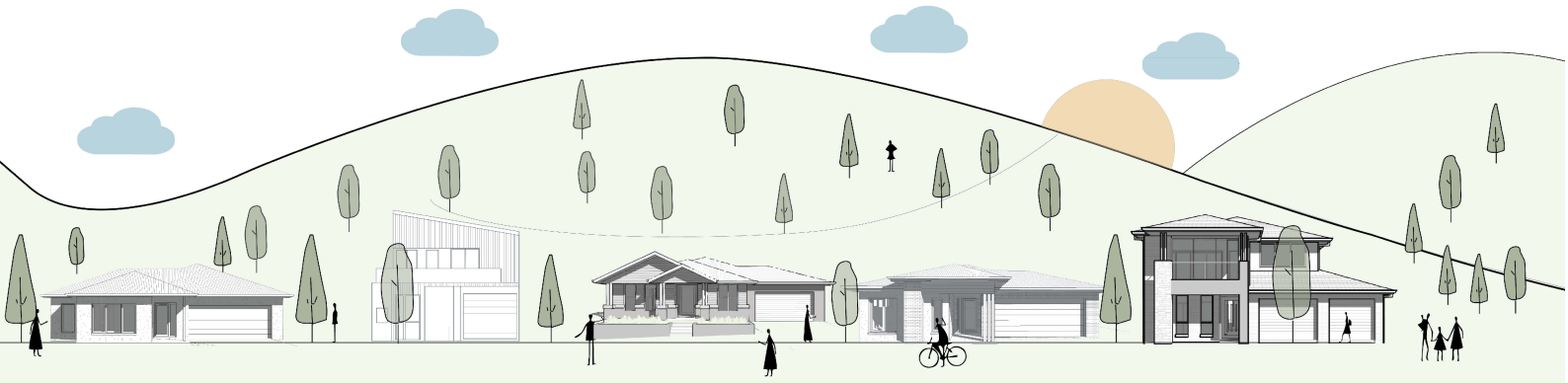


Wodonga Neighbourhood Character Strategy

Semi-rural ⑨

Existing Character

This character area near Wodonga's outskirts features large lots, generous setbacks, semi-rural streetscapes, mature vegetation and expansive dwellings.

Existing Characteristics

Architectural style
1970s to recent, , often "ranch" style

Materials and form
Brick or render and mixed roof forms

Garden styles
Large landscaped gardens, lawns, shrubs and semi-bush character

Topography
Steep slopes near conservation zones and farming areas

Setbacks
Generous setbacks from all sides

Public realm
Curvilinear rural roads, no footpaths, native roadside vegetation

Dwelling type
Detached dwellings

Height
Single storey, very rarely double storey

Public view
Scenic views of Baranduda Range and surrounding hills

Subdivision pattern
Mostly irregular shaped lots

Car parking
Double garages, carports and standalone sheds

Front fencing
Open rural-style timber or metal wire grid fencing

Council has developed draft preferred neighbourhood character objectives for the area. It is currently in draft form and we are keen to understand if we have captured community values and aspirations for the area.

Preferred Character Objectives

- To maintain the appearance of 'buildings in grounds' by ensuring dwellings are setback considerable distances from the road with sufficient space for planting of large canopy trees.
- To maintain open views by providing informal open rural style fencing such as post and wire, post and rail, or hedges.
- To ensure dwellings and extensions do not dominate the rural landscape by using horizontal building forms, integrating garages and outbuildings into the overall building form or siting behind the dwelling.
- To ensure buildings are sympathetic to the landscape context and are designed and sited to follow the natural topography of the land.

