

# 22 ANZAC PARADE WODONGA 3690

## Retail Development Site

Adjacent to Bunnings and Home Maker Centre



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## Executive Summary

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### The Opportunity

Robert Stevens Commercial Real Estate offers for sale on behalf of Wohoba Pty Ltd, a prime Retail development opportunity in Wodonga, Victoria.

This Information Memorandum provides an overview of the parcel of land available for development. The parcel of land is Lot 22, Plan of Sub-division 538240E Volume 10882 Folio 856.

A total area of the land is approximately 25,000 m<sup>2</sup>.

Anzac Parade is highly developed precinct within Wodonga City. The site is zoned Commercial 2 [C2Z] with accompanying Section 73 Agreement with Wodonga City Council.

The site is located east of the City Centre – an urban suburb 3km east of the City Centre of Wodonga in North East Victoria. The Bandiana precinct covers approx. 5 square kilometres and has a capacity of approximately 5,000 homes and is the gateway to the Bandiana Australian Defence Army complex and the developing residential precinct of Killara.

### Timetable

Expressions of interest are being sought from businesses by Robert Stevens Commercial Real Estate, Thurgoona Plaza, 10 Shuter Avenue, Thurgoona, Albury NSW 2640. All references being to Robert Stevens [+61 418 391 976] or robert@rscre.com.au.

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## Key Features

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### Strategic Location

Wodonga is a growing regional city with excellent infrastructure and an educated population. Wodonga is a rapidly expanding Regional City on the Victorian – New South Wales border. It has been identified by governments as one of the growth areas for expansion.

### Support of Local and State Government

Council are supportive of the retail development and offer maximum assistance. Council proactively commissioned the development of this larger formatted retail precinct and encourage a diversified use.

### Strong Demographic Profile

Albury and Wodonga are located on opposite sides of the Murray River, with Albury City located in New South Wales and the City of Wodonga located in Victoria. The cities are situated some 300 kilometres north-east of Melbourne and 570 kilometres south-west of Sydney. Albury City is bound by Greater Hume Shire in the north, north-east and north-west, while the City of Wodonga is bound by Towong Shire in the south-east and Indigo Shire in the south and south-west.

Albury City includes the suburbs and rural localities of Albury, East Albury, Ettamogah, Glenroy, Hamilton Valley, Jindera (part), Lake Hume Village, Lavington, North Albury, South Albury, Splitters Creek, Springdale Heights, Table Top (part), Thurgoona, West Albury and Wurlinga.

The City of Wodonga includes the suburbs and rural localities of Bandiana, Baranduda, Barnawartha North, Bonegilla, Castle Creek, Ebdon, Gateway Island, Huon Creek, Killara, Leneva, Staghorn Flat, West Wodonga and Wodonga.

The local government areas of Albury City and the City of Wodonga include the urban areas of Albury and Wodonga, as well as significant substantial industrial, commercial, recreational and parkland areas and a rural hinterland. The Cities encompass a total land area of about 765 square kilometres. [Published from Albury Wodonga web information]

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## Location

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### Albury / Wodonga

The border cities of Albury-Wodonga straddle the Murray River, the border between New South Wales and Victoria. Albury-Wodonga is one of the largest inland population centres in Australia with over 100,000 people living within the Albury-Wodonga statistical district. Albury-Wodonga services outlying regions north past Holbrook, east to Corryong, south to the Snowfields and west to Yarrawonga with over 176,000 people living within a 100-kilometre radius.

