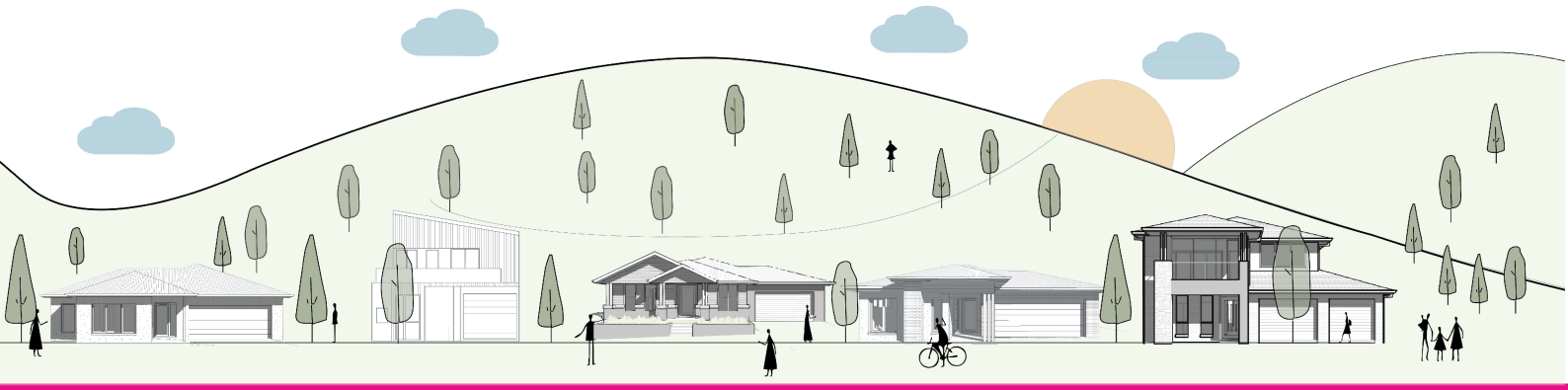


Wodonga Neighbourhood Character Strategy

Landscaped Urban Corridors ⑧

Existing Character

This character area along Wodonga's main landscape entrances and transport corridors features varied housing styles, wide roads, mature trees and redevelopment potential.

Existing Characteristics

Architectural style
1950s to recent developments

Materials and form
Brick, weatherboard or lightweight materials and mixed roof forms

Garden styles
Simple grass lawns to established plantings

Topography
Mostly flat

Setbacks
Generous setbacks

Public realm
Wide roads, avenues of trees and service lanes

Dwelling type
Single-storey with some double-storey and multi-dwellings

Height
Single-storey with some double-storey

Public view
Vistas to surrounding hills and natural landscapes

Subdivision pattern
Average lot sizes range from 800 to 1000 sqm

Car parking
Integrated garages or sheds at the rear, visible driveways

Front fencing
Minimal, picket or more 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 encourage a new urban character consisting of high quality and well-designed development of up to four storeys in well landscaped grounds.
- To encourage contemporary and innovative architectural expression in new buildings that respect the adjacent context.
- To create well planned and laid out residential areas that interface well with the street.
- To support pedestrian friendly environments by encouraging the creation of laneways with grouped vehicle access at the rear, and separate pedestrian access via a front landscaped setback complementing existing street trees.
- To retain existing heritage buildings and ensure new development responds to the predominant building style, proportions, roof forms and materials.

