

Location Report

ALBURY-WODONGA NSW-VIC Border

Wiradjuri Country

October 2024 - January 2025



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ALBURY – WODONGA HIGHLIGHTS



Plans for
new town
of 15,700



Strong &
Diverse
Economy



Low
Vacancy
Rates



Highly
Strategic
Location



Multiple
Infrastructure
Projects



Strong
Population
Growth



Housing
Affordability



Excellent
Transport
Links

Albury – Wodonga NSW-VIC border

Wiradjuri Country

Albury-Wodonga has been one of the outstanding areas in regional Australia in recent years, resisting pandemic concerns and continuing to perform at a high level in 2023 which has continued into 2024.

Australia's renowned "Twin Cities" comprises Albury to the north of the River Murray in New South Wales and Wodonga south of the river in Victoria. As the population of both cities swells, luring new residents away from expensive and congested capitals, the forward momentum is forging a strong property market.

The region offers affordable homes, a strong economy, excellent infrastructure and an enviable lifestyle within a few hours' drive of Melbourne and Canberra.

Transaction numbers are lifting in many suburbs which is generally a precursor to future price growth. Dwelling values have increased by 60.6% in Albury Wodonga in five years to June 2024 and rents have grown 34.6% during the same period.

The regions still have suburbs with median house prices starting at just \$460,000 range and, with some of the lowest vacancies in the nation, the Albury-Wodonga market offers opportunities for investors as well as owner-occupiers.

Significant uplifts in the local workforce and a Gross Regional Product of around \$8 billion are testimony to the diversity and strength of the Albury-Wodonga economy.

This is driven by construction across a variety of sectors while a new data centre will transform the twin cities into technological leaders. The region will also benefit from the \$31 billion Inland Rail Link.

Albury – Wodonga

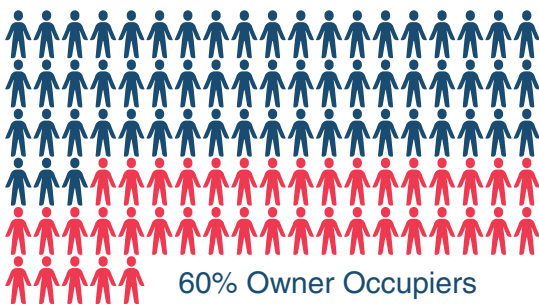
Location, Employment, Population, Home Ownership



