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# Neighbourhood Character Guidelines

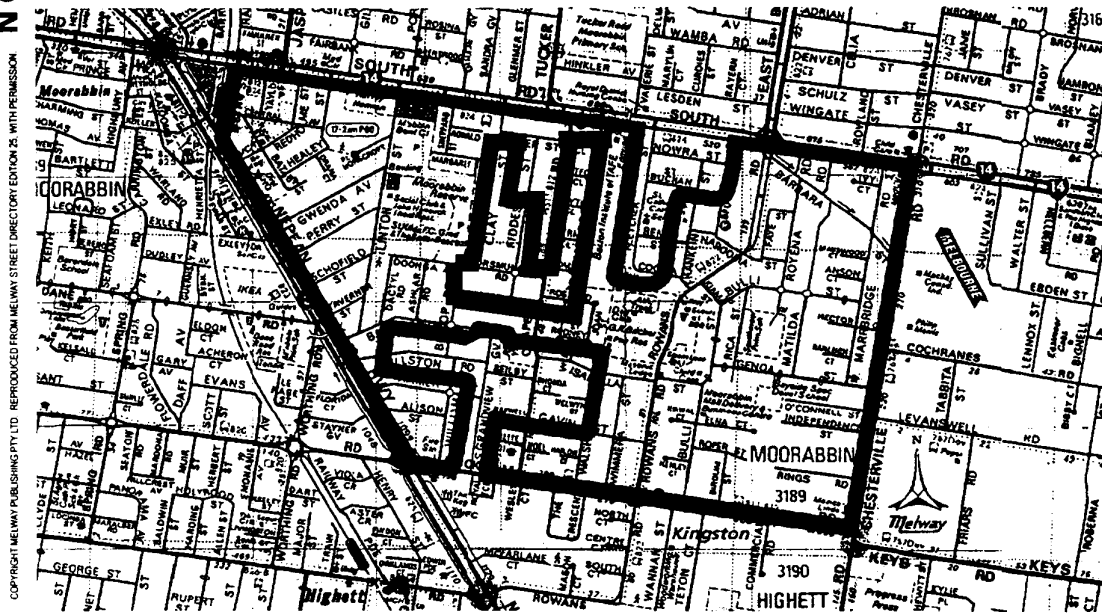
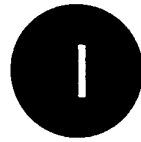


*City of*  
**KINGSTON**

MAY 2000, REVISED AUGUST 2007

- revision to Character Area 4.

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**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.

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

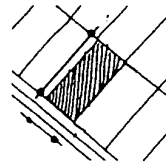
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 1

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

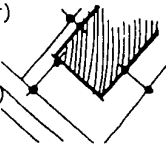
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (40-57ft)



**Building placement**

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

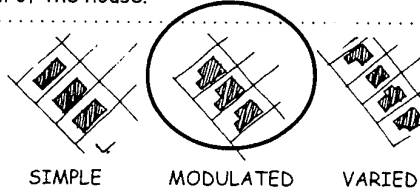
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 7-10m (21-31ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

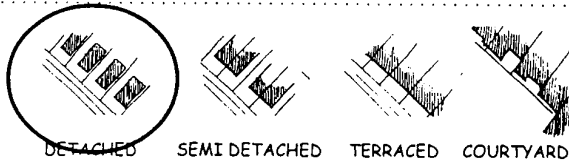
**Building footprint**

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



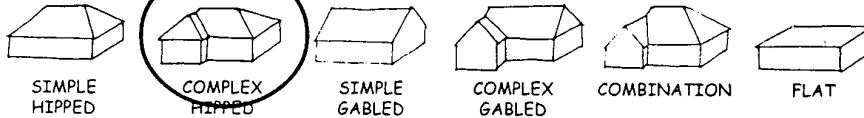
**Type and height of development**

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



**Roof shape**

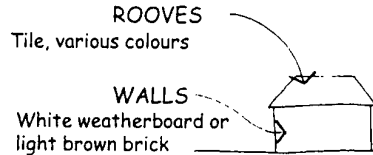
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



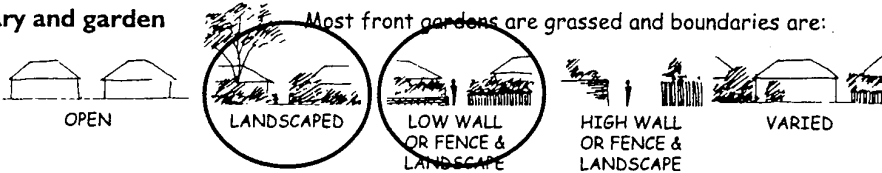
**Window shapes** Most windows are shaped like:



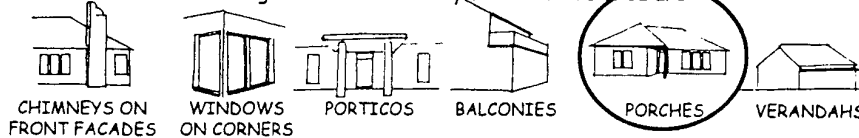
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

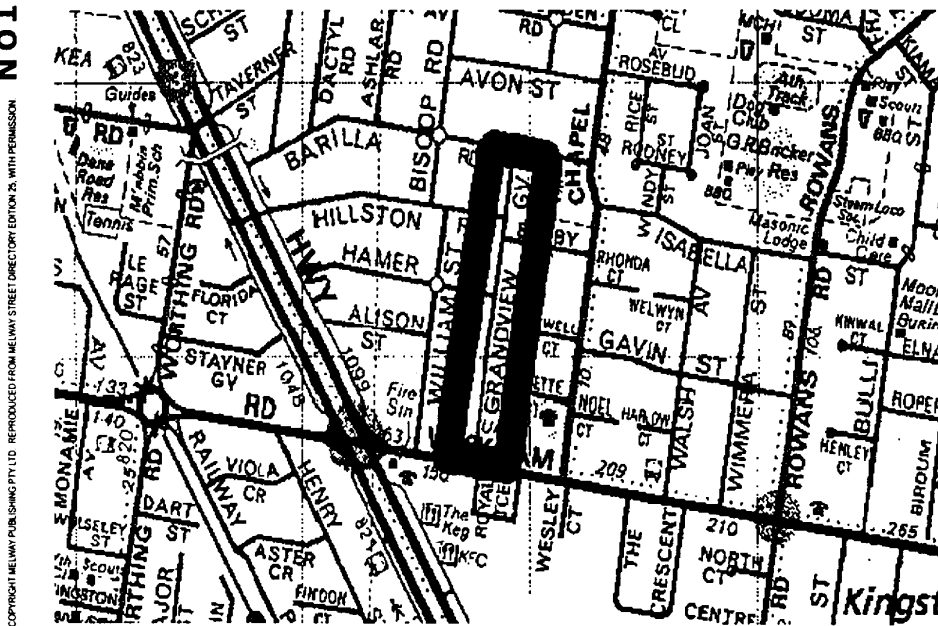


**Other building features** Other building features commonly found in this area are:



**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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**How should the Guidelines be used?**

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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.

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

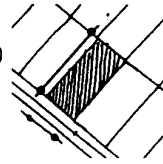
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

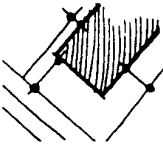
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

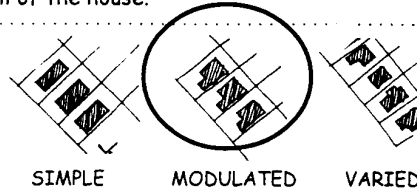
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 7-10m (22-33ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

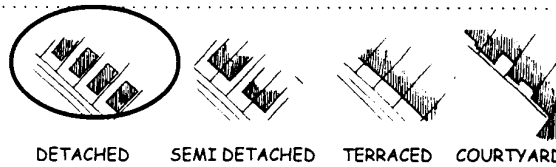
**Building footprint**

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



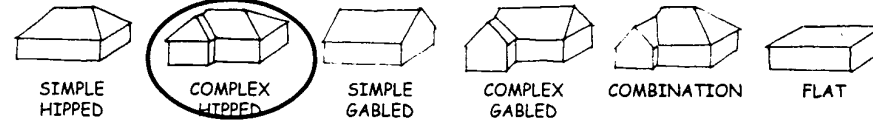
**Type and height of development**

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



**Roof shape**

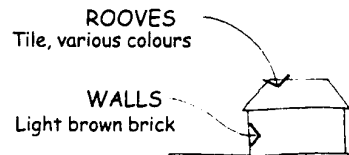
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



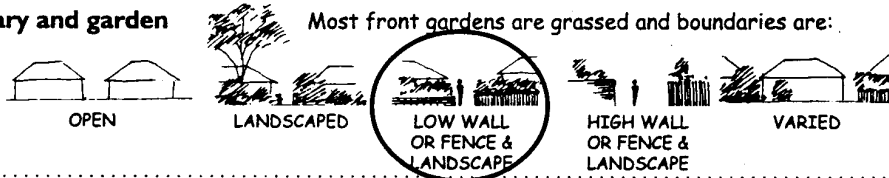
**Window shapes** Most windows are shaped like:



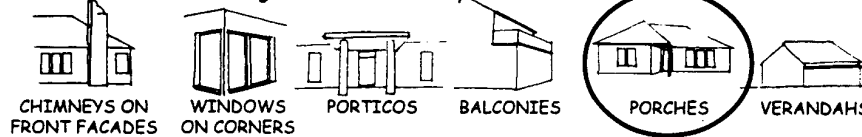
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

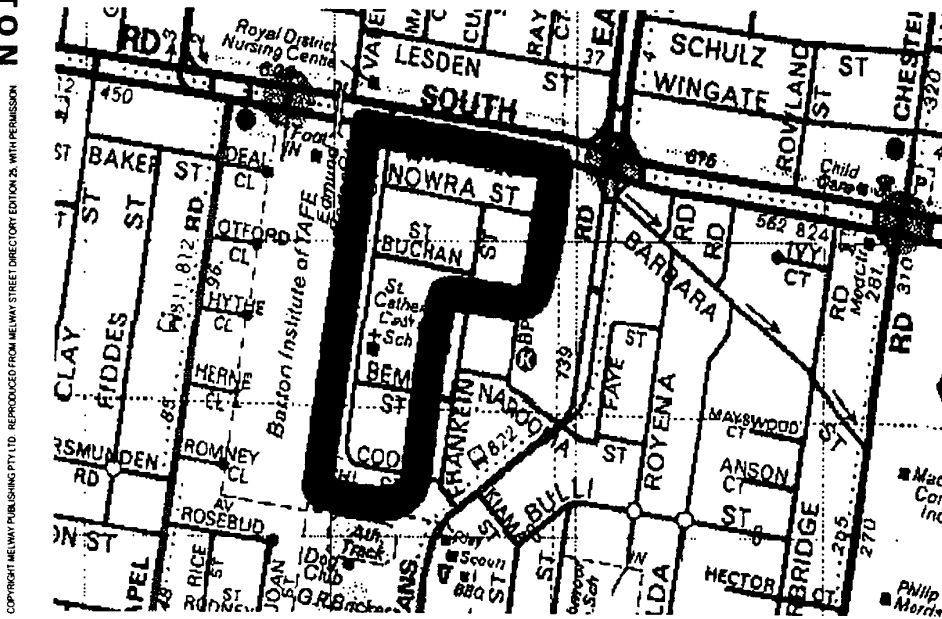


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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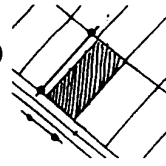
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 3

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

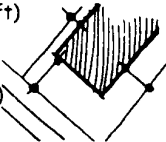
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

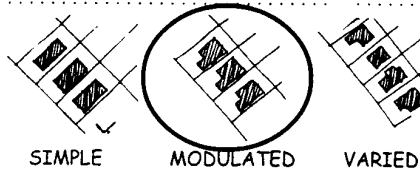
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and the front of most garages is set back from the front wall of the house.

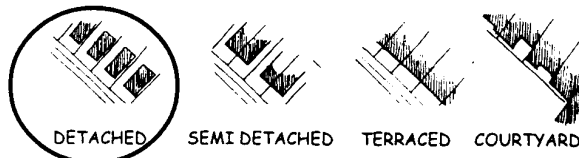
**Building footprint**

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



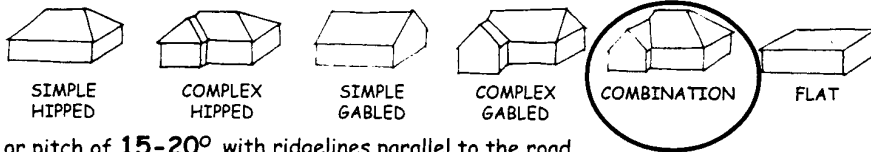
**Type and height of development**

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



**Roof shape**

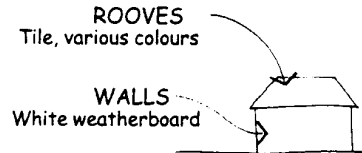
Most rooves are:



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

**Materials**

Most walls and rooves are clad as follows:



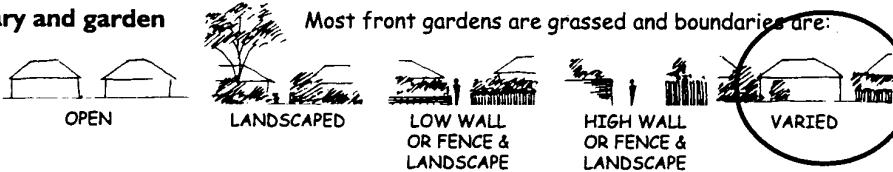
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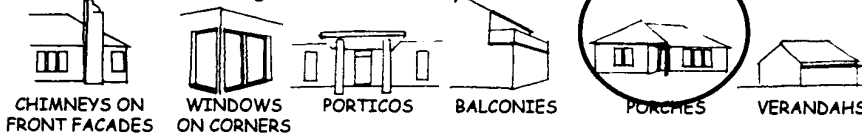
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



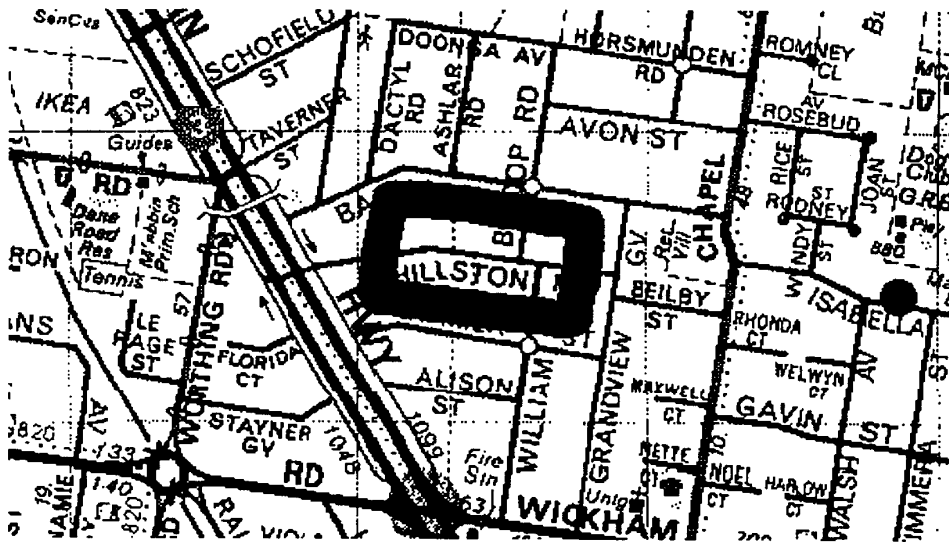
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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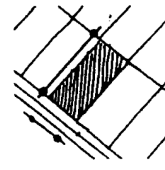
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

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



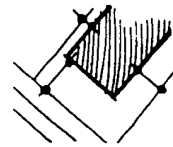
**Building placement**

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

NARROWER SIDE SETBACK: 1-3m (3-10ft)

FRONT SETBACK: 7-10m (22-33ft)

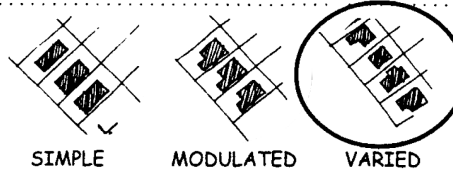
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and the front of most garages is set back from the front wall of the house.

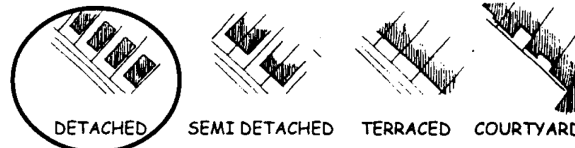
**Building footprint**

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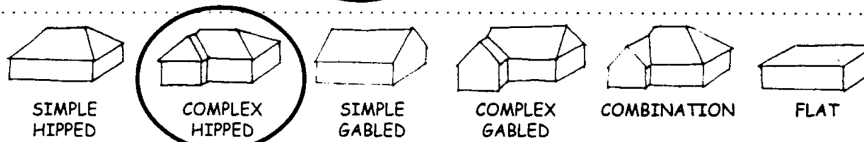
**Type and height of development**

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**Roof shape**

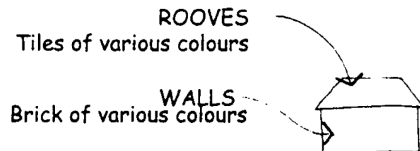
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**Materials**

Most walls and rooves are clad as follows:



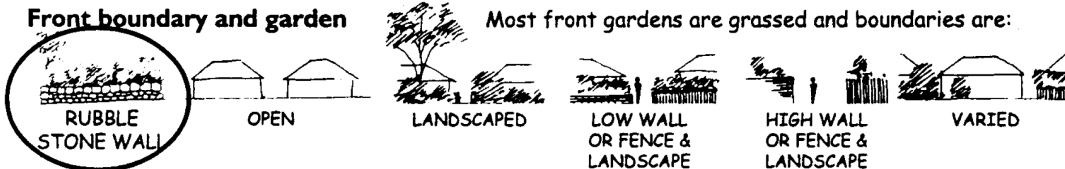
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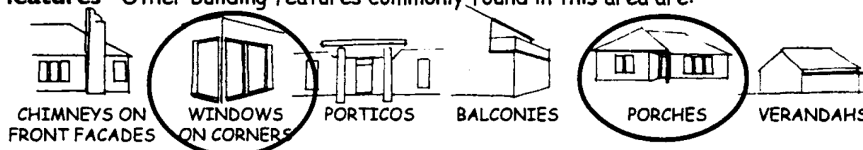
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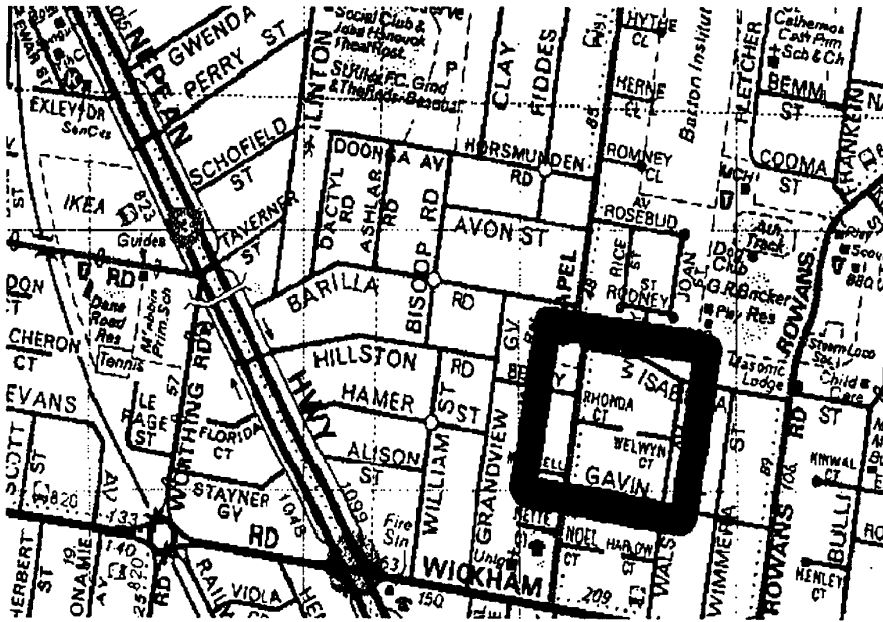


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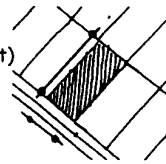
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 5*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

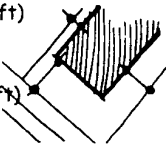
DEPTH: 40-45m (130-147ft)  
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**Building placement**

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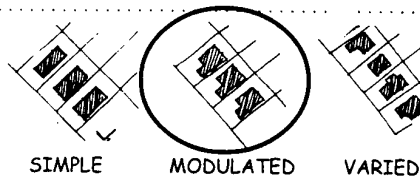
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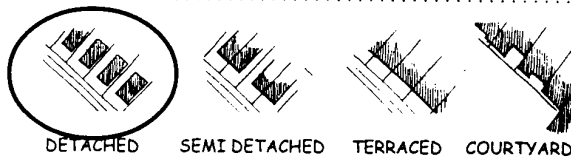
**Building footprint**

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



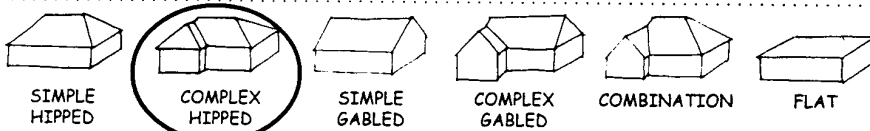
**Type and height of development**

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



**Roof shape**

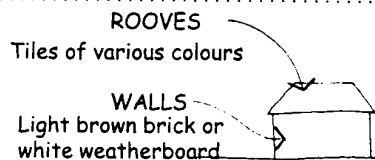
Most rooves are:



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

**Materials**

Most walls and rooves are clad as follows:



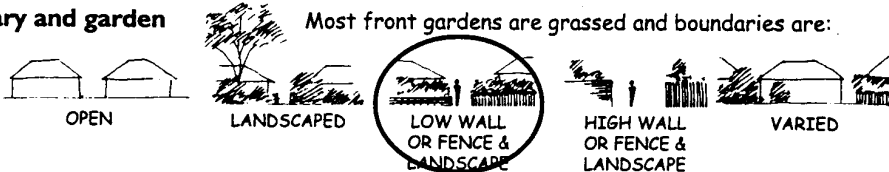
**Window shapes** Most windows are shaped like:



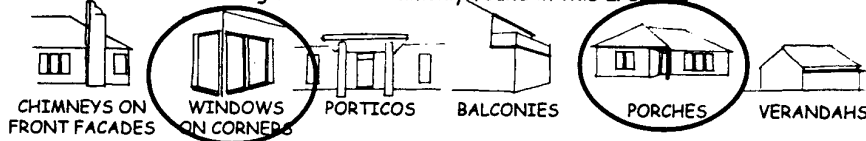
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



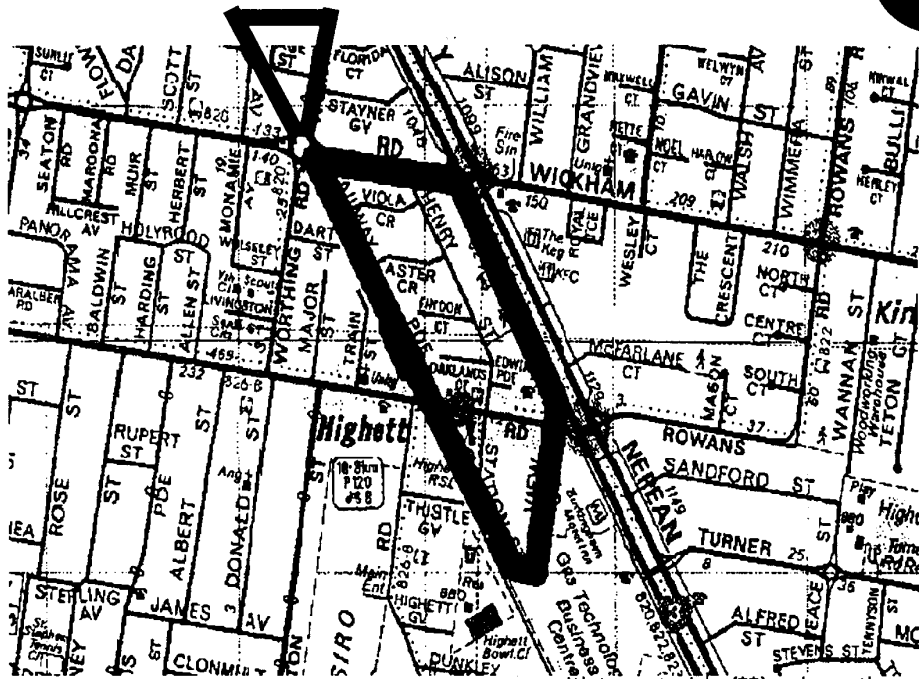
**Other building features** Other building features commonly found in this area are:



**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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**How should the Guidelines be used?**

with two asterisks (\*\*) and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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

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- 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

- 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.
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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.

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

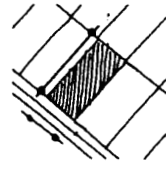
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

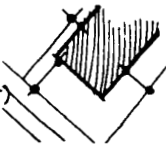
DEPTH: 30-35m (97-113ft)  
FRONTAGE: 12-15m (39-49ft)



**Building placement**

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

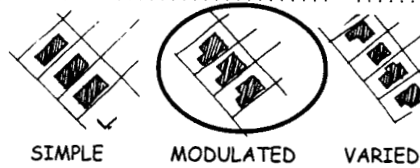
NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5-7m (16-22ft)  
WIDER SIDE SETBACK: 2-3m (6-10ft)



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

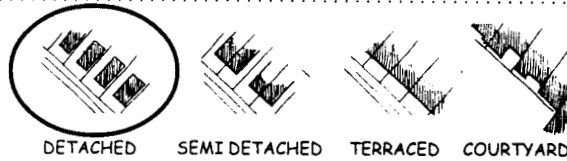
**Building footprint**

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



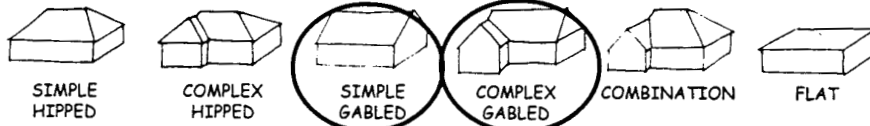
**Type and height of development**

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



**Roof shape**

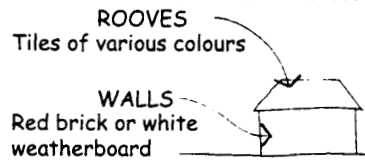
Most rooves are:



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

**Materials**

Most walls and rooves are clad as follows:



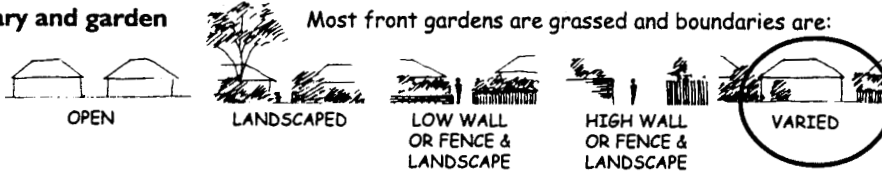
**Window shapes** Most windows are shaped like:



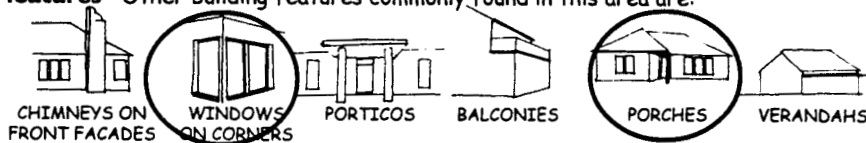
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

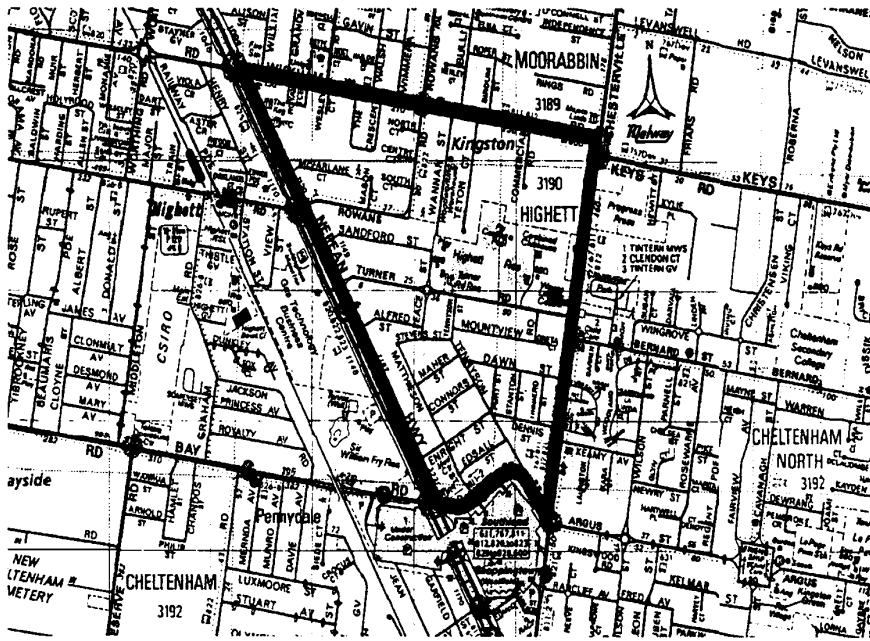


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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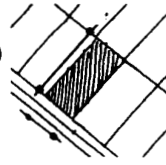
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

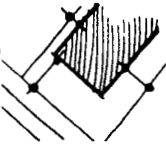
DEPTH: 35-40m (113-131ft)  
FRONTAGE: 15-20m (49-64ft)



**Building placement**

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

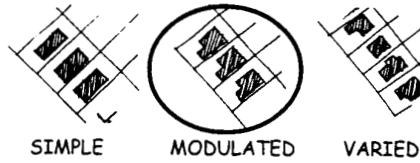
NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5-10m (16-33ft)  
WIDER SIDE SETBACK: 2-3 m (6-10ft)



