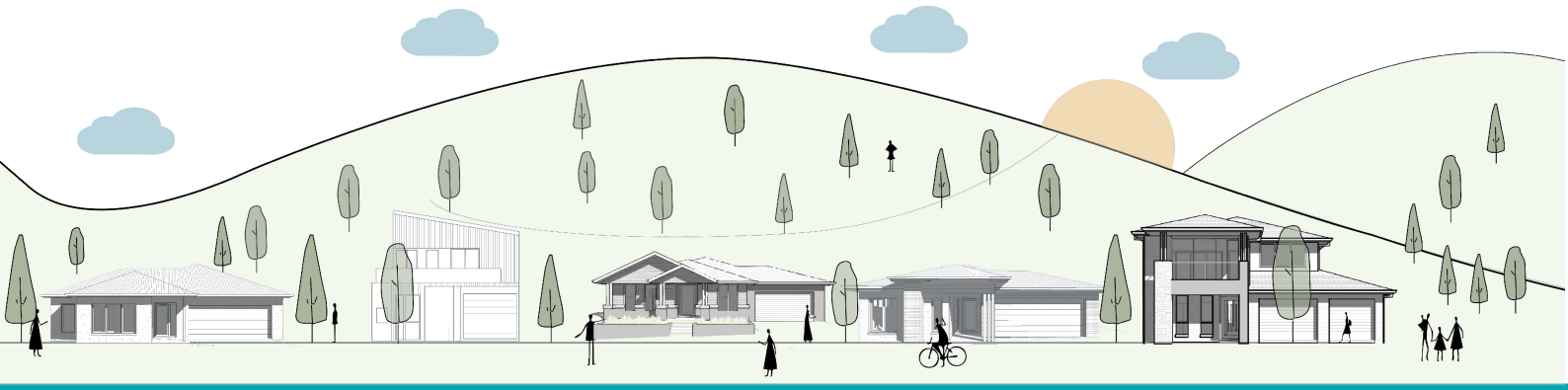


# Wodonga Neighbourhood Character Strategy

# Established Inner Suburban 7

## Existing Character

This character area near Wodonga's CBA, Birallee Centre and the hospital features diverse housing styles, mixed street layouts and access to open spaces and amenities with renewal potential.

## Existing Characteristics

**Architectural style**
1950s to recent developments

**Materials and form**
Brick, weatherboard, lightweight materials with mixed roof forms

**Garden styles**
Grass lawns to established plantings

**Topography**
Mostly flat

**Setbacks**
Generous setbacks

**Public realm**
Kerb and gutter streets, mature trees

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

**Height**
Predominantly single-storey, rarely double-storey

**Public view**
Views to Huon Hill and surrounds

**Subdivision pattern**
Grid in east, curvilinear in west

**Car parking**
Integrated garages, carports and sheds

**Front fencing**
Minimal, picket, or defined styles

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 provide more diverse housing in well scaled and proportioned development that utilises earthy, warm materials and finishes that contribute to the built form and landscape character of the area.
- To support the activation of streets and open spaces with dwellings that incorporate balconies and terraces overlooking.
- To encourage vegetation to extend from the creek and open space environment across the front of, and between, dwellings through generous front and side setbacks for canopy trees and landscaping.

## Anticipated Housing Types in Established Inner Suburban




## Proposed Established Inner Suburban Neighbourhood Character Areas




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