Neighbourhood Character Guidelines

City of Kingston

MAY 2000, REVISED AUGUST 2007
- revision to Character Area 4.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council's Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (***) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council's publication 'Designing Contextual Housing' of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character. Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in the area:

- **Perceived lot pattern**
  The characteristic curtilage of each residential building is as follows:
  - Depth: 40-45m (130-147ft)
  - Frontage: 15-20m (40-67ft)

- **Building placement**
  The characteristic distances between buildings and their front and side boundaries are as follows:
  - Narrower side setback: 1-3m (3-10ft)
  - Front setback: 7-10m (21-31ft)
  - Wider side setback: 3-5m (10-16ft)
  
  and the front of most garages is set back from the front wall of the house.

- **Building footprint**
  When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:
  - Simple
  - Modulated
  - Varied

- **Type and height of development**
  Most houses are 1-storey high, oriented towards the street and:
  - Detached
  - Semi-detached
  - Terraced
  - Courtyard

- **Roof shape**
  Most roofs are:
  - Simple gabled
  - Complex gabled
  - Combination
  - Flat
  
  and have an angle or pitch of 15-20°.

- **Materials**
  Most walls and roofs are clad as follows:
  - Rooves: Tile, various colours
  - Walls: White weatherboard or light brown brick

- **Window shapes**
  Most windows are shaped like:
  - Open
  - Landscaped
  - Low wall or fence & landscape
  - High wall or fence & landscape
  
  and have no gap between the top of the window and the eaves.

- **Front boundary and garden**
  Most front gardens are grassed and boundaries are:
  - Open
  - Landscaped
  - Low wall or fence & landscape
  - High wall or fence & landscape
  - Varied

- **Other building features**
  Other building features commonly found in the area are:
  - Chimneys on front facades
  - Windows on corners
  - Porticos
  - Balconies
  - Porches
  - Verandahs

- **Rear garden**
  Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overview) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication ‘Designing Contextual Housing’ of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

   Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified.

   Note that the relationships between these characteristics are also important to neighbourhood character.

   The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

   (Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
CHARACTER AREA

TYPICAL CHARACTERISTICS
The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 2.

Perceived lot pattern
The characteristic curtilage of each residential building is as follows:
- Depth: 40-45m (130-147ft)
- Frontage: 15-20m (48-64ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:
- Narrower side setback: 1-3m (3-10ft)
- Front setback: 7-10m (22-33ft)
- Wider side setback: 3-5m (10-16ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:
- Simple
- Modulated
- Varied

Type and height of development
Most houses are 1 storey high, orientated towards the street and:
- Detached
- Semi-detached
- Terraced
- Courtyard

Roof shape
Most roofs are:
- Simple gabled
- Complex gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

Materials
Most walls and rooves are clad as follows:
- Rooves: Tile, various colours
- Walls: Light brown brick

Window shapes
Most windows are shaped like:
and have to gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:
- Open
- Landscaped
- Low wall or fence & landscape
- High wall or fence & landscape
- Varied

Other building features
Other building features commonly found in this area are:
- Chimneys on front facades
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandas

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council's Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council's publication 'Designing Contextual Housing' of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
CHARACTER AREA

TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in the area.

Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- Depth: 40-45m (130-147ft)
- Frontage: 15-20m (48-64ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- Narrower side setback: 1-3m (3-10ft)
- Front setback: 7-10m (22-31ft)
- Wider side setback: 3-5m (10-16ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- Detached
- Semi-detached
- Terraced
- Courtyard
- Combination
- Flat

and have an angle or pitch of 15-20°, with ridelines parallel to the road.

Roof shape
Most roofs are:

- Simple hipped
- Complex hipped
- Simple gabled
- Complex gabled
- Combination
- Flat

Materials
Most walls and roofs are clad as follows:

- Rooves: Tile, various colours
- Walls: White weatherboard

Window shapes
Most windows are shaped like:

and have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:

- Open
- Landscaped
- Low wall or fence and landscape
- High wall or fence and landscape
- Varied

Other building features
Other building features commonly found in this area are:

- Chimneys on front facades
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandas

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

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2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication Designing Contextual Housing of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

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6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 4.

Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- Depth: 40-45m (130-147ft)
- Frontage: 15-20m (48-64ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- Narrower side setback: 1-3m (3-10ft)
- Front setback: 7-10m (22-33ft)
- Wider side setback: 3-5m (10-16ft)

And the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- Detached
- Semi-detached
- Terraced
- Courtyard

Roof shape
Most roofs are:

- Simple hipped
- Complex hipped
- Simple gabled
- Complex gabled
- Combination
- Flat

And have an angle or pitch of 20-30° and have ridges at right angles to the line of the road.

