WODONGA ENTERPRISE PARK – INDUSTRIAL PRECINCT

This policy applies to the use and development of land within the Industrial 1 Zone of the Wodonga Enterprise Park. The Albury Wodonga Enterprise Park is located on McKoy Street Wodonga West.

Policy Basis

The Industrial land component of the Wodonga Enterprise Park is a key economic development initiative described in the Municipal Strategic Statement and will provide a location for businesses and manufacturing, compatible with the surrounding area. These uses will be developed in a manner that supports the operation of the Enterprise Park.

The direct outlook of the Enterprise Park to the Hume Freeway adds to the significance of the site and need for development to achieve a high visual standard of presentation. This policy reinforces the significance of the Enterprise Park and recognises the existence of nearby residences to ensure that the range of industrial uses will be restricted to discourage the establishment of uses with an adverse amenity potential.

Objectives

- To ensure that all new use and development makes a positive contribution to the amenity of the area.
- To encourage a range of use and development that reinforces the role of the Enterprise Park.
- To create the best possible entry to Wodonga by ensuring development achieves a high standard of presentation.
- To implement the land use structure plan Enterprise Park.
- To protect remnant native vegetation and to use locally indigenous species in any new plantings proposed on land within the Industrial 1 Zone;

Implementation

It is policy that:

- The use and development of land is to occur generally in accordance with the design and development guidelines for the Wodonga Enterprise Park.
- Industrial development that is likely to detract from the amenity of the Park by way of appearance will be strongly discouraged.
- General industry is encouraged at the western end of Enterprise Park.
- Bulky goods retailing and retail uses in general are discouraged.
- Sites that can be viewed from the Hume Freeway and with direct frontage to McKoy Street must be designed to a high architectural standard. Buildings in this general area are to have an office style appearance with industrial shed type buildings or buildings with blank walls being discouraged if they can be seen from the McKoy Street road frontage. Buildings are to have a glazed frontage provided to no less than 50% of the McKoy Street frontage.
- The removal of remnant native vegetation will be strongly discouraged.
The roadside vegetation located within Probyns Road be enhanced and protected and access to properties be restricted to locations that will not result in the removal of native vegetation.

Decision Guidelines

Before deciding on an application the responsible authority must consider these matters in relation to remnant native vegetation, as appropriate;

- The effect of any proposed development on remnant native vegetation;
- The adequacy of measures proposed to minimise the removal of native vegetation;
- The adequacy of measures proposed offset the removal of native vegetation;

Reference Documents

- Albury Wodonga Enterprise Park –Design and Development Guidelines
- Enterprise Park Land Use Structure Plan