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

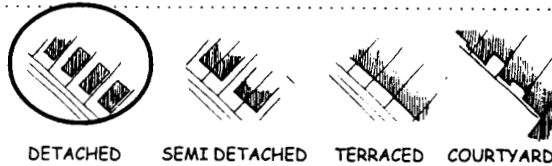
**Building footprint**

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



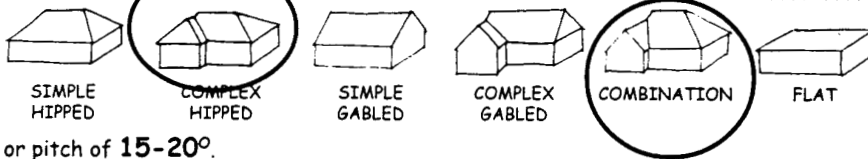
**Type and height of development**

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



**Roof shape**

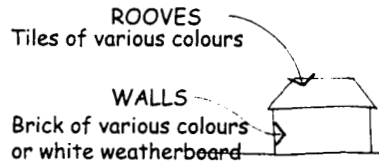
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



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



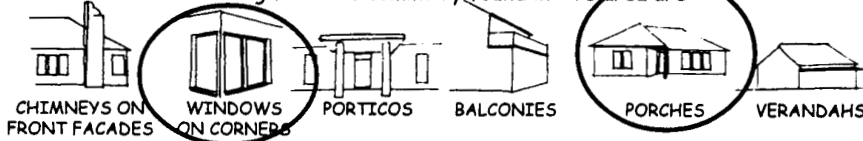
and have varied gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

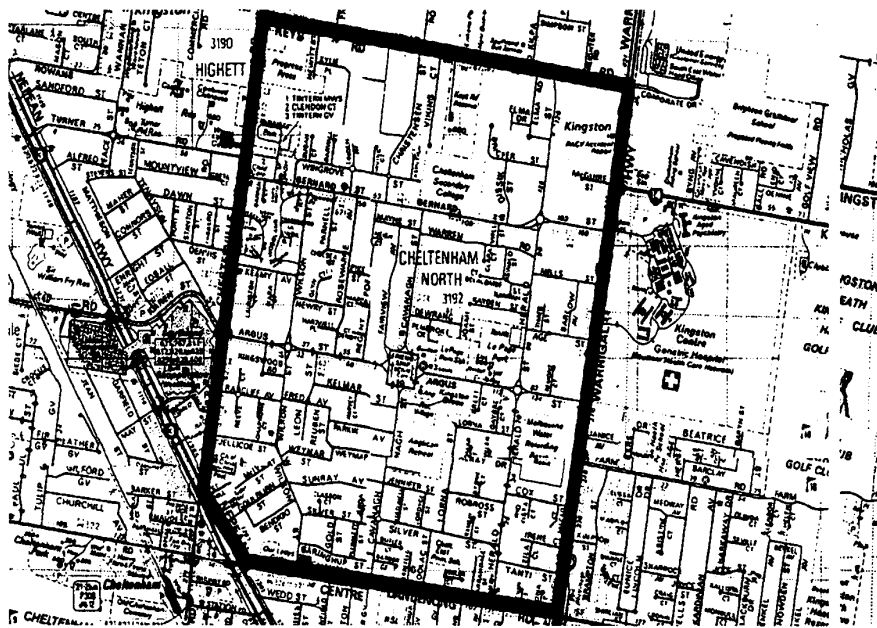


**Other building features** Other building features commonly found in this area are:



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

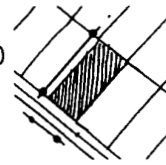
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

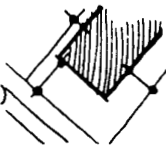
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-57ft)



**Building placement**

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

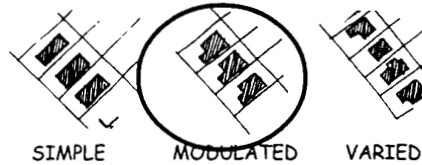
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 5-10m (16-33ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

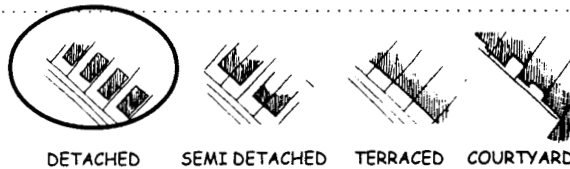
**Building footprint**

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



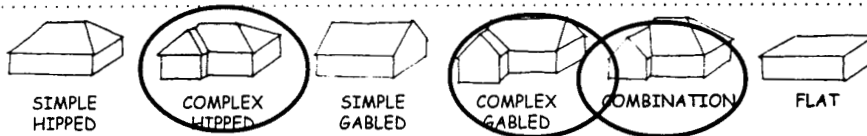
**Type and height of development**

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



**Roof shape**

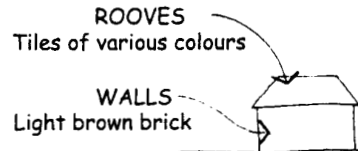
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



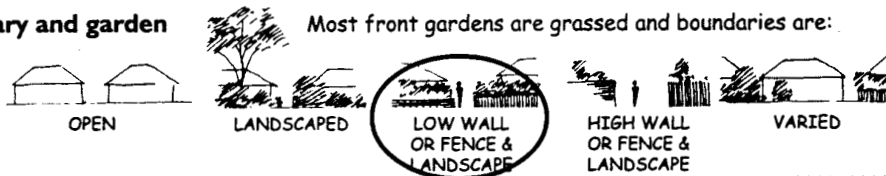
**Window shapes** Most windows are shaped like:



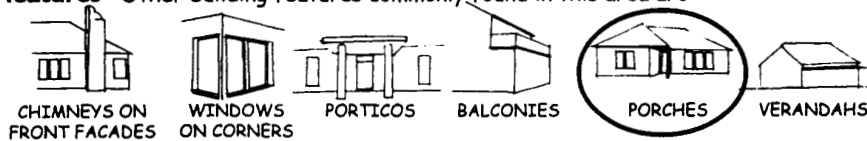
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

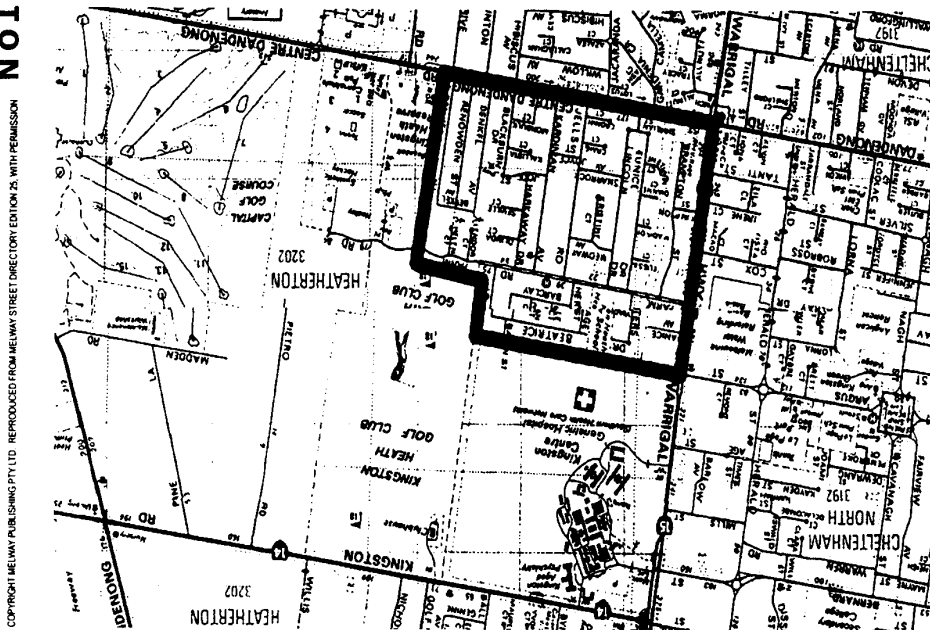


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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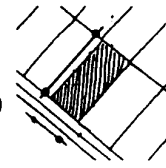
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 9

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

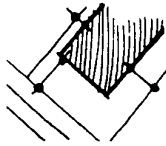
DEPTH: 35m 113ft)  
FRONTAGE: 15-20m (41-57ft)



**Building placement**

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

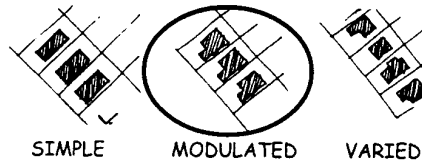
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 7-10m (22-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

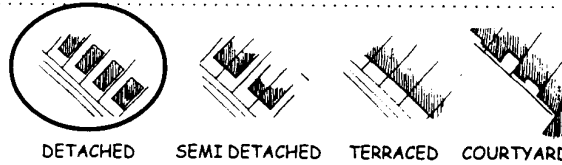
**Building footprint**

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



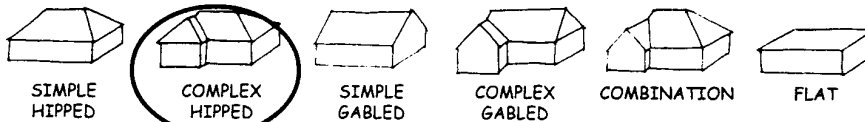
**Type and height of development**

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



**Roof shape**

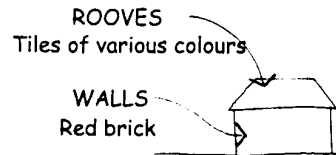
Most rooves are:



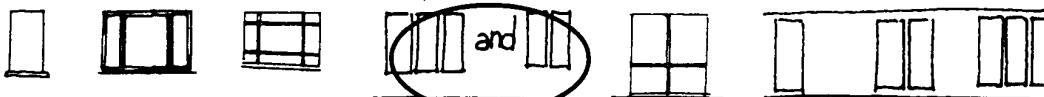
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



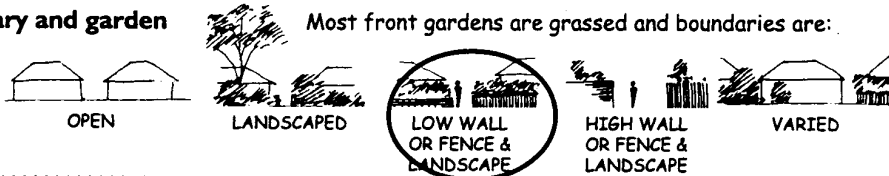
**Window shapes** Most windows are shaped like:



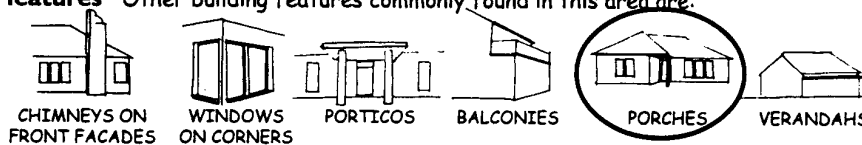
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**Front boundary and garden**

Most front gardens are grassed and boundaries are:



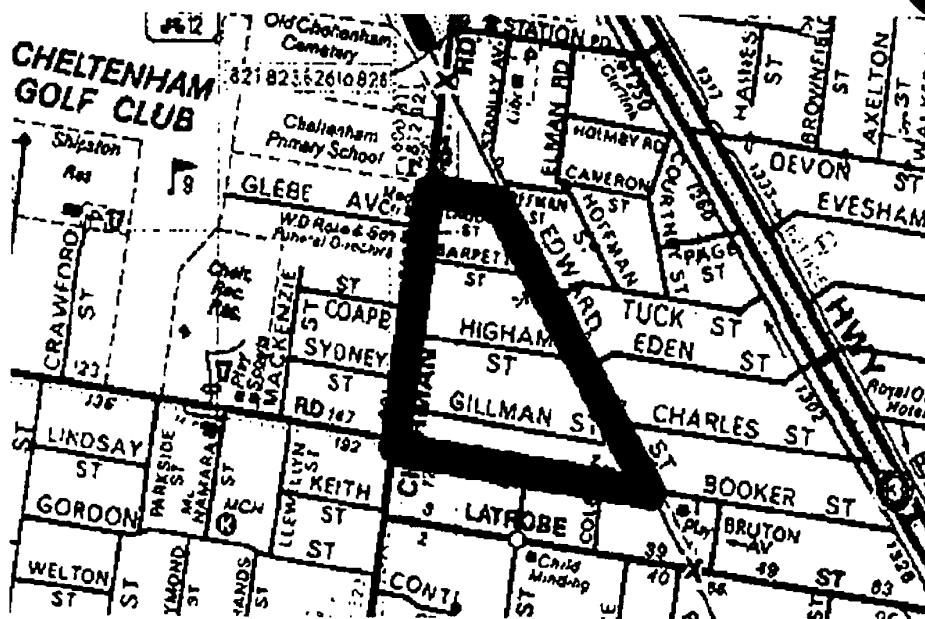
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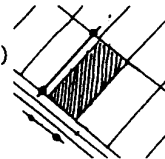
**TYPICAL CHARACTERISTICS**

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:

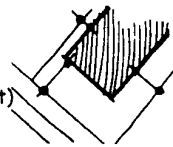
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15m (49ft)



**Building placement**

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

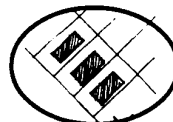
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 7-10m (22-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



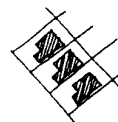
and the front of most garages is set back from the front wall of the house.

**Building footprint**

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



SIMPLE



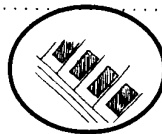
MODULATED



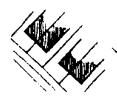
VARIED

**Type and height of development**

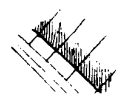
Most houses are 1 storey high, orientated towards the street and:



DETACHED



SEMI DETACHED



TERRACED



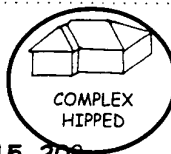
COURTYARD

**Roof shape**

Most rooves are:



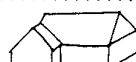
SIMPLE HIPPED



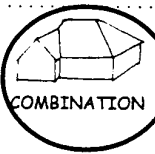
COMPLEX HIPPED



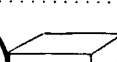
SIMPLE GABLED



COMPLEX GABLED



COMBINATION



FLAT

and have an angle or pitch of 15-20°.

**Materials**

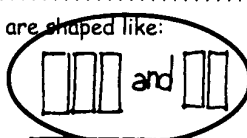
Most walls and rooves are clad as follows:

ROOVES  
Tiles of various colours

WALLS  
White weatherboard



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



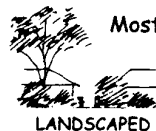
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



OPEN



LANDSCAPED



LOW WALL OR FENCE & LANDSCAPE



HIGH WALL OR FENCE & LANDSCAPE



VARIED

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



CHIMNEYS ON FRONT FACADES



WINDOWS ON CORNERS



PORTICOS



BALCONIES



PORCHES



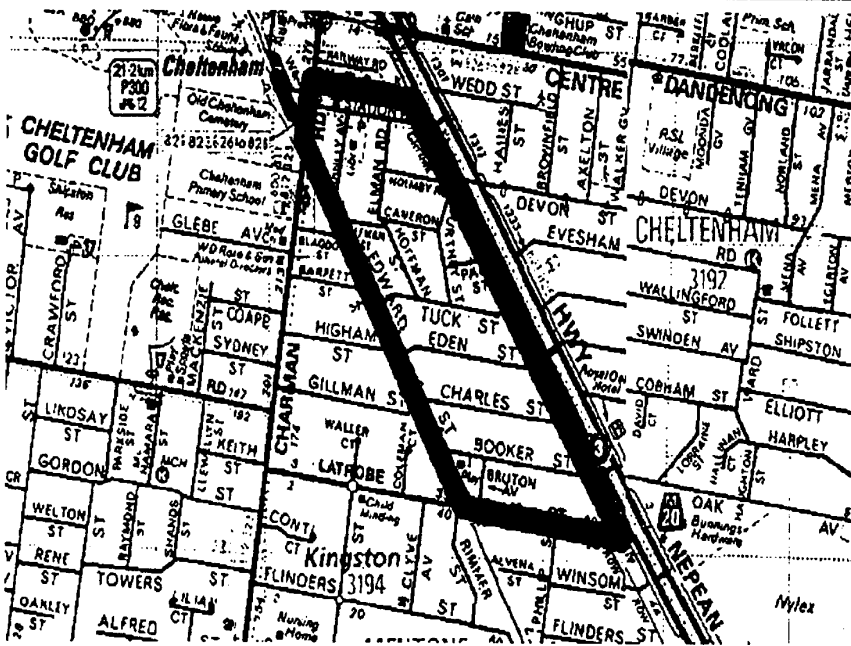
VERANDAHS

**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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### How should the Guidelines be used?

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with two asterisks (\*\*) and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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

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

- 6 Discuss the proposal with Council planning staff and neighbours.
- 7 Include the completed Design Response Form with your planning application.

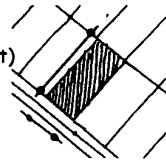
The asterisks below indicate the characteristics considered to make major (\*) and critical (\*\*) contributions to neighbourhood character

**TYPICAL CHARACTERISTICS**

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

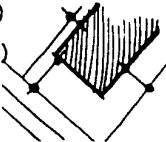
**Perceived lot pattern**  
The characteristic curtilage of each residential building is as follows:

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



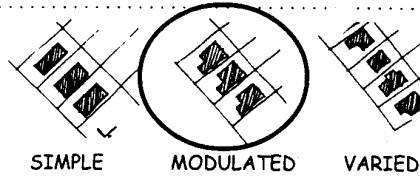
**Building placement**  
The characteristic distances between buildings and their front and side boundaries are as follows:

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

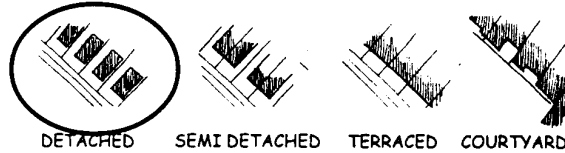


and the front of most garages is set back from the front wall of the house.

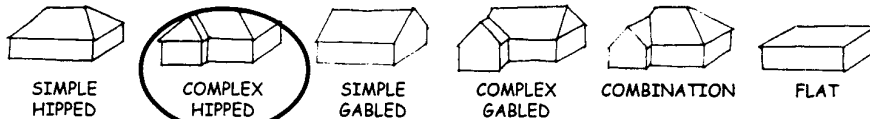
**Building footprint**  
When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:



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

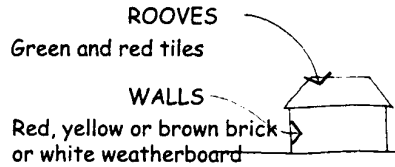


**Roof shape**  
Most rooves are:



and have an angle or pitch of 15-20°.

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

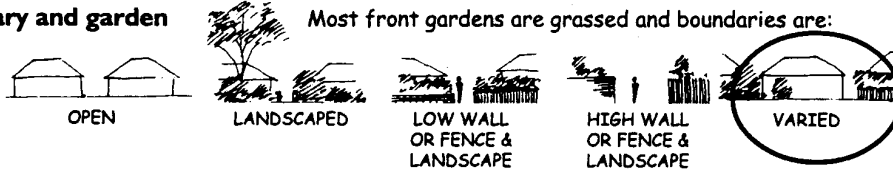


**Window shapes** Most windows are shaped like:

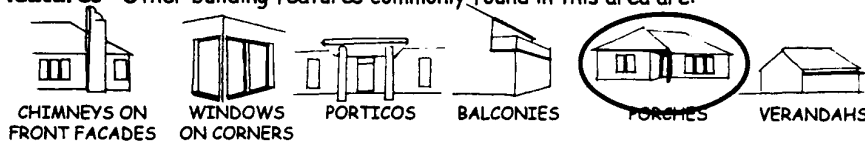


and have no gap between the top of the window and the eaves.

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

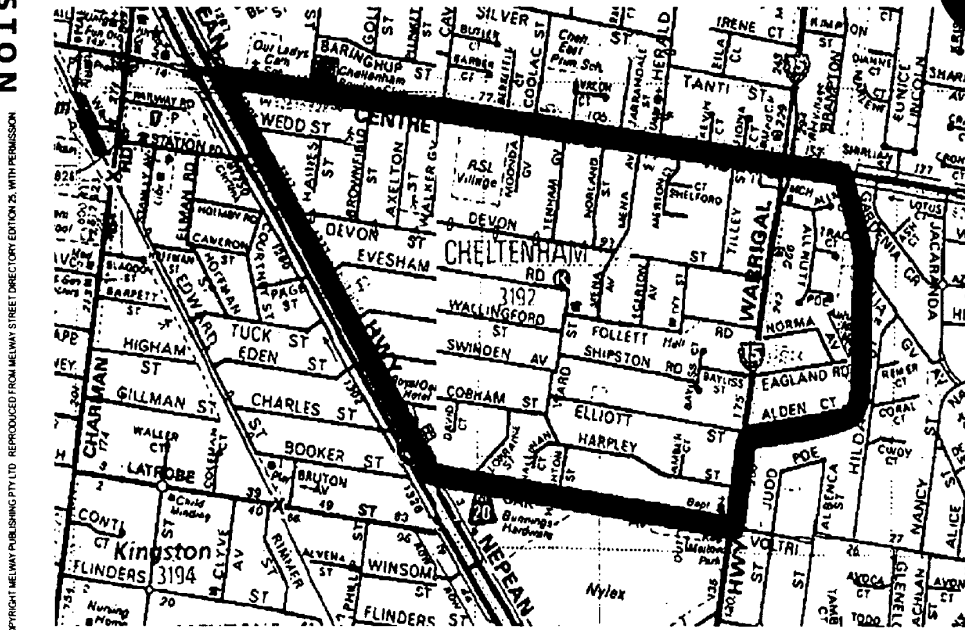


**Other building features** Other building features commonly found in this area are:



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

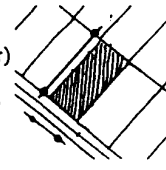
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

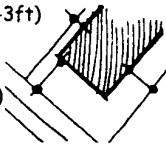
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 12-16m (39-51ft)



**Building placement**

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

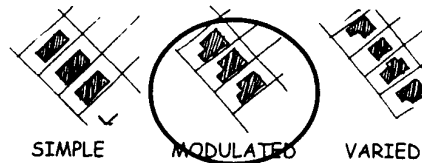
NARROWER SIDE SETBACK: 0.5-1m (1.5-3ft)  
FRONT SETBACK: 7-10m (22-33ft)  
WIDER SIDE SETBACK: 2-3 m (6-10ft)



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

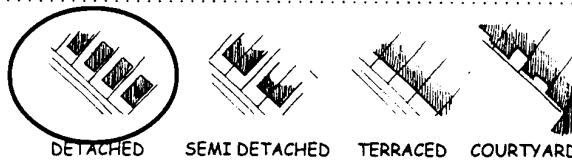
**Building footprint**

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



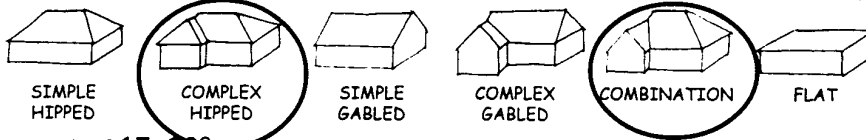
**Type and height of development**

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



**Roof shape**

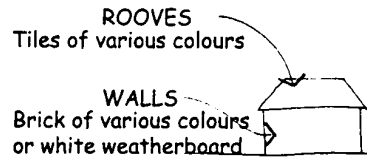
Most rooves are:



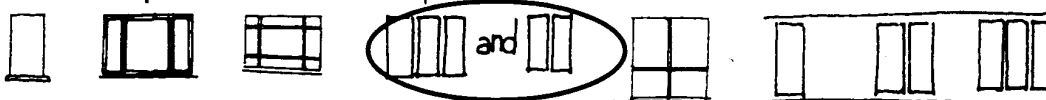
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



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



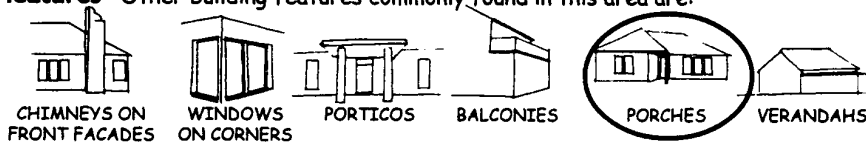
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

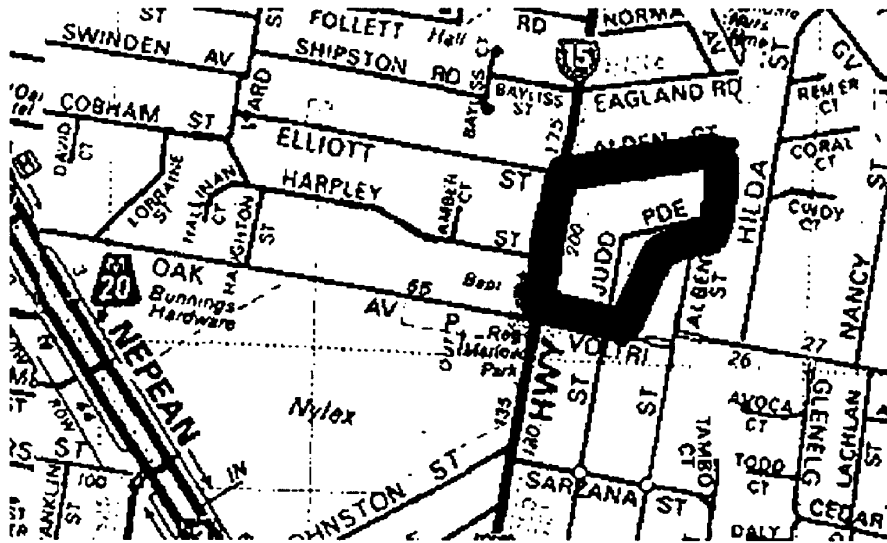


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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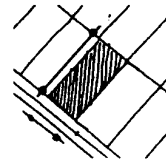
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 13

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

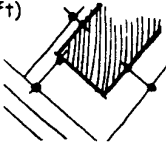
DEPTH: 40m (130ft)  
FRONTAGE: 15m (40ft)



**Building placement**

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

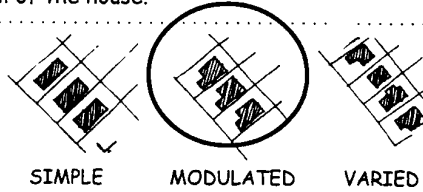
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 5-9m (16-28ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

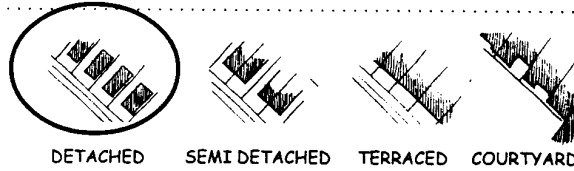
**Building footprint**

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



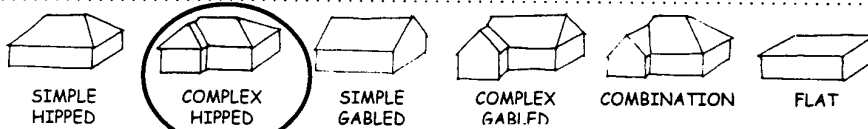
**Type and height of development**

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



**Roof shape**

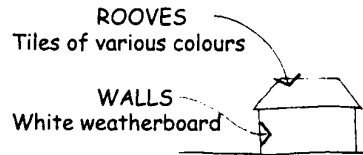
Most rooves are:



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

**Materials**

Most walls and rooves are clad as follows:



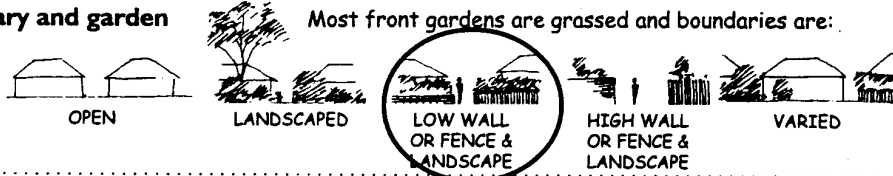
**Window shapes** Most windows are shaped like:



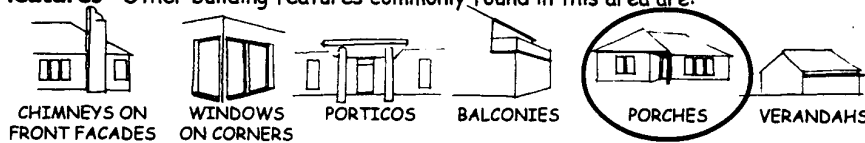
and with large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



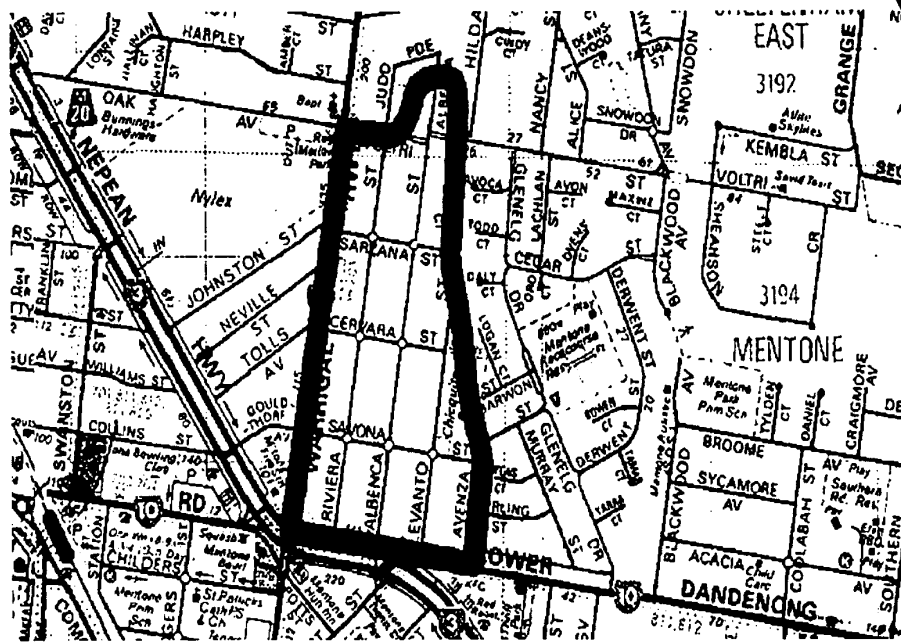
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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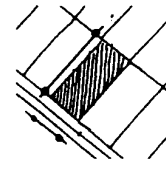
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

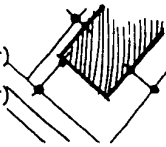
DEPTH: 40m (147ft)  
FRONTAGE: 12m (39ft)



**Building placement**

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

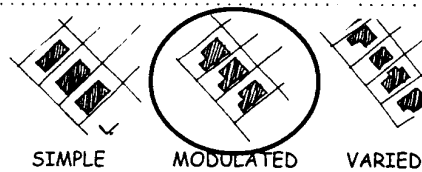
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-9m (16-27ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

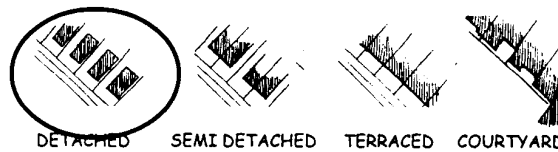
**Building footprint**

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



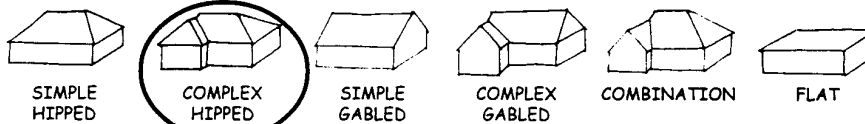
**Type and height of development**

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



**Roof shape**

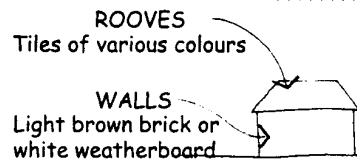
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



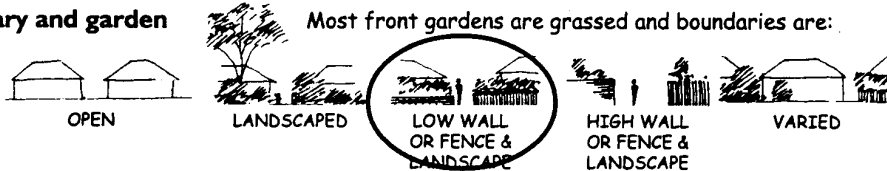
**Window shapes** Most windows are shaped like:



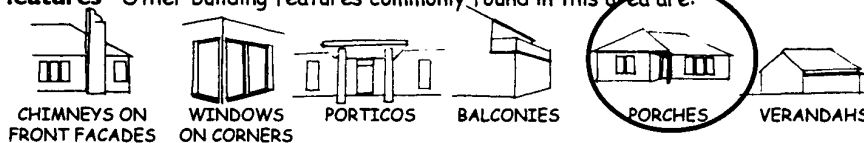
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



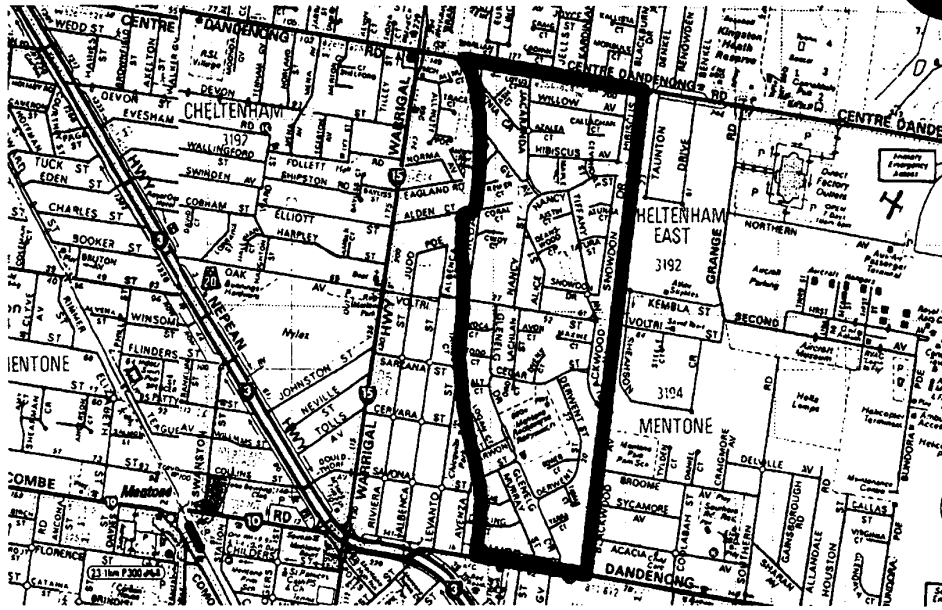
**Other building features** Other building features commonly found in this area are:



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

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

- 6 Discuss the proposal with Council planning staff and neighbours.
- 7 Include the completed Design Response Form with your planning application.

