SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ1.

WODONGA CENTRAL COMPREHENSIVE DEVELOPMENT PLAN

Land

This schedule applies to land generally comprising the former Wodonga Railway Station and associated rail land, Wodonga as depicted in the Wodonga Central Comprehensive Development Plan at Map 1 of this Schedule.

Purpose

- To facilitate redevelopment of the former rail land in Wodonga for mixed use development that supports and enhances the consolidation of core retail and commercial activity within the Wodonga Central Business Area.
- To facilitate use and development in accordance with the Wodonga Central Comprehensive Development Plan objectives and Precinct objectives.
- To facilitate use and development that encourages social interaction, day and night activity, street surveillance for safety and contributes to the city identity.
- To encourage development of buildings with ‘active frontages’ to create a vibrant pedestrian environment, particularly along Elgin Boulevard and High Street.
- To discourage development where the presentation of car parking is dominant.
- To ensure that the construction of key road and pedestrian connections and open spaces integrates the land with the existing urban areas.
- To support the realignment and upgrade of Elgin Boulevard as a priority pedestrian area and retail location.
- To encourage good quality architecture and urban design which contributes to a defined identity for the Wodonga Central Business Area.

1.0 Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
</table>
| Accommodation (other than Residential hotel, Host Farm, Corrective institution, Camping and caravan Park) | Any frontage at ground floor level must not exceed 2 metres, except in Precinct 4 on ‘Map 1’ where it may exceed 2 metres. Must not be located in Precinct 5 on ‘Map 1’.

Betting agency

<p>| Child care centre | Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a Caretaker’s house). |</p>
<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cinema</td>
<td>In Precincts 1, 2 and 3 on 'Map 1', must not have a frontage at ground level exceeding 15 metres.</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td>Must not be located in Precincts 4 and 5 on 'Map 1'.</td>
</tr>
<tr>
<td>Education centre</td>
<td>Any frontage at ground floor level must not exceed 10 metres, except in Precinct 5 on Map 1 where it may exceed 10 metres.</td>
</tr>
<tr>
<td></td>
<td>Must not be a primary or secondary school.</td>
</tr>
<tr>
<td>Electoral office</td>
<td>May be used for only 4 months before an election and 2 weeks after an election</td>
</tr>
<tr>
<td>Food and drink premises (other than Hotel and Tavern)</td>
<td>Must not be in Precinct 4.</td>
</tr>
<tr>
<td>Home occupation</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Office (other than Electoral office)</td>
<td>Any frontage at ground floor level must not exceed 2 metres</td>
</tr>
<tr>
<td></td>
<td>No restriction on ground floor frontage applies to a medical centre in precinct 5.</td>
</tr>
<tr>
<td>Postal agency</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td>Must be located in Precincts 1, 2, 3 or 4 on 'Map 1'.</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>Must be located in Precinct 5 on 'Map 1'.</td>
</tr>
<tr>
<td>Shop (other than Adult sex bookshop, Restricted retail premises, Supermarket and Department store)</td>
<td>In Precincts 1 and 2 on “Map 1”, any frontage at ground floor level fronting the urban square must not exceed 10 metres.</td>
</tr>
<tr>
<td></td>
<td>The maximum combined leasable floor area of a shop in Precinct 1, 2 and 3 must not exceed 2500m².</td>
</tr>
<tr>
<td></td>
<td>In Precincts 4 and 5 on ‘Map 1’, the combined leasable floor area of shop in each precinct must not exceed 1000 m².</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 – Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car wash</td>
<td>Must be in Precinct 5 on ‘Map 1’.</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Car wash and Refuse disposal)</td>
<td>Must not be for a purpose listed in the table to Clause 52.10.</td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td>Must be in Precinct 5 on ‘Map 1’.</td>
</tr>
<tr>
<td>Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility, Motor racing track and Outdoor recreation facility)</td>
<td>Must be located at first floor level in Precincts 1 and 2 on ‘Map 1’.</td>
</tr>
<tr>
<td>Motor vehicle, boat or caravan sales</td>
<td>Must be in Precinct 5 on ‘Map 1’.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Place of assembly (other than Carnival, Cinema and Circus,)</td>
<td>A nightclub, place of worship and restricted place of assembly must not be on the ground floor level within Precincts 1 and 2</td>
</tr>
<tr>
<td>Renewable energy facility</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Shop, Betting agency, Food and drink premises, Hotel, Motor vehicle, boat or caravan sales, Postal agency and Trade supplies).</td>
<td></td>
</tr>
<tr>
<td>Supermarket</td>
<td>The maximum combined leasable floor area of a Supermarket must not exceed 2500m².</td>
</tr>
<tr>
<td>Department store</td>
<td>The maximum combined leasable floor area of a Department store must not exceed 2500m².</td>
</tr>
<tr>
<td>Tavern</td>
<td></td>
</tr>
<tr>
<td>Trade supplies (other than Timber yard)</td>
<td>Must be in Precinct 5 on ‘Map 1’.</td>
</tr>
<tr>
<td>Warehouse (other than Fuel depot)</td>
<td>Must not be a purpose listed in the table to Clause 52.10.</td>
</tr>
</tbody>
</table>