Anticipated Housing Types in Landscaped Urban Corridors



Dual Occupancy

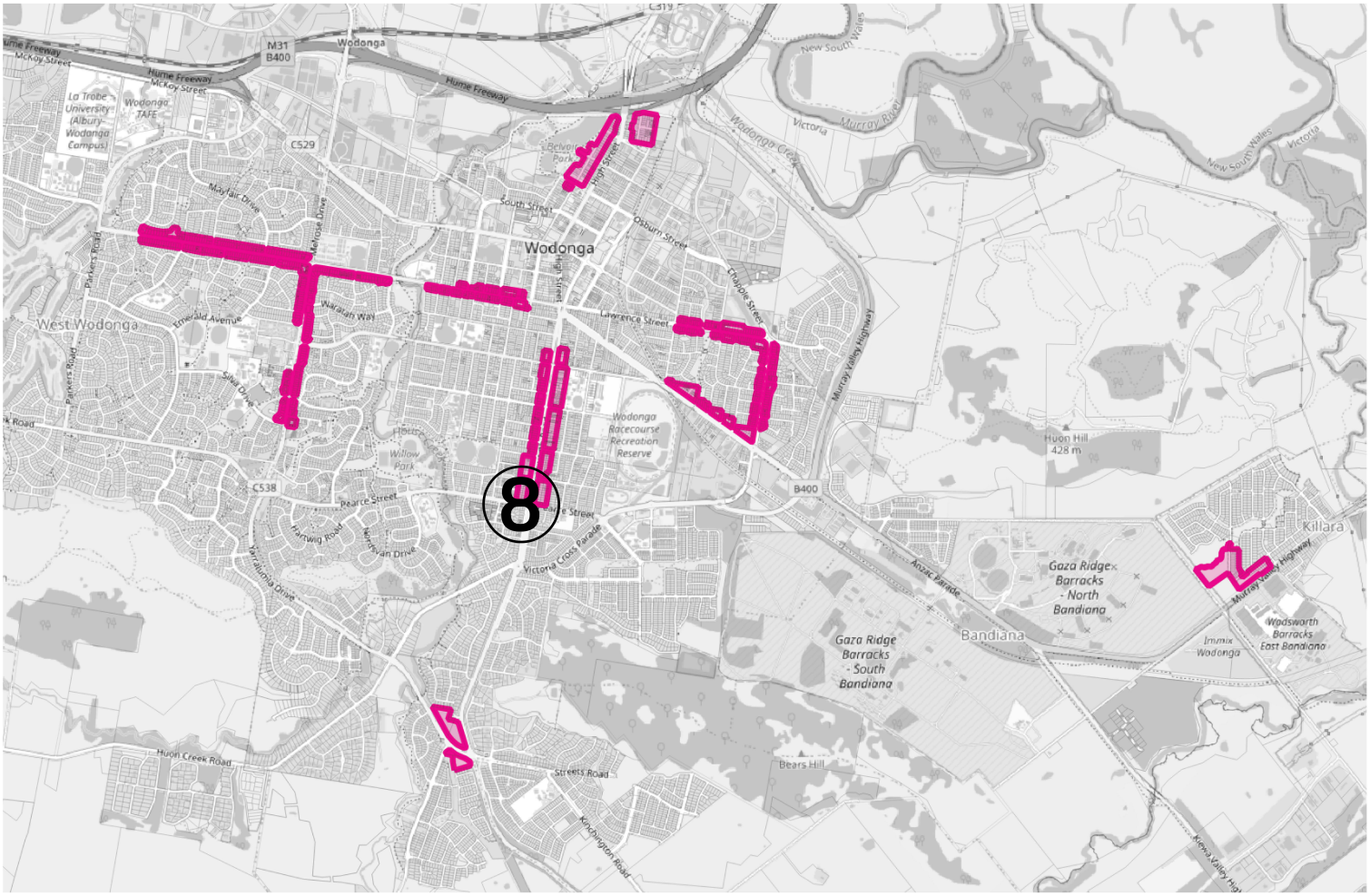


Town Houses