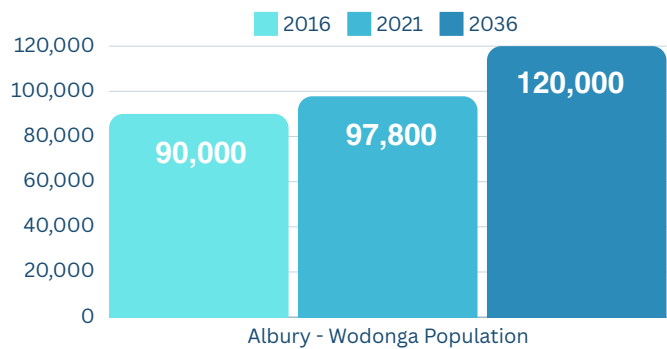
LOCATION

Distance to:
 Melbourne: 310km
 Canberra: 350km
 Sydney: 620km

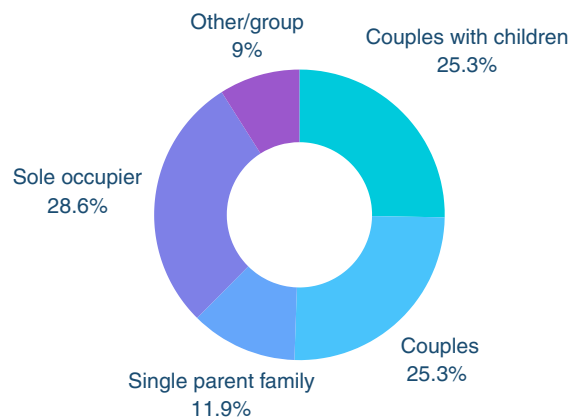
HOME OWNERSHIP



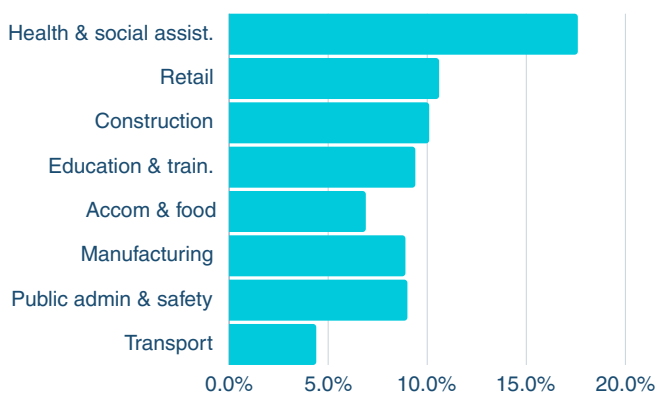
POPULATION



HOUSEHOLD COMPOSITION



EMPLOYMENT BY INDUSTRY



We acknowledge the Wiradjuri peoples as the traditional owners of lands within Albury City Council and City of Wodonga.

Source: 2021 Census

Albury – Wodonga

Economy and Amenities

Although Albury-Wodonga in many ways operates as one community, the twin cities on opposite sides of the Murray River and NSW-Victoria border have separate councils and State Government services.

Albury Council has \$65 million allocated to capital works in FY2025 while Wodonga's has allowed \$15.8 million for capital works.

State differences in the workings of stamp duty, payroll tax and workers' compensation schemes cause frustration, with tradespeople needing dual licences. Such frustration arose in early 2023 with the councils disagreeing over the proposed \$558 million expansion of the Albury Base Hospital.

Despite these issues, Albury-Wodonga remains one of Australia's largest regional centres and offers a diverse economy. While Albury is based in southern NSW, it has close links to Victoria - Melbourne is much closer than Sydney, and Victorian broadcasting services the region.

Economic highlights include a strong presence in the manufacturing, construction, public administration and safety sectors. Professionals outnumber technical and trade workers in the twin cities, while retail, transport, business services and agriculture are well represented.

The Australian Defence Force (ADF) has a strong presence too. The Albury-Wodonga Military Area comprises three barrack and logistics training and operations centres, while the Bandiana Army Museum is one of the largest, most diversified army museums in Australia.

The ADF injects an estimated \$550 million into the Albury-Wodonga economy derived from around 1,400 direct jobs.

Transport

Albury-Wodonga is well placed to service other regions with extensive transport infrastructure radiating outwards by road, rail and air.

The two cities are three hours by road from both Melbourne and Canberra plus the Snowy Mountains, and six hours from Sydney via the Hume Highway.

The region is also on the main rail line between Sydney and Melbourne for both passenger and freight services. In July 2023, the Federal Government announced a \$403 million upgrade of the rail system between Albury and Parkes in NSW's Central West.

Administration, Education & Medical

Albury-Wodonga has 20 schools - both public and private. There is a TAFE campus in each city which together enroll around 26,000 students. A campus of the UNSW Rural Clinical School of Medicine is also next to the Albury Base Hospital.

Other tertiary education is provided by Charles Sturt University and La Trobe University which have 4,400 students enrolled between them.

The largest employer is Albury Wodonga Health, with 1,140 staff. Hospital facilities include the new \$70 million Albury Wodonga Cancer Centre, the Albury Base Hospital, the Albury-Wodonga Private Hospital in West Albury, and the Wodonga Public Hospital.

Albury – Wodonga

Economy and Amenities

ALBURY

Albury is a significant national centre for major government and private business. The Australian Taxation Office has its principal collection agency for the Australian Government based at Albury, employing a workforce of around 1,000 people.