Any other use not in Section 1 or 3

Section 3 – Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex bookshop</td>
</tr>
<tr>
<td>Agriculture (other than Apiculture)</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Camping and caravan park</td>
</tr>
<tr>
<td>Cemetery</td>
</tr>
<tr>
<td>Corrective institution</td>
</tr>
<tr>
<td>Crematorium</td>
</tr>
<tr>
<td>Fuel depot</td>
</tr>
<tr>
<td>Intensive animal husbandry</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
</tr>
<tr>
<td>Pleasure boat facility</td>
</tr>
<tr>
<td>Refuse disposal</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Timber yard</td>
</tr>
<tr>
<td>Transport terminal</td>
</tr>
</tbody>
</table>

2.0 Wodonga Central Comprehensive Development Plan

The following objectives correspond with the precincts in ‘Map 1’ of this schedule.
Precinct 1

This precinct provides a new urban square with a centre of town character. Development with higher built form and innovative design will define the corner and enhance the urban square. Ground level activation with specialty shops with small retail frontages to the south and east edges of new built form will promote pedestrian activity and integration with the urban square and the intersection of Elgin Boulevard and High Street.

Precinct 2

Precinct 2, together with Precinct 1 is the southern edge to the gateway of Elgin Boulevard and High Street where higher built form, innovative design and a landmark office building is encouraged. Ground level retail including food and drink premises will take advantage of the northern aspect and reinforce the pedestrian focus and transition to High Street.

Precinct 3

This Precinct will offer mixed use development that responds to and enhances the amenity of the central Green Square and heritage buildings as a place for passive recreation and events. The former rail heritage buildings will be a key focal point through adaptive re-use and integration with contemporary architecture to enhance Wodonga’s identity, amenity and tourism. Higher built form is encouraged with articulation to protect ground level amenity. Hotel accommodation is encouraged.

Precinct 4

This Precinct is to offer mixed use development of two to four levels which is predominantly residential and designed to address and enhance the Green Square. New development and the Green Square are to respond to and enhance the rail heritage buildings in Precinct 3.

Precinct 5

Precinct 5 is to provide opportunity for large format mixed use development with landscaped setbacks. Medical and education uses are encouraged. Vehicle, pedestrian and bicycle permeability is to be provided through the precinct with good connections to the other precincts.

3.0 Framework Plan

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works, other than for works required to remediate the site, until a Framework Plan for the entire site has been prepared and approved to the satisfaction of the responsible authority. No public exhibition of the Framework Plan is required prior to consideration by the Responsible Authority.

The Framework Plan must be generally consistent with the Wodonga Central Comprehensive Development Plan and the objectives at Clause 2.0 of this schedule and must include the following to the satisfaction of the responsible authority.

- The boundary of the site and precincts.
- The realignment of Elgin Boulevard through the intersection with High Street.
- The northern extension of Smythe Street and Watson Street through to South Street.
• The connection of Church Street from Elgin Boulevard to South Street. This connection may not be a vehicle link for its full extent.

• The provision of an open space link following the former rail corridor from the intersection of Elgin Boulevard and High Street to the open space in Precinct 4.

• The provision of open space central to Precinct 3 and 4 and at the North West corner of Elgin Boulevard and High Street.

• A pedestrian connection linking Elgin Boulevard to Bank Street and the Sumson Gardens.

• Other vehicle, bicycle and pedestrian links through the site to the surrounding streets.

The Framework Plan may be amended to the satisfaction of the responsible authority.