Apartments

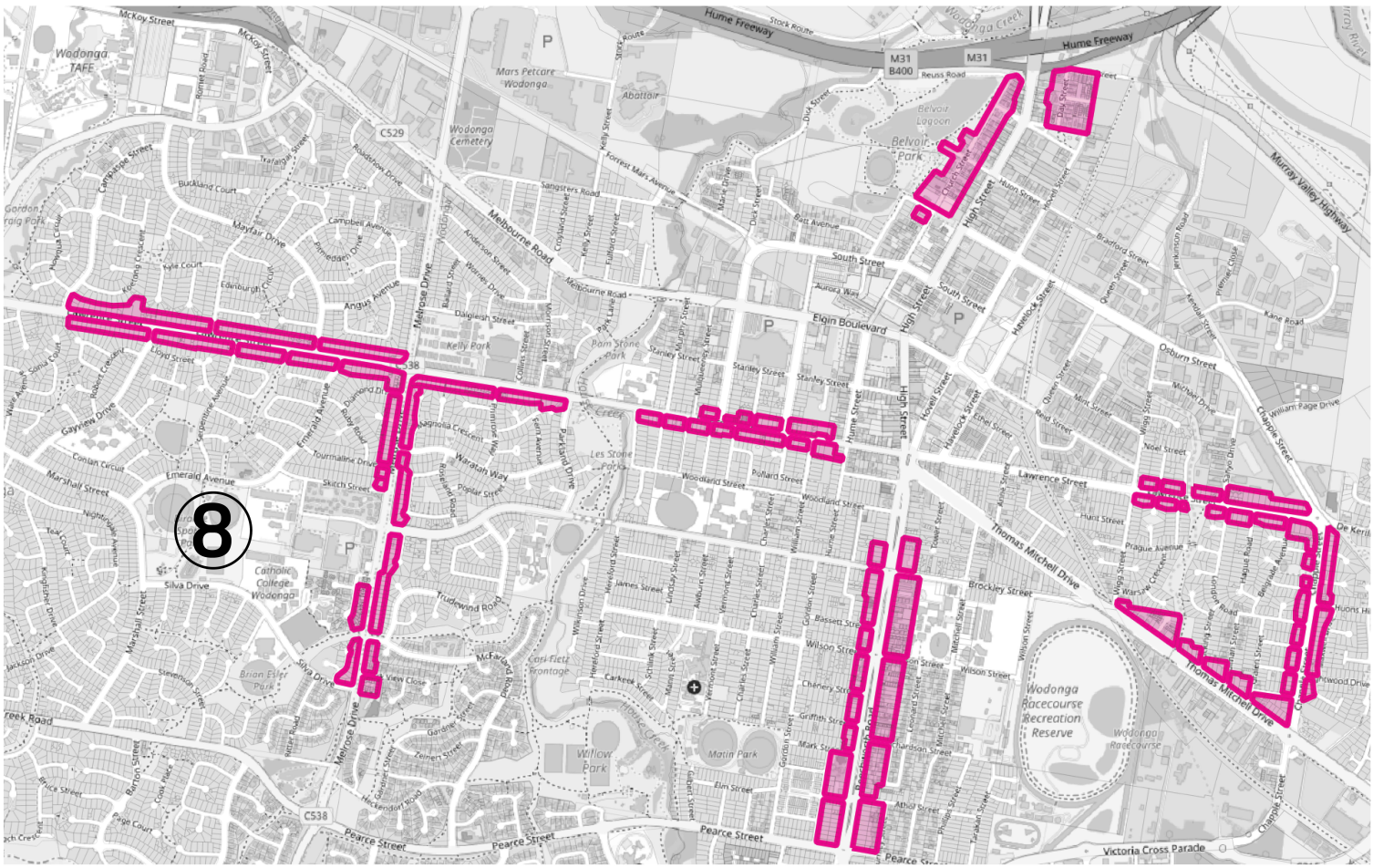
Proposed Landscaped Urban Corridors Neighbourhood Character Areas

