

06/11/2014
C115**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 retail and commercial activity within the Wodonga Central Business Area.
- To facilitate use and development in accordance with the Wodonga Central Comprehensive Development Plan statements.
- 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.
- 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**06/11/2014
C115**Section 1 - Permit not required**

Use	Condition
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 and 5 on 'Map 1' where it may exceed 2 metres.
Betting agency	
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).
Cinema Cinema based entertainment facility	In Precincts 1, 2 and 3 on 'Map 1', must not have a frontage at ground level exceeding 15 metres.

Use	Condition
Education centre	Any frontage at ground floor level must not exceed 10 metres, except in Precinct 5 on Map 1 where it may exceed 10 metres. Must not be a primary or secondary school.
Electoral office	May be used for only 4 months before an election and 2 weeks after an election
Food and drink premises (other than Hotel and Tavern)	
Home occupation	
Informal outdoor recreation	
Minor utility installation	
Office (other than Electoral office)	
Postal agency	
Residential hotel	
Restricted retail premises	Must be located in Precinct 5 on 'Map 1'.
Shop (other than Adult sex bookshop, Restricted retail premises, Supermarket and Department store)	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Car wash	Must be in Precinct 5 on 'Map 1'.
Department store	
Hotel	
Industry (other than Car wash and Refuse disposal)	Must not be for a purpose listed in the table to Clause 52.10.
Landscape gardening supplies	Must be in Precinct 5 on 'Map 1'.
Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility, Motor racing track and Outdoor recreation facility)	
Motor vehicle, boat or caravan sales	Must be in Precinct 5 on 'Map 1'.
Place of assembly (other than Carnival, Cinema and Circus)	A nightclub, place of worship and restricted place of assembly must not be on the ground floor level within Precincts 1 and 2
Renewable energy facility	
Retail premises (other than Shop, Betting agency, Food and drink premises, Hotel, Motor vehicle, boat or caravan sales, Postal agency and Trade supplies).	
Supermarket	
Tavern	
Trade supplies (other than Timber yard)	Must be in Precinct 5 on 'Map 1'.

Use	Condition
Warehouse (other than Fuel depot)	Must not be a purpose listed in the table to Clause 52.10.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

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

2.0

06/11/2014
C115

Wodonga Central Comprehensive Development Plan

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

Precinct 1

This precinct provides a new urban square with a centre of town identity. Opportunities for higher built form and innovative design will define the corner and enhance and integrate with the urban square. Ground level activation to the south and east edges will promote pedestrian day and night activity around 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 building is encouraged. Ground level activation will take advantage of the northern aspect of Elgin Boulevard with wide footpaths and direct tenancy access to reinforce the pedestrian focus and transition to High Street. Vehicular access to Elgin Boulevard should be avoided.

Precinct 3

This Precinct will offer mixed use development that responds to and enhances the amenity of the heritage Goods Shed and Station Building and potential open space 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. Open spaces will support a strong sense of community and provide opportunities for pedestrian linkages with surrounding precincts.

Precinct 4

This Precinct is to offer mixed use development which is predominantly residential to the north at the interface to the existing neighbourhood with a more dominant commercial and retail character to the south towards Elgin Boulevard. New development should respond to and enhance the rail heritage buildings in Precinct 3. Vehicular access is to be focussed toward Smythe Street and South Street with car parking to be internalised where possible to create active frontages with opportunities for landscaping.

Precinct 5

Precinct 5 is to provide opportunity for mixed use development at a more traditional scale. The opportunity for commercial and retail uses with larger floor space requirements and residential in a medium to high density setting is encouraged. Vehicle access and loading facilities are to be managed to provide an integrated approach to car parking and local amenity.

3.0

06/11/2014
C115

Use of land

The use of land must be generally consistent with the purposes of the schedule, the Wodonga Central Comprehensive Development Plan and the precinct statements at Clause 2.0 of this schedule.

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.

