application to subdivide and development land on slopes of 10% or more. The Design Guidelines have not been adopted by Council or implemented into the WPS to date. They provide important information for the development of the design guidelines to be delivered through the WNCS.

Council have since had updated mapping for sloping land providing more accurate information. This is shown in **Figure 7**.

Wodonga Street Tree Management Plan 2020

The Wodonga Street Tree Management Plan outlines a clear path for Council to adopt a best-practice approach to urban tree management. Key actions include:

- gathering more data on the City's trees,
- implementing formative pruning on newly planted trees to enhance their long-term health and structure, and;
- increasing education and communication efforts with the community and developers about the value of urban trees in Wodonga.



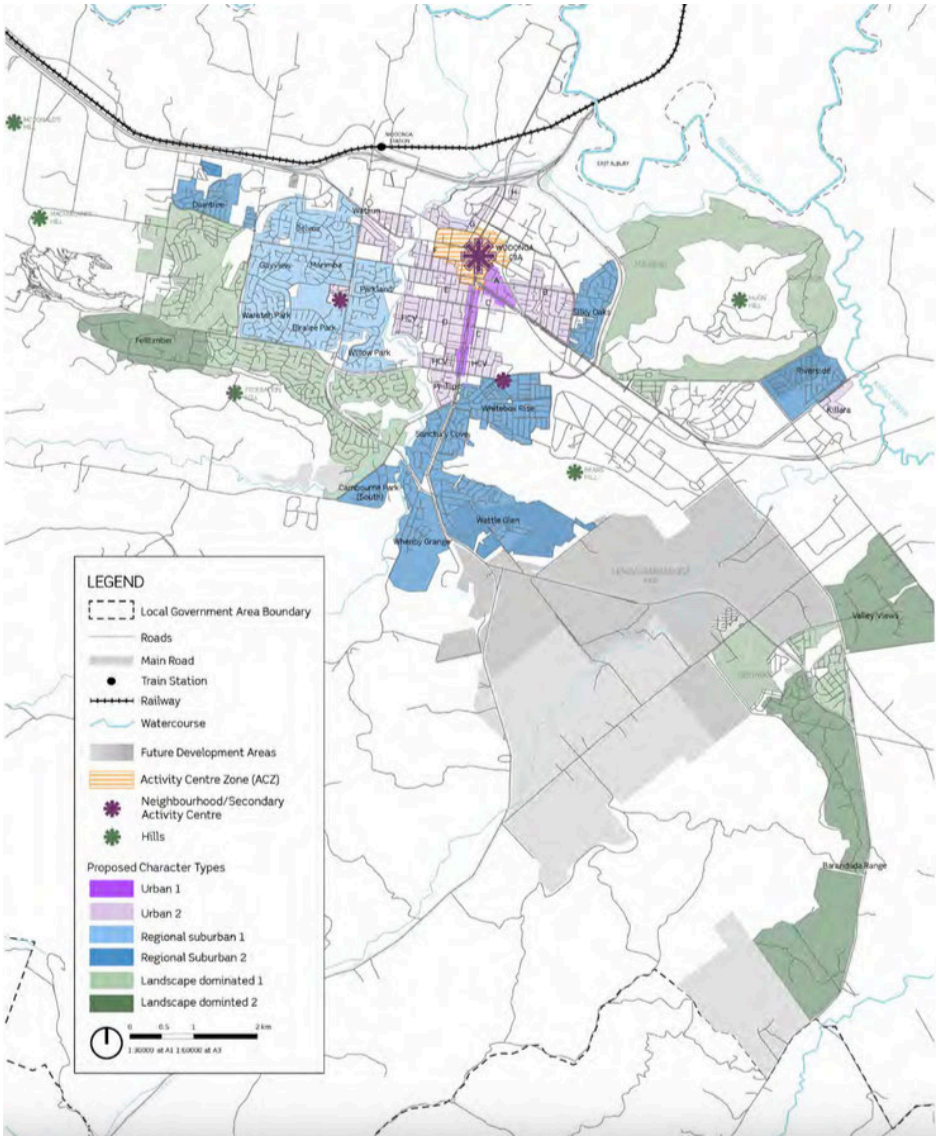


Figure 6: Wodonga NCS – Proposed Character Types

Council has set a long-term target to raise the city's tree canopy from 16.67% to 25% by 2045. This goal will be pursued through targeted tree planting in areas that help reduce heat, protecting existing street and park trees from development, and proactively managing the current tree stock to maximise their lifespan.

While the Plan is focused on street trees in the public realm, there are opportunities for increased canopy cover on private land that could be encouraged through the WNCS. Additional canopy cover in the public realm will in time impact the neighbourhood character of areas and could be recognised in preferred future character statements.

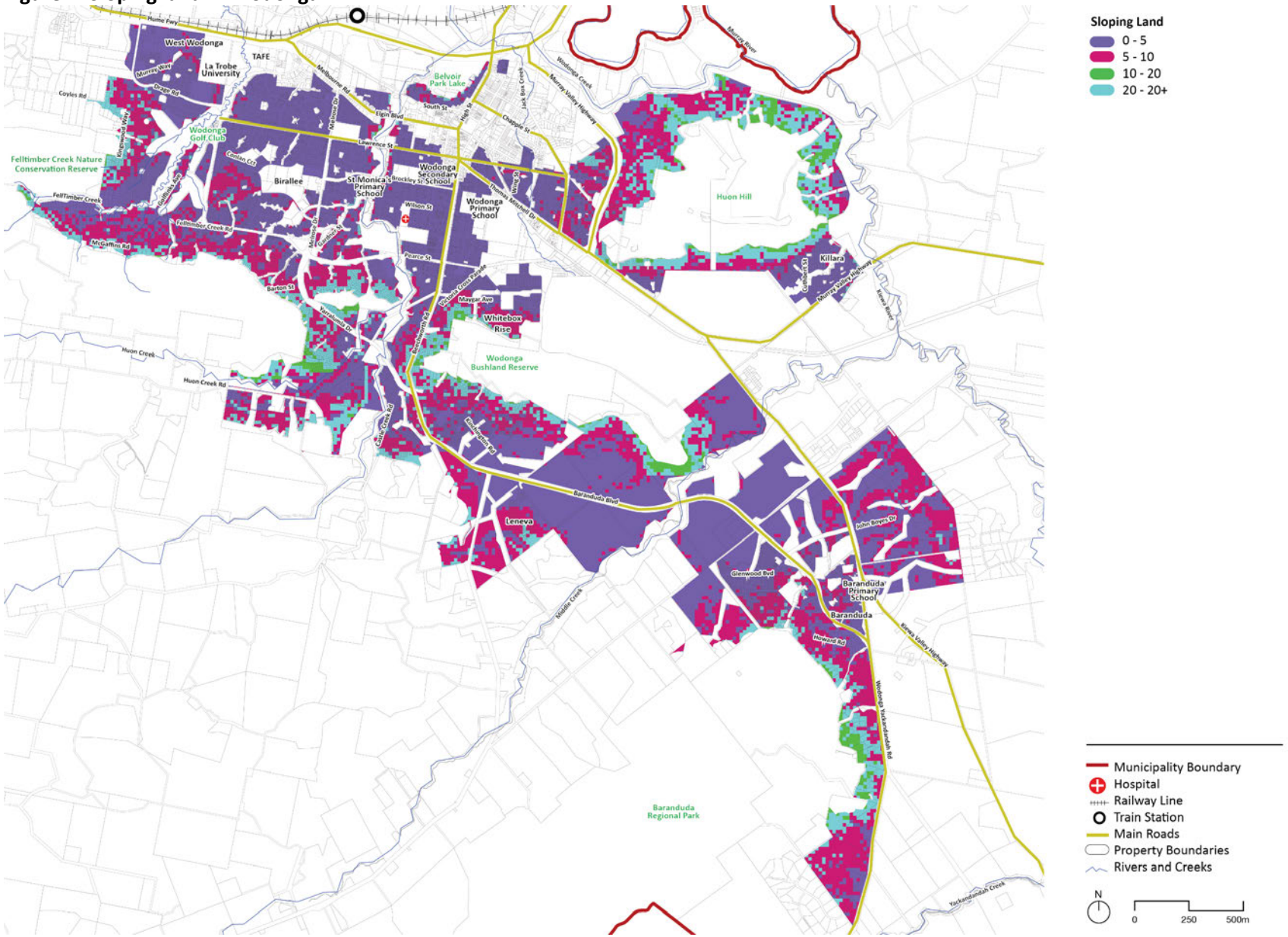
Wodonga CBD West Drainage Study, 2024

The CBD West Drainage Study provides a drainage strategy for the urbanised catchments of the western Central Business District that drain into House Creek. The study aims to improve the understanding of the current flooding conditions within the area, specifically related to the local stormwater drainage network. It also aims to determine the probable flood risk within the catchment and the causes of these risks and identify potential mitigation measures that could be implemented to improve the stormwater network and flood risks.

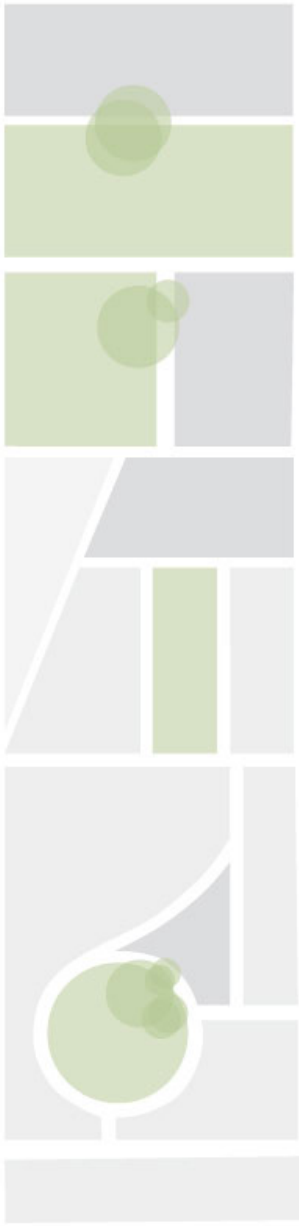
The study modelled several scenarios and identifies a range of potential mitigation works to ensure that flood risk is mitigated to private properties. While the 1 % Annual Exceedance Probability (AEP) flood extent can be used to improve Council's understanding of flood patterns within the City, further refinement of the extent is recommended if it is to be adopted into the planning scheme as a Special Building Overlay (SBO).

The WNCS should identify areas of environmental risk that impact housing change. These should be through accepted tools such as the Flooding Overlay, the Land Subject to Inundation Overlay and the SBO within the planning scheme.

Figure 7: Sloping land in Wodonga



HOUSING NEEDS AND CHALLENGES

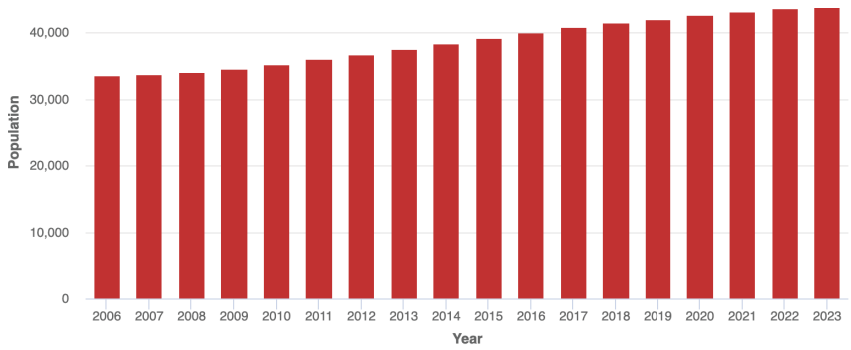


3 HOUSING NEEDS AND CHALLENGES

3.1 The Population is Growing

The current estimated resident population of Wodonga is 44,276 (ERP 2023). 560 people made Wodonga their home in the previous year. Between the 2016 and 2021 Census periods, an additional 3,107 people made the City their home as shown in **Figure 8**.

Figure 8: Estimated Resident Population, City of Wodonga, 2006 - 2023



3.2 The Composition of Households is Changing

Between 2021 and 2046, the population for the City of Wodonga is forecast to increase by 17,034 persons (39.38% growth), at an average annual change of 1.34%. The primary household groups identified were families and single-person households, with an average household size of 2.5 people in 2016 (2.43 in 2021). The change in household type between 2016 and 2021 is shown in **Figure 9**.

Rapid growth and economic prosperity mean a number of challenges remain in ensuring Wodonga's housing supply and stock meet the community's evolving needs. This is particularly true for maintaining the relative affordability of Wodonga's housing market, while also ensuring housing:

- Is of the size, type and tenure to meet the diverse needs of the community.
- Is of high quality and contributes positively to neighbourhood character.
- Meets sustainability objectives.
- Provides options for members of the community in housing stress or requiring access to affordable and/or subsidised housing.

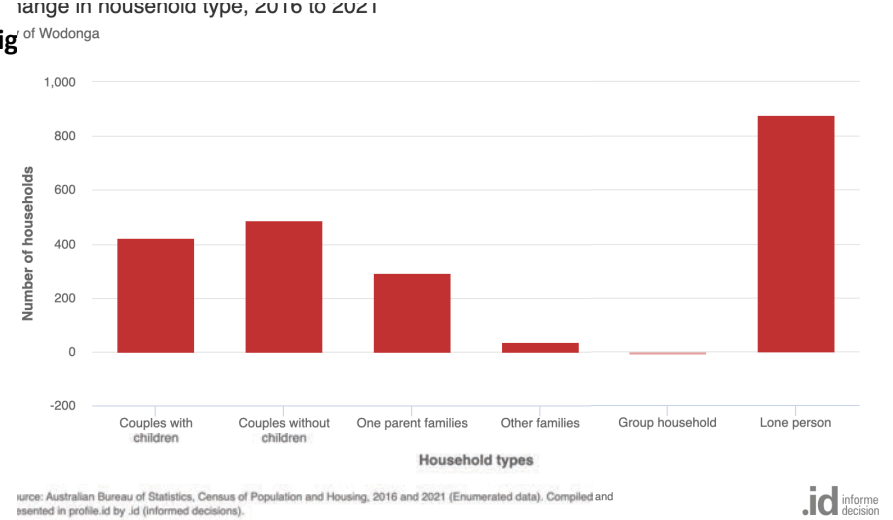


Fig lange in household type, 2016 to 2021 of Wodonga

urce: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Enumerated data). Compiled and sented in profile.id by .id (informed decisions).

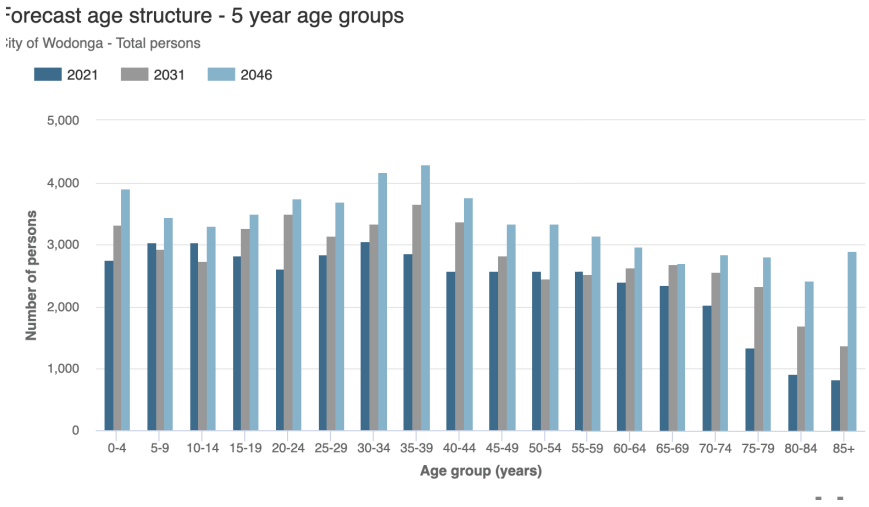
3.3 A Greater Diversity of Housing Size, Type and Tenure is Needed

The Wodonga Housing Strategy identified a range of challenges in relation to housing size, type and tenure that needed to be addressed. With the fastest-growing demographic group in the City being very young people and those aged 65 and over, demand is anticipated to remain strong for predominantly 3+ bedroom homes, alongside a growing need for 1- and 2-bedroom houses. There will also be increased demand for retirement and aged care facilities.

Despite Wodonga's relatively youthful population, the proportion of people aged 60 and over is expected to grow the most within the projected age

profile, increasing from around 22.8% in 2021 to more than 27.6% by 2041[18]. This growth underscores the need to ensure the housing market can accommodate the ageing population, offering options for downsizing or transitioning to appropriate aged care housing when necessary. Forecast age structure between 2021 and 2046 is shown in **Figure 10**.

Figure 10: Forecast Age Structure, City of Wodonga, 2021 - 2046



The Housing Strategy Background Report (section 5.4, Dwelling Size & Figure 17 and Table 24) highlights that over 50% of small households—such as couples without children and lone-person households, which include many older residents—currently live in homes with three or more bedrooms. This suggests an emerging trend where these households may not be moving out of larger family homes, potentially due to a preference for more space for visiting family or a lack of suitable housing options for downsizing.

Most housing in Wodonga is characterised as detached housing (85 per cent), with the majority having 3 or more bedrooms. This profile is generally consistent with other Victorian regional cities. Albury differs slightly in having a higher proportion of semi-detached houses. Units/apartments and other housing types form a very small percentage of dwelling types in Wodonga and all benchmark cities.

The most common lot size of Wodonga's occupied housing stock (occupied by a dwelling) is between 500 and 1000sqm, or 59 per cent of all residential properties. The tendency toward larger dwelling types and lot size may be indicative of Wodonga's relative affordability when compared with Albury (in Wodonga more can be bought for less), and the attractiveness of Wodonga for 'lifestyle' reasons, where larger homes on larger lots are sought. This could also be a possible result of Wodonga as a developers' driven market (due to the relative lack of competition among developers in the region). It is also important to recognise that trends in housing stock are not equally distributed across the city and that larger, detached homes are more likely to be found in outer areas, such as Baranduda, as opposed to Wodonga central.

3.4 Tenure

Housing tenure provides an insight into the socio-economic status of the community, and their relative mobility. Despite the abovementioned relative affordability of Wodonga, in 2016, 36 per cent of all households were renting in the private market, higher than regional Victoria benchmark cities of Geelong (28 per cent), Ballarat (32 per cent) and Bendigo (28 per cent). However, the rental rate is similar to Albury at 34 per cent. This result highlights the importance of the rental market in the Albury-Wodonga area, which may be indicative of a more transient workforce, but is also an important consideration given renting is the predominate housing tenure of lower income households. The lower levels of housing owned outright in Wodonga, as compared to regional benchmark cities is likely to be indicative of the relative young and mobile population, with fewer 'empty nesters'. Rental rates may also be a reflection of a greater proportion of investment properties in the area to service that market (i.e. strong rental returns compared to capital cities).

3.5 Housing Quality and Impact on Neighbourhood Character

Protecting and enhancing the attractiveness and amenity of the urban environment of Wodonga is a key part of ensuring the City's success in

[18] *https://forecast.id.com.au/wodonga/population-age-structure*

attracting residents to live in the City. Wodonga needs to provide a unique offer different from metropolitan Melbourne as well as other regional cities to protect its competitive advantage.

Quality was recognized as a key pillar of the Wodonga Housing Strategy (2018) to ensure the provision of high-quality housing that enhances both amenity and the overall character of the neighbourhood. Achieving this requires careful attention to how housing developments—both existing and new—contribute positively to the local character of Wodonga. The character of a neighbourhood significantly shapes how both residents and visitors experience the area. Various factors contribute to Wodonga's unique neighbourhood character, including topography, streetscapes, landscaping, built form, and architectural style. The combination of these public and private elements collectively expresses the area's neighbourhood character and reinforces the need for this strategy.

3.6 Housing Sustainability

Ensuring the delivery of houses, neighbourhoods and precincts that improve quality of life, use resources more effectively and are more resilient to future climatic conditions will lead to more sustainable housing. It is essential that housing costs not only consider upfront construction costs, but also the long term operational costs of the housing over its lifecycle.

Ensuring subdivisions provide the best solar orientation for dwellings, integrating ESD principles into design, increasing tree canopy cover to cool the microclimate and water cycle management can all contribute to improving the sustainability of housing.

3.7 Affordable Hhousing

Wodonga's competitive edge as a regional city lies in its relatively affordable range of housing options. However, it is also acknowledged that, despite the City's overall prosperity, there are still areas of the community facing disadvantage.

Affordable housing is defined by the Victorian Government as "housing, including social housing, that is appropriate for the housing needs of very low, low and moderate income households". Very low income households are defined as households earning less than 50 per cent of the gross median household income, low income households those earning less than 80 per cent, and moderate income households earning less than 120 per cent gross median household income. Appropriateness of housing includes size (bedroom numbers), location, accessibility and quality.

3.8 Land Supply

Recent analysis undertaken for Council in 2023, identified that there is approximately 45 years of land available to meet the projected annual demand for 250 dwellings per year. This does not even factor in the targets of the Wodonga Housing Strategy to encourage a higher proportion of medium and higher density development to be provided in established areas of Wodonga. This is well beyond the requirement under Clause 11.02-1S to 'plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur'. This work is subject to future review through the Wodonga Growth Strategy.

The significant area of land available for residential development is provided in the growth corridor known as the Leneva-Baranduda Growth Area. Part of this growth front has previously been the subject of a Precinct Structure Plan (PSP) process prepared by the City of Wodonga and the Victoria Planning Authority known as the Leneva and Baranduda PSP (October, 2018). This designated PSP area has been rezoned to the Urban Growth Zone (UGZ) to facilitate development in line with the PSP. The current PSP covers less than half of the total area of the growth area with the balance of the growth area subject of future PSP processes where detailed lot yields will be prepared. The lot yield does not include the remainder of the growth area land for which based on the requirements for the PSP being applied to the remainder, would yield an additional 5,000 dwellings (approximately).

3.9 Plan for Victoria Housing Targets

The Victorian Government's Plan for Victoria has identified housing targets for the 79 municipalities across Victoria to deliver 2.24 million new homes by 2051. The final target for Wodonga released is for an additional 15,200 dwellings by 2051. This would result in the need to deliver over 550 dwellings per year.

3.10 Residential Dwelling Delivery

Over the last ten years, Wodonga has been delivering an average of 411 dwellings per year as shown in **Figure 11**. This is above the projected historic demand but less than the housing target set by the Victorian Government to 2050. As identified previously, there is a significant amount of capacity available and further work will be required to deliver higher rates of housing delivery.

Figure 11: Residential Building Approvals, City of Wodonga, 2013/14 – 2024/25

City of Wodonga	Number			Annual change		
Year (ending June 30)	Houses	Other	Total	Houses	Other	Total
2024-25 FYTD (September)	82	7	89	--	--	--
2023-24	320	52	372	+120	+48	+168
2022-23	200	4	204	-122	-25	-147
2021-22	322	29	351	-235	+25	-210
2020-21	557	4	561	+261	0	+261
2019-20	296	4	300	-42	0	-42
2018-19	338	4	342	-108	-3	-111
2017-18	446	7	453	+90	-6	+84
2016-17	356	13	369	-23	+10	-13
2015-16	379	3	382	-47	-5	-52
2014-15	426	8	434	+90	+3	+93
2013-14	336	5	341	+48	0	+48

Source: https://profile.id.com.au/wodonga/building-approvals

Council has identified issues including infrastructure servicing as a significant barrier. Wodonga is beginning to experience strain on its water and wastewater infrastructure due to current growth rates. North East Water's current long-term planning, which is based on servicing approximately 400 new homes annually in Wodonga, will need to be significantly advanced to meet the proposed target of 550 new homes per year.



3.11 Issues Delivering Medium Density Dwellings in Wodonga

Council has faced significant challenges in promoting medium density housing development. In areas near the city centre, Council has been working extensively on promoting medium density housing. The recent termination of 'The Quarter" apartment project in Wodonga's CBA (in mid 2024) has been attributed to market conditions and financial pressures, underscoring this challenge.

As outlined in the WHS, there is a need for increased diversity in housing types, including more affordable options working with affordable housing providers, and a greater emphasis on design quality and environmental sustainability.



Current planning frameworks encourage but do not explicitly require a mix of housing densities. As a result, the overwhelming majority of dwellings in Wodonga are detached houses, with no high-density developments completed to date. To address the critical shortage of affordable housing, additional State support and investment in social and public housing options are needed.

There are some excellent examples of medium density housing in Wodonga such as "Elmwood" and "Avalon" Baranduda. Active facilitation and brokering of these pioneering housing types for Wodonga and working with developers and local communities to promote the delivery of market ready medium density housing alternatives would be beneficial.

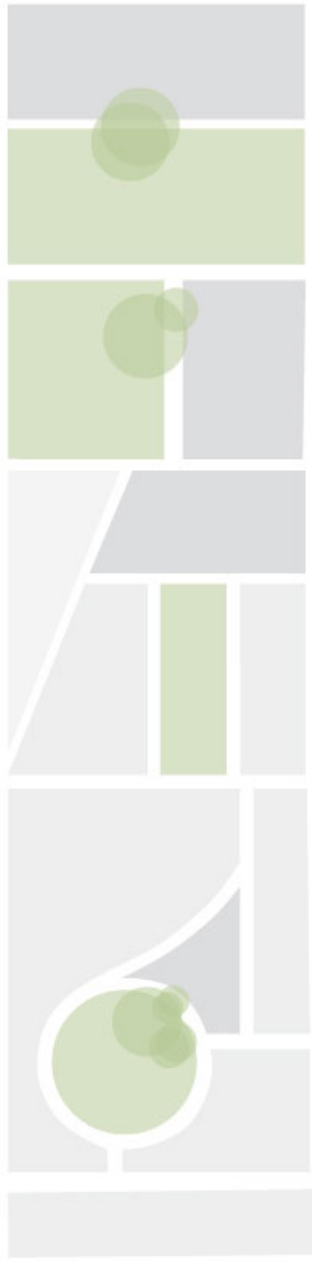


3.12 Summary of Housing Needs and Challenges

The following is a summary of the housing needs and challenges for Wodonga:

- The current estimated resident population of Wodonga is 44,276 and between the 2016 and 2021 Census periods, an additional 3,107 people made the City their home.
- Between 2021 and 2046, the population of Wodonga is forecast to increase by 17,034 persons (39.38% growth), at an average annual change of 1.34%.
- The primary household groups in Wodonga are families and single-person households with an average household size of 2.43 people in 2021.
- Wodonga needs a greater diversity of housing size, type and tenure to accommodate future housing needs.
- Most housing in Wodonga is characterised as detached housing (85 per cent), with the majority having 3 or more bedrooms.
- Most dwellings are on lots of between 500 and 1000sqm (59 per cent of all residential properties).
- In 2016, 36 per cent of all households in Wodonga, were renting in the private market, higher than for other regional Victoria cities.
- Protecting and enhancing the attractiveness and amenity of the urban environment of Wodonga is a key part of ensuring the City's success in attracting residents to live in the city.
- Ensuring the delivery of houses, neighbourhoods and precincts that improve quality of life, use resources more effectively and are more resilient to future climatic conditions will lead to more sustainable housing. Housing costs need to not only consider upfront construction costs, but also the long-term operational costs of housing over its lifecycle.
- Wodonga's competitive edge as a regional city lies in its relatively affordable range of housing options but there are still areas of the community facing disadvantage.
- Recent analysis identified that there is approximately 45 years of land available to meet the projected annual demand for 250 dwellings per year.
- The housing target for Wodonga released in early 2025 is for an additional 15,200 dwellings by 2051. This will require the delivery of more than 550 dwellings per year.
- Over the last ten years, Wodonga has been delivering an average of 411 dwellings per year and infrastructure servicing is a significant barrier.
- Council has faced significant challenges in promoting medium density housing development but there are excellent examples of medium density housing in Wodonga such as "Elmwood" and "Avalon" Baranduda that provide good future models to facilitate.

POLICY AND STATUTORY CONTEXT



4 POLICY AND STATUTORY CONTEXT

4.1 Strategic and Policy Context

This section provides a synopsis of State and local policies, provisions strategies and current initiatives that influence the development of the WNCS.

State policy and strategy

State Strategies of Plan Melbourne and the Hume Regional Growth Plan provide important state and regional context to guide the development of the WNCS. These include:

Plan Melbourne 2017- 2050:

Metropolitan Planning Strategy for Melbourne

- Regional cities including Wodonga will accommodate 50% of population growth outside of metropolitan Melbourne between 2011 and 2031.
- Planning for growth must be regionally led.
- Development should be in keeping with regional city's character and balanced with the protection of the productive land, economic resources and biodiversity assets that are critical to the state's economic and environmental sustainability.
- Identification of urban renewal land and infill opportunities to optimise infrastructure investment and surplus government land.
- Regional city railway stations and their surrounds to be targeted for potential growth opportunities, including transit-oriented development and improved housing diversity.
- Increased housing diversity is needed to encourage international students and young professionals to work, study and live in regional areas.

Hume Regional Growth Plan

- Direct urban growth to regional cities like Shepparton, Wangaratta, Wodonga, and Benalla, focusing on areas with low risk from natural hazards.
- Facilitate and strengthen the economic role of Seymour, while supporting population growth and identifying it as a key strategic opportunity for significant change.
- Support growth and development in other urban settlements and foster the sustainability of small rural settlements.
- Maintain and enhance the distinctive characters of different settlements, supporting residential development that provides a mix of housing types while protecting heritage and environmental assets.
- Encourage consolidation of settlements and promote redevelopment or infill where appropriate, focusing on underutilised sites to meet regional needs.

Municipal Planning Strategy and Strategic Framework Plans

The Municipal Planning Strategy (MPS) in the WPS includes directions for settlement, built environment, heritage and housing to:

Municipal Planning Strategy and Strategic Framework Plans

- Encourage residential growth primarily in greenfield sites and urban renewal areas while protecting prominent hillsides and ensuring development aligns with the area's character and landscape. Support long-term growth in designated areas like Leneva and Baranduda.
- Focus on high-quality urban design that reflects the city's identity, protects heritage places, and promotes energy-efficient and sustainable developments. Maintain Wodonga's distinct landscape and scenic qualities while accommodating sensitive and contemporary design.
- Encourage housing diversity and affordability, directing higher-density residential development to areas with good access to public transport and services. Support infill development and avoid housing that disrupts agricultural lands or environmental values.
- Protect neighbourhood character and heritage assets while encouraging infill development, supporting Environmentally

Sustainable Development (ESD) and creating healthy environments.

- Protect valuable sites, places and features of natural, archaeological, cultural and aboriginal heritage significance but balance with support for sensitive and contemporary design and development in heritage places and precincts.
- Respond to key housing issues which are housing diversity, affordability and location, and the management of rural development.
- Support increased residential population of Wodonga's CBA and its immediate surroundings to maximise existing infrastructure and provide diverse housing options.