The NSW city is home to a \$90 million Woolworths distribution centre employing 400 workers and turning over \$2 billion in stock every year. Other major companies include Asahi Beverages, Geofabrics Australasia and Overall Forge, while Xlam has a presence in both Albury and Wodonga.

Albury serves as an administrative centre for the agricultural sector and was home to newsprint paper mill, Norske Skog before it sold the site to global papermaker and cardboard giant Visy in 2019.

Albury has an unemployment rate of 4.4% as of the June quarter of 2024, down from 4.5% 12 months earlier.

WODONGA

Historically, Wodonga was regarded as the smaller, less prosperous cousin to Albury. However, it is now one of the fastest-growing regional cities in Victoria and is expected to double its population to more than 70,000 people by 2040, according to the City of Wodonga.

While Wodonga is still smaller than Albury, economic growth has softened such distinctions. Major businesses include Ron Finemore Transport, the Wilson Transformer Company and Mars Petcare.

West Wodonga has an unemployment rate of 4% as of the June quarter of 2024, up slightly from 3.5% 12 months earlier.



Albury – Wodonga

Property Profile

Albury-Wodonga is an attractive prospect for home buyers, with affordable houses on large blocks of land. Locations such as Albury-Wodonga have experienced significant increases in property prices in recent years through inter and intra-state migration.

The Canstar 2024 Rising Stars report says the Albury Wodonga region comprises one of the strongest regional economies in Australia and continues to grow. It says capital growth has been exceptional and West Wodonga is a growth suburb with extensive amenities including schools and sports facilities which make it appealing to buyers and will lead to further property price growth. The report also says the Albury market has regenerated in the past six months.

CoreLogic's June 2024 Regional Market update says median values have increased by 60.6% in Albury Wodonga in the past five years and that rents have grown 34.6% during the same period.

Affordability, good yields and low vacancies are the hallmarks of the Albury-Wodonga property market. The majority of markets recorded growth in the 12 months to October 2024.

The most popular suburb with house buyers was Wodonga with 349 sales, followed by Thurgoona with 234 sales and Lavington with 211. West Albury had the highest median house price growth of 24% bringing its median to \$600,000, while Springdale Heights was up 21% to \$587,000.

The Spring 2024 edition of the *Price Predictor Index*, published by Hotspotting, says the Wodonga market is steadily rising. It highlights Thurgoona in Albury as one of Australia's top 50 Supercharged Suburbs primed for further price growth.

The report says transaction numbers are rising in Lavington's house and unit market and Wodonga and Thurgoona's house markets, which is generally a precursor to further price growth.

Despite growth in the past 12 months property prices remain affordable in the two cities starting at \$460,000 in North Albury and six markets have medians under \$600,000. Long-term annual average price growth is solid in both regions ranging from 7% to 19% in the house market.

The unit market is small, with the highest number of sales (117) in Lavington, where the median was up by 8% to \$315,000. Wodonga had 87 unit sales and Albury had 43. Long-term annual average price growth is solid in the unit market also ranging from 6% to 11%.

Need For New Dwellings

The elevated level of first-home buyer activity, plus new residential land estates, means almost \$1 billion has been spent on construction in both Albury and Wodonga LGAs in recent years. Demographic analysts profile.id indicates 5,000 new dwellings will be built in Wodonga before 2036, while another 4,600 will be erected in Albury.

In Wodonga, Whitebox Rise Estate is one of the largest residential subdivisions under construction. Its master plan comprises 1,100 lots, Woolworths and Aldi shopping centres, an aquatic centre and a primary school.

The Riverside Estate in Baranduda will eventually comprise 2,300 houses. Albury-Wodonga has a very strong record for building approvals, bolstered by Government incentives.

Approvals are consistently around the 700 mark per year, although they reached a peak of 1,129 in FY2021 (according to ABS figures). The number of building approvals is evenly spread between the two cities, although Albury is usually slightly ahead of its southern neighbour. New jobs in the twin cities should see demand for property continuing to outstrip supply.