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

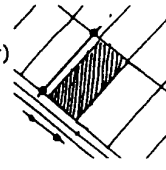
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

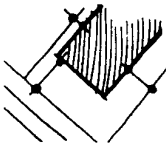
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

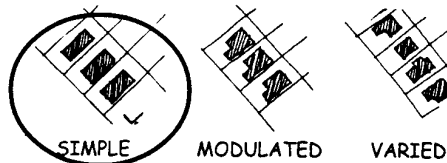
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 7-10m (22-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

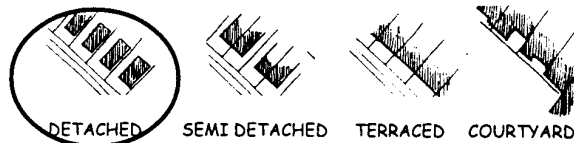
**Building footprint**

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



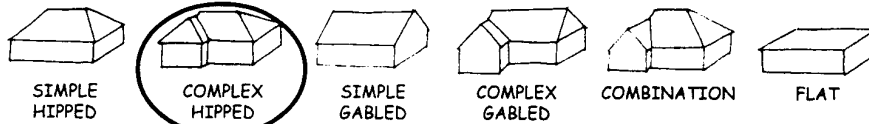
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

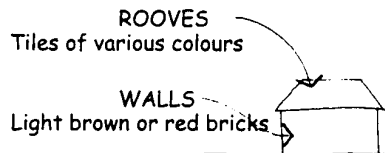
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



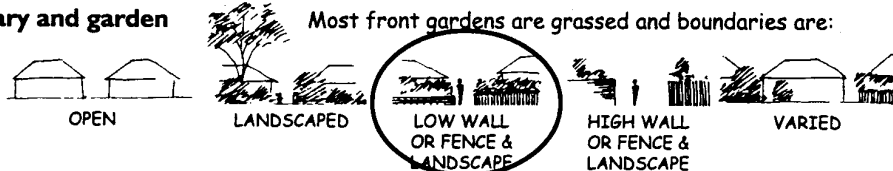
**Window shapes** Most windows are shaped like:



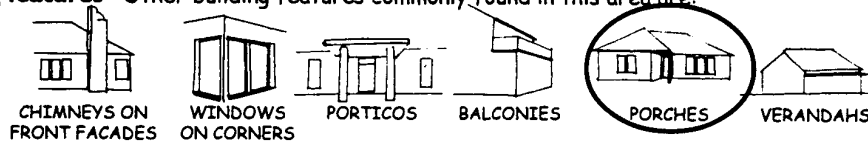
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



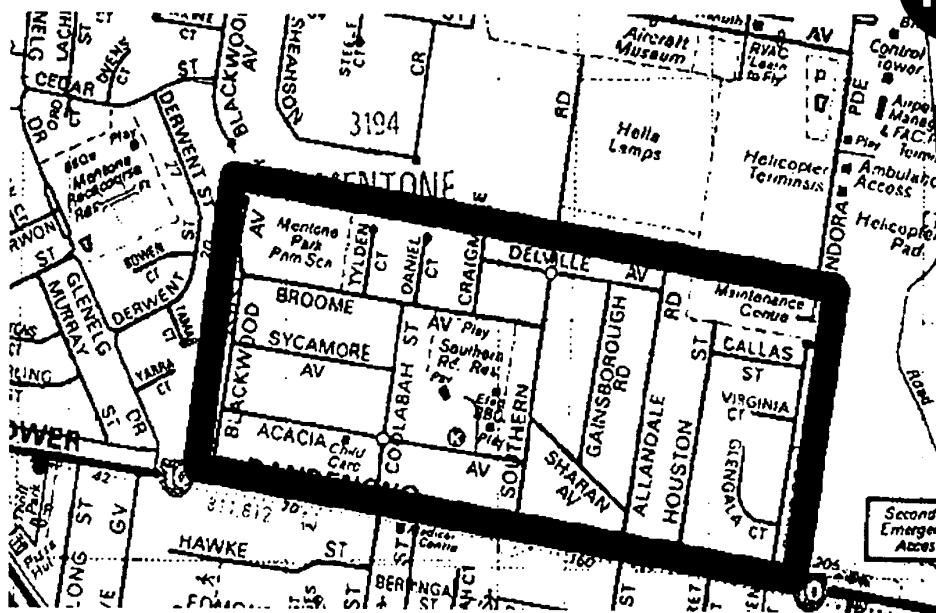
**Other building features** Other building features commonly found in this area are:



**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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**How should the Guidelines be used?**

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

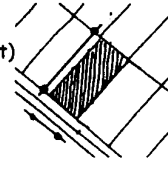
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 16

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

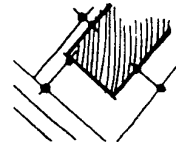
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

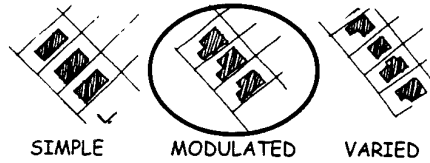
NARROWER SIDE SETBACK: 0m (0ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3m (9ft)



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

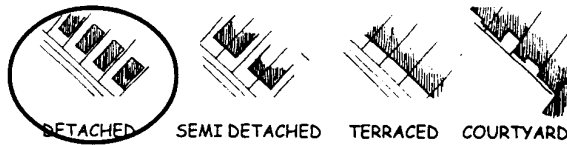
**Building footprint**

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



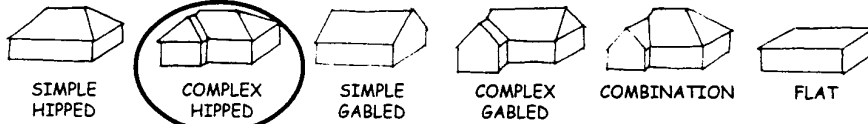
**Type and height of development**

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



**Roof shape**

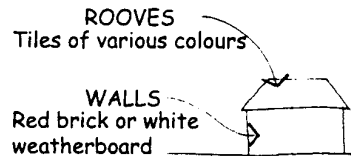
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



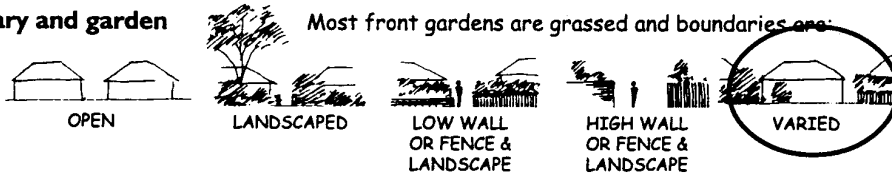
**Window shapes** Most windows are shaped like:



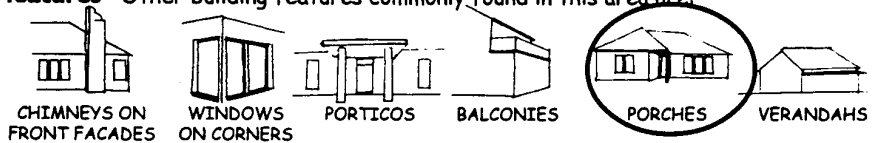
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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

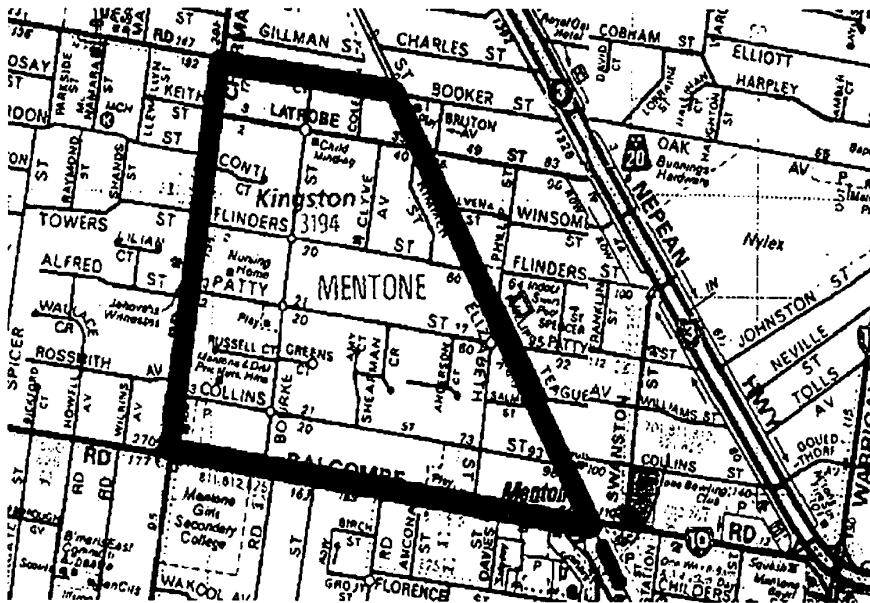


**Rear garden**

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

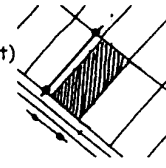
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

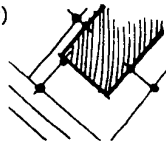
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15m (48ft)



**Building placement**

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

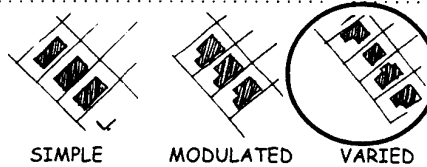
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 2-4m (6-13ft)



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

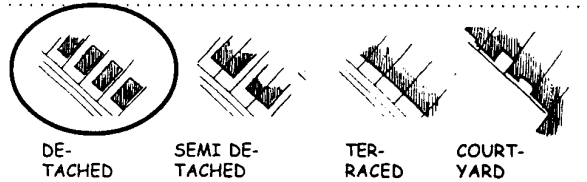
**Building footprint**

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



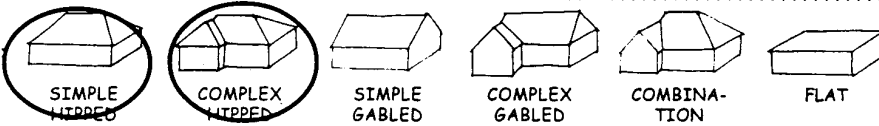
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

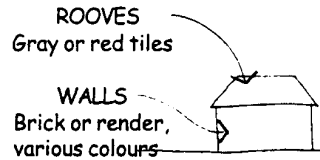
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



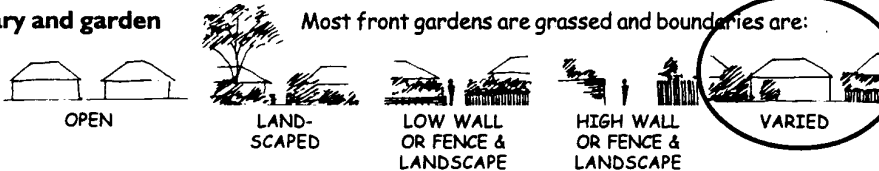
**Window shapes** Most windows are shaped like:



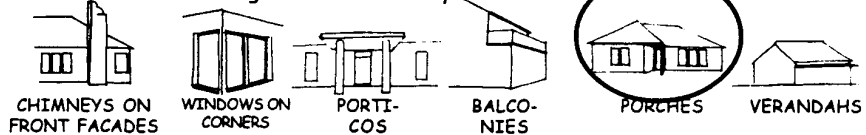
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

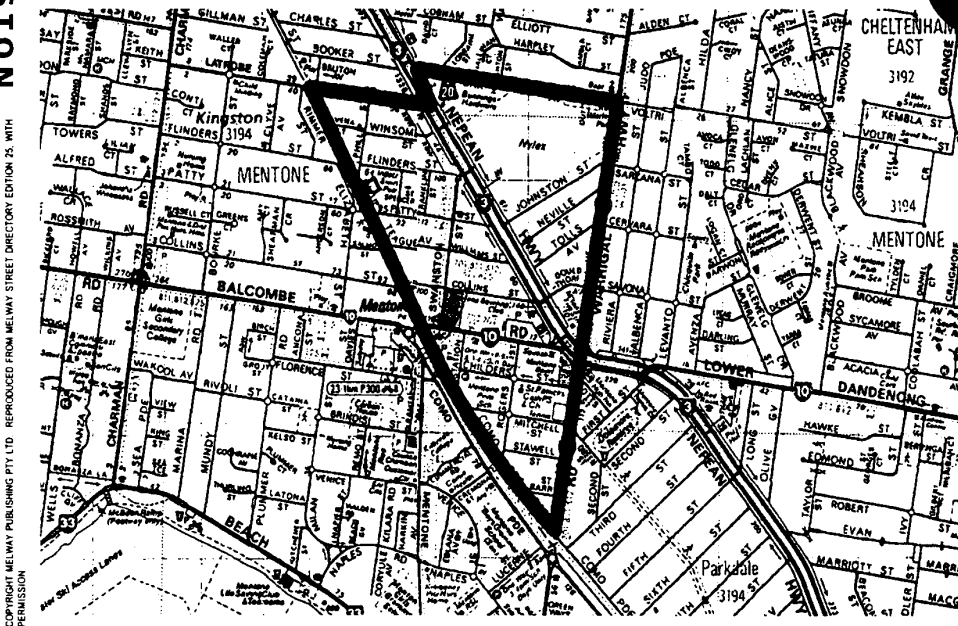


**Other building features** Other building features commonly found in this area are:



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

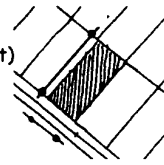
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

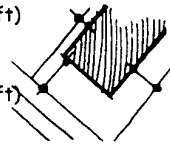
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 14-18m (45-61ft)



**Building placement**

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

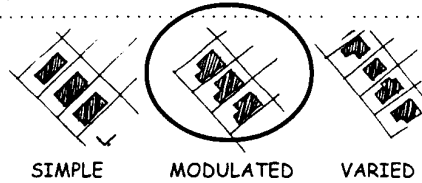
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 10m (31ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

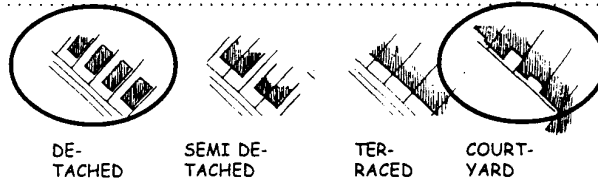
**Building footprint**

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



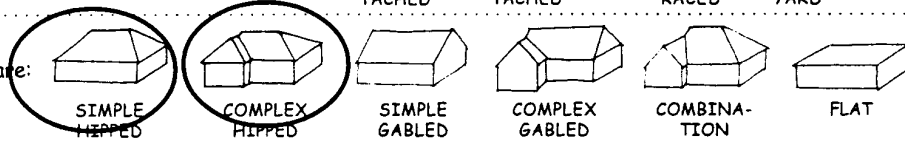
**Type and height of development**

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



**Roof shape**

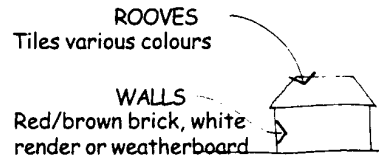
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



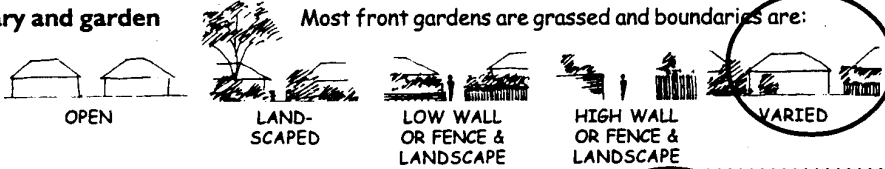
**Window shapes** Most windows are shaped like:



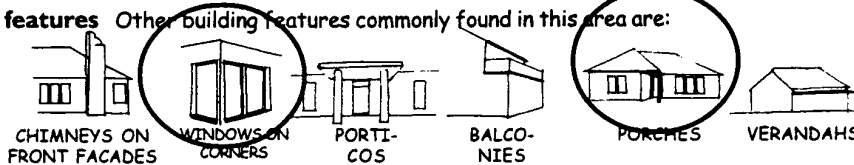
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

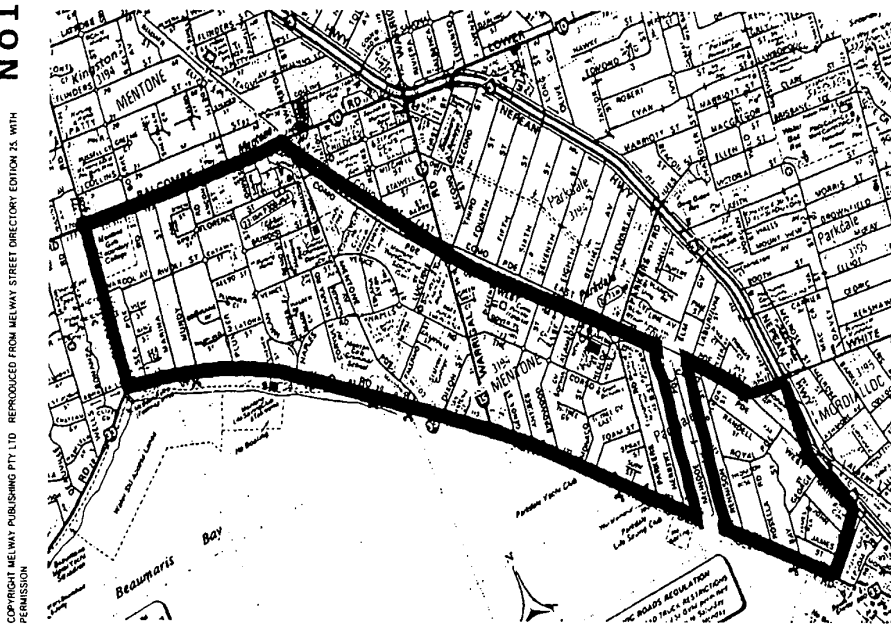


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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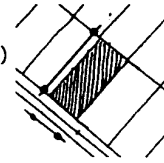
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

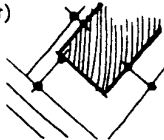
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

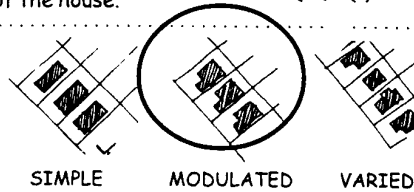
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 7-9m (22-28ft)  
WIDER SIDE SETBACK: 2-3m (6-10ft)



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

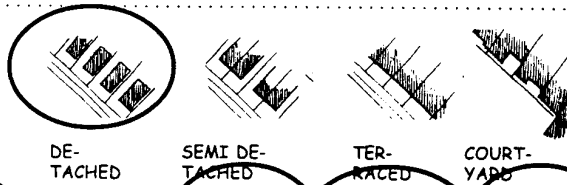
**Building footprint**

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



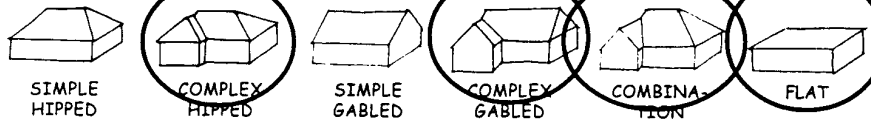
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

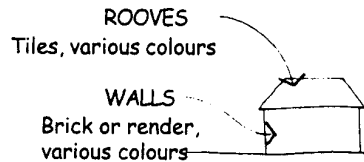
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



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

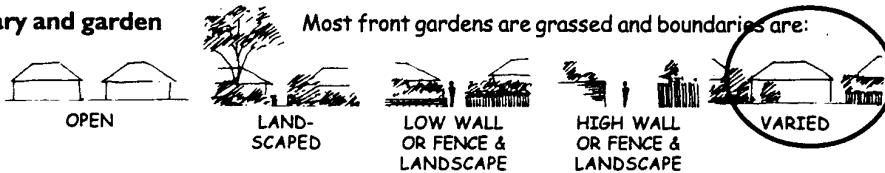


and have no gap between the top of the window and the eaves.

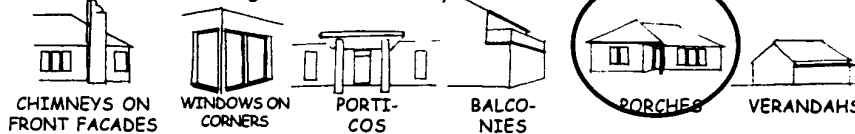


**Front boundary and garden**

Most front gardens are grassed and boundaries are:



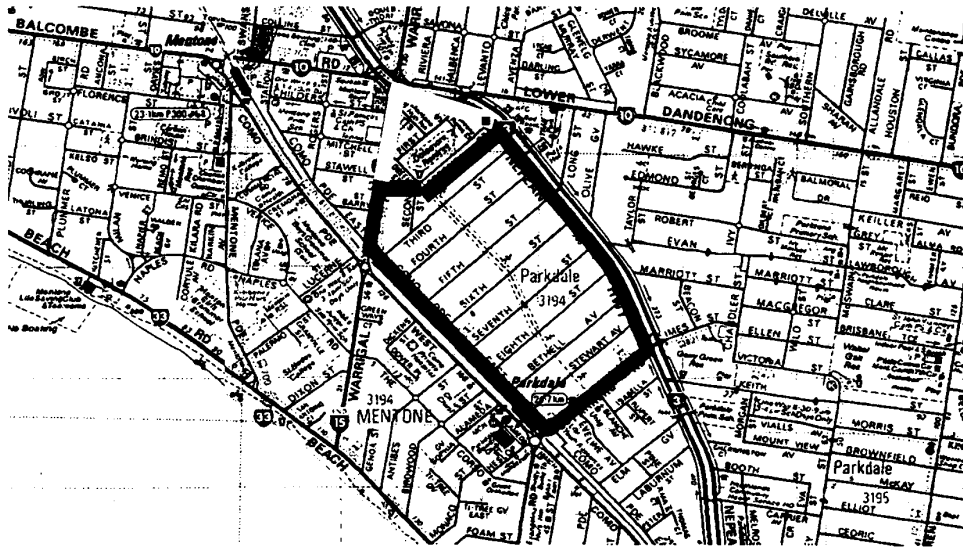
**Other building features** Other building features commonly found in this area are:



**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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- 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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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.



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

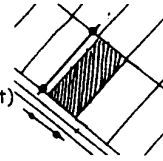
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 20

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

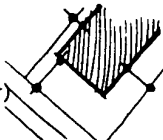
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 12-15m (39-48ft)



**Building placement**

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

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

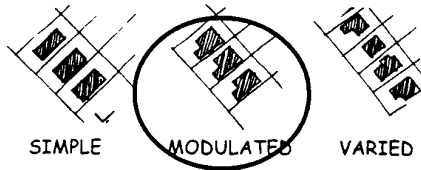


and the front of most garages is set back from the front wall of the house.