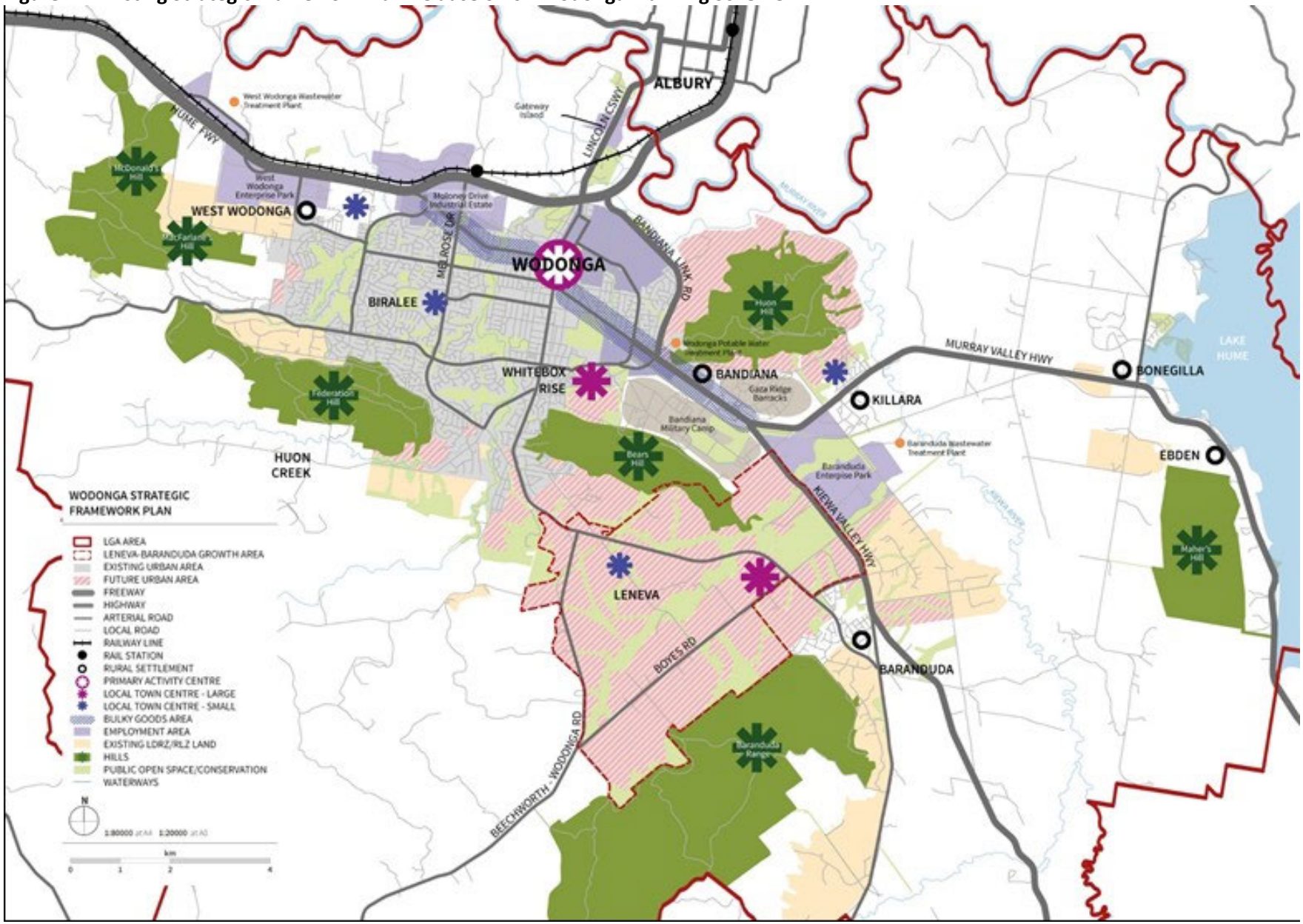
The current key elements of the Urban and Rural Strategic Framework Plans are shown in **Figure 12**.

Planning policy framework

State and local policy as set out in the Planning Policy Framework (PPF) provides guidance for the WNCS.

11.01-1S – Settlement	• Promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
11.01-1L-01 – Settlement	• Manage Wodonga Council outward growth and avoid further sprawl by directing growth to identified locations.
11.02-1S – Supply of urban land	• Ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
11.03-1S – Activity centres	• Encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
11.03-1L – Activity centres	• Encourage development in Wodonga's CBD and connect it to key spaces, while supporting diverse housing, walkability, and appropriate commercial activities in line with the Activity Centre Hierarchy.
11.03-2S – Growth areas	• Locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.
11.03-2L - Leneva Valley and Baranduda growth corridor	• Discourage subdivision in Leneva and Baranduda outside the Precinct Structure Plan area to maintain current lot sizes and ensure development does not hinder future urban growth, while facilitating a small supermarket in Baranduda village to meet local retail needs.
11.03-6L – West Wodonga Enterprise Park	• Support the creation of linear public open space reserves and facilitate development in line with the West Wodonga Enterprise Park Framework Plan. • Discourage direct access from Probyns Road where it would result in the removal of remnant native vegetation, while encouraging appropriate use and development as specified in the framework's guidelines.
16.01-1S Housing supply	• Facilitate well located, integrated and diverse housing that meets community needs.
18.01-1S Land use and transport integration	• Facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.
18.01-2L Hume Freeway compatibility	• Ensure land use near the Hume Freeway protects its service, safety, and visual amenity, and safeguards nearby sensitive uses. • Encourage building setbacks to create visual and acoustic buffers, and require noise-sensitive buildings to meet relevant acoustic standards to minimize traffic noise impacts.

Figure 12: Existing Strategic Framework Plan - Clause 02.04 Wodonga Planning Scheme



4.2 Relevant Planning Practice Notes

There are several Planning Practice Notes (PPN) that directly relate to housing, neighbourhood character and residential zone and overlay application as shown below. Some of these provide new guidance since the preparation of the WHS and NCA in 2018. They set out the framework for the preparation of the WNCS.

Understanding Neighbourhood Character, PPN43, 2018

This PPN provides guidance for applicants, the community and councils about understanding what is meant by neighbourhood character and how to prepare or assess a permit application for a residential development to meet the neighbourhood character objective of Clause 54 and 55. It outlines:

- What the planning system considers neighbourhood character to be.
- That all areas have a neighbourhood character.
- That neighbourhood character is not the same as heritage.
- While amenity considerations impact character they should be treated separately.

In relation to respecting neighbourhood character, the PPN outlines that if change undermines a key feature or characteristic of the neighbourhood without some policy basis, then a strong case can be made that the development does not respect the character of the neighbourhood. If the change is supported by objectives and strategies in the PPF and/or an appropriate zone or overlay in the planning scheme, then the development can be considered to respect preferred character.

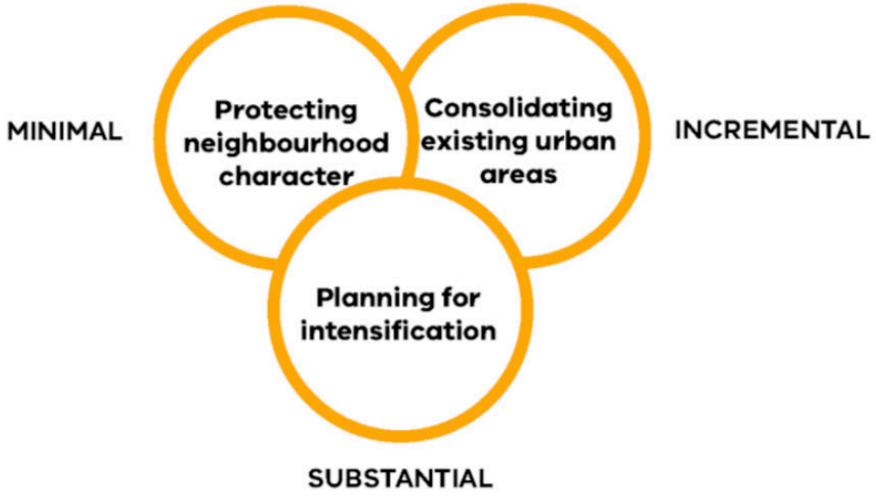
Planning for Housing, PPN90, 2023

This PPN provides information and guidance about how to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development in planning schemes. The PPN provides greater guidance to councils on how to plan for a municipality's housing needs and best practice approaches in applying strategy, policy and tools that are aligned with state planning policy and local housing strategies.

Key to providing a plan for housing is the development of a residential housing framework which consists of a local housing strategy and a neighbourhood character strategy. These along with an assessment of other pieces of strategic work (e.g. heritage, landscape, environment or land capability studies) enable the development of a coherent strategic vision containing a plan that balances competing objectives by prioritising preferred development outcomes for different areas.

Identifying change areas is outlined as a key action associated with developing a framework with categories of minimal, incremental and substantial change as shown in **Figure 13**. The practice note acknowledges that a greater breakdown of housing change areas may be acceptable. Guidance is provided on categorising changes areas based on a range of specific considerations.

Figure 13: Residential Change Areas from PPN91



The PPN acknowledges change is relative to its context with the existing built form as the starting point.

The PPN provides direction on how a neighbourhood character strategy should feed into a housing strategy that identifies minimal, incremental and substantial change areas to balance the need to protect valued character with

the need to ensure housing growth and diversity. It also forms the basis for neighbourhood character statements, policies, objectives and local variations to Clauses 54 and 55 being included in residential zone schedules, a Neighbourhood Character Overlay or other overlay. The PPN should be read with Planning Practice Note 91: Using the residential zones (see below).

It is important that preferred neighbourhood character statements are 'forward-looking' so that if an area is identified for increased housing growth, the growth is not undermined by neighbourhood character policies that seek to maintain the existing neighbourhood character.[19]

The PPN sets out criteria for each change area recognising that the these may appear differently in different built form contexts. The Strategy will need to establish the criteria for each change area in Wodonga.

Using the Residential Zones, PPN91, 2023

This PPN was introduced following reforms to the residential zones approved through Amendment VC110 in 2017 and VPP Planning Reforms in 2018-19 and then in 2023. These changes strengthened maximum building height controls and introduced the minimum garden area requirements in the General Residential Zone (GRZ) and Neighbourhood Residential Zone (NRZ).

It outlines the principles underpinning the residential zones and links the zone to the housing outcomes being sought through varying categories of residential change that are included in a residential development framework. A series of five principles provide guidance to the residential zones.

Principle 1 - Housing and neighbourhood character plans need to be consistent and align with one another when specifying preferred future housing and neighbourhood character outcomes for an area.

Principle 2 - All residential zones support and allow increased housing, unless special neighbourhood character, heritage, environmental or landscape attributes, or other constraints and hazards exist.

Principle 3 - The Residential Growth Zone promotes housing intensification in locations close to jobs, services and facilities serviced by public transport including activity centres.

Principle 4 - The General Residential Zone is a three-storey zone with a maximum building height of 11 metres.

Principle 5 - The density or number of dwellings on a lot cannot be restricted in the Neighbourhood Residential Zone unless special neighbourhood character, heritage, environmental or landscape attributes, or other constraints and hazards exist.

It also provides criteria for the application of overlays including the Neighbourhood Character Overlay (NCO), Heritage Overlay (HO), Design and Development Overlay (DDO) and the Development Plan Overlay (DPO).

Applying the Minimum Garden Area Requirement, PPN84, 2018

This PPN provides information and guidance about how to interpret the garden area requirement that operates in the GRZ and NRZ. The minimum garden area requirement aims to ensure the open garden character of suburbs is protected. The PPN provides greater guidance to councils on where and how the garden requirement applies, how much must be provided, development examples and how it is defined. The minimum percentage of a lot to be set aside is 25% for lots less than 500sqm, rising to 30% for sites of 500-650 and above 650 sqm is 35%.

4.3 Reformed Residential Zones

Residential zones were reformed significantly by the Victorian Government in 2012-14 to introduce three new zones: minimal change (NRZ), moderate change (GRZ) and substantial change (RGZ). These zones were applied by many planning authorities consistent with adopted housing and neighbourhood character strategies, although many municipalities (including Wodonga) chose to translate their existing Residential 1 Zone to the GRZ and/or retained Township, Low Density Residential and Mixed Uses Zones. The preparation of the WNCS provides the opportunity to review the

[19] *Planning for Housing, Planning Practice Note 90, 2019 p. 8*

application of residential zones consistent with the strategic directions of the strategy.

In 2017 through Amendment VC110, further changes were made to the NRZ and the GRZ to restrict building height to 9 metres in the NRZ and 11 metres in the GRZ. A garden area percentage requirement was also introduced based on lot size which has had some impacts on dwelling yield.

Amendment VC143 in May 2018 amended the RGZ to restrict shop and food and drink premises as permit required uses. The RGZ encourages four storey developments and is encouraged in and around the edge of activity centres to support the implementation of housing strategies and initiatives in local policy frameworks. Amendments VC148 and VC159 implemented further changes to the structure of the residential zones, land use terms and the VPP more generally. Amendment VC169 revised Clauses 15.01-5 and 16.01 of the PPF to simplify and clarify policy objectives for housing, affordable housing and to ensure improved alignment of preferred neighbourhood character and housing growth policy objectives.

These Amendments have had a significant influence on the context of residential zones, overlays and planning policy and substantially affect how neighbourhood character issues and strategies are best implemented.

4.4 Other Planning Reforms and Initiatives Underway

The Victorian government has initiated significant reforms to residential land use and development which is a significant contributor to Victoria's economy.

Homes Victoria - Victoria's Big Housing Build

In December 2020, the state government gazetted Amendments VC187 and VC190, introducing changes to the VPPs to streamline the planning process and support economic recovery through the delivery of social and affordable housing. This introduced a new particular provision at Clause 53.20 to streamline the permit process for housing projects by or on behalf the Minister for Planning.

Victoria's Housing Statement and reforms

There are a number of housing reforms and policy work underway at the state level that will also impact on future housing. In September 2023 the Victorian Government released Victoria's Housing Statement: The decade ahead 2024-2034 (VHS). The VHS establishes a bold housing target of 800,000 homes to be delivered across Victoria over the next 10 years.

The VHS also identifies that there will be an additional 426,000 homes expected in regional Victoria to 2051.

The housing statement is supported by Amendments VC242, VC243 and VC253 which aim to facilitate well-located, integrated and diverse housing that meets community needs and to support the delivery of housing in Victoria.

Amendment VC242 introduced two new particular provisions to facilitate significant residential development and significant economic development through clauses 53.22 and 53.23 with the Minister for Planning as the responsible authority.

Amendment VC243 introduced state-wide changes to all planning schemes to codify residential development standards, implement the Future Homes project across Victoria, remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres.

Amendment VC253 introduced a new land use term and siting, design and amenity requirements for a 'small second dwelling' into a range of residential and rural zones across Victoria. This replaced the land use term 'dependent person's unit' and made the planning provisions more consistent and easier to build a small second dwelling of 60 square metres or less that meets specified requirements.

In March 2025, Amendment VC267 implemented new residential development planning assessment provisions to boost housing construction to meet future housing needs. Deemed to comply provisions have been included in the residential standards at Clause 55 of the VPP and planning schemes statewide for the assessment of multi-residential developments of three storeys or less. If the deemed to comply standards are met for an

application, it will benefit from a faster and more certain permit process exempt from a third party appeal.

The Victorian Government released *Plan for Victoria* in March 2025.

A key element of the new plan for Victoria is to deliver additional housing in designated locations. The Plan establishes local government housing targets as discussed in Chapter 4. The preparation of the WNCS is timely to help inform direction on where this housing will be located within the established areas of Wodonga City.

4.5 Zones

The following residential zones from the Victoria Planning Provisions (VPP) and/or the WPS are relevant for the WNCS and in determining housing change areas. PPN91 includes a listing of potential zones and how they can be applied to housing change areas as listed below:

- Clause 32.03 Low Density Residential Zone (LDRZ) – Residential zone currently applied. Available for minimal change.
- Clause 32.04 Mixed Use Zone (MUZ) – Residential zone currently applied. Available for incremental or substantial change.
- Clause 32.05 Township Zone (TZ) – Residential zone currently applied. Available for minimal or incremental change.
- Clause 32.07 Residential Growth Zone (RGZ) – Residential zone not currently applied. Available for incremental and substantial change.
- Clause 32.08 General Residential Zone (GRZ) – Residential zone currently applied. Available for incremental and substantial change.
- Clause 32.09 Neighbourhood Residential Zone (NRZ) – Residential Zone not currently applied. Available for minimal or incremental change.
- Clause 37.07: Urban Growth Area (UGZ) – Special purpose zone currently applied in Baranduda and Leneva. Available for new growth areas.

Two other zones applied outside of residential zone suite that contribute to housing include Clause 34.01 Commercial 1 Zone (C1Z) and Clause 37.08 Activity Centre Zone – Schedule 1 (ACZ1).

Current zones applied in the WPS relevant to the WNCS are shown in **Figure 23**.

4.6 Overlays

The following overlays are relevant for the Strategy:

- Clause 42.01 – Environmental Significance Overlay (ESO) – Schedules 5, 6 and 7 for minimal change areas.
- Clause 42.01 – Environmental Significance Overlay (ESO) – Schedule 2 for incremental change areas.
- Clause 43.01 – Heritage Overlay (HO48) for minimal change areas.
- Clause 43.04 – Development Plan Overlay (DPO) – Schedules 2, 13, 17 and 18 for minimal change areas.

Areas subject to the following overlays have been considered by have limited effects on residential land within the study area:

- Clause 42.02 –Vegetation Protection Overlay (VPO) – Schedule 4
- Clause 42.03 – Significant Landscape Overlay (SLO) – Schedule 1
- Clause 43.02 – Design and Development Overlay (DDO) – Schedules 1, 2 and 6.
- Clause 44.03 – Floodway Overlay (FO).
- Clause 44.04 – Land Subject to Inundation Overlay (LSIO).
- Clause 44.05 – Special Building Overlay (SBO).
- Clause 44.06 – Bushfire Management Overlay (BMO).

In many cases, the application of these overlays to residential land would drive a minimal change area categorisation. However, for residential land subject to these overlays in Wodonga, this has not been a determinant of the residential change area due to limited residential land being affected or affecting land outside the study area. However, these overlays have been considered in the preferred neighbourhood character statement where they apply to particular character areas for land in the study area.

Current overlays applied in the WPS relevant to the WNCS are shown in **Figure 14**.

Figure 14: Zones, Wodonga Planning Scheme

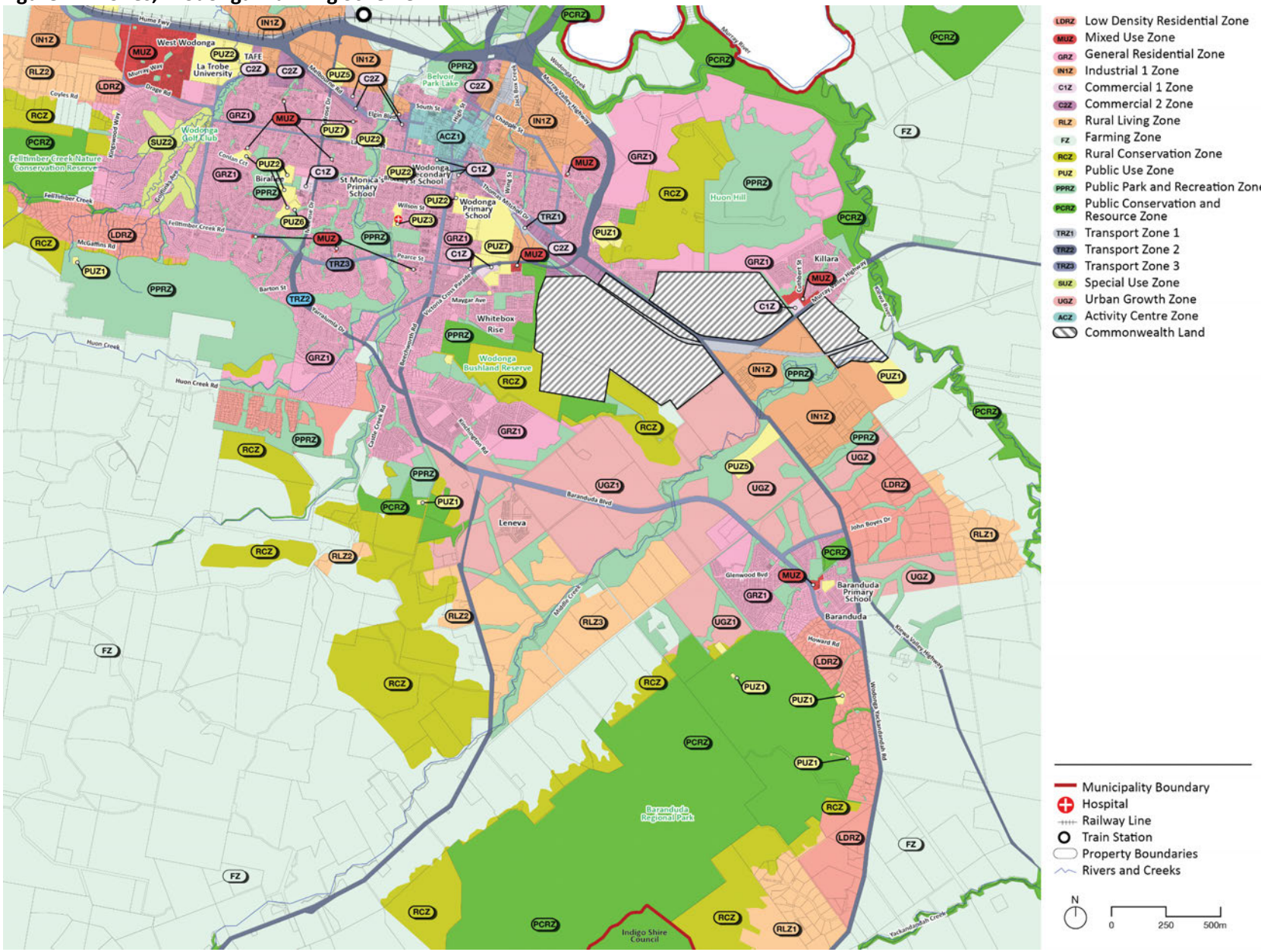
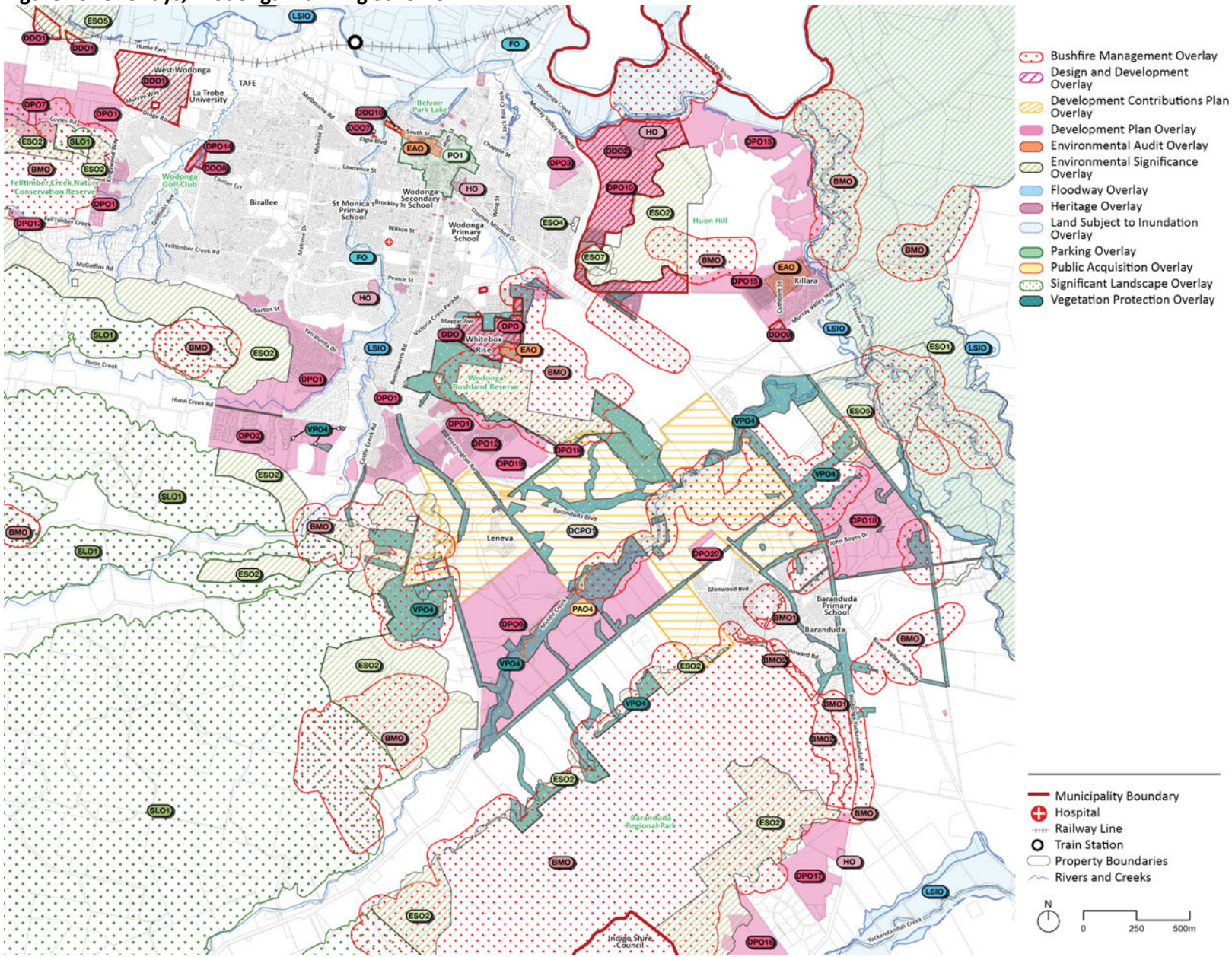


Figure 15: Overlays, Wodonga Planning Scheme



4.7 Development Constraints

There are many constraints upon development which include the following:

- Areas of identified high bushfire risk.
- Areas at risk from flooding events.
- Land adjacent to industrial activities, including waste transfer facilities, waste water treatment plants, current and former landfill sites.
- Known contaminated sites and sites currently or previously used for mining.
- Areas of significant slope.
- Land adjacent to state and national parks and reserves.
- Areas adjacent to farming land where agricultural activities are conducted.
- Areas within declared potable water catchments.
- Land within or adjacent to areas of environmental, landscape and biodiversity significance.
- Areas that are subject to significant restriction by virtue of single dwelling covenants and section 173 agreements.
- Residential land that has been developed in the previous 20 years.

This context establishes the following development constraints for residential land included in the Strategy shown in **Figure 16**.

Restrictive covenants and Section 173 agreements

There could be many covenants on land that restrict the number of dwellings allowed, building materials, dwelling siting, mining and other issues. It is difficult to know how many of these covenants may exist in Wodonga.

As a responsible authority in determining planning permit applications, Council needs to consider any agreement made under section 173 affecting the land subject of an application. It must also not grant a permit which allows the removal or variation of a restriction on land (i.e. a covenant) unless the owner of any land benefited by the restriction will be unlikely to suffer financial loss, loss of amenity, loss arising from change to the character of the neighbourhood or any other material detriment as a consequence of the removal or variation of the restriction.

This makes it increasingly difficult to take account of the variability of restrictions that may result from covenants on land in Wodonga and for that to be factored into the development constraints as part of the WNCS.

Section 12 of the Planning and Environment Act 1987 (P&E Act) relates to Council's role in preparing the WNCS. This requires that a planning authority implement the objectives of planning in Victoria and provide sound, strategic and co-ordinated planning of the use and development of land in its area. This does not require that Council take account of covenants in strategic planning throughout the municipality, although if known this information can be useful.

There has been a long history of using "development covenants" within Wodonga for over 50 years. The former Albury Wodonga Development Corporation (AWDC) operated from 1972 under the Albury-Wodonga Agreement Act 1973 and used covenants to for a range of subdivision and development matters.

When the AWDC was dissolved through the Albury-Wodonga Agreement (Repeal) Act 2003, powers to enforce, vary, or release a development covenant were transferred to Wodonga City Council.

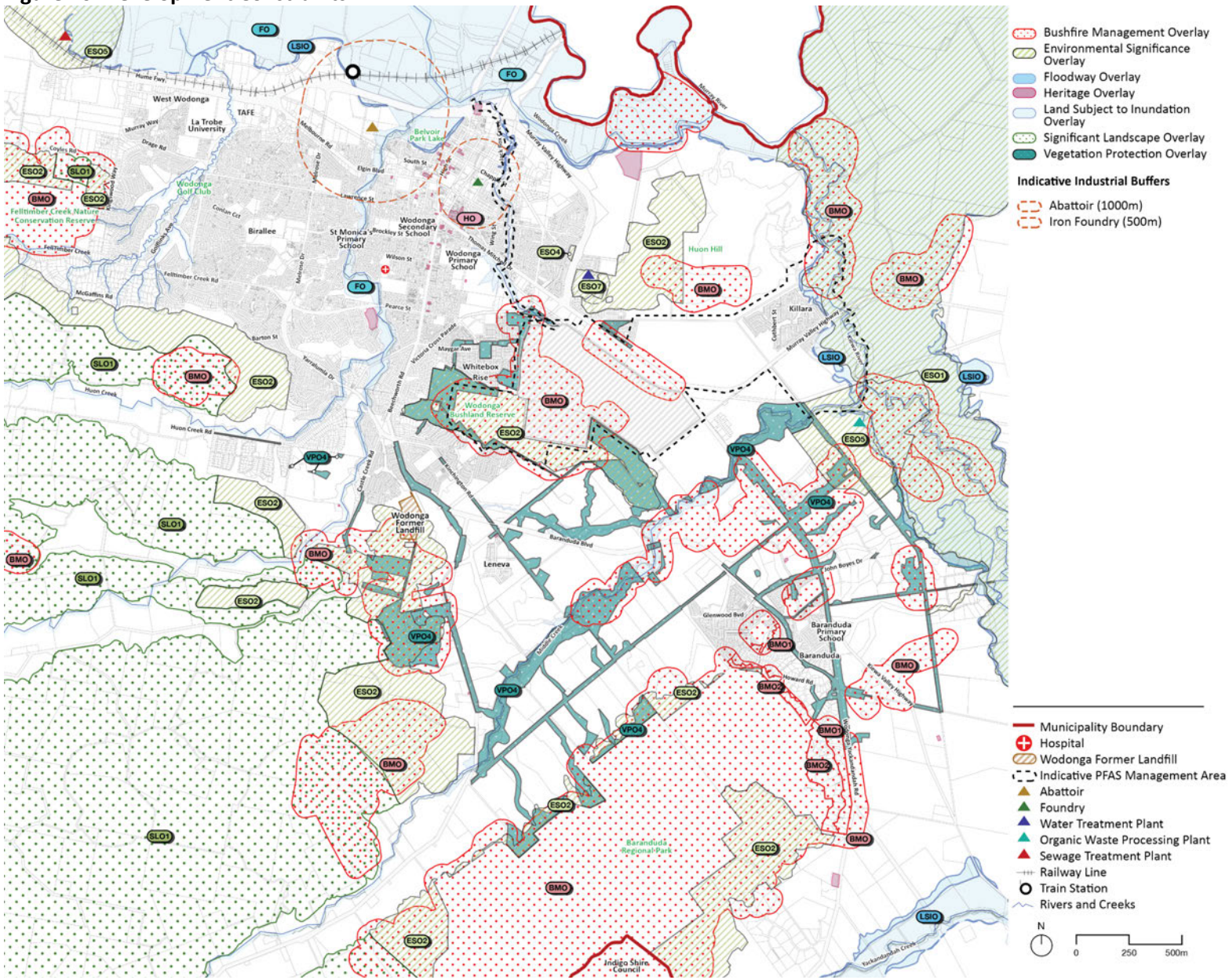
A review of section 173 agreements was carried out as part of the Wodonga Growth Strategy background report. The background report noted that there was relatively widespread use of these agreements in Wodonga to:

- Restrict subdivision potential of land that has been identified for future growth purposes – that is, to avoid fragmentation of land prior to its subdivision and development for urban purposes.
- Require payment of development contributions in lieu of a formalised development contributions plan.