Materials
Most walls and roofs are clad as follows:

- Rooves: Tiles of various colours
- Walls: Brick of various colours

Window shapes
Most windows are shaped like:

And have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:

- Rubble stone wall
- Open
- Landscaped
- Low wall or fence & landscape
- High wall or fence & landscape
- Varied

Other building features
Other building features commonly found in this area are:

- Chateaux on front façades
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandahs

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

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(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
Perceived lot pattern
The characteristic curvature of each residential building is as follows:

- DEPTH: 40-45m (130-147ft)
- FRONTAGE: 15-20m (48-64ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- NARROWER SIDE SETBACK: 1-3m (3-10ft)
- FRONT SETBACK: 7-10m (22-31ft)
- WIDER SIDE SETBACK: 3-5m (10-16ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- SIMPLE
- MODULATED
- VARIED

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- SIMPLE HIPPED
- COMPLEX HIPPED
- SIMPLE GABLED
- COMPLEX GABLED
- COMBINATION
- FLAT

and have an angle or pitch of 15-20° with ridges at right angles to the road.

Roof shape
Most roofs are:

- ROOVES: Tiles of various colours
- WALLS: Light brown brick or white weatherboard

Window shapes
Most windows are shaped like:

and have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:

- OPEN
- LANDSCAPED
- LOW WALL OR FENCE & LANDSCAPE
- HIGH WALL OR FENCE & LANDSCAPE
- VARIOUS

Other building features
Other building features commonly found in this area are:

- CHIMNEYS ON FRONT FACADES
- WINDOWS ON CORNERS
- PORCHES
- BALCONIES
- VERANDAHS

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

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1. Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council's Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (***) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council's publication 'Designing Contextual Housing' of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

   Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

   The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

   (Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
CHARACTER AREA

TYPICAL CHARACTERISTICS
The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 6.

**Perceived lot pattern**
The characteristic curtilage of each residential building is as follows:
- **Depth**: 30-35m (97-115ft)
- **Frontage**: 12-15m (39-49ft)

**Building placement**
The characteristic distances between buildings and their front and side boundaries are as follows:
- **Narrower Side Setback**: 1m (3ft)
- **Front Setback**: 5-7m (16-22ft)
- **Wider Side Setback**: 2.3m (6-10ft)

and the front of most garages is set back from the front wall of the house.

**Building footprint**
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:
- Simple
- Modulated
- Varied

**Type and height of development**
Most houses are 1 storey high, orientated towards the street and:
- Detached
- Semi-Detached
- Terraced
- Courtyard

and have an angle or pitch of 15-20°, with ridges parallel to the line of the road.

**Roof shape**
Most roofs are:
- Simple Hipped
- Complex Hipped
- Simple Gabled
- Complex Gabled
- Combination
- Flat

**Materials**
Most walls and rooves are clad as follows:
- Rooves: Tiles of various colours
- Walls: Red brick or white weatherboard

**Window shapes**
Most windows are shaped like:

and have no gap between the top of the window and the eaves.

**Front boundary and garden**
Most front gardens are grassed and boundaries are:
- Open
- landscaped
- Low wall or fence & landscape
- High wall or fence & landscape
- varied

**Other building features**
Other building features commonly found in this area are:
- Chimneys on front facades
- Windows
- Porticos
- Balconies
- Porches
- Verandahs

**Rear garden**
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
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1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication ‘Designing Contextual Housing’ of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character. Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
**CHARACTER AREA**

**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 7.

1. **Perceived lot pattern**
   - The characteristic curvature of each residential building is as follows:
     - Depth: 35-40m (113-131ft)
     - Frontage: 15-20m (49-64ft)

2. **Building placement**
   - The characteristic distances between buildings and their front and side boundaries are as follows:
     - Narrower side setback: 1m (3ft)
     - Front setback: 5-10m (16-33ft)
     - Wider side setback: 2.5m (8-10ft)
   - And the front of most garages is set back from the front wall of the house.

3. **Building footprint**
   - When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:
     - Simple
     - Modulated
     - Varied

4. **Type and height of development**
   - Most houses are 1-storey high, orientated towards the street and:
     - Detached
     - Semi-detached
     - Terraced
     - Courtyard

5. **Roof shape**
   - Most roofs are:
     - Simple hipped
     - Complex hipped
     - Simple gabled
     - Complex gabled
     - Combination
     - Flat
   - And have an angle or pitch of 15-20°.

6. **Materials**
   - Most walls and roofs are clad as follows:
     - Rooves: Tiles of various colours
     - Walls: Brick of various colours or white weatherboard

7. **Window shapes**
   - Most windows are shaped like:
     - 
   - And have varied gaps between the eaves and the windows

8. **Front boundary and garden**
   - Most front gardens are grassed and boundaries are:
     - Open
     - Landscaped
     - Low wall or fence & landscape
     - High wall or fence & landscape
     - Varied

9. **Other building features**
   - Other building features commonly found in this area are:
     - Chimneys on corners
     - Windows on corners
     - Porticos
     - Balconies
     - Porches
     - Verandahs

10. **Rear garden**
    - Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
Kingston Neighbourhood Character Guidelines 2000, revised August 2007

How should the Guidelines be used?

These Guidelines should be used to guide the design of any rental development proposal. In particular, they are provided to assist applicants preparing site analysis and design response.

