Wodonga is a thriving city located on the Murray River in North East Victoria, 300 kilometres from Melbourne. The city offers a high quality regional lifestyle along with the conveniences of metropolitan life. The city of Wodonga covers an area of 434 km² and is located on the national highway route on the border of Victoria and New South Wales.

Demographic Profile

The demographic profile identifies key factors and issues that need to be addressed in planning the future of Wodonga. Planning for the future needs of the Wodonga population requires an understanding of the likely demographic changes over time.

The key social and demographic factors in the municipality are:

Population

- Albury Wodonga is one of Australia’s fastest growing inland regional centre.
- In 2006, the total population of the Albury Wodonga statistical area was estimated at 105,000.
- By the year 2021, Albury Wodonga will have an estimated population of 126,000 and by 2051, the population will exceed 150,000.
- The ABS estimated the resident population of Wodonga to be 34,776, as of June 2007. The population is expected to increase to 37,440 by 2011, 43,640 by 2021 and 50,600 by 2031.
- The total population increase in Wodonga from 1996-2031 is estimated to exceed the combined increase of Albury, Hume, Indigo and Towong councils.

Dwelling Commencements

- Housing commencements since 1993 reflect typical market cycles with an average of 324 new homes being constructed annually.
- It is projected that an average of 325 houses will be constructed each year over the next 10 years, generating an annual consumption of up to 30 hectares of residential land. The total number of dwellings is estimated to increase from 12,260 in 2001 to 18,038 in 2016.

Age Profile

- Wodonga has a young population in comparison to the state regional average, with the median age being 34 years with 38.1% of residents being under 25 years compared with 32.9% for regional Victoria. The proportion of older people will increase from 12.4% (2001 census) to 31% by 2031.
- The demographic profile of Wodonga is comparable to the metropolitan fringe with high growth rates, similar income levels, age structure and household size.

Housing

- Wodonga has a household occupancy rate of 2.60 that matches the state average.
- The household size of Wodonga reduced sharply from 1996 to 2006 decreasing from 2.83 and is projected to reduce further in line with state trends.
- Wodonga has a low home ownership level of 26% compared with the state regional average of 38.8%.
The proportion of public rental housing stock has reduced sharply as a proportion of
total housing tenures between 1996 and 2006 reducing from 16% down to 07.5%.
This is due to both growth in the numbers of private homes and rental stock, combined
with recognition that Wodonga has a higher proportion of government owned rental
stock than other regional centres. The proportion of government rental accommodation in regional Victoria as a percentage of all housing tenures is 3.9%. The proportion of public housing tenures will be in line with the average for regional Victoria by 2011.

Similar to elsewhere in regional Victoria, there have been major increases in the
median price of housing between 2001 and 2006 with the value of dwellings increasing from $120,000 to $262,000.

Housing affordability costs have been further exacerbated by even more extreme
increase in vacant residential land values over the same period between 2001 and
2006. The median value of vacant land increased from $42,000 to $125,000 (an
increase of 300% in six years).

Between 2001 and 2006, the increase of land prices became a major strategic issue, limiting housing affordability and stifling economic growth.

There is a shortage of older cheaper forms of rental accommodation in Wodonga.

In 2007, the average for two bedroom accommodations was $180.00 per week, $260 per week for three bedroom accommodations and $330 per week for four bedroom rental properties.

Income

Income levels in Wodonga are marginally higher than the averages for regional
Victoria.

Australian Taxation Office figures released in 2005 showed that the mean income for
Wodonga in the 2002/03 financial year was $36,300.

Economic profile

Employment opportunities within the city continue to focus on manufacturing,
wholesale and retail trade, public administration and defence and community services.

As of 31 March 2007, there were 18,367 persons employed in Wodonga and 699 persons registered as unemployed representing an unemployment rate of 3.0%.

25% of the workforce employed in Wodonga resides in New South Wales and similar proportion of Wodonga residents commute to Albury for employment.

Retail and manufacturing sectors account for 38% of all employment opportunities in
the region.

Unlike national trends, employment in manufacturing has grown significantly in real
terms and in percentage terms, building on the strategic location of Wodonga and
reflecting the diversity and competitiveness of local businesses with a large increase in

The addition of three private schools, expansion of the Wodonga TAFE and growth in
population has fuelled an increase of 45% in education jobs from 1996 to 2001.

The 75% increase in agriculture and forestry jobs comes off a low base and is likely to
be due to seasonal factors rather than a major trend or long term sign of improvement.

Industrial Land

Consumption of industrial land has increased from nine hectares per annum from 1977
until 1999 to 20 hectares per annum from 1999 to 2006. This is increase is due to the
establishment of the Logic Distribution Centre, where sites are typically between four and 20 hectares.

- Industrial land consumption rates are increasing on an annual basis with a number of larger industries establishing in Wodonga, such as Visy, Vitasoy and Woolworths. These industries have sought larger sized parcels of land, generally 10 hectares and above, forcing the requirement for the city to cater for a range of industrial land from 1000 square metres up to 25 hectares.

### 21.04-2 Physical Profile

- The city of Wodonga is picturesque, characterised by an extensive amphitheatre of hills and short east west valleys which dominate the western half of the municipality. This landscape flows into the fertile river flats of the Murray and Kiewa rivers.

- The eastern half of the municipality features the Kiewa Valley and Lake Hume which both provide a vital rich agricultural and recreational resource.

- Lake Hume occupies an area about six times the size of Sydney Harbour and was constructed to provide a constant water supply to urban and rural users downstream.

- The Murray River and its floodplain dominate the northern section of the city of Wodonga.

- Gateway Island, which forms part of the floodplain bounded by the Murray River and Wodonga Creek, separates the twin cities of Albury and Wodonga.

- Other major land forms include Mount Lady Franklin, Huon Hill, Hunchback Hill, McDonalds Hill, Bears Hill, Mahers Hill and the Baranduda Range. These are a series of hills which provide a significant backdrop to urban Wodonga adding to its character and rural lifestyle.

- Geology and soil characteristics in the region reflect the effects of river plain deposits such as sands, silts, clays and gravels. Surrounding hills feature course grained metamorphic rock. Soils in the general area are typically loams that are underlaid by either red or yellow clay subsoils.

- Four eco-systems exist within the area, including mixed box woodland and cleared forest (Box and Stringybark), wet sclerophyll forests (peppermint) and River Red Gum forest and woodland.

- Land capability analyses of the Wodonga area indicate that some southern parts of the municipality are prone to high erosion risk.

- Agricultural land quality across Wodonga municipality is generally poor with the floodplains providing the highest quality agricultural land in the municipality.