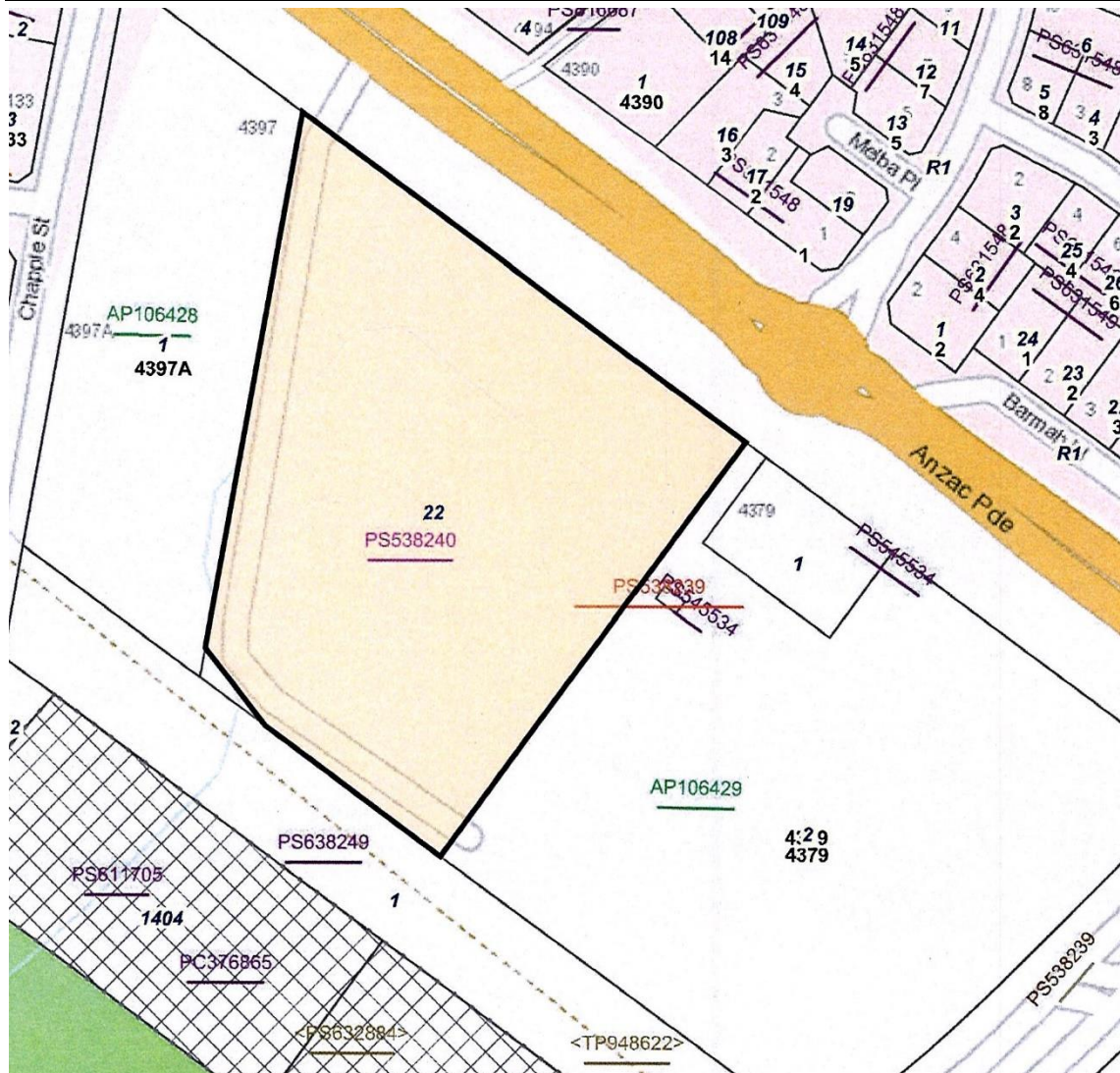
Albury-Wodonga is strategically located on the major inland Sydney to Melbourne corridor - the Hume Highway – and has developed road, rail and air transport infrastructure, excellent communications facilities. Albury Wodonga offers residents the benefits of city living in the heart of the Murray River country.