To prepare the neighborhood character component of a site analysis and design response, follow the steps below.

1. Identify the Character Area your site lies in.
2. Obtain Character Guidelines incorporating the Character Profile for the Character Area.
3. Using the Character Profile as a guide assess the importance of each characteristic.
4. Use the site-specific character profile you have created to inform the design of your proposal. You may find Council's publication "Designing Consistent Neighbourhood Character" helpful in this process.
5. On the Design Response Form, explain how the elements of your proposal respond to each characteristic.
6. Discuss the proposal with Council planning staff and neighbors.
7. Include the completed Design Response Form with your planning application.
CHARACTER AREA

TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 8.

Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- DEPTH: 35-40m (113-130ft)
- FRONTAGE: 15-20m (48-57ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- NARROWER SIDE SETBACK: 1-3m (3-10ft)
- FRONT SETBACK: 5-10m (16-33ft)
- WIDER SIDE SETBACK: 3-5m (10-16ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- SIMPLE
- MODULATED
- VARIOUS

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- DETACHED
- SEMI-DETACHED
- TERRACED
- COURTYARD

Roof shape
Most roofs are:

- SIMPLE HIPPED
- COMPLEX HIPPED
- SIMPLE GABLED
- COMPLEX GABLED
- COMBINATION
- FLAT

and have an angle or pitch of 15-20°.

Materials
Most walls and roofs are clad as follows:

- ROOFS: Tiles of various colours
- WALLS: Light brown brick

Window shapes
Most windows are shaped like:

and have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:

- OPEN
- LANDSCAPED
- LOW WALL OR FENCE & LANDSCAPE
- HIGH WALL OR FENCE & LANDSCAPE
- VARIED

Other building features
Other building features commonly found in this area are:

- CHIMNEYS ON FRONT FACADES
- WINDOWS ON CORNERS
- PORTECOES
- BALCONIES
- PORCHES
- VERANDAHS

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication ‘Designing Contextual Housing’ of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character. Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Notes that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- Depth: 35m (115ft)
- Frontage: 15-20m (41-67ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- Narrower side setback: 1-3m (3-10ft)
- Front setback: 7-10m (22-31ft)
- Wider side setback: 3.5m (10-16ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- Detached
- Semi-detached
- Terraced
- Courtyard

Roof shape
Most roofs are:

- Simple hipped
- Complex hipped
- Simple gabled
- Complex gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

Materials
Most walls and rooves are clad as follows:

- Rooves: Tiles of various colours
- Walls: Red brick

Window shapes
Most windows are shaped like:

and have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:

- Open
- Landscaped
- Low wall or fence
- High wall or fence
- Varied

Other building features
Other building features commonly found in this area are:

- Chimneys on front facades
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandahs

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication “Designing Contextual Housing” of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
### Perceived lot pattern
The characteristic curtilage of each residential building is as follows:
- **Depth:** 40-45m (130-147ft)
- **Frontage:** 15m (49ft)

### Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:
- **Narrower Side Setback:** 1.3m (3-10ft)
- **Front Setback:** 7-10m (22-33ft)
- **Wider Side Setback:** 3.5 m (11-16ft)

and the front of most garages is set back from the front wall of the house.

### Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:
- Simple
- Modulated
- Varied

### Type and height of development
Most houses are 1 storey high, orientated towards the street and:
- Detached
- Semi-detached
- Terraced
- Courtyard

### Roof shape
Most roofs are:
- Simple gabled
- Complex gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

### Materials
Most walls and roofs are clad as follows:
- Rooves: Tiles of various colours
- Walls: White weatherboard

### Window shapes
Most windows are shaped like:
- and have no gap between the top of the window and the eaves.

### Front boundary and garden
Most front gardens are grassed and boundaries are:
- Open
- landscaped
- Low wall or fence & landscape
- High wall or fence & landscape
- Varied

### Other building features
Other building features commonly found in this area are:
- Chimneys on front facades
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandas

### Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication “Designing Contextual Housing” of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
CHARACTER AREA

TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 11 of Kingston Neighbourhood.

Perceived lot pattern

The characteristic curvature of each residential building is as follows:

- **DEPTH**: 35-40m (113-130ft)
- **FRONTAGE**: 12-15m (39-48ft)

Building placement

The characteristic distances between buildings and their front and side boundaries are as follows:

- **NARROWER SIDE SETBACK**: 1-2m (3-6ft)
- **FRONT SETBACK**: 7-10m (22-31ft)
- **WIDER SIDE SETBACK**: 2.3m (6-10ft)

and the front of most garages is set back from the front wall of the house.

Building footprint

When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- SIMPLE
- MODULATED
- VARIED

Type and height of development

Most houses are 1 storey high, orientated towards the street and:

- DETACHED
- SEMI DETACHED
- TERRACED
- COURTYARD

Roof shape

Most roofs are:

- SIMPLE HIPPED
- COMPLEX HIPPED
- SIMPLE GABLED
- COMPLEX GABLED
- COMBINATION
- FLAT

and have an angle or pitch of 15-20°.