However it also appears that these agreements have been used to require urban design outcomes, related to building envelopes and fencing materials.

There is some spatial information available but it is not of sufficient accuracy to definitively map restrictive covenants and section 173 agreement with their associated impacts on residential land in Wodonga. Future strategic work would reveal more information about this.

Figure 16: Development Constraints



4.8 Development Opportunities

Development opportunities have been identified following a review of Council policies and strategies for residential growth and change.

Strategic plans that have been prepared by Council to provide further development potential throughout the City are as follows:

- The Wodonga Activity Centre Hierarchy Strategy 2019 outlines a tiered retail hierarchy with floorspace allocation. It proposes two new activity centres in Baranduda and Leneva, with the Baranduda Activity Centre supporting 12,000 sqm of retail floorspace and Leneva offering 5,500 sqm. The strategy prioritises the Central Business Area as a regional hub for employment and commerce.
- The Wodonga CBA Revitalisation Plan 2014-2034 proposes a new urban framework to revitalise the CBA. The plan focuses on enhancing three precincts: Boulevard, Village, and Woodland Grove, which will host mixed-use developments, pedestrian-friendly spaces, and cultural activities. Key projects include the development of Junction Place and improved transport and cycling networks to support economic and social activities.
- The Wodonga CBA Policy Framework Plan (2016) outlines a vision to transform the CBA into a vibrant regional hub. It focuses on the redevelopment of key precincts, including Junction Place and The Heart, to encourage mixed-use development, enhance pedestrian connectivity, and increase housing density. Key initiatives include promoting sustainable transport options and improving public spaces to support community and economic growth.
- The Wodonga Housing Strategy 2018 outlines plans to accommodate population 58,000 people by 2036 with an ultimate capacity of 100,000. It recommends focusing on infill development, medium-density housing, and strategic redevelopment sites in areas like the Leneva-Baranduda growth corridor. The strategy aims to maintain affordability while addressing housing diversity, sustainability, and neighbourhood character preservation.
- The Leneva Baranduda Growth Area is a total of 1,980 hectares and is anticipated to accommodate approximately 13,000 dwellings which could house around 34,000 people. Wodonga and the Victorian Planning Authority (VPA) have prepared the Leneva Baranduda Precinct Structure Plan (PSP) that sits within the Leneva-Baranduda Growth Area. The Leneva Baranduda Precinct comprises 1062 hectares of land within the larger Leneva-Baranduda growth area. The precinct is expected to take 20 to 30 years to fully develop and will house up to 6,037 new dwellings accommodating a population of approximately 15,395 residents.

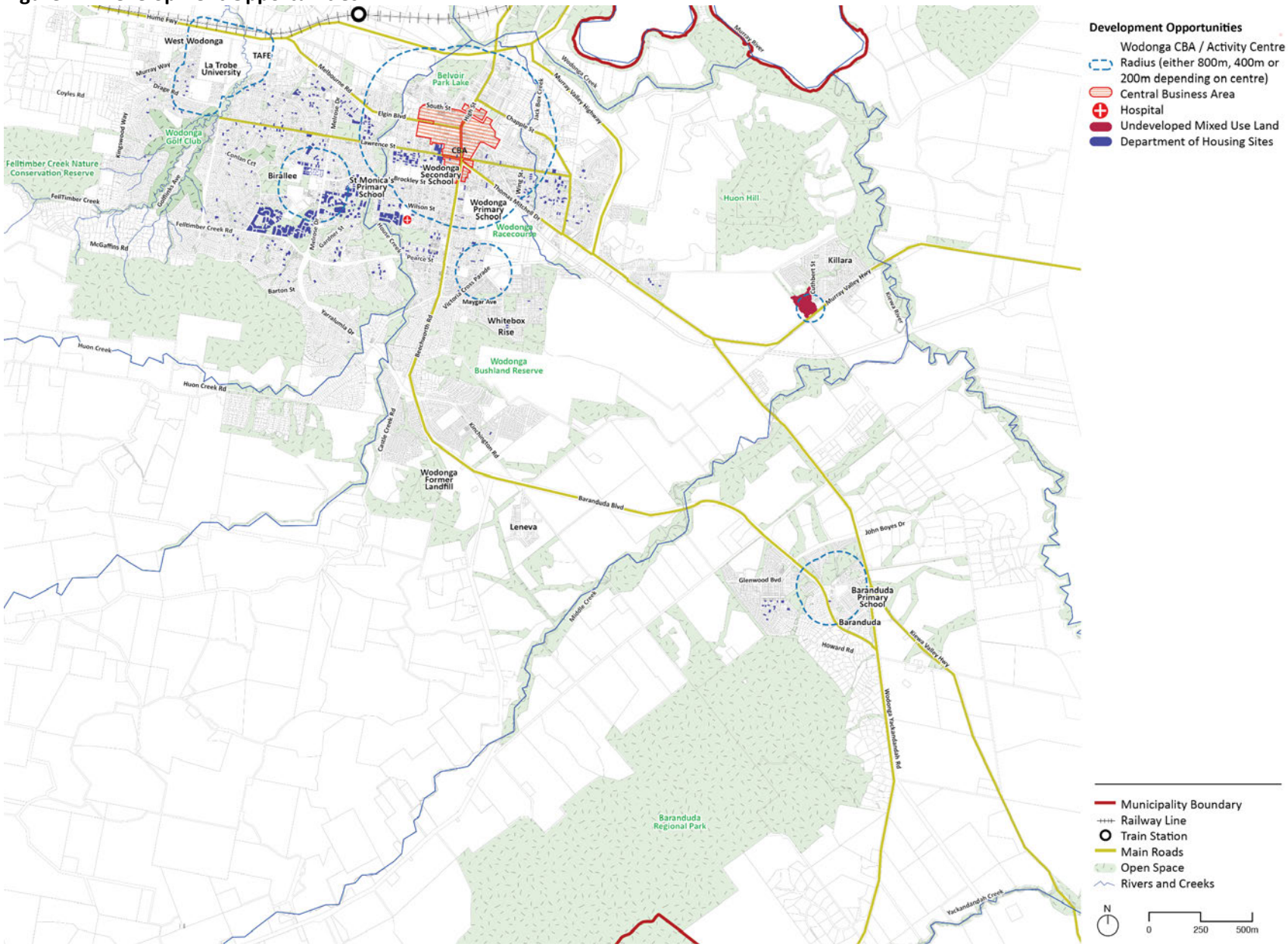
It is noted that areas that are subject to the ACZ1, and the UGZ are not part of this Strategy. the neighbourhood character components of this Strategy. They do however provide the opportunity for a significant contribution to future housing supply and have been shown on the Residential Development Framework at **Figure 32**.

There are a range of other development opportunities including:

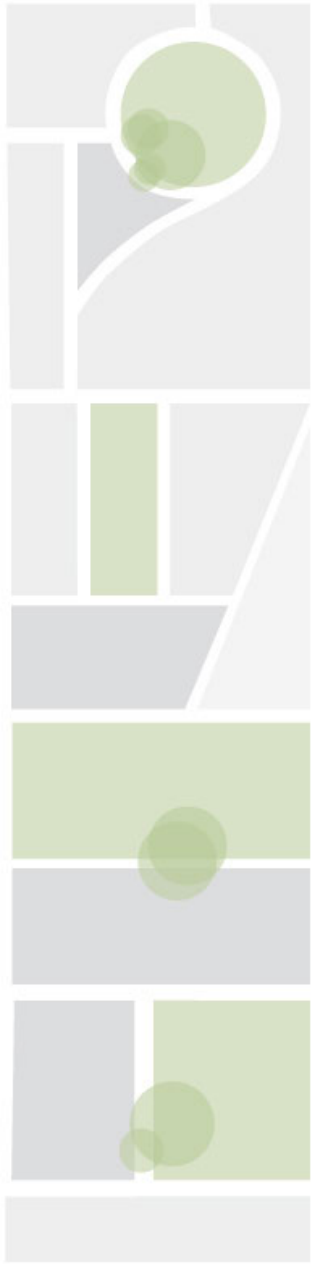
- Strategic Housing Opportunity Sites – there are several strategic redevelopment sites along Yarralumla Drive and Beechworth Road that could provide for more diverse housing such as townhouses, apartments and residential aged care facilities. These sites are in the Farming Zone and would need to be subject to future strategic work to facilitate their zoning to one that facilitates strategic housing outcomes.
- Infill redevelopment opportunities for additional housing in residential areas.
- Urban renewal areas and redevelopment sites around the Wodonga CBA, the Birallee Activity Centre and the Wodonga Hospital.
- There is a significant amount of land owned by the Department of Housing in the municipality that may offer renewal opportunities.

This context establishes the following development opportunities for residential land included in the Strategy shown in **Figure 17**.

Figure 17: Development Opportunities



NEIGHBOURHOOD CHARACTER TYPES



5 NEIGHBOURHOOD CHARACTER TYPES

There are ten neighbourhood character types identified for Wodonga as follows:

- Landscape Suburban.
- Regional Suburban Inner.
- Regional Suburban Outer.
- Urban.
- Garden Suburban.
- Early Wodonga.
- Established Inner Suburban.
- Landscaped Urban Corridors.
- Semi-rural.
- Sloping Foothills.

A 'preferred future character' statement for each of the 10 neighbourhood character types has been prepared to guide development and assist in achieving new development appropriate for the Wodonga context, adding to valued elements of the city's character. The preferred future character will be supported by design guidelines developed to address housing and character issues in each neighbourhood character type to assist in achieving high quality design outcomes, including quality built form, liveability, diversity and consistent neighbourhood character.

The preferred character statement and design guidelines for each character type will inform the implementation of the WNCS though residential zone schedules. There are 10 character types identified and shown in **Figure 18**.

Review of existing character types

To determine a suitable preferred character a review of existing character types from the Neighbourhood Character Analysis 2018 was completed. This included both a desktop review and site visits to determine if the character type was still considered appropriate. This review resulted in some small realignment of boundaries and in some cases the reallocation of character types.

The review process also identified areas not allocated character type. These were areas where new subdivision and development has occurred since the original character analysis. These areas have now been allocated a character type based on site visit and reviews of any development plan overlays.

Table 1 shows the allocation of the 42 precincts identified in the Neighbourhood Character Analysis in 2018 and which character type they have been allocated to in this Strategy.

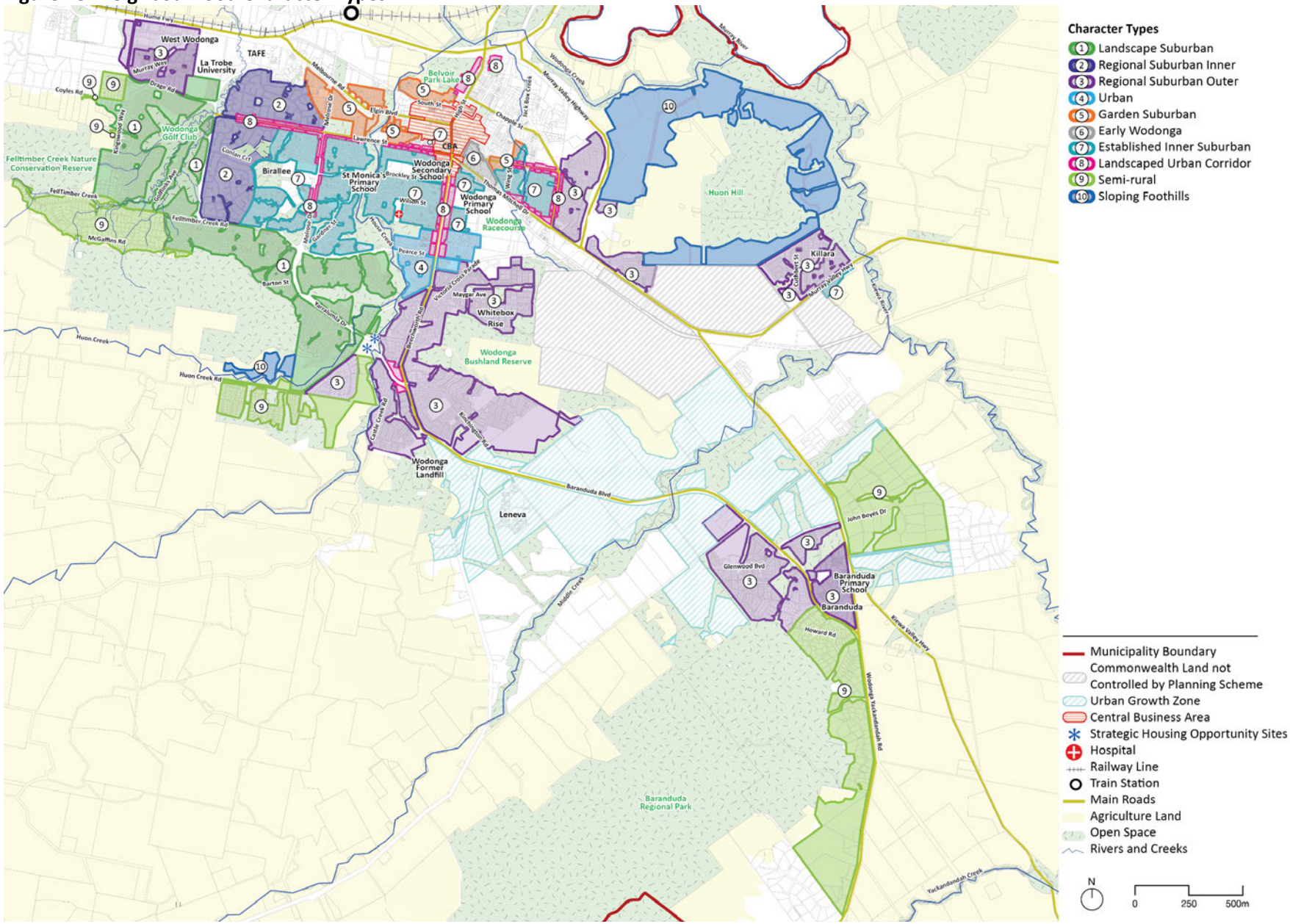


Table 1: Allocation of Neighbourhood Character Analysis 2018 (42 Precincts) to a Neighbourhood Character Type

Neighbourhood Character Analysis 2018	Neighbourhood Character Type
Country Club West Country Club East Federation Park Western Park Willow Rise Yarralumla Rise	**Landscape Suburban**
Belvoir Gay View Waratah Park	**Regional Suburban Inner**
Cambourne Park (South) Riverside Sanctury Cove Silky Oaks Wattle Glen Whenby Grange, Whitebox Rise Glenwood Daintree Alpine Views	**Regional Suburban Outer**
HCV Philips	**Urban**
Precinct B Precinct F Precinct G Belvoir Watsun	**Garden Suburban**
Precinct A	**Early Wodonga**
Birallee Park, Marimba, Parkland, Willow Park, Precinct B (partially), Precinct C, Precinct D, Precinct E, Precinct F	**Established Inner Suburban**
(partially), Precinct G (partially), Precinct H, Skitch	
	Landscaped Urban Corridors
Felltimber Baranduda Range Valley Views Areas of Huon Park and Probyns Road not part of previous study	**Semi-rural**
Not part of previous study	**Sloping Foothills**



Figure 18: Neighbourhood Character Types



5.1 Landscape Suburban

Mesh Precincts: Country Club West, Country Club East, Federation Park, Western Park, Willow Rise, Yarralumla Rise

Description

This area forms the south-west edge of Wodonga in areas adjacent to the golf course and Federation Hill. It is characterised by large lots, large setbacks, established landscaping, curvilinear streets, and cul-de-sac subdivisions,

There is a spaciousness to the area that is dominated by the landscape setting particularly the golf course in the west and reserves such as Susan Campbell Reserve in the east. It includes areas such as Country Club West, Country Club East, Federation Park, Western Park, Willow Rise and Yarralumla Rise.

Detached predominantly single storey housing is set within well-vegetated streetscapes and private gardens, complemented by minimal front fencing. In newer areas, vegetation is still establishing with smaller exotic trees in streets and front gardens. A range of estates developed at various times between the 1970s and early 2000s.

The gently to steeply sloping topography provides views of surrounding hills, reserves, and open spaces often containing remnant gum trees and other indigenous vegetation. The character type's layout and built form create a suburban residential environment integrated with its natural surroundings that can be further enhanced.

The character area is subject to environmental risks including bushfire risks at the western edge of the area and drainage risks along the Huon Creek at the south eastern edge of the area. Work is currently underway to determine the flooding and drainage risks in the area related to the House Creek.

This character type is shown in **Figure 19.**









Existing characteristics



- Predominantly single and double storey detached dwellings constructed between the 1970s and early 2000s.



- Varied topography, with gently to steeply sloping land that provides significant views of surrounding hills, such as Huon Hill and Federation Hill



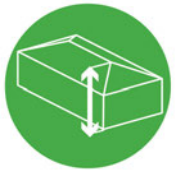
- Detached homes with integrated garages or carports



- Large lot sizes ranging from 800 to 5000 sqm, with both regular and irregular profiles.



- Generally, brick or render construction with an increasing mix of materials in new dwellings.
- Roof materials largely consisting of concrete tiles in older areas and dark or light coloured steel or concrete tiles in newer areas.
- Roof forms consist of gabled or hipped styles with eaves.
- Dwellings generally include a porch or veranda area.



- Primarily single-storey with some double-storey developments often in response to topography.



- Predominantly double garages incorporated into the dwelling design with some carports, stand-alone garages and sheds.



- Set within large established landscaped front garden areas comprised of lawn and shrub plantings and mature canopy trees.
- Some gardens have a semi bush character featuring significant native vegetation which often dominates, concealing the dwelling from the street.
- Some are semi-rural and well tended with lush lawns and feature exotic shrubs and canopy trees.
- Backyards often feature large established gardens.



- Minimal or no front fencing.



- Curvilinear roads with cul-de-sacs, footpaths on one side, underground services, and regular street lighting.
- Streetscapes feature a mix of mature and immature trees.



- Generous front setbacks ranging from 3 to 11 metres.
- Side setbacks of 2 to 4 metres.



- Key views to surrounding hills, reserves, and open spaces, providing a strong connection to the natural landscape.

Preferred future neighbourhood character

This area will support development that protects and enhances the landscape dominated character and valued landscape features including surrounding hills and open spaces. Careful attention to the provision of garden areas and space for canopy trees will assist in enhancing the neighbourhood's amenity, contribute to its green character, and help cool the environment.

Streetscapes will have large front setbacks for large canopy trees and landscaped areas, blending new developments with the landscape. Car parking will be located behind the dwelling façade and integrated into the dwelling design while not dominating the front facade of properties to minimise visual impact on the streetscape. Developments will feature single-width permeable pavement crossovers within verges softened with landscaping and enhanced street tree planting to reduce their impact on the public environment.

Built form will respond to the natural setting, with housing designs that integrate with the surrounding landscape, minimise energy input requirements and include water-sensitive design.

Dwellings will have regard, and be designed, to address heritage places, bushfire and flooding risks where identified, through building and fencing design and materials and choice of vegetation. On steeply sloping sites, dwellings will be designed around the existing topography to take advantage of the fall of the land and avoid the "benching" of lots requiring excessive cut and fill.

Housing change will be incremental as development has only recently occurred, with some dual occupancies, town houses and multi – unit development delivering new forms of housing while respecting and enhancing the neighbourhood character of the precinct.

Objectives

- To maintain the landscape-dominated character of the precinct by ensuring front and side setbacks that allow for substantial vegetation and open streetscapes.
- To preserve significant views to surrounding hills and reserves, ensuring that new developments do not dominate or obstruct these vistas.
- To enhance streetscapes with consistent tree planting and well-maintained landscaping in both public and private realms.
- To encourage sustainable and liveable building design that integrates with the natural topography and reinforces the landscape character.
- To ensure car storage does not dominate the streetscape setback from the front of the dwelling and integrated with the building design.

Design guidelines

Vegetation	• Prepare and implement a landscape plan to accompany all applications for new multi-dwellings incorporating substantial trees and vegetation that reinforce the setting, considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Retain large and mature trees and provide for the planting of native canopy trees and understorey plants to the front, side and rear of the dwelling. • Maximise permeable areas and encourage planting of species suitable to the local climatic conditions. • Minimise any impact on established street trees and their Tree Protection Zones, including crossovers/driveways.
Siting	• Locate the front setback at least 6 metres from the front boundary to enable space for a tree with a mature canopy of at least 5 metres diameter. • Vehicle crossovers should be limited to one point of access, and avoid impacting remnant vegetation, including encroaching on tree protection zones. • Buildings and landscaping should minimise impervious areas and encourage native understorey vegetation.
Building Form	• Use verandahs, porches, or wide eaves to enrich the streetscape, activate the street, and support environmentally sustainable design (ESD).
Topography and Landform	• Sites with a slope over 10% provide a Slope Management Plan which may include an engineering report to ensure that new development will positively respond to the site topography.
Materials and Design Detail	• Use natural materials and warm neutral colours that reflect the surrounding environment avoiding highly reflective materials. • Locate 'site services' to be concealed when viewed from street frontages.
Vehicle Access and Storage	• Locate garages and carports behind the line of the front dwelling façade, ensuring that they are integrated with the design of the dwelling. • Design driveways with permeable surfaces and landscaping. • Locate vehicle crossovers to minimise their impact on the walking environment and ensure street trees are retained. • Minimise the number of crossovers/driveways to a road.
Front and Side Boundary Treatment	• Provide no front fencing in areas where this predominates. • Provide low or open style fencing, up to 1.2 metres in height, to promote an open and connected streetscape.
Interface to Public Open Space	• Provide an active façade, including windows, doors or balconies adjacent or adjoining public open space, or an off-road trail/path to encourage passive surveillance of the public realm. • Provide low or open style front fencing along boundaries with public open space.
Buildings adjacent to Heritage Buildings	• Ensure buildings on lots adjoining or adjacent to a Heritage Place : - Respect the scale and building form of any adjoining or adjacent Heritage Place, using a simplified building form that respects the Heritage Place. - Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. - Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. - Ensure building materials, finishes or details positively respond to an adjoining or adjacent Heritage Place where appropriate.

Figure 19: Landscape Suburban Character Type



5.2 Regional Suburban Inner

Mesh Precincts: Belvoir, Gay View and Waratah Park

Description

This area is located in West Wodonga only 2.5 kms from the city centre. It includes areas such as Belvoir, Gay View, and Waratah Park. The area reflects a suburban character with housing styles predominantly from the 1970s to 1990s. Single-storey detached dwellings are the dominant built form with some multi-units.

Streetscapes are characterised by curvilinear or cul-de-sac street layouts, with concrete kerb and gutter construction. This form of subdivision became popular across Victoria and is often referred to as Garden Court. In Wodonga development occurred from the 1970s through broad estate style development, resulting in relatively homogenous architectural styles. In many areas, garages and carports are prominent and attached to dwellings and parked vehicles tend to visually dominate the streetscape.

While there is a variety of front and side setbacks across these areas dependent on the block size, there is an overall consistency within streetscapes. Regular and spacious front and side setbacks create a sense of openness. An absence of, or low or front fencing, allow views across modestly landscaped front gardens to similarly modest buildings .

Services are a mix of overhead and underground, and footpaths are typically provided on one side of the street. Lot sizes vary, with older areas featuring larger lots and more recent developments incorporating smaller parcels of land. Vegetation is low-key, with established gardens of lawn and shrubs and occasional canopy trees in older neighbourhoods contrasting with newer, less mature plantings.

The precinct benefits from its proximity to key local amenities including schools, parks, and community facilities, enhancing its liveability. Views of nearby hills and open spaces, such as those surrounding Waratah Park, contribute to its visual appeal and suburban character which could be enhanced through planting of more canopy trees in the public and private realms with benefits for birdlife. This character type is shown in **Figure 20.**







Existing characteristics



- Predominantly single and double storey detached dwellings constructed between the 1970s and early 2000s.



- Mostly flat with gentle slopes, with views of surrounding hills and reserves.



- Detached homes with integrated garages or carports



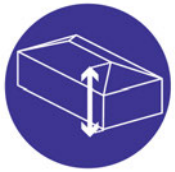
- Lot sizes range from 300 sqm to over 2000 sqm, with both regular and irregular profiles.



- Generally, brick or render construction with an increasing mix of materials in new dwellings
- Roof materials largely consisting of cement tiles in older areas and dark or light coloured steel or cement tiles in newer areas.
- Roof forms consist of gabled or hipped styles, with eaves.
- Dwellings generally include a porch or veranda area.



- Generous front setbacks ranging from 3 to 11 metres.
- Side setbacks of 2 to 4 metres.



- Primarily single-storey with some double-storey developments.



- Predominantly carports with some double garages incorporated into the dwelling design, and stand-alone garages and sheds in side and rear yards.



- Set within medium size, established landscaped front garden areas comprised of lawns, small shrub plantings, and some canopy trees.
- Backyards often contain sheds, lawn and minimal landscaping with some established trees present.



- Low, visually open, minimal, or absent, front fencing.



- Curvilinear streets with cul-de-sac, footpaths on one side, underground services, and regular street lighting.
- Streetscapes feature an mix of mature and juvenile trees with inconsistent distribution along streets.



- Key views to surrounding hills, reserves, and open spaces, providing a strong connection to the natural landscape.

Preferred future neighbourhood character

New dwellings will contribute to the openness of the streetscapes through consistent front and side setbacks, building form, roof forms and clearly expressed front and side gardens planted with native and exotic vegetation. The garden settings of dwellings are further strengthened by planting of large canopy trees in the public and private realms.

While not "copying" existing dwellings, new ones respond to the Wodonga context, further adding to the local identity of the region. There are no, or low, front fences and garages are set back from the front of the dwellings ensuring a visual connection from the dwelling to the street. Driveways incorporate minimal hard surfaces and are softened by landscaping.

Lot consolidation will be encouraged particularly in cul de sacs to support a diversity of housing types while retaining and expanding garden areas and canopy trees and minimise gun barrel driveways. This will enhance the neighbourhood's amenity and help cool the environment. Housing change will be incremental as development has only recently occurred. Some dual occupancies, town houses and multi – unit development are delivering new forms of housing while respecting and enhancing the neighbourhood character of the precinct.

Dwellings will have regard, and be designed, to address flooding risks where identified, through building location, design and materials, fencing materials and design.

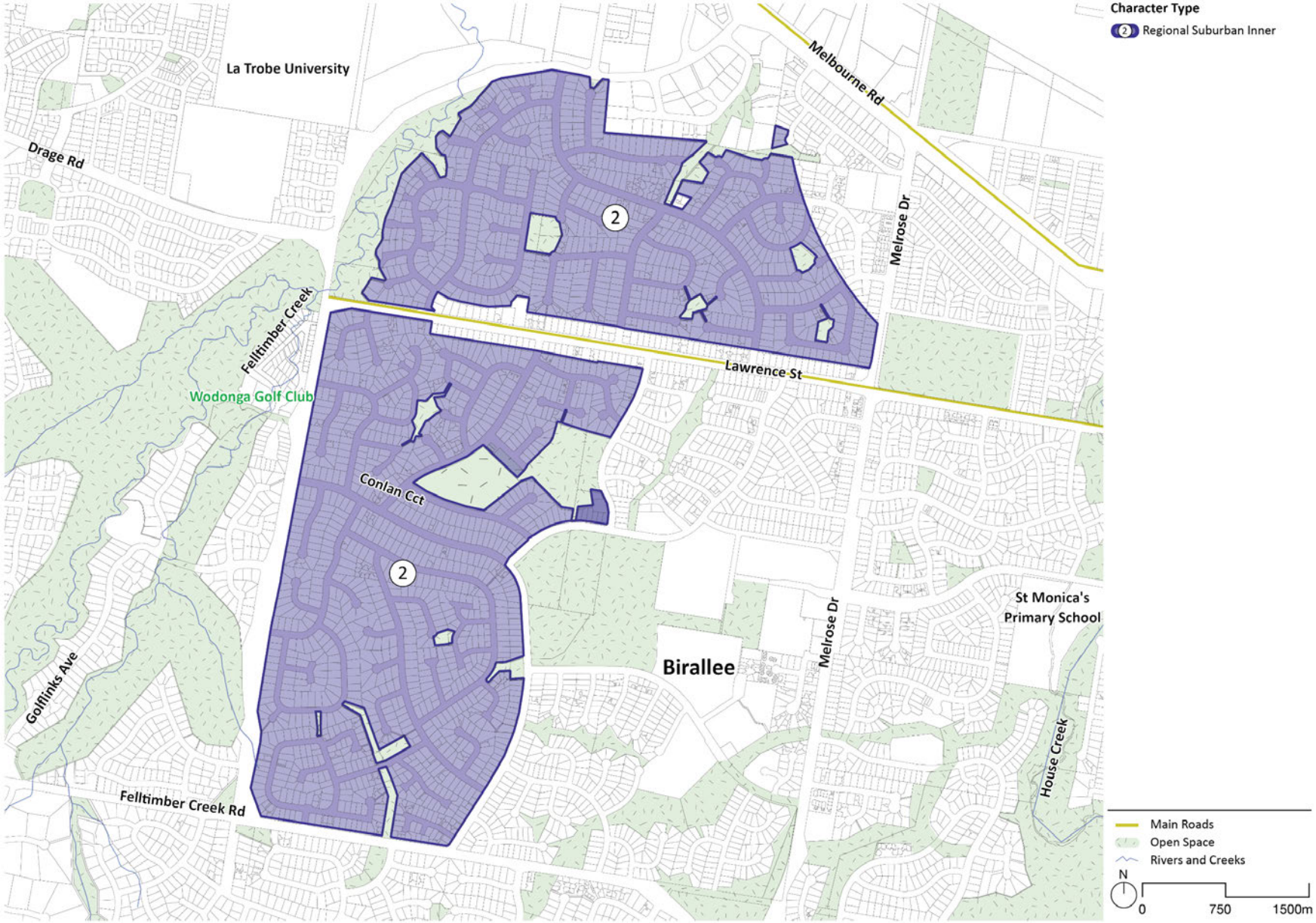
Objectives

- To maintain consistency of building front setbacks and the openness of front yards through low, no or open fences.
- To ensure a vegetated landscape through careful placement of vehicle access, parking, storage facilities and built form as viewed from the street.
- To maintain and strengthen garden settings of dwellings by ensuring adequate space for the planting of canopy trees and vegetation in the front and sides of the site.
- To encourage site consolidation to enable improved development outcomes.
- To encourage the incorporation of verandahs, balconies or porches at the front of dwellings to enable social interaction with passers-by in the street.

