Land development trends: An analysis of land supply and consumption
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Introduction

The City of Wodonga has a clear strategic land use vision as set out in the current Municipal Strategic Statement (MSS), a document which sets the future direction for council’s decision making and land use planning:

“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 21.02 pg 1 of 1).

The capacity of the city to achieve this aspiration requires understanding as to how the city is growing, where it is growing and at what rate. The council needs to determine if sufficient land is available to meet market demand and to identify consumption and production trends impacting the city. 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 other agencies in decision-making related to the future location of developable land and the timely provision of infrastructure.

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.
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 relevant to the achievement of this aspiration to note 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 approximately 30 active development fronts and is 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. Land Development Trends reflects this impact and can be used as a tool to continue to measure this legacy.

Strategic initiatives that respond to the vision set out in the MSS will shape our city and are being proactively adopted by the council by managing growth fronts and developing a whole of city growth strategy which plans for significant growth in the Leneva-Baranduda valley. When completed, the growth strategy will have 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 will provide direction and clarity across the various council functions and will provide a strategic basis for decision-making regarding the provision of key infrastructure.
Definitions and data

- Vacant lot: 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: 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: Vacant lot for which a building approval has been issued by the relevant authority. This is different to lot sales.

- Vacant lot sales: Sales of all subdivided lots for the use of residential, industrial and commercial purposes.

- 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 one hectare.

- Residential use: Land zoned general residential (GRZ), low density residential (LDRZ), rural living (RLZ), township (TZ) and mixed use (MUZ) residential and subdivided for the use of residential purpose.

- Non-residential use: 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: Occupancy permit issued by certifying authority.

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

Data source
Maps, charts and tables in this report are prepared by Wodonga Council. Records are collected against properties in Wodonga which can be geo-referenced with cadastre using QGIS. This is analysed and relevant data extracted.

Data analysis
This report has a focus on spatial analysis along with graphs and tables. Spatial analysis uses statistical modelling and mapping techniques to reveal, measure, and predict, the geographical phenomena.

Data accuracy
Spatial data can contain inconsistencies or other anomalies. Data has been cross-referenced using aerial imagery to refine and make usable. However, there may be some inherent or operational errors.
Available of all vacant land
Wodonga

There were 1136 vacant lots (all types) in Wodonga at the start of 2013-14, with a further 232 lots produced in the same financial year. A total of 196 lots were sold in the same period.
Land development trends

Residential
Residential key findings

- At September 2014, there were 692 vacant residential lots in Wodonga, including land zoned general residential, mixed use, rural living, township and low density. The supply of vacant lots is widely dispersed across the city with the largest supply being located within Wodonga and Wodonga West.

- 232 new vacant lots were produced in Wodonga during 2013-14. This represents a small decline compared to previous years, with average annual residential lot construction of 291 between July 2006 and March 2014.

- The majority of vacant lots in Wodonga were produced in White Box Rise Estate and Riverside Estate.

- 346 lots were consumed in Wodonga during 2013-14. This represents a small increase compared to previous years, with 327 lots consumed on average between July 2006 and July 2013.

- Compared to the annual volume of residential building approvals, residential lot construction varies considerably. Residential lot construction was the lowest in 2007-08 and peaked in 2011-12 at 499 lots. Lot construction variance over time is a typical trend in the land development industry.

- Of the 692 vacant lots available in September 2014, 180 of those were on land with a slope greater than 1 per cent (this is considered steep for Wodonga). These lots are widely distributed across Wodonga.

- The sale of lots on steeper slopes averages about 20 per cent of all land sales. While steeper land is often more expensive to build on, it is evident that there is a market for these types of lots.

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

- Data indicates an exceptionally close alignment between lot construction and residential building approvals (consumption) from 2006 to 2013. During this period there was an average of 312 lots consumed and 307 lots constructed per annum.

- Projected dwelling requirements for Wodonga from 2011-2031 using the state government’s Victoria In Future (VIF) forecast is 7489 (375 average per annum). Similarly Profile ID forecasts that on average between 2011-2031 there will be a total additional dwelling requirement of 7003 (350 average per annum). Therefore between 350 and 370 new dwellings will be required every year for the next 20 years to meet potential population requirements.

- There is a widespread distribution of lots/dwellings across Wodonga suburbs. There is between 32 and 36 years of residential land supply available. This is increased up to 42 to 47 years if the recently zoned Urban Growth Zone (UGZ) land in Leneva-Baranduda is included.

- The vast majority of building approvals (94 per cent) from July 2011 have been separate houses. The remaining 6 per cent were medium-density style dwellings (flats, units and townhouses). This has been a consistent trend since 2001.