Materials

Most walls and rooves are clad as follows:

- **ROOVES**: Green and red tiles
- **WALLS**: Red, yellow or brown brick or white weatherboard

Window shapes

Most windows are shaped like:

and have no gap between the top of the window and the eaves.

Front boundary and garden

Most front gardens are grassed and boundaries are:

- OPEN
- LANDSCAPED
- LOW WALL OR FENCE & LANDSCAPE
- HIGH WALL OR FENCE & LANDSCAPE
- VARIED

Other building features

Other building features commonly found in this area are:

- CHIMNEYS ON FRONT FACADES
- WINDOWS
- PONTOCS
- BALCONIES
- PORCHES
- VERANDAHS

Rear garden

Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication ‘Designing Contextual Housing’ of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
CHARACTER AREA

TYPICAL CHARACTERISTICS
The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 12.

Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- Depth: 35-40m (113-130ft)
- Frontage: 12-16m (39-51ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- Narrower side setback: 0.5-1m (1.5-3ft)
- Front setback: 7-10m (22-33ft)
- Wider side setback: 2-3m (6-10ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modular
- Varied

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- Detached
- Semi-detached
- Terraced
- Courtyard

Roof shape
Most roofs are:

- Simple hip
- Complex hip
- Simple gabled
- Complex gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

Materials
Most walls and roofs are clad as follows:

- Rooves: Tiles of various colours
- Walls: Brick of various colours or white weatherboard

Window shapes
Most windows are shaped like:

- Rectangular

and have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:

- Open
- Landscaped
- Low wall or fence & landscape
- High wall or fence & landscape
- Varied

Other building features
Other building features commonly found in this area are:

- Chimneys on front façades
- Dropped chimneys
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandahs

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication ‘Designing Contextual Housing’ of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- Depth: 40m (130ft)
- Frontage: 15m (40ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- Narrower side setback: 1.3m (3-10ft)
- Front setback: 5.9m (16-28ft)
- Wider side setback: 3.5m (10-16ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- Detached
- Semi-detached
- Terraced
- Courtyard

Roof shape
Most roofs are:

- Simple hipped
- Complex hipped
- Simple gabled
- Complex gable
- Combination
- Flat

with ridgelines alternately parallel and at right angles to the road, and with a pitch or angle of 15-20

Materials
Most walls and rooves are clad as follows:

- Rooves: Tiles of various colours
- Walls: White weatherboard

Window shapes
Most windows are shaped like:

and with large gaps between the eaves and the windows

Front boundary and garden
Most front gardens are grassed and boundaries are:

- Open
- Landscaped
- Low wall or fence & landscape
- High wall or fence & landscape
- Varied

Other building features
Other building features commonly found in this area are:

- Chimneys on front facades
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandas

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profile for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication Designing Contextual Housing of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 14.

**Perceived lot pattern**
The characteristic curtilage of each residential building is as follows:

- **Depth:** 40m (147ft)
- **Frontage:** 12m (39ft)

**Building placement**
The characteristic distances between buildings and their front and side boundaries are as follows:

- **Narrower Side Setback:** 1-2m (3-6ft)
- **Front Setback:** 5-9m (16-27ft)
- **Wider Side Setback:** 3-5m (10-16ft)

and the front of most garages is set back from the front wall of the house.

**Building footprint**
When viewed from the streets, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

**Type and height of development**
Most houses are 1 storey high, orientated towards the street and:

- Detached
- Semi detached
- Terraced
- Courtyard

**Roof shape**
Most roofs are:

- Simple Hipped
- Complex Hipped
- Simple Gabled
- Complex Gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

**Materials**
Most walls and roofs are clad as follows:

- **Rooves:** Tiles of various colours
- **Walls:** Light brown brick or white weatherboard

**Window shapes**
Most windows are shaped like:

and have large gaps between the eaves and the windows.

**Front boundary and garden**
Most front gardens are grassed and boundaries are:

- Open
- Landscaped
- Low Wall or Fence & Landscape
- High Wall or Fence & Landscape
- Varied

**Other building features**
Other building features commonly found in this area are:

- Chimneys on front facades
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandahs

**Rear garden**
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (***) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication ‘Designing Contextual Housing’ of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained. (Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
CHARACTER AREA

TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 15.

**Perceived lot pattern**
- The characteristic curtilage of each residential building is as follows:
  - Depth: 35-40m (115-130ft)
  - Frontage: 15-20m (48-64ft)

**Building placement**
- The characteristic distances between buildings and their front and side boundaries are as follows:
  - Narrower side setback: 1-3m (3-10ft)
  - Front setback: 7-10m (22-31ft)
  - Wider side setback: 3.5m (10-16ft)
- And the front of most garages is set back from the front wall of the house.