Design guidelines

Vegetation	• Prepare and implement a landscape plan to accompany all applications for new multi-dwellings incorporating substantial trees and vegetation that reinforce the setting considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Retain and preserve large established trees. • Provide a minimum width of 1 metre of landscaping along shared driveways and side boundaries. • Locate 'site services' so they are not visible from the public realm or apply screening and/or landscaping to conceal them • Maximise useable private open space. • Provide space for a tree in deep soil of a minimum of 50 square metres with a minimum dimension of 4.5 metres to support an 8 metre wide and high tree canopy at the front and rear of new dwellings. • Maximise permeable areas and encourage planting of species suitable to the local climatic conditions that are bushfire resistant.
Siting	• Ensure front setbacks are no less than the average setback of the adjoining two buildings. • Ensure the front setback on corner site is consistent with any adjacent building. • Ensure buildings reflect the predominant side setbacks in the street and from side boundaries.
Building Form	• Locate and shape well-proportioned buildings to support the preferred future character of the area • Use verandahs, porches, or wide eaves to enrich the streetscape, activate the street, and support environmentally sustainable design (ESD).
Topography and Landform	• On sites with a slope over 10% provide a Slope Management Plan which may include an engineering report to ensure that the new development will positively respond to the site topography.
Materials and Design Detail	• Ensure materials reflect the dominant visual character in the streetscape. • Use durable, natural materials and warm neutral colours that reflect the surrounding environment, avoiding highly reflective materials. • Conceal 'site services' when viewed from street frontages.
Vehicle Access and Storage	• Locate parking facilities and outbuildings to minimise their visual impact from the street, either behind the front façade of the associated dwelling or fully integrated (still to the rear) with the design of the dwelling. • Locate vehicle crossovers to minimise their impact on the walking environment and ensure street trees are retained. • Minimise the number of crossovers/driveways to a street.
Front and Side Boundary Treatment	• Provide no front fencing in areas where this predominates. • Provide low or open-style front and side fencing, up to 1.2 metres in height, to promote an open and connected streetscape.
Interface to Public Open Space	• Provide an active façade, including windows, doors or balconies adjacent or adjoining public open space, or an off-road trail/path, to encourage interaction with and passive surveillance of the public realm. • Provide low or open style fencing along boundaries with public open space.

Figure 20: Regional Suburban Inner Character Type



5.3 Regional Suburban Outer

Mesh Precincts: Cambourne Park (South), Riverside, Sanctury Cove, Silky Oaks, Wattle Glen, Whenby Grange, Whitebox Rise, Glenwood, Daintree and Alpine Views

Description

This area is set within the rolling hills surrounding Wodonga and consists of newer developments that rise into the foothills of surrounding landscapes such as Huon Hill, Bear Hill and open spaces. It includes areas such as Cambourne Park (South), Riverside, Sanctuary Cove, Silky Oaks, Wattle Glen, Whenby Grange, Whitebox Rise, Daintree, Alpine Views and Glenwood. The area provides convenient access to Wodonga's city centre via major arterial roads, with amenities such as parks, schools, and local activity centres integrated into several estates.

Streetscapes are dominated by detached single and double-storey homes constructed between the from the 1990s to today, often with brick or render finishes. Some areas are still being constructed particularly in sloping areas. Developments are suburban in nature with relatively small front and side setbacks and often incorporating double or triple garages.

Lot sizes range significantly, from smaller 200 sqm lots near activity centres in Whitebox Rise and Riverside (Killara), to standard suburban lots of 800-1200 sqm, with larger lots exceeding 3000 sqm in Cambourne Park South. Streets typically feature curvilinear patterns or grid structures, incorporating underground services and footpaths on at least one side. While vegetation is often immature, significant views to nearby hills, conservation reserves, and natural landscapes are key visual elements.

Developments on steep slopes are often double storey and terraced resulting in retaining walls and overlooking of adjacent private open space. New development could better capitalise on the setting and contribute to its landscape setting.

The character area is subject to environmental risks with flooding risks along the House Creek and bushfire risks along the Jack Perry Creek and Bears Hill. Impacts of adjacent land uses should also be considered.

This character type is shown in **Figure 21.**



Existing characteristics



- Newly built single and double storey detached recent dwellings (generally post 2010).



- Gently sloping land with steeper slopes near Cambourne Park South, Whenby Grange, and Bears Hill.



- Detached homes, often with integrated double or triple garages



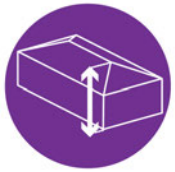
- Lot sizes vary from 200 sqm in higher-density areas to over 3000 sqm in larger estates, with a mix of regular and irregular profiles.



- Generally, brick or render construction with an increasing mix of materials in new dwellings.
- Roof materials largely consisting of concrete tiles in older areas with dark steel or concrete tiles.
- Roof forms consist of gabled or hipped styles, with eaves.
- Dwellings generally include a porch or veranda area.



- Generous front setbacks ranging from 3 to 11 metres.
- Side setbacks of 2 to 4 metres.



- A mix of single and double-storey homes.



- Predominantly double garages incorporated into the dwelling design.



- Immature street trees and front gardens dominated by lawn and shrubs; some areas lack canopy trees.



- Minimal or no front fencing.



- Curvilinear roads with kerb and gutter construction, footpaths on one side, and underground services.



- Key views of nearby hills, reserves, and open spaces are prominent.

Preferred future neighbourhood character

New development protects and enhances the garden character of the area with an emphasis on protecting trees and creating new opportunities for vegetation to flow to adjacent open spaces and community facilities.

Building materials and finishes complement existing dwellings, utilising exposed brick in neutral tones. Front and side setbacks are consistent with existing dwellings in the street with space provided around dwellings to create an attractive, treed landscape setting. The retention of remnant vegetation and planting of new native and indigenous canopy trees contributes to landscape character of the area and enhances the scenic and environmental qualities of treed ridgelines. Second storey extensions are recessed from ground level wall surfaces and incorporated within roof spaces where possible.

Carports, garages and open car parking spaces are positioned behind the front line of the dwelling and are serviced with a singular vehicle crossover and driveway.

Dwellings will have regard, and be designed, to address bushfire and flooding where identified, through building design and materials, fencing materials and design, and choice of vegetation. On steeply sloping sites, dwellings will be designed around the existing topography to take advantage of the fall of the land, avoiding the “benching” of lots or excessive cut and fill.

Housing change will be incremental as most development has only recently occurred, with some dual occupancies, town houses and multi–dwelling development delivering new forms of housing while respecting and enhancing the neighbourhood character of the area. Areas subject to potential contamination or where environmental audits are required, may further reduce the ability to deliver housing.

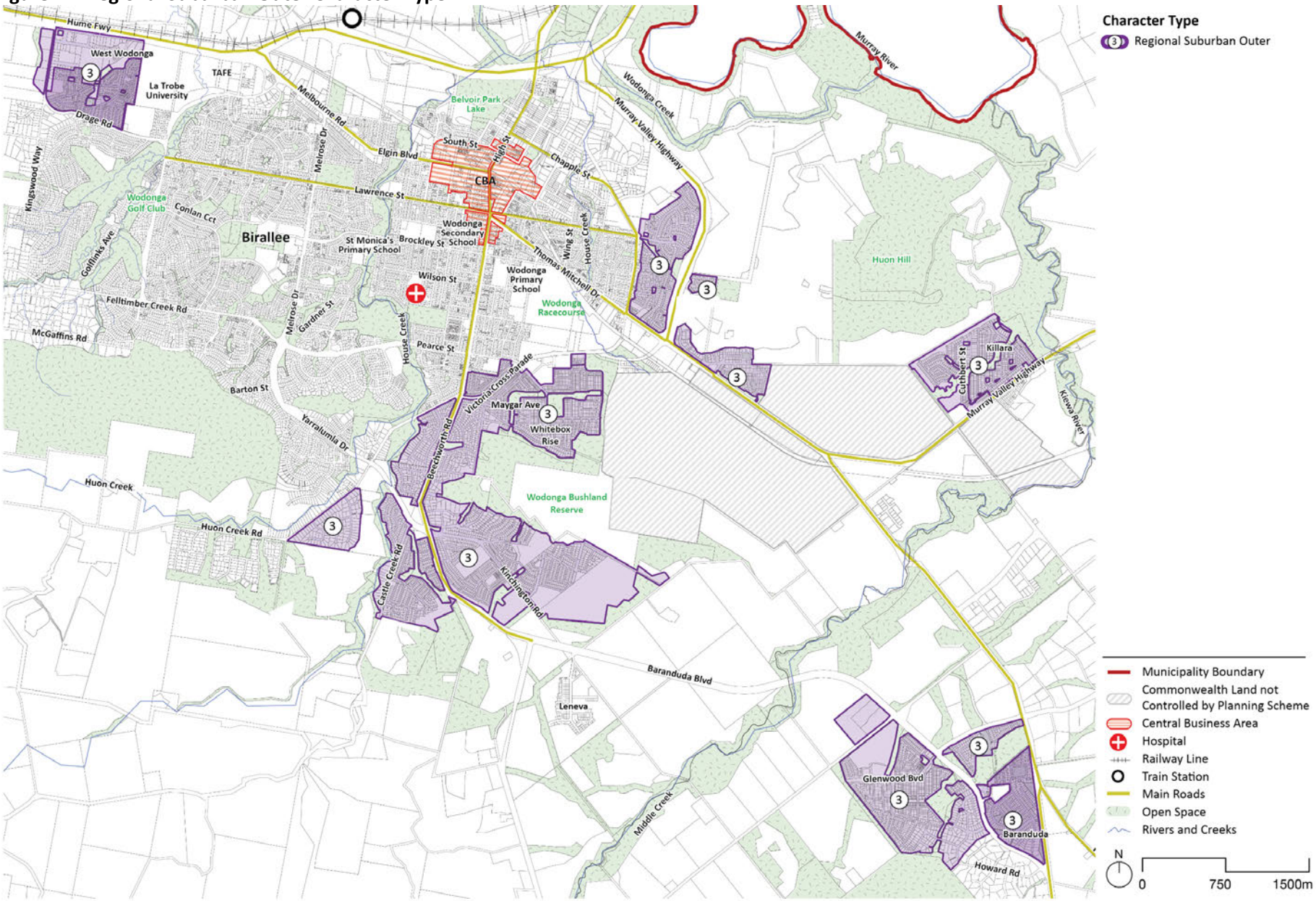
Objectives

- To ensure adequate separation of dwellings and views to key landscape features.
- To ensure a vegetated landscape through careful placement of vehicle access, storage facilities and built form as viewed from the street.
- To minimise loss of front garden space through setting buildings back from the street and one side boundary.
- To use natural materials and finishes in dwellings that reflect the landscape setting.
- To enhance the garden settings by providing no or low fencing and encouraging the use of natural landscaping and vegetation in front setbacks.

Design guidelines

Vegetation	• Prepare and implement a landscape plan to accompany all applications for new multi-dwellings incorporating substantial trees and vegetation that reinforce the garden setting, considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Retain large established trees. • Provide space for a tree in deep soil of a minimum of 50 square metres with a minimum dimension of 4.5 metre to support an 8 metre wide and high tree canopy at the front of new dwellings. • Maximise permeable areas and encourage planting of species suitable to the local climatic conditions that are bushfire resistant.
Siting	• Ensure front setbacks are no less than the average setback of the adjoining two buildings. • On corner sites, the front setback should be consistent with any adjoining building. • Plan and layout buildings to reflect the predominant side setbacks in the street and setback from at least one side boundary.
Building Form	• Ensure new buildings positively respond to the predominant building form, scale and roof form in the street and any existing dwelling. • Provide wide roof eaves and verandahs in streetscapes where they are common. • Use non reflective muted or natural tones in roofing materials.
Topography and Landform	• On sites with a slope over 10% provide a Slope Management Plan which may include an engineering report to ensure that the new development will positively respond to the site topography.
Materials and Design Detail	• Ensure materials reflect the dominant visual character in the streetscape. • Utilise up-to-date architectural expressions that respect the era of existing buildings in the streetscape avoiding period reproduction.
Vehicle Access and Storage	• Locate car storage facilities and outbuildings behind the front façade of the associated dwelling, a minimum of 1 metre, or fully integrated (still to the rear) with the design of the dwelling. • Minimise the number of crossovers/driveways to a road. • Design driveways with permeable pavements and landscaping.
Front and Side Boundary Treatment	• Provide no, low or open style front fencing where this predominates.
Interface to Public Open Space	• Provide an active façade, including windows, doors or balconies adjacent or adjoining public open space, or an off-road trail/path to encourage passive surveillance of the public realm. • Provide low or open style front fencing along boundaries with public open space.

Figure 21: Regional Suburban Outer Character Type



5.4 Urban

Mesh Precincts: HCV, Philips

Description

This character area is located south of the CBA to the east and west of Beechworth Road, characterised by a mix of established and newer developments, with a diversity of lot sizes, street layouts, and built forms that reflect different house types. HCV features a combination of 1960s-era single dwellings and more newly developed townhouses in the Elmwood Estate, offering higher-density housing with integrated designs. Phillips includes a mix of attached and detached homes.

Lot sizes vary across the area generally ranging from 800-1200 sqm. There are some exceptions though with the 180 sqm lots in the Elmwood Estate and some larger lots exceeding 3000 sqm in Killara and Phillips. Streetscapes feature curvilinear layouts, grid patterns, and cul-de-sac, with overhead and underground powerlines depending on the area. Gardens range from modest to well-established, with mature street trees enhancing visual appeal. Much of the area is well-connected to Wodonga's city centre and major arterial roads, offering a garden character due to proximity to open spaces, reserves, and community infrastructure.

The character area is subject to environmental flooding risk along the House Creek.

This character type is shown in **Figure 22.**











Existing characteristics



- A mix of 1960s-era single dwellings, 1970s-1990s attached homes, and contemporary townhouses in Elmwood Estate.



- Mostly flat with gentle slopes.



- Detached and attached homes with integrated or standalone garages.



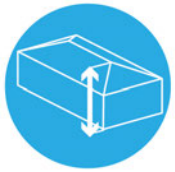
- Lot sizes range from 180 sqm in higher-density areas to over 3000 sqm in larger suburban lots, with both regular and irregular profiles



- Brick, weatherboard, and lightweight construction.
- Gabled or hipped roofs of corrugated steel or concrete tiles.
- Dwellings generally include a porch or veranda area.



- Front setbacks range from 2 to 6 metres.
- Side setbacks are generally 1 to 2 metres.



- Primarily single-storey with some double-storey developments.



- Double garages incorporated into the dwelling design, with some carports, stand-alone garages, and sheds.



- Modest to well-established gardens with lawn, shrubs, and some canopy trees; Elmwood Estate features low-maintenance landscaping.



- Varied, including low picket, metal post, and brick fencing or no fencing in some areas.



- Streets include grid patterns, curvilinear roads, and cul-de-sac with kerb and gutter construction, footpaths, and street trees.



- Significant views of nearby hills, reserves, and open spaces, particularly in Phillips.

Preferred future neighbourhood character

Development in this area enhances the garden character of the precinct creating new opportunities for trees and vegetation cover. Dwelling design respects the architectural style, and form of existing development.

Building materials and finishes that are complementary to existing dwellings are utilised, including brick and timber. Front setbacks are consistent with existing dwellings in the street with generous space provided around and between dwellings to create an attractive, treed landscape setting. The retention and planting of canopy trees improves the landscape character of the area and enhances the scenic and environmental qualities of the area.

Carports, garages and open car parking spaces are positioned behind the front line of the development and are serviced with a single vehicle crossover and driveway that is softened with landscaping to either side. Absent or low and visually permeable front fencing allows for views into front gardens from streets retaining the open nature of the streetscape.

Lot consolidation will be encouraged particularly in cul de sacs to support a diversity of housing types while retaining and expanding garden areas and canopy trees and minimising gun barrel driveways. This will enhance the neighbourhood's amenity, contribute to the context, and help cool the environment. Elmwood Estate will continue to set a benchmark for higher-density, energy-efficient housing, which may be achieved on other sites where lot consolidation allows.

Dwellings will have regard, and be designed, to address flooding risks where identified, through building design and materials, fencing materials and design.

Housing change will be incremental with dual occupancies, town houses and multi – dwelling development delivering new forms of housing while respecting and enhancing the neighbourhood character of the precinct.

Objectives

- To maintain consistency of existing front setbacks with sufficient space to enable tree planting in front gardens.
- To retain front garden space by minimising the dominance of vehicle access and storage facilities as viewed from the street.
- To maintain the openness of front boundary treatments by providing no front fences and strengthen the garden and tree dominated streetscape character and the landscaped setting of the area.

Design guidelines

Vegetation	• Prepare and implement a landscape plan to accompany all applications for new multi-dwellings incorporating substantial trees, considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Retain large and mature trees and provide for the planting of native canopy trees and plants to the front of the dwelling. • Maximise permeable areas and encourage planting of species suitable to the local climatic conditions. • Minimise any impact on established street trees and their Tree Protection Zones, including crossovers/driveways.
Siting	• Ensure the front setback is no less than the average setback of the adjoining two buildings. • Retain large and mature trees and provide for the planting of native canopy trees and plants to the front of the dwelling. • Maximise permeable areas and encourage planting of species suitable to the local climatic conditions. • Minimise any impact on established street trees and their Tree Protection Zones, including crossovers/driveways.
Building Form	• Provide well-shaped and proportioned building forms to reduce building bulk and provide visual interest. • Provide variation between each dwelling in a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • Use verandahs, porches, or wide eaves to enrich the streetscape, activate the street, and support environmentally sustainable design (ESD).
Topography and Landform	• On sites with a slope over 10% provide a Slope Management Plan which may include an engineering report to ensure that new development will positively respond to the site topography.
Materials and Design Detail	• Use durable materials and warm neutral colours that reflect the surrounding environment avoiding highly reflective materials. • Locate 'site services' to be concealed when viewed from street frontages.
Vehicle Access and Storage	• Locate parking facilities and outbuildings to minimise their visual impact from the street behind the front façade of the associated dwelling or fully integrated (still to the rear) with the design of the dwelling. • Layout driveways incorporating permeable surfaces and landscaping. • Locate vehicle crossovers to minimise their impact on the walking environment and ensure street trees are retained. • Minimise the number of crossovers/driveways to a road.
Front and Side Boundary Treatment	• Provide no front fencing in areas where this predominates. • Provide low or open style side fencing, up to 1.2 metres in height, to promote an open and connected streetscape.
Interface to Public Open Space	• Provide an active façade, including windows, doors or balconies adjacent or adjoining public open space, or an off-road trail/path to encourage passive surveillance of the public realm. • Provide low or open style front fencing along boundaries with public open space.

Figure 22: Urban Character Type



5.5 Garden Suburban

Mesh Precincts: Precinct B, Precinct F, Precinct G, Belvoir and Watsun

Description

This character type includes area such as residential areas around Wodonga's Central Business Area (CBA) and West Wodonga, about 1.4 kilometres from the city centre. It integrates a mix of established and newer developments within a predominant grid layout accompanied by well-established mature trees and landscape.

The area is characterised by single-storey detached dwellings, mainly from the second half of the 20th century with some earlier examples and more recent development. It also includes a number of newer unit developments and townhouses. Dwellings are typically brick or weatherboard with double garages or carports and feature gabled or hipped roofs of concrete tiles or corrugated iron.

Streets on an east-west axis offer views of Huon Hill, enhancing the urban setting with a natural backdrop. Key open spaces like Sumsion Gardens, Belvoir Park Lake, and the House Creek linear reserve provide high-quality public amenities and serve as buffers to non-residential areas, including adjacent industrial zones and major roads.

Fencing is commonly low brick pier or metal, contributing to an open streetscape. Vegetation is modest but includes established street trees and front gardens with lawns and shrubs.

The precinct's suburban layout and infrastructure offer convenient access to major arterial roads and open spaces. The blend of housing styles and densities reflects both historical and new developments.

The character area is subject to environmental flooding and drainage risks along the House Creek.

This character type is shown in **Figure 23.**



Existing characteristics



- A mix of older single storey detached dwellings and newer developments, reflecting a range of eras from the 1950s to the present.



- Relatively flat, with some gentle slopes near open spaces such as House Creek and Sumsion Gardens.



- Detached homes with integrated garages or carports.



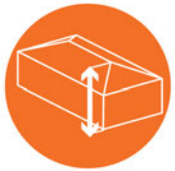
- Grid and modified grid layouts.
- Regular lot sizes of 400-900 sqm.



- Generally, brick or render construction with an increasing variety of materials in new dwellings.
- Roof materials largely consisting of concrete tiles in older areas with dark steel or concrete tiles.
- Roof forms consist of gabled or hipped styles, with eaves.
- Dwellings generally include a porch or veranda area.



- Generous front setbacks ranging from 3 to 8 metres.
- Side setbacks are generally 1 to 3 metres.



- Primarily single-storey with some double-storey developments.



- Predominantly double garages incorporated into the dwelling design with some carports, stand-alone garages and sheds.



- Modest to well-established gardens, with street trees and open spaces providing visual and environmental benefits.



- Varied, with low or visually permeable fencing styles predominating.



- Kerb and gutter construction, overhead powerlines, and footpaths.



- Streets on an east-west axis provide views of Huon Hill.
- Key views to reserves, and open spaces, providing a strong connection to the natural landscape.

Preferred future neighbourhood character

New developments in this character area will maintain consistent front setbacks with adjacent buildings, incorporating landscaped areas and large canopy trees to enhance green streetscapes. Buildings will be designed to engage and integrate with the street. Dwelling design respects the architectural style, form and scale of existing development.

Carports, garages and open car parking spaces are positioned behind the front line of the dwelling and are accessed via a single vehicle crossover and driveway that is softened with landscaping on either side. Crossovers will be positioned to preserve existing and future street trees.

Absent or low and visually permeable, open front fencing allows for views into front gardens from streets retaining the open nature of the streetscape. There will opportunities for additional tree planting in front setbacks.

Dwellings will have regard, and be designed, to respond appropriately to heritage places, bushfire and flooding risks where identified, through building and fencing design and materials, and choice of vegetation. On steeply sloping sites, dwellings will be designed around the existing topography to take advantage of the fall of the land, avoiding the “benching” of lots and excessive cut and fill.

Housing change will be minimal due to the proximity of the abattoir and iron foundry buffer zones, with new developments improving the streetscape through thoughtful design and high-quality landscaping. Housing types are focused on single dwellings and dual occupancies on large sites that can retain the neighbourhood character of the area.

Objectives

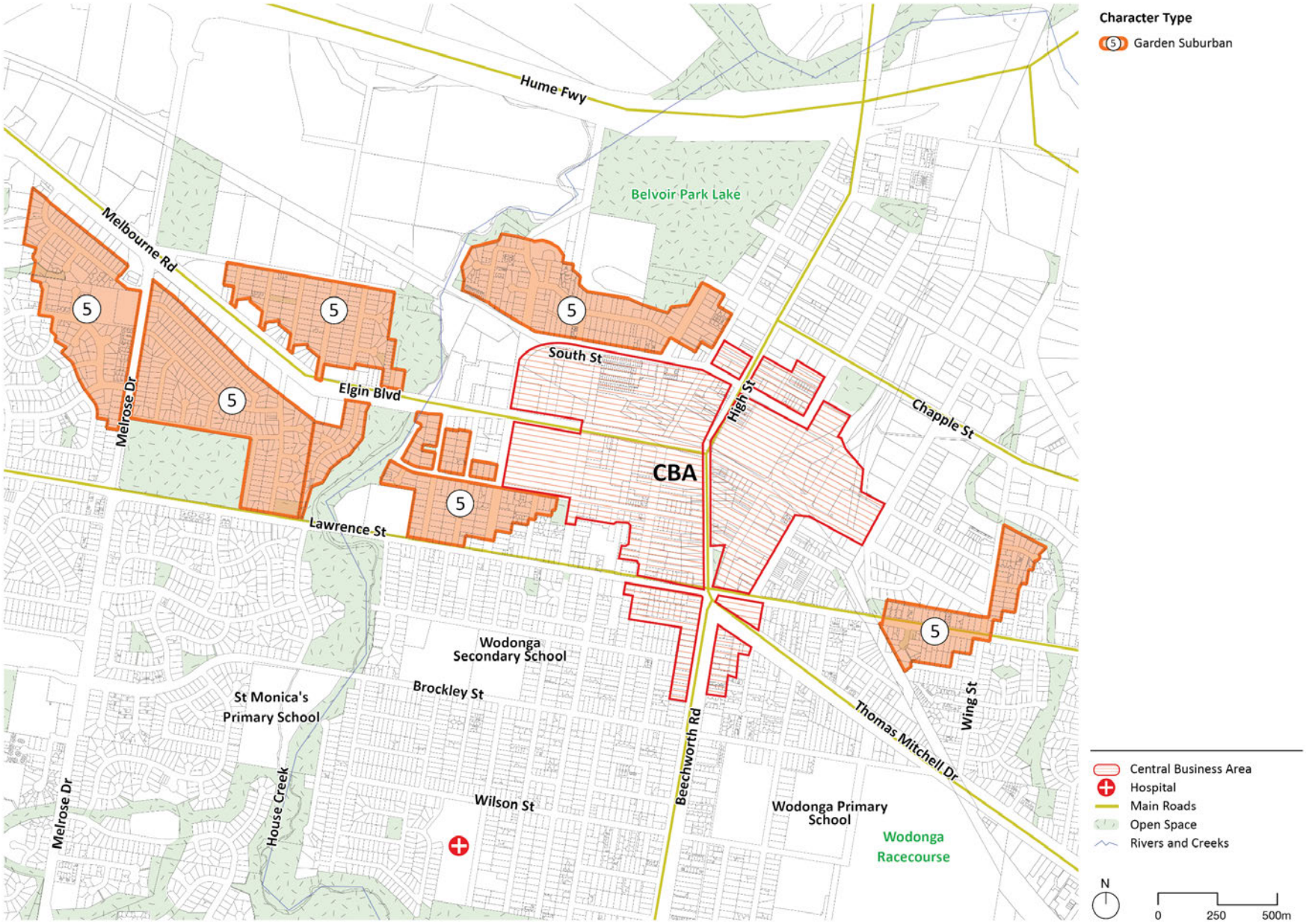
- To ensure new developments respond to the scale, setbacks, and materials of existing dwellings.
- To maintain consistency of current front setbacks with sufficient space to enable tree planting in front gardens.
- To minimise the dominance of vehicle access and storage facilities when viewed from the street.
- To maintain the openness of front boundary treatments by providing no front fences.
- To strengthen the garden and tree dominated streetscape and the landscaped character of the area.

Design guidelines

Vegetation	• Prepare and implement a landscape plan to accompany all applications for new multi-dwellings incorporating substantial trees and vegetation that reinforce the garden setting, considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Retain large established trees. • Provide a minimum dimension of 1 metre of landscaping along shared driveways and side boundaries. • Locate 'site services' so they are not visible from the public realm or apply screening and/or landscaping to obstruct visibility and maximise useable private open space. • Provide space for a tree in deep soil of a minimum of 50 square metres with a minimum dimension of 4.5 metres to support an 8 metre wide and high tree canopy at the front and rear of new dwellings. • Maximise permeable areas and encourage planting of species suitable to the local climatic conditions and bushfire resistant.
Siting	• Ensure the front setback is no less than the average setback of the adjoining two buildings. • The front setback on corner sites should be consistent with any adjoining building. • Buildings should reflect the predominant side setbacks in the street and setbacks from both side boundaries.
Building Form	• Provide well-shaped and proportioned building forms to reduce building bulk and provide visual interest. • Provide variation between each dwelling in a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • Use verandahs, porches, or wide eaves to enrich the streetscape, activate the street, and support environmentally sustainable design (ESD).
Topography and Landform	• On sites with a slope over 10% provide a Slope Management Plan which may include an engineering report to ensure that new development will positively respond to the site topography.
Materials and Design Detail	• Incorporate materials that reflect the dominant visual character in the streetscape. • Utilise appropriate architectural response to existing buildings and context when replacing or extending dwellings to ensure that the streetscape quality is maintained, while avoiding period reproductions. • Use non reflective muted or natural tones in roofing materials.
Vehicle Access and Storage	• Locate garages and carports behind the line of the front dwelling façade, ensuring that they are integrated with the design of the dwelling to minimise their visual impact from the street. • Plan and layout driveways with permeable pavements and landscaping. • Locate vehicle crossovers to minimise their impact on the walking environment and ensure street trees are retained. • Minimise the number of crossovers/driveways to a street.
Front and Side Boundary Treatment	• Provide no front fencing in areas where this predominates. • Provide low or open style fencing, up to 1.2 metres in height.
Interface to Public Open Space	• Provide an active façade, including windows, doors or balconies adjacent or adjoining public open space, or an off-road trail/path to encourage passive surveillance of the public realm.

	• Provide low or open style front fencing along boundaries with public open space.
Buildings adjacent to Heritage Buildings	• Ensure buildings on lots adjoining or adjacent to a Heritage Place : - Respect the scale and building form of any adjoining or adjacent Heritage Place, using a simplified building form that respects the Heritage Place. - Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. - Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. - Ensure building materials, finishes or details positively respond to an adjoining or adjacent Heritage Place where appropriate.

Figure 23: Garden Suburban Character Type



5.6 Early Wodonga

Mesh Precinct: Precinct A

Description

This character area is located in Central Wodonga well connected to the Central Business Area (CBA) and key east-west connections within the City providing direct view lines to surrounding hills. It is mixed in nature with a number of heritage-rich streetscapes with buildings of significant historical value dating back to the late 1800s and early 1900s. The area also features a mix of detached 1960s to 1990s era houses along with some newer unit developments. Despite its location with two main access roads to the CBA, it maintains a predominantly residential character.

The streetscapes are defined by wide road reserves, established vegetation, and consistent setbacks, which contribute to a distinct and cohesive urban identity. Some streets feature central median parking, further adding to the area's character. Footpaths are limited in inner streets but are present along main roads, accompanied by nature strips with predominantly immature plantings.

Gardens are a notable feature, ranging from more established landscaping in older areas to simpler plantings in newer developments. Fencing varies across the precinct, with a mix of styles and heights. The area's relatively flat topography provides a backdrop for its varied built form, reflecting strong connection to its historical roots.

This character type is shown in **Figure 24.**



Existing characteristics



- Heritage buildings from the late 19th and early 20th centuries, with some mid-20th-century dwellings.



- Flat terrain.



- Single storey detached dwellings with some units.



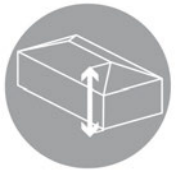
- Mostly regular linear lot profiles, with lot sizes ranging from 200 sqm to 600 sqm.



- Generally, brick, weatherboard or render construction with a variety of materials in new dwellings.
- Roof materials largely consisting of corrugated steel in older areas with dark steel or cement tiles on more recent houses.
- Roof forms consist of gabled or hipped styles, with eaves.
- Dwellings generally include a porch or veranda area.



- Front setbacks are generally 3 to 10 metres.
- Side setbacks are generally 1 to 2 metres.



- Primarily single-storey with some double-storey developments.



- Predominantly garages incorporated into the dwelling design of recent houses with some carports, stand-alone garages and sheds on older houses.



- Established gardens with some mature trees and shrubs.



- Low or visually open fencing styles, such as picket or post-and-wire with some taller brick or timber fences.



- Heritage streetscapes along Lawrence Street are complemented by mature vegetation.



- Key views to surrounding hills, reserves, and open spaces.

Preferred future neighbourhood character

Dwellings will complement the single storey, modest housing styles and the heritage qualities of the streetscape, contributing to the historical character and image of central Wodonga. New dwellings will respect the form, scale and materials of the adjacent heritage buildings without attempting to replicate historical architectural styles.

New development is encouraged to incorporate buildings of lightweight materials using timber, weatherboard and painted surfaces. Attention is paid to the appropriate building form which reflects the predominant front and side setbacks in the street, as well as overall scale, roof form, window and door proportions and articulation of the facades. Adjacent to heritage dwellings, built form will not dominate through careful attention to setbacks, simple building forms, front wall height, along with materials and finishes.

Garages and carports will be set back from the front façade of the dwelling and preferably detached to ensure they do not dominate the streetscape, nor create a wider frontage which is out of keeping with the rhythm of built form and void in the streetscape. Driveways are informal, meandering and constructed of permeable material such as gravel.