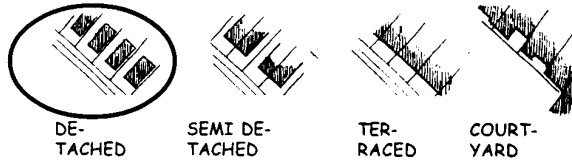
**Building footprint**

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



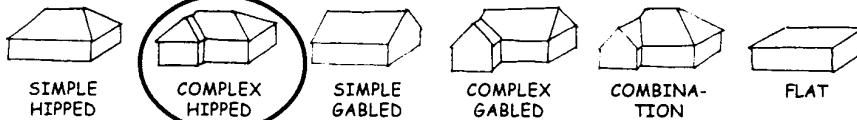
**Type and height of development**

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



**Roof shape**

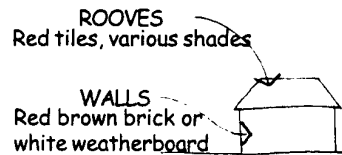
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



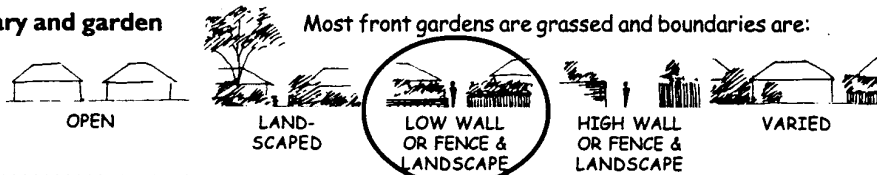
**Window shapes** Most windows are shaped like:



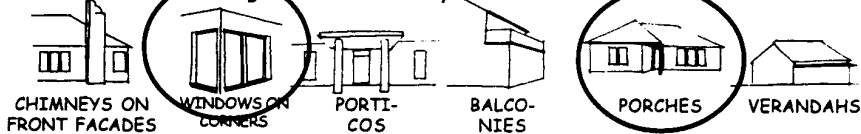
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

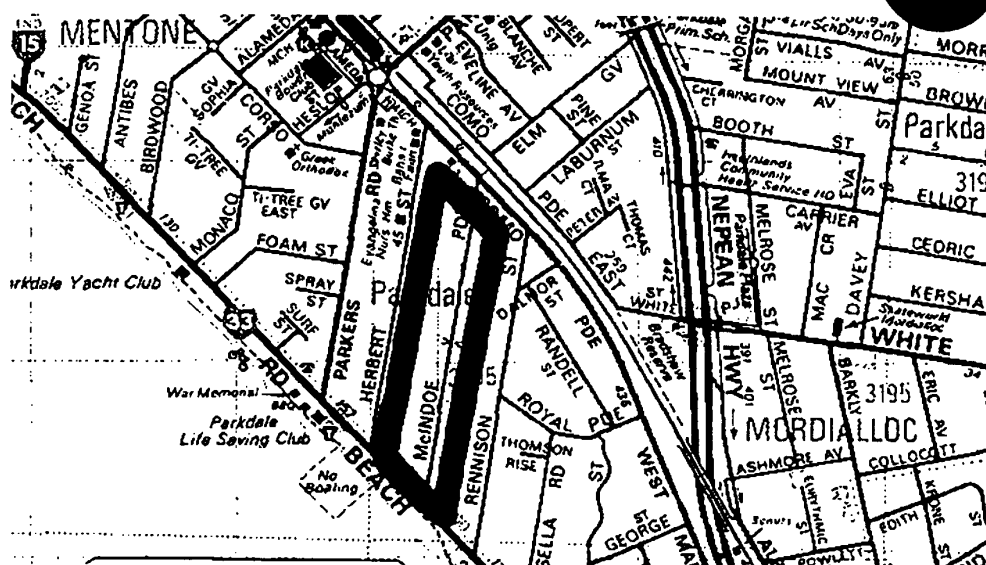


**Other building features** Other building features commonly found in this area are:



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

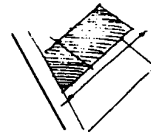
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 21*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

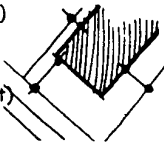
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15m (48ft)



**Building placement**

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

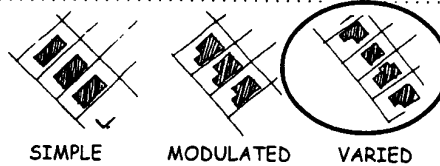
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 4-10m (13-31ft)  
WIDER SIDE SETBACK: 2-3m (6-10ft)



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

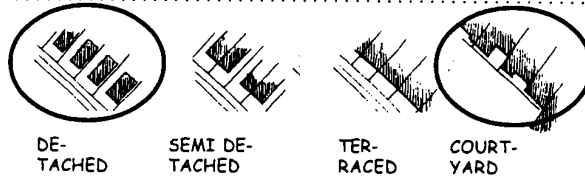
**Building footprint**

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



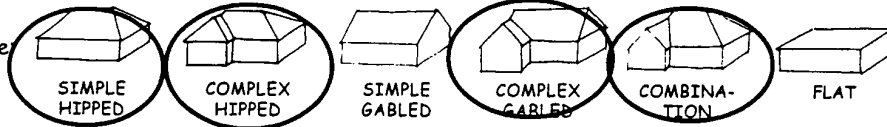
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

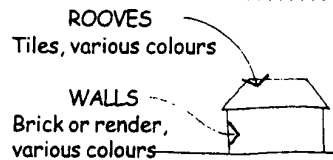
Most rooves are:



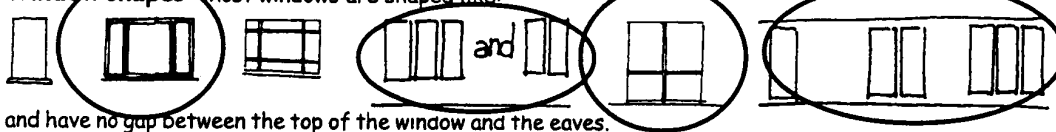
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



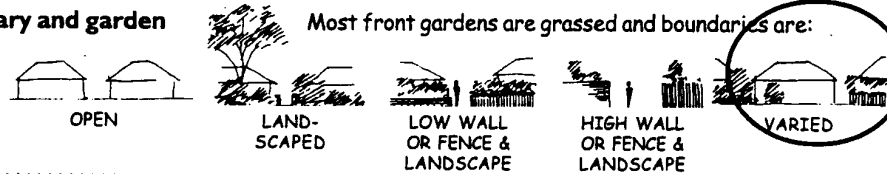
**Window shapes** Most windows are shaped like:



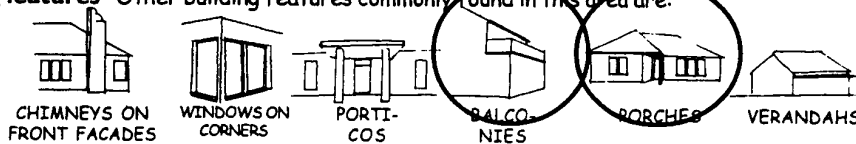
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



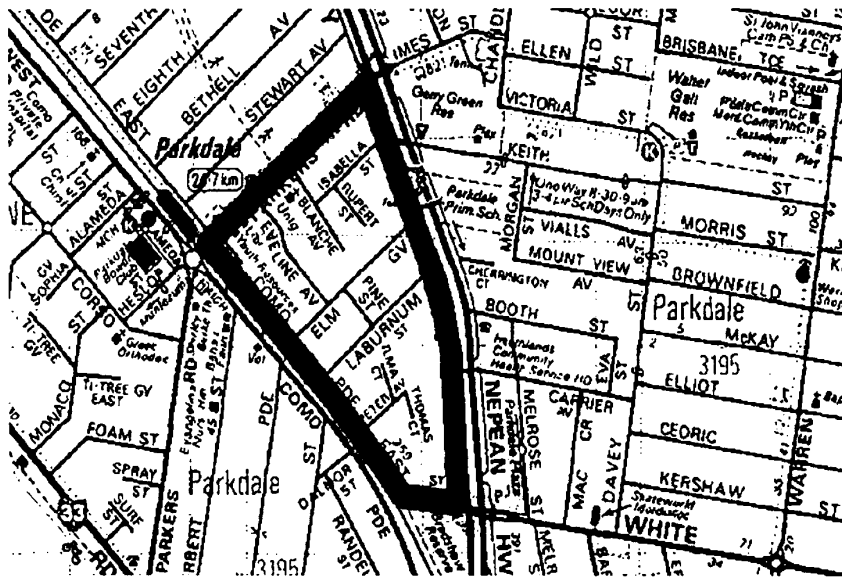
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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**TYPICAL CHARACTERISTICS**

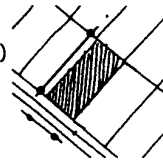
*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 22*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

DEPTH: 40-45m (130-147ft)

FRONTAGE: 12-15m (39-48ft)



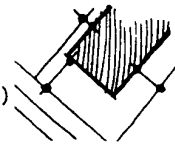
**Building placement**

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

NARROWER SIDE SETBACK: 1m (3ft)

FRONT SETBACK: 5-7m (16-21ft)

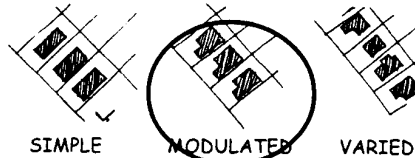
WIDER SIDE SETBACK: 2-3m (6-10ft)



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

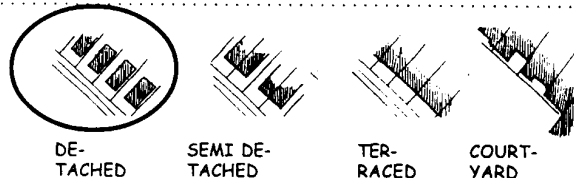
**Building footprint**

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



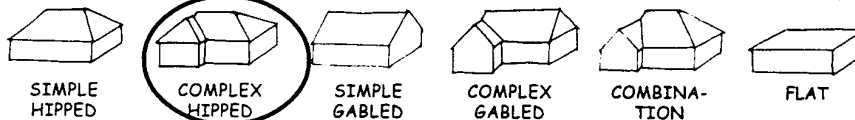
**Type and height of development**

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



**Roof shape**

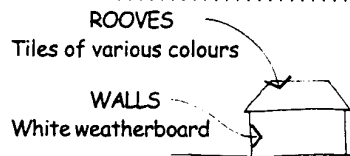
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



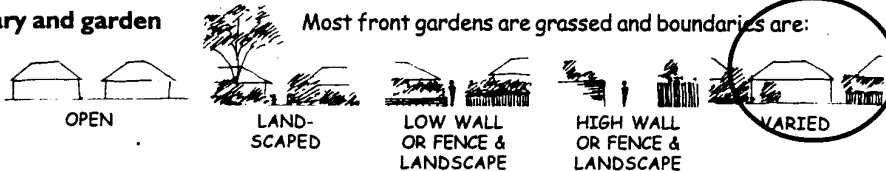
**Window shapes** Most windows are shaped like:



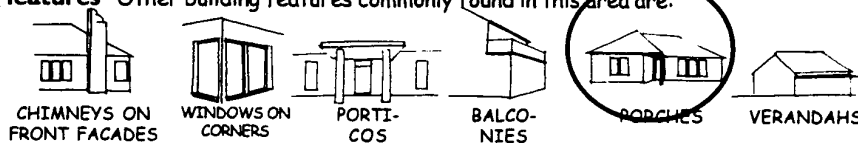
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



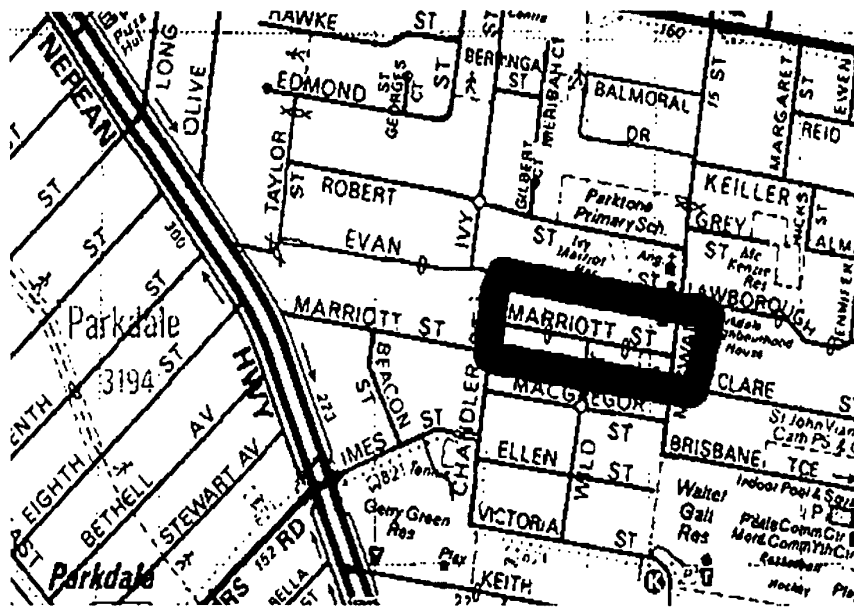
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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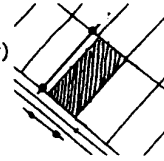
The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 23

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

DEPTH: 40-45m (130-147ft)

FRONTAGE: 15-20m (48-64ft)



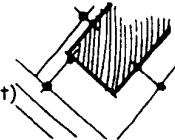
**Building placement**

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

NARROWER SIDE SETBACK: 1m (3ft)

FRONT SETBACK: 5-7m (16-21ft)

WIDER SIDE SETBACK: 2-3m (6-10ft)

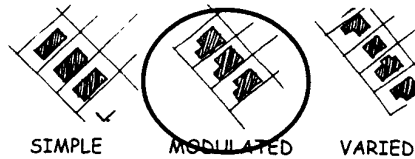


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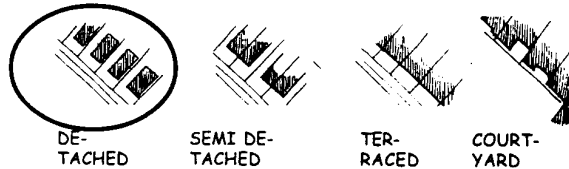
**Building footprint**

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



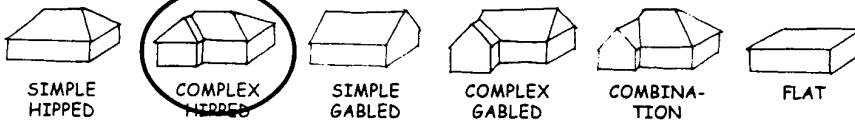
**Type and height of development**

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



**Roof shape**

Most rooves are:



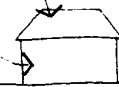
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:

ROOVES  
Tiles of various colours

WALLS  
Brick of various colours or white weatherboard



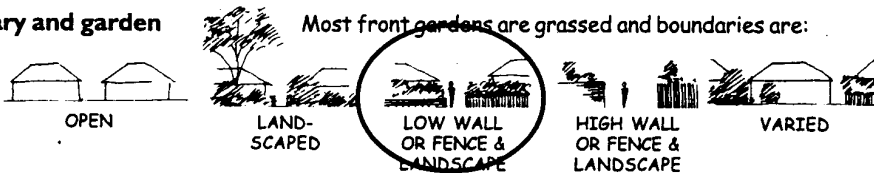
**Window shapes** Most windows are shaped like:



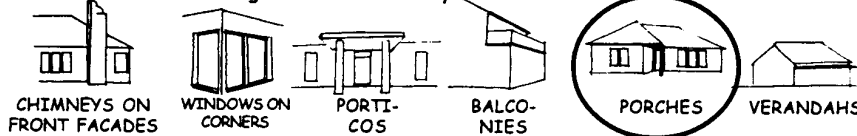
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



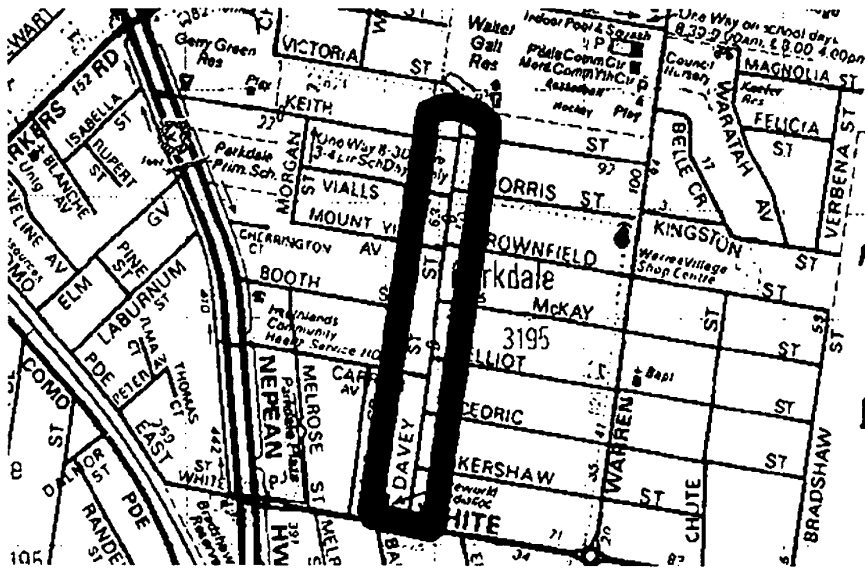
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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with two asterisks (\*\*) and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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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.



**CHARACTER AREA**

**TYPICAL CHARACTERISTICS**

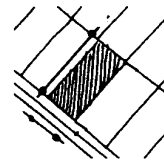
The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 24

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

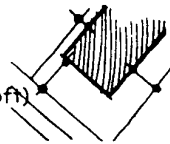
DEPTH: 40m (130ft)  
FRONTAGE: 15-18m (48-58ft)



**Building placement**

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

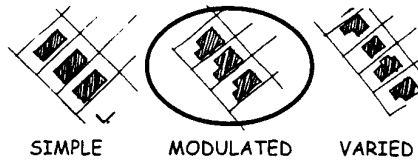
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

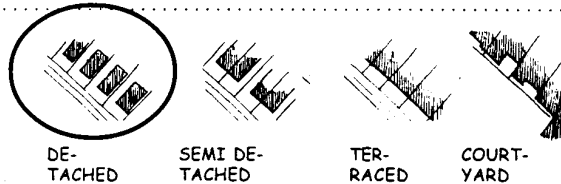
**Building footprint**

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



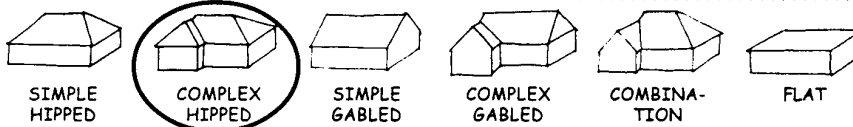
**Type and height of development**

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



**Roof shape**

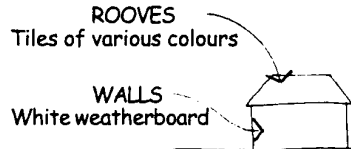
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



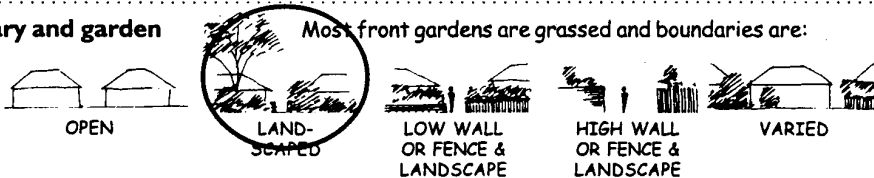
**Window shapes** Most windows are shaped like:



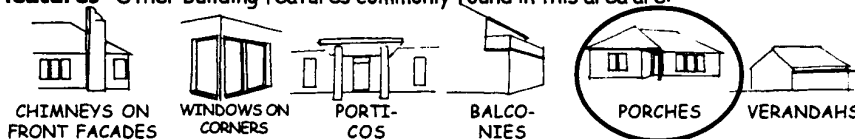
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



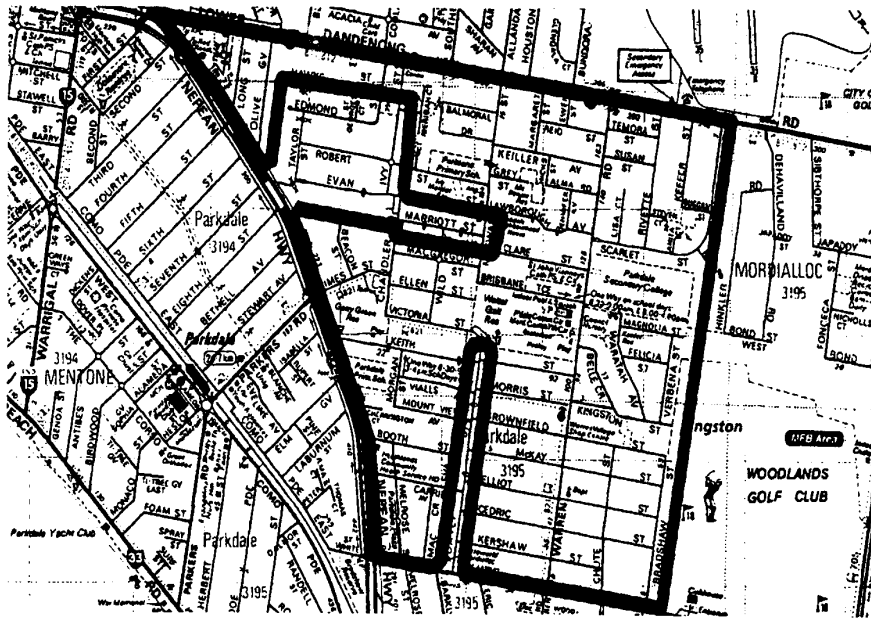
**Other building features** Other building features commonly found in this area are:



**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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**How should the Guidelines be used?**

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

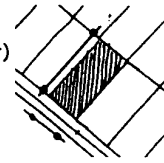
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 25

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

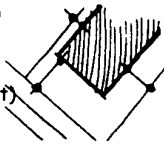
DEPTH: 40-45m (130-145ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

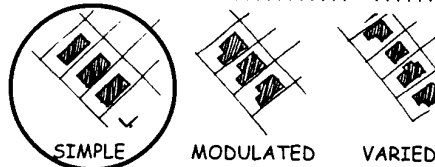
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-4m (10-12ft)



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

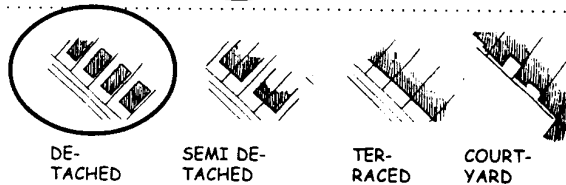
**Building footprint**

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



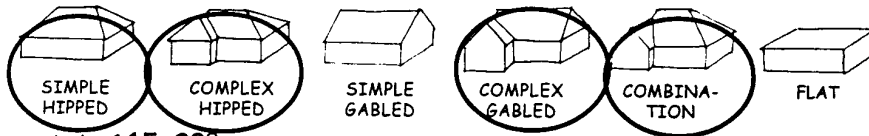
**Type and height of development**

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



**Roof shape**

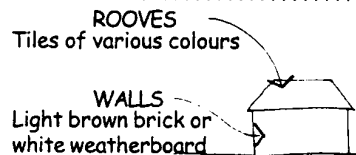
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



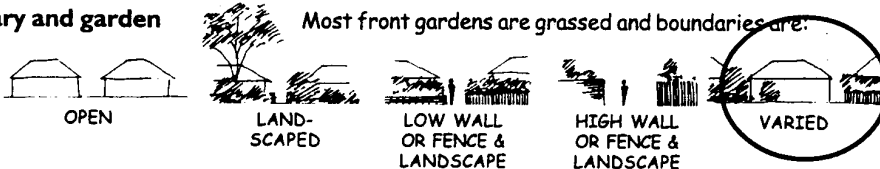
**Window shapes** Most windows are shaped like:



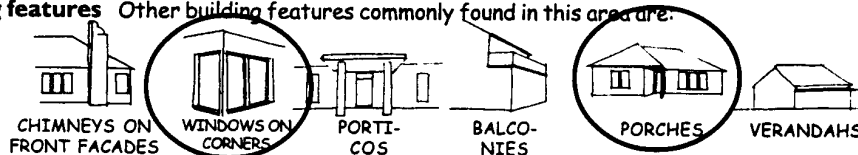
and have varied gap between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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

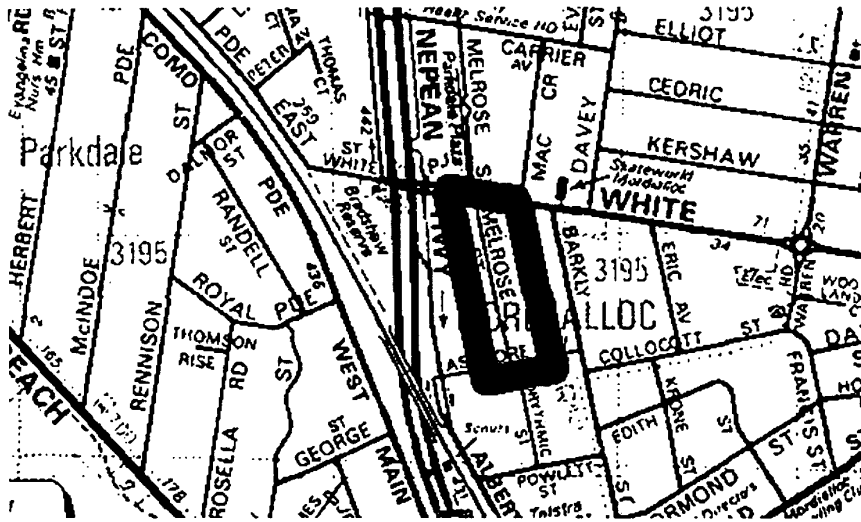


**Rear garden**

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



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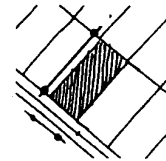
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 26*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

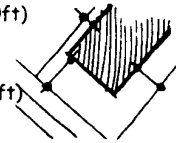
DEPTH: 50m (160ft)  
FRONTAGE: 20m (48-64ft)



**Building placement**

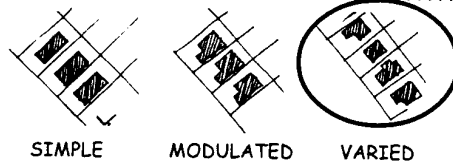
The characteristic distances between buildings and their front and side boundaries are as follows:

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



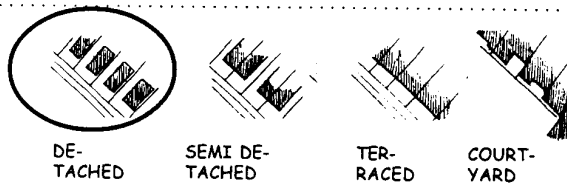
**Building footprint**

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



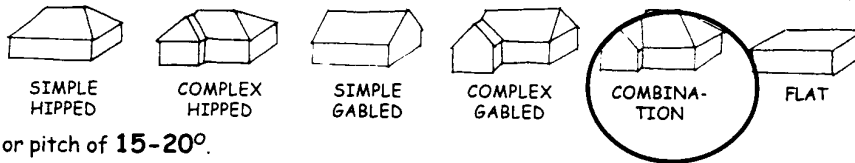
**Type and height of development**

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



**Roof shape**

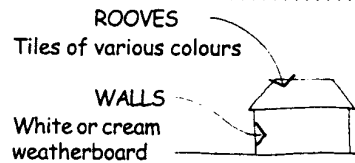
Most rooves are:



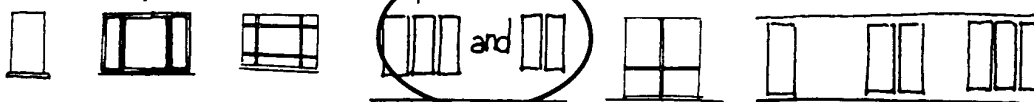
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



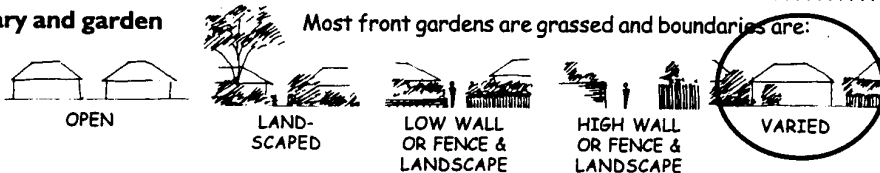
**Window shapes** Most windows are shaped like:



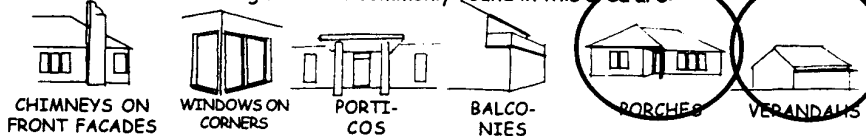
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

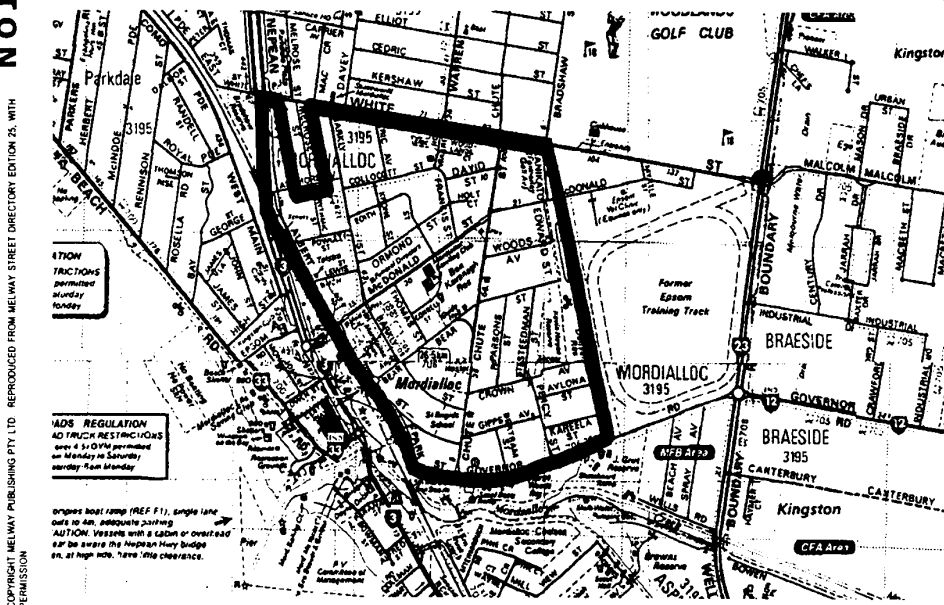


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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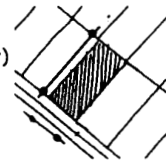
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

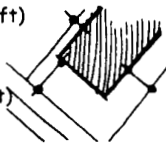
DEPTH: 40-50m (130-161ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

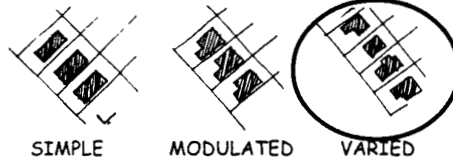
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

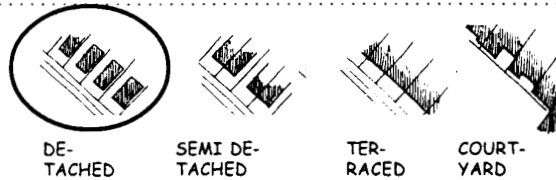
**Building footprint**

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



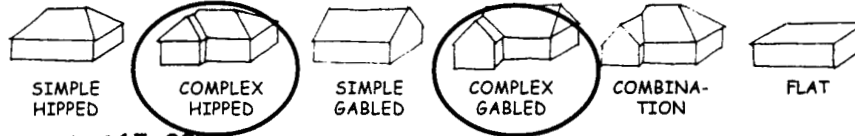
**Type and height of development**

Most houses are 1 storey, with some 2 storeys and are orientated towards the street



**Roof shape**

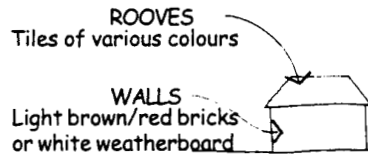
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



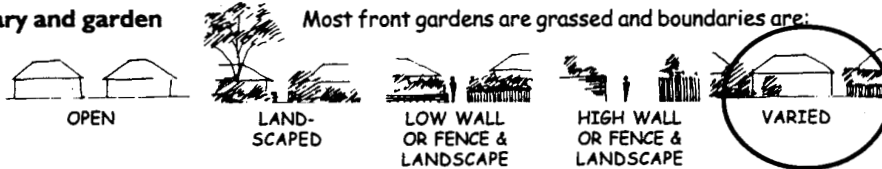
**Window shapes** Most windows are shaped like:



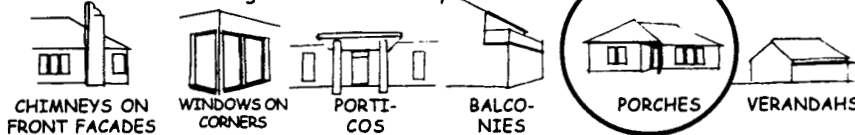
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

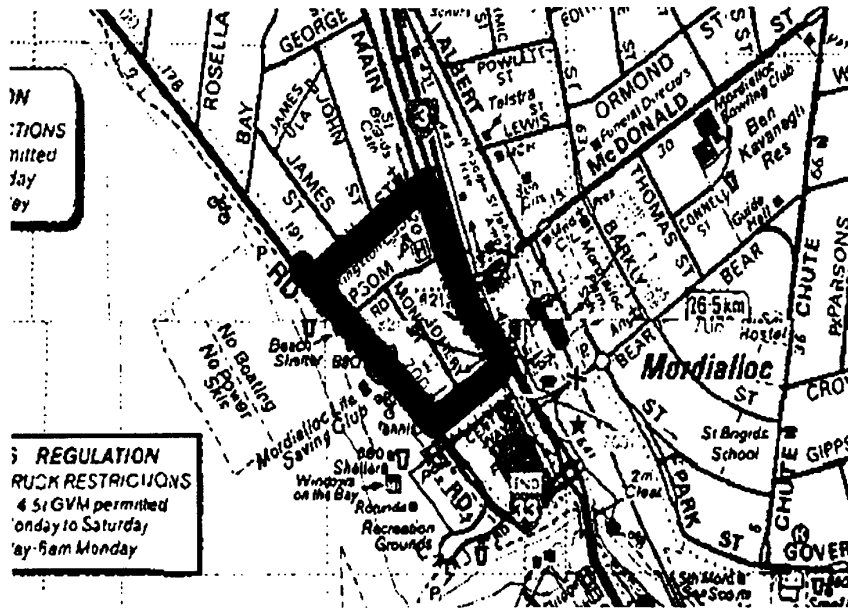


**Other building features** Other building features commonly found in this area are:



**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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**REGULATION  
TRUCK RESTRICTIONS**  
 4 St GVW permitted  
 Monday to Saturday  
 7am - 5pm Monday

