

SENIORS' HOUSING OPTIONS



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Development opportunities in Wodonga Victoria

SENIORS' HOUSING OPTIONS

Wodonga – Victoria's fastest growing inland City

Modern innovative residential developments, a thriving commercial area and an expanding industrial base are three major ingredients that ensure the continued growth of Wodonga.



Wodonga is Victoria's fastest growing inland City. Our proactive Council is focussed on community wellbeing through a strategic planning approach aimed at enhancing residents' lives. In partnership with the public and private sectors the Council ensures that physical and social infrastructure and service delivery keep pace with residents' needs, providing an excellent lifestyle for all.

The City of Wodonga is strategically located on the border of Victoria and New South Wales between the metropolitan cities of Melbourne (300km) and Sydney (600km). Wodonga services a regional population of around 160,000. Situated on the Murray River with the surrounding hills, rich agricultural valleys adjacent wineries and historic towns, Wodonga is "beautifully placed" for lifestyle and investment.

Wodonga's Population

Wodonga's current population of 34,831 matched with a growth rate of 3.2%, makes Wodonga Victoria's fastest growing inland city. Regionally Wodonga services a population of around 170,000 people giving it a large critical mass. (DSE 2004) (ABS 2005).

Currently 22% of the population are over 55 years. Over the next 25 years the number of people over the age of 55 years is estimated to be 19,772, 35% of the total population of Wodonga, an increase of 13%.

Living in Wodonga

Excellent Health Facilities

Wodonga has access to capital city standard health and medical facilities with a comprehensive range of services available to the community, meeting the needs of young and old alike.

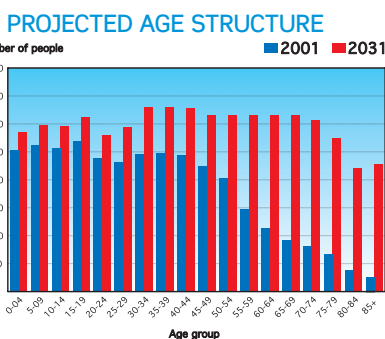
Education Options for Everyone

To compliment our exceptional range of general educational facilities from preschools to high schools, our tertiary facilities, Wodonga Institute of TAFE and the Wodonga Campus of La Trobe University, offer a broad range of Degree, Diploma and Certificate courses.

Lifestyle attributes

Wodonga has over 80km of bike/walking paths providing the perfect opportunity to meander by the river or enjoy one of the scenic routes that link the City. Picturesque parks and gardens are dotted throughout the community, an ideal spot to picnic. Quality restaurants, coffee shops and taverns offer wonderful food and entertainment for locals and visitors alike.

The hillsides and parkland reserves provide the ideal bushwalking and hiking tracks for the novice as well as the experienced walker. Historic towns and nearby wineries complete the Wodonga region.



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SENIORS' HOUSING OPTIONS

- Independent living units
- Retirement Villages with facilities
- High and Low Residential Aged Care facilities
- Affordable accommodation
- Private and public rental
- Permanent resident parks /resort parks with facilities
- Any combinations of the above
- Private Hotel for Retirees
- CBD High Rise Seniors Units

SERVICES AND FACILITIES THAT ARE ENCOURAGED INCLUDE:

- A variety of indoor and outdoor recreational areas and meeting places
- Pool/spa
- Library
- Coffee shop/Convenience store
- Cafe/Restaurant
- Bar
- Gym
- Green open space
- Walking paths
- BBQs

CORE DESIGN PRINCIPLES

- The Council actively promotes the following design approach for seniors housing developments.
- The principle of aging in place, ensuring accommodation models are accessible and adaptable.
- For village concepts these should be designed in a manner that engages with the surrounding community, offering an integrated form design that provides good pedestrian and street connections with the surrounding neighbourhood.
- Where development adjoins a public park or street, development will be required to actively front any public thoroughfare.
- Higher density models of development will be encouraged near activity

Sporting facilities are second to none in Regional Australia and include all major sports and recreational activities. Arts and Culture are catered for with innovative theatre, cinemas, art galleries, circus school and much more.

