ONE WODONGA

Wodonga Growth Strategy Review Discussion Paper

OCTOBER 2025



CITY OF WODONGA VIC

Acknowledgement of Country

Wodonga Council acknowledges the traditional owners of the land on which it stands and pays its respects to their Elders past, present and future, for they hold the memories, the tradition and the culture of all Aboriginal and Torres Strait Islander people.

CITY OF WODONGA VIC

One Wodonga

Wodonga Growth Strategy Review Discussion Paper

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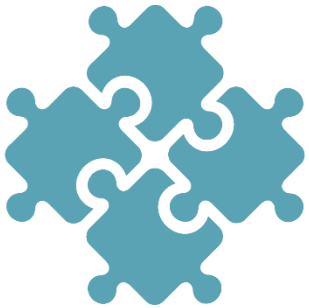
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One Wodonga is Wodonga's updated growth strategy – Let's Talk About the Future



Let's Talk about Wodonga's growth and how and where Wodonga will grow



Let's Talk about our housing and meeting our housing needs



Let's Talk about our community and the facilities and services our community needs



Let's Talk about conserving and respecting our heritage and environment as we grow



Let's Talk about our industries and economy and the future of our employment areas

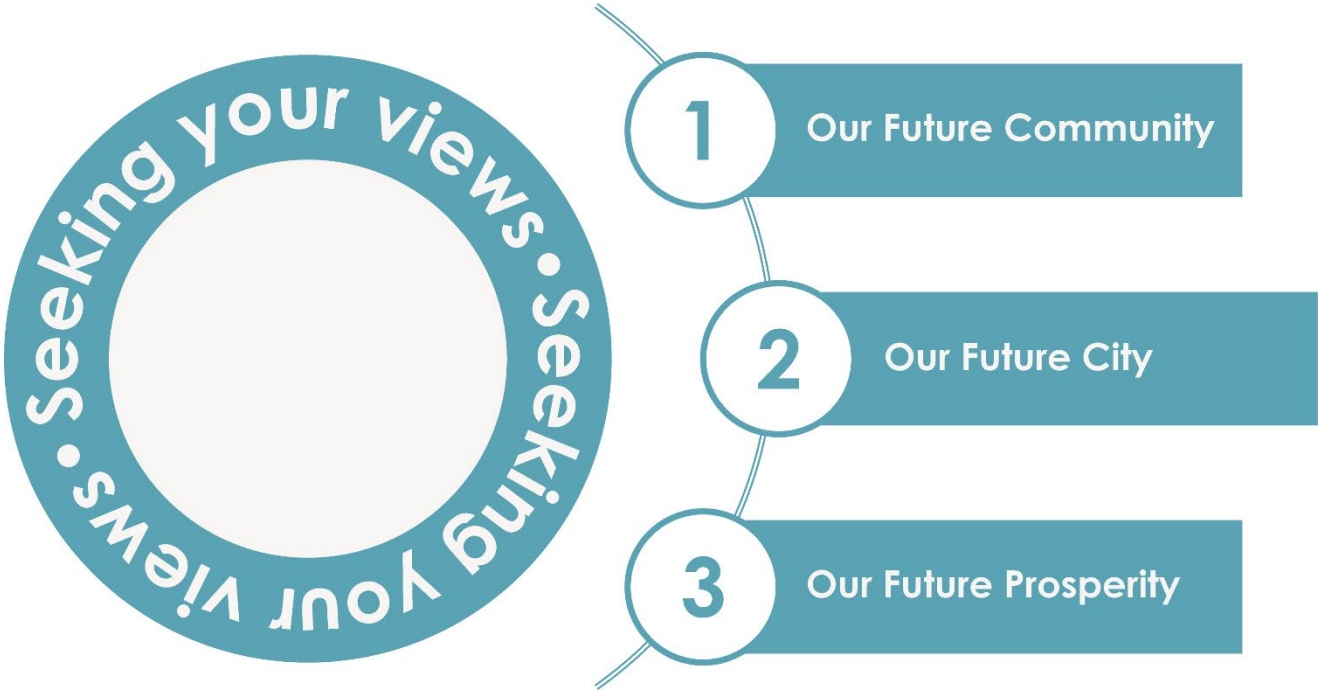

FOCUS AREA
HUME FWY
MOLONEY DRIVE INDUSTRIAL ESTATE
WODONGA TRAIN STATION
ALBURY
ESTABLISHED WODONGA
CENTRAL WODONGA
MURRAY RIVER
HUON HILL
BANDIANA MILITARY CAMP
GAZA RIDGE ARMY BARRACKS
KILLARA
KIEWA VALLEY HWY
LENEVA-BARANDUDA GROWTH AREA

1.0 One Wodonga Discussion Paper

This paper is the first step in towards updating the current Wodonga growth strategy to respond to the pressures and opportunities arising from a changing region, community and environment.

The paper aims to stimulate debate and thoughts on the long-term direction of our community, environment, economy and settlement. Your thoughts and responses to the concepts and insights detailed in this paper are welcomed and encouraged. We have detailed a range of questions throughout this paper to help provoke your thoughts on both future risk and opportunity. You are, however, encouraged to register your own insights and thoughts on how you would like Wodonga to grow.

Your thoughts will directly contribute to the development of a draft Wodonga Growth Strategy that will seek to shape and direct the future of the City through a range of growth management actions. The draft Strategy will be subject to further public consultation.



WODONGA THROUGH TIME

FIRST NATIONS LIVING
Ongoing

PROCLAMATION OF THE TOWN OF BELVOIR
1852

WODONGA POST OFFICE OPENS
1874

WATER TOWER BUILT
1924

BANDIANA MILITARY BASE ESTABLISHED
1942

BONEGILLA IMMIGRATION CENTRE OPENED
1947

WODONGA RECOGNISED AS A RURAL CITY
March 1973

ALBURY-WODONGA NATIONAL GROWTH CENTRE CREATED
October 1973

LA TROBE UNIVERSITY CAMPUS OPENED
1991

MUNGABAREENA ABORIGINAL CORPORATION ESTABLISHED
1994

LOGIC PRECINCT ESTABLISHED
2002

NEW WODONGA STATION OPENED
2011

DUDUROA DHARGAL ABORIGINAL CORPORATION ESTABLISHED
2020

LENEVA-BARANDUDA PSP GAZETTED
2019

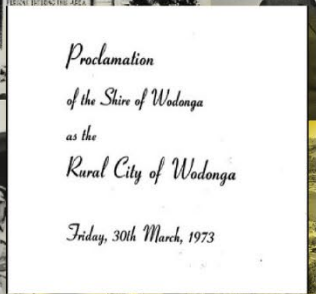




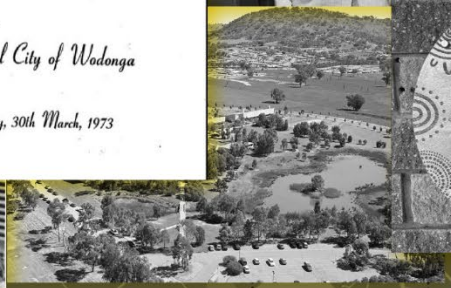










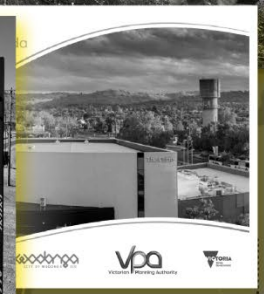












Why We Need One Wodonga

One Wodonga reflects the City's ambition to facilitate a sustainable, integrated and coherent settlement and City as we continue to expand and change.

Growing communities are communities of both opportunity and challenge.

Growth underpins the demand needed to support a larger and more diverse economy that can sustain more specialised businesses, services, niche activities, shops and cultural events. More diversity means more resilience and less dependence on single industries and more investment attraction and opportunity for residents.

Growth also provides the imperative to build more infrastructure and the impetus to improve on the facilities that we already have. It also means opportunities to improve the range and quality of local services and the attractiveness and diversity of public places including community, arts and recreation spaces and places.

Inevitably growth also encompasses a wide array of challenges including infrastructure, settlement, environmental and housing challenges as well as stress on social cohesion, service delivery and the impact on existing residents on the speed and scale of change.

One Wodonga is an expression of the City's strategic leadership in seeking to direct change so that the City is not just bigger, but also a better place to live, work and recreate.