Albury – Wodonga

Property Profile

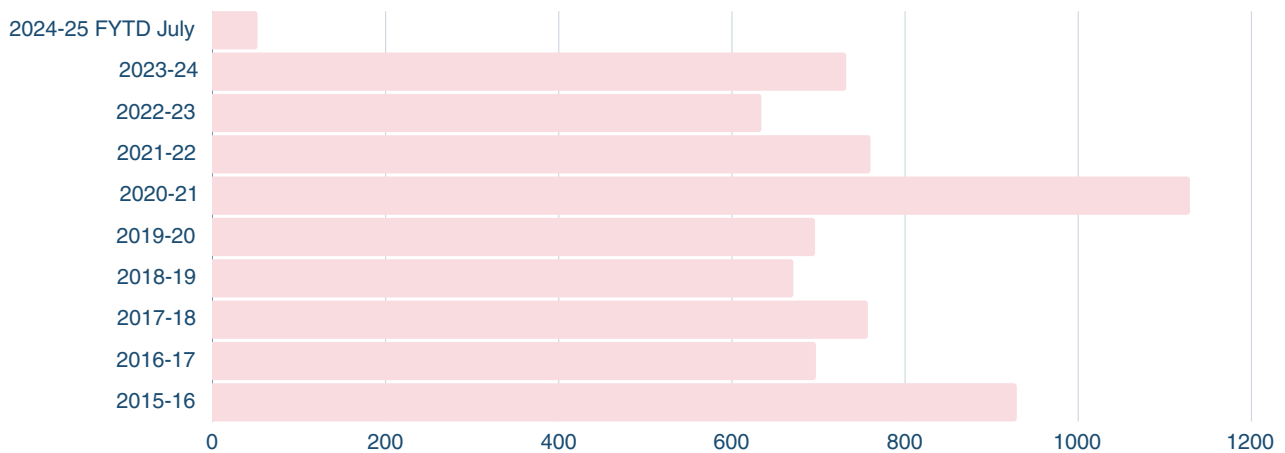
Vacancies, Rents & Yields

The local rental pool has shrunk substantially in recent years and this has pushed up rents. The lowest vacancy rate is just 0.3% in the West Wodonga house and unit market. The highest is still a very tight 1.9% in the North Albury house market. All areas are well below the 3% considered to be a balanced rental market.

Median asking rents for houses have increased by 15% in Killara and 13% in Lavington and North Albury in the 12 months to October 2024 according to PropTrack data. The highest median asking rent for houses is now \$620 for houses in Killara and \$350 in East Albury for units.

The affordable property prices mean rental yields are solid, ranging from 3.3% to 5.2% in the house market and 4.2% to 5.3% in the unit market.

Building Approvals - Albury/Wodonga



Source: profile.id.com.au



Albury – Wodonga

Market Summary

The Albury-Wodonga house market can be summarised as:

Suburb	12 mth Sold	Median House	1-year Growth	5 Year Growth Avg	Median Yield
Albury	86	\$839,000	-5%	11%	3.3%
Baranduda	69	\$647,000	1%	10%	4.6%
East Albury	82	\$720,000	0%	11%	3.8%
Glenroy	48	\$585,000	8%	10%	4.5%
Killara	37	\$645,000	-1%	7%	4.8%
Lavington	211	\$490,000	4%	12%	5.0%
Leneva	36	\$667,000	0%	9%	4.6%
North Albury	123	\$460,000	8%	14%	5.3%
Springdale Heights	39	\$587,000	21%	19%	4.9%
Thurgoona	234	\$660,000	6%	11%	4.4%
West Albury	67	\$600,000	24%	13%	4.5%
West Wodonga	201	\$553,000	1%	10%	4.8%
Wodonga	349	\$540,000	3%	10%	4.8%

The Albury-Wodonga unit market can be summarised as:

Suburb	12 mth Sold	Median unit	1-year Growth	10 Year Growth Avg	Median Yield
Albury	43	\$451,000	-15%	8%	4.1%
East Albury	41	\$315,000	2%	6%	4.7%
Lavington	117	\$315,000	8%	10%	5.7%
West Wodonga	45	\$385,000	7%	11%	5.4%
Wodonga	87	\$380,000	8%	11%	5.4%

Source: PropTrack

Albury – Wodonga

Market Summary

The Albury-Wodonga rental market can be summarised as:

Post code	Suburb	Property type	Vacancy rate	Weekly Median asking rent	12 mth change
2640	Albury	HOUSE	1.2%	\$520	4%
2640	Albury	UNIT	1.2%	\$370	6%
2640	East Albury	HOUSE	1.5%	\$500	4%
2640	East Albury	UNIT	1.5%	\$350	9%
2640	Glenroy	HOUSE	1.0%	\$490	9%
2640	North Albury	HOUSE	1.9%	\$450	13%
2640	Thurgoona	HOUSE	1.0%	\$560	8%
2640	West Albury	HOUSE	0.6%	\$490	9%
2641	Lavington	HOUSE	1.2%	\$460	7%
2641	Lavington	UNIT	1.2%	\$340	13%
2641	Springdale Heights	HOUSE	0.4%	\$450	7%
3690	West Wodonga	HOUSE	0.3%	\$495	5%
3690	West Wodonga	UNIT	0.3%	\$360	4%
3690	Wodonga	HOUSE	0.6%	\$480	7%
3690	Wodonga	UNIT	0.6%	\$360	3%
3691	Baranduda	HOUSE	1.8%	\$560	2%
3691	Killara	HOUSE	0.0%	\$620	15%
3691	Leneva	HOUSE	1.2%	\$600	7%

Source: PropTrack

Albury – Wodonga

Future Prospects

Albury-Wodonga has experienced a construction boom in recent years, boosting the economy of the twin cities through direct and indirect expenditure while construction now employs 3,700 locals. Together, the two cities support more than 51,000 jobs.

Projects contributing to this growth are from a diverse range of sectors including retail, commercial, industrial, residential, transport, community and medical facilities.

Master plans for the \$558 million Albury Wodonga Regional Hospital were released in October 2023. Stage one of the new \$36 million Albury Hospital Emergency Department is in development, with completion expected in 2024.

A raft of developments is set to be boosted by the addition of the alternative energy sector with a \$400 million solar farm approved for Walla Walla, 40km north of Albury, and another \$85 million solar farm proposed for Barnawatha, 30km west of Wodonga. Also on the drawing board is a \$44 million hydrogen plant adjacent to the West Wodonga Waste Water Treatment Plant is being planned.

Military

A long-term local military presence was assured after the Australian Defence Force (ADF) struck a deal with Wodonga TAFE in 2018. Under the agreement, TAFE manages the training of people going through the Army School of Electrical and Mechanical Engineering.

This group includes ADF personnel such as vehicle mechanics, engineers, electrical technicians, carpenters and others with the program requiring 100 extra trainers.

Rail

The North-East Rail Line has undergone a \$235 million upgrade, improving the entire rail service from Melbourne to Albury-Wodonga. Completed in 2021, the project has improved train services for passengers and allowed VLocity trains to run to Albury-Wodonga for the first time.

A \$30 million stabling facility in Albury was also completed in July 2022, which supports the faster fleet. There has been talk of a \$114 billion high-speed rail system linking Brisbane, Sydney and Melbourne but it is some way off becoming a reality.

The massive \$31 billion Inland Rail project between Melbourne and Brisbane will traverse parts of the region. Early works started on the Beveridge to Albury – Tranche 2 section in early 2024.

The section involves work on a number of sites on the existing North East rail line to allow for the safe passage of double-stacked freight trains. Works will take place at Benalla, Euroa, Wandong, Hume Freeway, Tallarook, Hume Freeway, Seymour, and three sites in Broadford. The entire project is expected to be completed by 2027.