Wodonga enjoys a beautiful climate – hot dry summers, mild autumns and spring, along with cool winters.

Senior's Housing - Towards the Future?

- Available data indicate that Wodonga will need additional high and low care residential places to meet increased demand and an ageing population.
- Currently there is no fully "ageing in place" facility in Wodonga.
- Currently there is no high care respite available in Wodonga.
- We have long waiting lists for low care respite and permanent high/low residential accommodation.
- The only Retirement Village in Wodonga is fully occupied.
- There is limited affordable private market rental accommodation available for people over 55 years.

Current Seniors Housing and Accommodation in Wodonga (Nov 2005)

WESTMONT AGED CARE SERVICES – a community managed amalgamation of the previous Westlands and Vermont Court Residential facilities. There are seventy five low care beds, including ten beds specifically for people with dementia. Several beds are available for respite. Westmont has approval in principal for an additional 25 beds, including 13 high care beds. Restructuring funding has also been approved.

AMITY – WODONGA – a 60 bed High Care Residential facility, privately owned by the Amity Group.

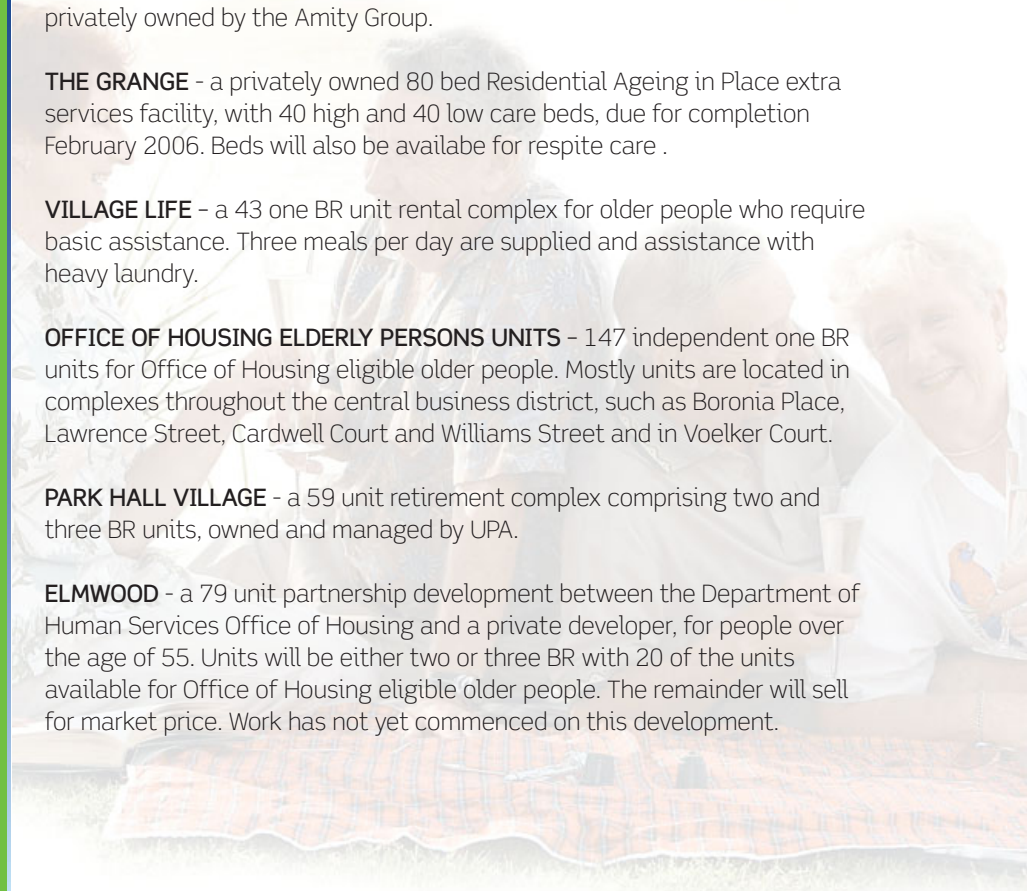
THE GRANGE – a privately owned 80 bed Residential Ageing in Place extra services facility, with 40 high and 40 low care beds, due for completion February 2006. Beds will also be available for respite care .

