Introduction

Wodonga Council has a clear strategic land use vision as set out in the Municipal Strategic Statement (MSS):

“To continue to develop as a regional city offering a high quality lifestyle to our community and be the most prosperous and dynamic regional centre of inland Australia” (MSS Wodonga Planning Scheme).

In reflecting on the capacity of the city to achieve this aspiration, understanding how the city is growing and where and at what rate is critical. The council needs to determine if sufficient land is available to meet market demand and to identify consumption and production trends impacting the city. The Land Development Trends provides updated information for the existing and future development of residential, commercial and industrial land throughout the city of Wodonga.

In response to the information contained in this document, the council will be able to make appropriate zoning, infrastructure and development decisions to ensure there is a sufficient supply and choice of vacant land into the future. It will also assist the council and agencies in decision-making in relation to the future location of developable land and the timely provision of infrastructure.

The Land Development Trends will also support decision-making for both current and potential developers in the city. Having up-to-date and accurately analysed data in relation to development rates and property markets will assist in determining where and how to stage development.
Growth context

Wodonga Council is committed to maintaining a steady supply of quality and affordable land to ensure a high quality of life for residents and to support the economic development of the city. It is understandable that Wodonga Council has inherited a legacy of past involvement and influence of the Albury Wodonga Development Corporation (AWDC). While many of the initiatives of the AWDC were positive in terms of influence on the structure of the city, the impacts of divestment are significant.

Following divestment of the former AWDC land, the city is now managing multiple active development fronts (Refer to Wodonga Growth Strategy for details) and dealing with the implications of the transition of historical delivery and pricing of land supply by the AWDC to current delivery and pricing of land supply by the private sector.

The Land Development Trends reflects the impact of this and provides a tool to continue to measure this legacy.

In terms of strategic initiatives that have the capacity to shape the city and to respond to the vision set out in the MSS, the council has adopted a proactive approach with respect to managing the development fronts by developing a whole of city growth strategy and planning for significant long-term growth in the Leneva-Baranduda Growth Corridor.

The Wodonga Growth Strategy has the capacity to positively shape the future of Wodonga, unlock and co-ordinate development outcomes and assist in identification and delivery of key infrastructure priorities. In the context of Wodonga’s various growth fronts, the growth strategy provides direction and clarity across the various council functions and provides a strategic basis for decision-making regarding the provision of key infrastructure.
Definitions and data

- **Vacant Lot**: All the land which is subdivided for the use of residential, industrial and commercial purposes and suitable for development but with no permanent structures or any significant use.

- **Lot Produced**: A lot is created/produced when land has been subdivided (‘constructed’) with a separate title for the use of residential, industrial and commercial purposes and suitable for development.

- **Lot Consumed**: A vacant lot for which a building approval have been issued by the relevant authority.

- **Major Residential Estates**: Undeveloped land generally located on the urban fringe, zoned for residential development (no previous urban development activity), and the parent lot greater than 1ha.

- **Vacant Lot Sales**: The sales of all the vacant lots which is subdivided for the use of residential, industrial and commercial purposes.

- **Residential Use**: All the land zoned General Residential (GRZ), Low Density Residential (LDRZ), Rural Living (RLZ), Township (TZ) and Mixed Use (MUZ) and subdivided for the use of residential purpose.

- **Non-Residential Use**: All the land zoned Industrial 1 (IN1Z), Commercial 1 (C1Z), Commercial 2 (C2Z), and Comprehensive Development (CDZ1) and subdivided for the use of non-residential purposes.

- **Dwelling Occupancy**: Vacant lot being occupied by a building occupancy certificate by the relevant authority.

- **Building permit**: An official certificate of permission issued by local authorities to a builder to construct, enlarge or alter a building.

- **Development Use Land**: A council rate type for vacant land with planning permit in place with a differential applied as an incentive to encourage the development of land and construction of buildings on land.

Data source – All maps, charts and tables in this report have been prepared by Walker Geospatial and Data Analysis. The base data for the maps, charts and tables originates from Wodonga Council’s Pathway database and Geographic Information System (GIS) database. The data was analysed, relevant information extracted and merged between the two databases and presented.

Data analysis – This report has used a combination of statistical analysis and spatial analysis to reveal trends in land development activity on a location basis, to assist council and developers of where, and to what extent, activity is present, or the likelihood of future activity.