The garden settings of the dwellings will be enhanced by low front fencing to enable views into the gardens and surveillance of the street from the dwelling. Sufficient space for the growth of trees and other vegetation is also provided at the side and rear of new buildings.

Subdivision and layout of lots reinforces and is consistent with the formal, rectilinear layout of the original street pattern. The creation of rear laneways may be appropriate on corner sites. Large blocks provide the opportunity for increased housing densities while respecting the adjacent heritage context. Minimising new crossovers will enable the street pattern to be maintained while reducing the loss of valued street trees and wide grassy verges.. Any subdivision of large lots will ensure a generous setting and associated setbacks remain around existing dwellings particularly heritage properties.

Street trees with large canopies will be planted extensively on both sides of the road to enhance greenery, improve the landscape, and provide natural shade and shelter, particular for footpaths . This will support the development of the tree canopy, modify the microclimate and offer a more pleasant and comfortable experience for the community, thereby encouraging walking and wheeling to central Wodonga.

Dwellings will have regard and be designed, to address flooding where identified, through building and fencing design and materials.

Housing change will be minimal in this area due to the heritage qualities and the need for careful design achieve the preferred neighbourhood character. Housing types will be limited to dual occupancies and replacement housing.

Objectives

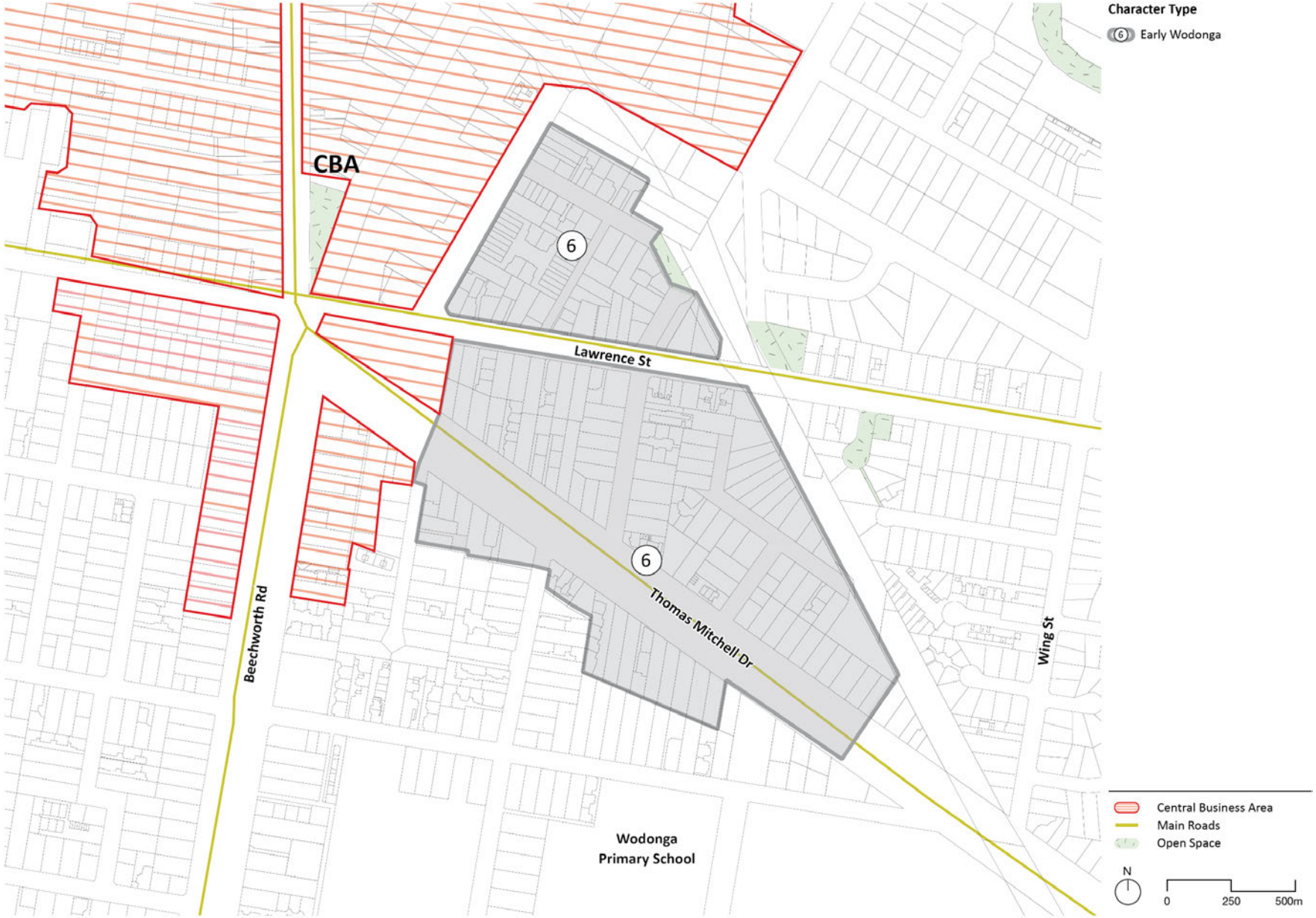
- To retain existing valued buildings and ensure development reflects and responds to the predominant building style, proportions, roof forms and materials.
- To ensure development respects the heritage qualities of the neighbourhood and avoids or minimises any visual dominance on the streetscape of buildings and extensions.
- To encourage spacious front gardens that retain the existing rhythm and spacing of dwellings in the street while minimising the impacts of car parking.
- To maintain and enhance the established garden settings by encouraging trees with spreading canopies to the front and rear of buildings and landscaping in side setbacks.
- To retain original front fences and the spaciousness of the streetscape characterised by absent, or low, front fences with views to front gardens.

Design guidelines

Existing Dwellings	• Retain, restore or renovate as appropriate, Victorian, Edwardian, Federation, and Interwar period homes. • Ensure extensions respect the scale, massing and materials of the existing and surrounding dwellings without mimicking the original style of the dwelling.
Vegetation	• Prepare and implement a landscape plan to accompany all applications for new dwellings incorporating substantial trees and vegetation that reinforce the garden setting considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Provide space for a tree in deep soil of a minimum of 50 square metres with a minimum dimension of 4.5 metres to support an 8 metre wide and high tree canopy in the front and rear of the dwellings. • Retain large healthy established trees. • Maximise permeable areas and encourage planting of species suitable to the local climatic conditions.
Siting	• Locate the front setback at least 6 metres from the front boundary. • Ensure driveways in battle-axe layouts are not more than 3 metres wide and setback an average 1 metre from the adjacent side boundary to provide a meandering landscape strip of between 0.5 - 1.5 metres wide.
	• Ensure buildings are setback a minimum of 2 metres on both sides to enable the planting and growth of medium sized trees. • Provide a minimum rear private open space area of 50 square metres and minimum dimension of 5 metres to retain a backyard character and enable space for large canopy trees. • For new dwellings to the rear of an existing dwelling, ensure: - a minimum 1 metre separation between the driveway and the existing dwelling to provide access to light and amenity. - a minimum of 6 metres between a retained and new dwelling.
Building Form	• Ensure new buildings reflect the predominant style, orientation, proportion and placement of windows and shading devices, such as eaves, verandahs or window hoods, within the streetscape. • Ensure extensions integrate with and do not visually dominate the form of the retained building. Where possible, locate extensions behind the existing roof ridge line. • Ensure upper floor extensions are well integrated into the overall proportions and form of the existing single storey building. • Plan and layout extensions to positively respond to the overall building form, including the roof form, of the existing house and buildings in the streetscape. • Encourage new dwellings to include a front verandah, deck or balcony to encourage social interaction with people walking past.
Materials and Design Detail	• Retain tile and slate roof cladding on existing houses where this is the original material for Victorian, Federation and Interwar houses. • Incorporate a simple design with consistent building components characteristic of its own era, rather than previous housing eras.

	• Use lightweight materials such as timber, weatherboard, render and painted surfaces in warm neutral tones reflecting the era of the dwelling and complementing the natural landscape. • Ensure non reflective muted or natural tones in roofing materials except in traditional heritage buildings where galvanised steel may be preferred. • Encourage architectural expression that respect and positively respond to existing buildings in the streetscape while avoiding period mimicry. • Ensure driveway materials reflect the heritage character including bitumen, brick paving, granitic sand and compacted gravel. • Locate services, including air conditioning units and other structures, so they are not visible from the street, or else concealed behind screening or planting.
Vehicle Access and Storage	• Ensure car storage facilities do not dominate the streetscape through careful siting including: - - placing the car space or storage facilities at the rear of dwellings on narrow lots, or - a minimum setback of 1 metre from the front façade of the house, and - a minimum setback of 6 metres from the front property line. • Minimise the number of crossovers and driveways to a road and any impact on established street trees and their Tree Protection Zones.
Front and Side Boundary Treatment	• Encourage the retention of original front fencing where it reflects the housing era. • Provide low or open style front fencing up to 1.2 metres high, with a high level of transparency reflective of the housing era. • Maintain low or no side fencing between front gardens.
Interface to Public Open Space	• Provide an active façade, including windows, doors or balconies adjacent or adjoining public open space, or an off-road trail/path to encourage passive surveillance of the public realm. • Provide low or open style fencing along boundaries with public open space.
Buildings adjacent to Heritage Buildings	• Ensure buildings on lots adjoining or adjacent to a Heritage Place : - Respect the scale and building form of any adjoining or adjacent Heritage Place, using a simplified building form that respects the Heritage Place. - Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. - Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. - Ensure building materials, finishes or details positively respond to an adjoining or adjacent Heritage Place where appropriate.

Figure 25: Early Wodonga Character Type



5.7 Established Inner Suburban

Mesh Precincts: Birallee Park, Marimba, Parkland, Willow Park, Precinct B (partially), Precinct C, Precinct D, Precinct E, Precinct F (partially), Precinct G (partially), Precinct H

Description

This area is focused on the areas within close proximity to Wodonga's Central Business Area (CBA) and the Birallee Activity Centre. Both centres serve as focal points for services and accessibility. It extends south to Thomas Mitchell Drive, east and west of Beechworth Road, including areas around Wodonga Primary School, Secondary College, and the Wodonga Hospital, as well as near the Water Tower roundabout, and sections of High Street near Sumsion Gardens. Killara is well located to access Defence Department employment. These areas feature a mix of established neighbourhoods and newer residential developments, showcasing varied densities and housing styles.

The precinct has a variety of street layout patterns depending on the location. East of House Creek, streets follow a grid pattern with more regular lot sizes, while west of House Creek, streets are curvilinear with cul-de-sac and more irregular lots. Streets on an east-west axis, particularly around Thomas Mitchell Drive and areas near the hospital and schools, provide clear views of Huon Hill, which adds a natural landscape backdrop to the built environment. Killara retains its historic township feel with larger lots and established gardens.

Lot sizes vary widely, ranging from 200 sqm associated with infill developments to 2000 sqm in older areas with some larger lots exceeding 3000 sqm in Killara. While new development is occurring, the area lacks significant housing diversity. The housing stock consists mainly of single storey detached dwellings built from the 1950s onwards, with newer multi-unit developments and townhouses beginning to appear. Public realm features, such as street trees of different ages and nearby open spaces like Sumsion Gardens and Belvoir Park Lake, provide high-quality visual and recreational amenities.

Areas around Sumsion Gardens contain several open spaces, including parks and large setbacks, which contribute to the openness of the area. These open spaces act as buffers to various non-residential uses such as industrial land and major roads, including the Hume Freeway. Several residential areas along Wigg Street in the northern part of the area interface with industrial zones that display larger built forms, increased scale, and more generous setbacks, giving the northern section of the precinct a visually distinct character.

Both east and west of House Creek, areas are well-connected for pedestrians through a network of footpaths and shared pathways. Near the Birallee Activity Centre, Marimba, Parkland, and Willow Park, areas are linked by green open spaces, particularly around the activity centre, which encourages active transport and recreational activities. The precinct is mostly flat near the CBA, with gentle slopes around its edges, but the topography does not significantly change the style or character of housing.

Due to the age of dwellings, lot size and their location near services and facilities, these areas will become increasingly popular for redevelopment.

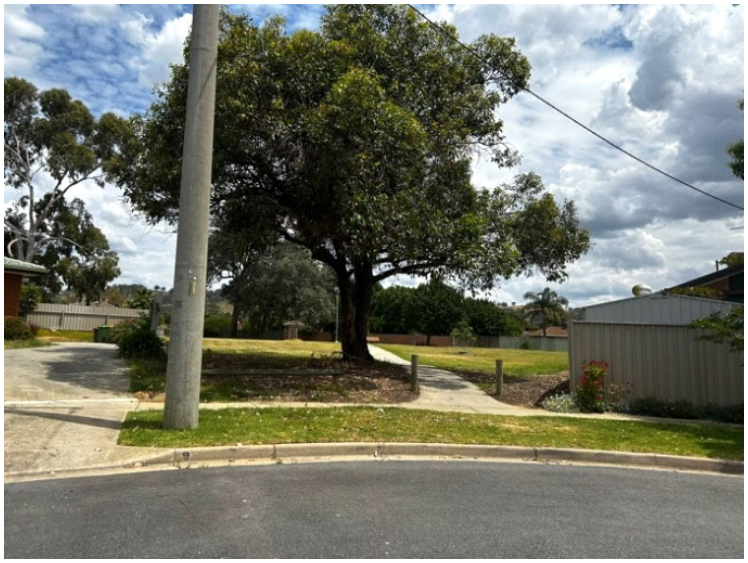
The character area is subject to environmental flooding risks along the House Creek. This character type is shown in **Figure 26.**














FOR SALE

Existing characteristics



- A mix of single-storey detached dwellings, multi-unit developments, and townhouses, reflecting periods from the 1950s to recent times.



- Mostly flat near the CBA, with gentle slopes at the precinct's edges that do not significantly impact the dwelling style or character.



- Primarily single-storey detached homes, with some townhouses and multi-unit developments in more recent areas.



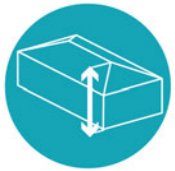
- Lot sizes range from 200 sqm in newer infill developments to 2000 sqm in older neighbourhoods.
- East of House Creek features grid-based layouts with regular lots, while west of House Creek displays curvilinear streets and cul-de-sac with more irregular lot sizes.



- Homes predominantly feature brick, weatherboard, or lightweight modern materials, with gabled or hipped roofs constructed of corrugated steel or concrete tiles.



- Front setbacks of 3 to 6 metres.
- Side setbacks of 1 to 3 metres.



- Primarily single-storey with some double-storey developments.



- Predominantly double garages incorporated into the dwelling design with some carports, stand-alone garages and sheds.



- Gardens range from simple grass lawns in newer areas to well-maintained and established plantings in older neighbourhoods.



- Varies in fencing styles, including minimal fencing, low picket fences, or more defined fences in certain sections.



- Streets include kerb and gutter construction, with mature street trees enhancing visual appeal. Some streets feature overhead power lines with integrated lighting, while newer developments benefit from underground services.



- Significant view corridors to Huon Hill and surrounding natural features provide a scenic backdrop, particularly from east-west streets near Thomas Mitchell Drive and the hospital precinct.

Preferred future neighbourhood character

New development within this character area will be managed to support a range of new housing types of up to three storeys, integrating well-designed housing forms within a green and landscaped streetscape.

Development will contribute to revitalising the area's character and enhance the urban environment, while responding to the context. Building materials and muted colour palettes, such as brick, timber, and other materials, will respond to the established neighbourhood character. Front fencing when provided, will remain low and visually permeable, complemented by landscaped front gardens that contribute to framing the streetscape and allow the landscape to flow through to adjacent open spaces.

New dwellings will maintain consistent front setbacks and a rear setback to accommodate landscaping, tree planting, and vegetation. Landscaping will incorporate canopy trees and understorey vegetation. Views of trees along neighbouring rear boundaries, improved avenues of street trees, and trees on private properties will contribute to the landscape character of the area.

Carports, garages, and open car parking spaces will be designed to ensure they do not visually dominate the streetscape. Developments will feature a single-width crossover with driveways softened with landscaping to minimise their visual impact and impact on the public environment. New subdivisions assist in improving connectivity and links to local services and facilities to support efficient walking access to public transport and services.

Development adjacent to open space will provide a high level of activation and engagement with the open space through the provision of windows and doors, balconies, semi-transparent fencing, and gates onto open space.

Lot consolidation is encouraged particularly in cul-de-sacs to promote different types of housing and enable the retention and extension of garden areas and canopy trees and minimise gun barrel driveways. This will assist in enhancing the amenity and cool the neighbourhood.

Housing change in this character type will be managed to ensure a more diverse housing options such as town houses and multi dwellings of up to 3 storeys in a landscaped setting.

Dwellings will have regard, and be designed, to address heritage places and flooding risks where identified, through building design and materials, fencing materials and design. On steeply sloping sites in Killara, dwellings will be designed around the existing topography to take advantage of the fall of the land and avoid the "benching" of lots.

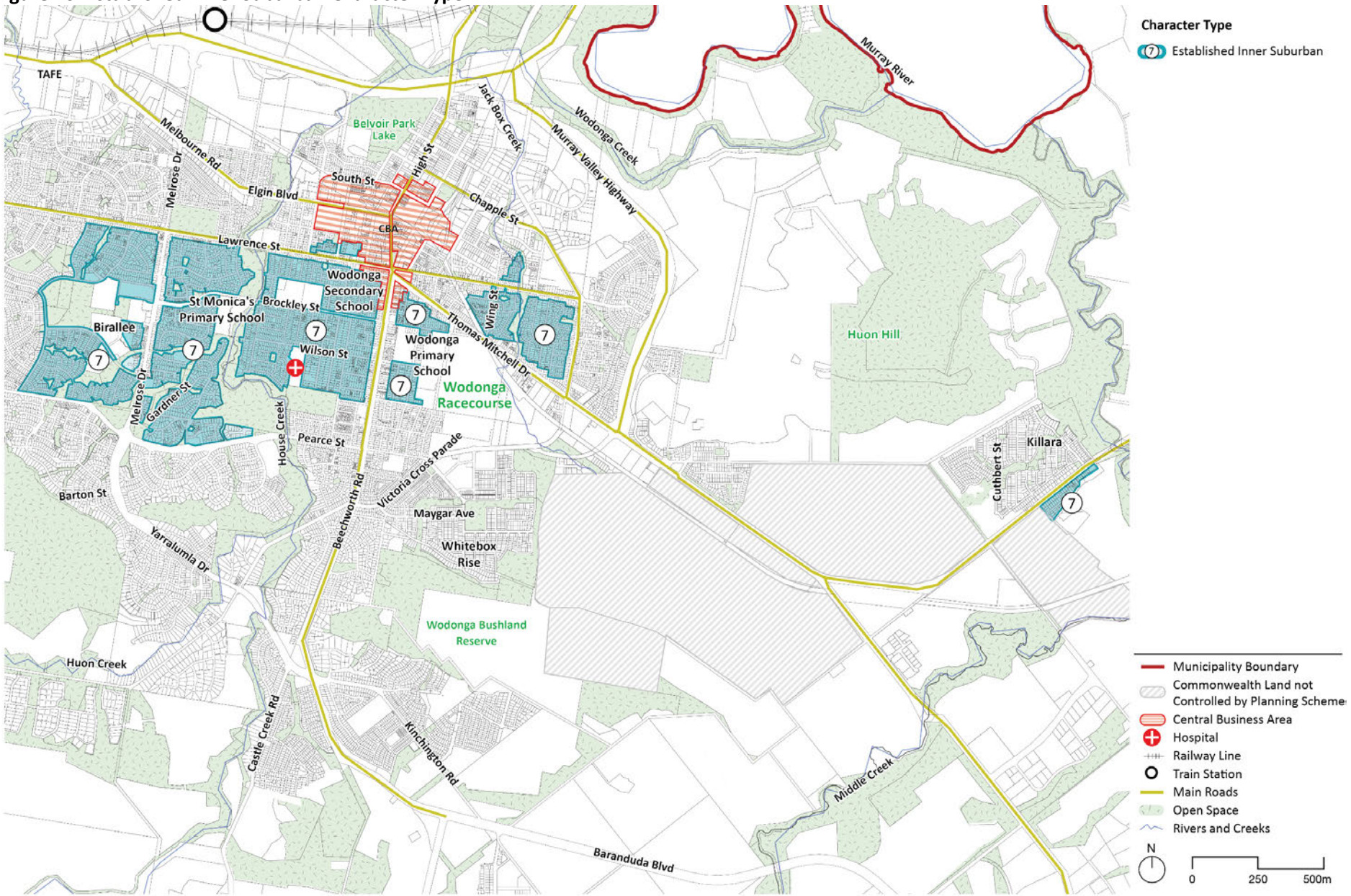
Objectives

- To provide more diverse housing in well scaled and proportioned development that utilises earthy, warm materials and finishes that contribute to the built form and landscape character of the area.
- To support the activation of streets and open spaces with dwellings that incorporate balconies and terraces overlooking.
- To minimise the number of driveways that enable space for planting in the public and private realm and encourage walking and wheeling. To encourage lot consolidation to improve opportunities for development that incorporates space for large canopy trees and understorey planting and efficient development.
- To encourage vegetation to extend from the creek and open space environment across the front of, and between, dwellings through generous front and side setbacks for canopy trees and landscaping.

Design guidelines

Vegetation	• Prepare and implement a landscape plan to accompany all applications for new multi-dwellings, incorporating appropriate tree species and vegetation that enhance the area's character considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Retain healthy, mature trees and provide for the planting of new canopy trees and shrubs in front and rear yards to improve microclimate and enhance the streetscape. • Maximise permeable areas and encourage planting of species suitable to the local climatic conditions. • Minimise any impact on established street trees and their Tree Protection Zones, including by crossovers/driveways.
Siting	• Ensure front setbacks are not more than 4 metres from the front boundary (excluding verandahs). • Ensure the rear setback is located at least 3 metres from the rear boundary except on sites adjacent to public open space, where a rear setback of 0 metres is preferred.
Building Form	• Incorporate verandahs, porches, or wide eaves to complement the established residential streetscape, improve activation of the street and the energy performance of the building.
Topography and Landform	• On sites with a slope over 10% provide a Slope Management Plan which may include an engineering report to ensure that the new development will positively respond to the site topography.
Vehicle Access and Storage	• Locate parking facilities and outbuildings, to minimise their visual impact from the street, behind the front façade of the associated dwelling or fully integrated (still to the rear) with the design of the dwelling. • Plan and layout driveways incorporating permeable pavements and landscaping. • Locate vehicle crossovers to minimise their impact on the walking environment and ensure street trees are retained. • Minimise the number of crossovers/driveways to a road.
Front and Side Boundary Treatment	• Provide no front fencing in areas where this predominates. • Provide low or open style fencing, up to 1.2 metres in height, to promote an open and visual connection and surveillance of the streetscape.
Interface to Public Open Space	• Provide an active façade, including windows, doors or balconies adjacent or adjoining public open space, or an off-road trail/path to encourage passive surveillance of the public realm. • Provide low or open style front fencing along boundaries with public open space.
Residential Subdivision	• Plan and layout new subdivision to respect the existing pattern considering opportunities for improved orientation and connectivity. • Encourage lot consolidation to improve opportunities for efficient development and improved urban design outcomes.
Buildings adjacent to Heritage Buildings	• Ensure buildings on lots adjoining or adjacent to a Heritage Place : - Respect the scale and building form of any adjoining or adjacent Heritage Place, using a simplified building form that respects the Heritage Place. - Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. - Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. - Ensure building materials, finishes or details positively respond to an adjoining or adjacent Heritage Place where appropriate.

Figure 26: Established Inner Suburban Character Type



5.8 Landscaped Urban Corridors

Description

This precinct consists of residential areas along Wodonga's main landscape entrances and transport corridors extending outward from the Wodonga CBA, including Lawrence Street, Melrose Drive, Beechworth Road, and Thomas Mitchell Drive. These areas benefit from high accessibility and proximity to essential services, schools, and community facilities, making them ideal for future housing intensification. It also includes sloping land adjacent to the intersection of Yarralumla Drive and Beechworth Road where development constraints make traditional suburban development forms difficult to deliver. The wide roads and the established avenues of large trees are the dominant feature in the landscape and can assist in minimising the impact of higher density development.

The area features detached dwellings constructed from the 1950s to recent times of one and occasionally two storeys. Development ranges from established neighbourhoods to newer residential areas, showcasing varied densities and housing styles. Lots are generally rectilinear, with some areas incorporating service lanes that improve functionality and accessibility.

Architectural styles vary across the eras and are interspersed with commercial, industrial and community uses. Occasionally, strata units or a second dwelling have been constructed to the rear of properties. Large trees in backyards and in surrounding parks and reserves frame long views to the surrounding treed landscape. A new character will be encouraged in these areas to capitalise on their location and address the need for new housing forms to meet Wodonga's changing demographics.

This character type is shown in **Figure 27.**



Existing characteristics



- A mix of single storey detached dwellings, multi-dwelling developments, and townhouses, reflecting periods from the 1950s to recent times.



- Mostly flat or with gentle slopes.



- Primarily single-storey detached homes, with occasional double-storey townhouses and multi-dwelling developments in more recent areas.



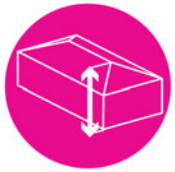
- Average lot sizes range between 800 to 1000 sqm.



- Homes predominantly feature brick, weatherboard, or lightweight modern materials, with gabled or hipped roofs constructed of corrugated steel or concrete tiles.



- Front setbacks of 3 to 6 metres.
- Side setbacks of 1 to 3 metres provide a consistent streetscape rhythm and space for landscaping.



- Dwellings are generally single-storey, with occasional double-storey developments near key activity centres or in newer developments.



- Garages are typically integrated into the dwelling design or located behind the primary façade.
- Driveways provide visible parking spaces, while sheds and other outbuildings are commonly placed at the rear of properties.



- Gardens vary from simple grass lawns in newer areas to well-maintained and established plantings in older neighbourhoods, reflecting the area's diversity in housing styles.



- Front fencing styles vary, including minimal fencing, low picket fences, or more defined fences in certain sections, reflecting the changing character of the precinct.



- Streets include kerb and gutter construction, with mature street trees and landscaped verges enhancing visual and recreational amenity.



- The precinct offers vistas to surrounding hills and natural landscapes, adding to its overall appeal and connection to the broader environment.

Preferred future neighbourhood character

Dwellings in the Landscaped Urban Corridor will contribute to a new urban character consisting of high quality and well-designed development of up to four storeys. New developments will frame the wide streetscapes providing a sense of spatial enclosure.

Development will contribute to the landscaped character and create pleasant walking environments with front setbacks and medium sized trees complementing the large canopy street trees in the public realm. Development is designed with careful attention to the interface with the street by using doors, windows, balconies and verandahs ensuring an active frontage and community interaction. Car parking is located behind the dwellings and ideally accessed off a laneway to ensure the streetscape maintains a pedestrian focus as well as maintaining a high level of passive surveillance of streets. Crossovers are located to preserve existing street trees. Site consolidation will be encouraged to deliver better development outcomes.

Buildings adjacent to heritage dwellings will not dominate through careful attention to setbacks, simple building forms, front wall height, along with materials and finishes.

Housing change will be encouraged with dual occupancies, town houses, multi – unit development and apartments of up to four storeys, delivering new forms of housing and a new neighbourhood character in these well located areas.

Dwellings will have regard, and be designed, to address heritage places where identified, through building and fencing design and materials.

Objectives

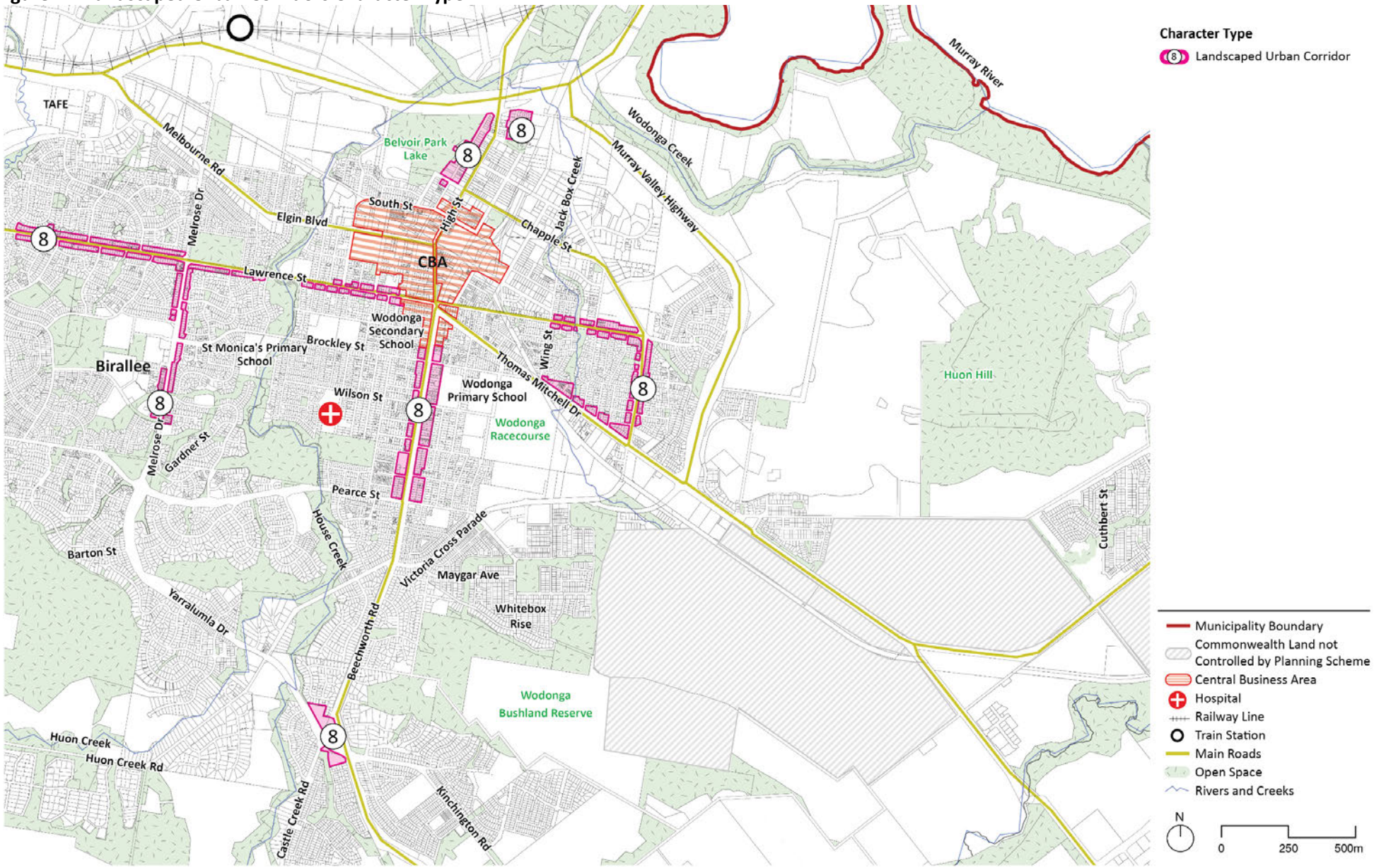
- To encourage a new urban character consisting of high quality and well-designed development of up to four storeys in well landscaped grounds.
- To encourage contemporary and innovative architectural expression in new buildings that respect the adjacent context.
- To create well planned and laid out residential areas that interface well with the street.
- To support pedestrian friendly environments by encouraging the creation of laneways with grouped vehicle access at the rear, and separate pedestrian access via a front landscaped setback complementing existing street trees.
- To retain existing heritage buildings and ensure new development responds to the predominant building style, proportions, roof forms and materials.