Water

Figures released in July 2024 suggest Wodonga's population will reach 90,000 people within 25 years. To ensure its infrastructure can accommodate the growth the State Government is investing in major water and sewer infrastructure upgrades.

The Wodonga Wastewater Treatment Plant is undergoing redevelopment to support the city's fast-growing population and improve sustainable wastewater management. The \$73.9 million project will double the plant's wastewater treatment capacity while reducing emissions. The project is expected to create 16 full-time jobs during the construction phase until 2026.

Albury – Wodonga

Future Prospects

Junction Place, Wodonga CBD

Work began on the Junction Place project in 2020, with the new precinct to transform the old rail yards into a \$200 million mixed-use precinct. Described as regional Australia's largest urban renewal project and to be known as Station 73, the project will double the size of Wodonga's CBD.

Upon completion, the precinct will comprise 70 townhouses, a \$70 million cinema and entertainment complex, commercial offices, a 150-room hotel, a range of retail opportunities, public open spaces and a European market hall.

Station 73 is expected to provide \$350 million of additional economic activity and 1,300 jobs. The project is expected to be completed in 2026.

Baranduda & Leneva

An urban growth zone allowing for 6,000 homes to house 15,700 people in Leneva and Baranduda is in the pipeline.

The proposed region would require nine primary schools, five secondary schools, three shopping and business precincts, a new sports ground plus parks and walking trails.

Industrial Precincts

Several large industrial and logistics estates are being developed in and around Albury-Wodonga, thanks in large part to the cities' location on the major road and rail lines between NSW and Victoria.

Logic Wodonga is a multi-decade project set on a 567-ha site in Barnawatha. Tenants include Wodonga TAFE's Logic campus, XLAM's Laminated Timber Plant and a \$900 million Woolworths Distribution Centre that employs 400 people.

In 2016, SCT Logistics opened an \$18 million freight terminal within the precinct, which has direct access to the rail line. Developments included a \$140 million cardboard manufacturing facility, which was officially opened in November 2023.

Meanwhile, in Albury, the 450-ha Nexus Industrial Hub is designed to become another major 24/7 manufacturing, transport and logistics hub. The NSW Government now regards the hub as a major regional jobs precinct.

Recent Sales History

Albury



750 PEMBERTON ST, ALBURY 2640

Sale Price: **\$836,500 (Normal Sale)**
 Sale Date: **30/04/2024**
 Original Price: **EOI closing 27th March 2023**
 Final Price: **Under Offer (Under Offer)**
 Office Name: **Stean Nicholls - Albury**
 Agent Name: **Lachlan Hutchins**
 RPD: **7/20454**
 Features: **IMPROVEMENTS: FLOORBOARDS**

4 2 1

Property Type: **House**
 Property Area: **736m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **425**

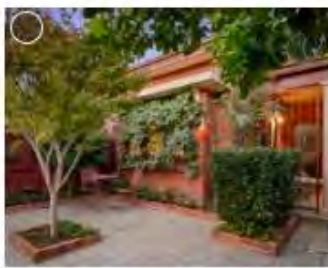


516 WILCOX ST, ALBURY 2640

Sale Price: **\$850,000 (Normal Sale)**
 Sale Date: **22/08/2024**
 Original Price: **Auction Saturday 24th August at 12noon**
 Final Price: **Auction Saturday 24th August at 12noon**
 Office Name: **Stean Nicholls - Albury**
 Agent Name: **Jack Stean**
 RPD: **33/975067**
 Features:

3 1 1

Property Type: **House**
 Property Area: **641m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **26**



438 OLIVE ST, ALBURY 2640

Sale Price: **\$850,000 (Normal Sale)**
 Sale Date: **11/05/2024**
 Original Price: **Auction Saturday 11th May at 11:30am**
 Final Price: **Auction Saturday 11th May at 11:30am**
 Office Name: **Stean Nicholls**
 Agent Name: **Lachlan Hutchins**
 RPD: **C/154092**
 Features:

