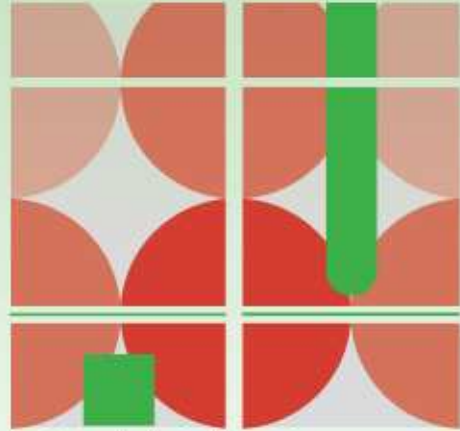


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**2008 NATIONAL
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FOR NEW URBANISM**

6th – 9th February, 2008





Wodonga's Citywide Transformation to New Urbanism

Peter Marshall
Chief Executive Officer

9 February 2008



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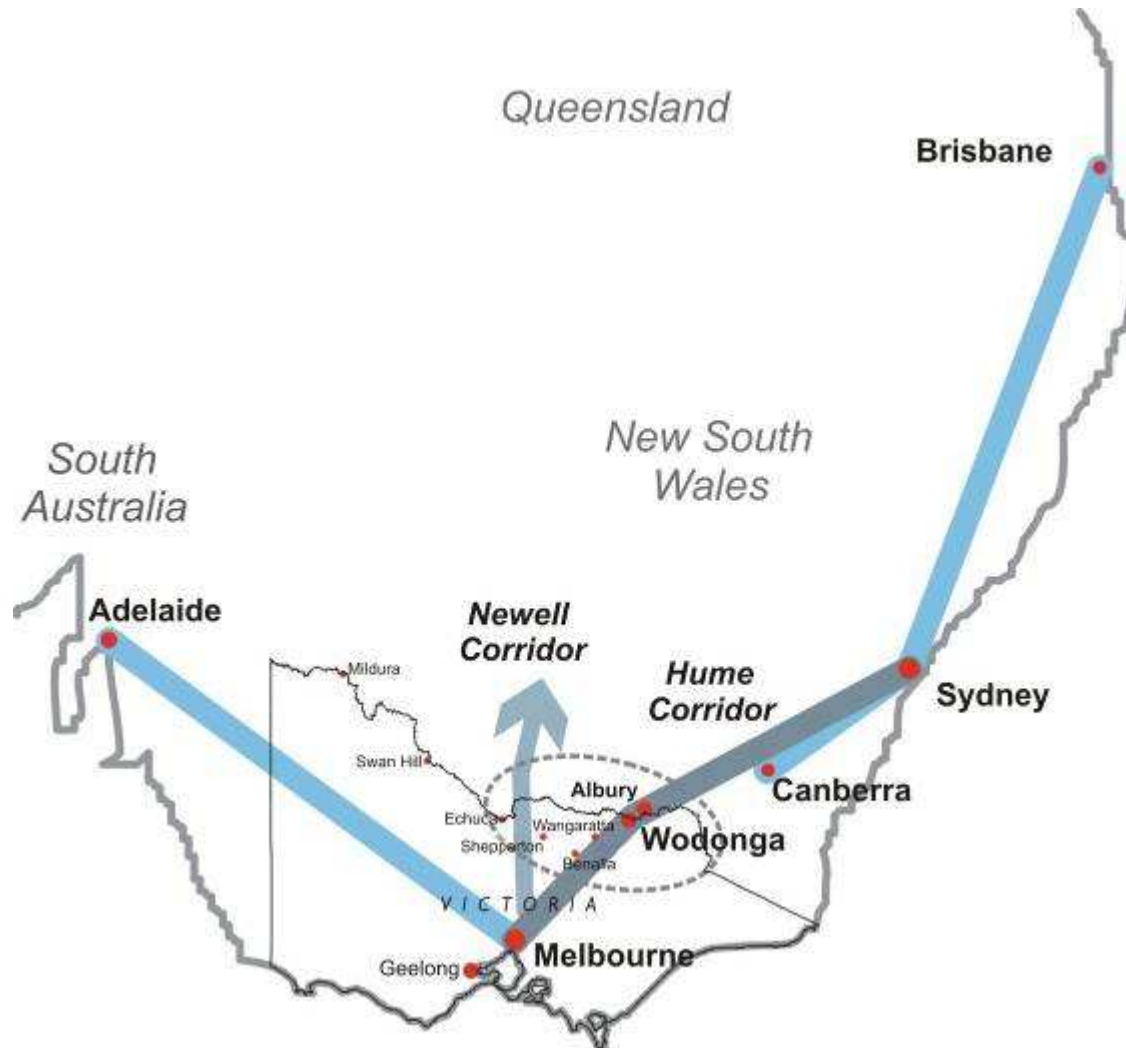