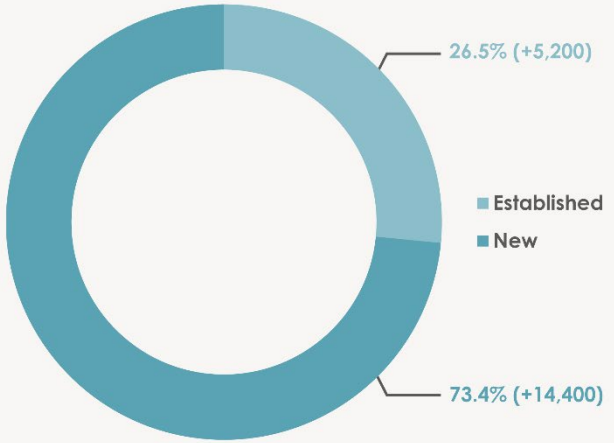
Projected Population Change

2021	2046	Total Growth
43,251	62,837	+19,587

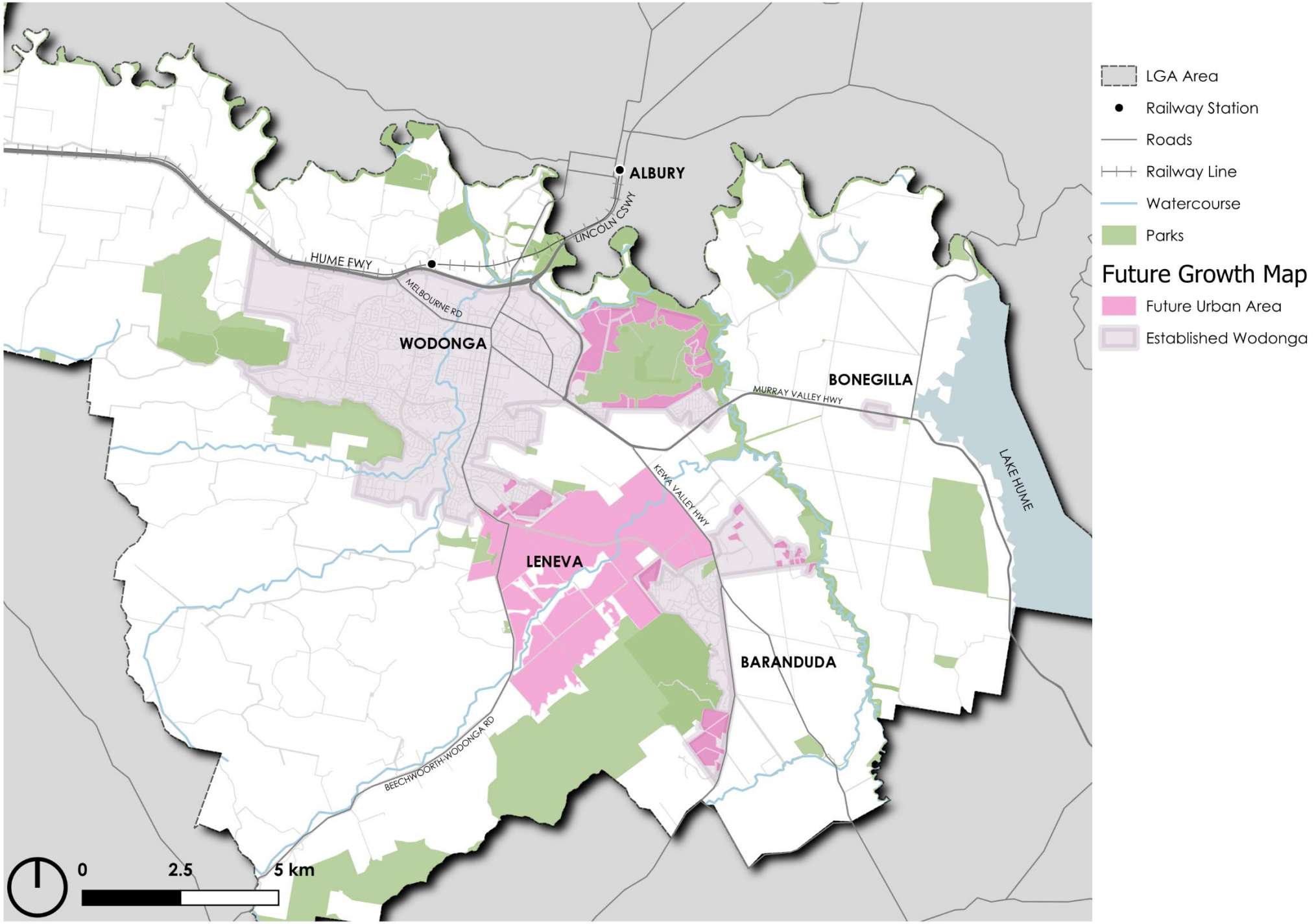
Top 5 Suburbs for Growth

Suburb	Population at 2046	% Growth (p.a.)
North Leneva	**7,899** (+6,407)	**+6.89%**
Killara - Bandiana	**6,210** (+3,870)	**+3.98%**
Baranduda	**6,017** (+2,796)	**+2.53%**
Wodonga East	**5,284** (+2,377)	**+2.42%**
Wodonga South	**6,795** (+1,295)	**+0.85%**

Percentage of Growth by Area 2021-2046



Source: Forecast id, CKC


LGA Area
Railway Station
Roads
Railway Line
Watercourse
Parks
Future Growth Map
Future Urban Area
Established Wodonga
ALBURY
LINCOLN CSWY
HUME FWY
MELBOURNE RD
WODONGA
BONEGILLA
MURRAY VALLEY HWY
LAKE HUME
KEWA VALLEY HWY
LENEVA
BARANDUDA
BEECHWORTH-WODONGA RD
0
2.5
5 km

Source: CKC

Wodonga at 2025

The Wiradjuri people's ongoing connection to the Murray River predates European settlement. In the 1850's Wodonga, which means "bulrushes" in local Aboriginal language, was founded as a customs post.

Today, Wodonga continues to be defined by its gateway status, its inland centrality and connection to Australia's largest cities. Wodonga is also one of Australia's 20 largest cities whose unique ecology at the foothills of the Australian Alps and the Murray River is currently home to over 44,000 residents and 16,300 households.

Relatively affordable living, city amenities in a low density environment, an exceptional natural environment, family friendly schools and sports clubs and diverse employment opportunities explain why for the past two decades Wodonga has, on average, grown by over 600 residents each year.

Wodonga's economy includes nationally significant manufacturing, defence and logistics operations, growing healthcare, education, hospitality and service sectors and an established agricultural base. The City supports more jobs (25,100 jobs) than our local workforce can accommodate (22,600 workers) which means both skills shortages in key industries, but also significant opportunity for skilled workers. When combined with Albury, the twin cities form a nationally significant labour market, economy, and growing inland community.

With each new family that arrives, each new business that opens, each generation that calls the city home a new story is added to the story of the City. In contrast to the majority of regional Victoria and New South Wales, Wodonga is home to a relatively young community (median age 38) and numerous young families with children (Wodonga's fertility rate is 1.89 compared with the Victorian average of 1.52).

City of Wodonga:

Total population: 43,253 (2021)

Median age: 38 (2021)

Median weekly household income: $1,498 (2021)

Median house price: $598,250 (2025)

Median weekly rent: $408 (2025)

GRP: $4.4B



Source: ABS, CKC, Price Finder, ID







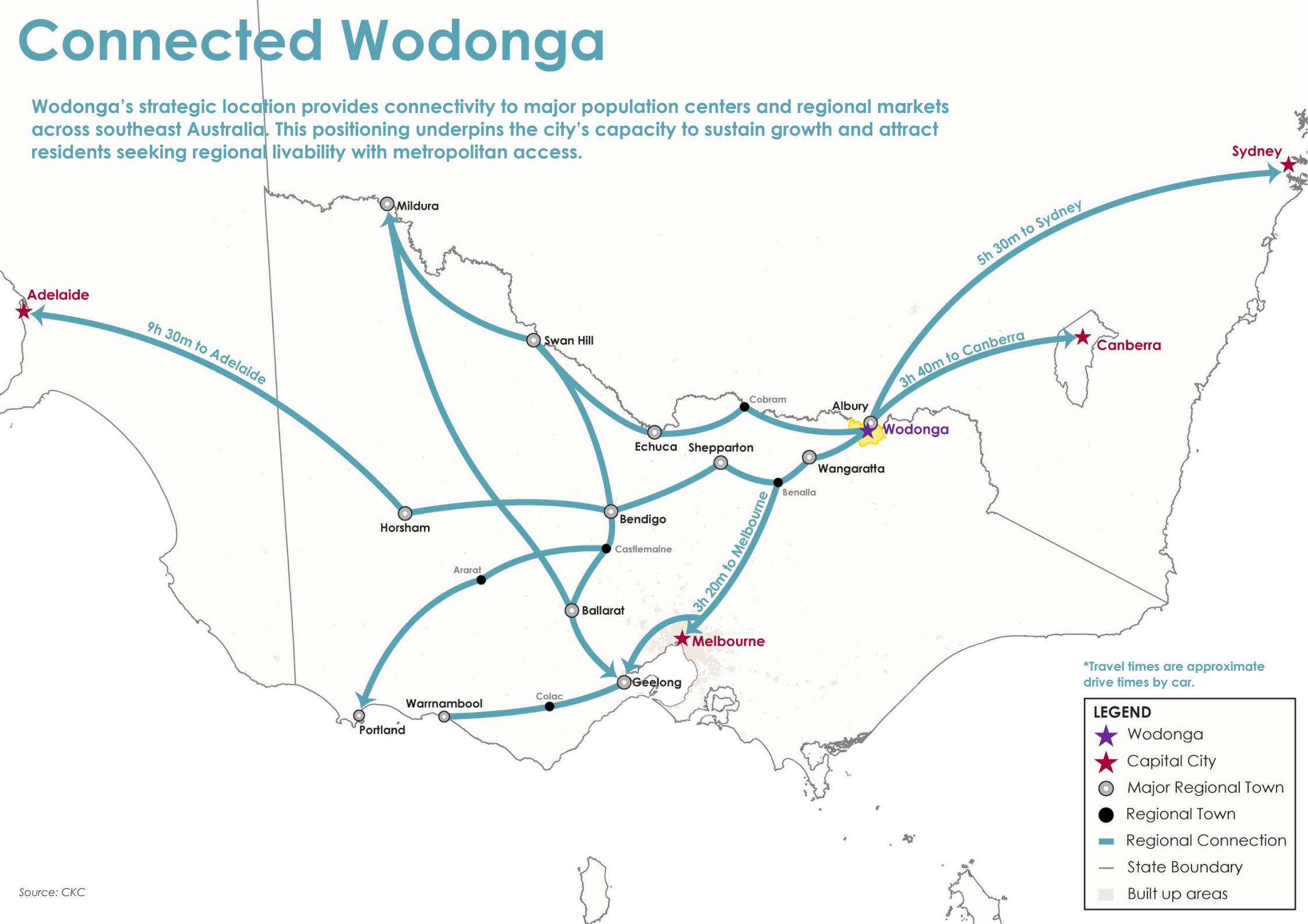






Connected Wodonga

Wodonga's strategic location provides connectivity to major population centers and regional markets across southeast Australia. This positioning underpins the city's capacity to sustain growth and attract residents seeking regional livability with metropolitan access.