- There is a diverse and wide range of lot sizes across Wodonga. There is a significant proportion of smaller lots (under 400 m2) and larger lots sized greater than 800 m2. It is estimated that 50 per cent of all lots constructed within Wodonga are sized between 400 and 700 m2.

- Since 2009 there has been a stabilisation in the median lot price for residential land between $110,000 and $117,000.

- Almost $100 million was invested in residential construction in 2013-14.
Developing residential estates
Wodonga

Legend
- General residential
- Low density residential
- Mixed use residential
- Rural living zone
- Township zone
Lots produced by location
Wodonga

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Vacant residential lots
Wodonga

As at September 2014

Legend
Total vacant lots = 692
- General residential (600)
- Low density residential (24)
- Mixed use residential (17)
- Rural living zone (47)
- Township zone (4)
Vacant lot sales by location
Wodonga

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Dwelling occupancy rate

Wodonga

Number of occupancy certificates issued

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Residential building data
Wodonga

There was almost $100 million invested in residential construction in 2013-14.
Commercial and industrial
Wodonga comprises a good spread of zoned non-residential land across the municipality, including industrial 1 zone (IN1Z), commercial 1 zone (C1Z), commercial 2 zone (C2Z), selected mixed use zones and comprehensive development zone 1 (CDZ1). Currently, there is 1264 hectares of land in Wodonga in the above-mentioned zones.

Industrial land

- Between the years 2007 and 2014, an average of 8.5 hectares per annum of industrial land has been consumed.

- Between July 2006 and March 2014, a total of 56 industrial zoned lots were constructed, with most activity in the industrial precincts of Baranduda Industrial Estate (23) and to a lesser degree Wodonga (16).

- The majority (38 per cent) of subdivisions were sized between 0.1 to 0.5 hectares, with 50 per cent (28) in excess of 0.5 hectares.

- The amount of land currently zoned and available for industrial development is equivalent to in excess of 25 years land supply.

- Given the high substitutability of non-residential land across the Wodonga industrial precincts; there is no shortage of land in any specific location.

- There is no identified shortfall of industrial land by specific lot size with an ample availability of larger industrial lots to be potentially subdivided for smaller industrial land users and the availability of larger lots to meet demand of potential large industrial land users.

Retail floorspace

- Existing retail floor space in Wodonga is approximately 92,000 m². This is spread among three key activity centres as well as stand-alone retail areas incorporating local shops, takeaway stores and liquor outlets.

- The existing supply of retail floor space in Wodonga is primarily concentrated in three activity centres - the Wodonga CBA (including High St and Wodonga Plaza), Birralee shopping centre and White Box Rise shopping centre. This totals approximately 51,000 m².

- Anzac Parade and Melbourne Rd bulky goods precincts (C2Z) account for the balance of the retail commercial floorspace (41,000 m²).

- It is estimated that as the population of Wodonga grows, the additional supportable retail floorspace (excluding bulky goods) is estimated to be 15,000 m² over the next five years, (Urban Enterprise Wodonga Growth Strategy – Retail Input 2015).
Land development trends

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.

The vast majority of commercial and industrial land in Wodonga is zoned Industrial 1.

Definitions from Department of Transport, Planning and Local Infrastructure.
Commercial and retail floor space analysis
Wodonga
Commercial and industrial areas
Wodonga

Legend
- Industrial zone
- Commercial 2 zone
- Commercial 1 zone
- Mixed use industrial
- Comprehensive development zone

Non-residential land
- Developed
- Available for development
Central Wodonga
Commercial and industrial area

Legend
- Industrial zone
- Commercial 2 zone
- Commercial 1 zone
- Mixed use industrial
- Comprehensive development zone

Non-residential land
- Developed
- Available for development
Moloney Drive
Commercial and industrial area

Legend
- Industrial zone
- Commercial 2 zone
- Commercial 1 zone
- Mixed use industrial
- Comprehensive development zone

Non-residential land
- Developed
- Available for development
Logic and Wodonga West
Commercial and industrial areas

Legend
- Industrial zone
- Commercial 2 zone
- Commercial 1 zone
- Mixed use industrial
- Comprehensive development zone

Non-residential land
- Developed
- Available for development
Anzac Parade and Baranduda Industrial Estate
Commercial and industrial areas

Anzac Parade commercial precinct

Baranduda Industrial Estate

Legend

- Industrial zone
- Commercial 2 zone
- Commercial 1 zone
- Mixed use industrial
- Comprehensive development zone

Non-residential land

- Developed
- Available for development
There was more than $32 million invested in commercial and industrial construction in 2013-14.