**Building footprint**
- When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:
- Types and height of development:
  - Most houses are 1 or 2 storeys and are orientated towards the street and:
    - Detached
    - Semi-detached
    - Terraced
    - Courtyard

**Roof shape**
- Most roofs are:
  - Simple hipped
  - Complex hipped
  - Simple gabled
  - Complex gabled
  - Combination
  - Flat
- And have an angle or pitch of 15-20°.

**Materials**
- Most walls and rooves are clad as follows:
  - Rooves: Tiles of various colours
  - Walls: Light brown or red bricks

**Window shapes**
- Most windows are shaped like:
- And have no gap between the top of the window and the eaves.

**Front boundary and garden**
- Most front gardens are grassed and boundaries are:
  - Open
  - Landscaped
  - Low wall or fence & landscape
  - High wall or fence & landscape
  - Varied

**Other building features**
- Other building features commonly found in this area are:
  - Chimneys on front facades
  - Windows on corners
  - Porticos
  - Balconies
  - Porches
  - Verandas

**Rear garden**
- Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council's Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council's publication 'Designing Contextual Housing' of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character. Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.  
(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area.

Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- DEPTH: 40-45m (130-147ft)
- FRONTAGE: 15-20m (48-64ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- NARROWER SIDE SETBACK: 0m (0ft)
- FRONT SETBACK: 5-10m (16-31ft)
- WIDER SIDE SETBACK: 3m (9ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- SIMPLE
- MODULATED
- VARIED

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- DETACHED
- SEMI-DETACHED
- TERRACE
- COURTYARD

Roof shape
Most roofs are:

- SIMPLE HIPPED
- COMPLEX HIPPED
- SIMPLE GABLED
- COMPLEX GABLED
- COMBINATION
- FLAT

and have an angle or pitch of 15-20°.

Materials
Most walls and roofs are clad as follows:

- ROOFS: Tiles of various colours
- WALLS: Red brick or white weatherboard

Window shapes
Most windows are shaped like:

- and

and have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:

- OPEN
- LANDSCAPED
- LOW WALL OR FENCE & LANDSCAPE
- HIGH WALL OR FENCE & LANDSCAPE
- VARIOUS

Other building features
Other building features commonly found in this area are:

- CHIMNEYS ON FRONT FACADES
- WINDOWS ON CORNERS
- PORCHES
- BALCONIES
- VERANDAHS

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council's publication ‘Designing Contextual Housing’ of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to the neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to the neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
## TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 17.

### Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- **Depth**: 40-45m (130-147ft)
- **Frontage**: 15m (48ft)

### Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- Narrower Side Setback: 0-1m (0-3ft)
- Front Setback: 5-10m (16-31ft)
- Wider Side Setback: 2-4m (6-13ft)

and the front of most garages is set back from the front wall of the house.

### Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

### Type and height of development
Most houses are 1 or 2 storeys and are orientated towards the street and:

- Detached
- Semi-detached
- Terraced
- Court yard

### Roof shape
Most roofs are:

- Simple gabled
- Complex gabled

and have an angle or pitch of 15-20°.

### Materials
Most walls and roofs are clad as follows:

- **Rooves**: Gray or red tiles
- **Walls**: Brick or render, various colours

### Window shapes
Most windows are shaped like:

and have no gap between the top of the window and the eaves.

### Front boundary and garden
Most front gardens are grassed and boundaries are:

- Open
- Landscaped
- Low wall or fence & landscape
- High wall or fence & landscape
- Varied

### Other building features
Other building features commonly found in this area are:

- Chimneys on front facades
- Windows on corners
- Forticos
- Balconies
- Porches
- Verandas

### Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
**How should the Guidelines be used?**

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. **Identify the Character Area** your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. **Obtain Character Guidelines** incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. **Using the Character Profile** as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. **Use the site specific character profile** you have created to inform the design of your proposal. You may find Council’s publication *Designing Contextual Housing* of assistance.

5. **On the Design Response Form**, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. **Discuss the proposal with Council planning staff and neighbours.**

7. **Include the completed Design Response Form** with your planning application.

Kingston Neighbourhood Character Guidelines 2000, revised August 2007
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 18.*

**Perceived lot pattern**
- The characteristic curtilage of each residential building is as follows:
  - **Depth:** 40-45m (130-147ft)
  - **Frontage:** 14-18m (45-61ft)

**Building placement**
- The characteristic distances between buildings and their front and side boundaries are as follows:
  - **Narrower side setback:** 1-3m (3-10ft)
  - **Front setback:** 10m (31ft)
  - **Wider side setback:** 3-5m (10-16ft)

And the front of most garages is set back from the front wall of the house.

**Building footprint**
- When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:
  - **Simple**
  - **Modulated**
  - **Varied**

**Type and height of development**
- Most houses are 1 storey high, orientated towards the street and:
  - **Detached**
  - **Semi detached**
  - **Terraced**
  - **COURTYARD**

And have an angle or pitch of 15-20°.