Source: CKC

BETTER NOT JUST BIGGER

Growth and Development Themes

2.1 One Wodonga Theme 1: *Change and Growth*

Things to Think About!

What does Wodonga mean to you as a place?

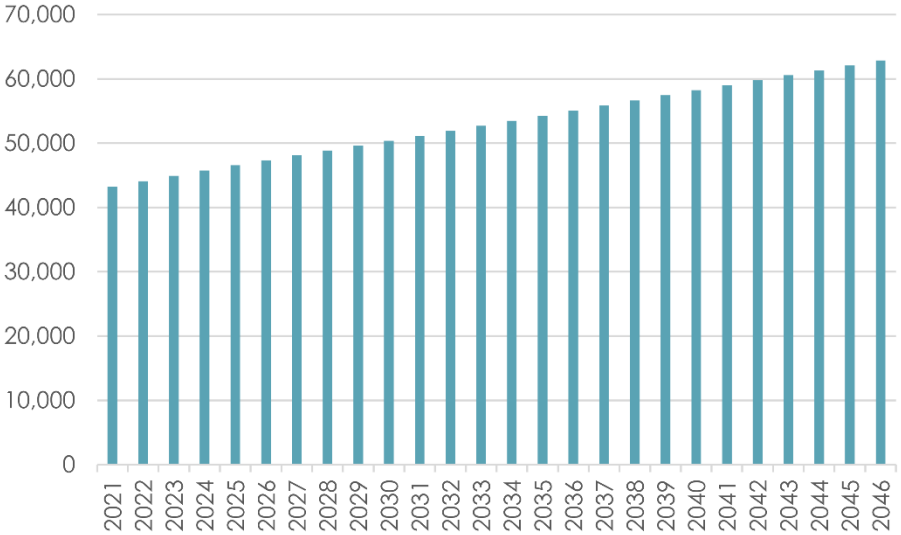
What do you like about Wodonga's recent growth?

Where do you see Wodonga in 20 years?

What should our priorities be as Wodonga continues to grow?

What local community infrastructure improvements and additions would most benefit Wodonga as we grow? (parks, schools, recreation facilities, cultural events and facilities, support services)

Projected Population Growth - Wodonga (LGA) - 2021-2046



Source: id forecast

As it has done over the past 50 years Wodonga will continue to change physically and demographically. Historically, Wodonga has expanded to the west of the Wodonga CBD and to the centre's southeast resulting in the development of West Wodonga, Bandiana, Baranduda, Barnawartha North, Bonegilla, Huon Creek, Killara, and Leneva.

Wodonga's future physical expansion is not hypothetical – its already happening. The first stage of the delivery of the Leneva-Baranduda Precinct Structure Plan has already commenced which at completion, will expand *Wodonga's urban footprint by over 1,070 hectares to 6,260 hectares (CKC)*. A further 610 hectares will be added when the structure plan area is further expanded to include the Baranduda foothills.

Today the City's southern and south eastern suburbs (Leneva, Killara, Bandiana, Baranduda) comprise approximately 12,500 residents which equates to approximately 29% of Wodonga's population (*ABS*). By 2046, owing to ongoing broadhectare expansion, Wodonga's south will grow to 27,000 residents equating to 43% of the City's population (*id,CKC*). Wodonga's population will, over time, shift southward.

Wodonga's established area will also grow. Established Wodonga is projected to add a further 5,100 residents to become a population of over 34,500 by 2046 (*id*). Wodonga's established neighbourhoods, however, are projected to represent a declining share of Wodonga's overall population reducing from 68% of Wodonga's population base today to 55% at 2046. By 2046 Wodonga's established population will also include growing numbers of residents aged over 65. By 2046 established Wodonga, under current trends will be a home to a much older population than Wodonga's new suburbs.

Leneva-Baranduda Precinct Structure Plan

Approved by the Minister for Planning in 2019, the Leneva-Baranduda Precinct Structure Plan (PSP) was collaboratively developed by the Wodonga Council and the Victorian Planning Authority. The PSP details the long-term plan for urban development across the growth area, with the broad aim of setting the vision for how the land should be developed and the necessary projects required to ensure that future residents, visitors and workers within the area are able to access services and transport in a timely manner.

The Leneva-Baranduda PSP consists of 1,062 ha of land covering all areas north of Middle Creek and areas surrounding Baranduda Boulevard. The PSP allows for the development of 6,153 new dwellings to accommodate 15,700 residents. The plan identifies the location of a future town centre, that will incorporate employment, education, retail and entertainment facilities. The plan sets aside land for the development of a number of sporting facilities and parks, such as the regionally significant Baranduda Fields Sports and Recreation Facility. In addition to two pre-existing non-government schools, the plan has identified land for two future government schools.

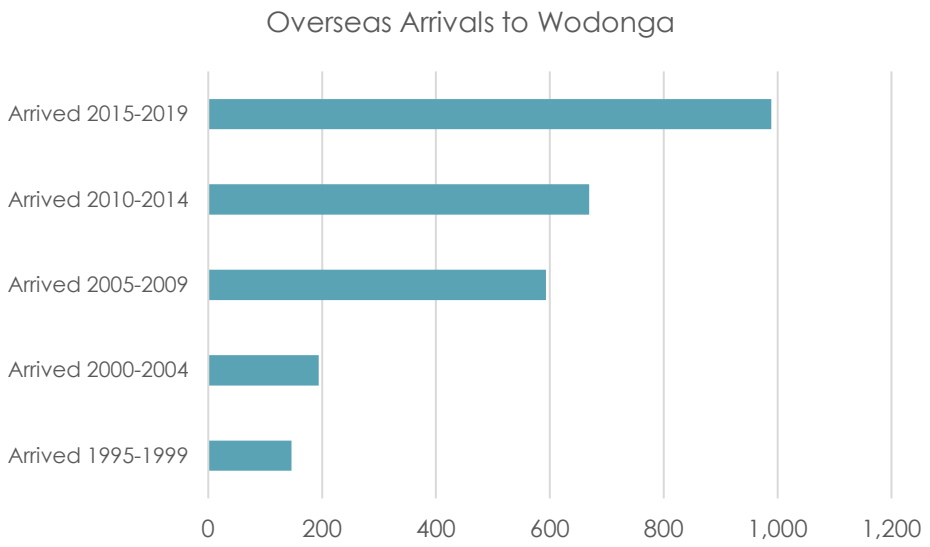




Why Do People Want to Come to Wodonga?

The City's population is set to continue to grow. The momentum of recent change in Wodonga is set to intensify. The City is projected to add an average of 770 new people per annum to 2046 (id). This is an increase on recent trends in which the City consistently grew by over 600 residents per annum over the past two decades).

The City's growth is comprised of natural growth and migration. As can be seen below, recent migration has been a significant factor in the growth of the City. We attract migrants from capital cities and nearby regional towns including significant numbers of residents from Albury. In the recent past the City has also begun to attract significant numbers of new residents from overseas locations.



Source: ABS, CKC

Wodonga enjoys compelling migration attractors.

Relative Housing Affordability

While Wodonga's housing prices have increased, Wodonga remains significantly more affordable than Melbourne, Sydney, and Albury (see forthcoming housing section).

Infrastructure and Services

A legacy of ongoing state, federal and local development initiatives have resulted in the City's relatively comprehensive suite of all of life services and facilities.

Economic Opportunity

The city's range of industries, jobs growth and growing diversity of opportunity are essential in converting housing, lifestyle and service advantages into a driver for migration to Wodonga.

Lifestyle Appeal

Proximity to the Murray River, access to the Australian Alps, wine regions and position on major transport routes between Sydney and Melbourne define Wodonga's lifestyle appeal.

An array of investment including the Baranduda Fields Sports complex, The Cube and Hyphen , the ongoing Junction Place development and upgrades to schools and the Wodonga Tafe will support the evolution of our City's amenity.

How Many More Schools, Parks, Emergency and Community Facilities Will We Need?

