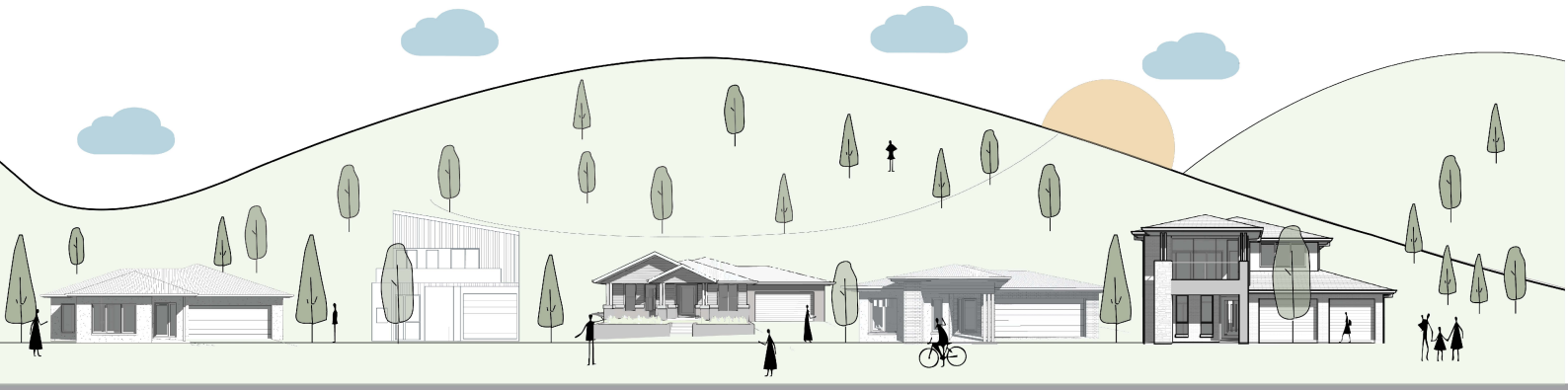


Wodonga Neighbourhood Character Strategy

Early Wodonga ⑥

Existing Character

This character area in central Wodonga features heritage-rich streetscapes, diverse housing styles, established gardens and wide road reserves within walking distance of the CBA.

Existing Characteristics

Architectural style
Late 19th to mid-20th century, some new development

Materials and form
Brick, weatherboard or render and mixed roof forms

Garden styles
Established gardens with mature trees and shrubs

Topography
Flat terrain

Setbacks
Generous setbacks

Public realm
Heritage streetscapes along Lawrence Street with mature vegetation

Dwelling type
Detached dwellings with some unit development

Height
Primarily single-storey with some double-storey

Public view
Key views to hills, reserves and open spaces

Subdivision pattern
Regular linear lots

Car parking
Garages incorporated into homes, carports, and standalone sheds on older houses

Front fencing
Low or visually open fencing, including picket, post-and-wire or taller brick and timber fences

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 retain existing valued buildings and ensure development reflects and responds to the predominant building style, proportions, roof forms and materials.
- To ensure development respects the heritage qualities of the neighbourhood and avoids or minimises any visual dominance on the streetscape of buildings and extensions.
- To encourage spacious front gardens that retain the existing rhythm and spacing of dwellings in the street while minimising the impacts of car parking.
- To maintain and enhance the established garden settings by encouraging trees with spreading canopies to the front and rear of buildings and landscaping in side setbacks.
- To retain original front fences and the spaciousness of the streetscape characterised by absent, or low, front fences with views to front gardens.

Anticipated Housing Types in Early Wodonga


Single Dwelling


Dual Occupancy

Proposed Early Wodonga Neighbourhood Character Areas