Wodonga Arial view



## Planning Map



A Section 173 Agreement is attached to the Property Title. This Agreement is being modified to encourage a wider use potential in accordance with the Wodonga City Planning Scheme. The current Planning Scheme has been developed to protect development of the Central Business Area while allowing larger retail and associated development in the Anzac Parade precinct. Zoning is Commercial 2 [C2 Zone] with some restrictions on use established by an amended Section 173 Agreement.

The property is on one title with the opportunity for further sub-division subject to Council Approval.

The potential is for a single use however a higher and better use of the site may be achieved by further sub-division providing access directly opposite the Bunnings egress that may be applicable to Trade related businesses or alternate uses provided by in the Sec 173 Agreement.

Nominated uses that will be considered by Wodonga City Council is:

- Restricted retail premises (bulky goods).
- Convenience restaurants and take away food premises.
- Industry uses.
- Warehouse uses.
- Place of Assembly uses including 'place of worship, function/conference centre, reception centre'.
- Leisure and recreation use including 'indoor recreation facility'
- Education centre uses including 'schools, employment training and childcare centre'

- Non-nested land uses including a service station.
- Trade supplies, landscape gardening supplies, motor vehicle boat or caravan sales, manufacturing sales.

Precluded uses are:

- Cinema and Cinema based entertainment facility.
- Office group uses.
- Residential hotel.
- Food and drink premises use (but not including convenience restaurants or take away food premises).
- Shop sub-group uses (but not including restricted retail premises).



Sub-division concept

## Property Details

Lot 22 Anzac Parade is an irregular site with a frontage to Anzac Parade of 185 metres, while to the east and opposite Bunnings Hardware and McDonalds, the site has a length of 172 metres. Rear of the site is 100 metres providing for an eastern boundary of 187 metres to total 24,710 m<sup>2</sup>.

Conceptual design indicates that the site will achieve approximately 10,950 m<sup>2</sup> of Gross Building Area plus 242 car parks while allowing for pedestrian access and public open space.

The prominence of the Anzac Parade address would provide for a design that allowed for a multi tenanted building to be primarily located on the street frontage with amenities located to the centre and rear of the site.



The aim of Anzac Centre design is to make a place where all components of development come together in a coherent, attractive, and liveable form, thus building better facilities. It aims to generate a strong sense of place and community through a well-designed, integrated and conveniently sited space.

The layout of the centre is similar in concept to high quality developments with major tenants anchoring the gateway to the Large Format Retail precinct that extends beyond the site. The design should provide a pedestrian and landscaped environment, and external malls will offer a safe and convenient movement network within the site.

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## Wodonga Planning Scheme

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### ECONOMIC DEVELOPMENT

The economic development vision for Wodonga is to be a leading national centre for industry, commerce and tourism. Joint co-operation between the two local governments has created Invest Albury Wodonga best represented by the following web portals.

<https://www.investalburywodonga.com.au/>

<https://app.remplan.com.au/wodonga/economy/summary?state=K2amF5VDXfLveZxcZjyOj8FdIXInex>

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## Demographic and Trade Area Analysis

