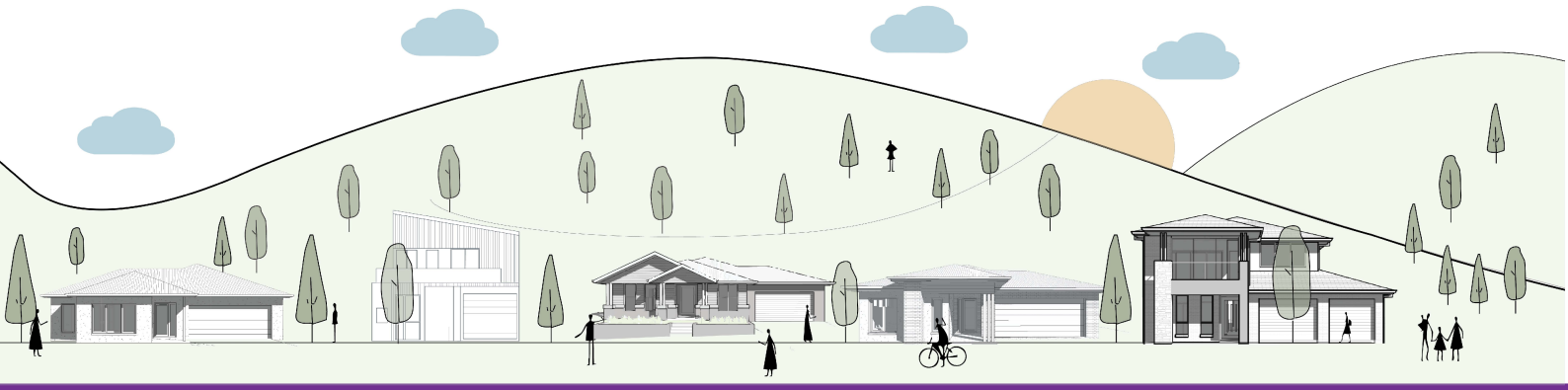


Wodonga Neighbourhood Character Strategy

Regional Suburban Outer ③

Existing Character

This character area in Wodonga's rolling hills features newer suburban developments with varied lot sizes, curved streetscapes and significant hilltop views.

Existing Characteristics

Architectural style
Post-2010 developments

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

Garden styles
Immature trees, front gardens with lawns and shrubs; some areas lack canopy trees

Topography
Gently sloping land to steep slopes

Setbacks
Generous setbacks

Public realm
Curvilinear roads with kerb and gutter, footpaths and underground services

Dwelling type
Detached dwellings

Height
Single and double-storey dwellings (on steep slopes)

Public view
Views of nearby hills, reserves and open spaces

Subdivision pattern
Lot sizes vary from 200 sqm to over 3000 sqm with mixed profiles

Car parking
Integrated double or triple garages, sheds and visible driveways

Front fencing
Minimal or no front fencing

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.

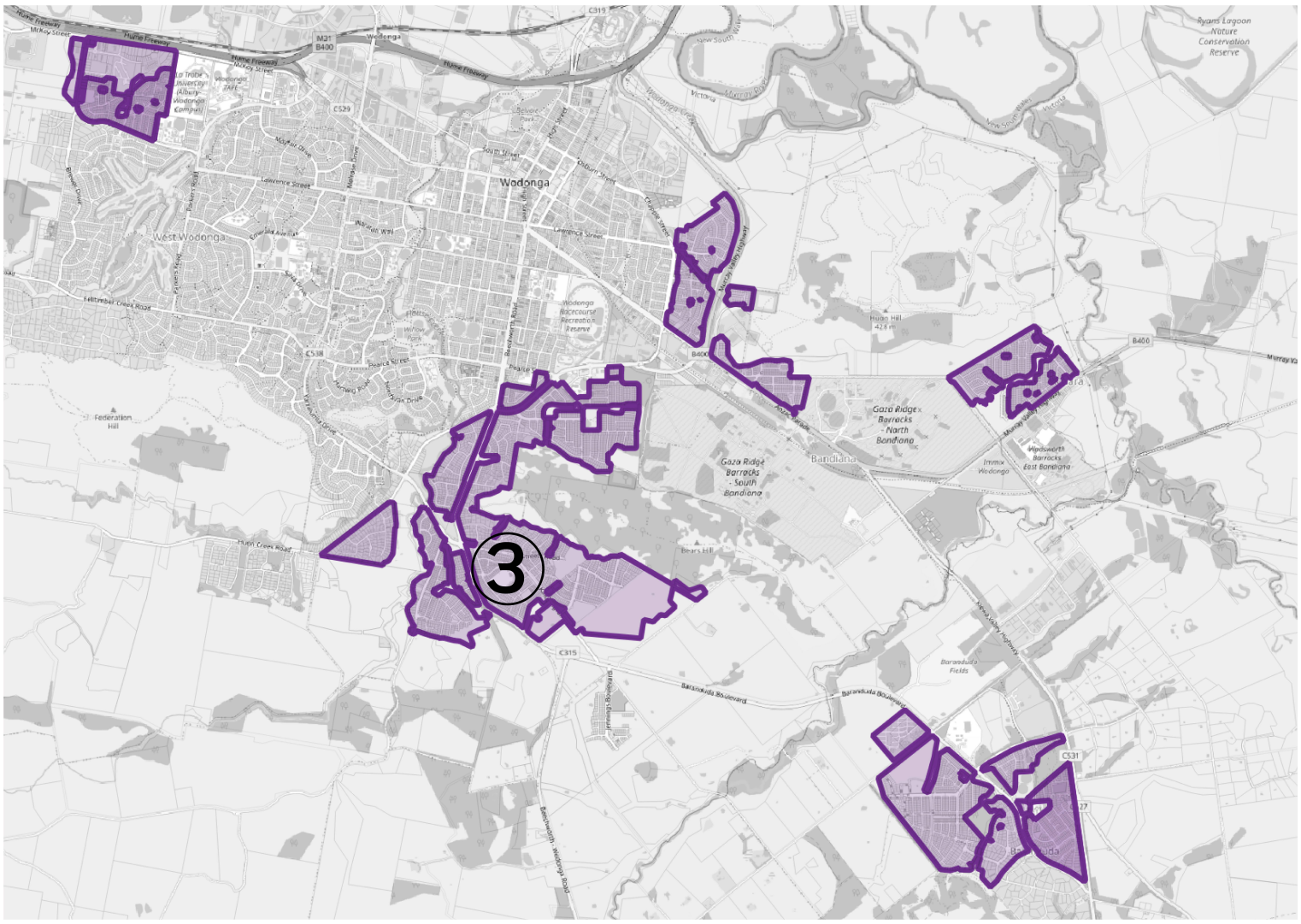
Preferred Character Objectives

- To ensure adequate separation of dwellings and views to key landscape features.
- To ensure a vegetated landscape through careful placement of vehicle access, storage facilities and built form as viewed from the street.
- To minimise loss of front garden space through setting buildings back from the street and one side.
- To use natural materials and finishes in dwellings that reflect the landscape setting.
- To enhance the garden settings by providing no or low fencing and encouraging the use of natural landscaping and vegetation in front setbacks.

Anticipated Housing Types in Regional Suburban Outer



Proposed Regional Suburban Outer Neighbourhood Character Areas



See map insets for detail

CITY OF WODONGA VIC

Map Insets