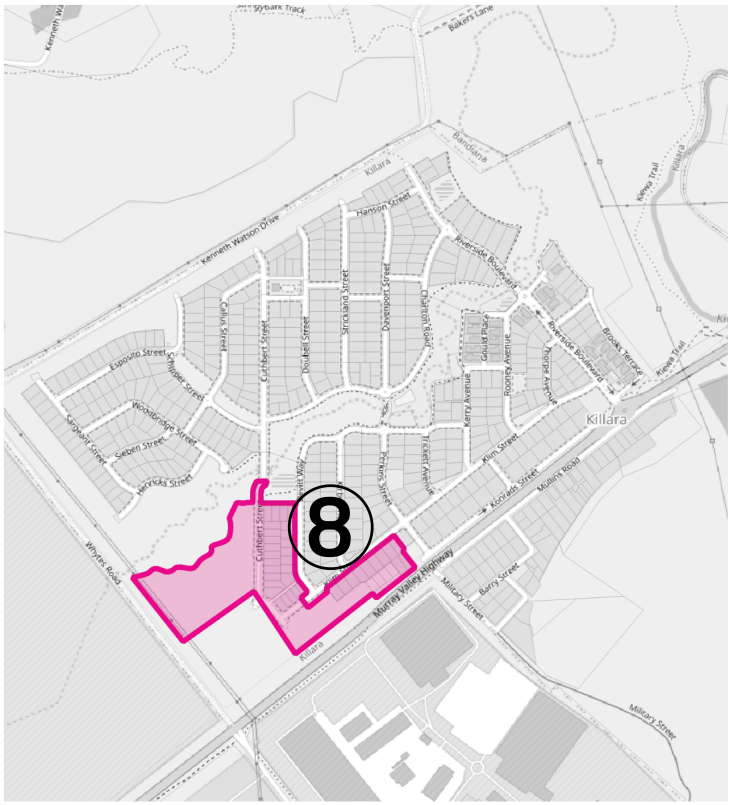


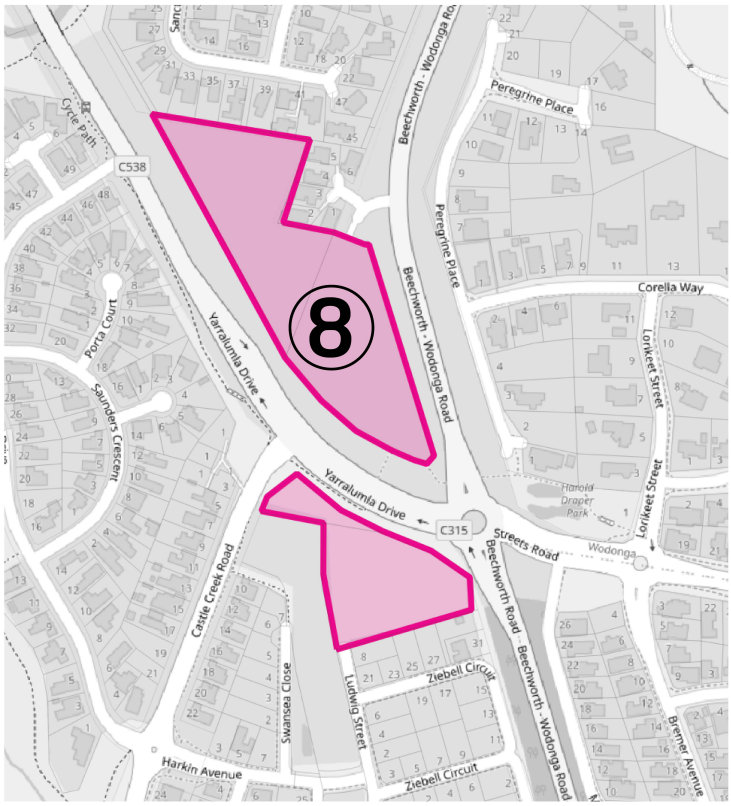
See map insets for detail

CITY OF WODONGA VIC

Map Insets


8
Hume Freeway
Melbourne Road
Elgin Boulevard
High Street
Thomas Mitchell Drive
Pearce Street
Victoria Cross Parade
Wodonga Racecourse Recreation Reserve
Wodonga TAFE
Catholic College Wodonga


8
Killara
Kenneth Watson Drive
Murray Valley Highway


8
Beechworth - Wodonga Road
Yarralumla Drive
Peregrine Place
Corella Way
Streets Road
Castle Creek Road
Swansea Close
Ziebell Circuit
Harkin Avenue