2 1 -

Property Type: **House**
 Property Area: **351m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **26**

Wodonga



5 PICKERING PL, WODONGA 3690

Sale Price: **\$530,000 (Normal Sale)**
 Sale Date: **06/09/2024**
 Original Price: **\$529,000 - \$549,000**
 Final Price: **\$529,000 - \$549,000 (Under Offer)**
 Office Name: **Ray White Albury Central - ALBURY**
 Agent Name: **Bob Packer**
 RPD: **3//PS341767**
 Features: **BUILT IN/WIR, CLOSE TO SCHOOLS, CLOSE TO TR...**

3 2 4

Property Type: **House**
 Property Area: **581m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **16**



13 CUMMINGS ST, WODONGA 3690

Sale Price: **\$555,000 (Normal Sale)**
 Sale Date: **20/08/2024**
 Original Price: **\$549,000**
 Final Price: **\$549,000**
 Office Name: **Sell Buy Rent**
 Agent Name: **John Currell**
 RPD: **3//LP76830**
 Features: **AIR CONDITIONED, BUILT IN/WIR, CLOSE TO SCH...**

3 1 2

Property Type: **House**
 Property Area: **638m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **17**



146 LAWRENCE ST, WODONGA 3690

Sale Price: **\$550,000 (Normal Sale)**
 Sale Date: **19/08/2024**
 Original Price: **For Sale by Auction (Under Offer)**
 Final Price: **\$559,000 (Under Offer)**
 Office Name: **Pj Murphy Real Estate - WODONGA**
 Agent Name: **Mark Boehm**
 RPD: **1, 2//TP299665**
 Features:

3 1 1

Property Type: **House**
 Property Area: **871m²**
 Original % Chg:
 Final % Chg: **-1.6%**
 Days to Sell: **174**

Major Projects

Major projects currently impacting the region are:-

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Riverside Estate, Baranduda (JMP Developments)	\$1.5 billion	Under construction	Will eventually produce 2,300 homes
White Box Rise Estate, Wodonga (Abacus Group)	\$570 million	Under construction	1,100 lots with town centre, school & supermarket
Yarrabee Park, Thurgoona (Kerr Rd Developments)	\$210 million	Under construction	700 lots
Thurgoona Park North - residential subdivision (Peter Bowen Homes)	\$330 million	Under construction	428 lots initially, will grow to 1,100 lots to cater for 4,000 people
Easternview Estate, East Albury (Astoria Group)	\$140 million	Under construction	400 lots
Glenwood Estate, Baranduda (QOD Property Group)	\$100 million	Under construction. Stages 4 & 5 completed	305 lots
Kiewa Valley Estate, Tangambalanga (JMP Developments)	\$90 million	Under construction	300 lots
Elmwood Estate, Wodonga (Brendon Collins)	\$67 million	Under construction	130 medium-density houses plus medical centre, pharmacy & café
Leneva Valley Estate, Leneva	\$150 million	Proposed	595 lots
Watercove Estate, Table Top (MaaX Global & GAAGE Developments)	\$170 million	Drafting phase	300 lots

RESOURCES & ENERGY

Project	Value	Status	Impact
Walla Walla Solar Farm (FRV Services Australia)	\$400 million	In construction	Jobs: 250 330MW farm would power up to 90,000 homes
Barnawartha Solar Farm, Barnawartha (Gentari with ARP Australian Solar)	\$85 million	Approved November 2023	Jobs: 100 construction 85MW farm on 120ha
Hydrogen Park Murray Valley, West Wodonga Waste Water Treatment Plant (AGN & ENGIE)	\$44 million	Construction started 2023. Commissioning in 2025	10MW electrolyser would use water from the adjacent WWWT to produce renewable hydrogen

