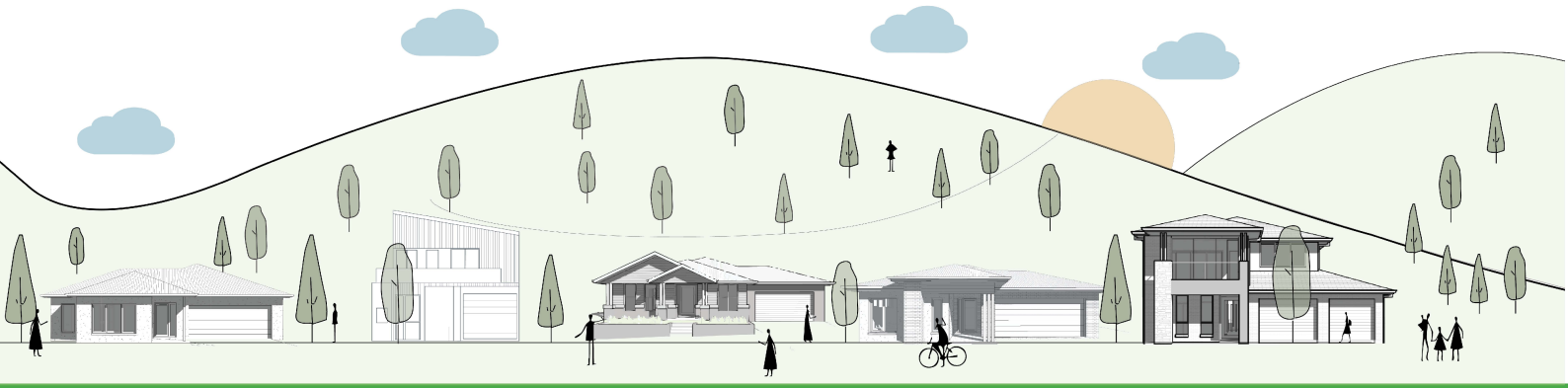


Wodonga Neighbourhood Character Strategy

Landscape Suburban ①

Existing Character

This character area in south-west Wodonga features large lots, curved streets, well-vegetated streetscapes and a suburban residential environment integrated with natural surroundings.

Existing Characteristics

Architectural style
1970s to early 2000s developments

Materials and form
Brick or render, concrete tiles and mixed roof forms

Garden styles
Landscaped gardens with mature trees or rural elements

Topography
Varied with gently to steeply sloping land

Setbacks
Generous setbacks

Public realm
Curvilinear roads, cul-de-sacs and street lighting

Dwelling type
Detached dwellings

Height
Single and double-storey

Public view
Views to surrounding hills and open spaces

Subdivision pattern
Regular and irregular lots

Car parking
Integrated garages,sheds and visible driveways

Front fencing
Minimal or no front fencing

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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.

