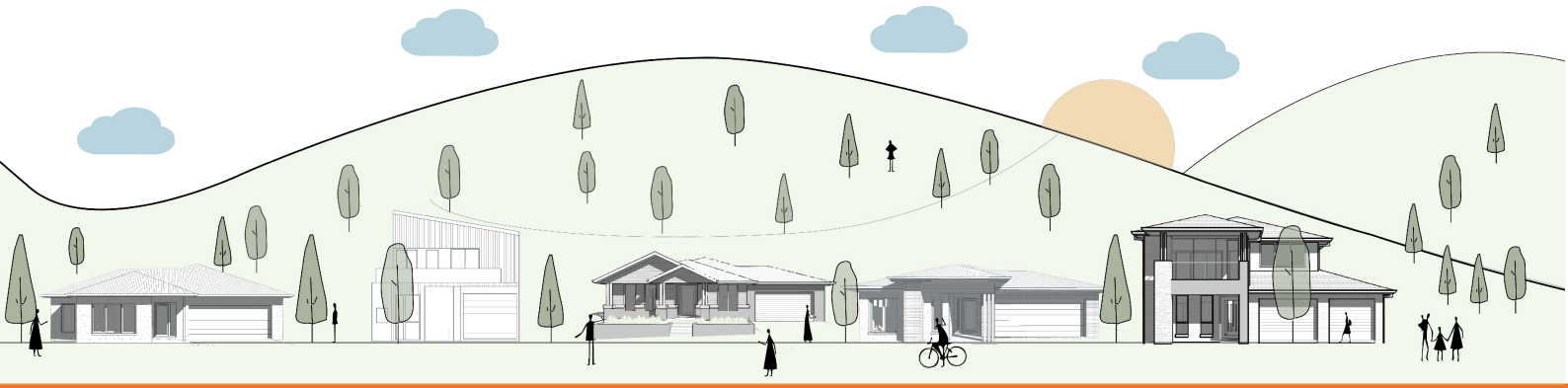


# Wodonga Neighbourhood Character Strategy

# Garden Suburban 5

## Existing Character

This character area near Wodonga's CBA features grid-layout streetscapes, mature trees, diverse housing styles including newer development and proximity to open spaces.

## Existing Characteristics

**Architectural style**
Range of eras from 1950s to today with examples of recent development

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

**Garden styles**
Modest to established gardens, street trees and open spaces

**Topography**
Relatively flat with gentle slopes near open spaces

**Setbacks**
Generous setbacks

**Public realm**
Kerb and gutter streets, overhead powerlines and footpaths

**Dwelling type**
Detached dwellings

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

**Public view**
East-west streets provide views of Huon Hill

**Subdivision pattern**
Grid and modified grid layouts

**Car parking**
Predominantly integrated double garages with some carports and standalone sheds

**Front fencing**
Low or visually permeable 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

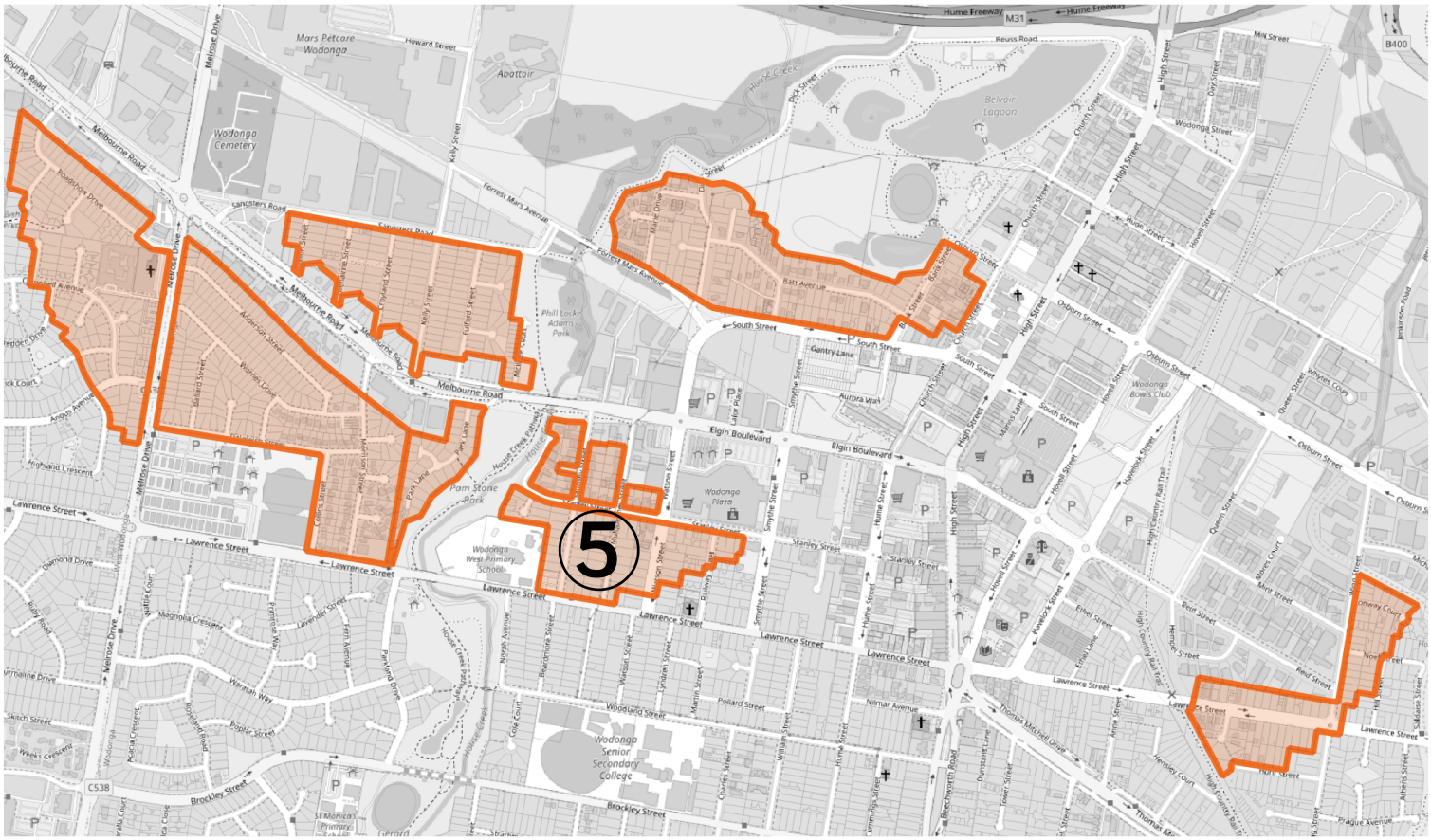
- To ensure new developments respond to the scale, setbacks, and materials of existing dwellings.
- To maintain consistency of current front setbacks with sufficient space to enable tree planting in front gardens.
- To minimise the dominance of vehicle access and storage facilities when viewed from the street.
- To maintain the openness of front boundary treatments by providing no front fences.
- To strengthen the garden and tree dominated streetscape and the landscaped character of the area.

## Anticipated Housing Types in Garden Suburban


Single Dwelling


Dual Occupancy

## Proposed Garden Suburban Neighbourhood Character Areas




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