Design guidelines

Vegetation	• Maximise permeable areas and encourage planting of species suitable to the local climatic conditions considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Minimise any impact on established street trees and their Tree Protection Zones, including crossovers/driveways. •
Siting	• The front setback should be no more than 3 metres from the front boundary. • The rear setback should be at least 6 metres from the rear boundary to minimise impacts on adjacent lower scale development. • Locate vehicle crossovers to minimise their impact on the walking environment and to ensure street trees are retained. • Minimise the number of crossovers/driveways to the street. • Position buildings with consistent front setbacks to establish a defined streetscape.
Building Form	• Locate and shape buildings, including their scale, to support the new preferred character of the area. • Ensure development provides active frontages with verandahs, balconies, doors and windows that face and engage with the street. • Ensure architectural detailing and material variations create visual interest and reinforce the preferred future character. • Ensure blank façades do not face the street or else detail the walls to be visually interesting. • Ensure blank walls facing a street are no more than 3 metres in length.
Site Coverage	• Site coverage should not exceed 80%.
Materials and Design Detail	• Arrange building elements such as roofs, balconies, windows, doorways and cladding materials to be visually appealing and contribute to the preferred future character of the area. • Conceal 'site services' such as air conditioning units, bins, satellite dishes and water tanks from street view to maintain a tidy and cohesive streetscape.
Vehicle Access and Storage	• Locate parking facilities within the building form. • Encourage vehicle access via any available or newly created laneway or rear access to enhance the pedestrian environment of streets.
Front and Side Boundary Treatment	• Ensure visually permeable fencing, up to 1.2 metres in height.
Buildings adjacent to Heritage Buildings	• Ensure buildings on lots adjoining or adjacent to a Heritage Place: - Respect the scale and building form of any adjoining or adjacent Heritage Place, using a simplified building form that respects the Heritage Place. - Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. - Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. - Ensure building materials, finishes or details positively respond to an adjoining or adjacent Heritage Place where appropriate.
Residential Subdivision	• Encourage lot consolidation to improve opportunities for efficient development and improved urban design outcomes.

Figure 27: Landscaped Urban Corridors Character Type



5.9 Semi-rural

Description

Mesh Precincts: Felltimber, Baranduda Range, Valley Views and areas of Huon Park and Probyns Road not part of previous study

This area consists of the peripheral and outlying areas of Wodonga often providing a transition to surrounding rural and bush landscapes. This landscape dominated character type contains the neighbourhoods of Felltimber, Baranduda Range and Valley Views along with the recently developed area of Huon Park.

The area is characterised by large lot sizes and dwellings with generous setbacks reducing the visual impact of buildings. Rural style roads and fencing, mature vegetation and well-established landscaping give this character type a semi bush or semi-rural feel providing many residents with a lifestyle block. Some more formal streetscapes can be found, where lifestyle estates have been developed and feature formal avenues of street trees.

Dwellings often have large footprints set on large holdings of approximately 2000 - 4000sqm and usually lie low across the block. They are often 'ranch or homestead style' houses incorporating expansive verandahs, sometimes very suburban in style. The building forms are simple with low pitched roofs. Dwellings have generous front and side setbacks allowing large trees, remnant vegetation and vast open areas of grass. Sometimes the dwellings are not visible in the landscape, hidden or partially hidden by vegetation in front setback. Materials are predominantly mixed with brick, timber and corrugated iron walls.

Driveways are often sealed, sometimes circular, with associated landscaping. Dwellings sit below the existing tree canopy. Car parking consists of garages, car ports, driveways and car spaces. Garages are often integrated into the dwelling form. Sheds and outbuildings can be large.

The character area is subject to environmental bushfire risks at the western edge of Felltimber and much of Baranduda, and flooding risks along the House Creek.

This character type is shown in **Figure 28.**



Existing characteristics



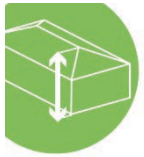
ong, low profile dwellings constructed in the 1970s Baranduda Range), 1990s (Felltimber) and between 2000 nd the present day (Valley View Range).



he topography in the character type varies however is enerally undulating with some sloping land. There are everal areas of steeply sloping land adjacent to land oned as Rural Conservation and Farming Zone and state orest.



arge, mainly single-storey detached dwellings.



- Large single storey dwellings.
- Very occasional two storey development.



- Predominantly double garages incorporated into the dwelling design with some carports, stand-alone garages and sheds.



- Set within large established landscaped front garden areas comprised of lawn and shrub plantings and mature canopy trees.
- Some gardens have a semi bush character featuring significant native vegetation which often dominates concealing the dwelling from the street.
- Some are semi-rural and well-tended with lush lawns and feature exotic shrubs and canopy trees.
- In newer areas, vegetation has been cleared around dwellings to meet bushfire requirements.
- Backyards often feature large established or establishing gardens, some with swimming pools.



ots are predominantly irregular shaped and with mostly ectangular profiles in Baranduda Range.

ots range from 1500sqm to 8 hectares.



welling materials are generally of brick or render onstruction with an increasing mix of materials in new wellings.



- None, or open rural style timber post or metal wire grid fencing.



- Characterised by curvilinear rural style roads with drainage swales, no footpaths, large and dense roadside native vegetation or large mature street trees.

les in more recent developments.

oof forms consist of gabled or hipped styles, with eaves.

wellings generally include a porch or veranda area and re very horizontal in form.



enerally spacious front setbacks of at least 10 metres.

minimum of 3 metre side setbacks on both sides.

supply.



- Significant views to Baranduda Range and the amphitheatre of hills which surround Albury-Wodonga.

Preferred future neighbourhood character

New development will enhance the rural character of the area maintaining the sense of buildings set within generous grounds. Large lots are maintained to preserve the open, spacious feel, while long-distance views down streets and across the undulating landscape are safeguarded to enhance the scenic beauty. Single dwellings are designed with a low horizontal scale constructed of building materials and finishes that complement the natural landscape setting.

Dwellings are designed to follow the natural topography of the land with deep front setbacks and spacing around buildings. This allows for the retention and planting of native and indigenous vegetation and dwellings being barely visible from the street (while meeting bushfire requirements). Garages are integrated into the building design while any sheds or outbuildings are setback from the front and side boundaries, have muted tones or are screened from view by vegetation.

The retention and planting of native and indigenous canopy trees contributes to the natural landscape character of the area enhancing its scenic and environmental qualities. A single crossover and driveway to the dwelling is generally constructed of a porous material and softened with landscaping to either side. Absent or open, post and wire style fencing allow views into vegetated front setbacks and for the landscape to flow across the land. The rural character of the area is complemented by informal street treatments including water-sensitive design, retention of remnant vegetation, generous verges and canopy tree planting within the streetscape.

In the public realm, roadside vegetation, consisting primarily of native trees planted formally or retained informally, are carefully managed to protect the area's lush greenery while balancing bushfire risk. Open, unlined drains are preserved as part of the landscape, reinforcing the precinct's rustic and natural character.

Housing change is minimal to reflect specific site constraints and provide an appropriate transition between urban and rural areas. Housing types are focused on single dwellings and dual occupancies on large sites that can meet the minimum subdivision area.

Dwellings will have regard, and be designed, to address heritage places and flooding and bushfire risks where identified, through building design and materials, choice of vegetation, fencing materials and design. On steeply sloping sites, dwellings will be designed around the existing topography to take advantage of the fall of the land and avoid excessive cut and fill or the “benching” of lots.

Objectives

- To maintain the appearance of 'buildings in grounds' by ensuring dwellings are setback considerable distances from the road with sufficient space for planting of large canopy trees.
- To maintain open views by providing informal open rural style fencing such as post and wire, post and rail, or hedges.
- To ensure dwellings and extensions do not dominate the rural landscape by using horizontal building forms, integrating garages and outbuildings into the overall building form or siting behind the dwelling.
- To ensure buildings are sympathetic to the landscape context and are designed and sited to follow the natural topography of the land.

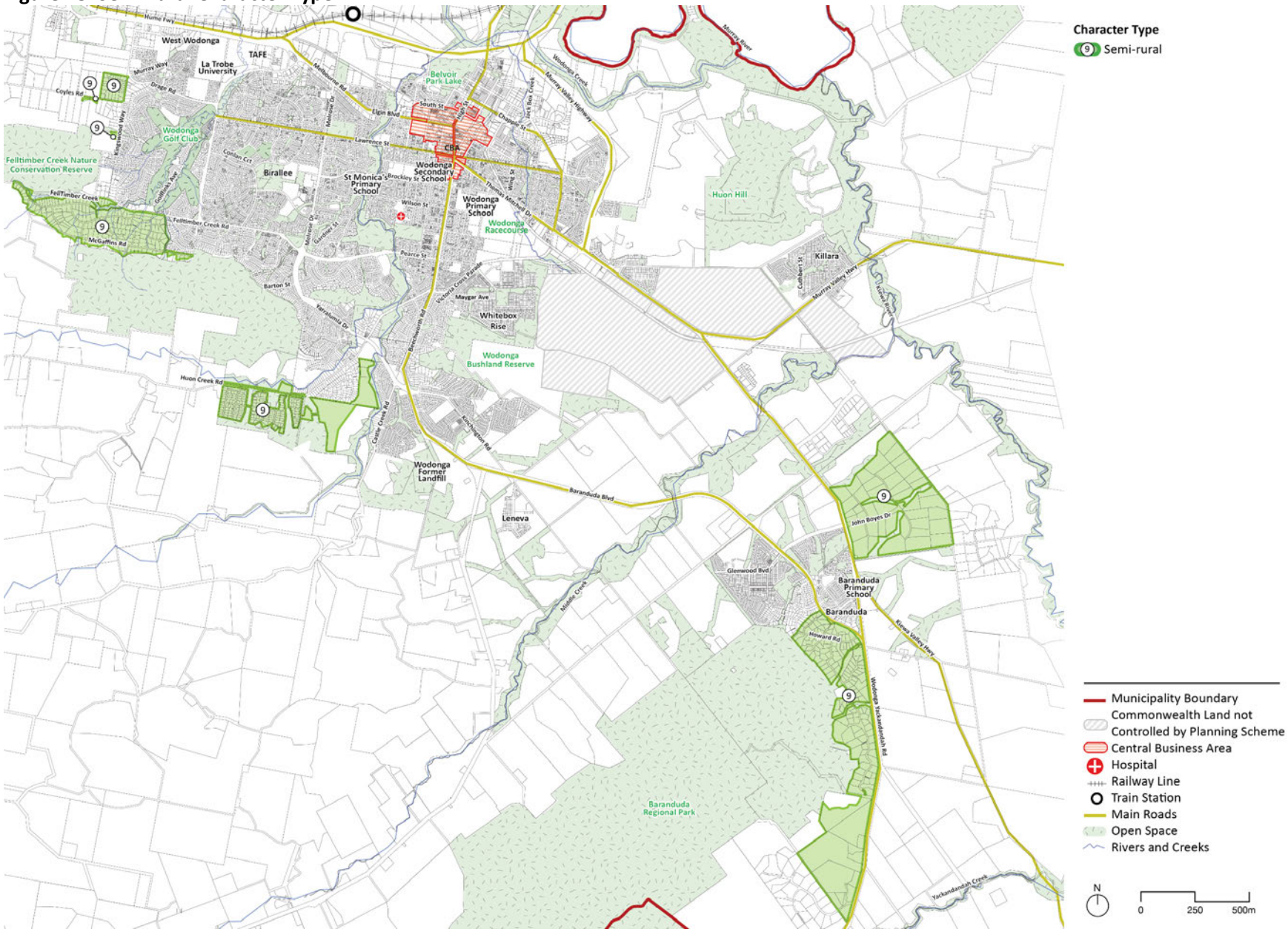




Design guidelines

Vegetation	• Prepare and implement a landscape plan to accompany all applications for new dwellings incorporating substantial trees and vegetation that reinforce the rural setting considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Retain large and mature trees and provide for the planting of native canopy trees and understorey plants to the front, side and rear of the dwelling. • Replace any trees lost due to development with a similar sized, native species to ensure tree canopy is a dominant feature in the landscape.
Siting	• Locate new buildings with generous setbacks from front and side boundaries. • Locate vehicle crossovers to avoid impacting remnant vegetation, including encroaching on tree protection zones. • Locate dwellings to minimise impact on existing remnant patches of trees and understorey. • Locate and layout buildings and landscaping to minimise impervious areas.
Building Form	• Plan and layout buildings to not exceed the dominant tree canopy height. • Design new buildings to complement the horizontal built form of existing dwellings. • Encourage the incorporation of verandahs and wide eaves to reflect the prevailing rural / bush aesthetic.
Topography and Landform	• Ensure that the roof line of a dwelling remains below the tree canopy or nearby ridgelines to minimise significant intrusion into key views. • Plan and layout new buildings and other siteworks to follow the contours of the site or step down the site to reduce major excavation works. • On sites with a slope over 10% provide a Slope Management Plan which may include an engineering report to ensure that the new development will positively respond to the site topography.
Site Coverage	• Site coverage should not exceed 30%.
Materials and Design Detail	• Use natural materials and warm neutral colours that reflect the surrounding environment and avoid highly reflective materials. • Locate 'site services' to be concealed when viewed from street frontages.
Vehicle Access and Storage	• Locate car storage facilities and outbuildings to minimise their visual impact from the street behind the front façade of the associated dwelling or fully integrated with the design of the dwelling (but still to the rear). • Reduce the visual impact of driveways through curved design, permeable surfaces and landscaping.
Front and Side Boundary Treatment	• Provide no, or low open rural or post and wire fencing up to 1.2 metres high to the front, side and rear boundaries, or alternatively hedging.
Buildings adjacent to Heritage Buildings	• Ensure buildings on lots adjoining or adjacent to a Heritage Place : - Respect the scale and building form of any adjoining or adjacent Heritage Place, using a simplified building form that respects the Heritage Place. - Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. - Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. - Ensure building materials, finishes or details positively respond to an adjoining or adjacent Heritage Place where appropriate.

Figure 28: Semi-rural Character Type



5.10 Sloping Foothills

Mesh Precincts: Not part of previous study

Description

This character area is located on the highly visible sloping foothills of Huon Hill to the east of Wodonga along Huon Creek Road and Kenneth Watson Drive. Located on the fringes of the City, it provides a transition to the surrounding rural and bush landscapes. The precinct features steeply sloping terrain, predominantly cleared but interspersed with clusters of trees. The elevated position, particularly around Kenneth Watson Drive, offers sweeping views of Wodonga, the surrounding valleys, and rural landscapes, establishing a strong visual and contextual connection to the Murray River. This makes it a highly prominent and visible location within the town.

Some areas are subject to bushfire risk, and the proximity to conservation areas results in the area being more environmentally and visually sensitive.

The area is currently undeveloped land adjacent to open space and farming activities.

The area is undergoing planning for subdivision and development, guided by Development Plan Overlay schedules (DPO1, 10, 14 and 15). The combination of challenging topography, natural vegetation, slope and location adjacent to open space and conservation areas contributes to its prominent foothills character. This context provides the opportunity to blend residential development with a strong connection to the natural environment.

The character area is subject to environmental bushfire risk along the edges of the Wodonga Creek and the edges of Huon Hill.

This character type is shown in **Figure 29.**







Existing characteristics

The existing key characteristics of the land relate to its use as farming and conservation land, rather than existing urban development.

There are several key characteristics that currently apply.



- The topography in the character type varies, however, is generally undulating with some very sloping land. There are many areas of steeply sloping land between 10-20% and in some cases more than 20%.



- Lots are predominantly large rural lots that are yet to be subdivided.
- Existing lot sizes range from approximately 20 to 382 hectares of farming land, while DPO1, DPO10 and DPO15, which apply to the land, encourage lot sizes between 450 and 1,000 sqm.



- Open rural style timber post or metal wire grid fencing.



- There are extensive grassed paddocks interspersed with some rows of large exotic trees and small and large patches of large mature native trees and understorey plants.



- Characterised by current poor access to the Murray Valley Highway and other surrounding roads with disconnection from the rest of Wodonga.
- Unconstructed rural style roads with drainage swales, no footpaths, some roadside native vegetation and large mature native trees.
- Some areas have overhead power lines and high voltage transmission lines.

Preferred future neighbourhood character

The area will develop its character while respecting its foothills location and transition to rural and bush landscapes. Future developments will respond to the steep topography, avoiding excessive cut and fill of land, existing vegetation and surrounding zones, balancing between built form and the natural environment.

New developments will incorporate generous front setbacks with landscaped areas and canopy trees to minimise their impact on the landscape. Streetscapes will feature informal landscaping and minimal or open-style fencing, ensuring a sense of openness that complements the area's natural setting. Roads and driveways will follow the natural contours of the land, minimising visual impact.

Built form and subdivision will respect and respond positively to the area's topography and integrate with the surrounding landscape. Housing will consist of single and double storey dwellings designed to blend with the semi-rural character. Developments will incorporate exemplary water-sensitive urban design principles to manage stormwater, improve sustainability and cool the neighbourhood, addressing urban heat issues.

Car parking will be located behind, or under the dwelling façade, or integrated within the development, will not dominate the front facade of properties and minimise visual impact on the streetscape. Developments will feature single-width crossovers softened with landscaping to reduce their impact on the public environment.

The interface with Public Park and Recreation Zone (PPRZ), Rural Conservation Zone (RCZ), and Farming Zone (FZ) will be managed through landscaped buffers and setbacks preferably with a street between residences and the adjacent land use. Dwellings will have regard, and be designed, to address bushfire and flooding risks where identified, through building and fencing design and materials and choice of vegetation.

The precinct will accommodate minimal change in line with approved development plans to deliver single dwellings while ensuring development enhances its predominantly landscaped and semi-rural character and connectivity to the broader natural environment. Areas subject to potential contamination or where environmental audits are required, may further reduce the ability to deliver housing.

Objectives

- To enhance the precinct's landscape character and connection to the surrounding natural environment through generous setbacks, landscaped areas and space for canopy trees.
- To minimise the need for extensive earthworks by designing subdivision and street layout pattern and future development to respond to the topography of the land.
- To protect the visual and environmental qualities through use of muted and non reflective materials.
- To encourage housing that integrates water-sensitive urban design, energy-efficient construction and operation, and materials that address flooding or bushfire risks where identified while blending with the natural setting.

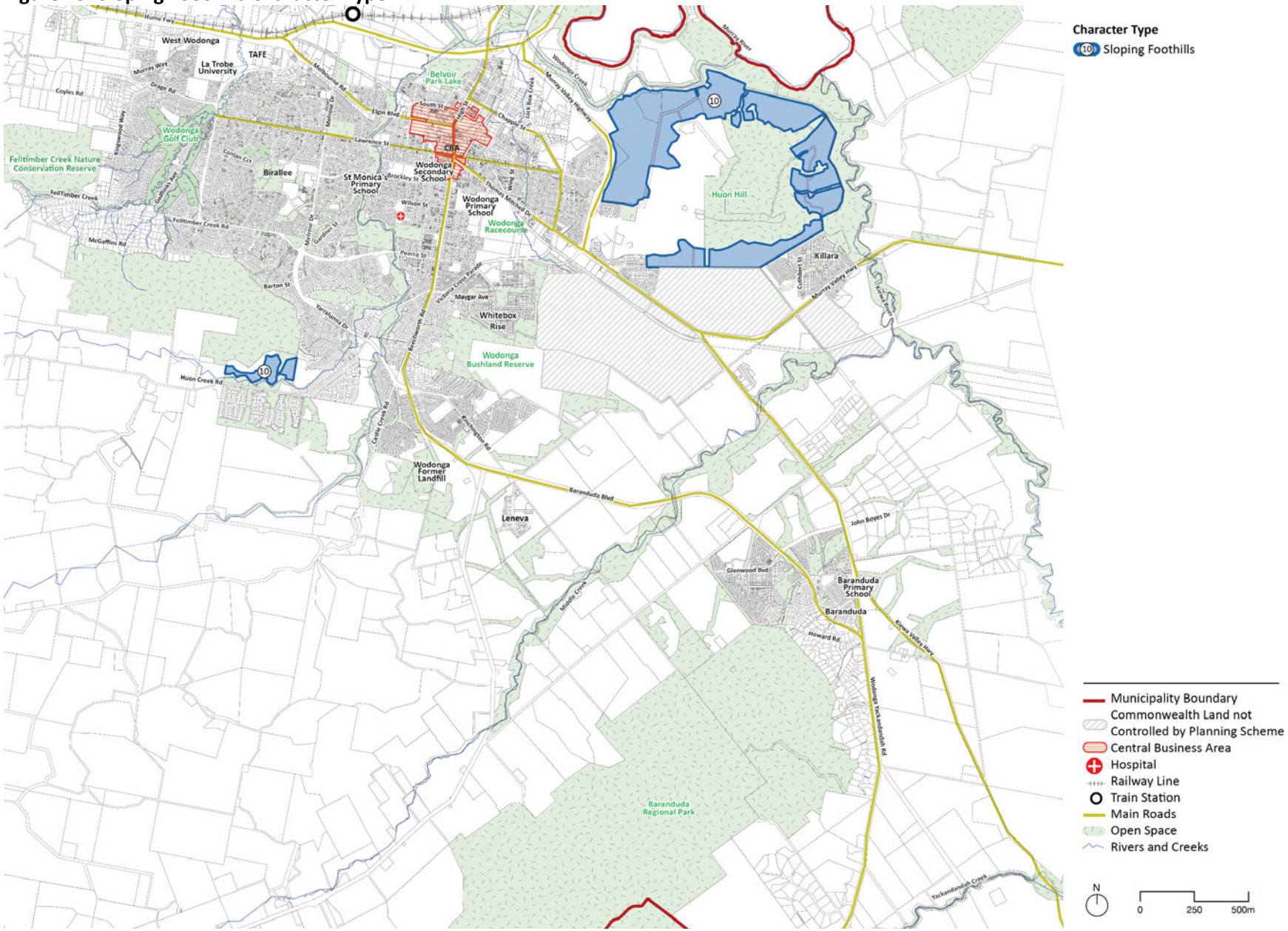
Design guidelines

Vegetation	• Prepare and implement a landscape plan to accompany all applications for new dwellings incorporating substantial trees and vegetation that reinforce the rural setting considering the impacts of species selection on biodiversity, climate change and bushfire risk, using resources such as: - Landscaping for Bushfire - Wodonga Open Space Preferred Tree and Plant Species List - Albury Wodonga Garden Guide - Wodonga Area Native Plant Lists • Retain large and mature trees and provide for the planting of canopy trees, side and rear of the dwelling. • Replace any trees lost due to development with a similar sized, fire resistant native or exotic species to ensure tree canopy is a dominant feature in the landscape. • Layout lots to provide enough space for establishing effective landscaping including trees with spreading canopies. • Provide street trees with spreading canopies to moderate the visual impacts of built form.
Siting	• Buildings should be setback a minimum of 6 metres from the front boundary. • Buildings should be setback a minimum of 4 metres from side and rear boundaries. • Locate vehicle crossovers to avoid impacting remnant vegetation, including encroaching on tree protection zones. • Locate dwellings to minimise impact on existing remnant patches of trees and understorey. • Buildings and landscaping should minimise impervious areas.
Building Form	• Development of land on slopes of greater than 10% should incorporate the Design Guidelines for Building on Sloping Land, City of Wodonga, December 2019. • Apply house designs using stepped floor levels to take up the site slope within the building. • Layout and locate private open space to respond to the slope and relationship to building functions. • For moderate slopes between 10 and 15 per cent, use two or more slabs or part slab/ part post and beam construction to address the slope. • For steep slopes around 20 per cent that are particularly challenging to build upon, consider post and beam construction which steps with the site and requires less excavation for footings. • Encourage verandahs and wide eaves to reflect the rural / bush aesthetic.
Site Coverage	• Site coverage should not exceed 40%.
Topography and Landform	• Ensure that the roof line of a dwelling remains below the tree canopy and ridgelines to minimise significant intrusion into key views. • Plan and layout new buildings and access to follow the contours of the site or step down the site avoiding major excavation works to accommodate dwellings or outbuildings. • Minimise the export, or import, of excavated material from site. • Utilise local materials such as timber, stone or locally sourced rockwork for retaining walls. • Retain mature vegetation where practical to assist with a slope over 10% stability. • On streets running parallel to the contours, layout the lots to provide enough space for houses to align with the contours or to step down the slope.

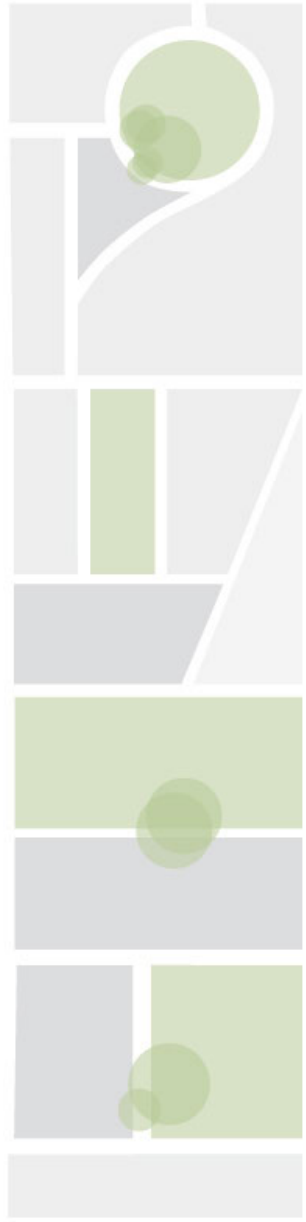
	• Prepare a Site Environmental Management Plan (SEMP) to identify the potential erosion, sediment or other environmental risks that may occur during construction and the mitigation measures required to address these risks. • For development of land on a slope of greater than 10%, include a Slope Management Plan which demonstrates how development will positively respond to the topography of the land through: - Minimisation of major cut and fill earthworks for streets and house sites. - Use of retaining walls is appropriate to the setting and that their distribution is minimised, and height is less than 900mm in any single rise. • The collection and distribution of storm water being properly managed to minimise erosion and impacts on neighbouring properties or land or waterways.
Materials and Design Detail	• Use natural materials and warm neutral colours that reflect the natural surrounding environment avoiding highly reflective colours and materials. • Locate 'site services' to be concealed when viewed from street frontages. • Locate services, including air conditioning units and other structures, so they are not visible from the street through building design, or concealed behind screening or planting.
Vehicle Access and Storage	• Car storage facilities and outbuildings are to be located behind the front façade of the associated dwelling, a minimum of 1 metre, or fully integrated (still to the rear) with the design of the dwelling, or in circumstances where it is possible, under the dwelling. • Soften the appearance of driveways through curved design, permeable surfaces and landscaping.
Front and Side Boundary Treatment	• Provide no or low open style fencing to the front, and side boundaries, up to 1.2 metres high.
Interface to Public Open Space	• Provide an active façade, including windows, doors or balconies adjacent or adjoining public open space, or an off-road trail/path to encourage passive surveillance of the public realm. • Provide low or open style front fencing along boundaries with public open space.
Subdivision	• Subdivision of land on slopes of greater than 10% should incorporate the Design Guidelines for Building on Sloping Land, City of Wodonga, December 2019. • Align streets generally with the contours on land with slopes averaging greater than 10 per cent or 1:10. • Layout street blocks and lots with greater depth to allow enough space to accommodate house and associated landscape treatments. Where this is not practical, align streets perpendicular to the slope and layout lots with wider frontages allowing enough space for likely site crossfall. • Where streets are aligned with the contours the preferred maximum crossfall is 10 per cent. In areas where grades exceed 10 per cent the use of split-level streets may provide an alternative design solution. • Where streets are aligned perpendicular to the contours the preferred maximum longitudinal grade is 10 per cent. • Avoid subdivision of land on slopes of greater than 20%. • Layout lot dimensions and proportions responding to the topography of the area and the alignment of streets. • Retain mature vegetation where practical to assist with slope stability. • On streets running parallel to the contours, layout the lots to provide enough space for houses to align with the contours or to step down the slope.

- Prepare a Site Environmental Management Plan (SEMP) to identify the potential erosion, sediment or other environmental risks that may occur during construction and the mitigation measures required to address these risks.
- For development of land on a slope of greater than 10%, include a Slope Management Plan which demonstrates how development will positively respond to the topography of the land through:
  - Minimisation of major cut and fill earthworks for streets and house sites.
  - Use of retaining walls is appropriate to the setting and that their distribution is minimised, and height is less than 900mm in any single rise.
  - The collection and distribution of storm water being properly managed to minimise erosion and impacts on neighbouring properties or land or waterways.
  - Provide no or low open style fencing to the front, and side boundaries up to 1.2 metres high.

Figure 29: Sloping Foothills Character Type



HOUSING CHANGE AREAS



6 HOUSING CHANGE AREAS

6.1 Overview

The residential development framework balances the outputs of the housing and neighbourhood character strategy and enables Council to holistically plan for housing change over 25 years to meet the obligations under state planning policy. It also considers other strategic work relating to heritage, landscape, environment and land capability. The framework brings together all of these issues in a coherent manner that balances competing objectives (where they occur) in favour of preferred development outcomes for different areas.

The framework is to identify housing change areas, noting that change is relative to its context. Identifying change areas provides a means for prioritising competing housing and neighbourhood character objectives, and then applying the appropriate planning controls to give this effect. Identifying preferred development outcomes provides certainty to the community about where growth and intensification will occur, where valued neighbourhood character will be either respected or protected and where development is constrained by other characteristics or values.

Four change areas have been identified for Wodonga: minimal, incremental, managed growth and substantial change. These change areas are applied based on the regional context of Wodonga, the existing housing context, environmental risks and factors which impact on the capacity of areas to accommodate change, the heritage and neighbourhood values and the locational attributes of the area.

Minimal change areas - allow only minimal change to protect areas because of their special neighbourhood, heritage, environmental or landscape characteristics, and planning considerations such as the physical capability of the land to safely accommodate more residential development identified in planning overlays.

Incremental change areas - are where housing growth can occur within the context of existing or preferred neighbourhood character as there is capacity for housing growth and more diverse types of housing. They are also areas where existing neighbourhood character will evolve and change over time with reference to the key identified neighbourhood attributes.

Managed growth change areas – will support urban renewal through housing intensification within the context of a preferred future neighbourhood character as there is significant capacity for housing growth and more diverse types of housing. They are areas where the neighbourhood character will evolve and change over time building on key neighbourhood attributes.

Substantial change areas - will support housing intensification that results in a substantially different scale and intensity of housing compared to other areas of the municipality. This includes areas in and around activity centres (not recently developed) and along public transport corridors.

6.2 Other Areas Contributing to Housing

There are also other areas that make a contribution to housing supply in Wodonga. These are areas within the Wodonga CBA covered by the ACZ, strategic housing opportunity sites and growth areas.