VILLAGE LIFE – a 43 one BR unit rental complex for older people who require basic assistance. Three meals per day are supplied and assistance with heavy laundry.

OFFICE OF HOUSING ELDERLY PERSONS UNITS – 147 independent one BR units for Office of Housing eligible older people. Mostly units are located in complexes throughout the central business district, such as Boronia Place, Lawrence Street, Cardwell Court and Williams Street and in Voelker Court.

PARK HALL VILLAGE – a 59 unit retirement complex comprising two and three BR units, owned and managed by UPA.

ELMWOOD – a 79 unit partnership development between the Department of Human Services Office of Housing and a private developer, for people over the age of 55. Units will be either two or three BR with 20 of the units available for Office of Housing eligible older people. The remainder will sell for market price. Work has not yet commenced on this development.

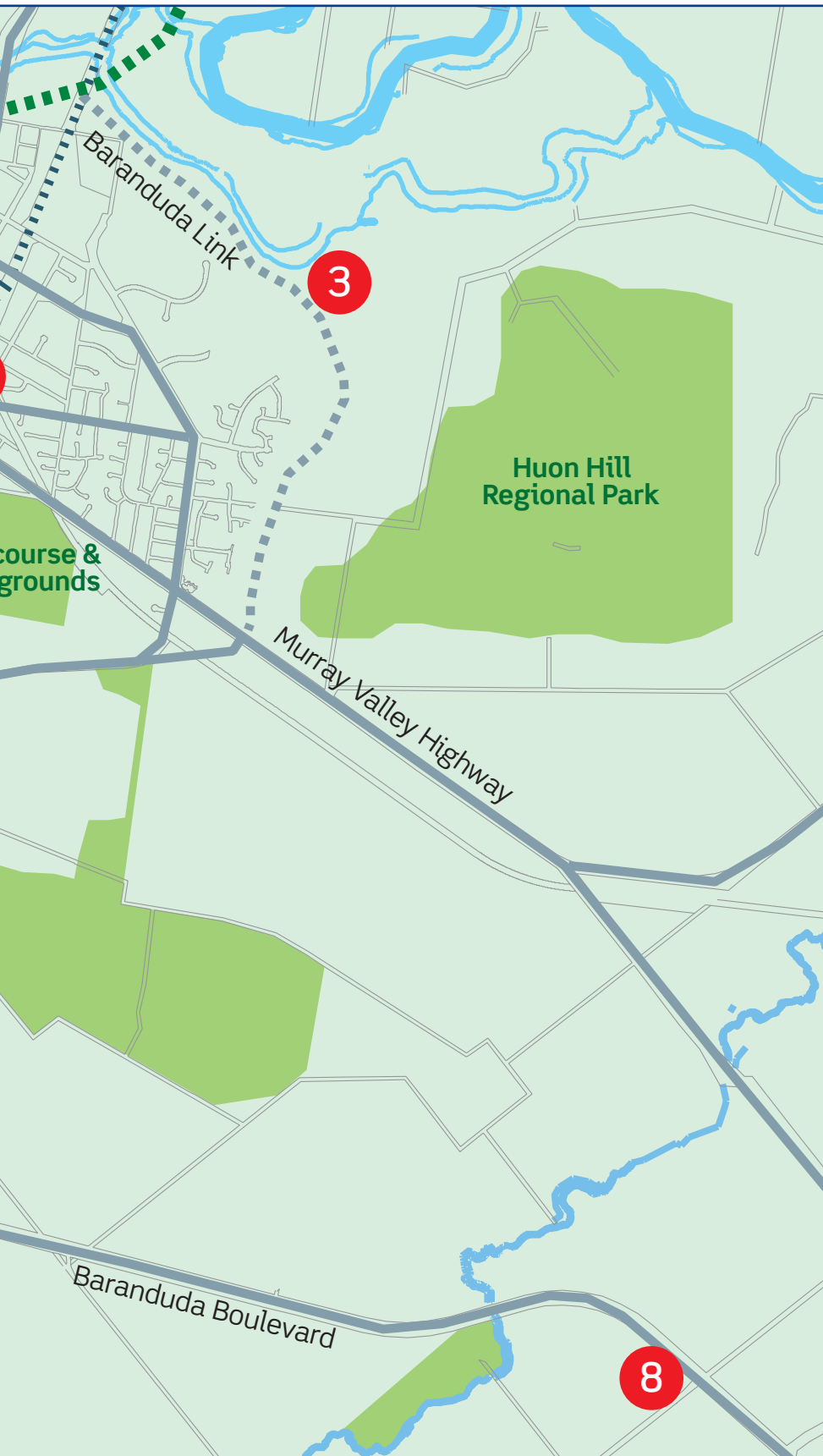


SENIORS' HOUSING OPTIONS

Potential Development Sites Location Map



Development opportunities in Wodonga, Victoria



SITE 1
Central Wodonga

SITE 2
Wodonga South

SITE 3
Meridian Estate
East Wodonga

SITE 4
Wodonga Country Club
Wodonga West

SITE 5
Enterprise Park
Wodonga West

SITE 6
Whenby Grange Estate

SITE 7
North Leneva

SITE 8
Baranduda

See the following pages for
individual site details

SENIORS' HOUSING OPTIONS

Potential Development Sites



SITE 1

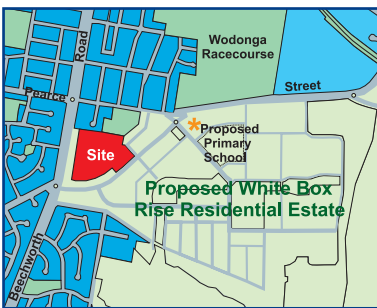
LOCATION - Central Wodonga

DISTANCE FROM CBD - less than 400 metres

AREA - Approximately 2 Ha

ZONING - Requires rezoning