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Wodonga 1972



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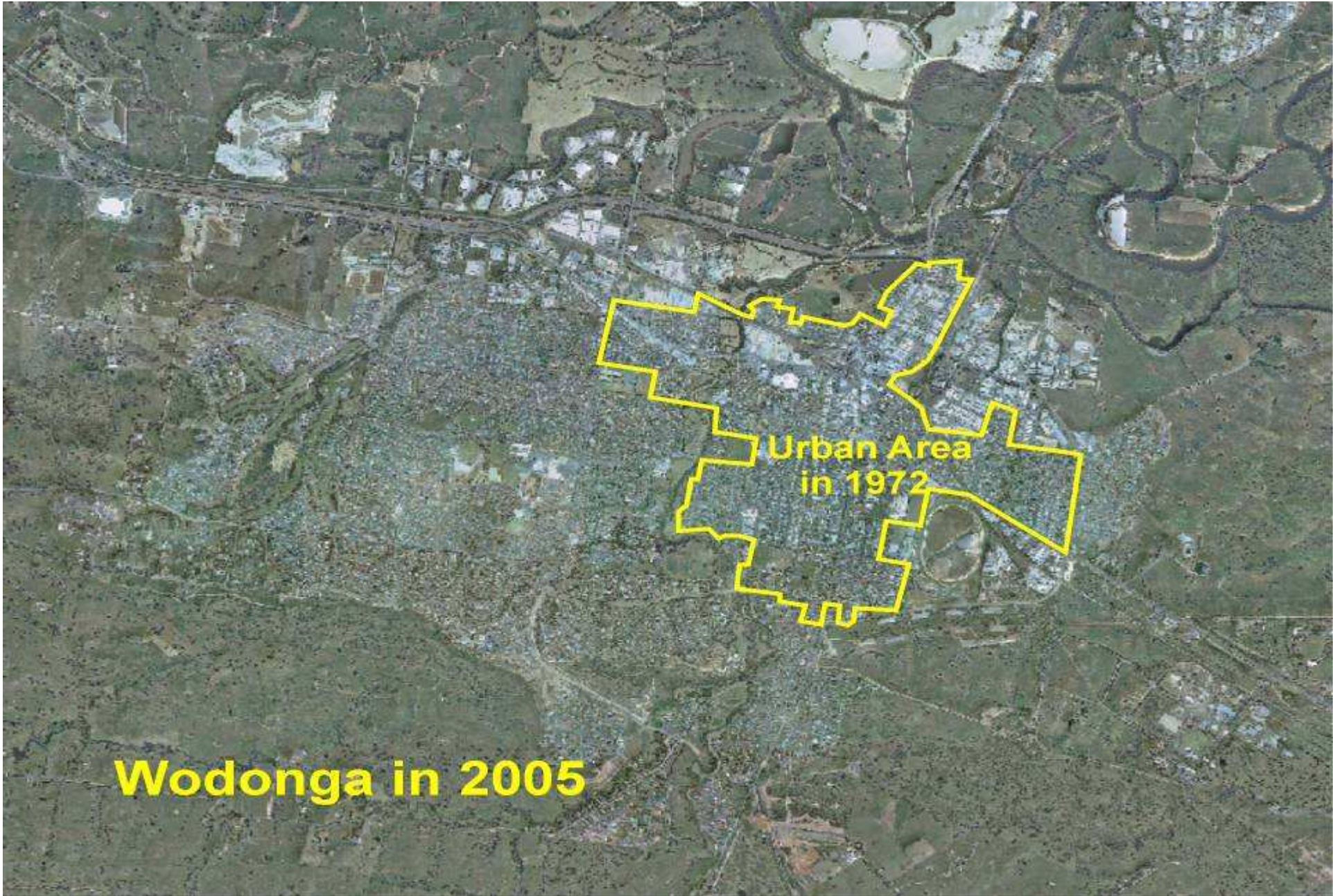