As Wodonga becomes bigger it needs to retain the elements that continue to attract new residents. This means further investment in new community infrastructure. The table below provides a guide as to the scale of future community infrastructure in the future. [1]

Facility Type	Existing Facilities	Identified Facilities	Potential Facilities Required (2036)	Potential Facilities Required (2046)	Potential Facilities Required Growth Area Wodonga (2046)
Early Years' Services	**33**	**+10**	**+0**	**+2**	**+7**
Childcare	14	+1	+0	+0	+4
Kindergarten	16	+6	+0	+2	+3
Child Health Service	3	+3	+0	+0	+0
Education	**9**	**+2**	**+1**	**+2**	**+1**
Primary School	6	+2	+0	+0	+0
Secondary School	2	+0	+1	+2	+1
Special School	1	+0	+0	+0	+0
Sports & Recreation	**57**	**+12**	**+0**	**+2**	**+0**
AFL Ovals	11	+7	+0	+0	+0
Soccer Fields	10	+2	+0	+1	+0
Cricket Pitches	14	+1	+0	+1	+0
Netball Courts	22	+2	+0	+0	+0
Active Open Space	**N/A**	**N/A**	**110ha**	**126ha**	**29ha**
Arts & Cultural	**28**	**+6**	**+5**	**+6**	**+2**
Library	1	+0	+1	+1	N/A
Meeting Spaces (Small)	24	+6	+0	+0	+0
Arts & Cultural (Level 1)	3	+0	+4	+5	+2

Source: CKC, Wodonga City Council

[1] The above analysis represents an indicative assessment of future infrastructure required. The assessment is based on provision rates. In considering the assessment note (a) Private sector providers are likely to accommodate potential early years support as are a number of primary schools. The education primary and secondary assessment considers needs within Wodonga City and not the influence of regional needs. A number of identified facilities have been identified to be delivered through the delivery of the Baranduda Leneva Precinct Structure Plan.

2.2 One Wodonga Theme 2: *Growing, Diverse and Affordable Housing*

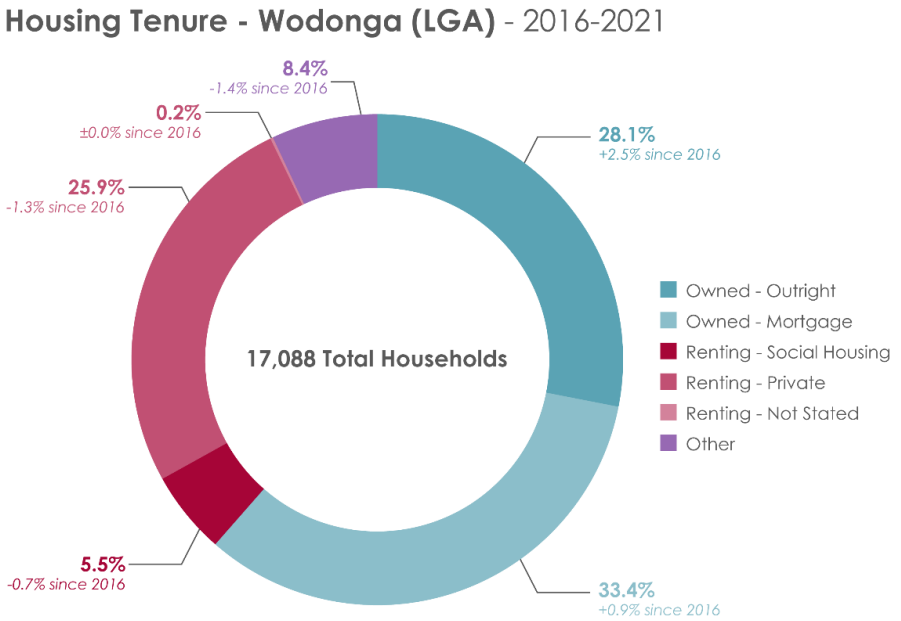
Things to Think About!

Does Wodonga have the right mix of housing?
Do you think there is equitable access to housing in Wodonga?
Does housing meet the needs of our diverse population?
What types of housing do we need more of?
Which parts of Wodonga are developing well? Tell us what you like?
Do you think Wodonga's housing affordable?

Housing shapes the life of individual, families and ultimately communities. Housing determines where people live and ultimately the lifestyle, quality of life and amenity they enjoy. Wodonga's housing stock reflects the City's evolution from country town to regional city.

Wodonga proportionally has higher numbers of households that rent when compared with other parts of Victoria, Australia and regional Victoria. At 2021, Wodonga incorporated 5,400 rentals and 10,500 dwellings that were either fully owned or owned with a mortgage.

As Wodonga adds more houses the number of home owners is rapidly increasing.



Source: ABS Census , CKC

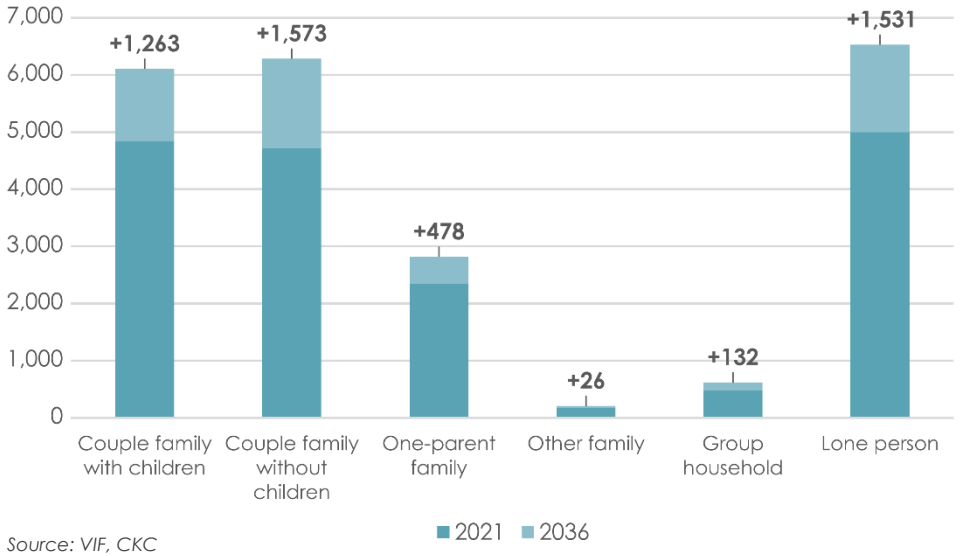
Housing Diversity

Wodonga's housing stock is overwhelmingly comprised of 3 to 4 bedroom single detached dwellings (86% detached houses). Medium density housing stock, townhouses (12%) and apartments (1.3%), comprise a small share of the City's current housing. Wodonga's housing diversity is slightly above the Victorian regional average while being slightly below that of Albury (20% medium density housing) and Ballarat (15% medium density housing).

A key question looking to the future is whether Wodonga's housing needs to diversify? The changing structure of Wodonga's households would suggest that far more housing diversity will be needed with the number of single households and two person households set to grow strongly implying significant demand for smaller dwellings.

In Wodonga over 50% of the City's separate houses are occupied by lone person (24%) and couple without children households (29%). There are currently over 10,000 theoretically unoccupied bedrooms across our city.

Projected Number of Households by Type - Wodonga (LGA) - 2021-2036



Source: VIF, CKC





House Prices

In the 12 months to March 2025, Wodonga (LGA) recorded a strong +11.6% increase in its median house price which now measures at $598K. Despite this robust growth, it remains a relatively affordable housing market.

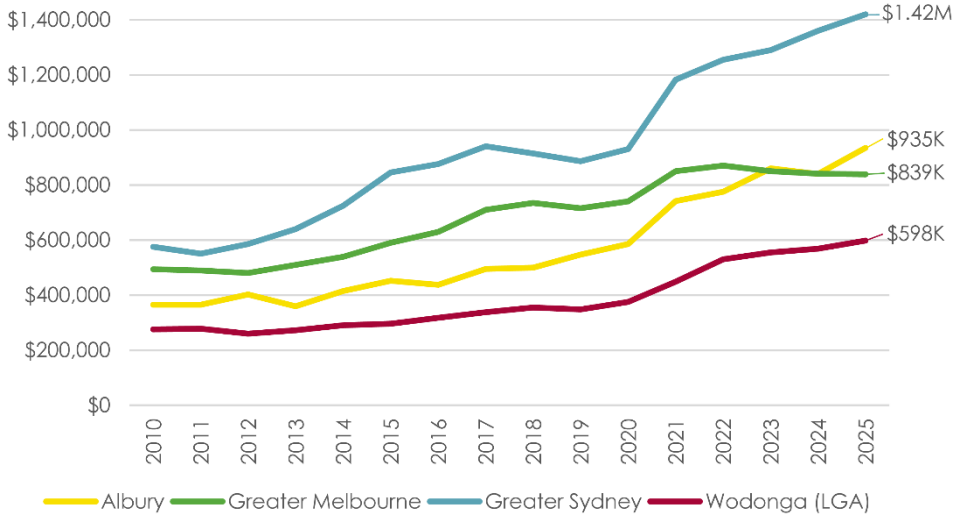
Typically boasting newer housing options, Wodonga LGA's growth areas are more expensive than Wodonga itself with Baranduda and Killara attracting premiums of $93K and $52K respectively above the Wodonga detached housing price median. Albury* is the most expensive housing market in the area with a significantly greater median house price of $935K. It follows that for residents of Albury, Wodonga presents are relatively affordable housing option, which explains recent migration from over the border.

While the City's housing remains relatively affordable for purchase, prices have, despite periods of subdued price growth in recent times, consistently grown - in the range of +6.7% to +8.1% p.a over the past decade.

Ongoing increases in house prices and rents limit the range of households that can call Wodonga home, while increasing the financial barrier and time entailed for young people and other households setting out on their housing journey. House price growth likewise emphasises the need for the City's housing to provide more diverse and relatively affordable choices in the form of apartments and townhouses particularly as the number of smaller households continues to grow.

