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**: 35m (115ft)
- **FRONTAGE**: 15m (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**: 4-6m (13-18ft)
- **WIDER SIDE SETBACK**: 3-4m (10-13ft)

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 orientated towards the street and:

- **DETACHED**
- **SEMI-DETACHED**
- **TERACED**
- **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**

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

Materials
Most walls and roofs are clad as follows:

- **ROOFS**
  - Tiles of various colours
- **WALLS**
  - Light brown/red bricks
  - 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.

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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.
## TYPICAL CHARACTERISTICS

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 19.

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

- Depth: 40-50m (130-160ft)
- 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 (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

### 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

### 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.

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

The characteristic curtilage of each residential building is as follows:

- **Perceived lot pattern**
  - DEPTH: 40-45m (130-146ft)
  - FRONTAGE: 15-20m (48-64ft)

- **Building placement**
  - NARROWER SIDE SETBACK: 0-1m (0-3ft)
  - FRONT SETBACK: 5-10m (16-31ft)
  - WIDER SIDE SETBACK: 3m (10ft)

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

- **Building footprint**
  - SIMPLE
  - MODULATED
  - VARIED

- **Type and height of development**
  - Most houses are 1 storey high, orientated towards the street and:
  - DE-TACHED
  - SEMI DE-TACHED
  - TER-RACED
  - COURTYARD
  - COMBINA-
    - TION
  - 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 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
  - LAND-
    - SCAPED
  - 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
    - PORTICOS
  - BALCO-
    - NIES
  - 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 31.

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

- Depth: 30-40m (97-130ft)
- Frontage: 14-18m (45-58ft)

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: 5-9m (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 or 2 storeys and are 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 or tin
- Walls: Red or light brown brick or weatherboard of several 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 and landscape
- High wall or fence and landscape

Varyed

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.
**Typical Characteristics**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 32.

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

- Depth: 40-45m (130-147 ft)
- Frontage: 15-20m (40-57 ft)

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

- Narrower Side Setback: 1-3m (3-10 ft)
- Front Setback: 7-10m (21-31 ft)
- Wider Side Setback: 3-5m (10-16 ft)

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: Tile, various colours
- Walls: Cream concrete block walls

**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 Concrete Block Wall & Landscaping
- High Wall or Fence & Landscaping
- 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 33.

<table>
<thead>
<tr>
<th>CHARACTER AREA</th>
<th>33</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Perceived lot pattern</strong></td>
<td>The characteristic curtilage of each residential building is as follows:</td>
</tr>
<tr>
<td></td>
<td>DEPTH: 35-40m (113-130ft)</td>
</tr>
<tr>
<td></td>
<td>FRONTAGE: 12-15m (39-48ft)</td>
</tr>
</tbody>
</table>

| **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 or 2 storeys high and 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 |
| | 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 bounded as: |
| | 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. |

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Kingston Neighbourhood Character Guidelines 2000, revised August 2007
How should the Guidelines be used?

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

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

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 story 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\(^\circ\)\text{ to } 20\(^\circ\), with ridges parallel to the line of the road.

Materials
Most walls and roofs are clad as follows:

- Rooves: Tiles of various colours
- Walls: Cream bricks

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 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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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: 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: 1-2m (3-6ft)
- Front setback: 5-10m (16-31ft)
- 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 hipped
- Complex hipped
- Simple gabled
- Complex gabled
- Combination
- Flat

and have an angle or pitch of 15-20°.

Materials
Most walls and roofes 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
- Porthicos
- 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 the character of the area (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 character of the area.

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

- Depth: 35-40m (113-130ft)
- 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: 5.7m (16-21ft)
- 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 roofs are clad as follows:

- Rooves: 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 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
- Forticos
- 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 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 the character of your proposed development. Any characteristics that are critical to the 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 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 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**: 35-40m (115-130ft)
- **Frontage**: 20m (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**: 5.9m (16-27ft)
- **Wider Side Setback**: 2.4m (8-16ft)

**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**
- **Combination**
- **Flat**

Roof shapes
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 or red bricks

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

- **Rectangular**
- **Elliptical**

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**

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

- **Chimneys on front facades**
- **Windows on front**
- **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.
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: 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: 0m (0ft)
- Front setback: 5-10m (16-31ft)
- 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: Light brown or red bricks

Window shapes
Most windows are shaped like:

- and

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

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
- 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 characteristic 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 (115-130ft)
- **Frontage:** 15m (48ft)

**Building Placement**
The characteristic distances between buildings and their front and side boundaries are as follows:
- **Narrower Side Setback:** 0m (0ft)
- **Front Setback:** 5.9m (16-28ft)
- **Wider Side Setback:** 3.5m (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 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 or red bricks

**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**
- **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**
- **Porch**
- **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 proposal.