Data accuracy – Spatial and statistical data can contain inconsistencies or other anomalies due to the integrity of the base data. Data has been cross-referenced using aerial imagery and multiple data sets (where available) in order to minimise any statistical and geographic errors. As with all data analysis, there is always the possibility of inherent or operational errors.
Availability of all vacant land
Current vacant land as at June 30, 2016

Current Vacant Land, Total (all types as at 30 June 2016)

- Commercial [15]
- Industrial [62]
- Development Use Land [55]
- Residential [576]
- Rural Farming [93]
- Rural Non-Farming [36]
Residential key findings

- As of June 30, 2016 there were approximately 600 vacant residential lots in Wodonga. This includes land zoned general residential, as well as mixed use, rural living, township and low density zoned land. The supply of vacant lots is widely dispersed across the city with the largest supply being located within east and south Wodonga.

- 255 new vacant lots were produced in the city during 2014-2015. This represents a small decline compared with an average annual residential lot construction of 294 lots between 2010-2011 and 2014-2015.

- Between 2010-2011 and 2014-2015 the majority of vacant lots produced in the city were located at White Box Rise (98 lots) and Riverside Estate (69 lots).

- 481 lots were consumed in Wodonga during 2014-2015. This represents a small increase compared to previous years, with 367 lots consumed on average between 2010-2011 and 2014-2015.

- Both the annual volume of residential building approvals and residential lot construction vary over time. Residential lot construction was highest in 2010-2011 (332 lots) and lowest in 2013-2014 (232 lots).

- By comparison, building approvals were highest in 2014-2015 (412 lots) and lowest in 2012-2013 (271 lots). This variance in the lot construction and consumption is a typical trend over time in the land development industry.

- As with lot production, the consumption of lots is spread across a number of multiple development fronts around the city. The majority of lots consumed in 2014-2015 were located in White Box Rise and Riverside Estate.

- Over the period 2010-2011 to 2014-2015, the residential lots created has decreased from 334 lots to 255 lots. By comparison, the residential lots consumed has increased from 321 in 2010-2011 to 481 lots in 2014-2015. This has led to an overall reduction in the number of vacant lots by 9 per cent over the same period.

- Projected dwelling requirements for Wodonga from 2011-2031 using the state government’s VIF forecast (Victoria in Future 2016) is 7300 (365 average per annum). Similarly council’s ID Forecast projections from 2011-2031 forecast that there will be a total dwelling requirement of 6449 (322 average per annum). Therefore between 320 and 370 new dwellings will be required every year for the next 20 years to meet requirements of the future projected population.

- There is a widespread distribution of lot/dwelling potential for each of the Wodonga suburbs. In terms of land supply, the amount of zoned residential land, based on population projection, is between 32 and 36 years land supply available (Wodonga Growth Strategy, 2016). There is an additional 42 to 47 years of land supply if the strategic land identified in the Leneva-Baranduda growth area is included.

- The vast majority of building approvals (94 per cent) since July 2011 have been separate houses, the remainder medium density style dwellings (flats/units and townhouses). This trend has remained relatively consistent since 2001 to 2013. Residential lot construction across the municipality is relatively reliant on larger broad hectare style developments. Minor infill development is relatively small in terms of its contribution to lot creation.

- Lot production within Wodonga has a diverse and wide range of lot sizes, ranging from 468sqm. to over 1400 sqm.

- Between 2010-2015 the average vacant lot sale across all residential land sales was $123,484.
Developing residential estates

Developing Residential Estates (as at 30 June 2016)

- General Residential Zone
- Low Density Residential Zone
- Mixed Use Zone
Vacant lots by estate

Vacant Lots by Estate as at 1 July 2015

Number of Vacant Lots
- No vacant lots
- 1 - 2
- 3 - 7
- 8 - 14
- 15 - 20
- 21 - 36
- 37 - 66

[Map showing vacant lots by estate]
Lots produced by location

Lots Produced during financial years 2010-2015

Lots produced by Estate

- 1 - 2
- 3 - 10
- 11 - 25
- 26 - 50
- 51 - 125
- 126 - 158
- Other Lots Produced
Vacant lots sold (by estate)

Vacant Lots Sold (by Estate) during financial years 2010-2015

Number of Lots Sold
- Green: 1 - 5
- Light Green: 6 - 20
- Light Brown: 21 - 50
- Brown: 51 - 100
- Orange: 101 - 175
- Red: 176 - 245
Total volume of building permits (by estate)
Completed house construction by estate (occupancy)
## Volume residential building approvals (new dwellings) by estate