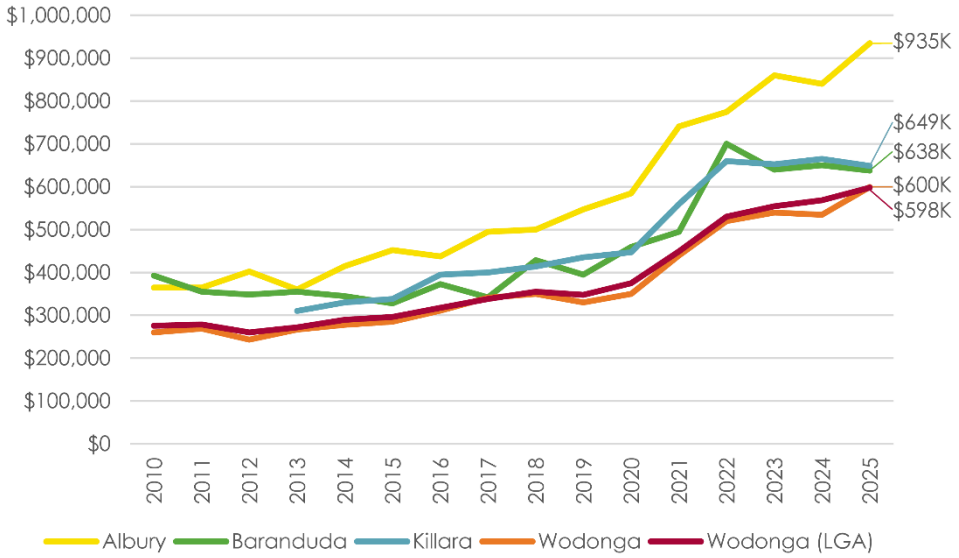
*Refers to Albury (Suburb)

Median House Price 2010-2025



Source: Domain, CKC

Median House Price - Albury-Wodonga Areas 2010-2025



Source: Domain, CKC

Rents

As at April 2025, Wodonga recorded a median weekly house rent of $553 p.w. The established suburbs of Wodonga were more affordable than newer suburbs in the growth areas, Baranduda and Killara recorded higher median rents of $624 and $615 p.w. respectively.

Following a period of subdued rental growth prior to the pandemic, rental values in Wodonga and surrounds have strengthened, increasing in the range of +7.1% p.a. to +8.8% p.a. Strong rental growth is reflective of low supply and increasing rental demand in the area

Vacancy Rates

As at April 2025, Wodonga recorded a rental vacancy rate of 0.5%, a 1.5% reduction over the previous 10 year period.

There are effectively very limited rentals available across the City at 2025. This is a significant constraint on the City's housing system. The City's very limited number of vacant rentals constrains:

a. the capacity of industry to attract workers – housing is also an economic issue we cannot grow our economy without a growing workforce

b. the capacity of households to adjust to life events such as divorce

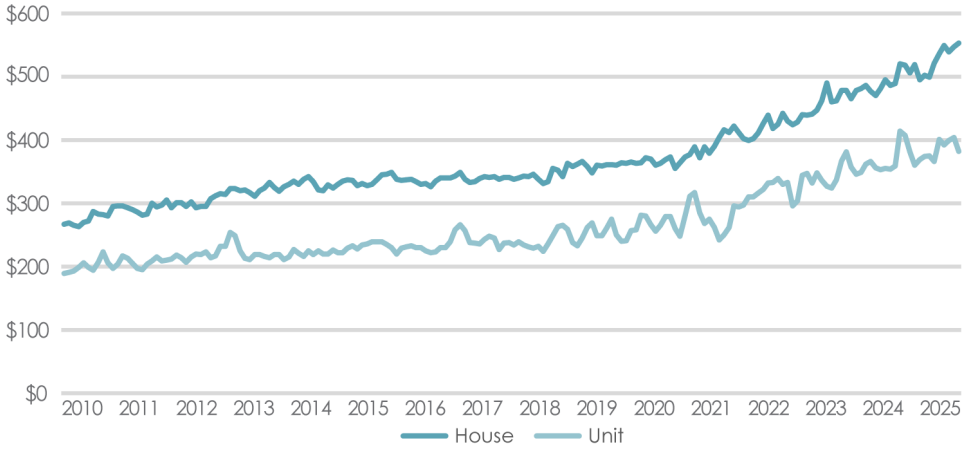
c. the capacity of young people to begin their housing journey

d. the capacity of new residents to live in Wodonga before making a long term commitment to the City.

At 2025, a lack of rental accommodation is a key challenge that is also seemingly driving up the cost of rental accommodation.

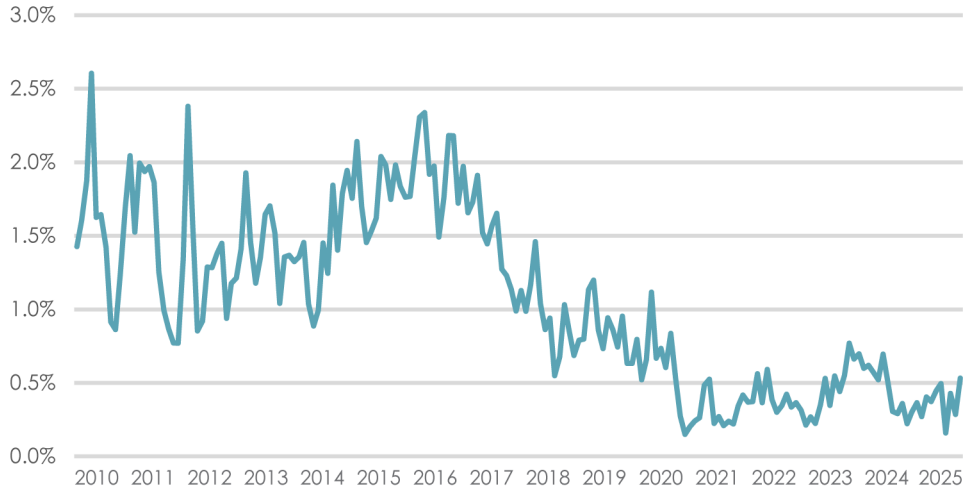
Albury's rental vacancy rate in April 2025 is similar at 0.9%. Albury's vacancy rate has declined by 2.2% since April 2015.

Average Weekly Rent 2010 - 2025



Source: SQM, CKC

Rental Vacancy Rates 2010 - 2025



Source: SQM, CKC

Wodonga's Housing Affordability

Relative to metropolitan markets and Albury, Wodonga's housing market is affordable and a prime attractor for new residents.

The incomes of essential workers – teachers, nurses, firefighters, police officers - provide a guide as to the accessibility and affordability of Wodonga's housing.

To avoid housing stress, households need to earn annual incomes of between $29k to $74k to rent a unit and between $59k and $88k to rent a house within Wodonga. This means that for essential workers Wodonga's housing is generally affordable. Entry-level salaries for essential workers provide the necessary income to afford a rental unit or small house. The greater issue is that there are currently minimal available rentals for all households. We note, however, rentals are generally unaffordable for aged care, childcare workers and individuals reliant on centre link payments.

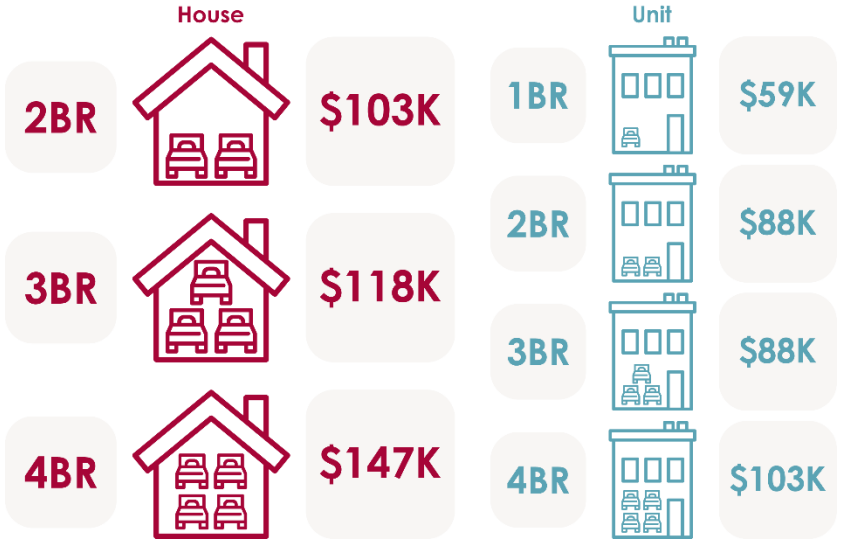
To avoid housing stress, households need to earn annual incomes of between $59k to $103K to purchase a unit and between $103k and $147k to purchase a separate house. This means that Wodonga's housing market is generally affordable for all dual income households. Across all essential worker occupations, a couple in entry level positions meet the necessary income threshold to afford purchasing a 2-bedroom unit, with most being able to afford a 2-bedroom detached house. For early and mid career essential workers Wodonga's housing becomes increasingly affordable. Lone person households face more limited purchasing options. Home purchase is generally unaffordable for all Centrelink based households.