Anticipated Housing Types in Semi-rural


Single Dwelling


Dual Occupancy

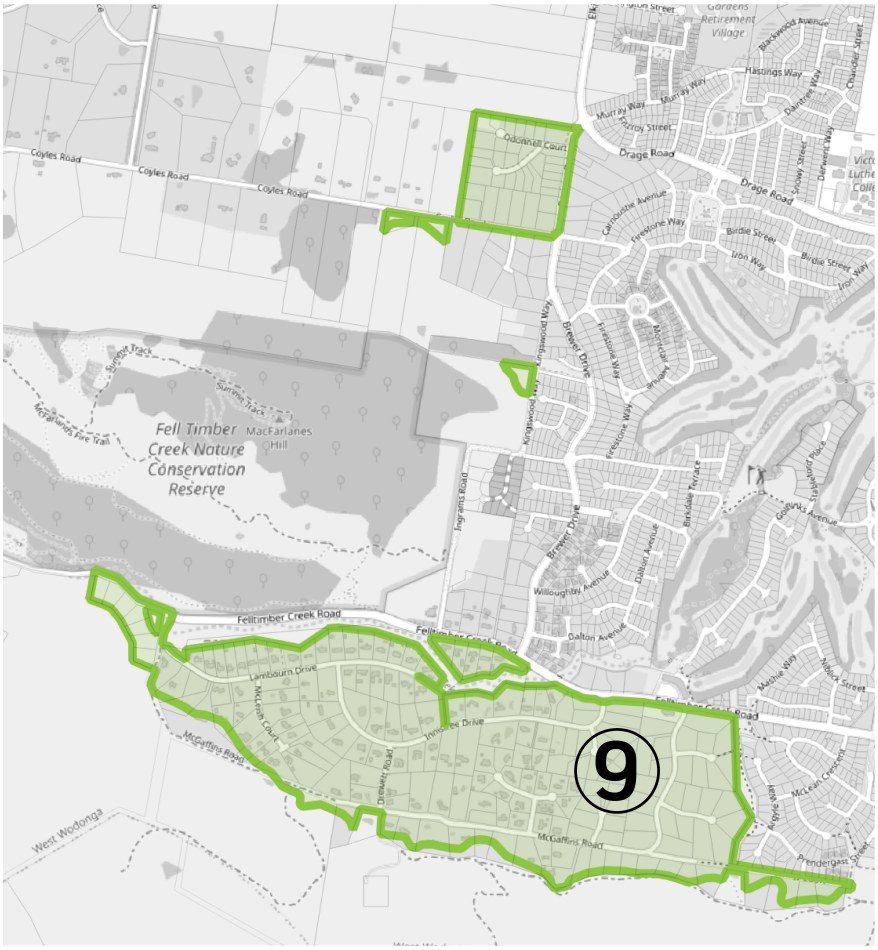
Proposed Semi-rural Neighbourhood Character Areas