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Wodonga in 2005



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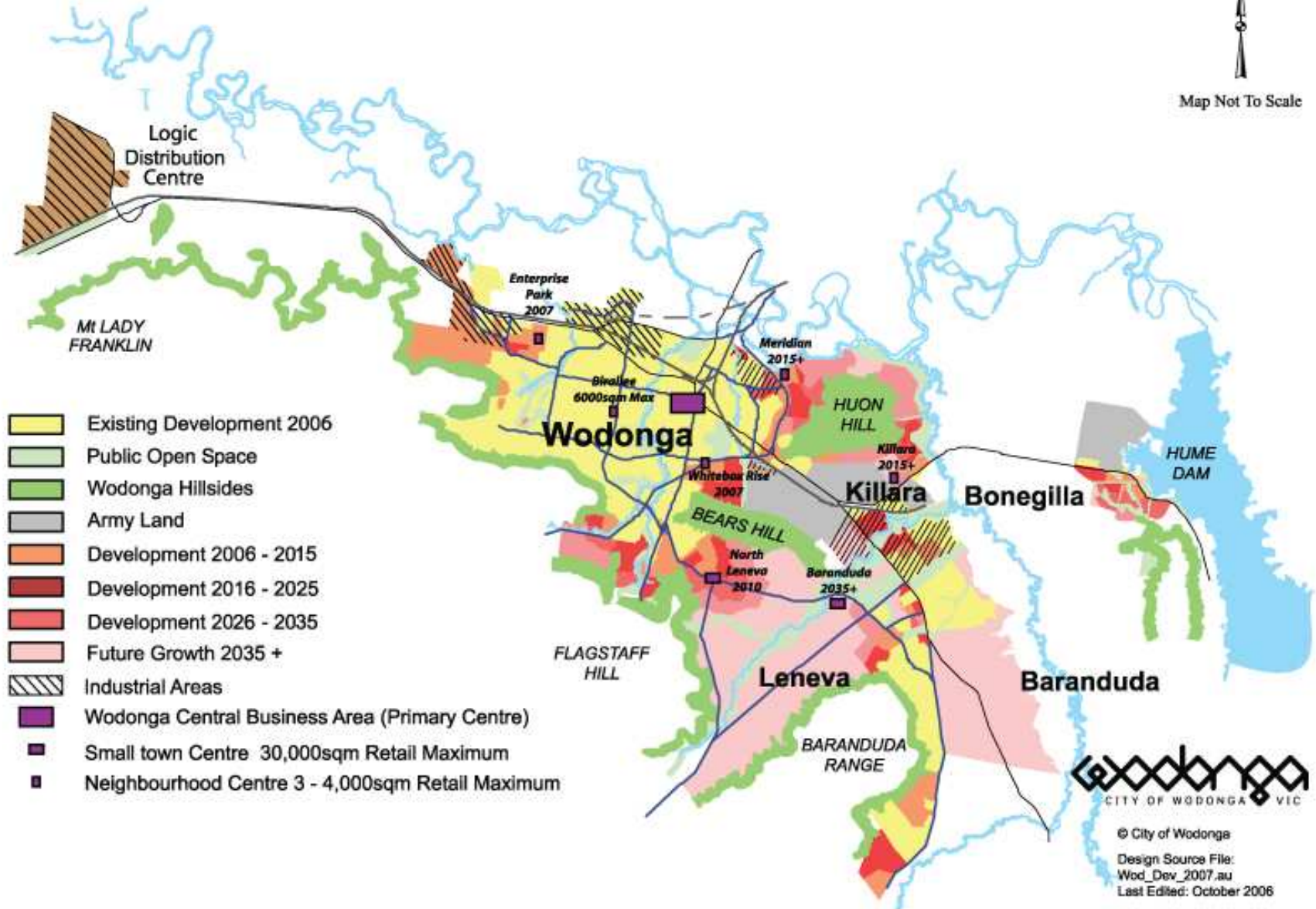
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WODONGA GROWTH STRATEGY 2007