Assumptions	Purchasing	Renting
Affordability Threshold	30% of Income	30% of Income
Protection & Indemnity Loan	5.68%	-
Serviceability Buffer	3.0%	-
Loan term	30 years	
Loan to value ratio	80%	

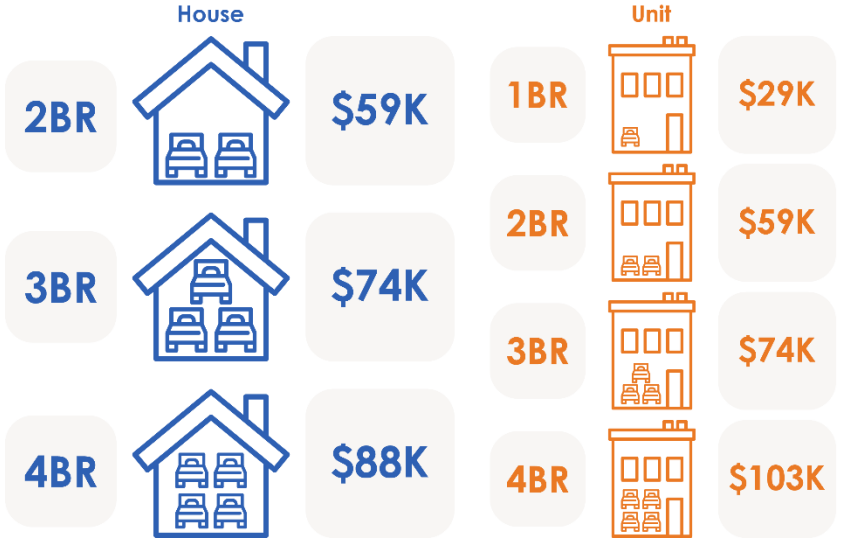
Source: CKC Method

**For the purpose of this study, Charter has adopted the lower quartile price for each housing typology based on 12 months of sales/rents to March 2025.*

Minimum Annual Household Incomes to purchase by housing types - Wodonga (LGA) - 2025



Minimum Annual Household Incomes to rent by housing types - Wodonga (LGA) - 2025



Source: ABS, CKC

2.3 One Wodonga Theme 3: *Sustainable Development*

Things to Think About!

What should Wodonga preserve and protect as it grows?

Are there examples of development within Wodonga that highlight sustainable design that could replicated?

What do you like most about our new suburbs?
How can our new suburbs do better?

How do you think climate change might affect Wodonga's future?

What can we do to prepare for a drier and hotter future?

How important is access to nature to Wodonga's quality of life. Is access equitable?

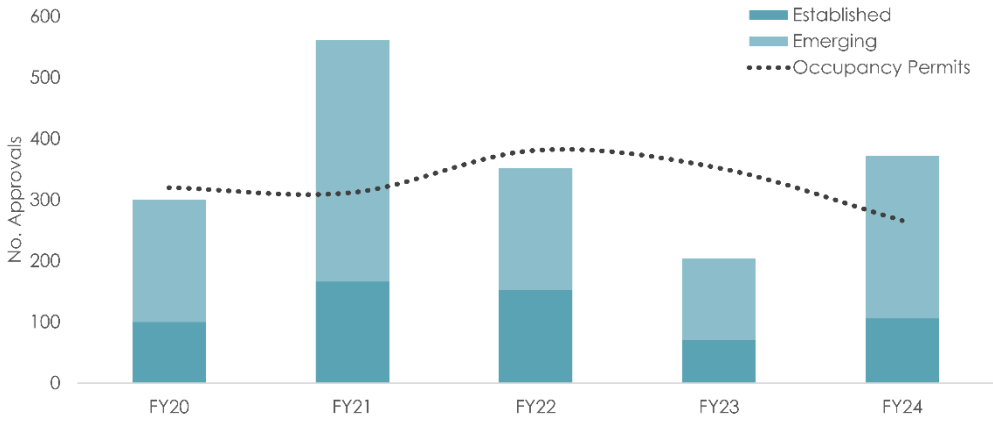
Urban growth in Wodonga is influenced by both its strategic location and environmental constraints. Flooding is a key influence on development, particularly in low-lying areas near waterways. These areas are subject to seasonal inundation, and planning overlays are used to manage development risk. Erosion is another key influence on development, especially in hilly terrain where land disturbance can lead to sediment runoff and soil instability. Heat stress is an emerging issue that Wodonga Council is addressing this through increased greening, shade provision, and climate-responsive design.

In the context of a delicate ecology Wodonga is carefully growing its housing stock primarily in areas identified for urban development in Wodonga's south. Over the past five years, Wodonga LGA recorded an average of 340 building approvals annually.

Wodonga's growth areas (emerging Wodonga) have accounted for the majority (≈70% of approvals) of housing supply in recent years.

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Residential Building Approvals - Wodonga (LGA) - FY20-FY24



Source: City of Wodonga, CKC

Urban Land Supply

At 2025, Wodonga incorporates the capacity to supply over 17,000 potential future residential lots for urban development.

The supply of lots includes remanent broadhectare lots, lots within the existing Baranduda- Leneva precinct structure planning area and the identified future expansion area along the Baranduda foothills.

If development becomes denser and or more diverse lot supply may grow over the current estimate.

The City's lot supply indicates that we are well positioned to:

- meet Wodonga's housing target set by State Government to add 15,200 net new dwellings by 2051. This target, aims to increase the total number of homes in Wodonga from 18,900 in 2023 to 33,300 in 2051
- establish an Urban Growth Boundary for Wodonga as directed by State Government.

Expansion area	Area (ha)	Lot supply
Leneva Baranduda	549.13	**5,900**
Leneva expansion area	612.52	**6,640**
Remnant greenfield	407	**4,870**

Source: CKC



Source: CKC

Urban Limits and Sustainable Development

Wodonga's population, housing and economic growth trajectory is strong. As Wodonga grows, we are confronted with the question of how we should grow. Growing sustainably entails deliberately embracing sustainable development principles that entail taking proactive steps to minimise harm to the environment from development including the protection of habitats, landscapes, water and energy resources.

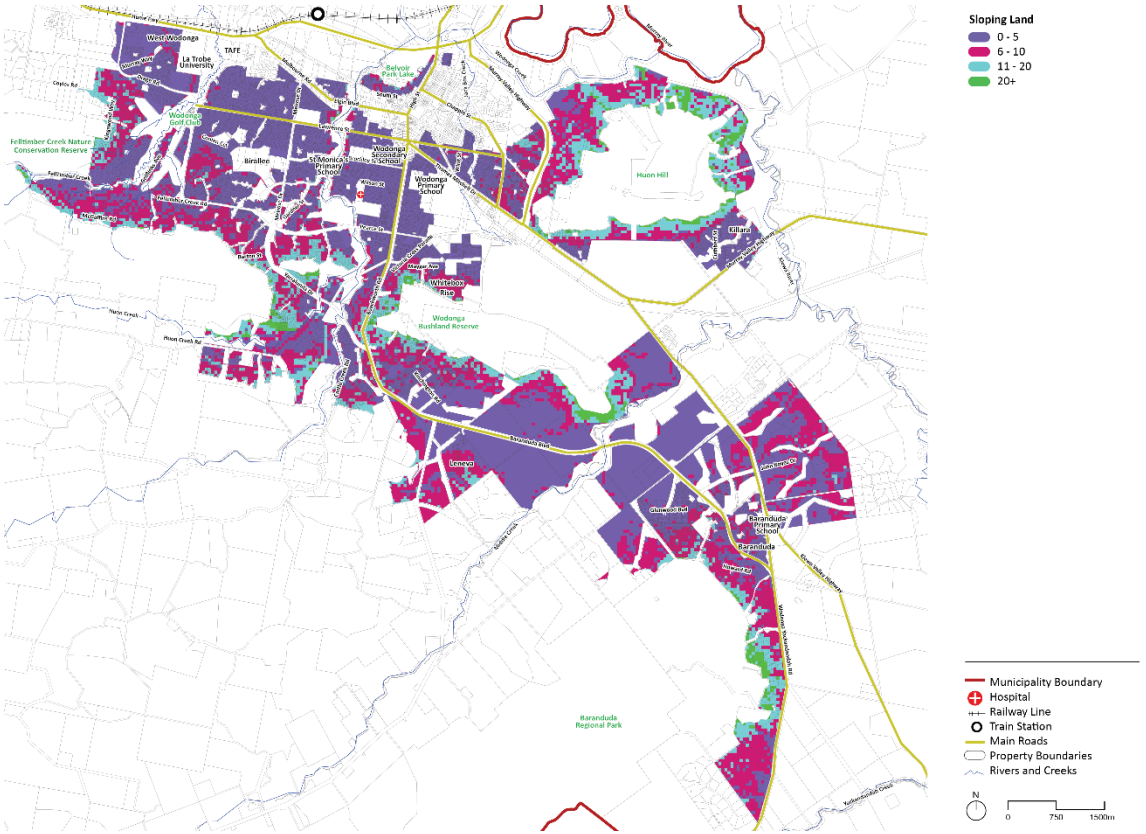
Wodonga's urban expansion has entailed the conversion of agricultural land into urban land. As part of this the City has sought to protect biodiversity through *The Wodonga Retained Environment Network* (WRENs). The WRENs are a network of protected conservation areas and vegetation strips that connect fragmented habitats enabling allow wildlife to move safely across the landscape.

Into the future, the City faces both enduring and new environmental constraints impacting on the City's quality of life and the risks entailed in development.