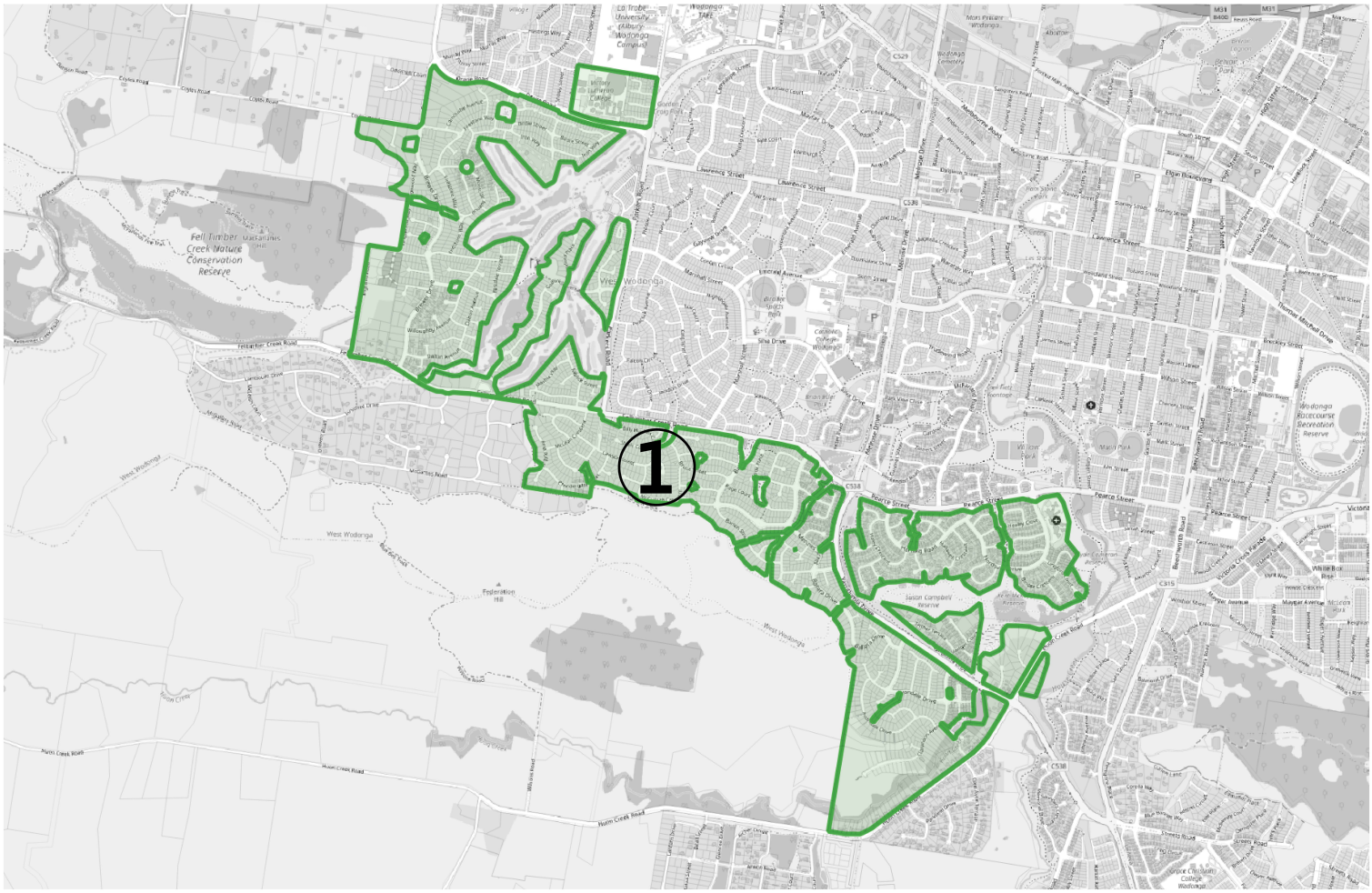
Preferred Character Objectives

- To maintain the landscape-dominated character of the precinct by ensuring front and side setbacks that allow for substantial vegetation and open streetscapes.
- To preserve significant views to surrounding hills and reserves, ensuring that new developments do not dominate or obstruct these vistas.
- To enhance streetscapes with consistent tree planting and well-maintained landscaping in both public and private realms.
- To encourage sustainable and liveable building design that integrates with the natural topography and reinforces the landscape character.
- To ensure car storage does not dominate the streetscape setback from the front of the dwelling and integrated with the building design.