Map Not To Scale



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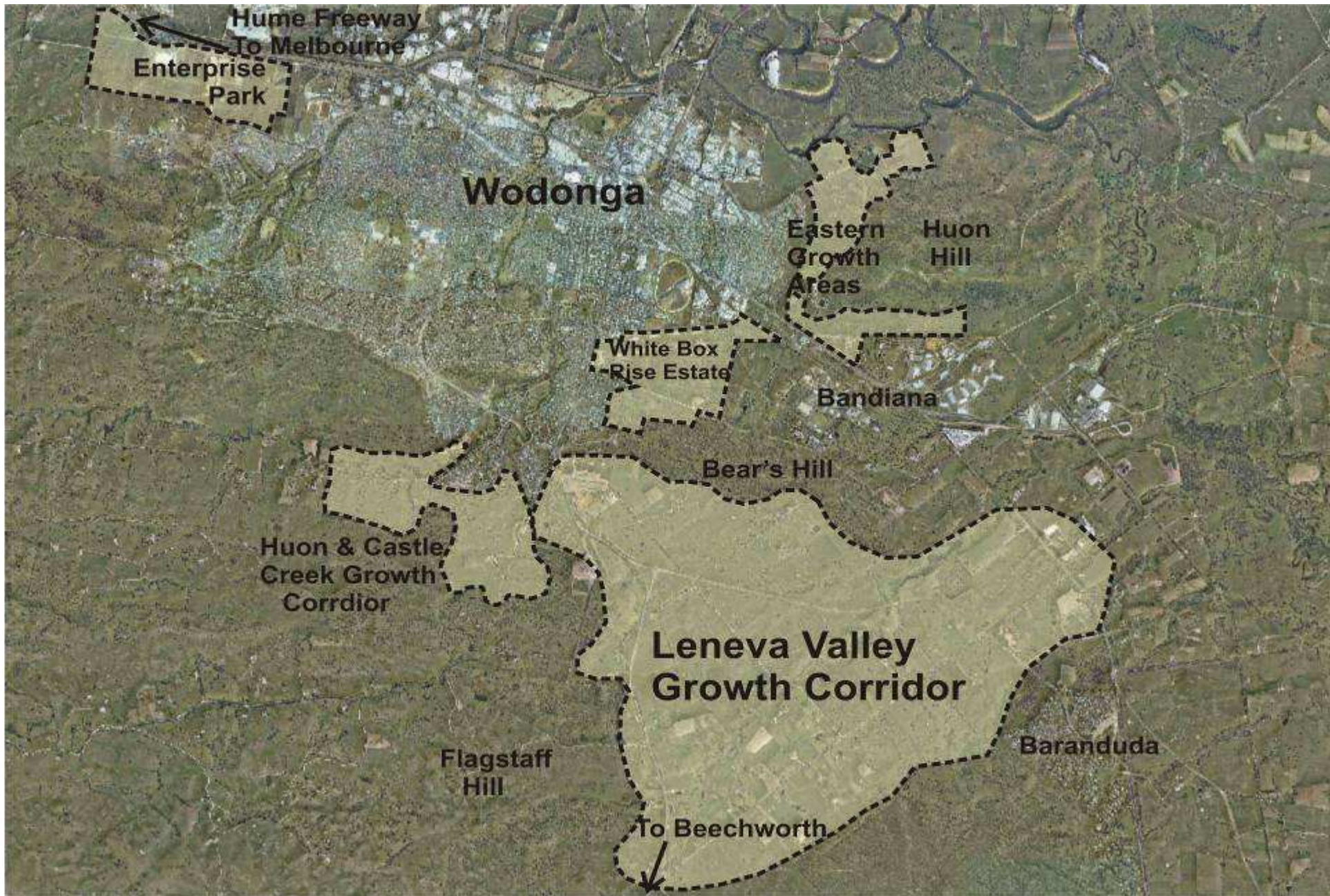


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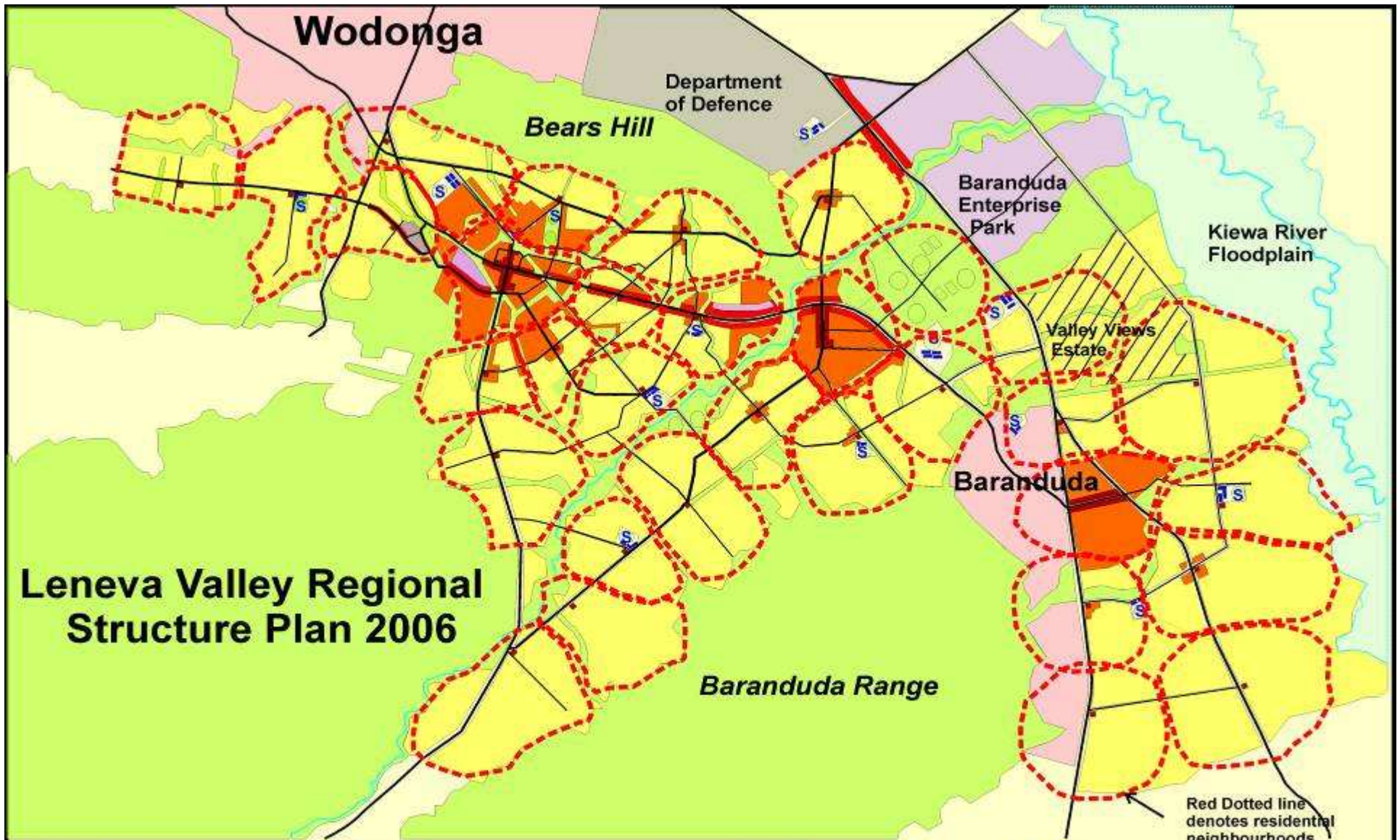