Bushfire hazard, erosion, landslip and flooding are enduring risks to Wodonga's current and future settlement. Compounding this, as the climate becomes drier and hotter, extreme heat and intensified fire risk present new risks for life and property and Wodonga's settlement.

Finding a viable path between development, growth and sustainability entails making strategic choices that balance environmental realities and community needs.

Figure 1: Sloping Land 2025



Source: Plan 2 Place

The Need to Balance Growth

The challenge of balancing the competing demands of greenfield expansion in growth areas with the needs of established neighbourhoods is typical of growing cities.

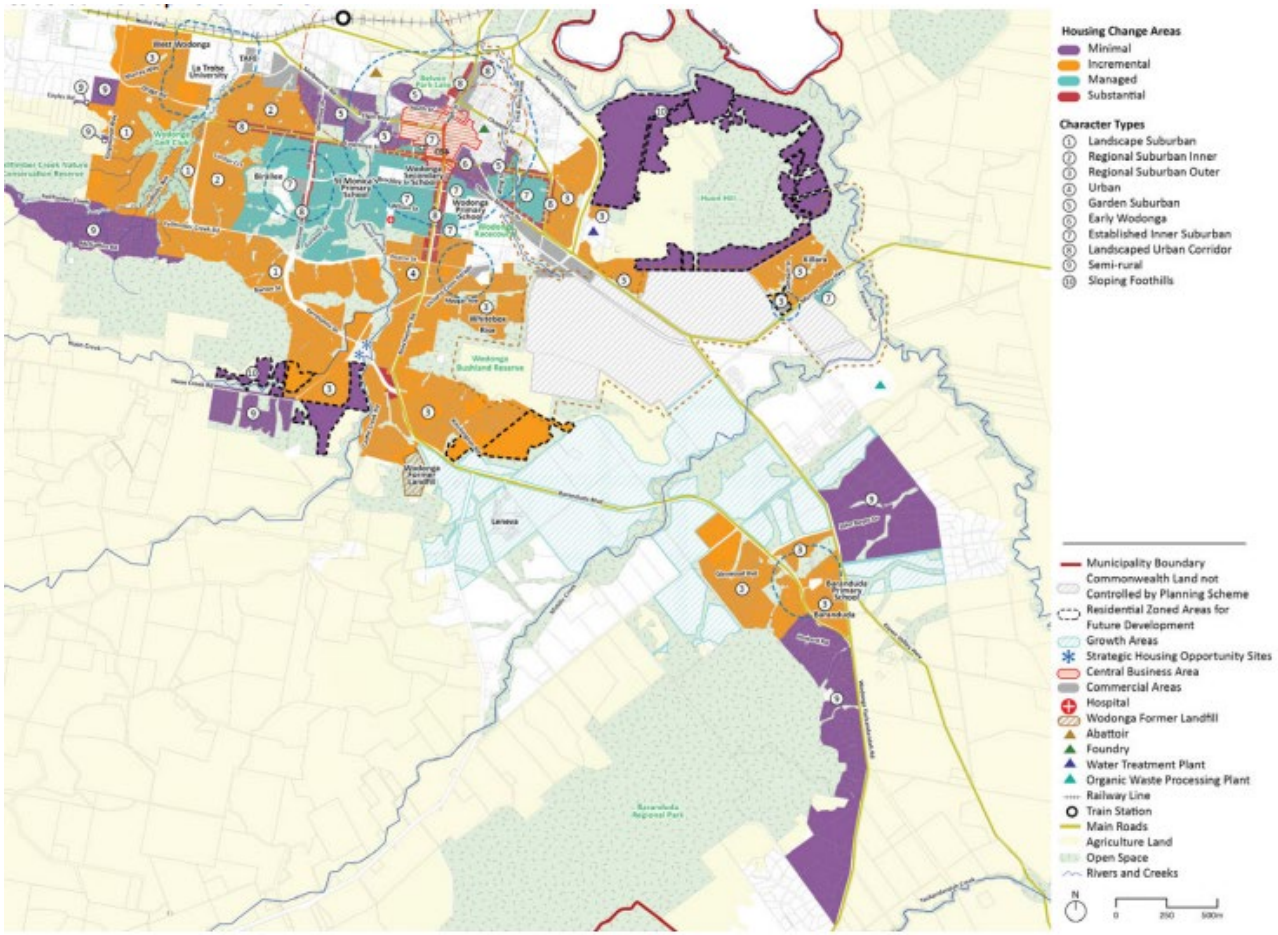
At present, the City's development momentum is within its new suburbs. Wodonga's established areas, nonetheless, have the capacity for additional housing. Subdivision, the development of secondary dwellings, and the redevelopment of existing dwellings for more housing are forms of housing growth that do not require the expansion of City's urban footprint.

Wodonga's established areas have existing services, infrastructure (roads, pipes, electricity) and upgrading existing infrastructure is often more cost-effective than building entirely new systems and facilities on the City's fringe.

It's clear that Wodonga needs more diverse housing. The community in established areas is aging and will incorporate growing numbers of smaller households.

The draft *Wodonga Neighbourhood Character Strategy 2025* details locations and opportunities to balance the retention of neighbourhood character with development that will boost housing choice.

Figure 2: Proposed Residential Change Framework



Source: Plan 2 Place

2.4 One Wodonga Theme 4: *Attractive and Productive Economic Spaces*

Things to Think About!

Do we have enough jobs?

Do we have a good mix of jobs?

Are jobs in the right location?

How should Wodonga prepare for the Inland Rail freight line?

What would you like to see in our new shopping precincts and centres?

How can we improve Wodonga's City Centre as a place to work play, shop and invest?

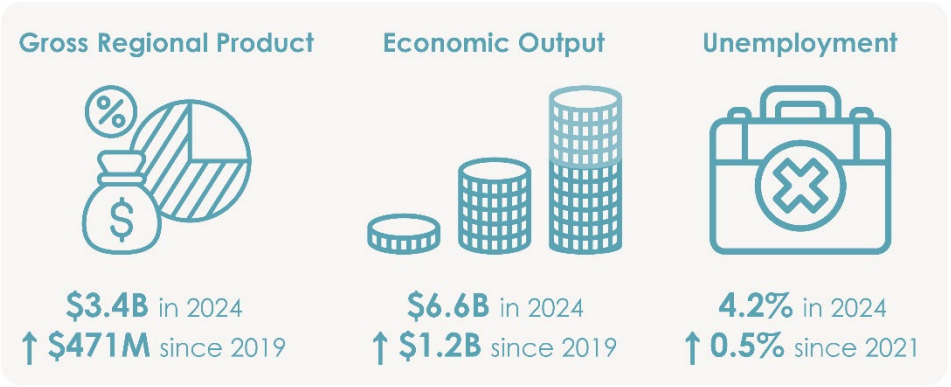
How can better link our health, education and defence sectors to private industry?

Do you think it's important to protect our Industrial base as the City urbanises?

Wodonga is a production community that produces food, paper, metal products, specialist machinery and furniture. The City's products are sold, consumed and used nationally. Wodonga's manufacturing base includes national and internationally significant food, defence and machinery operations that together directly accounts for over 12% of Wodonga's jobs and a quarter of the City's annual economic output equivalent to $1.5 billion in economic value *(NIEIR)*.

As is well known, Wodonga is accessible to each of eastern seaboard largest cities and settlements which explains the size and role of the nationally significant Logic industrial precinct and the scale of the City's logistics sector which currently employs 1200 jobs.

As the City's population has grown the City's economy has also changed with the addition of numerous construction, education, health, public administration and business services roles need to support a growing population. Population focused jobs industries are the City's leading employment sectors.



Source: NIEIR, CKC

Productive Spaces

The City incorporates significant productive spaces that are employment areas for the region. Approximately, 40% of Wodonga's jobs are held by residents that live in surrounding settlements including large numbers of residents that live in Albury, Wangaratta and Benalla.

