21.08 REGIONAL COOPERATION – AUSTRALIA’S LEADING REGIONAL CENTRE

21.08-1 Albury Wodonga Framework Plan (1991)

Figure 6 is a revised version of the 1991 Albury Wodonga Framework Plan, indicating existing development, land features and areas identified for future residential and industrial growth.

The plan indicates the main residential growth areas up to 2021 will be Thurmunda on the New South Wales side and the Middle Creek Valley on the Wodonga side.

Both Albury, Hume Shire and Wodonga have a potential to provide over 50 years supply of future residential development land.

Major industrial land supplies for the future include the Albury Airport, ANM (Australian Newsprint Mill) at Ettamogah, Baranduda and West Wodonga.

The framework plan clearly illustrates the physical features of Albury Wodonga and the common elements of the Murray River floodplain, Lake Hume and hills.

The City of Wodonga will strive to work with the City of Albury and other neighbouring Councils, and the governments, to further enhance and strengthen Albury Wodonga so it becomes Australia’s leading regional centre. To achieve the status of Australia’s leading regional centre the City of Wodonga must foster the cooperation of the City of Albury, surrounding Councils and state authorities in the strategic planning of Albury Wodonga.
FIGURE 6: Albury Wodonga Framework Plan
21.08-2 Gateway Island

Gateway Island is the Gateway to both Victoria and New South Wales, located on the Murray River floodplain between Albury and Wodonga. Both the City of Wodonga and Albury recognise the significance of Gateway Island and the opportunity its development and land management represents to the region. The Gateway Island Project is one of the key infrastructure projects for the City of Wodonga.

The vision is for Gateway Island to become the heart of Albury Wodonga, providing quality cultural and recreational pursuits for residents, whilst boosting employment, tourism and regional development.

Gateway Island comprises five key themes:

- The Murray River and recreational lakes
- The natural environment
- Culture and heritage
- Food and craft
- Entertainment and accommodation

These themes will be established through the development of seven precincts which are marked on the map (Figure 7).

- Riverland Interpretation Centre – including a learning centre about the history and management of the Murray Darling Basin System.
- Koori Ngungillana-Da – which includes an indigenous nursery, exhibition gallery and Koori art.
- Noreuil Park – located in the City of Albury, building on the strengths of an established shaded urban park which will add restaurants and a small commercial precinct to complement existing recreation spaces and trips by the Paddlesteamer Cumberooana.
- Cultural and Entertainment Precinct – which will include the Gateway Regional Museum and the home of circus and performing arts. This precinct will also include Millennium park which will provide a major open air entertainment and festival venue.
- Boardwalk – this area will incorporate a wharf development, man made swimming beach, accommodation, potential residential development, cafés, leisure and shopping facilities which complement the themes of Gateway Island.
- Commercial and Craft Precinct – which includes the existing Gateway Village, Palatinat Brewery and a fish farm. The project incorporates improvements to existing areas in addition to the application of Guidelines which ensure new development complements urban design objectives and the themes identified for Gateway Island.
- Lakes and Environment – environmental and water features including passive and active water sports.

Strategic Actions

Land use and development on the island will be managed under auspices of the Gateway Island Implementation Committee, which is chartered with the responsibility of implementing the Gateway Island Project.

Land use and development will be regulated by the application of a Special Use zone and incorporated document titled “Gateway Island Project Environmental Management Plan” December 1997.

The Gateway Island Project Environmental Management Plan provides the structure for ongoing environmental management of Gateway Island, including environmental protection measures which are to be applied to any proposed development.
During 1999 additional work will be undertaken to guide decision making for future development and land use on the island. These projects include urban design guidelines for Gateway Island, the Gateway Island landscape structure plan, and business plan for the National Centre for Circus Arts.

An essential part of the strategy for Gateway Island is achieving the acquisition of remaining privately owned land located west of Lincoln Causeway.

**FIGURE 7: Gateway Island – Master Plan**
21.08-3 Albury Wodonga Regional Parklands

Albury Wodonga Regional Parklands is an independent community body established primarily by the Albury Wodonga Development Corporation to manage lands transferred to the Crown and Council by the AWDC and private landowners for recreational and environmental purposes.

The AWRP has the support of the City of Wodonga, which has facilitated planning scheme amendments to create the parklands system on the Victorian side of the region. The parklands consist of over 6,000ha of land distributed in both Victoria and NSW. The Regional Parks consist predominantly of river frontages, floodplains, hilltops and hill faces.

The objectives of the AWRP are to:

- Protect and enhance the existing archaeological and cultural assets.
- Promote, inform, educate and enlist the support of the local community for their cultural, environmental and recreational requirements.
- Ensure a high level of flora and fauna habitat protection through supporting programs.

Strategic Actions

The City of Wodonga will continue to support the Regional Parklands through:

- Assessing options for funding contributions.
- Facilitating and assisting with project funding submissions.
- Facilitating additional land acquisition.
- Supporting land management practices and contributing to the preparation of sustainable land management plans.
- Direct financial contributions.

21.08-4 Investment Albury Wodonga (IAW)

The key strategic objectives for IAW are:

- Creating and maintaining the investment environment.
- Facilitating new local investment by existing firms.
- Attracting external investment.
- Capturing and maximising visitor income and investment potential.

Investment Albury Wodonga also heads the main tourism marketing responsibility for Albury Wodonga. Implementing marketing plans, promoting the growth of tourism in the region and coordinating major tourism events.

The City of Wodonga fully supports the objectives of IAW and will continue to work in partnership with IAW and the City of Albury in promoting investment and tourism in the region.

21.08-5 Waste Management

The City of Wodonga will maintain a pro-active role participating on the North East Victorian Waste Management Group and with the preparation of a regional waste management plan.

The City of Wodonga recognises the regional impact of landfill and will continue to implement waste minimisation practices.
A new landfill site is needed for Wodonga with the aim being to establish a regional landfill facility.

21.08-6  Arts and Culture

The City of Wodonga will continue to support the regional role in Arts and Culture filled by the Albury Wodonga Regional Art Board and its staff.

The City of Wodonga will encourage the development of facilities that promote Arts and Culture, which reinforce the National significance of Albury Wodonga.

The private sector will be actively encouraged to contribute to the provision of public art in the Central Business Area and civic precinct as part of its project development.