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

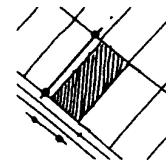
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 28

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

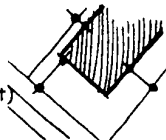
DEPTH: 35m (113ft)  
FRONTAGE: 15m (64ft)



**Building placement**

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

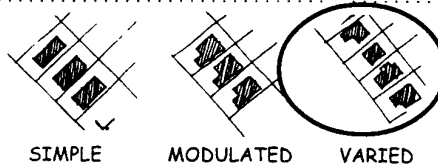
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 4-6m (13-18ft)  
WIDER SIDE SETBACK: 3-4m (10-13ft)



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

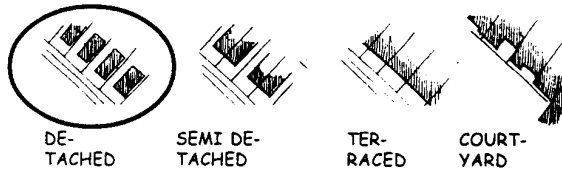
**Building footprint**

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



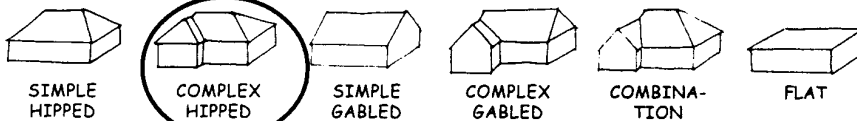
**Type and height of development**

Most houses are 1 or 2 storeys and orientated towards the street and:



**Roof shape**

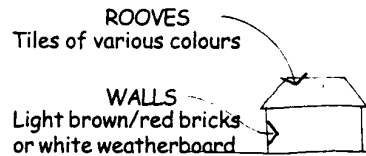
Most rooves are:



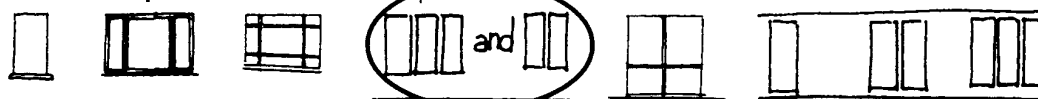
and have an angle or pitch of 15-20° with ridges parallel to the line of the road

**Materials**

Most walls and rooves are clad as follows:



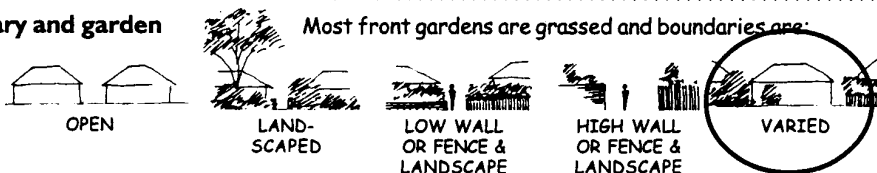
**Window shapes** Most windows are shaped like:



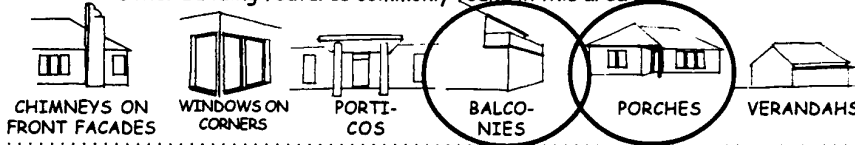
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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

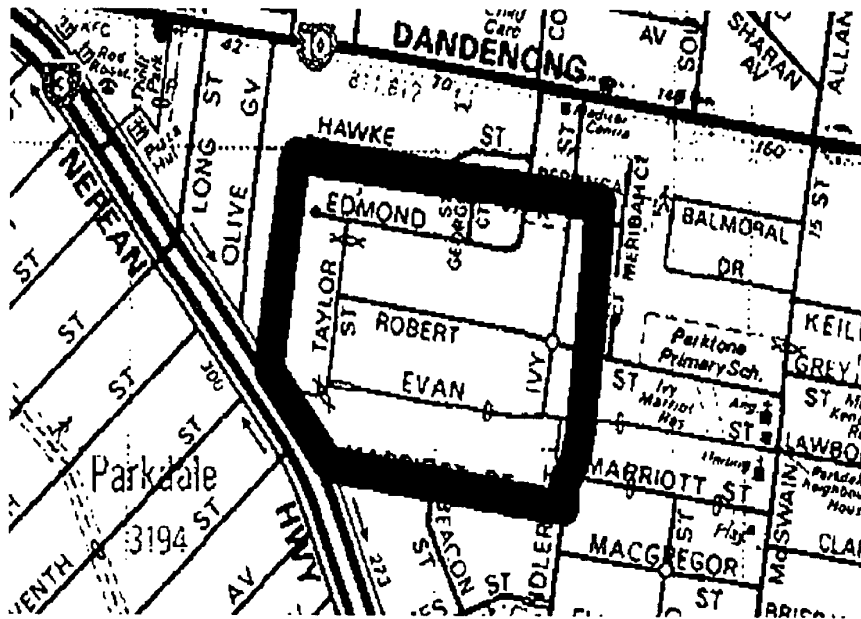


**Rear garden**

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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**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.

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

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

- 6 Discuss the proposal with Council planning staff and neighbours.
- 7 Include the completed Design Response Form with your planning application.

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

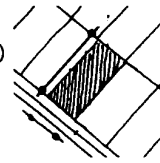
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 29

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

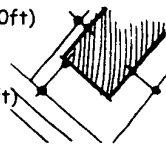
DEPTH: 40-50m (130-160ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

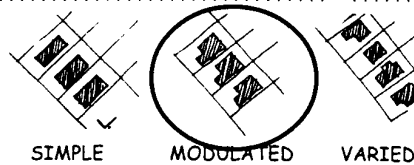
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 7-10m (21-31ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

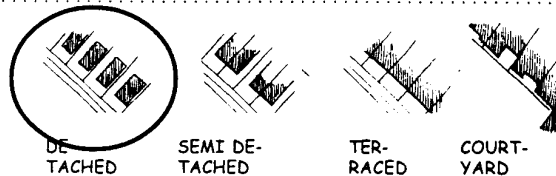
**Building footprint**

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



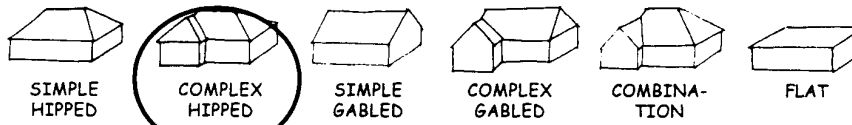
**Type and height of development**

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



**Roof shape**

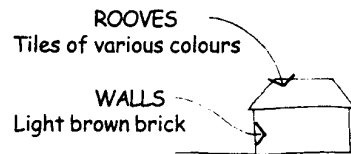
Most rooves are:



and have an angle or pitch of 15-20°

**Materials**

Most walls and rooves are clad as follows:



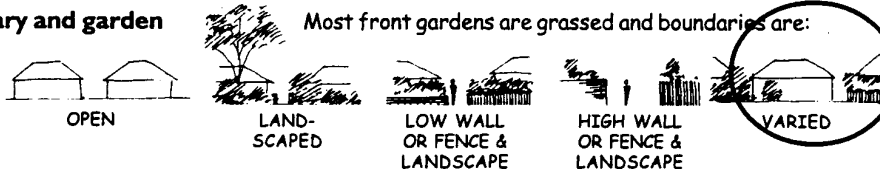
**Window shapes** Most windows are shaped like:



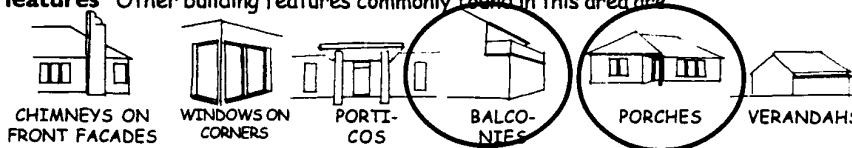
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



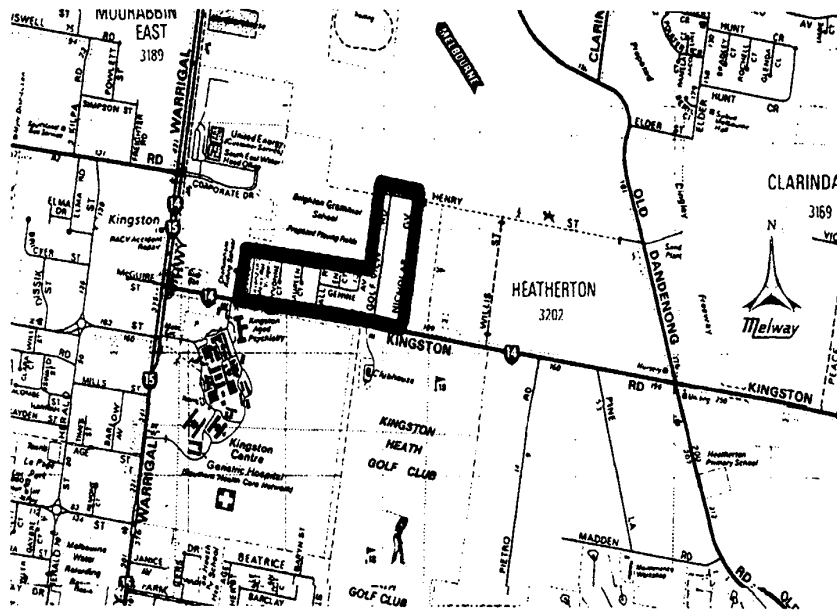
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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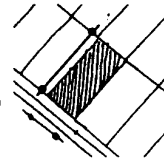
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 30*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

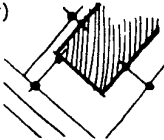
DEPTH: 40-45m (130-146ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

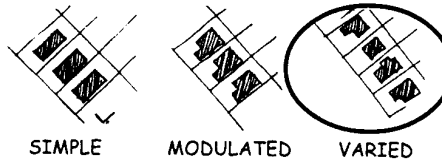
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3 m (10ft)



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

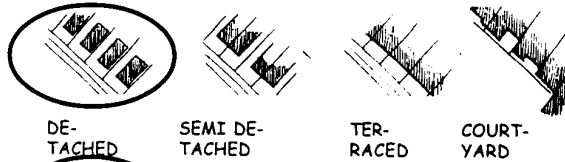
**Building footprint**

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



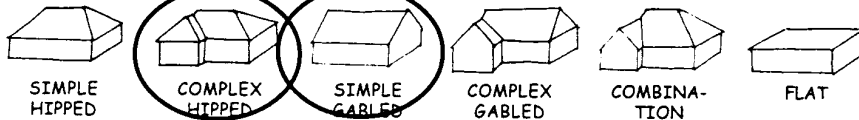
**Type and height of development**

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



**Roof shape**

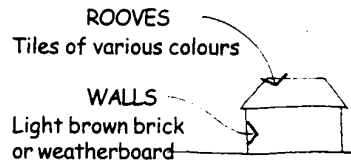
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



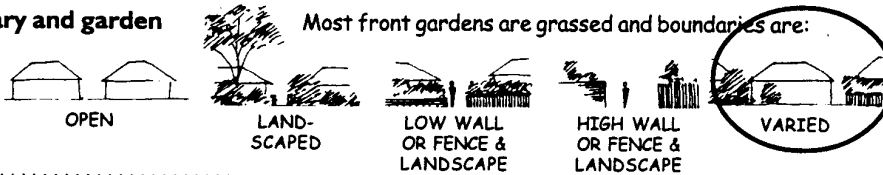
**Window shapes** Most windows are shaped like:



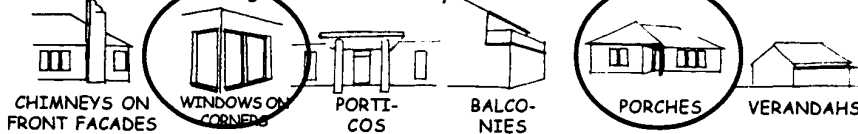
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



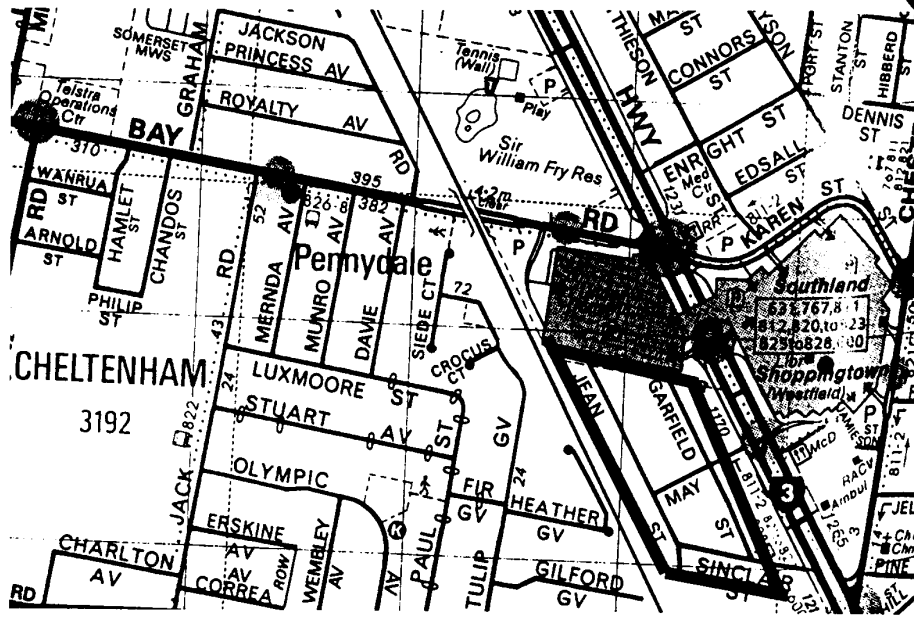
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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

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

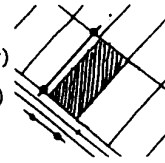
**TYPICAL CHARACTERISTICS**

*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:

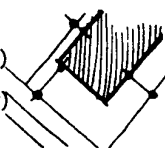
DEPTH: 30-40m (97-130ft)  
FRONTAGE: 14-18m (45-58ft)



**Building placement**

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

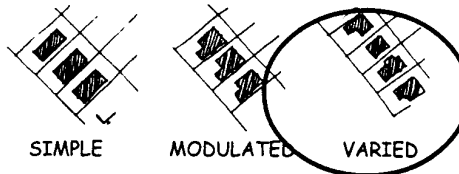
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-9m (16-28ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

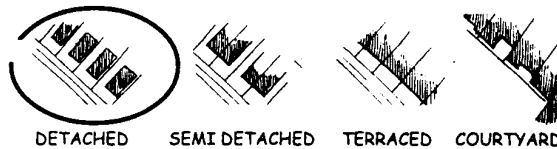
**Building footprint**

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



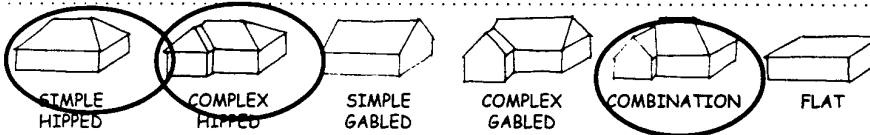
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

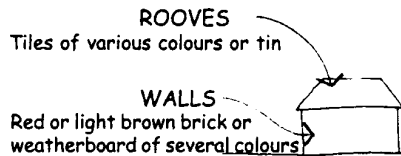
Most rooves are:



and have an angle or pitch of 15-20°.

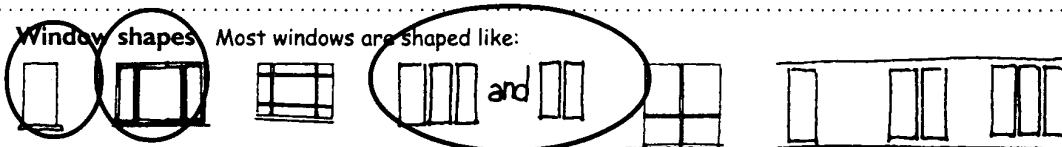
**Materials**

Most walls and rooves are clad as follows:



**Window shapes**

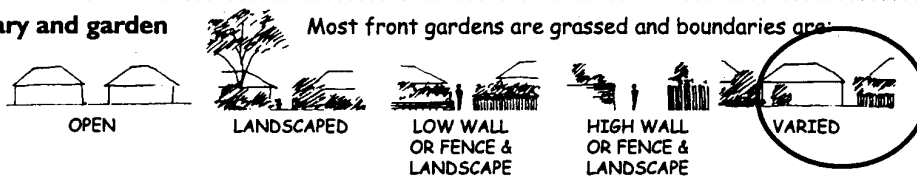
Most windows are shaped like:



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

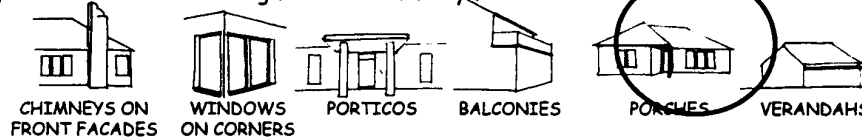
**Front boundary and garden**

Most front gardens are grassed and boundaries are:



**Other building features**

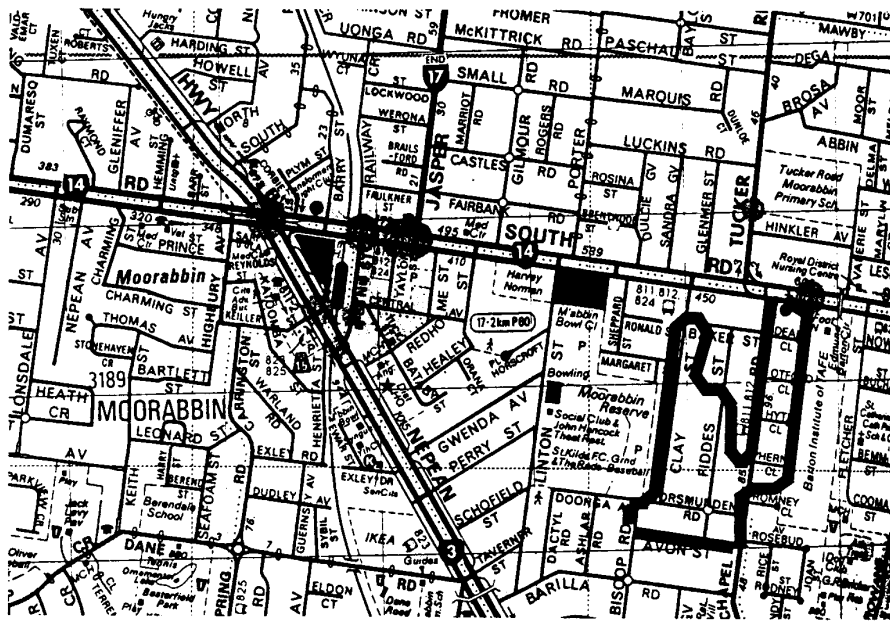
Other building features commonly found in this area are:



**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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### How should the Guidelines be used?

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

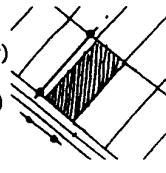
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

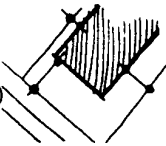
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (40-57ft)



**Building placement**

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

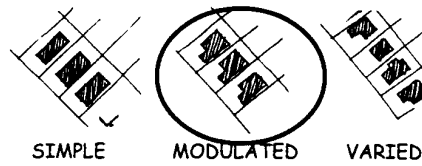
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 7-10m (21-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

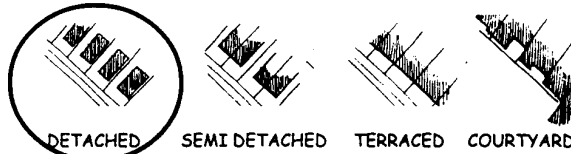
**Building footprint**

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



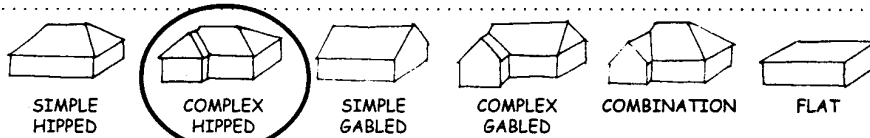
**Type and height of development**

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



**Roof shape**

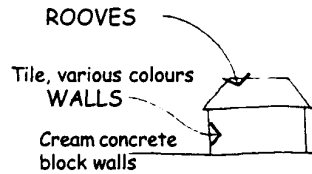
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



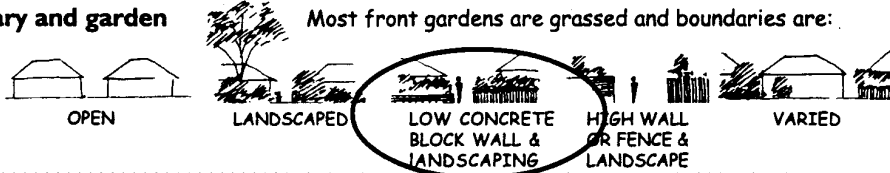
**Window shapes** Most windows are shaped like:



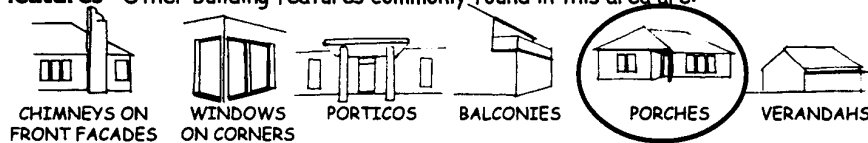
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



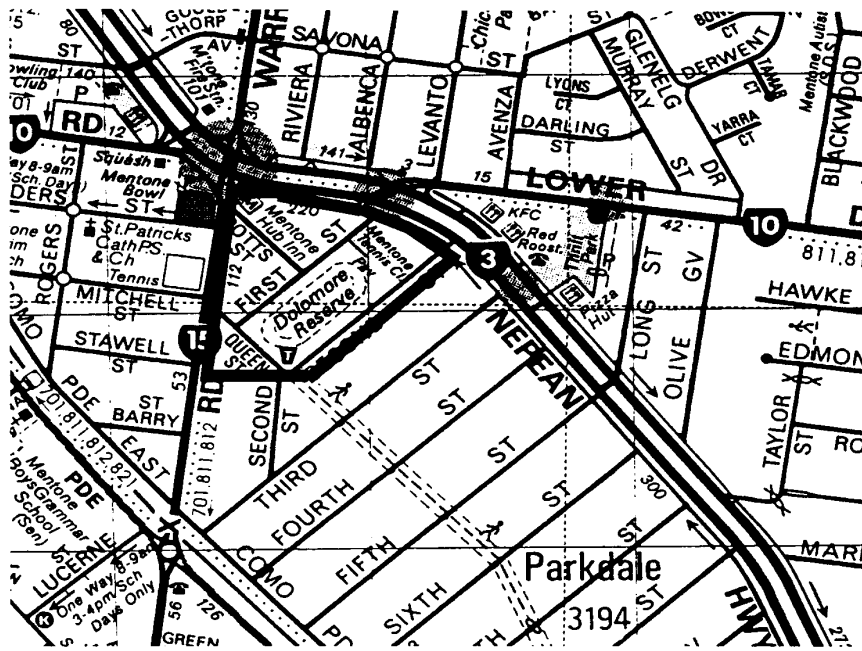
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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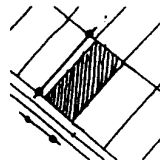
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 33*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

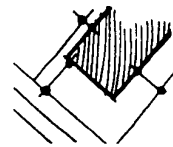
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 12-15m (39-48ft)



**Building placement**

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

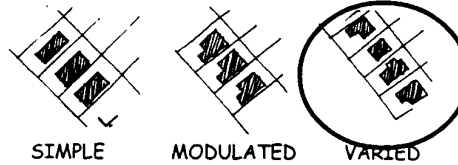
NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5m (16ft)  
WIDER SIDE SETBACK: 1-3 m (3-10ft)



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

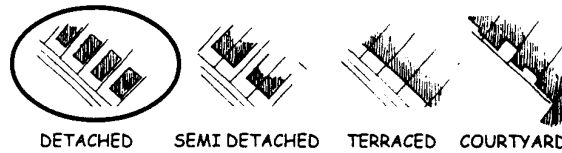
**Building footprint**

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



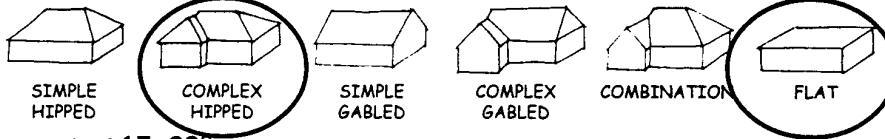
**Type and height of development**

Most houses are 1 or 2 storeys high and orientated towards the street and:



**Roof shape**

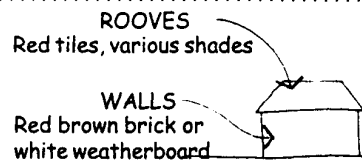
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



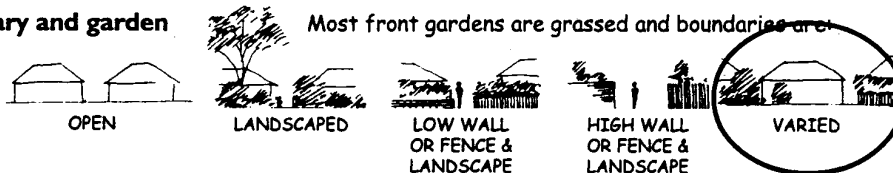
**Window shapes** Most windows are shaped like:



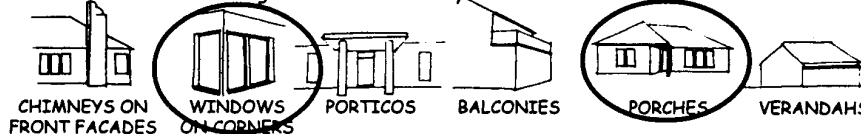
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

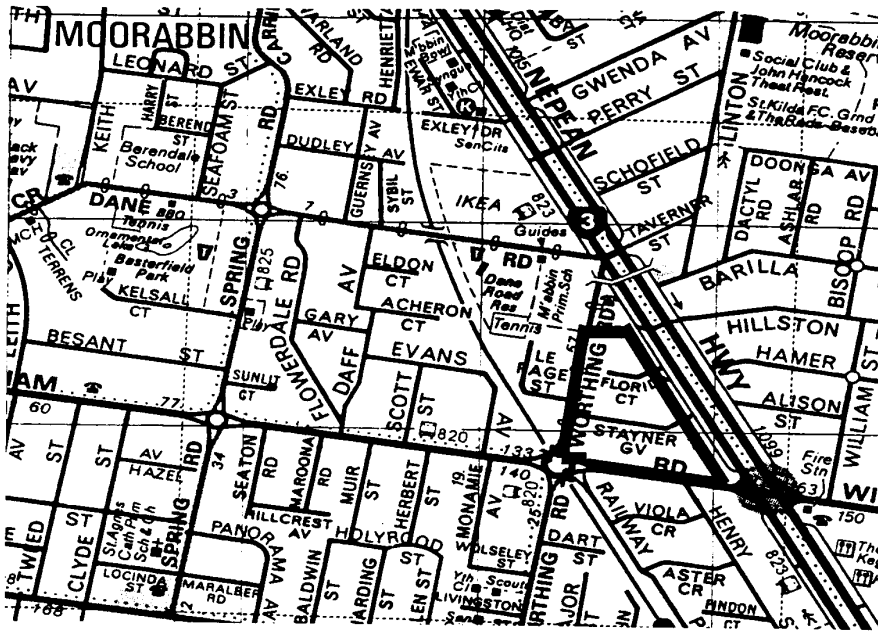


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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- 1 Identify the Character Area your site lies in by referring to the Character Area map at Council's Planning Department. If your site lies close to the boundary between two or more character areas, compare the characteristics illustrated in the Character Profiles for each area with those in the vicinity of the site to determine which is closest.
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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.
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The remaining characteristics need not necessarily all be maintained by new development, as long as the overall character of the area is maintained.

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

- 6 Discuss the proposal with Council planning staff and neighbours.
- 7 Include the completed Design Response Form with your planning application.