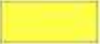



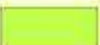



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- | | | | |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  Residential <15 lots/Ha |  Residential 15 lots +/-Ha |  Business/offices |  School Site |
|  Parkland |  Town Centre |  Light Industrial |  Neighbourhood Centre |



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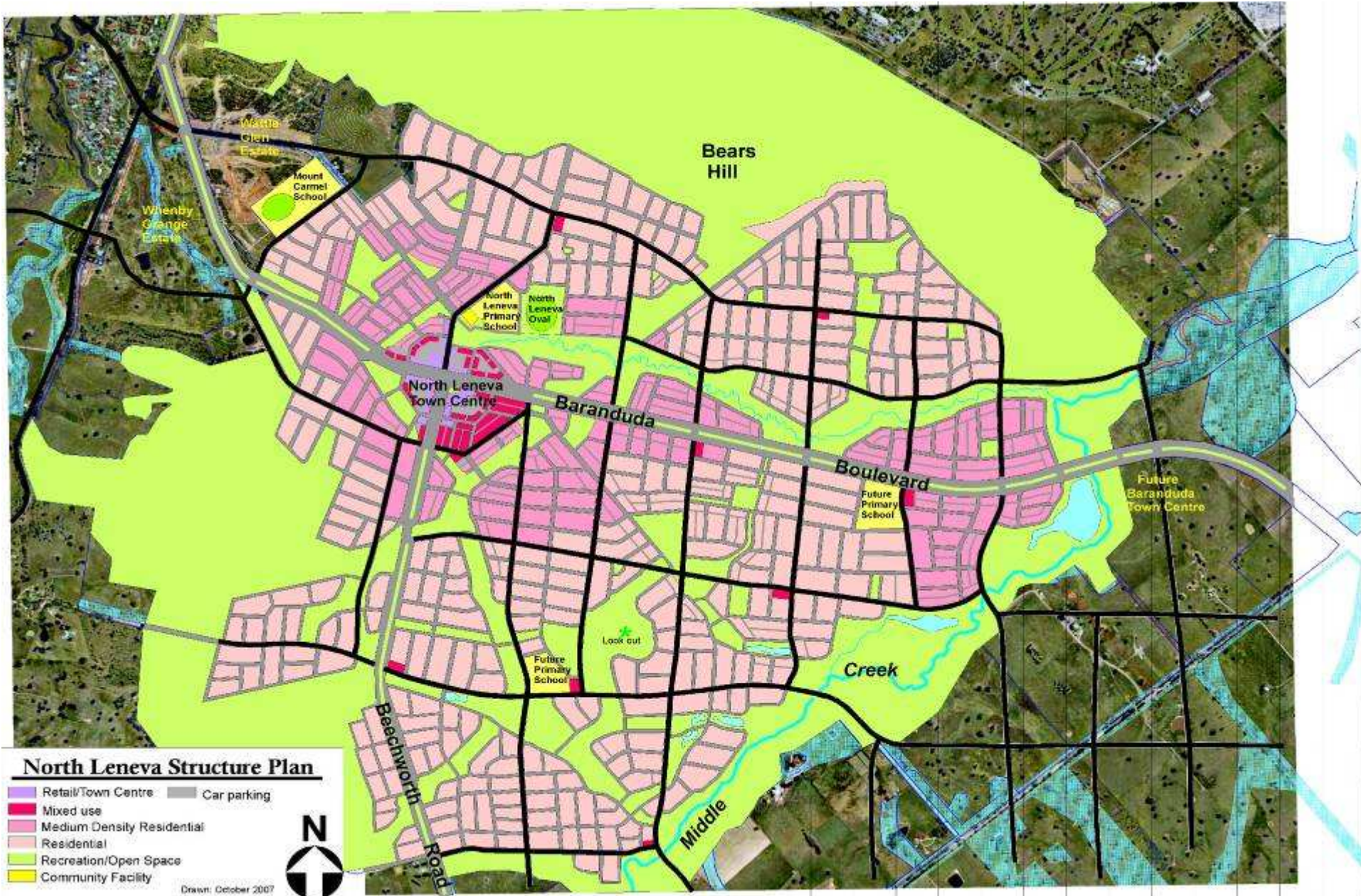


