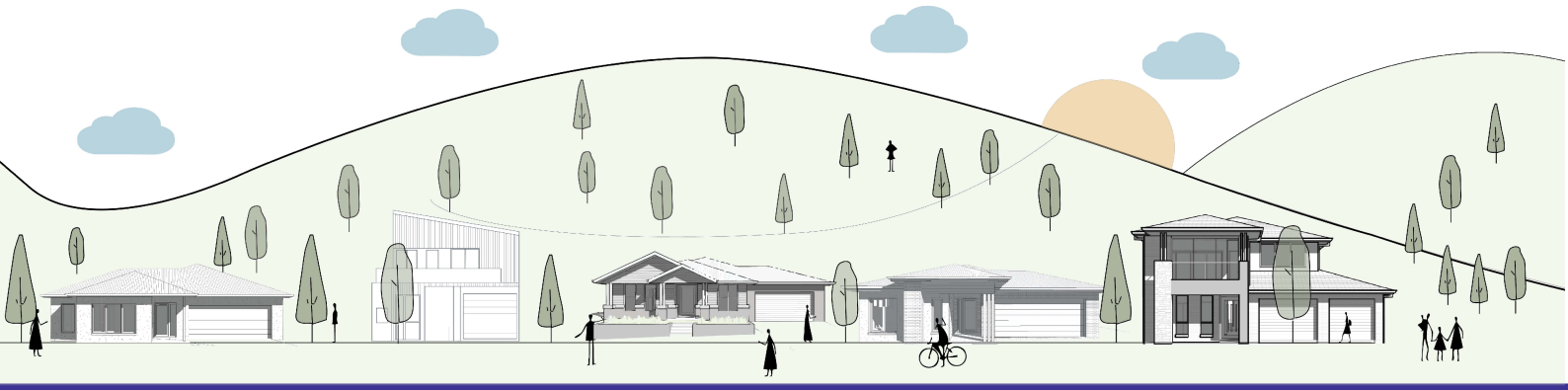


# Wodonga Neighbourhood Character Strategy

# Regional Suburban Inner ②

## Existing Character

This character area in West Wodonga near the city centre features 1970s–1990s suburban housing, curved streetscapes and modest landscaping.

## Existing Characteristics

**Architectural style**
1970s to early 2000s developments

**Materials and form**
Brick or render with cement tiles and mixed roof forms

**Garden styles**
Modest landscaped front gardens with lawns, shrubs and some canopy trees

**Topography**
Mostly flat

**Setbacks**
Generous setbacks

**Public realm**
Curvilinear streets, cul-de-sacs, underground services and street lighting

**Dwelling type**
Detached dwellings with some multi-unit

**Height**
Primarily single-storey with some double-storey

**Public view**
Key views of surrounding hills, reserves and open spaces

**Subdivision pattern**
Regular and irregular lots

**Car parking**
Carports, double garages and stand-alone sheds in side or rear yards

**Front fencing**
Low, open, minimal or absent

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 building front setbacks and the openness of front yards through low, no or open fences.
- To ensure a vegetated landscape through careful placement of vehicle access, parking, storage facilities and built form as viewed from the street.
- To maintain and strengthen garden settings of dwellings by ensuring adequate space for the planting of canopy trees and vegetation in the front and sides of the site.
- To encourage site consolidation to enable improved development outcomes.
- To encourage the incorporation of verandahs, balconies or porches at the front of dwellings to enable social interaction with passers-by in the street.

## Anticipated Housing Types in Regional Suburban Inner

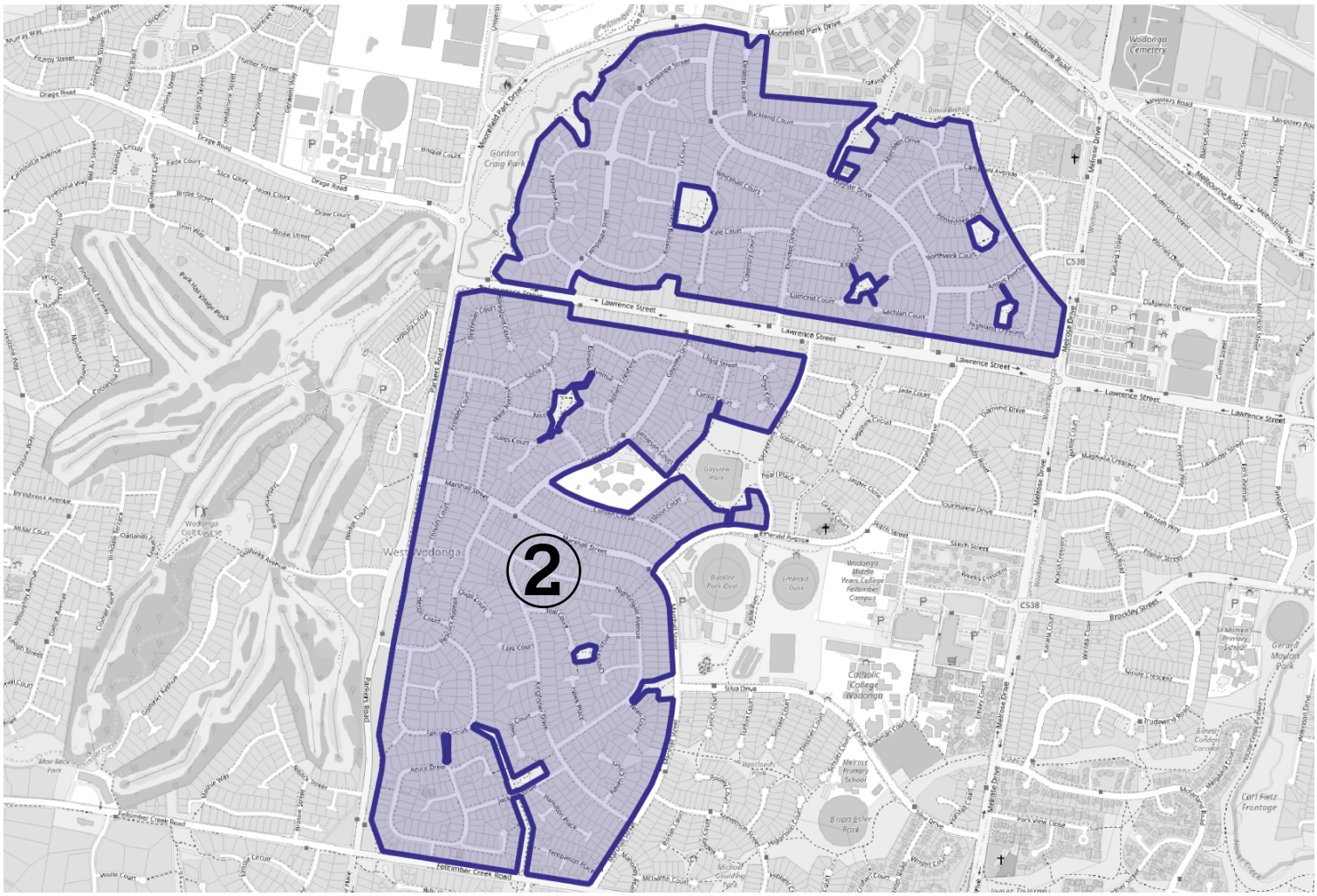

Single Dwelling


Town Houses


Multi-Unit


Dual Occupancy

## Proposed Regional Suburban Inner Neighbourhood Character Areas




CITY OF WODONGA VIC