21.01 “Planning for the Future” – A Summary of the strategy

Wodonga has experienced strong growth over the past thirty-five years and will continue to grow at close to 2% per annum over the next 15 years. The Wodonga Council has addressed the need to plan for the future by completing the Wodonga Growth Strategy Plan, which demonstrates how Wodonga will cater for urban growth well beyond 2050.

Figure 1 titled Wodonga Growth Strategy Plan provides an illustrative guide for how the Wodonga Council expects the urban area of Wodonga to grow in the future. As outlined in the following sections, the council must plan for a city of 54,000 by 2036. The Municipal Strategic Statement (MSS) builds on the Growth Strategy Plan reinforcing how the growth can be accommodated in a social, economic and environmentally sustainable manner.

The MSS focuses specifically on how the city will plan for the next 15 years; however, given Wodonga’s role as a major regional centre, it is important to take into account the long term future and direction of the city. The MSS therefore considers the broader view outlining strategies and major infrastructure requirements that provide a planning framework for a fifty year time horizon.

Figure 1 titled Wodonga Growth Strategy Plan provides an illustrative outline of how the Wodonga Council expects urban development to occur up to and beyond 2036.

Major themes and outcomes described in this strategy are summarised below.

- The plan will achieve high standards for new urban development, with the planning for new development being led by sound urban design principles that foster effective community development and social interaction.

- Comprehensively planned residential areas including community facilities, open space, bicycle and pedestrian links will aim at achieving a healthy city.

- A broad range of residential development types will be encouraged with strategies applied to ensure a mixed form of development occurs, ranging from inner urban apartments to rural living development.

- The protection of prominent hillsides that surround Wodonga and areas planned for future urban development and where possible their inclusion in the Regional Parklands or open space.

- The sustainable management and long term protection of rural land to encourage agricultural production and diversification of farming activities.

- Achieving the infrastructure required to support the planned strategic outcomes for the industrial and residential development in addition to the redevelopment of the Central Business Area.
The development and implementation of several key infrastructure projects include:

- The Hume Freeway;
- The Wodonga Rail By-pass project;
- Logic Distribution Centre;
- The Wodonga Road Strategy Plan; and,
- Wodonga Central Business Area (CBA) upgrade;

Reinforcement of the role and potential improvement of Wodonga CBA as a mixed use centre and the city’s major retail, civic, entertainment and community centre.

Provision of additional industrial land at the Logic Distribution Centre at Barnawartha North and other industrial estates located at Baranduda, Bandiana East and the western section of Enterprise Park Wodonga.

The Logic Distribution Centre at Barnawartha North contains 394 hectares in the city of Wodonga and a further 220 hectares in the Shire of Indigo and is a major development site for distribution warehouses, transport, manufacturing uses in addition to a major rail inter-modal facility. The Logic project will provide a major catalyst for growth in the region providing the opportunity for up to 9000 jobs over the next 30 years.

The planning approach will continue to build on the strength of a well planned and effective road network in accordance with the Wodonga Road Strategy Plan.

Protection and maintenance of environmental assets including Lake Hume, surrounding hillsides, the Murray River and Kiewa River floodplains and other waterways and their floodplains.
The Wodonga Growth Strategy Plan highlights the geographic constraints and shows that future residential growth will occur south east of Wodonga in the Middle Creek Valley.

Support for the growth and development of a prosperous knowledge based precinct centred on the La Trobe University and Wodonga TAFE.

Through the Leneva Structure Plan, the council has completed a plan for what is equivalent to another city accommodating 70,000 in the spectacular setting of the Middle Creek Valley.

In the long term, Baranduda will form part of the urban area of Wodonga.

These elements are key themes that are integral to Wodonga’s vision for the future.

NOTE: Throughout Clause 21 a number of structure plans have been used to illustrate and provide strategic planning direction for a range of areas across the City of Wodonga. These plans were a true and accurate representation on the date of approval of Clause 21 by the Minister for Planning and from this date onward may be the subject of review. It is recommended that the advice of the City of Wodonga be sought in respect to the currency of any structure plan that is illustrated throughout Clause 21.