To prepare the neighbourhood character component of a site analysis and design proposal, 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.

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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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

- **Depth:** 35–40m (113–130ft)
- **Frontage:** 15–20m (48–64ft)

**Building placement**

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

- Narrower side setback: 0–1m (0–3ft)
- Front setback: 5–10m (16–31ft)
- Wider side setback: 1.3m (3.1⁄5ft)

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: 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
- 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
- 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 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 A.

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:** 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 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 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
- BALCONIES

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 the design of your proposal (denoted with two asterisks) must be maintained and enhanced by new development. Any other characteristics that make a major contribution to the design of your proposal (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 overall character of the area.

The remaining characteristics need not necessarily 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 case 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 45.

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

- **Depth:** 35-40m (113-130ft)
- **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:** 5-7m (16-21ft)
- **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°.

**Roof shape**
Most roofs are:

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

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

- **Tiles of various colours**
- **Walls:** Light brown brick

**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**
- **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**
- **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.

*The asterisks below indicate the characteristics considered to make major (*) and critical (**) contributions to neighbourhood character.*
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 overhead) 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. 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 43.

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

- Depth: 35-40m (113-130ft)
- Frontage: 15-20m (48-64ft)

**Building placement**

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

- Narrower side setback: 1-2m (3-6ft)
- Front setback: 5-10m (16-33ft)
- Wider side setback: 2-3m (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 gable
- Complex gable
- Complex hipped
- Combination

and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves 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 & landscaping
- High wall or fence & landscaping
- Varied

**Other building features**

Other building features commonly found in this area are:

- Chimneys on front facades
- Windows or doors
- 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 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.  

- **Perceived lot pattern**
  The characteristic curtilage of each residential building is as follows:
  - Depth: 40m (131-130ft)
  - Frontage: 15m (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: 5.7m (16-21ft)
  - 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° with ridges parallel to road.

- **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

  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?

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.*

- **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: 0-2m (0-6ft)
  - Front setback: 5-7m (16-21ft)
  - 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 hipped
  - Complex hipped
  - Simple gabled
  - Complex gabled
  - Combination
  - Flat

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

- **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 facades
  - Windows in corners
  - Porticos
  - Balconies
  - Pergolas
  - 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.
Neighbourhood Character Guidelines

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.

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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.
**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:** 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:** 5-7m (16-21ft)
- **Wider side setback:** 1.3 m (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**
- **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 or red brick

---

**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**
- **Landscape**
- **Low wall or fence & landscape**
- **High wall or fence & landscape**
- **Varied**

---

**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.

---

*The asterisks below indicate the characteristics considered to make major (*) and critical (**) contributions to neighbourhood character.*
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:

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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.
Typical Characteristics

The characteristic curtilage of each residential building is as follows:

- **Depth**: 35-40m (113-130ft)
- **Frontage**: 12-18m (39-58ft)

**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 (16-31ft)
- **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**

and have an angle or pitch of 15-20°.

**Roof shape**
Most roofs are:

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

**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

and have large gaps between the eaves and the windows.

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

- **Open**
- **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**
- **Window 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.
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.
**CHARACTER AREA**

**TYPICAL CHARACTERISTICS**

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

<table>
<thead>
<tr>
<th>Perceived lot pattern</th>
<th>The characteristic curtilage of each residential building is as follows:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DEPTH: 35-40m (113-130ft)</td>
</tr>
<tr>
<td></td>
<td>FRONTAGE: 12-18m (37-58ft)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building placement</th>
<th>The characteristic distances between buildings and their front and side boundaries are as follows:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>WIDER SIDE SETBACK: 3-5 m (10-16ft)</td>
</tr>
<tr>
<td></td>
<td>FRONT SETBACK: 5-9m (16-27ft)</td>
</tr>
<tr>
<td></td>
<td>NARROWER SIDE SETBACK: 1-2m (3-6ft)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Building footprint</th>
<th>When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIMPLE</td>
<td></td>
</tr>
<tr>
<td>MODULATED</td>
<td></td>
</tr>
<tr>
<td>VARIED</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type and height of development</th>
<th>Most houses are 1 storey high, orientated towards the street and:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ROOFTOP</td>
</tr>
<tr>
<td></td>
<td>SIMPLE HIPPED</td>
</tr>
<tr>
<td></td>
<td>COMPLEX HIPPED</td>
</tr>
<tr>
<td></td>
<td>DE-TACHED</td>
</tr>
<tr>
<td></td>
<td>SEMI DE-TACHED</td>
</tr>
<tr>
<td></td>
<td>TERRACED</td>
</tr>
<tr>
<td></td>
<td>COURTYARD</td>
</tr>
<tr>
<td></td>
<td>FLAT</td>
</tr>
</tbody>
</table>

and have an angle or pitch of 15-20°.