**Roof shape**
- Most roofs are:
  - **Simple pitched**
  - **Complex pitched**
  - **Simple gabled**
  - **Complex gabled**
  - **Combination**
  - **Flat**

**Materials**
- Most walls and roofs are clad as follows:
  - **Tiles - various colours**
  - **Red/brown brick, white render or weatherboard**

**Window shapes**
- Most windows are shaped like:
  - And

And have no gap between the top of the window and the eaves.

**Front boundary and garden**
- Most front gardens are grassed and boundaries are:
  - **Open**
  - **Landscaped**
  - **Low wall or fence & landscape**
  - **High wall or fence & landscape**
  - **Varied**

**Other building features**
- Other building features commonly found in this area are:
  - **Chimneys on front façades**
  - **Windows on roofs**
  - **Porches**
  - **Balconies**
  - **Porches**
  - **Verandahs**

**Rear garden**
- Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
**How should the Guidelines be used?**

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

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1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

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3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication ‘Designing Contextual Housing’ of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

   Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

   The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

   (Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
CHARACTER AREA

TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area.

Perceived lot pattern
The characteristic curtilage of each residential building is as follows:
- DEPTH: 40-45m (130-147ft)
- FRONTAGE: 15-20m (48-64ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:
- NARROWER SIDE SETBACK: 1-2m (3-6ft)
- FRONT SETBACK: 7-9m (22-28ft)
- WIDER SIDE SETBACK: 2-3m (6-10ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:
- SIMPLE
- MODULATED
- VARIED

Type and height of development
Most houses are 1 or 2 storeys and are orientated towards the street and:
- DE- TACHED
- SEMI DE- TACHED
- TER- RACED
- COURT- YARD
- COMBINA
- FLAT

and have an angle or pitch of 15-20°.

Roof shape
Most roofs are:
- SIMPLE HIPPED
- COMPLEX HIPPED
- SIMPLE GABLED
- COMPLEX GABLED
- FLAT

Materials
Most walls and roofs are clad as follows:
- ROOVES: Tiles, various colours
- WALLS: Brick or render, various colours

Window shapes
Most windows are shaped like:
- and

and have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:
- OPEN
- LAND- SCAPED
- LOW WALL OR FENCE & LANDSCAPE
- HIGH WALL OR FENCE & LANDSCAPE
- VARIOUS

Other building features
Other building features commonly found in this area are:
- CHIMNEYS ON FRONT FACADES
- WINDOWS ON CORNERS
- PORCHES
- BALCO- NIES
- VERANDAHS

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

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3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council's publication 'Designing Contextual Housing' of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
**CHARACTER AREA**

## TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in the area.

### Perceived lot pattern

The characteristic curtilage of each residential building is as follows:

- **Depth**: 35-40m (113-130ft)
- **Frontage**: 12-15m (39-48ft)

### Building placement

The characteristic distances between buildings and their front and side boundaries are as follows:

- **Narrower side setback**: 1m (3ft)
- **Front setback**: 5m (16ft)
- **Wider side setback**: 1-3m (3-10ft)

and the front of most garages is set back from the front wall of the house.

### Building footprint

When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- **Simple**
- **Modulated**
- **Varied**

### Type and height of development

Most houses are 1 storey high, orientated towards the street and:

- **Detached**
- **Semi-detached**
- **Terraced**
- **Court-yard**

Typical roof shapes are:

- **Simple hipped**
- **Complex hipped**
- **Simple gabled**
- **Complex gabled**

and have an angle or pitch of 15-20°.

### Materials

Most walls and roofs are clad as follows:

- **Rooves**: Red tiles, various shades
- **Walls**: Red brown brick or white weatherboard

### Window shapes

Most windows are shaped like:

- and have large gaps between the eaves and the windows

### Front boundary and garden

Most front gardens are grassed and boundaries are:

- **Open**
- **Landed**
- **Low wall or fence & landscape**
- **High wall or fence & landscape**
- **Varied**

### Other building features

Other building features commonly found in this area are:

- **Chimneys on front facades**
- **Windows or doors**
- **Porches**
- **Verandahs**

### Rear garden

Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council's Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (***) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council's publication 'Designing Contextual Housing' of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character. Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
CHARACTER AREA

TYPICAL CHARACTERISTICS
The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 11.

Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- Depth: 35-40m (115-130ft)
- Frontage: 15m (48ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- Narrower side setback: 0-2m (0-6ft)
- Front setback: 4-10m (13-33ft)
- Wider side setback: 2-3m (6-10ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

Type and height of development
Most houses are 1 or 2 storeys and are orientated towards the street and:

- Detached
- Semi-detached
- Terraced
- Courtyard

Roof shape
Most roofs are:

- Simple hipped
- Complex hipped
- Simple gabled
- Complex gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

Materials
Most walls and roofs are clad as follows:

- Rooves: Tiles, various colours
- Walls: Brick or render, various colours

Window shapes
Most windows are shaped like:

- and have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grassed and boundaries are:

- Open
- Landed
- Low wall or fence & landscape
- High wall or fence & landscape
- Varied

Other building features
Other building features commonly found in this area are:

- Chimneys on front facades
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandahs

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council’s Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council’s Planning Department. Using the typical characteristics described in the Character Profile (see overleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**), and any others considered to make a major contribution to the neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council’s publication “Designing Contextual Housing” of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character. Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to the neighbourhood character.