<table>
<thead>
<tr>
<th>Estate Name</th>
<th>2010-2011</th>
<th>2011-2012</th>
<th>2012-2013</th>
<th>2013-2014</th>
<th>2014-2015</th>
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<th>% of Total</th>
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Commercial and industrial
Commercial and industrial key findings

1. The number and value of commercial and industrial building permits issued has steadily declined over the past five years. There has been a 50 per cent reduction in the number of commercial and industrial building permits issued in 2014-2015 compared to 2010-2011, and a 73 per cent reduction in the value of commercial and industrial building permits over the same period. An exception to this trend was in 2010-2011 when there were a number of significant building permits issued including a Woolworths store at White Box Rise, a Bupa aged care centre and a medical centre that led to a significant spike in accrued values.

2. Nearly two thirds (62.5 per cent) of all commercial and industrial building permits issued relate to commercial alterations, almost a quarter (22.5 per cent) relate to new commercial developments, and the remainder (15 per cent) relate to industrial developments.

3. The value of the commercial and industrial building works virtually mirrors the commercial alterations and the new commercial development in terms of percentages. The value of new commercial developments is a little more than two thirds (69.2 per cent) of the total value invested over the financial year periods 2010-2015, while commercial alterations contributed less than a quarter (22.1 per cent), and industrial development making up the remainder at less than 10 per cent.

4. The availability of vacant commercial and industrial land remained steady over the 2010 to 2015 financial year periods. There were negligible changes to classes of use and development within commercial and industrial land, and very minor changes (< 10 per cent) to industrial vacant land.

5. Commercial and industrial lots created is virtually negligible over the 2010-2015 financial year periods, with an exception of a spike in the creation of development use land in the 2011-2012 financial year period.

6. The sale of vacant commercial and industrial land is generally low (usually less than six sales per year for either commercial, industrial or development use land), although there were 11 sales of vacant industrial land in the 2010-2011 period and 20 sales of the same type in 2014-2015. 2014-2015 showing a significant overall increase in sales by comparison with other years.
The vast majority of commercial and industrial land in Wodonga is zoned Industrial 1.

**Industrial 1 zone** provides for the manufacturing industry, storage and distribution of goods and associated uses.

**Commercial 2 zone** seeks to develop commercial areas for offices and appropriate manufacturing and industrial and limited retail uses that do not affect the safety and amenity of adjacent, more sensitive uses.

**Commercial 1 zone** promotes vibrant mixed use commercial centres for retail, office, business, entertainment and community uses, as well as residential uses at densities complementary to the role and scale of the commercial centre.

**Mixed use industrial zone** enables a range of residential, commercial, industrial and other uses which complement the mixed use function of the locality, providing housing at higher densities which responds to the existing character of an area.

**Comprehensive development zone** provides for the development or redevelopment of a larger site allowing a variety of land uses and development approaches as part of a comprehensive development plan.

Definitions from Department of Transport, Planning and Local Infrastructure.
Commercial and industrial land area by zone

![Map of Commercial and industrial land area by zone](image)

Legend:
- Developed Commercial and Industrial Land
- Commercial 1 Zone
- Commercial 2 Zone
- Comprehensive Development Zone 1
- Industrial 1 Zone
- Mixed Use Zone
Commercial and industrial land area - Central Wodonga

Commercial and industrial land area - Central Wodonga (as at 30 June 2016)

- Developed Commercial and industrial Land
- Commercial 1 Zone
- Commercial 2 Zone
- Comprehensive Development Zone 1
- Industrial 1 Zone
- Mixed Use Zone
Commercial and industrial land area - Moloney Drive

Commercial and industrial land area - Moloney Drive (as at 30 June 2016)

- Developed Commercial and Industrial Land
- Commercial 1 Zone
- Commercial 2 Zone
- Comprehensive Development Zone 1
- Industrial 1 Zone
- Mixed Use Zone
Commercial and industrial land area - Logic and West Wodonga

Commercial and industrial land area - Logic and West Wodonga
(as at 30 June 2016)

- Developed Commercial and Industrial Land
- Commercial 1 Zone
- Commercial 2 Zone
- Industrial 1 Zone
- Mixed Use Zone
Commercial and industrial land area - Anzac Parade Precinct and Baranduda Industrial Estate (as at 30 June 2016)
Volume and value of commercial and industrial

Number of Commercial / Industrial Building Permits Issued

Accrued Value of Commercial / Industrial Building Permits Issued