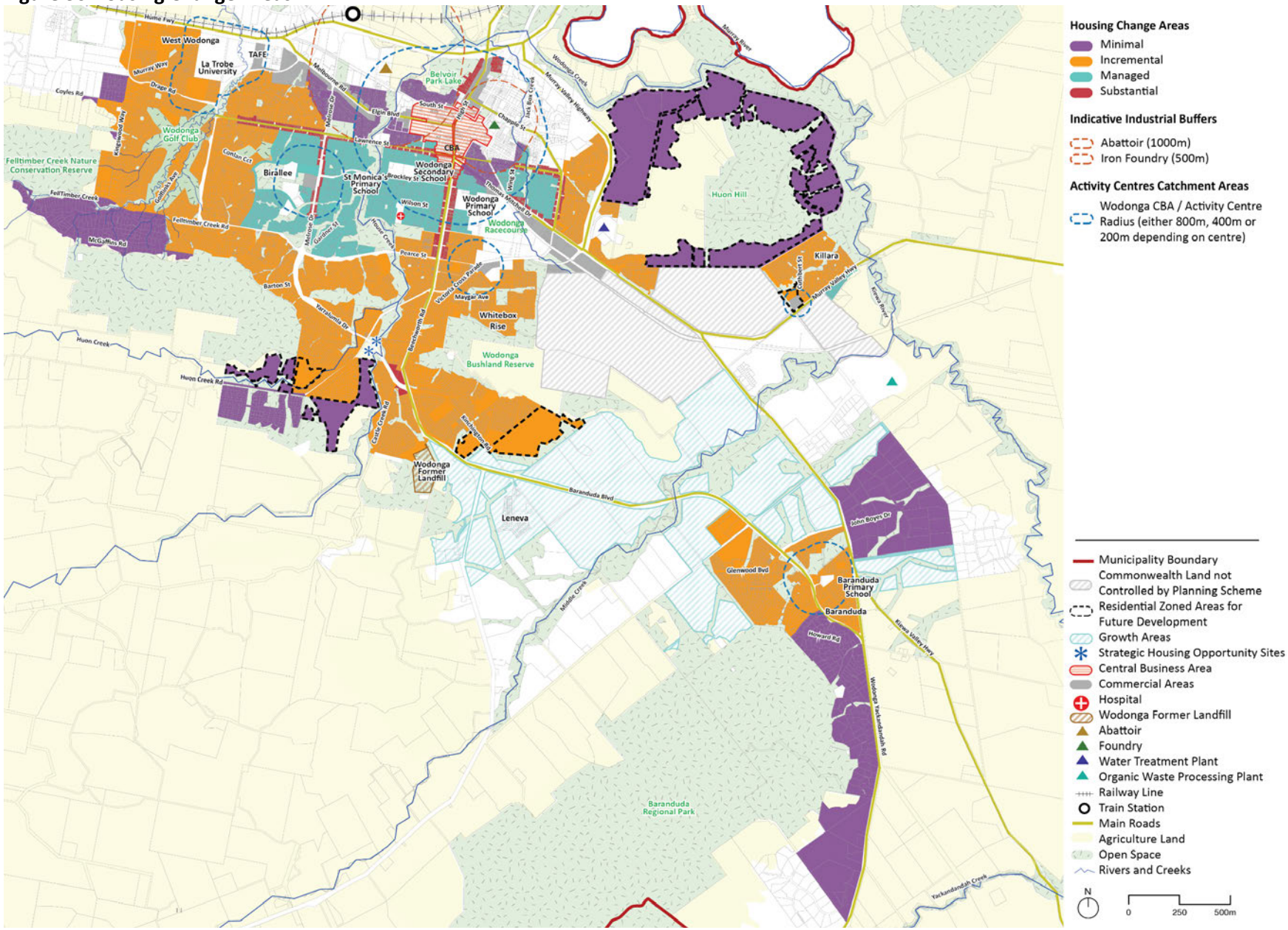
Wodonga CBA – will encourage high-density mixed use development throughout the Central Business Area. These sites are in the ACZ enabling a mix of land uses at different levels of the development to occur.

Strategic housing opportunity sites – comprises infill development sites along Yarralumla Drive and Beechworth Road that could provide more diverse housing such as townhouses, apartments and residential aged care facilities. These sites are currently in the Farming Zone however encircled by residential land uses. They would be subject to future strategic work to facilitate their zoning to one that facilitates strategic housing outcomes however identified in the NCS.

Growth areas – will support housing over the next 20 to 30 years on land over an area of 1,980 hectares within the Leneva-Baranduda Growth Area that is anticipated to accommodate approximately 13,000 dwellings to house around 34,000 people.

Figure 30 illustrates the proposed Housing Change Areas.

Figure 30 Housing Change Areas



6.3 Minimal Housing Change Areas

Minimal housing change areas comprise areas where capacity for housing change and growth is constrained due to their historic, physical and natural attributes. They are also those areas with a semi-bush or semi-rural character providing an important role at the edges of the City offering a transition to the surrounding rural and farmland, forest areas and state reserves and open spaces.

These areas represent a lower degree of intended residential change in the City but some growth and change are possible. Future housing will predominantly comprise detached houses and dual occupancies, of one (6 metres) to two storeys (9 metres). There may be sites where more than two dwellings can be established through subdivision or multi-dwelling development without impacting on valued neighbourhood character and other physical or natural constraints.

Objectives for minimal housing change areas

The objectives for minimal housing change areas are:

- To encourage additional housing, including detached housing, and dual occupancies in constrained areas, noting some areas are unlikely to experience growth.
- To ensure new development respects the existing neighbourhood character of the place and the constraints to development.
- To encourage retention of existing housing that positively contributes to the existing neighbourhood character of the precinct.

6.4 Criteria for Minimal Housing Change Areas

The following factors impact on the determination of the minimal change areas in Wodonga:

- Areas affected by the Heritage Overlay.
- Areas within proximity to the Abbatoir and Foundry given emission constraints.
- Areas that are within the character areas of semi-rural/bush.

The logic behind the above criteria is outlined in detail below.

Areas affected by the Heritage Overlay

There is one heritage precinct in Wodonga through HO48 - The Lawrence Street Precinct. This precinct includes Ethel Street, Ethel Lane and Lawrence Street and references the incorporated plan: City of Wodonga Heritage Place Permit Exemptions (2013).

As this is a heritage precinct, it is appropriate to include residential land in HO48 within a minimal change area. Areas with an individual (or serial) listing in the HO have not driven a minimal change area designation to residential land due to their sporadic locations. Specific guidelines are included for heritage places and for development adjoining a heritage place where relevant in the preferred neighbourhood character statements and associated design guidelines.

Areas within proximity to the abattoir and foundry

Due to the land uses at Wodonga's abattoir and foundry in separation distances are required to residential land to so that potential land use conflicts are managed.

The EPA Publication 1518 provides recommended separation Guideline distances for industrial residual air emissions on different industrial types of uses is via the EPA Publication 1518 which provides recommended separation. This includes for an abattoir (animal processing), a foundry (basic metal products) and pet food production.

Clause 53.10 - Uses and Activities with Potential Adverse Impacts of the WPS specifies separation distances for a range of different industrial uses as shown in **Table 2**. The purpose of this particular provision is to identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.

This affects residential land in the Garden Suburban and Early Wodonga character types and limits the amount of development that can be developed on these sites, hence their minimal change area designation.

Future strategic work could reflect the directions of the WNCS by applying a Buffer Area Overlay (BAO). The BAO is a potential planning control that could be utilised for these facilities to prevent the encroachment of sensitive uses

and to better manage unintended offsite impacts such as odour, dust, noise and other effects.

Table 2: Uses and Activities and Threshold Distances

Use/Activity with Potential Adverse Impacts	Threshold Distance (metres)
Abattoir (Animal processing)	1000
Basic metal products (Foundry) up to 1,000,000 tonnes per year	500
Pet food production	500

Source: Clause 53.10 - Uses and Activities with Potential Adverse Impacts from the Wodonga Planning Scheme

These impacts could be better managed by applying a BAO around the facilities but their precise extents would be subject to further detailed environmental assessments. These types of sites require careful management and planning responses to ensure a responsible outcome for Wodonga and the local community.

Semi rural / semi bush areas

Areas that are within the character typologies 'semi-rural' and 'semi-bush' are located along the edges of the City, where they provide a transition between the urban and rural / forested areas. These areas are identified as minimal change areas to retain the transition that they provide and protect the valued characteristics of these areas (often containing significant amounts of vegetation, which could contain areas of high biodiversity value). Minimum subdivision sizes in these areas also control the extent of future land subdivision so that the key characteristics of these areas maintain the large setbacks for buildings set within a vegetated landscape.

6.5 Other Factors Intersecting with Minimal Change

There are several factors that intersect with housing change areas that can reduce the capacity of those areas to deliver housing. While these factors often lead to a minimal change category being applied, they dot need to be assessed contextually. Due to the small and sporadic areas of land, and parts of lots, affected by these factors in Wodonga, their application has not necessarily triggered a minimal change area designation. These factors are detailed further below and include:

- Areas affected by the Bushfire Management Overlay.
- Areas affected by the Floodway Overlay.
- Areas affected by the Land Subject to Inundation Overlay.
- Areas affected by slopes over 10 percent (10%).

Further information on these factors is outlined in below.

Bushfire Management Overlay

There has been extensive work undertaken in Victoria since the bushfires of 2009 resulting in the introduction of the Bushfire Management Overlay (BMO) (replacing the Wildfire Management Overlay) and regular mapping updates into Victorian planning schemes. Clause 13.02 'Bushfire' of the WPS includes the objective 'to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life'. Further, Clause 71.02-3 'Integrated decision-making' of the planning scheme requires planning authorities, in bushfire areas, to prioritise the protection of human life over all other policy considerations.'

The fringes of Wodonga are located within a high risk bushfire landscape and the BMO is applied (see **Figure 27**). This will limit the amount of development possible on these sites.

Floodway Overlay and Land Subject to Inundation Overlay

The Floodway Overlay and the Land Subject to Inundation Overlay apply to land along Wodonga Creek, Felltimber Creek, Huon Creek, Middle Creek, House Creek, Yackandandah Creek, Murray River and Kiewa Riverthrough the centre of the City (see **Figure 27**). These overlays constrain development by limiting density. Land subject to these overlays therefore has a limited capacity to deliver housing growth. . Given they are located within areas that have the greatest risk and frequency of being affected by flooding, development will be limited on these sites.

Sloping land

There are significant areas in Wodonga where the slope of the land is over 10 percent. It is estimated that this affects more than a quarter of future residential land across most character types other than Early Wodonga and

Landscaped Urban Corridors. It significantly affects land in the Sloping Foothills Character Type.

Due to the land slope, there are limitations on the amount and form of development that can be undertaken in these character types. In some cases, a GRZ is more appropriate in these areas (such as the Sloping Foothills Character Type) to reflect the type of building form that might be required to accommodate the degree of slope.

6.6 Implementation of Minimal Housing Change Areas

The areas identified for minimal housing change are recommended for the Neighbourhood Residential Zone (NRZ), and the Low Density Residential Zone (LDRZ) where it currently applies, in the WPS.

The NRZ restricts development to two-storeys (9 metres) in height and should be applied in minimal housing change areas except where the LDRZ is already applied. LDRZ areas are recommended to continue to be applied as they currently exist. In the Killara MUZ, a height limit of 3 storeys will be applied to provide opportunities for newer forms of housing.

The following variations are available to varying degrees in the schedules to the NRZ (Clause 54 and Clause 55) and will be applied as determined through the neighbourhood character design guidelines:

- Minimum lot size.
- Minimum street setback.
- Site coverage.
- Permeability.
- Side and rear setbacks.
- Walls on boundaries.
- Private open space.
- Front fence height.

Figure 31 illustrates the extent of the proposed Minimal Housing Change Areas, based on the application of the above criteria.

6.7 Incremental Change Areas

Incremental change areas include residential land where only moderate housing growth is expected due to the age of housing stock. Incremental change areas encompass a large portion of Wodonga's established residential areas developed in the last 20 to 30 or so years including areas around the Baranduda and Whitebox Rise activity centres and West Wodonga around the University and TAFE. It is noted that many of these areas will not provide significant contributions to additional housing for 30+ years.

Incremental change areas will be suitable for moderate residential development and will comprise a range of housing types (including detached single houses, dual occupancies, townhouses and multi-dwellings). New housing will be consistent with the preferred neighbourhood character.

Objectives of incremental change areas

The objectives for incremental change areas are:

- To allow for moderate housing growth and greater diversification of housing types.
- To ensure new development respects the preferred neighbourhood character of the precinct.

Incremental change areas generally include unconstrained land in the residential areas that are not minimal, managed or substantial change areas.

6.8 Implementation of Incremental Change Areas

The areas included in the incremental change area are recommended for the GRZ, MUZ and NRZ in the WPS.

The following variations are available to varying degrees in the Schedules to the GRZ, MUZ and NRZ (Clause 54 and Clause 55) and will be considered in the implementation of the various NRZ Schedules:

- Minimum street setback.
- Site coverage.
- Permeability.
- Landscaping.
- Side and rear setbacks.
- Walls on boundaries.
- Private open space.
- Front fence height.

Implementation of zone schedules will be considered in conjunction with the Preferred Character Statements and Design Guidelines for each character typology, as identified in this WNCS. **Figure 32** illustrates the extent of the proposed incremental housing change areas.

Figure 31: Minimal Housing Change Areas

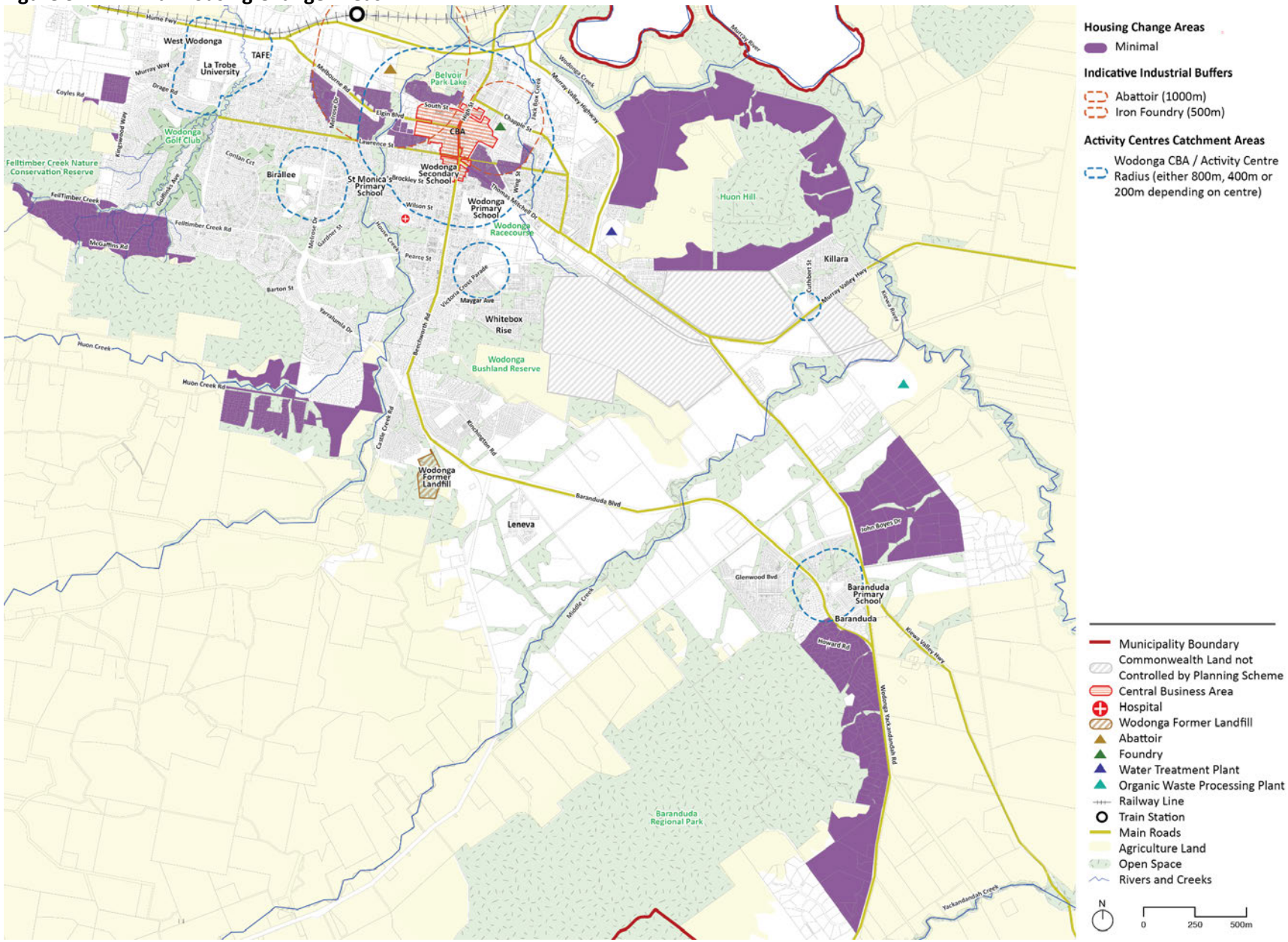
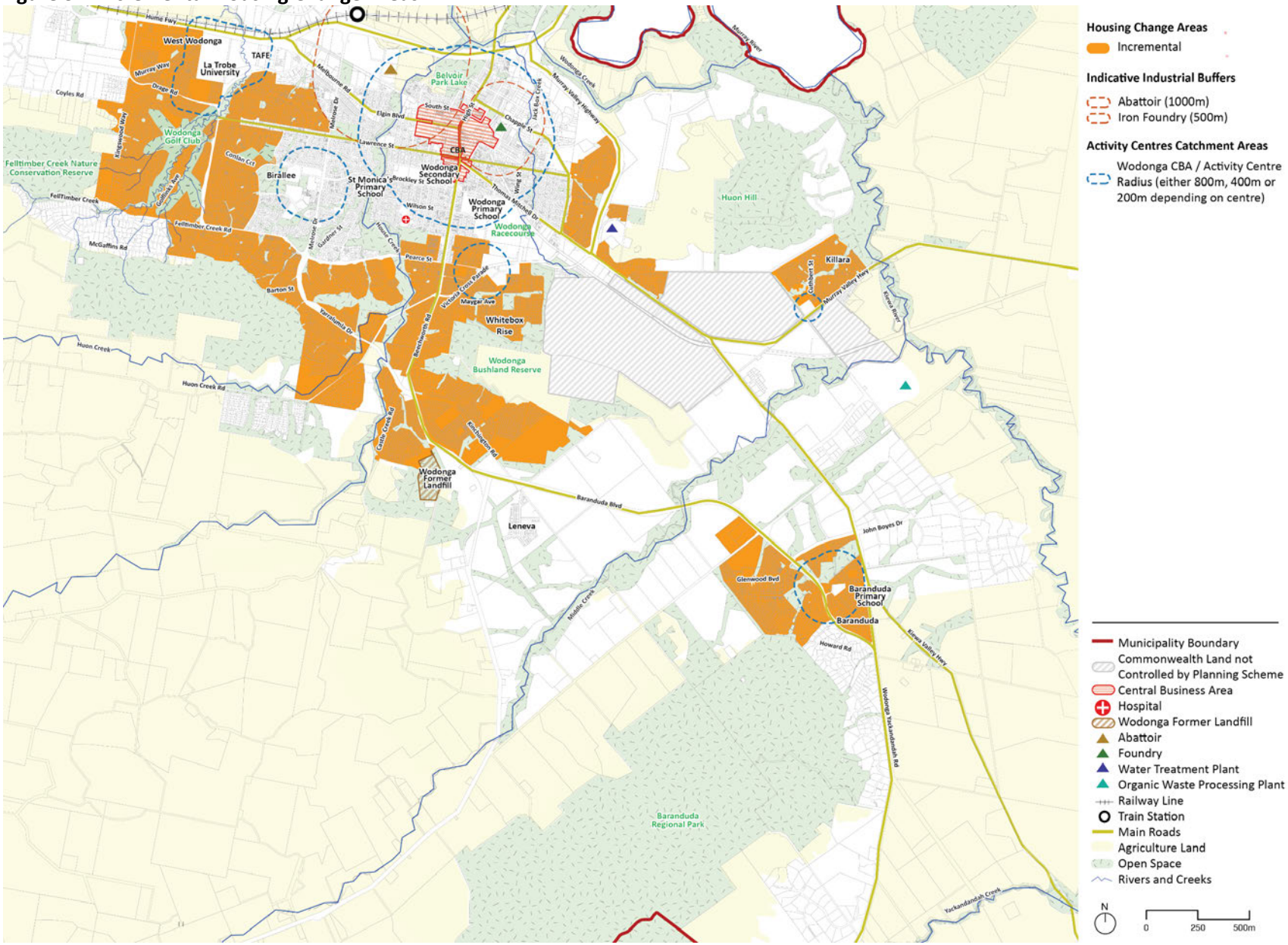


Figure 32: Incremental Housing Change Areas



6.9 Managed Housing Change Areas

Managed housing change areas include residential land where housing growth is expected to occur due to the renewal opportunities provided by the age of the housing stock. These areas are located in close proximity to places where activity is best encouraged such as in close proximity to activity centres and community facilities. This includes the Wodonga CBA, the Birallee Activity Centre and the Wodonga Hospital. While there are other activity centres identified across Wodonga, these have recently developed and are unlikely to provide any new housing in the short to medium term.

These areas will support urban renewal through housing intensification within the context of a preferred future neighbourhood character as there is significant capacity for housing growth and more diverse types of housing. They are areas where the neighbourhood character will evolve and change over time building on key neighbourhood attributes.

Managed housing change areas will be suitable for greater residential development and will comprise a range of housing types (including detached single houses, dual occupancies, townhouses and multi-dwellings). Managed housing change areas will be suitable for greater residential development and will comprise a range of housing types (including detached single houses, dual occupancies, townhouses and multi-dwellings). New housing will be consistent with the preferred neighbourhood character.

Objectives of managed housing change areas

The objectives for managed housing change areas are:

- To allow for housing growth in the form of detached house, dual occupancies, townhouses and multi-unit developments.
- To ensure new development responds to the preferred neighbourhood character of the precinct.
- To encourage lot consolidation and renewal of housing stock.
- To encourage a greater diversity of housing sizes and types, including one and two bedroom dwellings.

Figure 33 illustrates the extent of the proposed managed housing change areas.

6.10 Implementation of Managed Housing Change Areas

The areas included in the managed change area are recommended for the GRZ in the WPS.

The following variations are available to varying degrees in the schedules to the GRZ (Clause 54 and Clause 55) and will be considered in the implementation of the various GRZ Schedules:

- Minimum street setback.
- Site coverage.
- Permeability.
- Landscaping.
- Side and rear setbacks.
- Walls on boundaries.
- Private open space.
- Front fence height.

Implementation of zone schedules will be considered in conjunction with the Preferred Character Statements and Design Guidelines for each character typology, as identified in this WNCS

6.11 Substantial Housing Change Areas

Substantial housing change areas will provide for housing growth with increased densities along transport corridors close to the Central Business Area. The wide boulevard nature and established trees in these areas provide opportunities for significant development to positively frame streets with good interactions and synergies between the private and public realms.

Housing change will generally be in the form of apartment, multi-dwelling, and townhouse developments of up to four storeys.

Objectives for substantial housing change areas

The objectives for substantial housing change areas are:

- To encourage the development of higher density housing types, particularly townhouses, multi-dwellings and apartments.
- To ensure well designed development appropriate for its location close to the Wodonga CBA, activity centres, services and transport.
- To encourage site amalgamation and consolidation to deliver better built form outcomes and greater housing diversity.

6.12 Implementation of Substantial Housing Change areas

The areas identified for substantial housing change are recommended for the application of the RGZ in the WPS. This will allow for four storey development in these areas.

The following variations are available to varying degrees in the schedule to the RGZ (Clause 54 and Clause 55) and will be considered in the Implementation Plan of the WNCS:

- Minimum street setback.
- Site coverage.
- Permeability.
- Side and rear setbacks.
- Walls on boundaries.
- Private open space.
- Front fence height.

Other requirements or local planning policy could also be prepared to encourage:

- Higher density housing forms, particularly shop-top dwellings, townhouses, apartments and aged care facilities.
- Smaller dwellings, including one and two bedroom homes.
- The inclusion of affordable housing, to meet the needs of a range of households.

Figure 34 illustrates the extent of the proposed substantial housing change areas.

6.13 Strategic Housing Opportunity Sites

Strategic housing opportunity sites are large sites within the established residential areas that offer the potential for new forms of housing to be developed to respond to the housing needs of the community. These sites consist of FZ land that is encircled by existing residential development and unsuitable for agriculture and farming. It is noted that some of these sites are constrained by environmental risks and sloping land.

The objectives for strategic housing opportunity sites are:

- To allow for housing growth in the form of dual occupancies, townhouses, multi-unit developments and aged care facilities.
- To ensure new development responds to the preferred neighbourhood character of the precinct.
- To encourage a greater diversity of housing sizes and types, including one and two bedroom dwellings.

6.14 Implementation of Strategic Housing Opportunity Sites

Further strategic work is recommended for strategic housing opportunity sites to confirm their boundaries and the housing and neighbourhood character outcomes for the site.

6.15 Growth Areas

Wodonga's growth areas are subject to separate planning processes involving precinct structure planning and implementation through the UGZ. They will continue to form the greatest contribution to housing supply over the next 30 years. Although not included within the scope of this report, they will be shown on Wodonga's residential development framework.

Figure 33: Managed Housing Change Areas

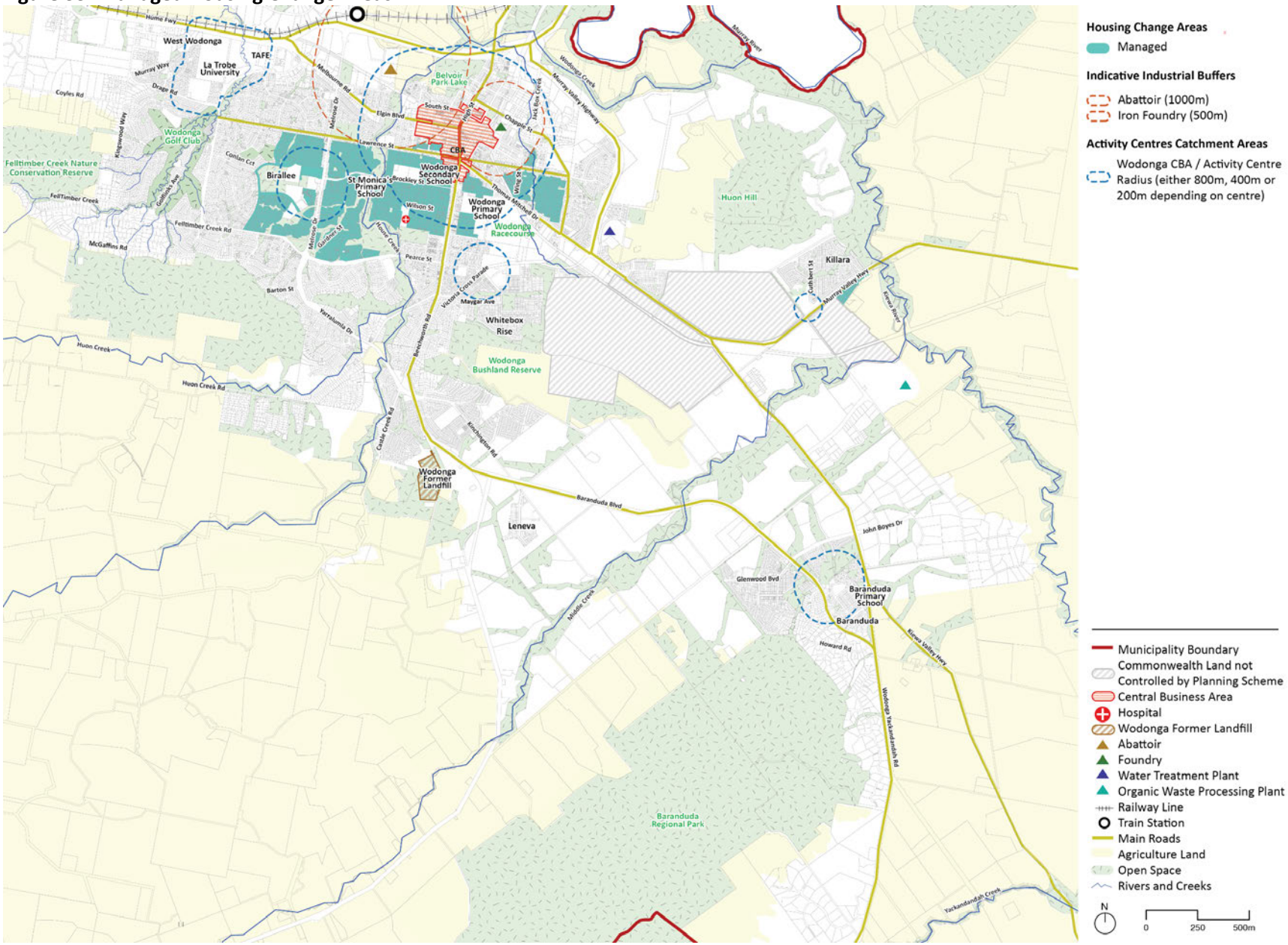
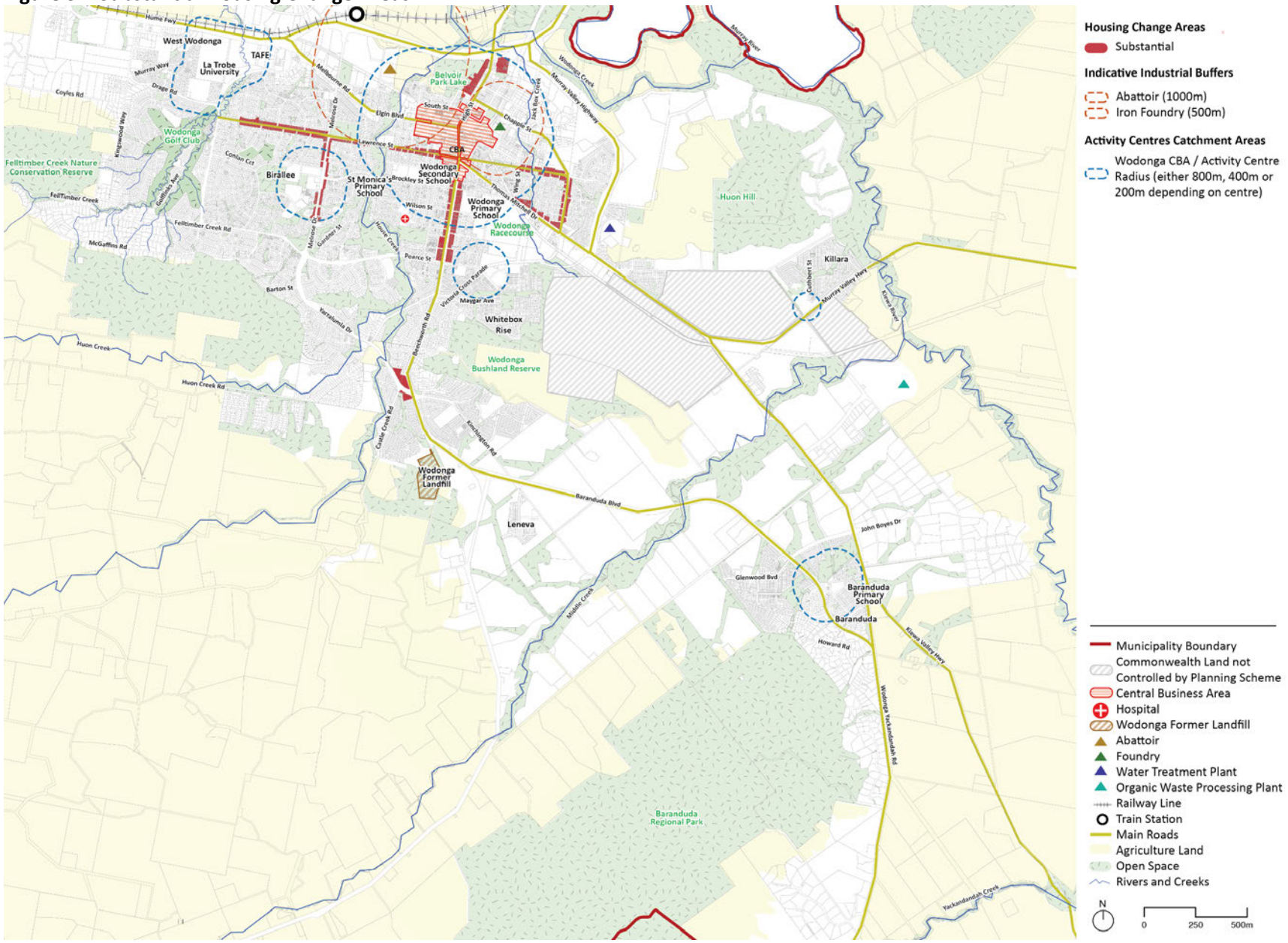


Figure 34: Substantial Housing Change Areas



RESIDENTIAL DEVELOPMENT FRAMEWORK



7 RESIDENTIAL DEVELOPMENT FRAMEWORK

A residential development framework is a requirement for each municipality in Victoria. The residential development framework is shown within a map or a series of maps in the planning scheme. Each municipality in Victoria is required to plan for future housing by accommodating projected population growth over at least a 15 year period, with clear direction on locations where growth should occur on a municipal basis.