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

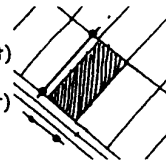
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 34*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

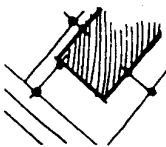
DEPTH: 30-35m (97-113ft)  
FRONTAGE: 12-15m (39-49ft)



**Building placement**

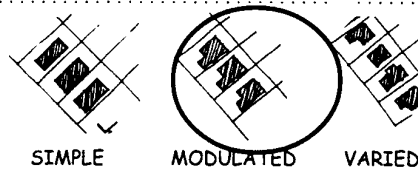
The characteristic distances between buildings and their front and side boundaries are as follows:

NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5-7m (16-22ft)  
WIDER SIDE SETBACK: 2-3 m (6-10ft)



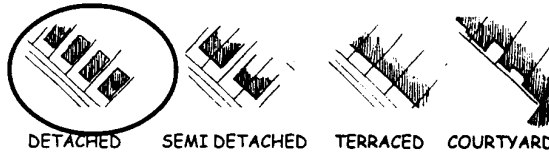
**Building footprint**

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



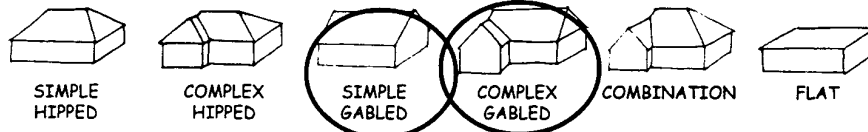
**Type and height of development**

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



**Roof shape**

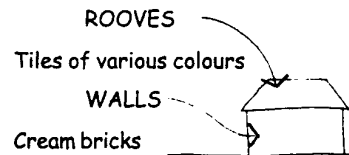
Most rooves are:



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

**Materials**

Most walls and rooves are clad as follows:



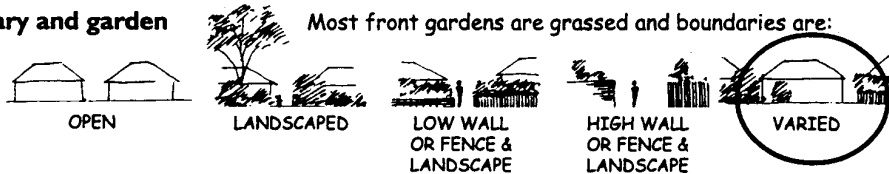
**Window shapes** Most windows are shaped like:



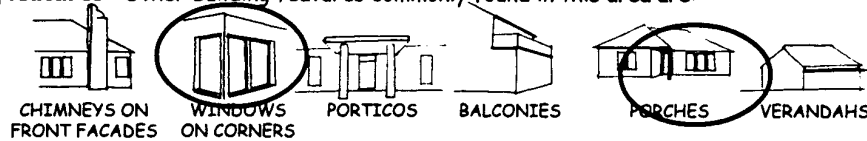
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



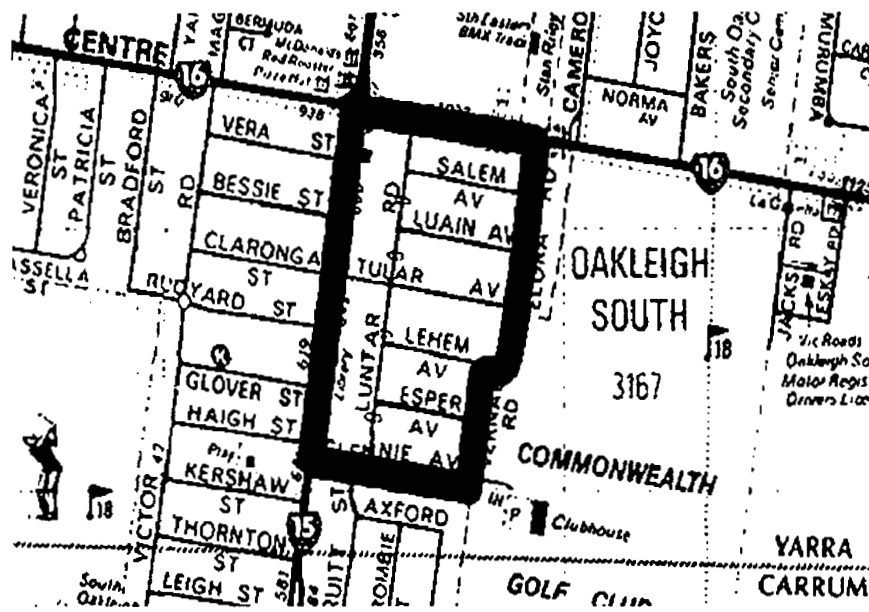
**Other building features** Other building features commonly found in this area are:



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

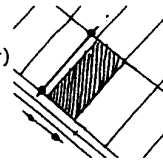
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 35*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

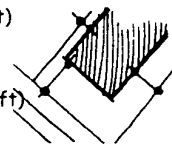
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

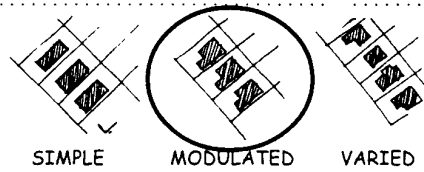
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

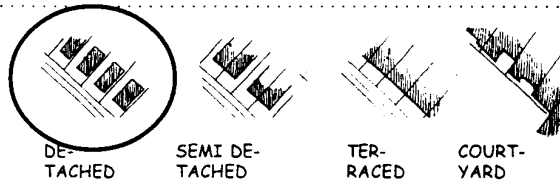
**Building footprint**

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



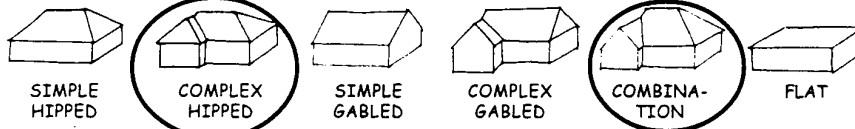
**Type and height of development**

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



**Roof shape**

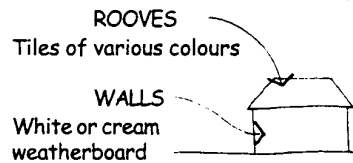
Most rooves are:



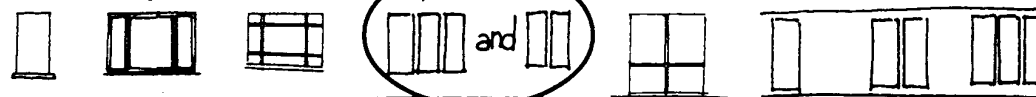
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



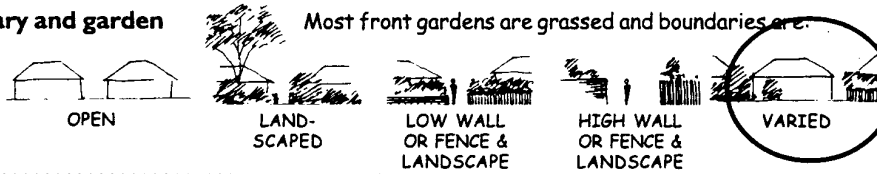
**Window shapes** Most windows are shaped like:



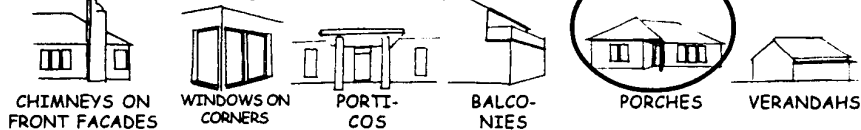
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



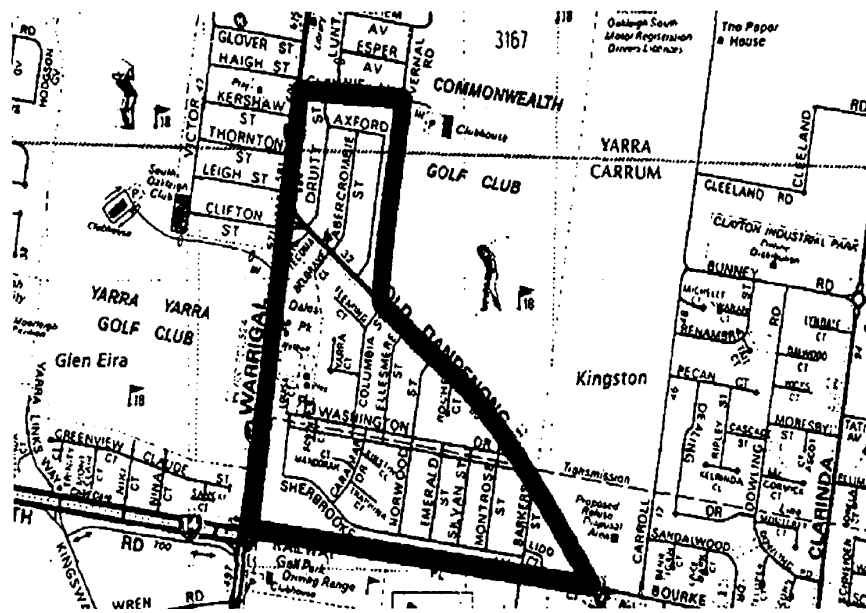
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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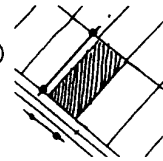
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 36*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

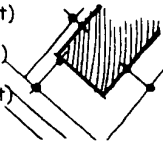
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

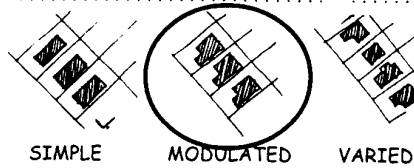
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

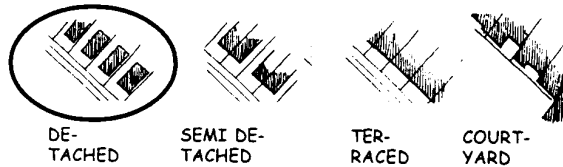
**Building footprint**

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



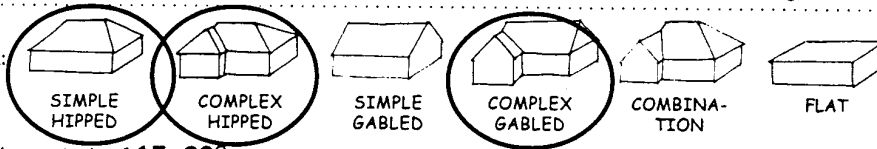
**Type and height of development**

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



**Roof shape**

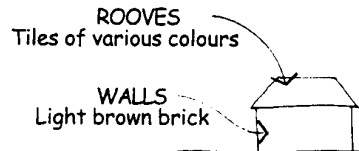
Most rooves are:



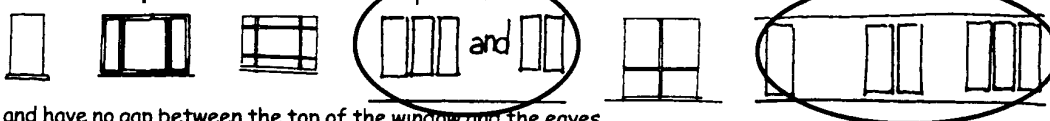
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



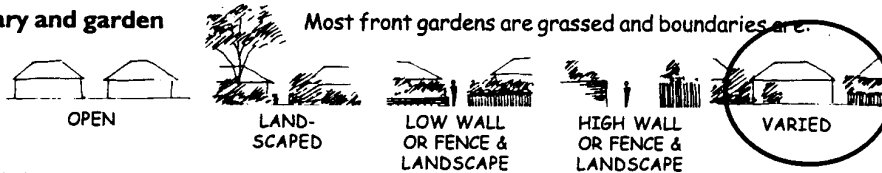
**Window shapes** Most windows are shaped like:



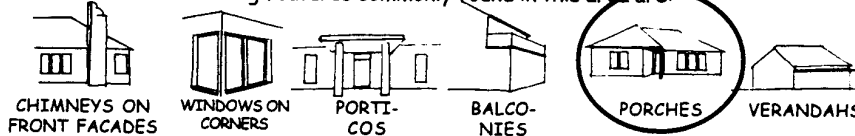
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



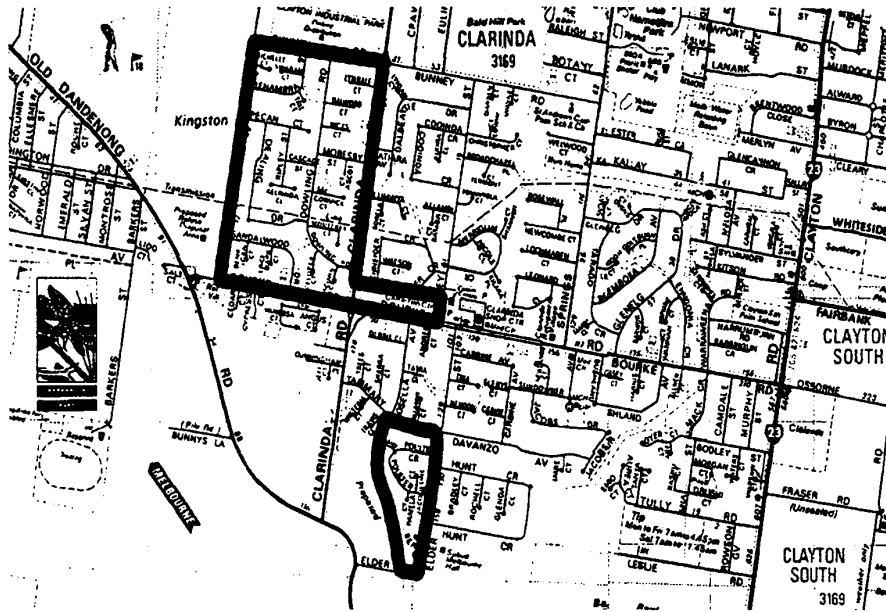
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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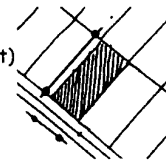
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 37*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

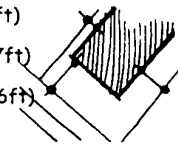
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 20m (64ft)



**Building placement**

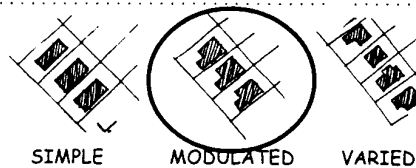
The characteristic distances between buildings and their front and side boundaries are as follows:

NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-9m (16-27ft)  
WIDER SIDE SETBACK: 2-4m (10-16ft)



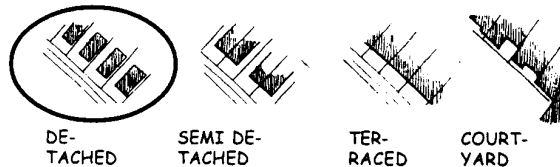
**Building footprint**

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



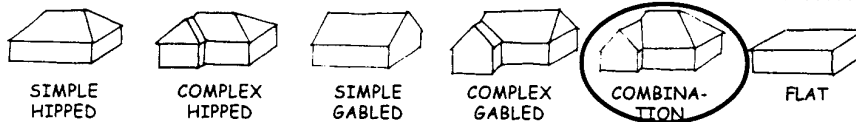
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

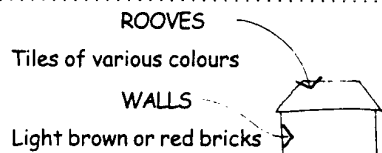
Most roofs are:



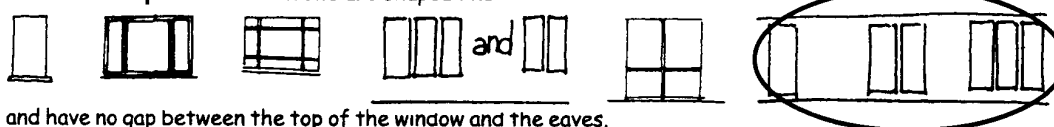
and have an angle or pitch of 15-20°.

**Materials**

Most walls and roofs are clad as follows:



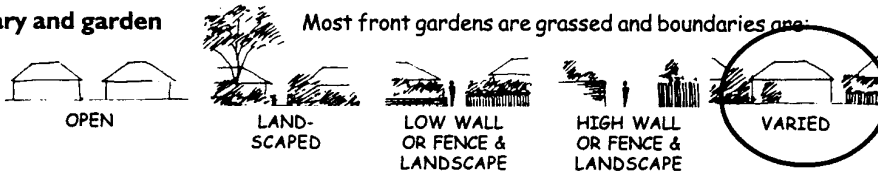
**Window shapes** Most windows are shaped like:



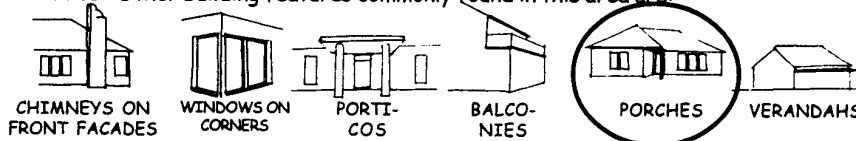
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



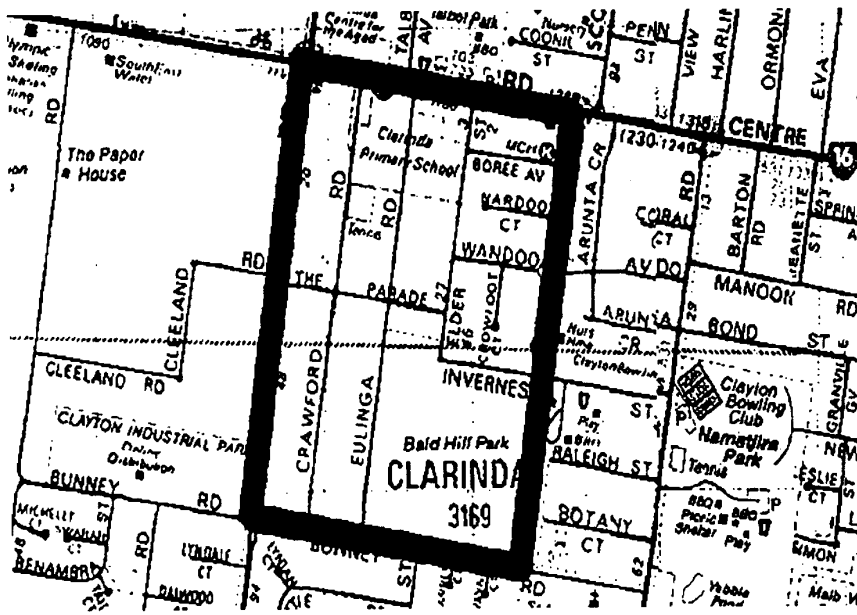
**Other building features** Other building features commonly found in this area are:



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

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

- 6 Discuss the proposal with Council planning staff and neighbours.
- 7 Include the completed Design Response Form with your planning application.

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

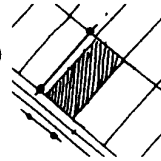
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 38*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

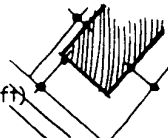
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 12-15m (39-48ft)



**Building placement**

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

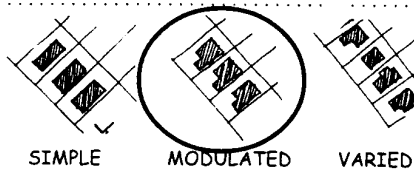
NARROWER SIDE SETBACK: 0m (0ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

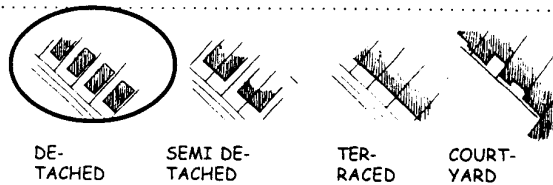
**Building footprint**

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



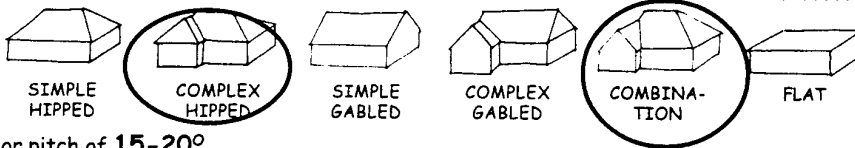
**Type and height of development**

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



**Roof shape**

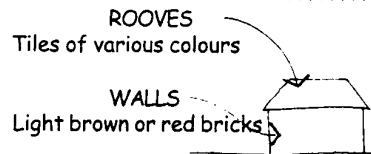
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



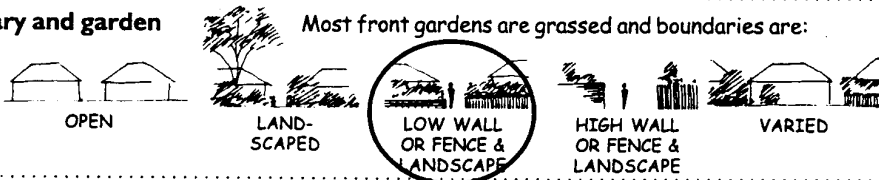
**Window shapes** Most windows are shaped like:



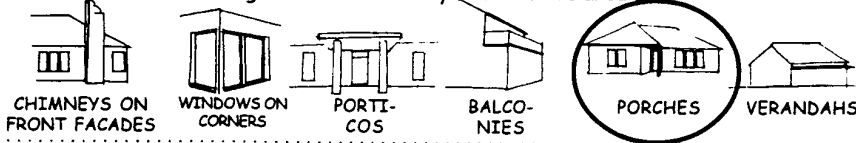
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



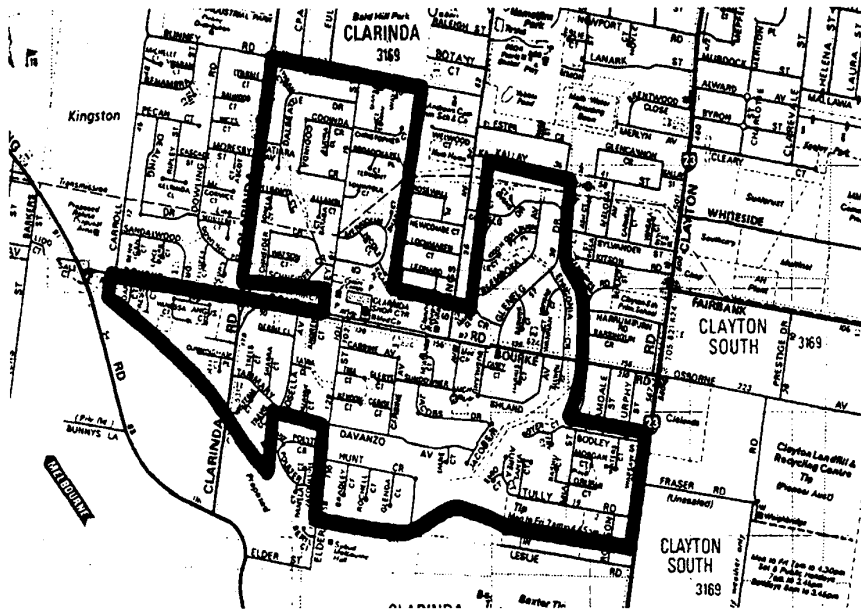
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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

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

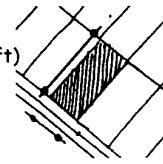
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 39*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

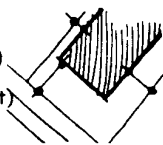
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15m (48ft)



**Building placement**

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

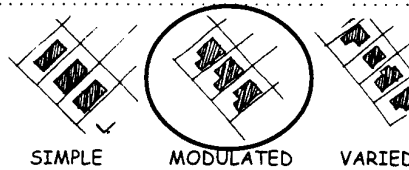
NARROWER SIDE SETBACK: 0m (0ft)  
FRONT SETBACK: 5-9m (16-28ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

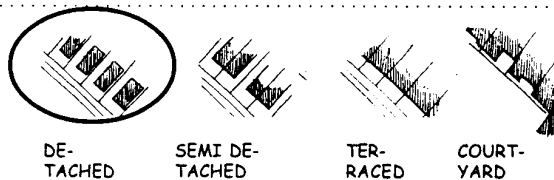
**Building footprint**

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



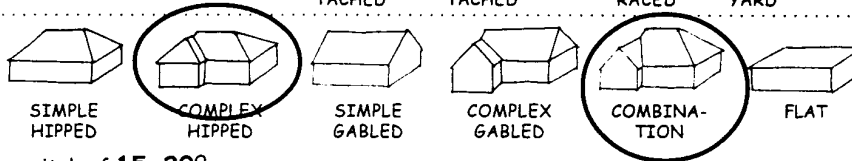
**Type and height of development**

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



**Roof shape**

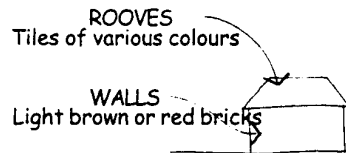
Most rooves are:



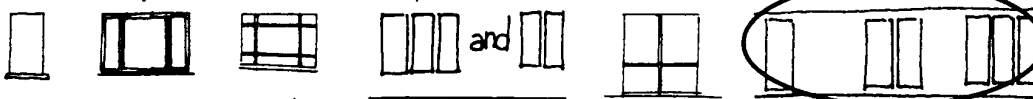
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



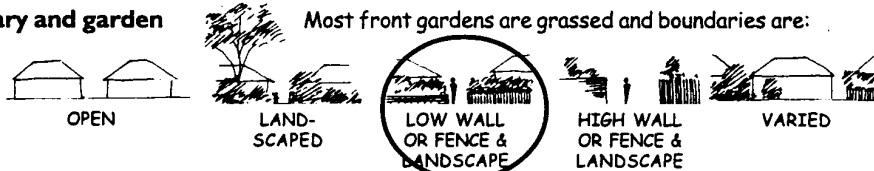
**Window shapes** Most windows are shaped like:



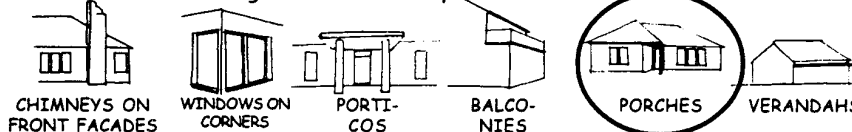
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



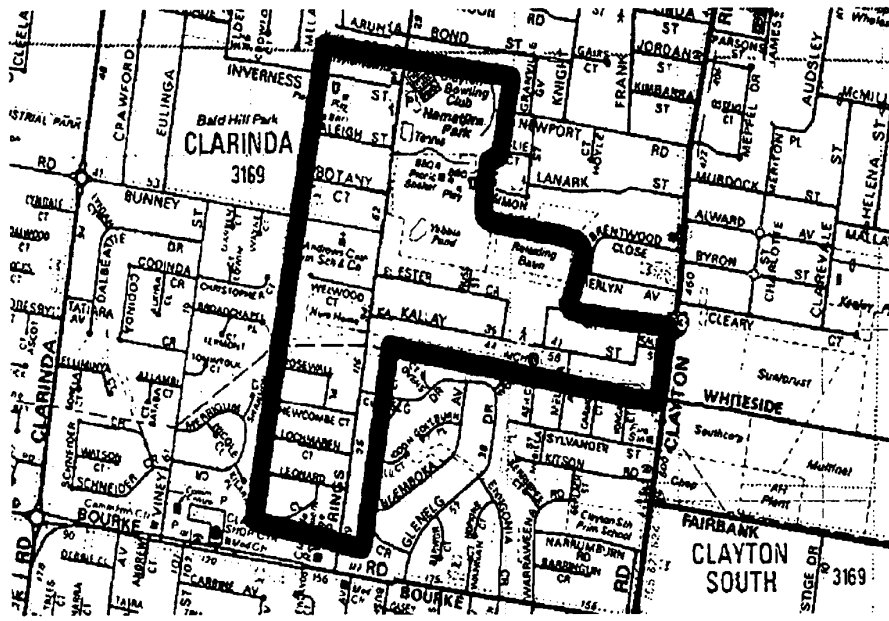
**Other building features** Other building features commonly found in this area are:



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

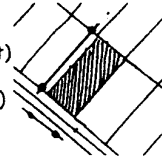
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 40

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

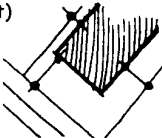
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

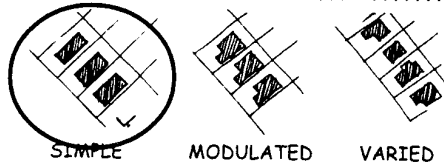
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 1-3m (3-10ft)



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

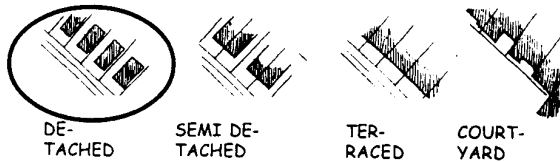
**Building footprint**

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



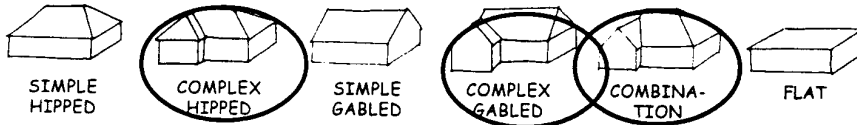
**Type and height of development**

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



**Roof shape**

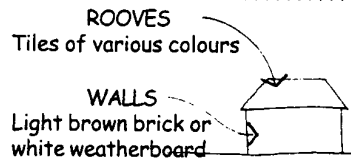
Most rooves are:



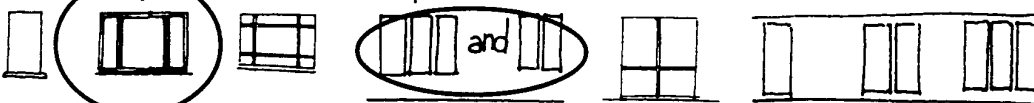
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



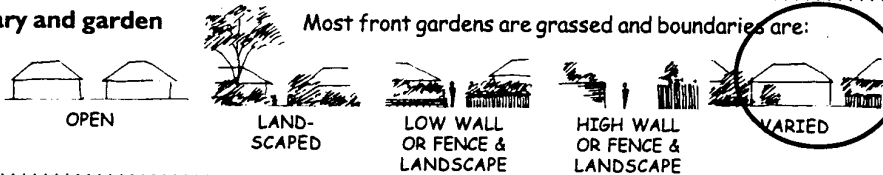
**Window shapes** Most windows are shaped like:



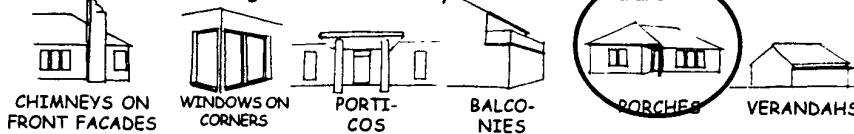
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



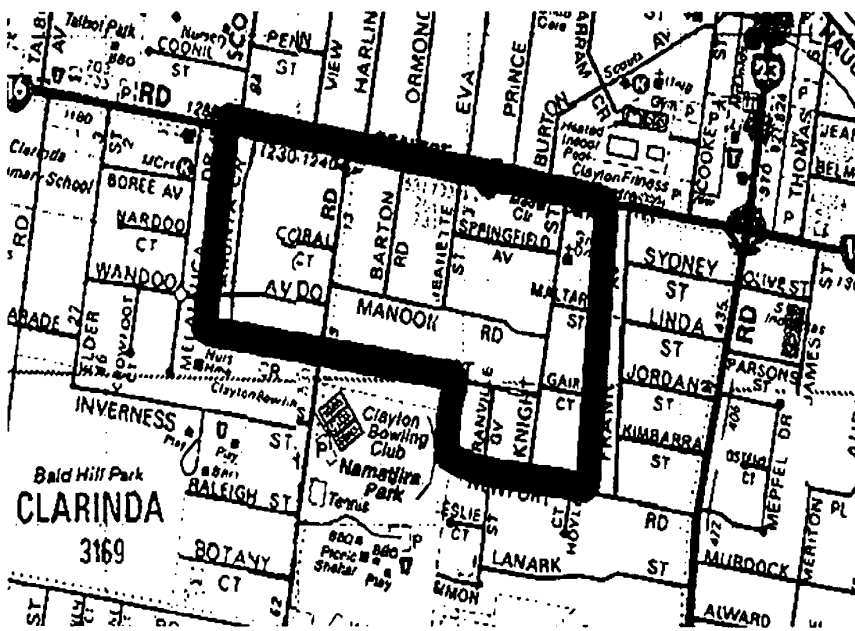
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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

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

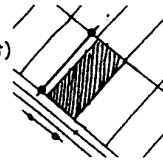
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 41

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

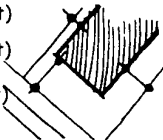
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