4.0 Precinct Plan

A permit should not be granted to use or subdivide land, construct a building or construct or carry out works, until a Precinct Plan for the relevant precinct has been prepared and approved to the satisfaction of the responsible authority. The Precinct Plan must be generally consistent with the Wodonga Central Comprehensive Development Plan, the endorsed Framework Plan and the precinct objectives.

A permit may be granted before the endorsement of a Precinct Plan provided that the responsible authority is satisfied that the use, subdivision or development will not prejudice the future use or development of the land consistent with the Wodonga Central Comprehensive Development Plan, the endorsed Framework Plan and the precinct objectives.

Any precinct plan shall be made available for public inspection at the Wodonga City Council for 14 days prior to its consideration by the responsible authority. Before approving a precinct plan the responsible authority must consider any written comments received in response to the display of the precinct plan.

A Precinct Plan must show or include the following (in the form of reports or plans), as appropriate to the precinct, to the satisfaction of the responsible authority:

• The location, height, dimension, floor area and use of all buildings and works.

• The provision for car parking, public transport facilities, loading requirements, waste storage, collection and loading.

• The location of all open spaces available to the public.

• A landscape concept plan, including landscaping proposed for vehicle, bicycle and pedestrian links and open spaces.

• In Precincts 3 and 4 the conservation and adaptive re-use of the former Wodonga Railway Station building and Goods Shed and their integration with surrounding buildings and open space.

• The stages in which the precinct is to be developed.

• The provision of a reticulated water supply, sewerage, electricity and telecommunications.

A Precinct Plan may be amended to the satisfaction of the responsible authority.

The land use and development objectives of each Precinct are:

Precinct 1

The land use and development objectives of this Precinct are:
To create an urban square with a centre of town identity with high quality urban design that incorporates rail heritage and urban art.

The urban square to be designed to be a central meeting place which has good pedestrian linkages to other precincts and High Street, offers good solar amenity and weather protection and encourages day and night activity.

To provide innovative design and higher built form of a minimum of two storeys height with ground level activation to the south and east to define the corner and offer a distinctive entry to town.

Built form is to protect and enhance the amenity of the urban square through ground level activation and integration with the square.

Slow traffic movement encouraged along Church Street to enhance pedestrian connection between Precinct 1 and 3.

Precinct 2

To provide higher built form of a minimum of two storeys to define the corner and offer a distinctive gateway entry to town.

To encourage a landmark development with ground level retailing that activates the corner and responds to the northern aspect.

New built form and public open spaces to be designed to encourage pedestrian transition from Precinct 2 to Precinct 1.

Precinct 3

Built form, open space and road design to reinforce a pedestrian priority character and encourage slow traffic movements.

To provide vehicle and pedestrian linkages to South Street.

Development to be orientated to address open spaces and minimise the extent of blank walls.

To encourage mixed use development that responds to and enhances:
  • the pedestrian link to the Urban Square;
  • the Green Square
  • the rail heritage buildings

Open space and new buildings to be designed to integrate with and provide a setting for the heritage buildings.

Rear loading areas of commercial and retail is to be located away from and screened to the Green Square.

Higher Built form with zero street setbacks and ground level activation to Elgin Boulevard.

Precinct 4

To encourage development of 2-3 storeys with landscaped setbacks orientated to address the Green Square.

The Green Square to offer passive recreation, a place for large events and good vehicle and pedestrian linkages to South Street and Smythe Street.

Development facing South Street to have a rear vehicle access.
Precinct 5

- A location for large format buildings.
- New development to address Watson, South and Smythe Streets.
- Lalor Place to be used for loading access.
- Vehicle access is encouraged from Watson Street and Smyth Street and Lalor Place.
- Pedestrian and bicycle permeability through the site to be provided.

5.0 Use of land

The use of land must be generally consistent with the purposes of the schedule, the Wodonga Central Comprehensive Development Plan, the precinct objectives at Clause 2.0 of this schedule, the endorsed Framework Plan and any relevant endorsed Precinct Plan to the satisfaction of the responsible authority.

An application to use land must be accompanied by the following information.

- A description of the proposed use and the types of activities which will be carried out and any proposed staging of use and activities on the land.
- Plans drawn to scale and dimensioned which show:
  - the siting and use of buildings;
  - areas not required for immediate use;
  - adjacent buildings and uses.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access, glare, air-borne emissions and emissions to land and water.
- If an industry or warehouse:
  - the type and quantity of goods to be stored, processed or produced;
  - whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority;
  - whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a licence under the Dangerous Goods Act 1995 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.