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- DEPTH: 40-45m (130-147ft)
- FRONTAGE: 12-15m (39-48ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- NARROWER SIDE SETBACK: 1m (3ft)
- FRONT SETBACK: 5-7m (16-21ft)
- WIDER SIDE SETBACK: 2-3m (6-10ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- SIMPLE
- MODULATED
- VARIED

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- DETACHED
- SEMI DETACHED
- TER RACED
- COURTYARD

Roof shape
Most roofs are:

- SIMPLE HIPPED
- COMPLEX HIPPED
- SIMPLE GABLED
- COMPLEX GABLED
- COMBINATION
- FLAT

and have an angle or pitch of 15-20°.

Materials
Most walls and roofs are clad as follows:

- ROOFS: Tiles of various colours
- WALLS: White weatherboard

Window shapes
Most windows are shaped like:

and have no gap between the top of the window and the eaves.

Front boundary and garden
Most front gardens are grossed and boundaries are:

- OPEN
- LANDSCAPED
- LOW WALL OR FENCE & LANDSCAPE
- HIGH WALL OR FENCE & LANDSCAPE
- VARIED

Other building features
Other building features commonly found in this area are:

- CHIMNEYS ON FRONT FACADES
- WINDOWS ON CORNERS
- PORCHES
- BALCONIES
- VERANDAHS

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

These Guidelines should be used to guide the design of any residential development proposal. In particular, they are provided to assist applicants preparing a site analysis and design response.

To prepare the neighbourhood character component of a site analysis and design response, follow the steps below:

1. Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

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3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

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5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

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The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
**Kingston Neighbourhood Character Guidelines 2000, revised August 2007**

**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area.*

**Perceived lot pattern**
The characteristic curtilage of each residential building is as follows:

- **Depth:** 40-45m (130-147ft)
- **Frontage:** 15-20m (48-64ft)

**Building placement**
The characteristic distances between buildings and their front and side boundaries are as follows:

- **Narrower Side Setback:** 1m (3ft)
- **Front Setback:** 5-7m (16-21ft)
- **Wider Side Setback:** 2.3m (6-10ft)

and the front of most garages is set back from the front wall of the house.

**Building footprint**
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

**Type and height of development**
Most houses are 1 storey high, orientated towards the street and:

- Detached
- Semi-detached
- Terraced
- Courtyard

**Roof shape**
Most roofs are:

- Simple hipped
- Complex gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

**Materials**
Most walls and roofs are clad as follows:

- Tiles of various colours
- Brick of various colours or white weatherboard

**Window shapes**
Most windows are shaped like:

and have large gaps between the eaves and the windows.

**Front boundary and garden**
Most front gardens are grassed and boundaries are:

- Open
- Landscaped
- Low wall or fence & landscape
- High wall or fence & landscape

**Other building features**
Other building features commonly found in this area are:

- Chimneys on front facades
- Windows on corners
- Porticos
- Balconies
- Porches
- Verandahs

**Rear garden**
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

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1. Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.

2. Obtain Character Guidelines incorporating the appropriate Character Profile from Council's Planning Department. Using the typical characteristics described in the Character Profile (see endleaf) as a guide, survey the context of your site to identify the actual characteristic elements in its vicinity. Describe them in words or annotated sketches on the Design Response Form.

3. Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it with two asterisks (**) and any others considered to make a major contribution to neighbourhood character with one asterisk (*).

4. Use the site specific character profile you have created to inform the design of your proposal. You may find Council's publication 'Designing Contextual Housing' of assistance.

5. On the Design Response Form, explain how the design of your proposal responds to each element of neighbourhood character.

   Any characteristics that are critical to neighbourhood character (denoted with two asterisks) must be maintained and enhanced by new development where possible. Any other characteristics that make a major contribution to neighbourhood character (denoted with one asterisk) must also be maintained by new development unless an alternative design response can be justified. Note that the relationships between these characteristics are also important to neighbourhood character.

   The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

   (Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)

6. Discuss the proposal with Council planning staff and neighbours.

7. Include the completed Design Response Form with your planning application.
**Perceived lot pattern**
The characteristic curtilage of each residential building is as follows:

<table>
<thead>
<tr>
<th>Depth</th>
<th>40m (130ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>15-18m (48-58ft)</td>
</tr>
</tbody>
</table>

**Building placement**
The characteristic distances between buildings and their front and side boundaries are as follows:

<table>
<thead>
<tr>
<th>Narrower side setback</th>
<th>1-2m (3-6ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback</td>
<td>5-10m (16-31ft)</td>
</tr>
<tr>
<td>Wider side setback</td>
<td>3-5m (10-16ft)</td>
</tr>
</tbody>
</table>

and the front of most garages is set back from the front wall of the house.