4.0

06/11/2014
C115

Subdivision

A permit is required to subdivide land.

5.0

06/11/2014
C115

Creation of access to Elgin Boulevard

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

6.0

06/11/2014
C115

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 and the precinct statements at Clause 2.0 of this schedule.

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 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 an indicative 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.

7.0

06/11/2014
C115

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.

8.0

06/11/2014
C115

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.’

9.0

06/11/2014
C115

Referral of applications

An application to approve 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.

10.0

06/11/2014
C115

Exemption from notice and review

An application under any provision of this scheme which is generally in accordance with the Wodonga Central Comprehensive Development Plan and the precinct statements at Clause 2.0 of this schedule 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.

11.0 Decision guidelines

06/11/2014
C115

Before deciding on an application for approval of 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 statements at Clause 2.0 of this schedule.
- The provisions of Clause 54 and 55.

12.0 Advertising signs

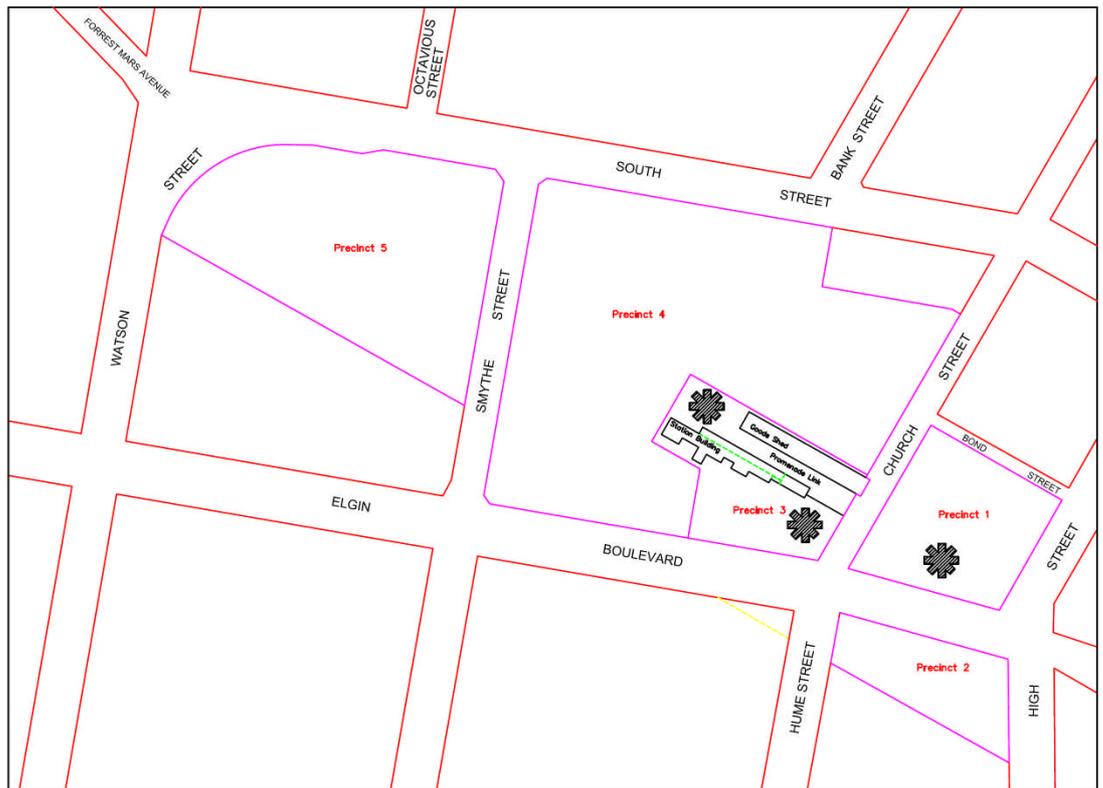
06/11/2014
C115

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

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

06/11/2014
C115

MAP 1 - PRECINCTS 1 TO 5



 POTENTIAL OPEN SPACE