Anticipated Housing Types in Landscape Suburban



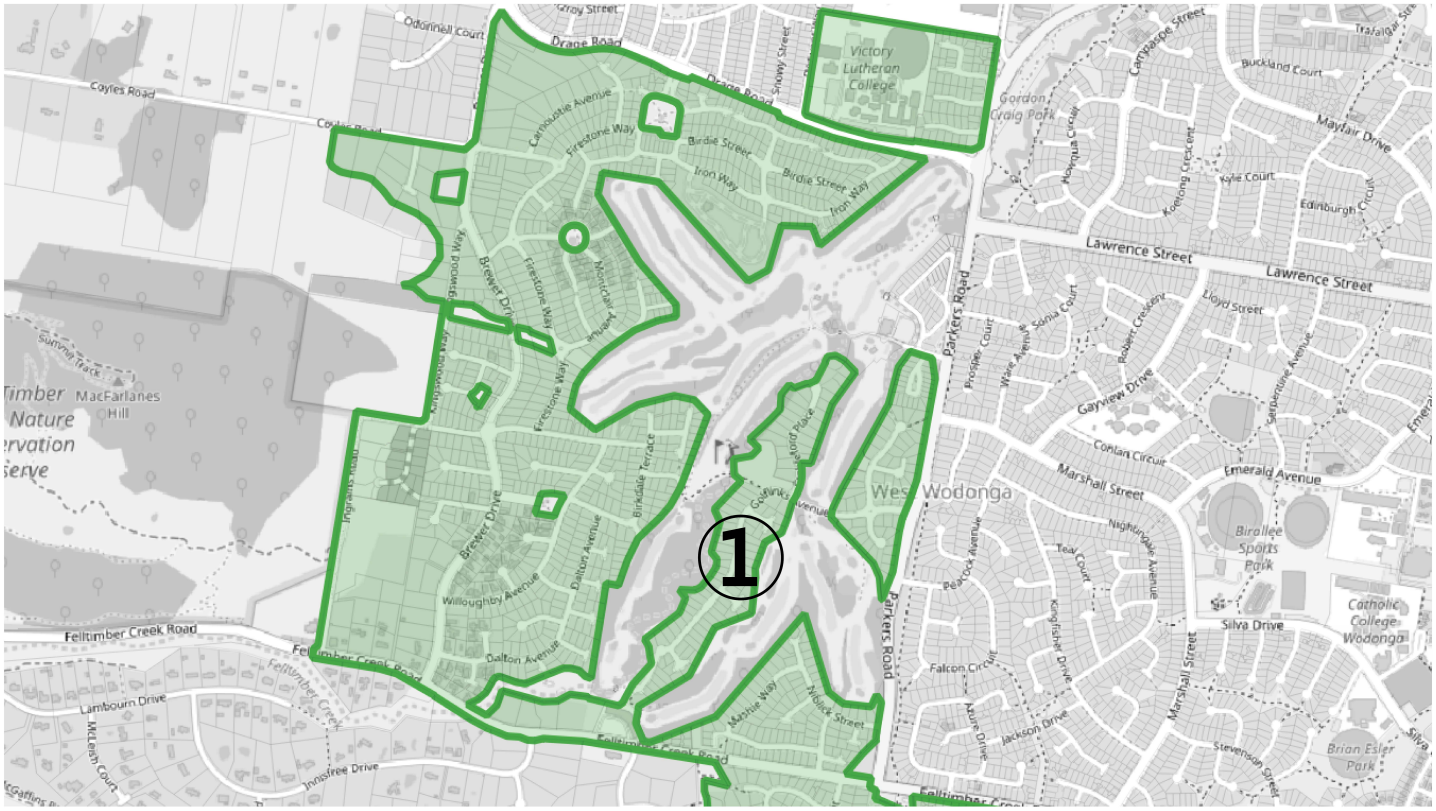
Proposed Landscape Suburban Neighbourhood Character Areas