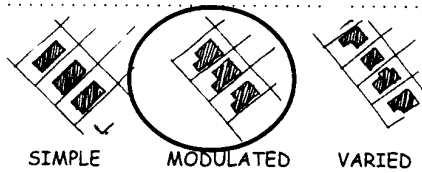
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 5-9m (16-28ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

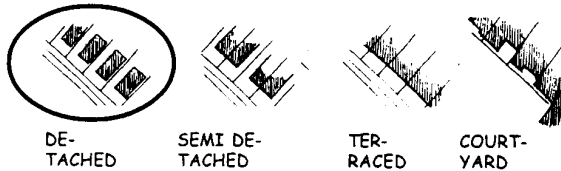
**Building footprint**

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



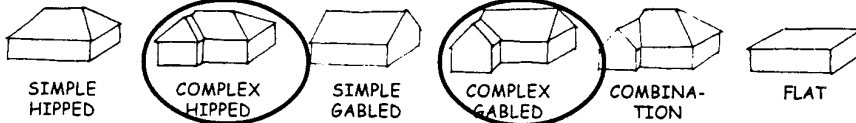
**Type and height of development**

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



**Roof shape**

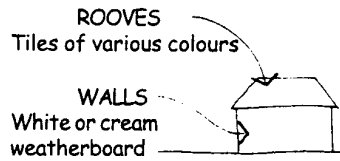
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



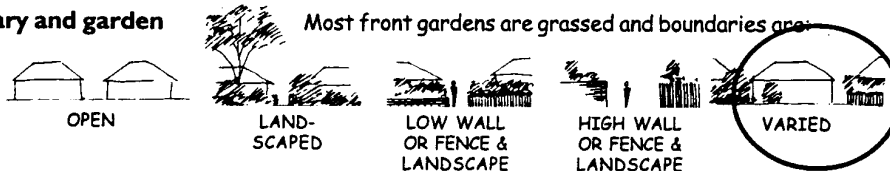
**Window shapes** Most windows are shaped like:



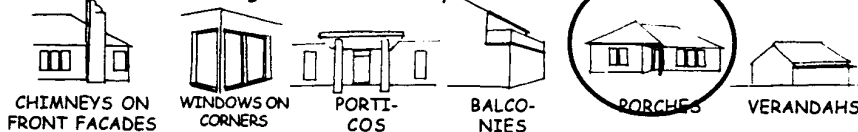
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



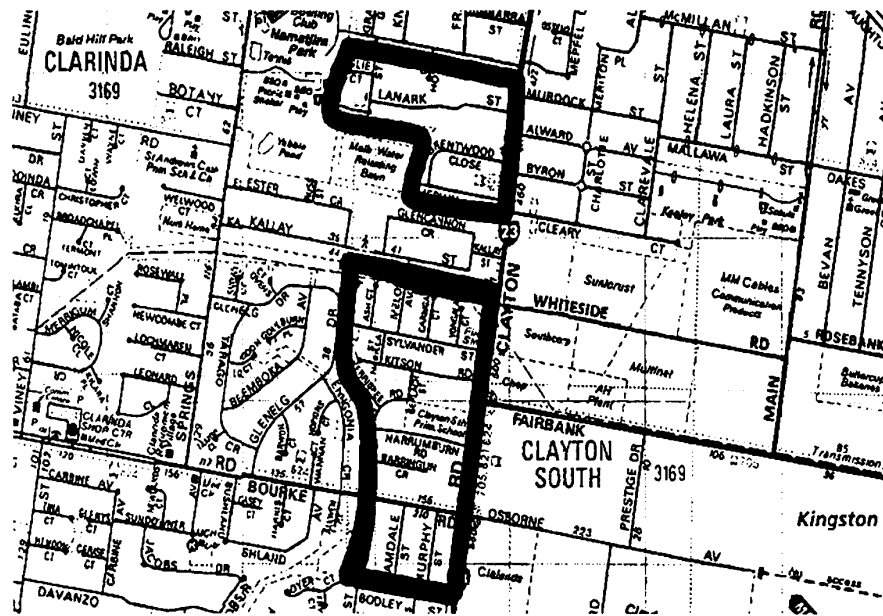
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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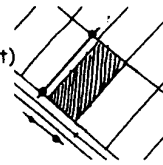
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 42*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

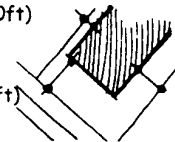
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

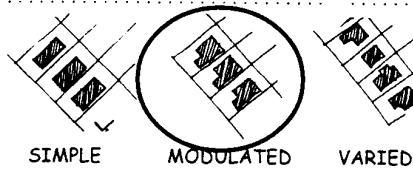
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

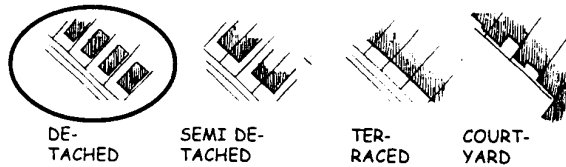
**Building footprint**

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



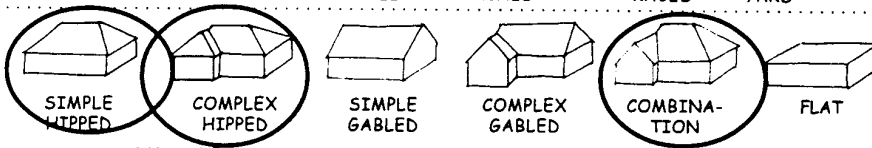
**Type and height of development**

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



**Roof shape**

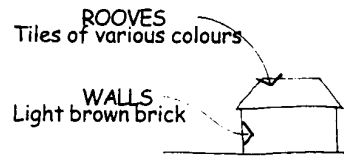
Most rooves are:



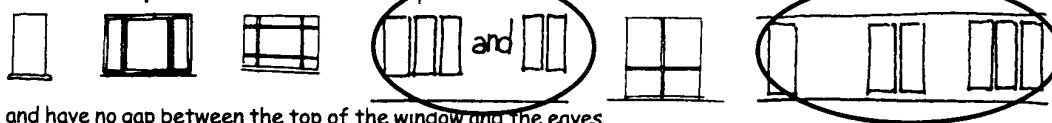
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



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

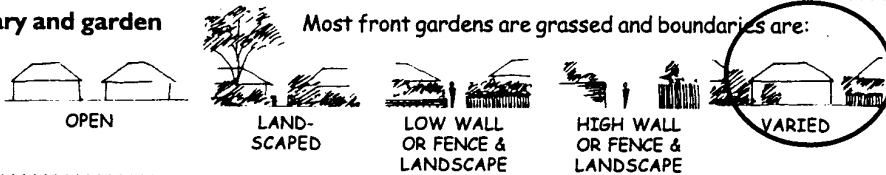


and have no gap between the top of the window and the eaves.

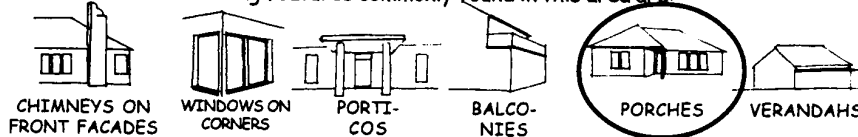


**Front boundary and garden**

Most front gardens are grassed and boundaries are:



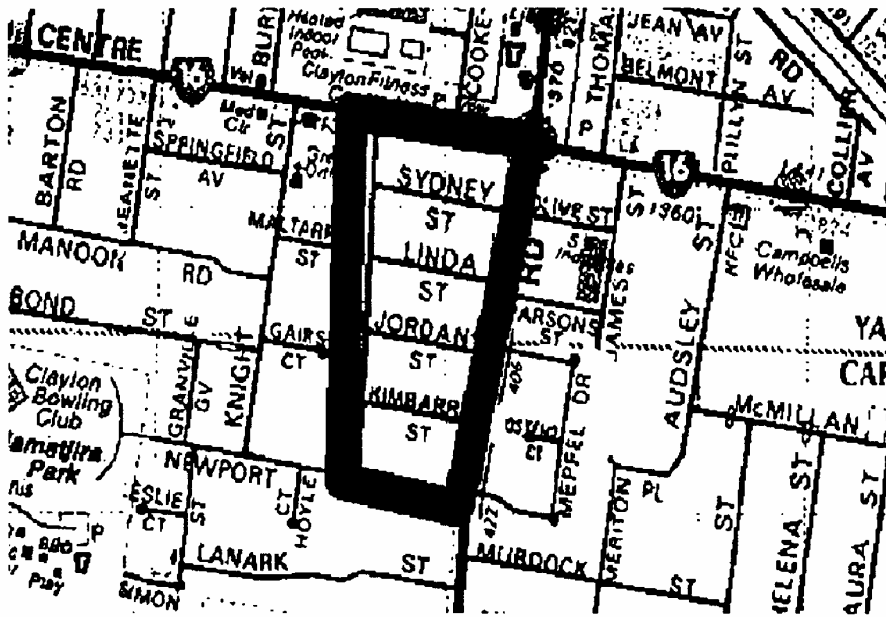
**Other building features** Other building features commonly found in this area are:



**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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- 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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*(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.)*

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

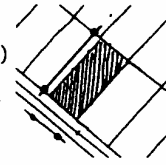
**TYPICAL CHARACTERISTICS**

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:

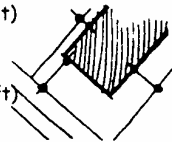
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

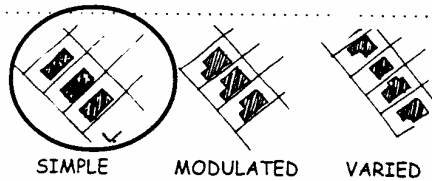
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 2-3m (10-16ft)



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

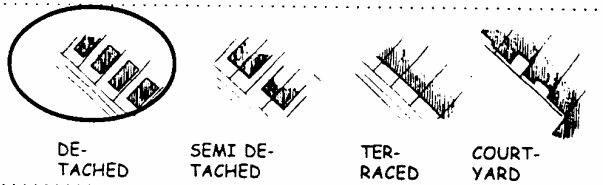
**Building footprint**

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



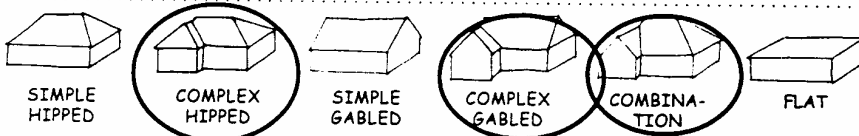
**Type and height of development**

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



**Roof shape**

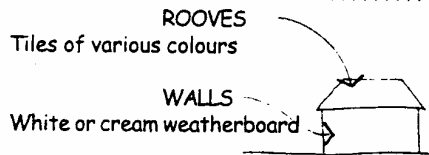
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



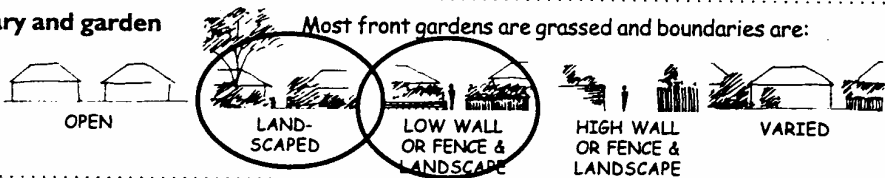
**Window shapes** Most windows are shaped like:



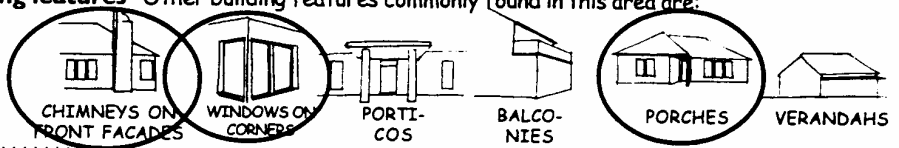
and have large gaps between the eaves and the windows :

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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

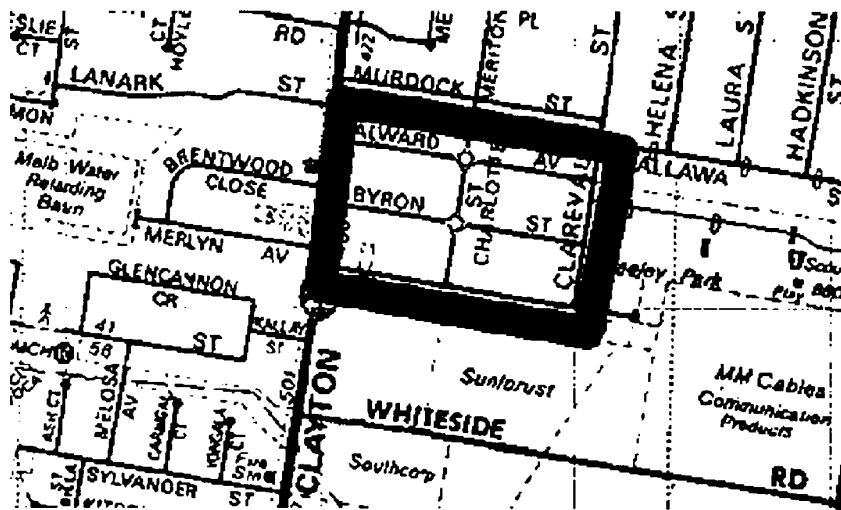


**Rear garden**

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



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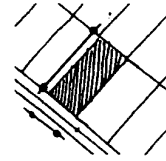
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 44*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

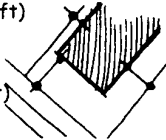
DEPTH: 40m (113-130ft)  
FRONTAGE: 15m (48-64ft)



**Building placement**

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

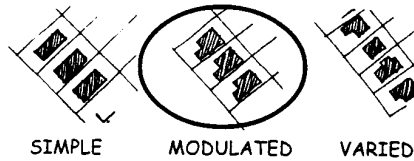
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

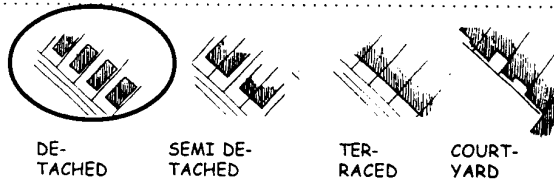
**Building footprint**

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



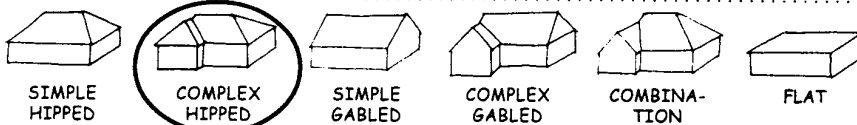
**Type and height of development**

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



**Roof shape**

Most rooves are:

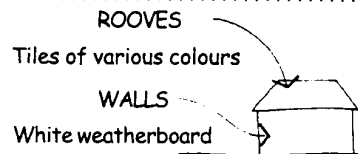


and have an angle or pitch of 15-20° with ridges parallel to road

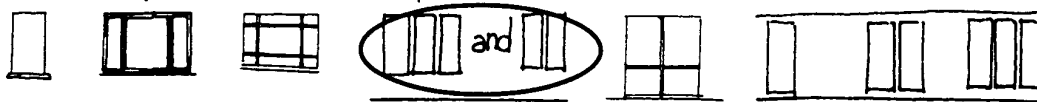


**Materials**

Most walls and rooves are clad as follows:



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

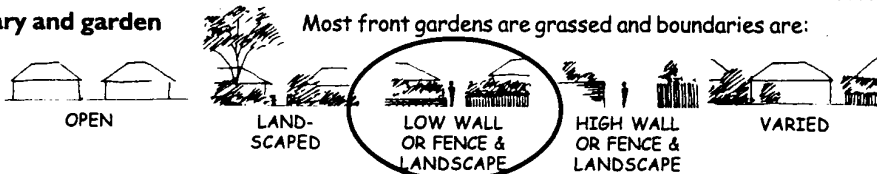


and have large gaps between the eaves and the windows

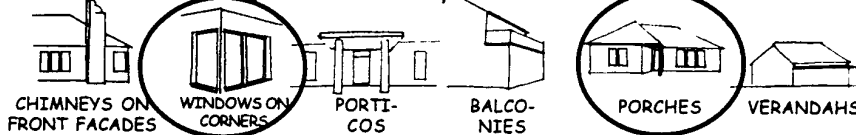


**Front boundary and garden**

Most front gardens are grassed and boundaries are:



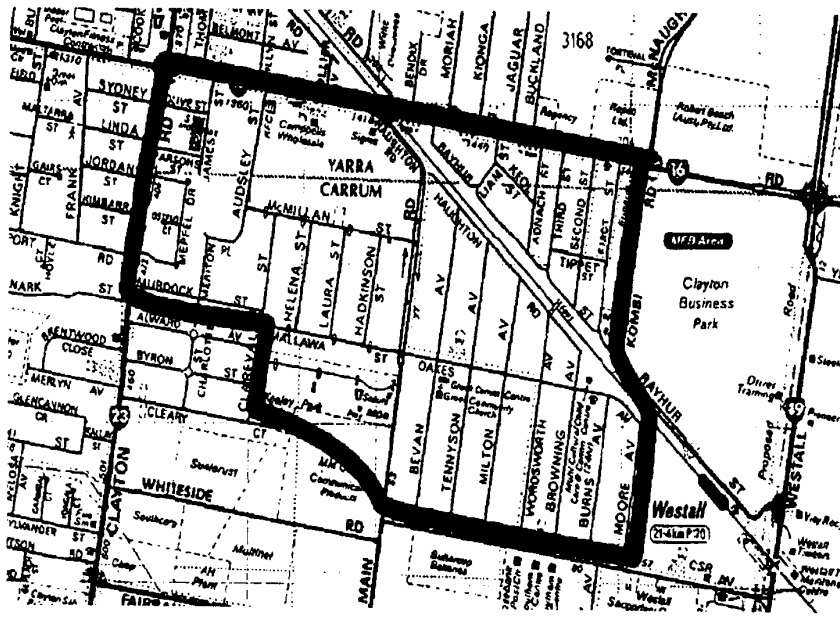
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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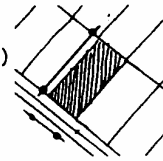
**TYPICAL CHARACTERISTICS**

*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:

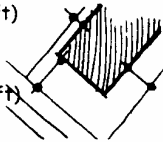
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15m (48ft)



**Building placement**

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

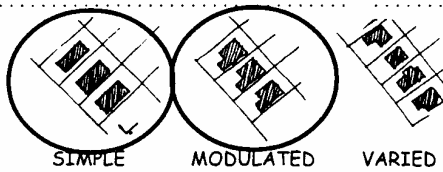
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

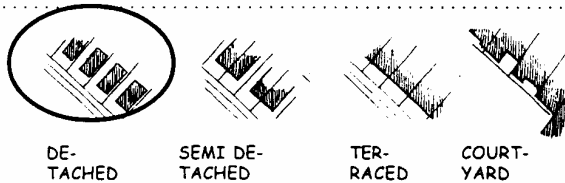
**Building footprint**

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



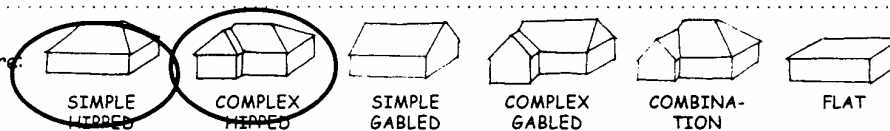
**Type and height of development**

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



**Roof shape**

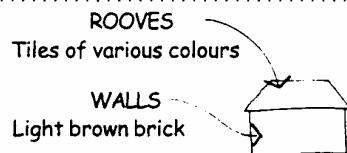
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



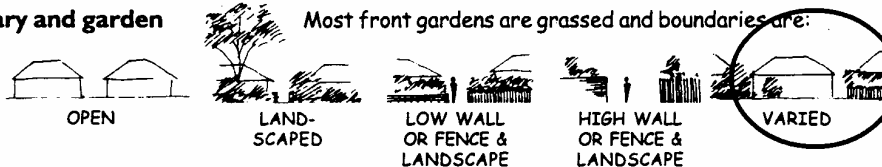
**Window shapes** Most windows are shaped like:



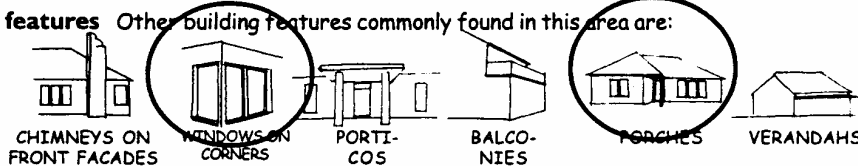
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



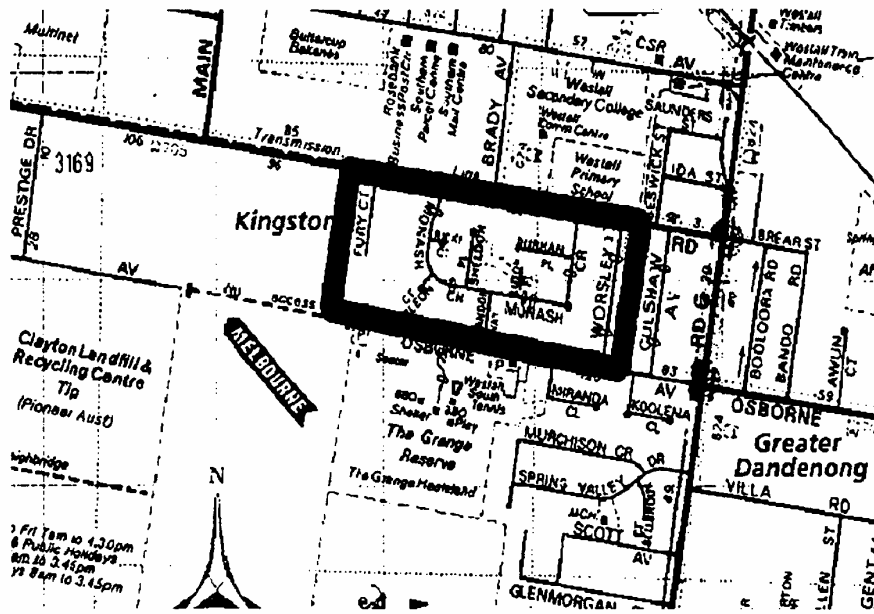
**Other building features** Other building features commonly found in this area are:



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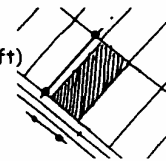
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 46*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

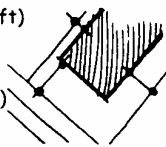
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15m (48ft)



**Building placement**

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

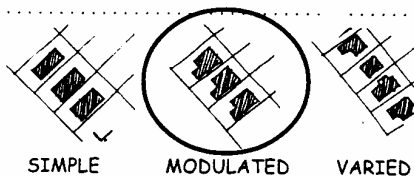
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
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and the front of most garages is set back from the front wall of the house.

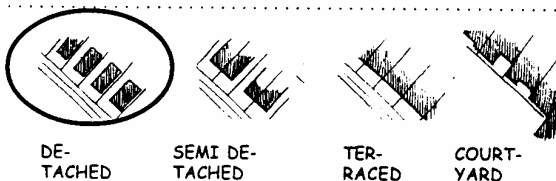
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When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:



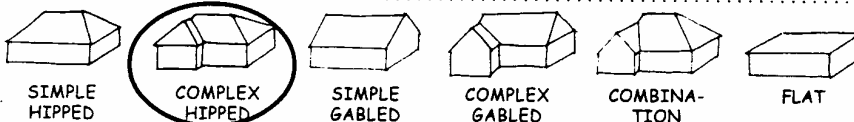
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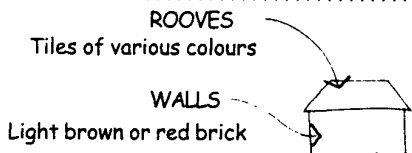
Most rooves are:



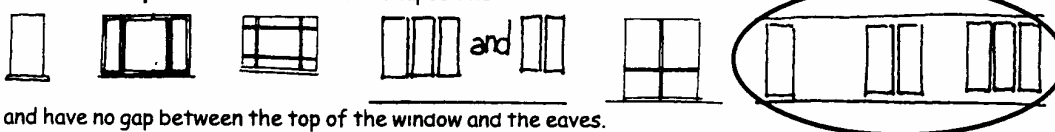
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



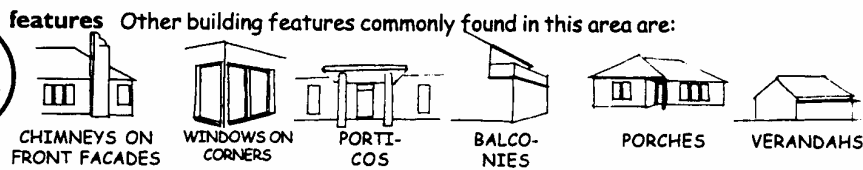
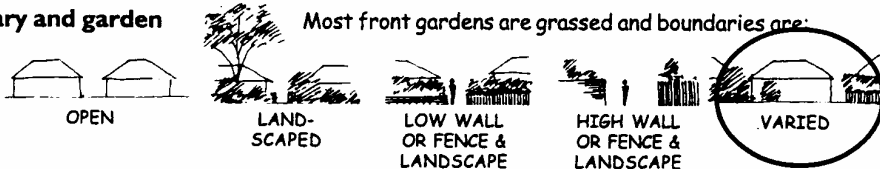
**Window shapes** Most windows are shaped like:



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:

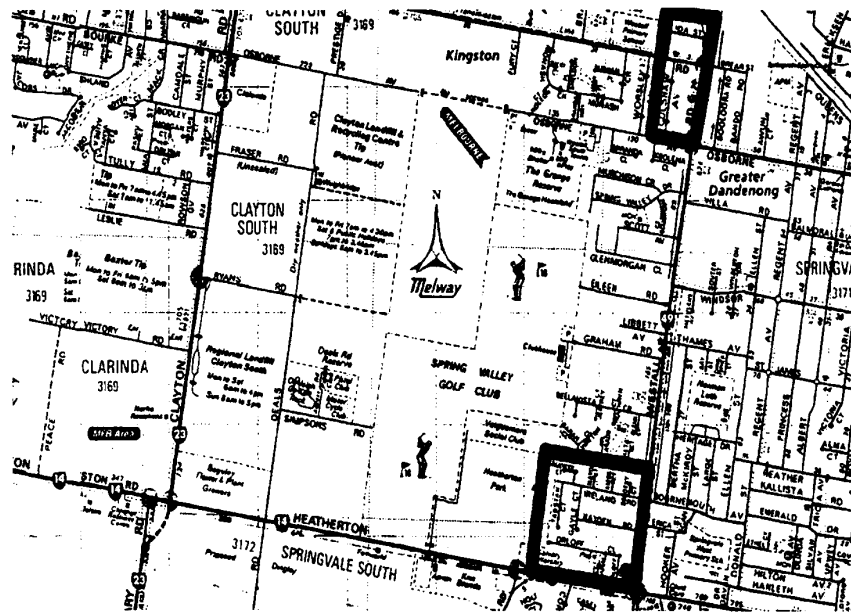


**Rear garden**

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with two asterisks (\*\*), and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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

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

- 6 Discuss the proposal with Council planning staff and neighbours.
- 7 Include the completed Design Response Form with your planning application.

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

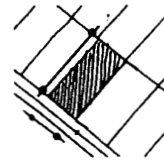
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 47

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

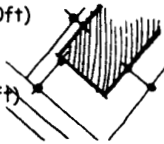
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 12-18m (37-58ft)



**Building placement**

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

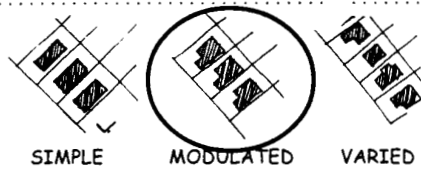
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

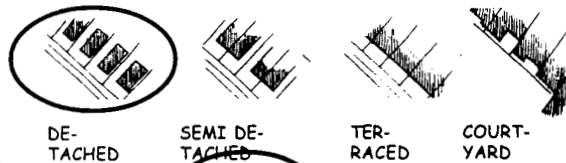
**Building footprint**

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



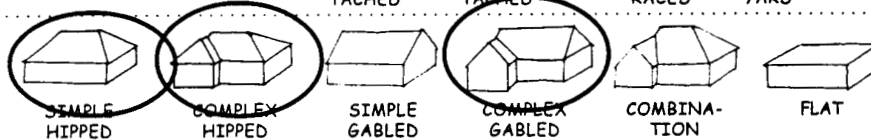
**Type and height of development**

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



**Roof shape**

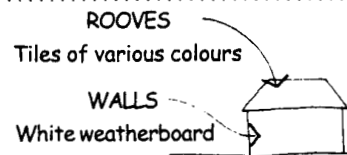
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



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



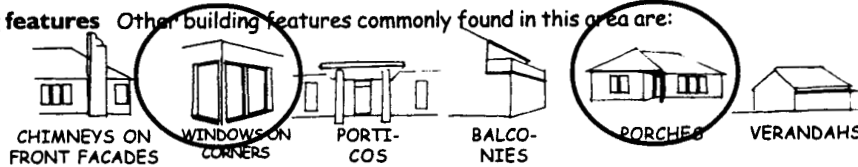
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

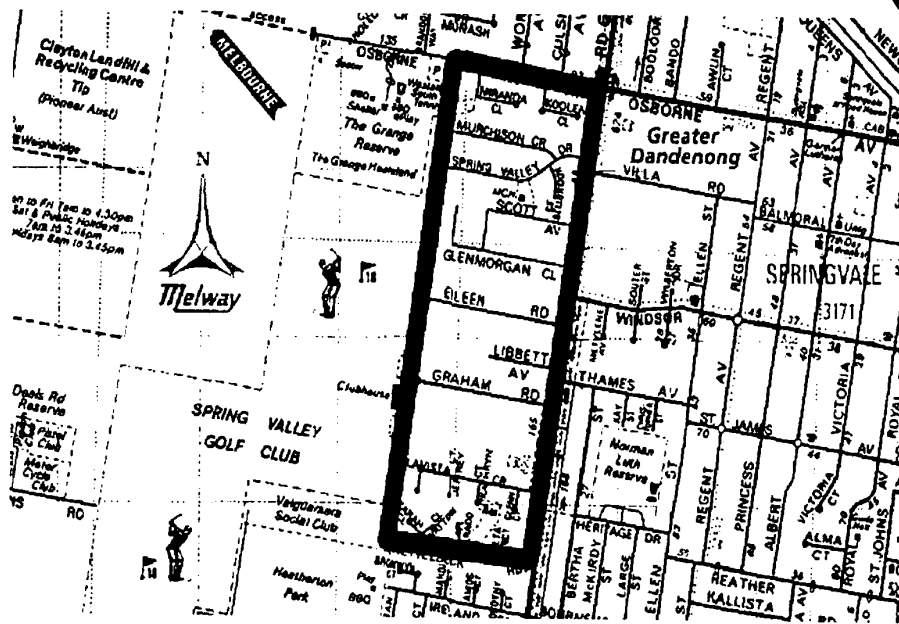


**Other building features** Other building features commonly found in this area are:



**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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### How should the Guidelines be used?