6.0 Subdivision

A permit is required to subdivide land.

7.0 Creation of access to Elgin Boulevard

A permit is required to create or alter access to Elgin Boulevard.

8.0 Buildings and works

A permit is required to construct a building or to construct or carry out works.

Any permit granted must be generally consistent with the purposes of the zone and schedule, the Wodonga Central Comprehensive Development Plan, the precinct objectives
at Clause 3.0 of this schedule, the endorsed Framework Plan and any relevant endorsed Precinct Plan to the satisfaction of the responsible authority.

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate.

- Plans drawn to scale and dimensioned which show:
  - the boundaries and dimensions of the site;
  - adjoining roads;
  - the location, height and use of buildings and works on adjoining land;
  - levels of the site and the difference in levels between the site and surrounding properties to a defined point at the site boundaries or to Australian Height Datum (AHD);
  - any contaminated soils and filled areas, where known;
  - the layout of existing and proposed buildings and works;
  - the internal layout and use of the proposed development;
  - all access and pedestrian areas;
  - all driveway, car parking and loading areas;
  - existing vegetation and proposed landscape areas;
  - all external storage and waste treatment areas;
  - the location of easements and services.

- Elevation plans drawn to scale and dimensioned which show:
  - the building form and scale;
  - setbacks to property boundaries;
  - finished floor levels and building heights to a defined point at the site boundaries or to Australian Height Datum (AHD).

- Shadow diagrams based on the equinox shown for existing conditions and the proposed development.

- A schedule of finishes for the proposed development detailing materials and colours of external surfaces including walls, roofs and fences.

- A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

- Construction details of all drainage works, driveways, vehicle parking and loading areas.

9.0 Car parking

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

The design of car parks will contribute to the amenity of the area by:

- Car parks not being the dominant visual presentation of new development.

- Large car parking areas to be concealed behind active uses or within buildings, in particular along Elgin Boulevard, High Street and the northern extension of Smythe Street.
▪ Car park entries to be well designed and located.
▪ Providing well designed exteriors to multi-deck car parks that do not detrimentally affect adjacent streetscapes.
▪ At grade car parking to incorporate landscape treatments and provision for pedestrian access that enhances the streetscape presentation.
▪ Service areas and loading bays to be incorporated in the building design, and screened from public view.
▪ Being safe and secure both internally and externally.

10.0 Requirement for an Environmental Site Assessment

The following requirement is to be met prior to the use or development of land:

‘Where the land may be used for a use other than a ‘sensitive’ use, a professional environmental consultancy with an EPA Accredited ‘Contaminated Land’ Auditor (appointed pursuant to the Environment Protection Act 1970) must:

▪ Provide an opinion on whether the land is suitable for the proposed use; and
▪ Recommend any clean up and / or management measures that may be required before area is used for the activity.

Assessment and recommendation must be undertaken in accordance with the ‘Potentially Contaminated Land Practice Note, DSE, June, 2005.’

11.0 Referral of applications

An application to approve a Precinct Plan or for a permit to use, develop or subdivide land identified within the Wodonga Central Comprehensive Development Plan must be referred, in accordance with Section 55 of the Act, to the referral authority (Places Victoria) specified in the Schedule to Clause 66.04.

12.0 Exemption from notice and review

An application under any provision of this scheme which is generally in accordance with an endorsed Precinct Plan is exempt from the notice requirements of Section 52(1)(a), (b) (c) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

13.0 Decision guidelines

Before deciding on an application for approval of a Precinct Plan or a permit, in addition to the decision guidelines at Clauses 37.02-2, 37.02-3 and 37.02-4, the responsible authority must consider, as appropriate.

▪ The Wodonga Central Comprehensive Development Plan.
▪ The purpose of the zone and schedule.
▪ The precinct objectives at Clause 2.0 of this schedule.
▪ The endorsed Framework Plan.
▪ Any relevant endorsed Precinct Plan.
▪ The provisions of Clause 54 and 55.
14.0 Advertising signs

Advertising sign requirements are at Clause 52.05. The land in this schedule is in Category 1.

15.0 Map 1 to Schedule 1 to the Comprehensive Development Zone: Wodonga Central Comprehensive Development Plan

WODONGA CENTRAL COMPREHENSIVE DEVELOPMENT PLAN 2011

MAP 1 – PRECINCTS 1 TO 5

LEGEND:

- OPEN SPACE