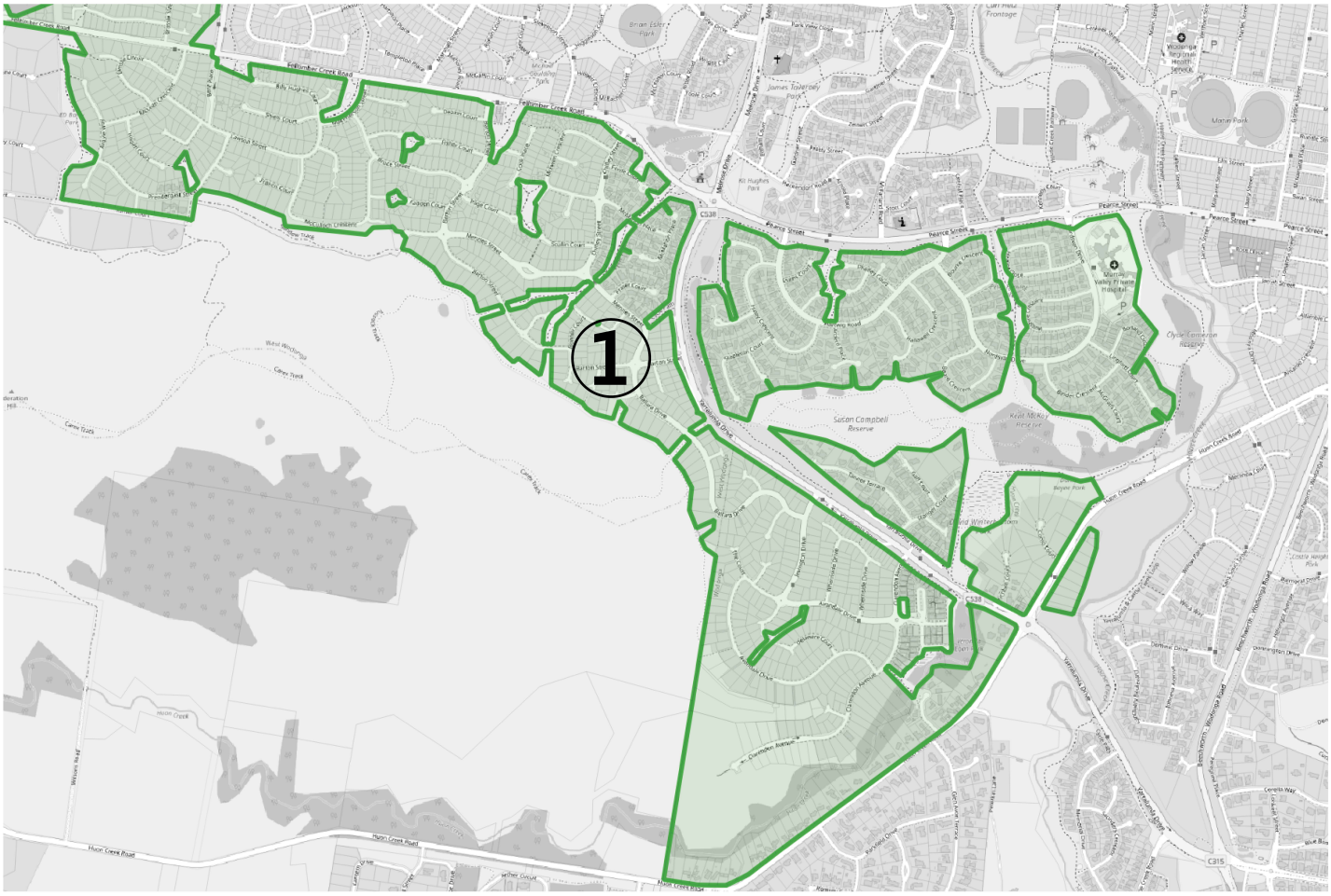


See map insets for detail

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Map Insets


1
Victory Lutheran College
Gordon Craig Park
Lawrence Street
Lawrence Street
Parkers Road
Wes Wodonga
Birallee Sports Park
Catholic College Wodonga
Silva Drive
Emerald Avenue
Marshall Street
Felltimber Creek Road
Felltimber Creek Road
Lambourn Drive
Innisfree Drive
Dalton Avenue
Brewer Drive
Firestone Way
Birdie Street
Iron Way
Drage Road
Coyles Road
MacFarlanes Hill
Brian Esler Park


1
Felltimber Creek Road
Pearce Street
Susan Campbell Reserve
Huon Creek Road