OTHER COMMENTS - This site would suit a more innovative and urban accommodation model that takes advantage of the sites convenience to the central area of Wodonga. The site will be made available as a result of the removal of the Melbourne to Sydney rail line from central Wodonga and is located on the eastern edge of the Central Business Area. The site is flat and fully serviced and likely to be available in 3 to 5 years time.



SITE 2

LOCATION - Beechworth Road Wodonga South

DISTANCE FROM CBD - 1.7 Kms

AREA - 5 hectares

ZONING - In the process of being rezoned to Residential 2

OTHER COMMENTS - This site is well located on a flat parcel of land and will have convenient access to its own local shopping facilities, generous open space, community facilities and public transport. The developer has allocated in a master plan prepared for the site a 5 hectare parcel for the purpose of a retirement village. The site is fully serviced and will be available for development early 2007.



SITE 3

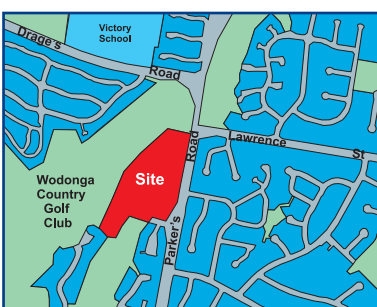
LOCATION - Meridian Estate, East Wodonga

DISTANCE FROM CBD - 2.6 Kms

AREA - Site still being master planned

ZONING - Residential 1

OTHER COMMENTS - This site is located in a picturesque setting featuring the backdrop of Huon Hill, a location overlooking the Wodonga Creek and Murray River floodplain. A large section of this land is flat and will be served by its own small main street style shopping centre. The site has excellent road access to both Albury and Wodonga and will be available as a fully serviced parcel of land in 2008, approximately 12 months after the completion of the Bandiana Link Road.