<table>
<thead>
<tr>
<th>Roof shape</th>
<th>Most roofs are:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIMPLE</td>
<td>COMPLEX</td>
</tr>
<tr>
<td>HIPPED</td>
<td>HIPPED</td>
</tr>
<tr>
<td>DE-TACHED</td>
<td>SEMI DE-TACHED</td>
</tr>
<tr>
<td>GABLED</td>
<td>COMBINATION</td>
</tr>
<tr>
<td></td>
<td>FLAT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Materials</th>
<th>Most walls and roofs are clad as follows:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ROOFS</td>
</tr>
<tr>
<td></td>
<td>Tiles of various colours</td>
</tr>
<tr>
<td></td>
<td>WALLS</td>
</tr>
<tr>
<td></td>
<td>Light brown brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Window shapes</th>
<th>Most windows are shaped like:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>and</td>
</tr>
<tr>
<td></td>
<td>and</td>
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<tr>
<td></td>
<td>and</td>
</tr>
<tr>
<td></td>
<td>and</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Front boundary and garden</th>
<th>Most front gardens are grassed and boundaries are:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>OPEN</td>
</tr>
<tr>
<td></td>
<td>LANDSCAPED</td>
</tr>
<tr>
<td></td>
<td>LOW WALL OR FENCE &amp; LANDSCAPE</td>
</tr>
<tr>
<td></td>
<td>HIGH WALL OR FENCE &amp; LANDSCAPE</td>
</tr>
<tr>
<td></td>
<td>VARIED</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other building features</th>
<th>Other building features commonly found in this area are:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CHIMNEYS ON FRONT FACES</td>
</tr>
<tr>
<td></td>
<td>PORCHES</td>
</tr>
<tr>
<td></td>
<td>VARANDAHS</td>
</tr>
<tr>
<td></td>
<td>PORTICOS</td>
</tr>
<tr>
<td></td>
<td>BALCONIES</td>
</tr>
</tbody>
</table>

| 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: 25-40m (78-130ft)
- Frontage: 12-15m (39-48ft)

Building placement
The characteristic distances between buildings and their front and side boundaries are as follows:
- Narrower side setback: 0-2m (0-6ft)
- Front setback: 5-7m (16-21ft)
- Wider side setback: 2-2.5m (6.7ft)

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 rooves are clad as follows:
- Rooves: Tiles of various colours
- Walls: Light brown or red brick

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 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.
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.
Typical Characteristics

The characteristic curtilage of each residential building is as follows:

**Perceived lot pattern**
- Depth: 35m (115ft)
- Frontage: 15m (48-64ft)

**Building placement**
- Narrower side setback: 0-1m (0.3ft)
- Front setback: 5-10m (16-31ft)
- Wider side setback: 2-5m (6-16ft)

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: Brick of various shades

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

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

**Front boundary and garden**
- Most front gardens are grassed and boundaries are:
  - Open
  - 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
  - Forteicos
  - 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.

The asterisks below indicate the characteristics considered to make major (*) and critical (**) contributions to neighbourhood character.
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:

<table>
<thead>
<tr>
<th>Perceived lot pattern</th>
<th>Depth: 35m (113ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Frontage: 15m (48ft)</td>
</tr>
</tbody>
</table>

**Building placement**

- Narrower side setback: 1m (0-3ft)
- Front setback: 5-7m (16-21ft)
- Wider side setback: 1-2m (3-6ft)

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 1 or 2 storeys are

- Detached
- Semi-detached
- Terraced
- Courtyard

**Roof shape**

Most roofs are:

- Simple hipped
- Complex gabled
- Complex hipped
- 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: Red/brown brick

**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 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 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 (**). Also consider any others that are expected to make a major contribution to the neighbourhood character, marked 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 the 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 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 10.

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

- **Depth**: 35-40m (113-130ft)
- **Frontage**: 15-20m (48-64ft)

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

- **Narrower side setback**: 0-2m (0-6ft)
- **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**
- **Varied**

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

- **Detached**
- **Semi-detached**
- **Teraced**
- **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**: Red or 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**
- **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**
- **Forticos**
- **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.

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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.

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 53.

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

- **Depth**: 30-40m (97-130ft)
- **Frontage**: 15-20m (48-64ft)

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

- **Narrower side setback**: 0-2m (0-6ft)
- **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
- 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**: Red or light brown brick

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

- and

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

**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 encircled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 54.

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

- **Depth**: 30-40m (97-130ft)
- **Frontage**: 15-20m (48-64ft)

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

- Narrower side setback: 1m (3ft)
- Front setback: 5m (16ft)
- 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 rooftops 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

**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
- 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.