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Hume

Freeway

Street

McKoy

Enterprise Park
Light Industrial
Estate

Retirement
Village

Business and
Home Office
Precinct

Wodonga
TAFE

La Trobe
University

Local
Centre

Medium Density
Residential Lots

Future Residential Lots

Victory
Lutheran
College

North West Wodonga
Adopted Structure Plan
18 December 2006

Ecologically Sustainable Design Pty Ltd

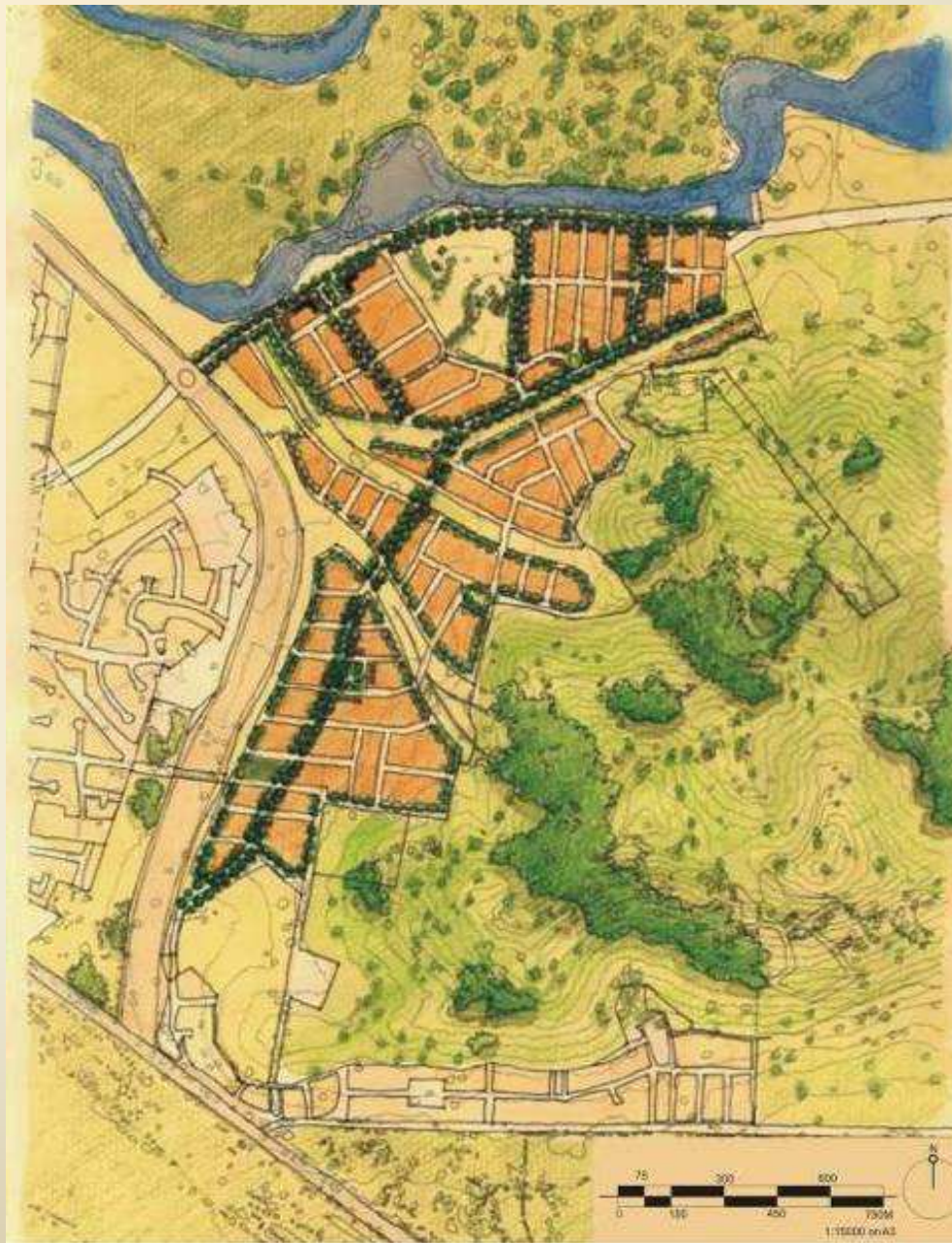
THIS SECTION OF
DRAGE ROAD SUBJECT
TO CALMING WORKS