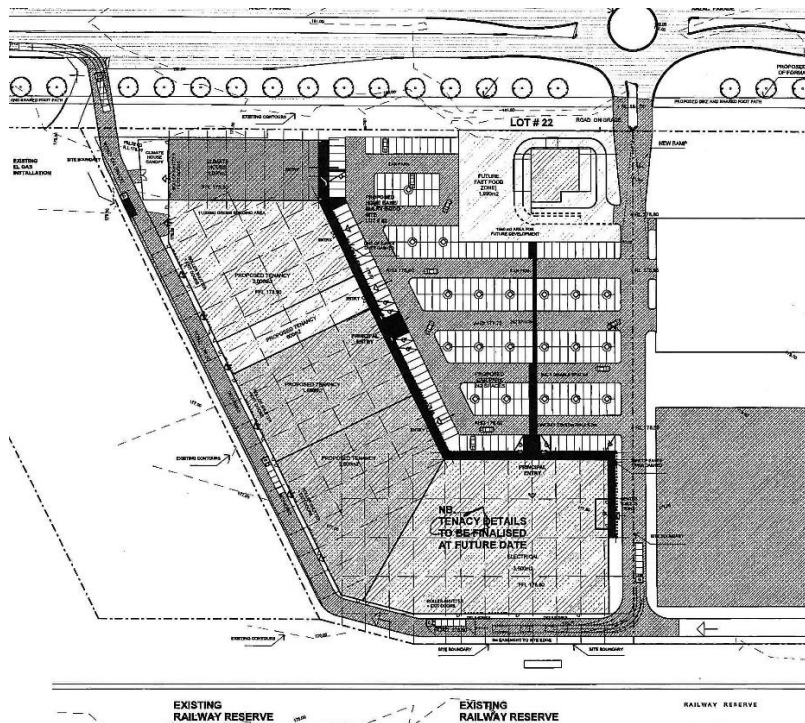
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### Background

Over the past decade Albury Wodonga has benefited from two major infrastructure developments that have encouraged both Cities either side of the Murray River to expand into one of the fastest growing regions of inland Australia. The first was the construction of the Hume Freeway realigning the former Hume Highway to a central major road system between the two cities.

A by-product of these works was the creation of the Bandiana Link giving Wodonga a much needed Central Ring Road System allowing and encouraging strategic development of specialist precincts such as White Box Rise new urban residential precinct and Anzac Parade for a Large Format Retail precinct.

The second major development of infrastructure was the relocation of the inter capital rail link from central Wodonga.



## Anzac Parade Large Format Retail

The precinct has been developed over the past ten years to include three major sites.

The first to be developed was the Bunnings Hardware site incorporating a McDonald food and restaurant outlet immediately adjacent to the site.

On the Eastern side of the Pearce Street- Bandiana connector has been developed a Home Maker Centre incorporating major tenants of Office works, Bing Lee Whitegoods, KFC plus other key retail activity of Discount Pharmacy and speciality shops.

## Trade Catchment

Trade catchment for the proposed Anzac Centre is relevant in understanding the appropriate size and timing of retail floor space within the centre.

The Primary Trade Area (PTA) which generally stretches about 8-10km to the west incorporating areas around Bandiana Army Facility, Alpine View and Castle Verde Residential Estate, the new growth area of Killara to the east reaching Lake Hume. Catchment to the south is White Box Rise Estate including the growth areas of Wattle Glen and Whenby Grange. The catchment incorporates the Huon Valley growth area, stretches to Felltimber Creek Road and Pearce Street.

The Secondary Trade Area (STA) generally includes the areas of Kiewa, Tangambalanga, Allans Flat, Osbornes Flat, Yackandandah, Wooragee, Reids Creek, Woolshed Falls, Beechworth, Silver Creek, Hurdle Flat, Stanley, Bruarong.

## Population

There is a recent trend towards parity in residential land and construction prices between the Albury and Wodonga markets, which is reflective of the availability of land across Wodonga as opposed to Albury, which in recent years was a significant restriction on residential growth within Wodonga.

Population is expected to grow at about 3.0% per annum over the 40 years with the most rapid growth expected to be experienced between 2012 and 2021 from about 19,700 persons in 2009 to about 30,200 by 2021. Combined population of Albury Wodonga LGA is approaching 100,000.

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## Summary

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22 Anzac Parade Wodonga provides the opportunity to capture:

- ✚ The growth of the residential precincts established in adjacent areas, plus the expanding suburb of Killara.
- ✚ The exposure from being located on a major thoroughfare highway and road interchange.
- ✚ Access infrastructure and site preparation completed to Council requirements.
- ✚ Destination location driven by Commercial enterprises with national branding.
- ✚ Geographically located site, central to both Albury and Wodonga.



### **DISCLAIMER.**

This report has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning, that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

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