Major Projects

Major projects currently impacting the region are:-

INFRASTRUCTURE – GENERAL

Project	Value	Status	Impact
The Quarter, Wodonga (Criterion Property Group)	\$60 million	Planning phase. Completion mid -2025	Mixed-use development with 4-storey, 103-bed hospital facility plus 28 apartments and 4,000m ² of retail
Albury Entertainment Centre Convention Wing - redevelopment (Albury City Council)	\$30 million	Work commenced early 2024	Jobs: 76 construction; 63 operational Seating capacity would double to 2,000
Albury Cultural Precinct - masterplan (Albury City Council)	TBA	Proposed Master plan endorsed in April 2021	QEII square redeveloped to include event spaces, green lawn, public amenities, walkways and lighting
Albury Riverside Precinct (Albury City Council)	\$7 million	Opened July 2023	Boardwalk, jetty access, BBQs & shade structures
Alexandra Park - reconstruction East Albury (Albury City Council)	\$5 million	Completed May 2024	Reconstruction of four hectares of sportsground playing surface at Alexandra Park (Ian Barker Fields)
Wonga Wetlands - upgrade (Albury City Council)	\$5 million	Scheduled for completion July 2024	Trail extensions plus new Visitor Education & Experience Centre
Lauren Jackson Sports Centre - upgrade (Albury City Council)	\$13 million	Approved Due for completion by November 2024	Increase capacity to 1,400. New meeting rooms, corporate space & change rooms
Junction Place/ Station 73, Wodonga (Council)	\$200 million	Under construction	Transform old rail yards into mixed-use precinct named Station 73. 70 townhouses, cinema, entertainment complex, commercial offices, a 150-room hotel, retail and public spaces
Wodonga Wastewater Treatment Plant upgrade (State Government)	\$73.9 million	Under construction	Expansion to accommodate future population

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Albury to Illabo section - Inland Rail Federal Government (Australian Trail Track Corporation)	\$250 million	Approvals phase	Will upgrade existing rail track to accommodate double-stacked trains
Davey Road Interchange - Hume Freeway (Federal & NSW State Govts)	\$17 million	Under construction	Two new south-facing ramps plus two new roundabouts

Major Projects

Major projects currently impacting the region are:-

INFRASTRUCTURE - HEALTH AND MEDICAL FACILITITES

Project	Value	Status	Impact
Albury Hospital - upgrade/expansion (Victorian & NSW Govts plus Federal Government)	\$36 million	Under construction	Emergency department upgrade
Albury Wodonga Regional Hospital redevelopment (Victorian & NSW State Governments)	\$558 million	Master plans released October 2023 . To start in 2024 for 2027 completion	Clinical services building, helipad, ICU, theatres, maternity/paediatric, mental health ward

INFRASTRUCTURE – COMMERCIAL

Project	Value	Status	Impact
Nexus Industrial Precinct (Albury City Council and NSW State Govt)	TBA	Under construction	450ha industrial hub next to Hume Freeway, 10km north of Albury
Logic Wodonga, Barnawatha (City of Wodonga Council)	TBA	Under construction	567ha industrial hub next to Hume Freeway & north-east railway line Has created 600+ jobs.
Northpoint Industrial Estate, Wagga & Kaitlers Road precinct (Lavington Zauner Construction)	TBA	Under construction	9ha industrial hub near Hume Freeway
Solar panel and battery recycling facility, Albury (Sircel)	\$1.7 million	Proposed	Will initially process up to 2,000 tonnes of PV panel waste then increase capacity as demand increases
Cardboard manufacturing Facility, Logic Wodonga (Opal Group)	\$140 million	Opened November 2023	55,000m ² high-tech corrugated cardboard packaging facility
590 Smollett Street, Albury (Zauner Group)	\$80 million	Under construction	8-storey, mixed-use development with commercial office spaces
Convenience retail centre, Wodonga (Spectrum Retail)	\$19 million	Approved May 2022	Will regenerate former Murray Vale Hotel sit



ALEX

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