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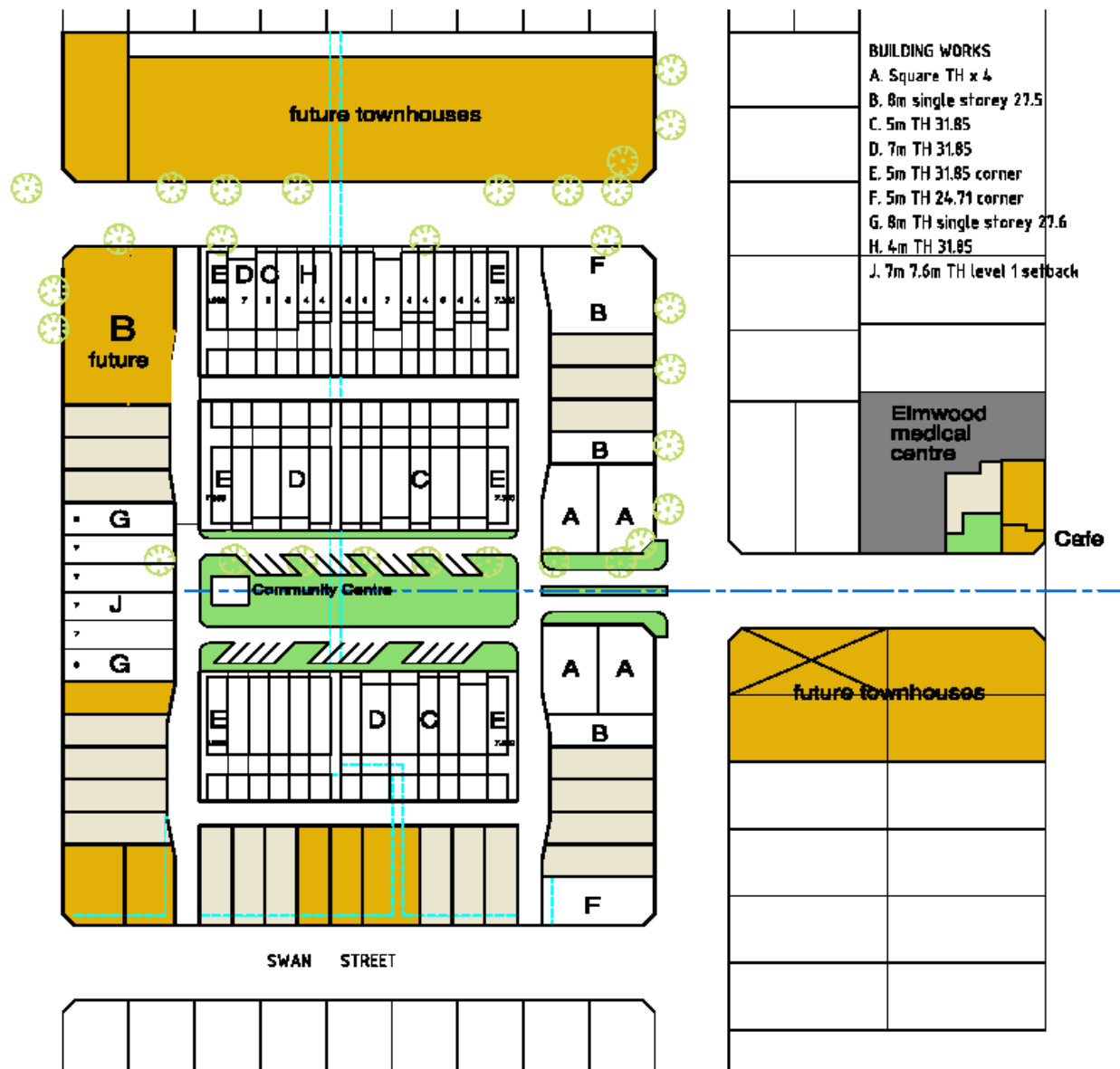