SITE 4

LOCATION - Wodonga Country Golf Club, Parkers Road Wodonga West

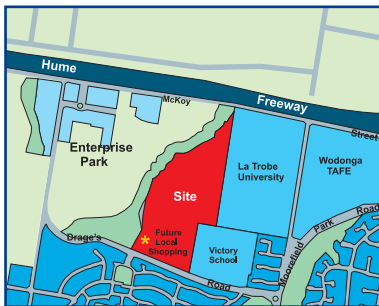
DISTANCE FROM CBD - 3.9 Kms

AREA - Approximately 2Ha

ZONING - Public Use/Requires Rezoning

OTHER COMMENTS - Site is being master planned as part of a redevelopment project proposed by the SS&A club in association with the Golf Club. The site is flat and would suit a more urban style of development to take full advantage of the views and relatively tight size of the site. The site is fully service and expected to made available for development in 2006/2007.

Development opportunities in Wodonga, Victoria



SITE 5

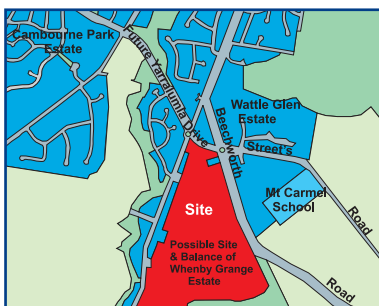
LOCATION - Enterprise Park, Drages Road, Wodonga West

DISTANCE FROM CBD - 4.7 Kms

AREA - 2.35ha

ZONING - Mixed Use

OTHER COMMENTS - This flat site is located adjacent the La Trobe University and opposite a good quality residential estate. The general area has also been identified as area where a neighbourhood shopping centre is considered desirable to support a growing residential and employment area. The land is fully service and available for immediate development.



SITE 6

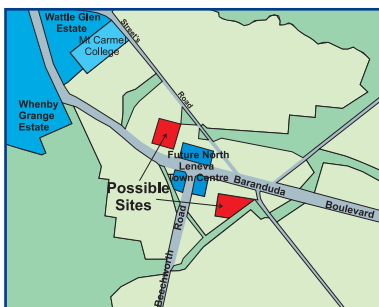
LOCATION - Whenby Grange Estate

DISTANCE FROM CBD - 4. Kms

AREA - A site can be tailored to requirements

ZONING - Residential 1 Zone

OTHER COMMENTS - This site is located at the southern edge of Wodonga, off Beechworth Road. The land has been issued with a planning permit a 400 lot residential subdivision and a number of flatter sections of land could be provided as a suitable retirement village site. A feature of the site is a natural drainage line that flows north south through the land. The land is fully service and available for immediate development.



SITE 7

LOCATION - North Leneva

DISTANCE FROM CBD - 2.8 Kms

AREA - Can be tailored to requirements

ZONING - In the process of being rezoned

OTHER COMMENTS - These sites are located adjacent the future North Leneva Centre that is planned to be a main street based town centre, featuring up supermarkets and a mixture of business and residential uses. At least one older persons residential development is encouraged within the walking catchment of this centre, which will be the main convenience centre for what will be the main corridor of residential growth in Wodonga for the next 25 years. The proposed sites require augmentation of services and are expected to be available for development by 2008.



SITE 8

LOCATION - Baranduda Boulevard, Baranduda,

DISTANCE FROM CBD - 9.5 Kms

AREA - 2.35ha

ZONING - Business 1 Zone

OTHER COMMENTS - This flat site is located adjacent the future Leneva Town Centre, which will form the long term commercial centre for the entire Middle Creek Valley in approximately 30 years time. The site offers a picturesque setting and is located opposite private education facilities and land designated for residential growth. A small extension to services can be undertaken to support the development of this site, to facilitate either a short or long term development opportunity.

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