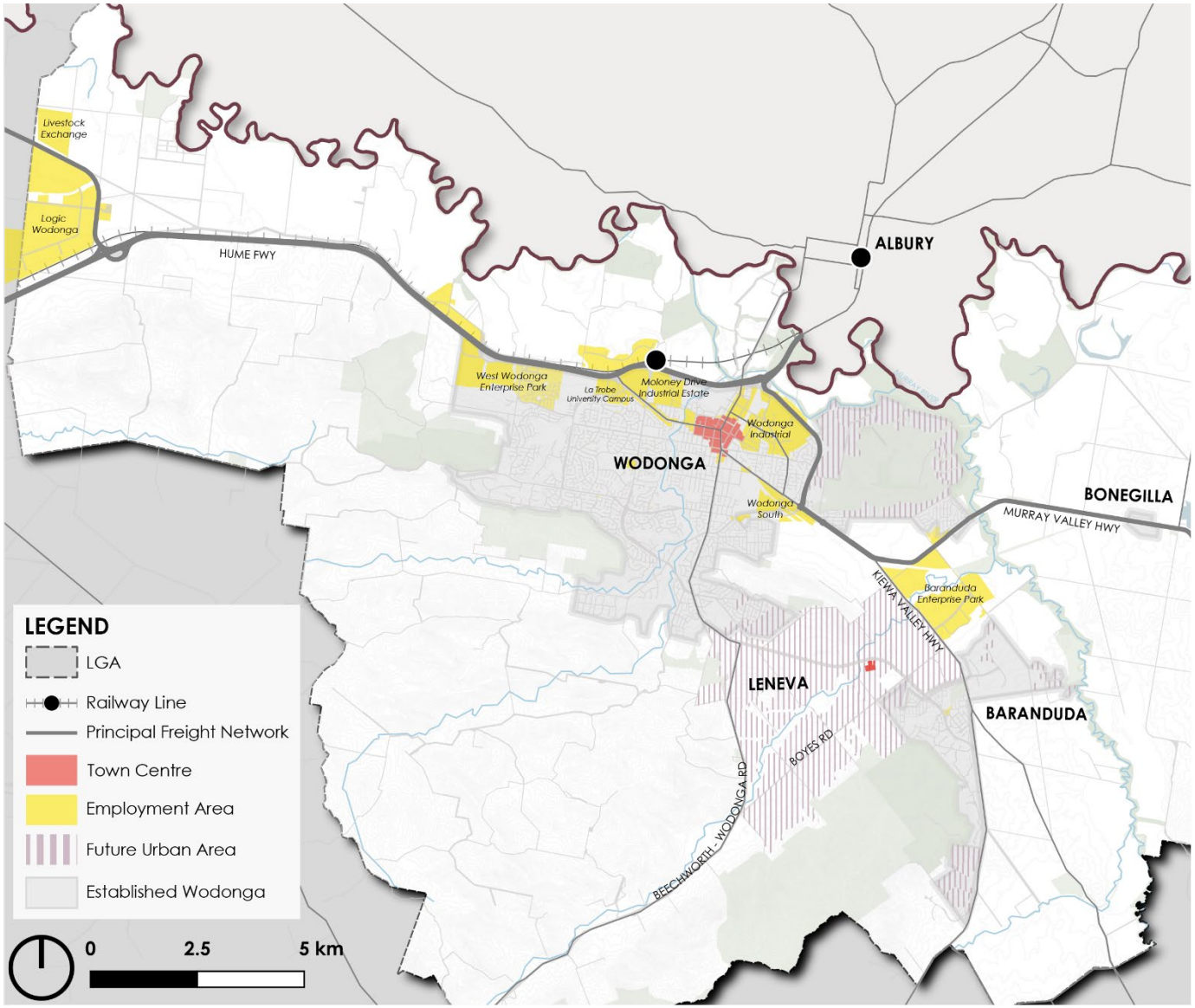
By all measures Wodonga is currently home to a growing economy that is growing both services and production jobs that are central to the prosperity of the region. As we grow, we need to ensure that our productive places remain attractive places to invest, work and interact.

Wodonga Central Business Area

Wodonga's Central Business Area (CBA) is the City's premier community, cultural, retail and commercial area.

The CBA supports an array of public and private services, accommodation and hospitality venues, cultural institutions and over 52,000 sqms of retail floor space.

In the wake of significant retail disruption arising from the growth of e-commerce and large format retail destinations, the retail role of major centres is forever changed.



Source: CKC

To adapt historic town centres are evolving into social, service and cultural destinations that provide opportunities to relax, connect and consume. Centres are also adapting by becoming housing locations that provide high and medium density housing opportunities within high amenity urban environments.

The City's growth to the south presents a key challenge for the City Centre – the distance between the City's growing population and its core administrative, service, cultural and retail facilities is set to grow. Ongoing public investment in the City Centre has helped affirm the area's role as a high quality and contemporary regional destination. The renewal vision for Junction Place represents a further highly positive response to renewing the City Centre and diversifying its housing.



City Centre

Major Places	Wodonga City Council, Wodonga Plaza, Junction Place, Coles, Woolworths, Kmart, Quest, Cube, Hyphon, Vic Roads

Industrial Areas

The City incorporates six industrial precincts at Logic, West Wodonga Enterprise Park, Moloney Drive Industrial Estate, Wodonga Industrial Precinct, Wodonga South and Baranduda Enterprise Park. Together these comprise over 1000 hectares of industrially zoned land that as discussed form the cornerstone of the City's manufacturing, construction and logistics economy.

Industrial areas now incorporate play centres, gyms, sports centres, breweries, entertainment centres. These population uses often co-locate with traditional industry. Traditional industrial uses and industry, however, needs to maintain a degree of land use freedom to undertake high impact 24 hour operations. A key challenge for our industrial areas and the prosperity of the regional economy is maintaining the operational capacity of industry as the City grows.

Looking ahead, the City's industry is poised to expand with Mars Petcare's factory expansion and the development of the Opal corrugated fibreboard facility. A key question for the future is how we should prepare for Inland Rail, which provides the potential to further expand Wodonga's logistics and manufacturing sectors. Our industrial sector, like all sectors, relies on workers. A further challenge is the availability and development of worker housing.

Industrial Precincts

Major Enterprise	Woolworths Distribution Centre, SCT Logistics, Visy Board, Opal Fibre, Mars, Vitasoy, Wodonga Rendering, Wilson Transformers, Parker Hannifin, JC Butko, Bradken, BAE Systems

Regional and National Institutions (Defence, Health and Education)

The City's defence precinct encompassing the Gaza Ridge Barracks (North and South Bandiana), Wadsworth Barracks (East Bandiana), and Latchford Barracks (Bonegilla) include nationally significant logistics and training functions. In the future the barracks will undergo improvements to the value of $360 million. For Wodonga the army base provides long term stable employment opportunities and equally the opportunity to link the City's defence sector and its manufacturing base. It follows that a key objective of Wodonga's current economic development strategy is to "*Grow ecosystem of organisations involved in defence-related activity, including support services, manufacturing and research.*"

The Albury Wodonga Hospital is the City's largest single employer with over 1000 staff at 2021. The hospital and broader campus is a regional hub for Victoria's north east. The broader Albury Wodonga health network includes over 1500 jobs within Wodonga and a growing sector of the economy. The City's health infrastructure is set to expand with the $560 million redevelopment of the Hospital precinct.

The City's institutional sector also includes the La Trobe University and Wodonga TAFE, which for industry and the community provides a steady stream of skilled workers. As with the City's defence sector, there is a critical opportunity to further link the City's higher education sector with the City's industrial base and to attract new industry particularly in advanced manufacturing.

Population growth presents a key opportunity for the City to grow its regional service role by both expanding existing sectors and attracting new uses.

Institutional Uses

Major Enterprise	Defence, Wodonga Hospital, Wodonga Tafe

Existing and New Retail Premises

The city includes a variety of existing centres (Birallee Village Shopping and Whitebox Rise) that services everyday and weekly shopping needs and convenience centres (Baranduda Village, Beechworth Road, Lawrence Street, Morrison Street, Waratah Way, Jarrah Street).

The City's retail sector is also defined by a growing large format retail sector along ANZAC Parade, High Street and Melbourne Road. The City's bulky goods sector now occupies near 40,000 sqms of retail floor space. Into the future, previous retail analysis identified the potential for the City's bulky goods sector to continue to grow.

As would be expected there is projected to be significant demand for new shops, services and centres in the City's south. In the recent past a new enterprise area has begun to form at Baranduda while new convenience centres are planned for Killara and Leneva.

Centres and Shops

Major Places	Centres: Birallee Village Shopping and Whitebox Rise Convenience: Baranduda Village, Beechworth Road, Lawrence Street, Morrison Street, Waratah Way, Jarrah Street Bulky good: ANZAC Parade, High Street and Melbourne Road
Major Places Future	Killara, Leneva and Baranduda

DEVELOPING A NEW PLAN FOR A GROWING COMMUNITY

Project Goals

One Wodonga revises the City's 2016 Growth Strategy to ensure that the City's land use planning continues to deliver a liveable, sustainable and safe city for a rapidly growing population that will surpass 50,000 residents within a decade.

As we embark on a new era of growth and change, we want to hear from our community and industry on how we should grow, the liveability, sustainability and prosperity goals we should set as we manage change.

Land Use Planning

Ensuring it reflects the latest information regarding population projections, changing demographics, and evolving community needs

Settlement

Implement the Victorian Government's requirement to delineate a town/growth boundary to determine where growth can occur

Housing Planning

Plan for the Victorian Government's housing target for Wodonga of 15,200 dwellings

Affordable Housing

A need to provide a robust policy framework for affordable housing supply

Climate and Environment

Addressing future challenges like climate change and other emerging environmental issues

Funding Social Infrastructure

A need to better understand the responsibilities to fund social and community infrastructure.

A New Plan for Wodonga

The main priority in managing change is ensuring that Wodonga grows to become better and not just bigger. Fortunately, Wodonga has a legacy of successfully managing growth. The One Wodonga initiative is a further step in the City's Strategic leadership.

The new Wodonga Growth Strategy will ultimately revise and update the *2016 Wodonga Growth Strategy* whose guiding vision provides enduring inspiration for the City's planning.

> *Wodonga's neighbourhoods and settlements will grow and change over time. Wodonga recognises that growth, if proactively managed and co-ordinated, can deliver positive outcomes for the existing and future residents and creates opportunities to improve the liveability and prosperity of the city. (Wodonga Growth Strategy 2016)*

This discussion paper represents a first step in updating the City's planning for growth which will be shaped by your views on Wodonga and how we should grow.



Organising, Planning and Research 1
State of Play Research

Community Engagement 2
One Wodonga Discussion Paper

Drafting 3
Draft One Wodonga Growth Strategy

Engaging 4
One Wodonga Community Engagement

Adoption and Finalisation 5
One Wodonga Growth Strategy

Implementing 6
Implementation Plan

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