It considers environmental, social and economic factors and balances competing objectives (where they occur) in favour of net community benefit and sustainable development. The WNCS, the WHS and heritage, environmental, landscape and land capability constraints all input into the residential development framework.

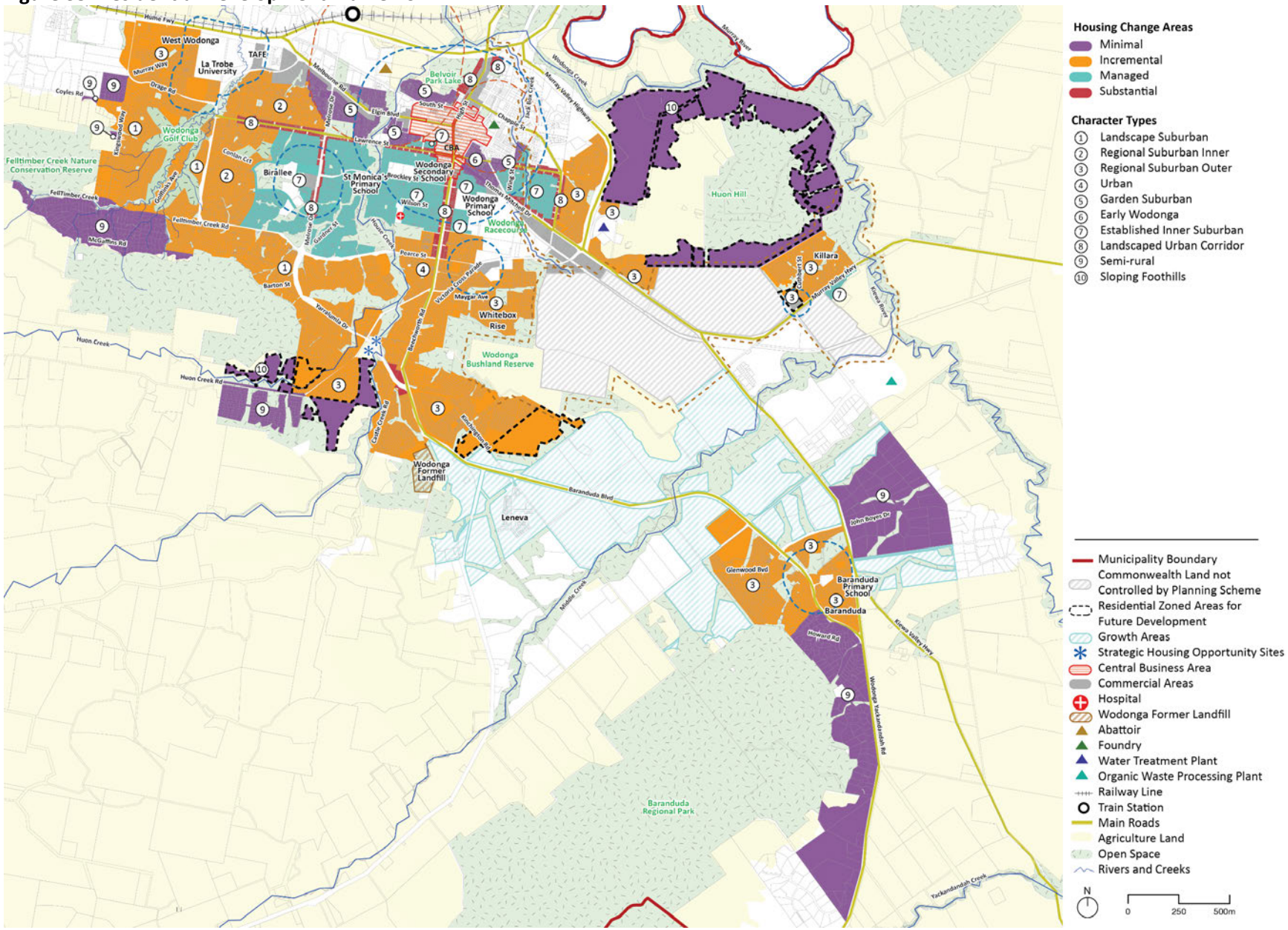
The residential development framework identifies housing change areas on land with a residential zone (GRZ, LDRZ, NRZ, MUZ and RGZ) The SUZ land covered by DPO 8 is also included with a recommendation to rezone this land to a residential zone. The framework takes the existing UGZ as the basis for greenfield growth (growth area). The ACZ and C1Z areas have also been included as part of this framework as they have capacity for residential development and growth.

The residential development framework provided at **Figure 35** delineates four categories of housing change aligned to neighbourhood character areas to guide the future growth and development of residential areas in Wodonga.





Figure 35: Residential Development Framework



IMPLEMENTATION



8 IMPLEMENTATION

8.1 Overview

The WNCS will be implemented through a variety of statutory and non-statutory tools as detailed below.

8.2 Municipal Planning Strategy and Planning Policy Framework

Revisions will be made to the Municipal Planning Strategy in the WPS to reflect the new Residential Development Framework with four categories of housing change being minimal change, incremental change, managed growth and substantial change. Strategic directions for four housing change areas will be included based on the strategy.

Revisions will be made to the Planning Policy Framework to amend or include local planning policies for subdivision and neighbourhood character at Clauses 15.01-3L and 15.01-5L of the WPS to reflect the 10 character types. Reference will be made to the Sloping Land Guidelines with a corresponding local planning policy.

8.3 Proposed Zone and Schedule Controls

The Residential Development Framework will be implemented into the WPS by applying the suite of residential zones from the VPP to 10 neighbourhood character areas. When the neighbourhood character type is aligned to the residential change area, residential zone schedules can be applied to deliver the anticipated housing outcome from the preferred neighbourhood character statement.

In many character areas, this will result in no change to the current zoning remaining in the GRZ. In areas where development of up to 2 storeys is preferred the NRZ will be applied and the RGZ in areas where development of up to 4 storeys is the preferred character. There are also a number of areas where the current zoning doesn't reflect the housing outcomes already on the site and should be rezoned to provide clearer direction on anticipated housing outcomes. This relates specifically to areas where the MUZ and the SUZ are currently applied.

This framework results in 12 schedules being applied to residential change areas in Wodonga, each with specific neighbourhood character objectives related to the neighbourhood character type (except for the LDRZ). This will include the RGZ as a new zone to be applied NRZ in addition to the existing GRZ, LDRZ and MUZ as shown in **Table 3**.

Table 3: Neighbourhood Character Areas/Housing Change Areas and Proposed Residential Schedules

Neighbourhood Character Type	Existing Zone	Housing Change Area	Zone and Schedule Number #
Landscape Suburban	GRZ1 SUZ2	Incremental	NRZ1
Regional Suburban Inner	GRZ1	Incremental	NRZ2
Regional Suburban Outer	GRZ1 MUZ	Incremental	NRZ3, MUZ2 (2 storeys) MUZ3 (3 storeys)
Urban	GRZ1	Incremental	NRZ4
Garden Suburban	GRZ1	Minimal	NRZ5
Early Wodonga	GRZ1	Minimal	NRZ6
Established Inner Suburban	GRZ1	Managed	GRZ1
Landscaped Urban Corridors	GRZ1	Substantial	RGZ1
Semi-rural	LDRZ	Minimal	LDRZ1
Sloping Foothills	GRZ1	Minimal	GRZ2
Housing Change / Schedule Total	**4**	**4**	**12**

Notes:
 # New schedule numbers have been included, but schedules will be merged where possible if housing change outcomes are identical.

8.4 Mixed Use Zone Areas

The MUZ is used in several locations throughout Wodonga currently with one default schedule applying to a wide range of areas which include residential, industrial and commercial uses.

The MUZ1 should be retained to those areas where it is applied currently to existing shops and commercial uses and can enable a mixture of uses including residential use and development.

There are three areas where greater differentiation should be provided for uses and developments that are encouraged to give better effect to the residential development framework. These include:

- The Baranduda activity centre, where the MUZ should be split into two schedules – one for the commercial and community uses (MUZ1) and another to recognise residential uses in the Regional Suburban Outer character type (MUZ2).
- The area west of La Trobe University in West Wodonga, where the MUZ should be split into two schedules – one for the commercial and industrial uses on Mckoy Street, Elkington Road, Stead Street and north of Lavington Street (MUZ1) and another to recognise residential uses in the Regional Suburban Outer character type (MUZ2).
- The area around the future Killara activity centre which should reflect its incremental change designation (MUZ3) – 3 storeys.

Another option is to apply the NRZ to land zoned MUZ where residential use and development and encouraged and to apply a commercial zone such as the Commercial 2 Zone (C2Z) to MUZ areas where commercial and/or industrial outcome is encouraged.

8.5 Proposed Schedule Variations

Asa result of Amendment VC267, a new deemed to comply pathway is now available for medium density residential applications through the Townhouse and Midrise Housing Code.

Clause 55 variations are now limited to standards B2-1, B2-5, B3-5 and B3-8 and any varied standards other than B3-8 cannot include more restrictive controls than included in the standard's requirements. Varied standards are still available to apply to Clause 54 applications and these have been included where relevant.

In summary, the following variations to the Clause 54 and 55 requirements based on the design guidelines will be included in the GRZ, NRZ, MUZ and RGZ schedules as listed below:

- Standard A3 and B2-1 – Minimum street setback.
  - Varied requirements in the NRZ2, NRZ3, NRZ4, NRZ5, GRZ1, GRZ2, MUZ2, MUZ3 and RGZ1.
- Standard A5 and B2-5 – Site coverage.
  - 40% minimum in the GRZ2 (for A5 only).
  - 80% minimum in the RGZ1.
- Standard A10– Side and rear setbacks.
  - Varied requirements in the NRZ5 and RGZ1.
- Standard A17 and B3-5 – Private open space.
  - Varied requirements in the NRZ5.
- Standard A20 and B3-5 – Front fences.
  - Varied requirements in the NRZ1, NRZ2, NRZ3, NRZ4, NRZ5, NRZ6, GRZ1, GRZ2, MUZ2, MUZ3 and RGZ1.

These standard variations are summarised in **Table 5**.

8.6 Site Coverage, Private Open Space and Landscaping

As shown in **Table 4**, the following site coverage percentages have been included in the residential design guidelines and should be included in the new residential zone schedules.

It is noted that the LDRZ schedule cannot include a site coverage metric and that local planning policy guidelines will be used to reflect preferred site coverage requirements.

For most schedules (NRZ and GRZ respectively), the rates of site coverage will rely on the existing 60 or 65 percent requirement in Clauses 54 and 55. There

is one schedule where an increased site coverage of 80 percent is encouraged, which is the RGZ1. The GRZ2 schedule will specify a 40 percent site coverage for single dwellings in A5, reflecting the constraints for development on significantly sloping sites.

Table 4: Recommended Character Type Site Coverage Requirements

Neighbourhood Character Type	Residential Zone	Recommended Site Coverage
Landscape Suburban	NRZ1	60%
Regional Suburban Inner	NRZ2	60%
Regional Suburban Outer	NRZ3, MUZ2, MUZ3	60%
Urban	NRZ4	60%
Garden Suburban	NRZ5	60%
Early Wodonga	NRZ6	60%
Established Inner Suburban	GRZ1	65%
Landscaped Urban Corridors	RGZ1	80% (for A5 and B2-5)
Semi-rural	LDRZ	30%
Sloping Foothills	GRZ2	40% (for A5 only)

8.7 Minimum Garden Area Requirement

It is considered appropriate to retain the minimum garden area requirement as applying to General Residential Zone (GRZ) schedules throughout managed change areas. This will result in the requirement having to be met for all residential planning applications.

8.8 Sloping Land Guidelines

The Sloping Land Guidelines provide useful information for residential development on land that slopes between 5 and 20 percent. This applies primarily (but not only) to the Sloping Foothills character type.

These guidelines have not been adopted by Council and it is recommended that this occur as part of the approval of the WNCS. A local planning policy at either 13.04-2L or 15.01-5L is recommended to better apply the Sloping Land Guidelines and to reference these guidelines as a policy document.

8.9 Relationship to the Building System

To ensure that the requirements of the residential change area and associated residential zone schedule apply to single dwellings, Council could consider implementing the planning provisions that apply to residential development through to the building system. To enable this to happen, local values that are expressed in residential schedules are referenced by Schedule 6 to the Building Regulations which identifies which planning schemes have schedules that specify a local value.

The effect of this would be that when a schedule includes Clause 54 variations and is referenced in Schedule 6 to the Building Regulations, a building practitioner assessing a building permit application must use the value in the schedule to the residential zone instead of the value expressed in the relevant building regulation. This applies building requirements on a single dwelling that does not require a planning permit in a residential zone related to the maximum building height and Clause 54 Standards. The following Clause 54 standards are able to be given affect by being specified in a residential zone schedule that is referenced in Schedule 6 of the Building Regulations based on the details included in section 10.4:

- Standard A3 – Minimum street setback.
- Standard A5 – Site coverage.
- Standard A6 – Permeability.
- Standard A10 – Side and rear setbacks.
- Standard A11 – Walls on boundaries.
- Standard A17 – Private open space.
- Standard A20 – Front fences.

8.10 Implementing Additional Greening Measures

Additional greening measures for increasing the tree cover have been specified in the WNCS. The requirement for more housing and a greater diversity of housing, needs to be achieved while also increasing tree canopy cover, which is challenging. The preferred future character and the design

guidelines have been developed to enable appropriate space for planting and successful establishment of large canopy trees. While this may result in more double or triple storey housing to enable these goals to be achieved, the alternative is more land being consumed in bush or agricultural areas with expensive infrastructure and limited services.

The WNCS has used the Apartment Design Guidelines for Victoria as a basis for the metrics used to inform the landscaping requirements in the Design Guidelines that accompany the WNCS. In particular character types, the minimum deep soil area required for canopy trees in the Design Guidelines utilises 50 sqm with a minimum 4.5 metres dimension for an 8 metre wide and high canopy tree at maturity. Although these requirements cannot be specified as standard variations in Clauses 54 or 55, they have been included in the design guidelines and can be used to inform the preparation of a landscaping plan for development.

8.11 Improved Monitoring

The City could consider improved monitoring of landscaping requirements for tree protection conditions on planning permits where land owners are required to plant a canopy tree to replace lost vegetation and to protect the tree root zone, trunk and canopy of existing vegetation.

Regular monitoring and selective auditing of approved permits that require existing trees to be protected could be undertaken to show applicants and landowners that these matters are being taken seriously by the City.

8.12 Local Laws

The City could consider the application of a new local law for the protection of significant and canopy trees. This would be an option to protect canopy trees in areas of the municipality where only native vegetation is protected. This has the advantage of being lower in cost than the preparation and exhibition of a planning scheme amendment. This could be a logical action arising out of implementation of the WNCS and other strategic work.

8.13 Community Education

There is an important role for Council in promoting the NCS design guidelines through community, landowner and developer education and awareness. This could occur by promoting the design guidelines for each neighbourhood character type and how they would apply to residential planning and building applications, particularly those that may not proceed through the “deemed to comply” pathway under the Townhouse and Low Rise Code.

Community education about the importance of vegetation retention and protection is a critical component to the success of development and a voluntary means to increase vegetation canopy cover and local habitat. Local guidelines could be prepared and applied in planning application assessments and utilised more broadly by landowners to increase vegetation on their sites and on buildings through new “green” walls and roofs.

Regulation and planning requirements are important parts of Council’s role in terms of tree protection. However, community information and ownership of the importance of vegetation protection and enhancement with dedicated Council and voluntary streetscape and planting programs will be the key drivers of increased canopy cover and habitat into the future.

8.14 Other Neighbourhood Character Actions

Other actions are also important to drive the improved implementation of neighbourhood character attributes in the City of Wodonga and include the following:

- Compile existing covenants and S173 agreements to determine if there are excessive restrictions on dwelling capacity. If there are, further investigations should be undertaken to explore options to remove these covenants and s173 agreements from these areas. This should focus on the Managed and Substantial Change areas.
- Foster partnership groups and collaborative forums between the City, Victorian Government Departments and Agencies and the local development industry to improve relationships, understandings and expectations within the sector to deliver increased and improved housing in Wodonga. Joint workshops to explain the objectives and techniques for achieving better and more authentic character in Wodonga could yield good results as local designers and builders gain a broader understanding of what gives Wodonga its unique character. Without

these processes, growth areas are likely to have very generic character and be no different from other towns and cities.

- Education opportunities around the location of site services and appliances such as air conditioners, trees, material quality, etc. to improve the quality of development being delivered.
- Advocate for updates to the Hume Regional Growth Plan to take account of Wodonga's residential development framework.
- Promote awareness, understanding and ownership of the WNCS, design guidelines and residential development framework by Councillors, the local community and development industry. This could be through the preparation of brochures outlining expectations relating to neighbourhood character and housing change for each character type.
- Facilitate a great percentage of medium density housing planning applications in established residential areas, particularly in incremental, managed change and substantial change areas, through clearer planning guidelines and requirements and dedicated planning officers to assess applications and provide advice.

8.15 Other Recommendations from the Report

Several other actions not directly related to the neighbourhood character strategy have been identified including:

- Remove or review DDOs or DPOs where residential development is either completed or requirements are now redundant.
- Rezone MUZ land around the University to reflect commercial and industrial uses.
- Investigate the rezoning of FZ land (strategic redevelopment sites) that is surrounded by residential development and no longer in farming or agricultural production to a residential zone.
- Apply a BAO around the abattoir, foundry and pet food production premises aligned to the minimal change area and further detailed through relevant environmental assessments.
- Undertake a review of section 173 agreements and restrictive covenants to determine residential land capacity and diversity impacts.

Table 5: Wodonga Neighbourhood Character Types, Residential Change Areas and Townhouse and Low Rise Code Standard variations in Residential Schedules

Townhouse and Low Rise Standard, Neighbourhood Character Type and Housing Change Area	Standard A3 and B2-1: Minimum street setback	Standard A5 and B2-5: Site coverage	Standard A6: Permeability	Standard A10: Side and rear setbacks	Standard A11: Walls on boundaries	Standard A17 and B3-5: Private open space	Standard A20 and B3-8: Front fences
NRZ1 schedule: Landscape Suburban; Incremental housing change area	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide no front fencing in areas where this predominates or a maximum height of 1.2m along the frontage and within 3m of the frontage.
NRZ2 schedule: Regional Suburban Inner; Incremental housing change area	No change to Clause 55 provision For A3: front setback no less than the average setback of the adjoining two buildings. For A3: front setback on corner site consistent with any adjacent building.	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide no front fencing in areas where this predominates or a maximum height of 1.2m along the frontage and within 3m of the frontage.
NRZ3 schedule: Regional Suburban Outer - Incremental housing change area	No change to Clause 55 provision For A3: front setback no less than the average setback of the adjoining two buildings. For A3: front setback on corner site consistent with	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide no front fencing in areas where this predominates.

Townhouse and Low Rise Standard, Neighbourhood Character Type and Housing Change Area	Standard A3 and B2-1: Minimum street setback	Standard A5 and B2-5: Site coverage	Standard A6: Permeability	Standard A10: Side and rear setbacks	Standard A11: Walls on boundaries	Standard A17 and B3-5: Private open space	Standard A20 and B3-8: Front fences
	any adjacent building.						
NRZ4 schedule: Urban – Incremental housing change area	No change to Clause 55 provision For A3: front setback no less than the average setback of the adjoining two buildings.	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide no front fencing in areas where this predominates or a maximum height of 1.2m along the frontage and within 3m of the frontage.
NRZ5 schedule: Garden Suburban – Minimal housing change area	No change to Clause 55 provision For A3: front setback no less than the average setback of the adjoining two buildings. For A3: front setback on corner site consistent with any adjacent building.	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 55 provision. For A10: Setback buildings a minimum of 2 metres on both sides.	No change to Clause 54/55 provision	No change to Clause 55 provision. Provide a minimum rear private open space area of 50 square metres and minimum dimension of 5 metres.	Provide no front fencing in areas where this predominates or a maximum height of 1.2m along the frontage and within 3m of the frontage.
NRZ6 schedule: Early Wodonga – Minimal housing change area	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide a maximum height of 1.2m along the frontage and within 3m of the frontage.
GRZ1 schedule: Established Inner Suburban – Managed housing change area	Provide a maximum front setback of 4m. For A3: Provide a rear setback of at least 3 metres from	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide no front fencing in areas where this predominates or a maximum height of 1.2m along the

Townhouse and Low Rise Standard, Neighbourhood Character Type and Housing Change Area	Standard A3 and B2-1: Minimum street setback	Standard A5 and B2-5: Site coverage	Standard A6: Permeability	Standard A10: Side and rear setbacks	Standard A11: Walls on boundaries	Standard A17 and B3-5: Private open space	Standard A20 and B3-8: Front fences
	the rear boundary except on sites adjacent to public open space, where the rear setback is 0 metres						frontage and within 3m of the frontage.
RGZ1 schedule: Landscaped Urban Corridors – Substantial housing change area	Provide a maximum front setback of 3m. For A3: Provide a rear setback of at least 6 metres.	80% maximum site coverage (A5 and B2-5)	No change to Clause 54/55 provision	Provide a minimum rear setback of 6m.	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide a maximum height of 1.2m along the frontage and within 3m of the frontage.
GRZ2 schedule: Sloping Foothills – Minimal housing change area	No change to Clause 55 provision. For A3: Provide a minimum 6 metre setback from the front boundary. For A3: Provide a minimum 4 metre setback from the side and rear boundaries.	40% maximum site coverage (A5 only)	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide no, or low open fencing up to a maximum height of 1.2m along the frontage and within 3m of the frontage.
MUZ2 schedule: Regional Suburban Outer – Incremental housing change area	No change to Clause 55 provision For A3: front setback no less than the average setback of the adjoining two buildings. For A3: front setback on corner site consistent with	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide no front fencing in areas where this predominates or a maximum height of 1.2m along the frontage and within 3m of the frontage.

Townhouse and Low Rise Standard, Neighbourhood Character Type and Housing Change Area	Standard A3 and B2-1: Minimum street setback	Standard A5 and B2-5: Site coverage	Standard A6: Permeability	Standard A10: Side and rear setbacks	Standard A11: Walls on boundaries	Standard A17 and B3-5: Private open space	Standard A20 and B3-8: Front fences
	any adjacent building.						
MUZ3 schedule: Regional Suburban Outer – Incremental housing change area	No change to Clause 55 provision For A3: front setback no less than the average setback of the adjoining two buildings. For A3: front setback on corner site consistent with any adjacent building.	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	No change to Clause 54/55 provision	Provide no front fencing in areas where this predominates.

Note: there can be no Clause 55 variations for the LDRZ1 Schedule (Semi-rural character type).

Appendix A

The following table shows the results of the analysis of overlays applied in the WPS and their implications for development and housing change areas.

Table 6: Overlay Schedule Assessment

Overlay and Overlay Schedule	Zone(s) Applied	Implications for Development	Change Area Recommendation
Environmental Significance Overlay			
ESO1 – High quality agricultural land	Does not apply to residential land. Not applicable	NA	
ESO2 - Wodonga Hills	Applies to residential land (cuts across the rear of some GRZ lots (off Ballara Dve) but mostly on RCZ or PPRZ land). Affects only a small amount of developed or developing residential land.	Aims to reduce impact on environmental qualities of hills, soil and water quality, land capability and visual intrusions. Future strategic work should remove this overlay from residential land.	Incremental change
ESO3 - Ephemeral waterway – 30 m setback	RLZ land. Not applicable.		
ESO4 – Silky Oak Avenue	PPRZ land. Not applicable.	NA	
ESO5 - Wastewater buffer	Applies only to one residential lot (LDRZ)		Minimal change
ESO6 - Bonegilla	Applies to but to RCZ, TZ and RLZ Not applicable	NA	
ESO7 - Wodonga Water Treatment Buffer	Applies to PUZ1, RCZ GRZ. 3 lots of GRZ land around the plant. Very small slithers of land some of which is a road.		Minimal change
Vegetation Protection Overlay			
VPO1- Bandiana Corridor Vegetation Protection Area	Applies to PPRZ and a road in the GRZ (road corridor and front bits of lots). Should the VPO potentially be remapped in this area?	Protect EVCs and EPBC listed species	No impact on change area.
VPO2 – Bandiana White Box Woodlands Vegetation Protection Area	Applies to GRZ. Kenneth Watson Drive appears compromised.	Protect EVCs and EPBC listed species	No impact on change area.
VPO3 – Bandiana White Box Woodlands Vegetation Protection Area on Lot 1 on plan of Subdivision 420756, Pearce Street Wodonga and Lot 2 on plan of Subdivision No. 401562, Corner Beechworth Road	PPRZ and PCRZ land. Not applicable	NA	

Overlay and Overlay Schedule	Zone(s) Applied	Implications for Development	Change Area Recommendation
and Windsor Drive Wodonga, RES1A TP 632876 Warwick Road.			
VPO4 - Leneva Valley and Baranduda Retained Native Vegetation Areas	Applies to GRZ and LDRZ land	Protection of vegetation and revegetation of corridors mostly along road corridors	No impact on change area. Lot of it will come into council ownership as developed
Significant Landscape Overlay			
SLO1 – Landscape Protection Overlay	Only to RCZ and FZ	NA	
Design Development Overlay			
DDO1 – Albury Wodonga Enterprise Park	Applies to MUZ	Encourages two storey residential development within 400m of local neighbourhood centre and industrial and commercial development. Project should consider whether further strategic work is required.	No impact on change area.
DDO2 – De Kerilleau, East Wodonga	Applies to GRZ	Seeks a range of housing types and densities. Triggers a permit for development over 7.5 m. Should be reviewed in conjunction with the Sloping Land Guidelines implementation.	No impact on change area.
DDO3 – National Distribution Centre - Wodonga	Not applicable	NA	
DDO4 – removed		NA	
DDO5 – Whitebox Rise Neighbourhood Activity Centre	Not applicable as applied to Commercial 1 land.	NA	
DDO6 – Whitebox Rise Residential Design and Character	Applies to GRZ	Encourages two storey development adjacent to parks, careful placement of garages and development of street and laneway network. Much of DDO within 400m catchment and development has largely not occurred consistent with the DDO. DDO is now redundant with few development options in the medium-long term.	No impact on change area.
DDO7 – 126 Melbourne Road Wodonga	Applies to GRZ	Sets out extensive list of controls for siting and design of development incl. height (8m), fencing, setbacks, garage locations etc.	No impact on change area.

Overlay and Overlay Schedule	Zone(s) Applied	Implications for Development	Change Area Recommendation
DDO8 – Wodonga Country Golf Club and Resort Facilities	Applies to SUZ and not part of study area. Not applicable.	NA	
DDO9 – Riverside Neighbourhood Activity centre	Commercial 1 Zone. Not applicable	NA	
DDO10 – Forest Mars Avenue Industrial Interface	Not applicable	NA	
Development Plan Overlay			
DPO1	GRZ & LDRZ	Various sites – some with development plans and some without. A number have been constructed or are under constructed. 80 Ingrams Road not implemented.	Default to underlying zone. No impact on change area.
DPO2	Applies to LDRZ	Under construction	Minimal change
DPO3	Not applicable		NA
DPO4 – no name	Not applicable		NA
DPO5	Is not mapped		NA
DPO6	Not applicable		NA
DPO7	Not applicable		NA
DPO8 - Bonegilla Development Plan	Outside study area.	NA	
DPO10	Applies to GRZ	**Meridian Rise Estate** Still under construction. Requires 10m setback from Kenneth Watson Drive. Includes number of lots proposed to be over 1000sqm. **Whitebox Rise Development Plan** Appears to not have commenced construction. Range of lot sizes.	No impact on change area
DPO11 – White Box Rise	Applies to GRZ	Appears to be largely developed.	No impact on change area
DPO12 - Leneva Valley	Applies to GRZ	Under construction	No impact on change area
DPO13 – no name	Applies to LDRZ		Minimal as it is LDRZ
DPO14 - Wodonga Country Club Golf Course And Resort Facilities	Applies to part of the SUZ2 area and was not initially part of study area but was incorporated after consultation.	Development currently under construction Key attributes from DPO14 best fit into the Landscape Suburban Character Type.	Incremental Change

Overlay and Overlay Schedule	Zone(s) Applied	Implications for Development	Change Area Recommendation
		DPO14 should be referenced where relevant in the design guidelines.	
DPO15- Riverside Estate	Applies to GRZ & MUZ	Under construction	No impact on change area
DPO16 Ashworth Estate	Not applicable as on RLZ	NA	
DPO17 – Baranduda Springs	Applies to LDRZ		Minimal Change
DPO 18 - Valley Views Estate	LDRZ	Community were asked if would like to prepare a DP through a special rate scheme and were not supportive.	Minimal Change
DPO 19 – Kinchington Road East Residential Precinct Development Plan	GRZ Most of the site is still vacant and much is subdivided.	NA	No impact on change area.
DPO 20 – Westmont Aged Care Services	GRZ Most of the site has been developed.	Relates to the orderly development of aged care facilities.	No impact on change area.
DPO 21 - inclusionary Housing Pilot – 30 Jarrah Street and 41 Pearce Street, Wodonga	GRZ	Permit issued for 35 lot subdivision and construction of 4 dwellings. Council unaware of DP in place – Ministerial.	No impact on change area
Heritage Overlay			
HO48 (Precinct) **HO14, HO15, HO23, HO24, HO25, HO26, HO27, HO28, HO29, HO30, HO31, HO33, HO34, HO52, HO53 (individual)**	GRZ GRZ, LDRZ	HO48 applies to at a precinct scale. Remaining individual heritage places do not drive a minimal change designation but specific guidelines are included for heritage places.	Minimal Change (only for HO48)
Other overlays			
Environmental Audit Overlay	Some are in GRZ and MUZ EAO in Killara is nearly built out with residential MUZ 395 Murray Valley Hwy – former transport depot EAO south of Dartnell Cres – is PPRZ a former land fill (potentially associated with Defence Base)		No impact on change area
Specific Controls Overlay	Not applicable.	NA	
Land Subject to Inundation Overlay	Affects some areas of GRZ		See notes above
Floodway Overlay	GRZ		See notes above
DCPO	Affects one area of GRZ		See notes above

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