**Building footprint**
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

**Type and height of development**
Most houses are one storey high, oriented towards the street and:

- Detached
- Semi-detached
- Terraced
- Courtyard

**Roof shape**
Most roofs are:

- Simple hipped
- Complex hipped
- Simple gabled
- Complex gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

**Materials**
Most walls and roofs are clad as follows:

- Rooves: Tiles of various colours
- Walls: White weatherboard

**Window shapes**
Most windows are shaped like:

- and have large gaps between the eaves and the windows

**Front boundary and garden**
Most front gardens are grassed and boundaries are:

- Open
- Landscaped
- Low wall or fence & landscape
- High wall or fence & landscape
- Varied

**Other building features**
Other building features commonly found in this area are:

- Chimneys on front facades
- Windows on corners
- Porches
- Verandahs

**Rear garden**
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
How should the Guidelines be used?

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Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- Depth: 40-45m (130-145ft)
- Frontage: 15-20m (48-64ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- Narrower side setback: 1-2m (3-6ft)
- Front setback: 5-10m (16-33ft)
- Wider side setback: 3-4m (10-12ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- Simple
- Modulated
- Varied

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- Detached
- Semi detached
- Terraced
- Courtyard

Roof shape
Most roofs are:

- Simple hipped
- Complex hipped
- Simple gabled
- Complex gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

Materials
Most walls and roofs are clad as follows:

- Rooves - Tiles of various colours
- Walls - Light brown brick or white weatherboard

Window shapes
Most windows are shaped like:

- and have varied gap between the eaves and the windows

Front boundary and garden
Most front gardens are grassed and boundaries are:

- Open
- Landscaped
- Low wall or fence & landscape
- High wall or fence & landscape
- Varied

Other building features
Other building features commonly found in this area are:

- Chimneys on corners
- Windows on corners
- Porticoes
- Balconies
- Porches
- Verandahs

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
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7. Include the completed Design Response Form with your planning application.
Perceived lot pattern
The characteristic curtilage of each residential building is as follows:

- DEPTH: 50m (160ft)
- FRONTAGE: 20m (48-64ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:

- NARROWER SIDE SETBACK: 1-3m (3-10ft)
- FRONT SETBACK: 7-10m (21-31ft)
- WIDER SIDE SETBACK: 3-5m (10-16ft)

and the front of most garages is set back from the front wall of the house.

Building footprint
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- SIMPLE
- MODULATED
- VARIED

Type and height of development
Most houses are 1 storey high, orientated towards the street and:

- DETACHED
- SEMI DETACHED
- TERRACED
- COURTYARD
- COMBINATION
- FLAT

and have an angle or pitch of 15–20°.

Materials
Most walls and roofs are clad as follows:

- ROOVES: Tiles of various colours
- WALLS: White or cream weatherboard

Window shapes
Most windows are shaped like:

and have large gaps between the eaves and the windows

Front boundary and garden
Most front gardens are grassed and boundaries are:

- OPEN
- LANDSCAPED
- LOW WALL OR FENCE & LANDSCAPE
- HIGH WALL OR FENCE & LANDSCAPE
- VARIED

Other building features
Other building features commonly found in this area are:

- CHIMNEYS ON FRONT FACADES
- WINDOWS ON CORNERS
- PORCHES
- VERANDAHS

Rear garden
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.
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**Typical Characteristics**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 27.

**Perceived lot pattern**
The characteristic curtilage of each residential building is as follows:

- **Depth**: 40-50m (130-161ft)
- **Frontage**: 15-20m (49-66ft)

**Building placement**
The characteristic distances between buildings and their front and side boundaries are as follows:

- **Narrower side setback**: 1.3m (4-10ft)
- **Front setback**: 5-10m (16-33ft)
- **Wider side setback**: 3.5m (11-11ft)

And the front of most garages is set back from the front wall of the house.

**Building footprint**
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:

- **Simple**
- **Modulated**
- **Varied**

**Type and height of development**
Most houses are 1 storey, with some 2 storeys and are orientated towards the street.

**Roof shape**
Most roofs are:

- **Simple Hipped**
- **Complex Hipped**
- **Simple Gabled**
- **Complex Gabled**
- **Combination**
- **Flat**

And have an angle or pitch of 15-20°.

**Materials**
Most walls and roofs are clad as follows:

- **Rooves**: Tiles of various colours
- **Walls**: Light brown/red bricks or white weatherboard

**Window shapes**
Most windows are shaped like:

And have no gap between the top of the window and the eaves.

**Front boundary and garden**
Most front gardens are grassed and boundaries are:

- **Open**
- **Landscape**
- **Low Wall or Fence & Landscape**
- **High Wall or Fence & Landscape**
- **Varied**

**Other building features**
Other building features commonly found in this area are:

- **Chimneys on Front Facades**
- **Windows on Corners**
- **Balconies**
- **Porches**
- **Verandahs**

**Rear garden**
Rear garden characteristics cannot be identified for the area as a whole. However, garden size and vegetation must be included in the consideration of neighbourhood character, particularly in terms of boundary screen planting and trees visible from the street.