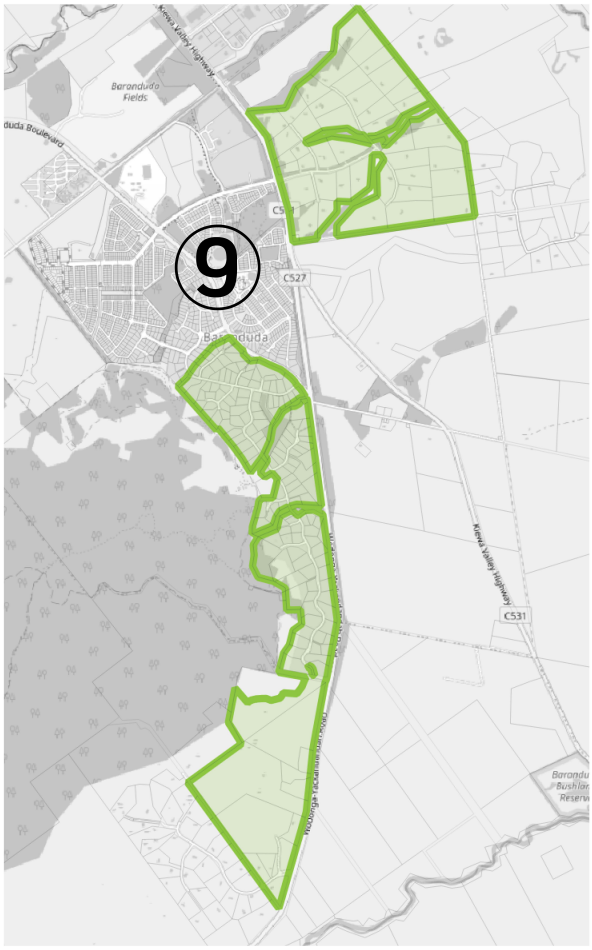


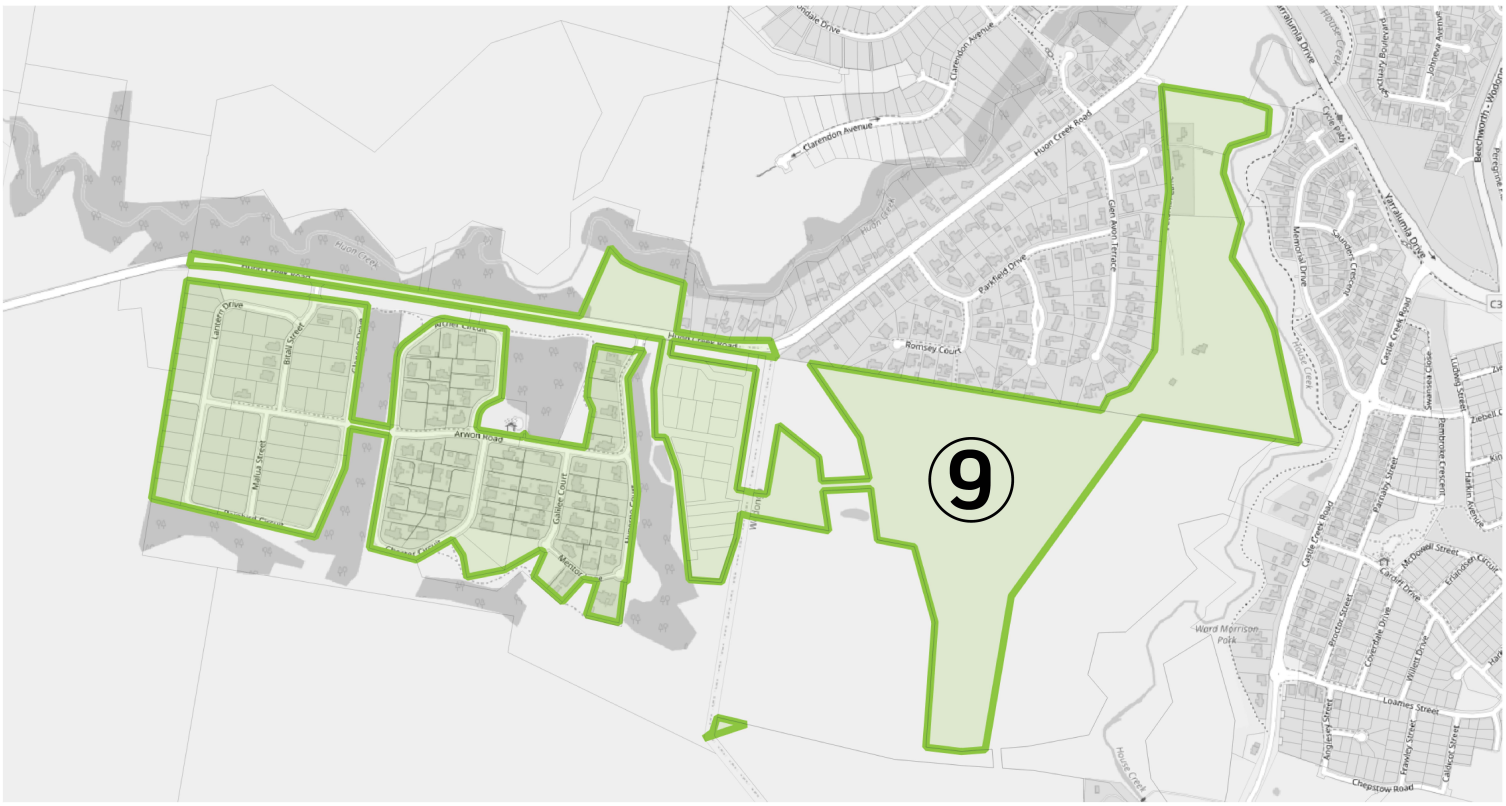
See map insets for detail

CITY OF WODONGA VIC

Map Insets


9
Fell Timber Creek Nature Conservation Reserve
MacFarlanes Hill
Felltimber Creek Road
Coyles Road
Drage Road
McGarritts Road
West Wodonga


9
C527
C531


9
Claremon Avenue
Hoon Creek Road
Romsey Court
Word Morrison Park