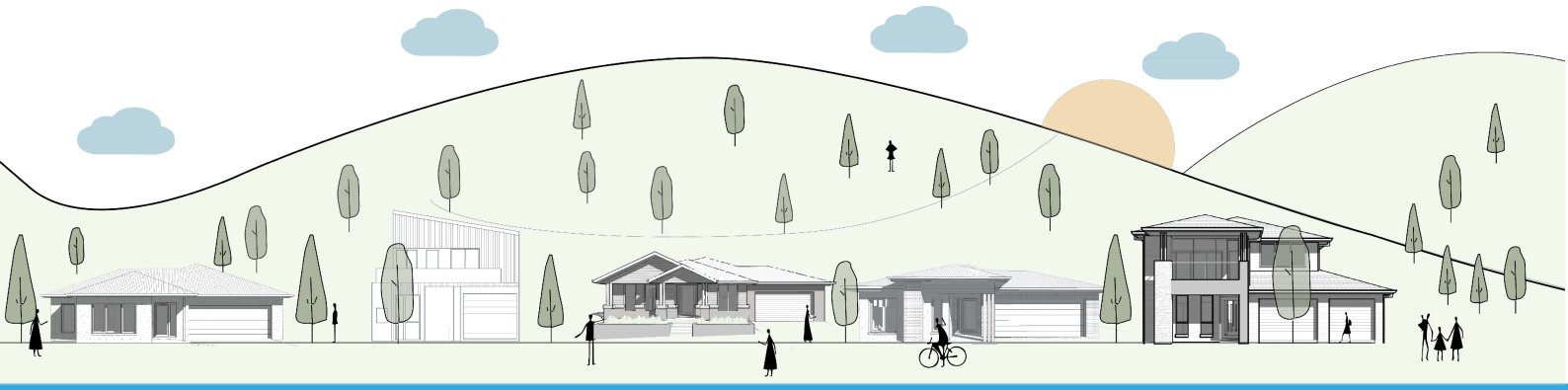


Wodonga Neighbourhood Character Strategy

Urban ④

Existing Character

This character area features a mix of established and newer developments, diverse lot sizes, varied streetscapes and good proximity to key amenities.

Existing Characteristics

Architectural style
1960s to 1990s developments, some more recent infill

Materials and form
Brick, weatherboard, lightweight construction and mixed roof forms

Garden styles
Modest to well-established with lawns, shrubs and canopy trees

Topography
Mostly flat

Setbacks
Generous setbacks

Public realm
Grid patterns, curvilinear roads, cul-de-sacs, kerb and gutter, footpaths and trees

Dwelling type
Detached and attached dwellings

Height
Primarily single-storey with some double-storey

Public view
Significant views of hills, reserves and open spaces, especially in Phillips

Subdivision pattern
Lot sizes range from 180 sqm in high-density areas to over 3000 sqm suburban lots

Car parking
Double garages, carports, standalone garages

Front fencing
Varied: picket, metal, brick or no fencing in some areas

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.

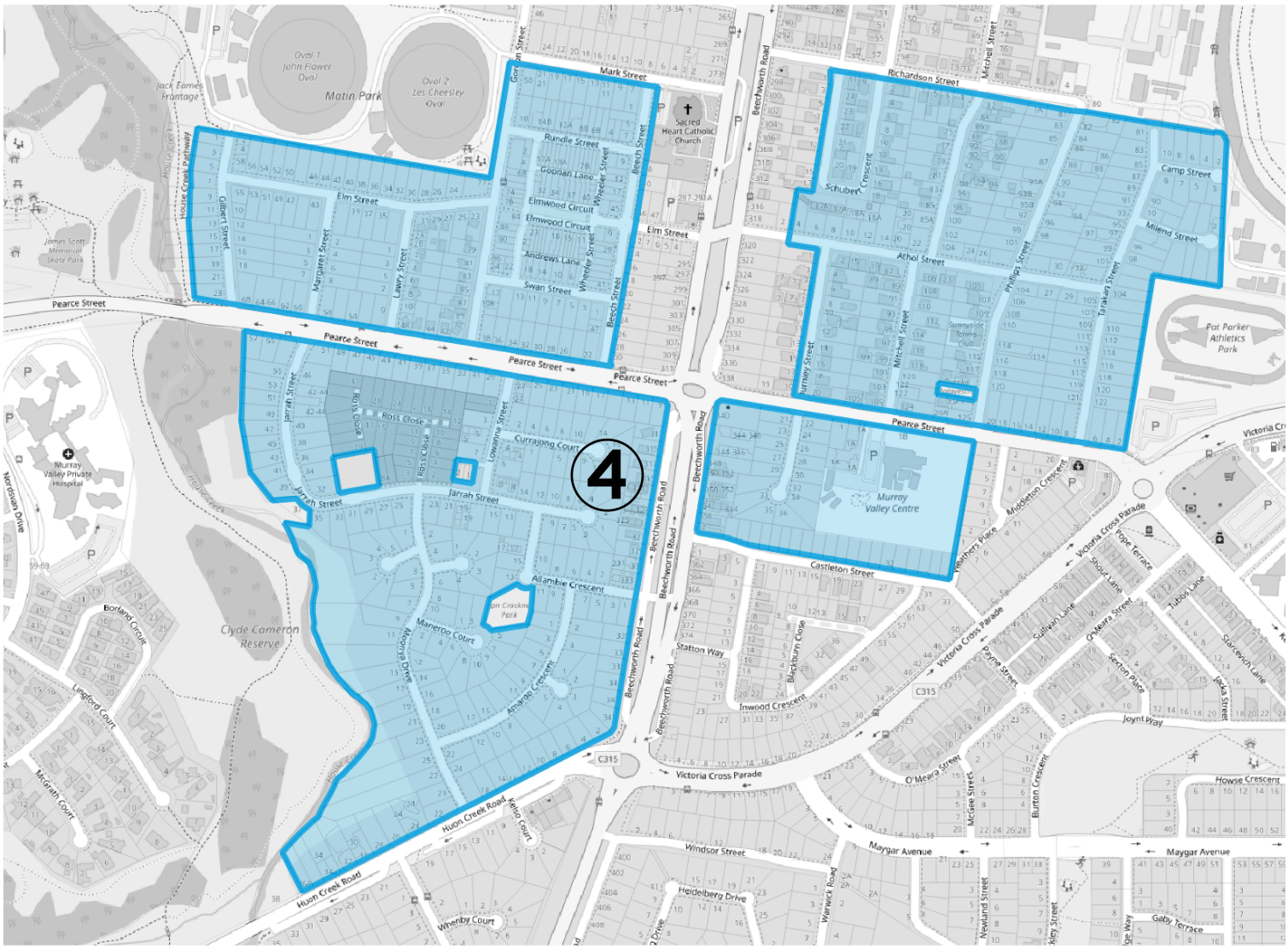
Preferred Character Objectives

- To maintain consistency of existing front setbacks with sufficient space to enable tree planting in front gardens.
- To retain front garden space by minimising the dominance of vehicle access and storage facilities as viewed from the street.
- To maintain the openness of front boundary treatments by providing no front fences and strengthen the garden and tree dominated streetscape character and the landscaped setting of the area.

Anticipated Housing Types in Urban



Proposed Urban Neighbourhood Character Areas



CITY OF WODONGA VIC