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elmwood



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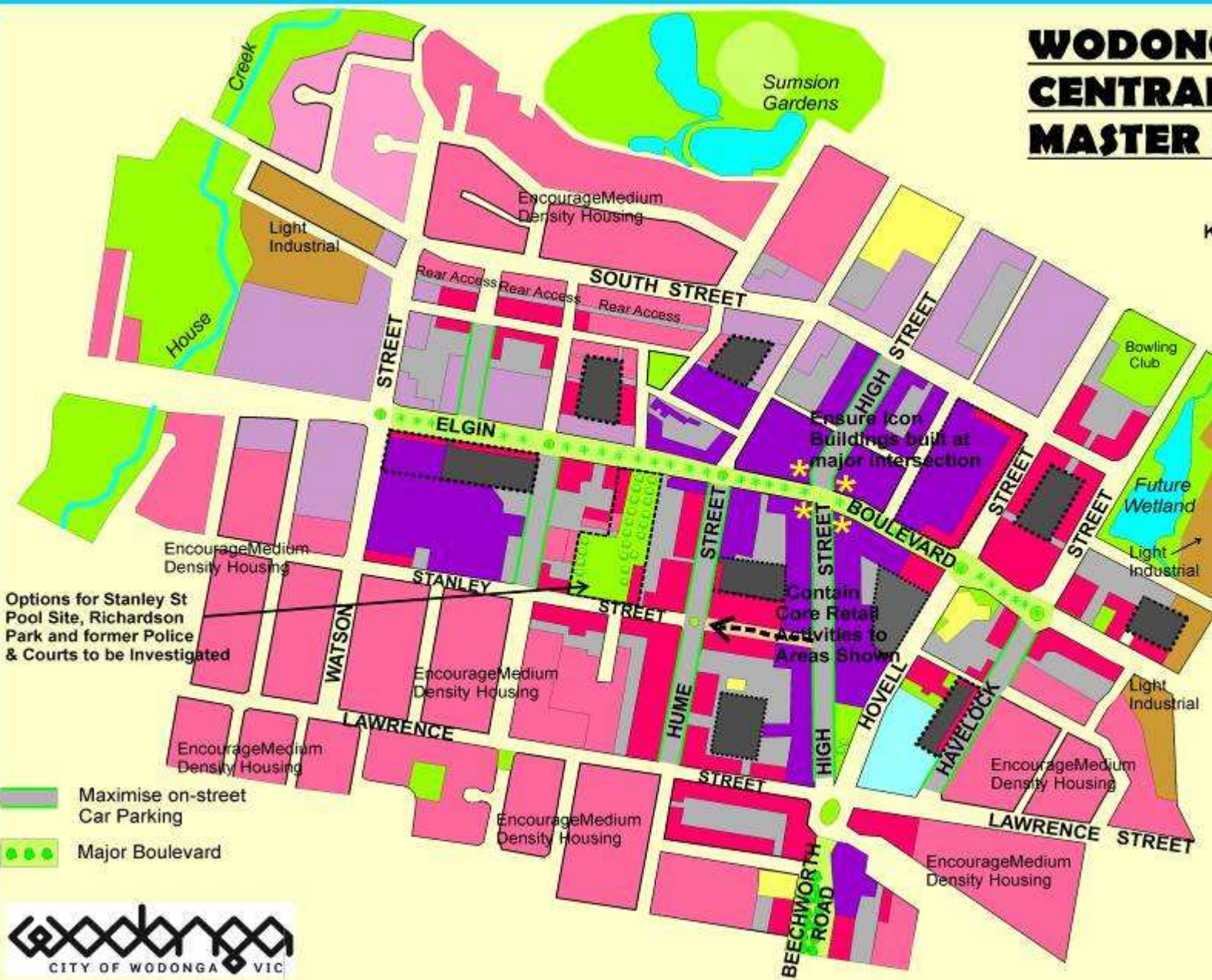
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WODONGA CENTRAL AREA MASTER PLAN 2006

KEY DESIGN PRINCIPLES

- Ensure Continuous Active Frontages to all Streets.
- Ensure car parking areas are sleeved from street frontages.
- High Street and parts of Elgin Boulevard to provide the core retail activity areas
- Two storey minimum building scale required throughout core retail area and Elgin Boulevard
- Encourage Mixed uses throughout with residential above retail and commercial



- Core Retail
- Office/Commercial
- Peripheral Retail
- Medium Density Residential
- Public/Community
- Open Space
- Residential
- Deck Car parking
- At Grade Parking
- Civic/Entertainment

- Maximise on-street Car Parking
- Major Boulevard





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Possible Park Expansion and improvements to amenity at roundabout



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- DRAWING LIST
- SEC PLAN DA01
 - LEVEL 1 CASINOAUT FLOOR PLAN DA02
 - LEVEL 2 GROUND FLOOR PLAN DA03
 - LEVEL 3 FIRST FLOOR PLAN DA04
 - LEVEL 4 SECOND FLOOR PLAN DA05
 - LEASE PLAN DA06
 - SECTION DA07
 - ELEVATIONS DA08
 - ELEVATION B SECTION DA09

LEFFLER SIMES ARCHITECTS

WODONGA ENTERTAINMENT CENTRE

FOR PRUDENTIAL COMMERCIAL INVESTMENTS PTY LTD



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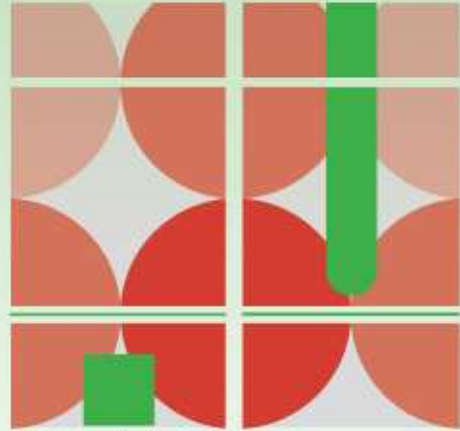
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