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

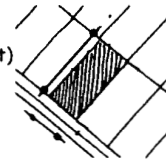
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 48

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

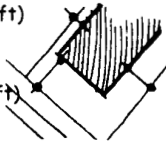
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 12-18m (37-58ft)



**Building placement**

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

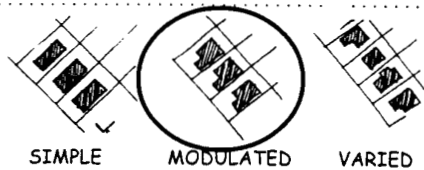
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-9m (16-27ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

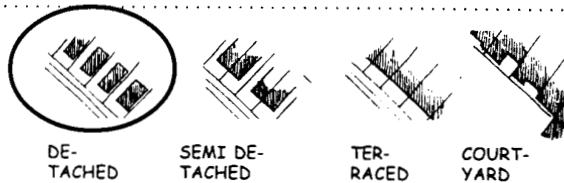
**Building footprint**

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



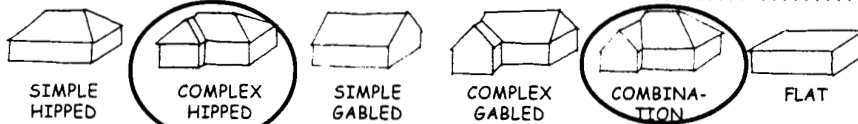
**Type and height of development**

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



**Roof shape**

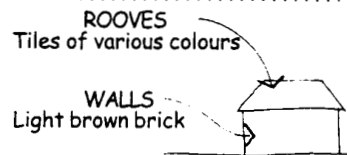
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



**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:



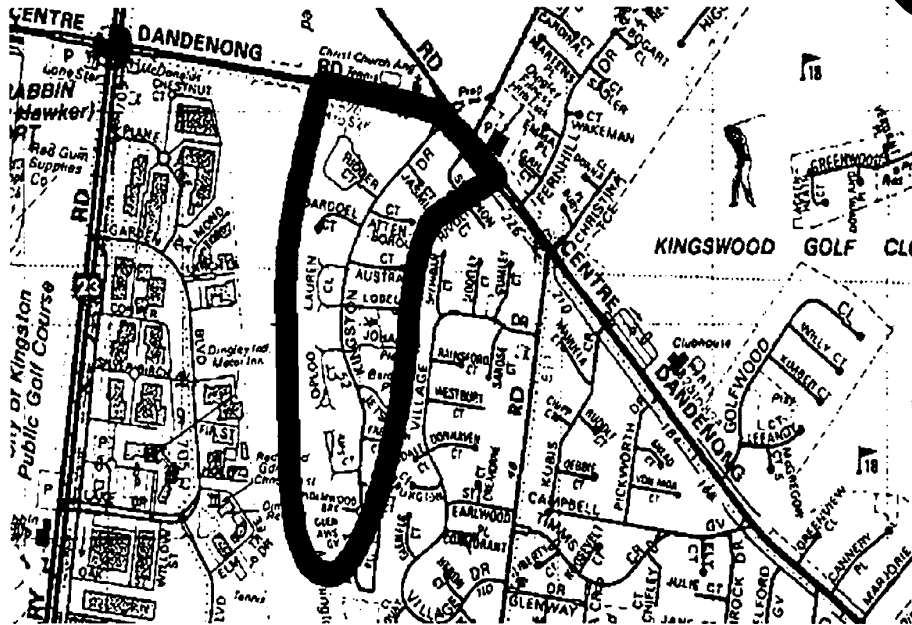
**Other building features** Other building features commonly found in this area are:



**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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**CHARACTER AREA**

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

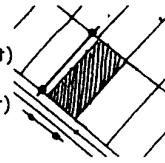
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 49

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

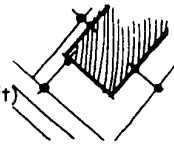
DEPTH: 25-40m (78-130ft)  
FRONTAGE: 12-15m (39-48ft)



**Building placement**

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

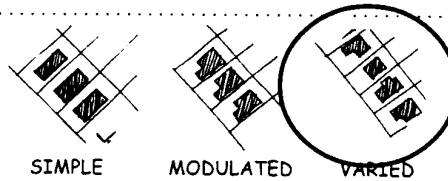
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 2-2.5 m (6-7ft)



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

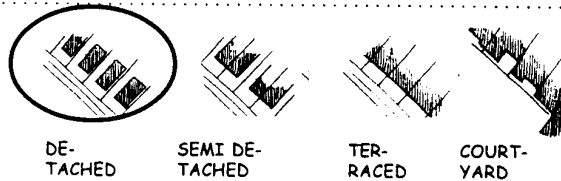
**Building footprint**

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



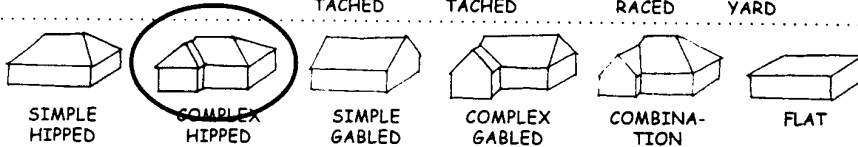
**Type and height of development**

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



**Roof shape**

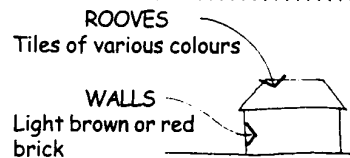
Most rooves are:



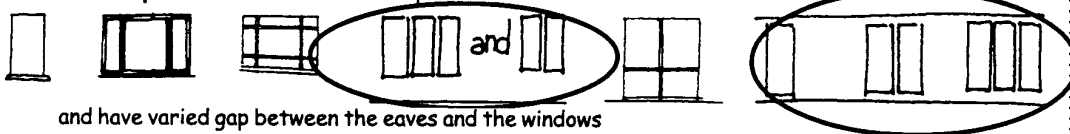
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



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

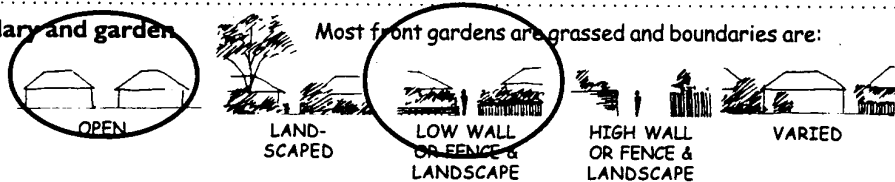


and have varied gap between the eaves and the windows

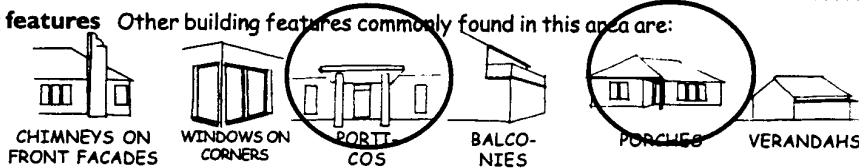


**Front boundary and garden**

Most front gardens are grassed and boundaries are:



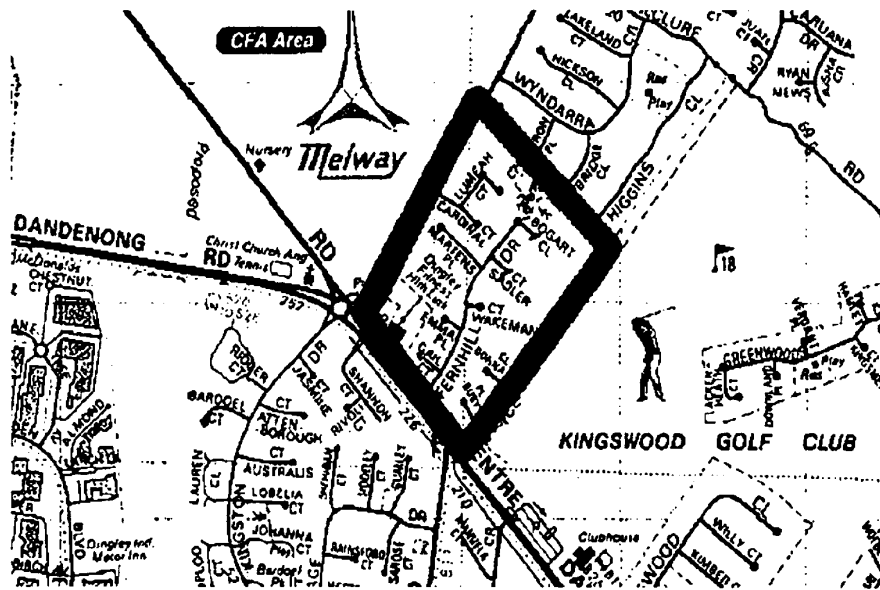
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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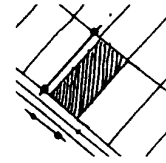
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 50

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

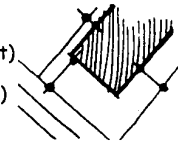
DEPTH: 35m (113ft)  
FRONTAGE: 15m (48-64ft)



**Building placement**

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

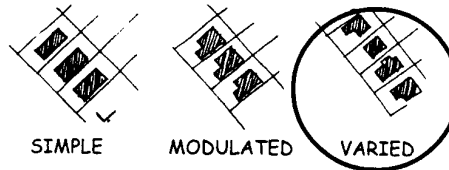
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 2-5 m (6-16ft)



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

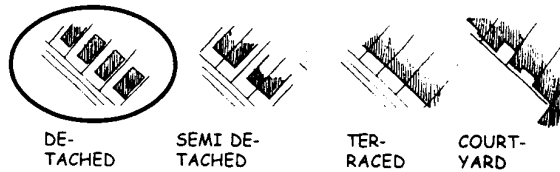
**Building footprint**

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



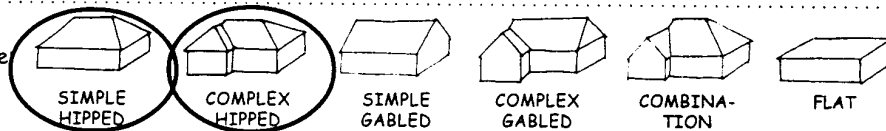
**Type and height of development**

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



**Roof shape**

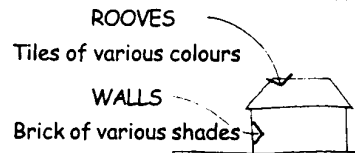
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



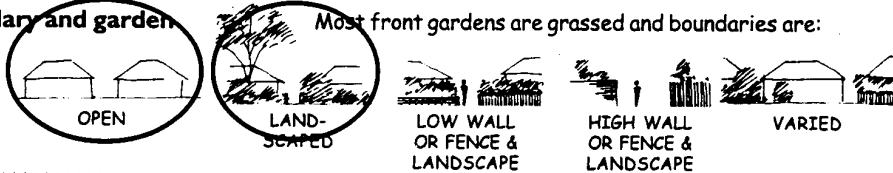
**Window shapes** Most windows are shaped like:



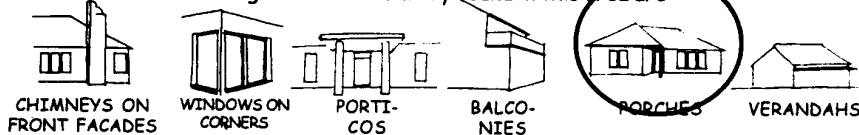
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



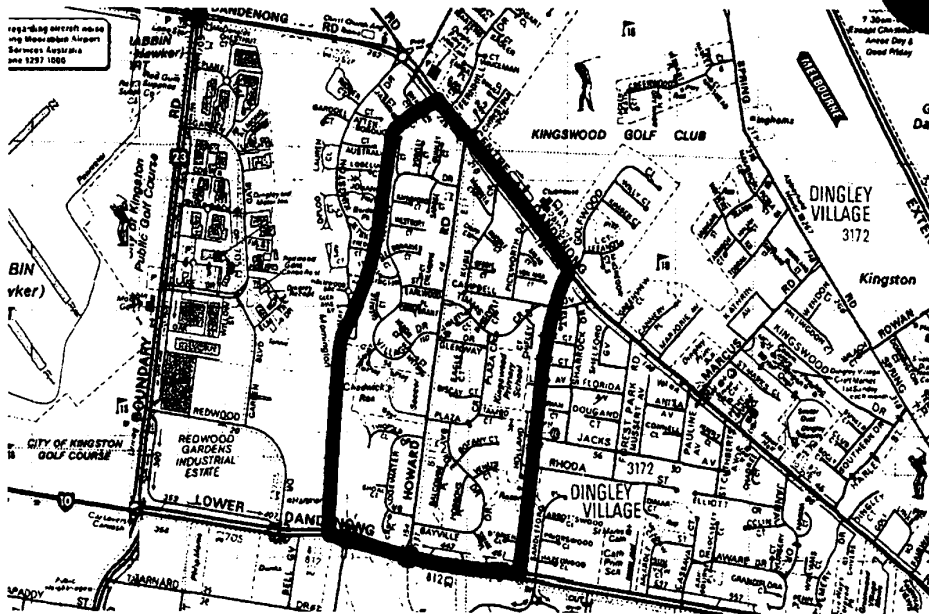
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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





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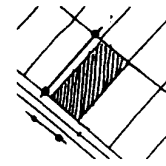
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 51

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

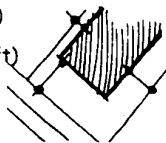
DEPTH: 35m (113ft)  
FRONTAGE: 15m (48ft)



**Building placement**

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

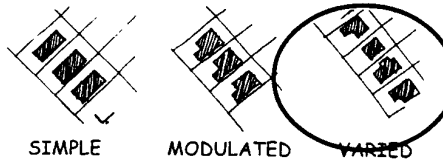
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 1-2m (3-6ft)



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

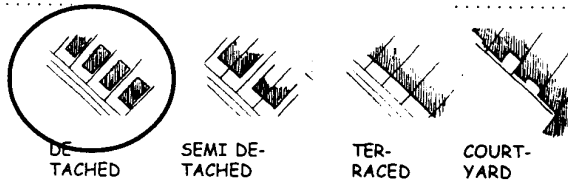
**Building footprint**

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



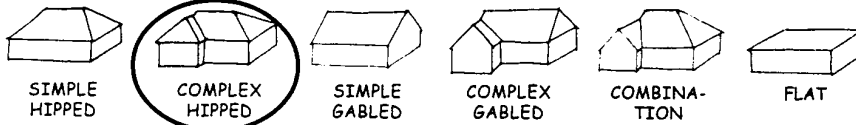
**Type and height of development**

Most houses are 1 storey high, orientated towards the street, are 1 or 2 storeys and are



**Roof shape**

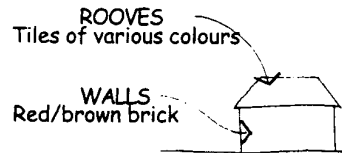
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



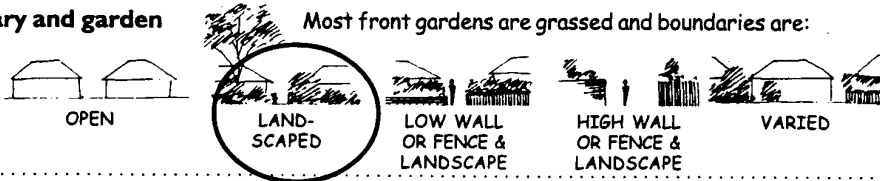
**Window shapes** Most windows are shaped like:



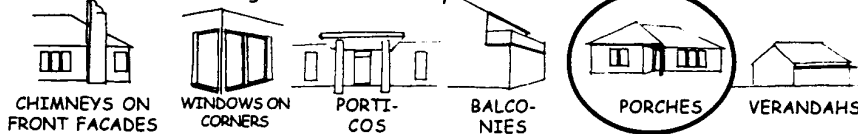
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



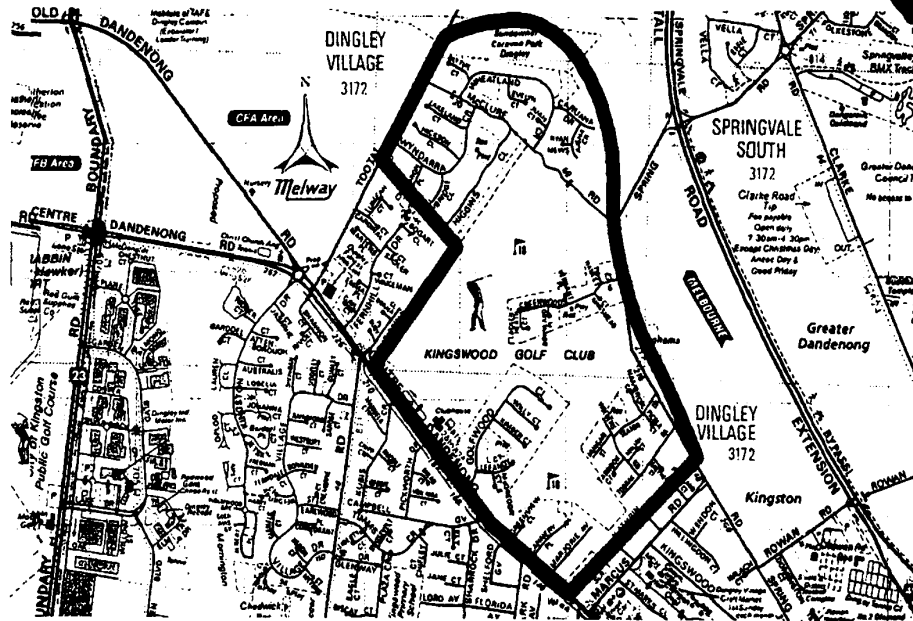
**Other building features** Other building features commonly found in this area are:



**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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**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:

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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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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.



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

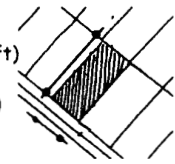
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 52

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

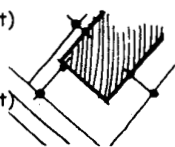
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

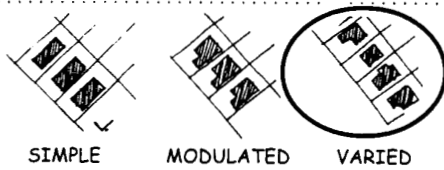
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

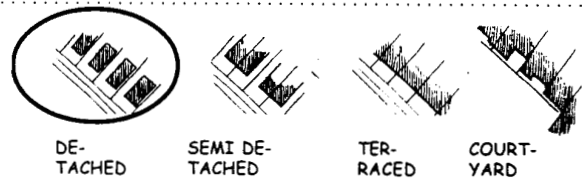
**Building footprint**

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



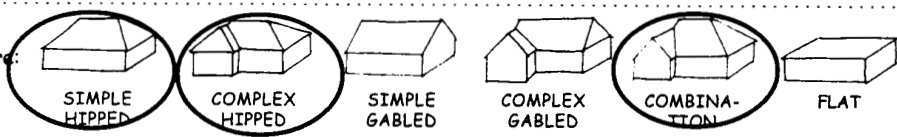
**Type and height of development**

Most houses are 1 or 2 storeys and orientated towards the street,



**Roof shape**

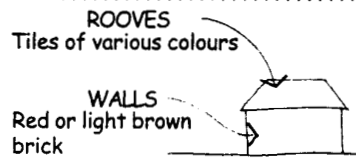
Most rooves are:



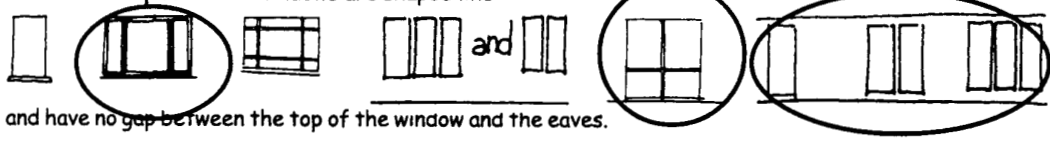
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



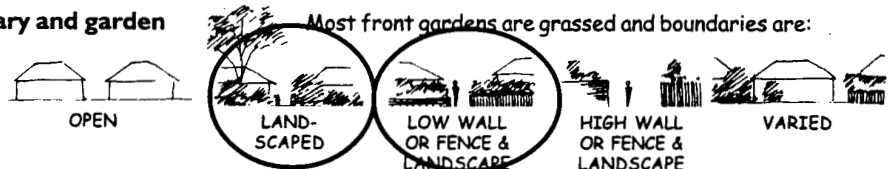
**Window shapes** Most windows are shaped like:



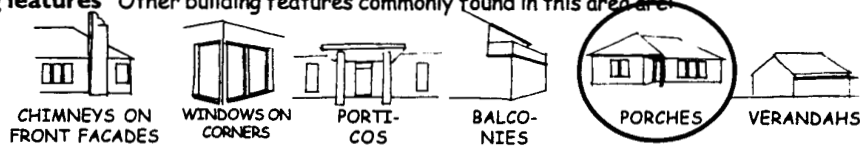
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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

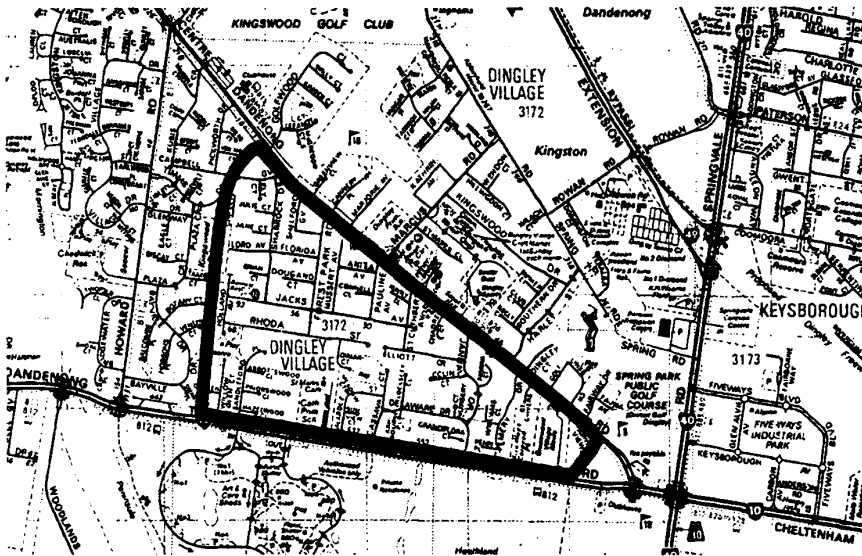


**Rear garden**

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



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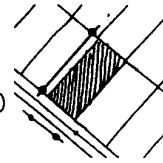
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 53

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

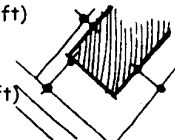
DEPTH: 30-40m (97-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

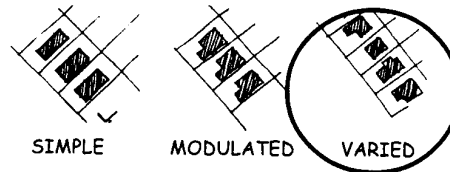
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

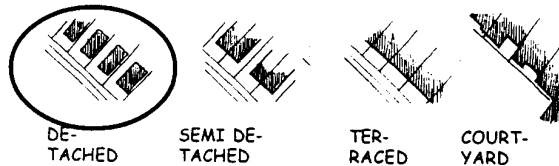
**Building footprint**

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



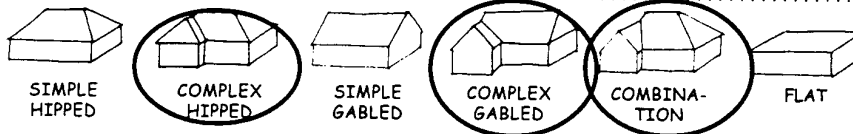
**Type and height of development**

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



**Roof shape**

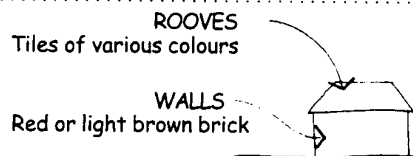
Most rooves are:



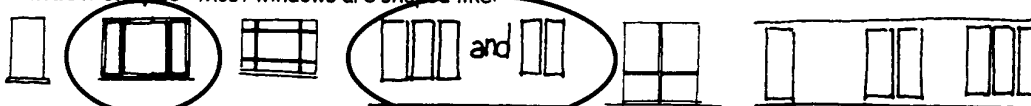
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



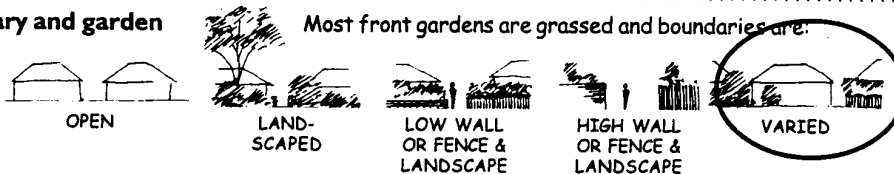
**Window shapes** Most windows are shaped like:



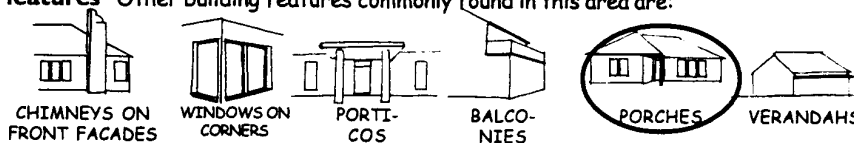
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



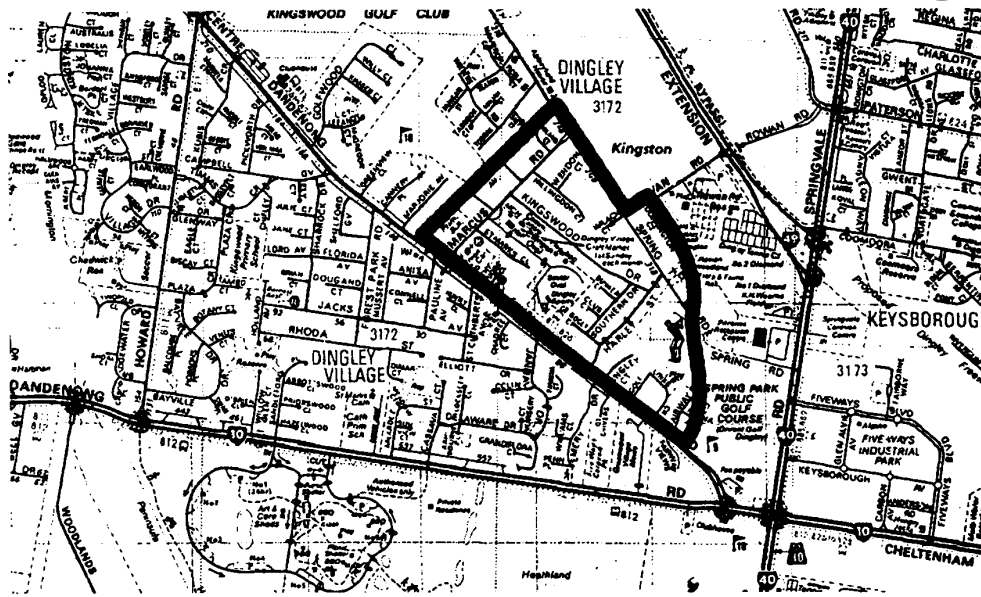
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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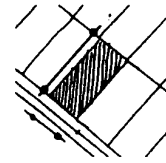
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 54*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

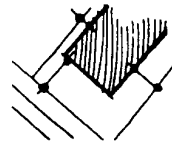
DEPTH: 30-40m (97-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

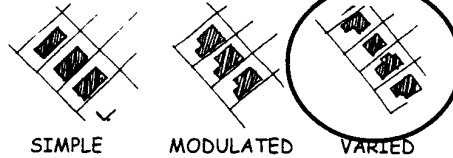
NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5m (16ft)  
WIDER SIDE SETBACK: 2-3m (6-10ft)



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

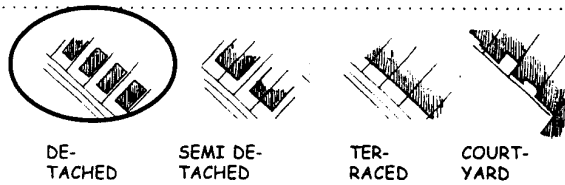
**Building footprint**

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



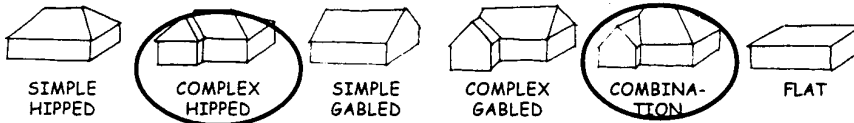
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

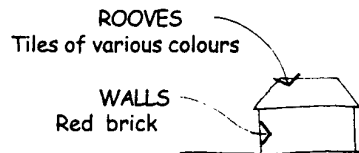
Most roofs are:



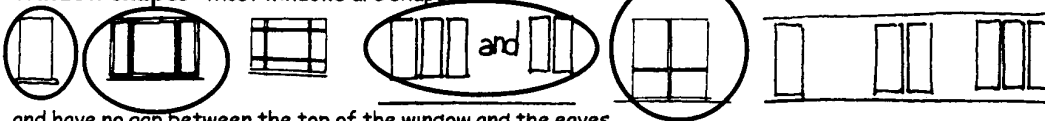
and have an angle or pitch of 15-20°.

**Materials**

Most walls and roofs are clad as follows:



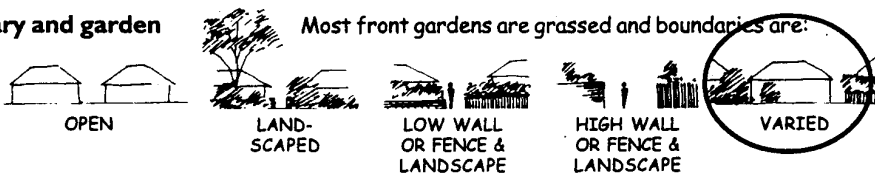
**Window shapes** Most windows are shaped like:



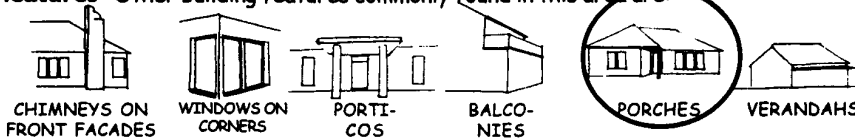
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

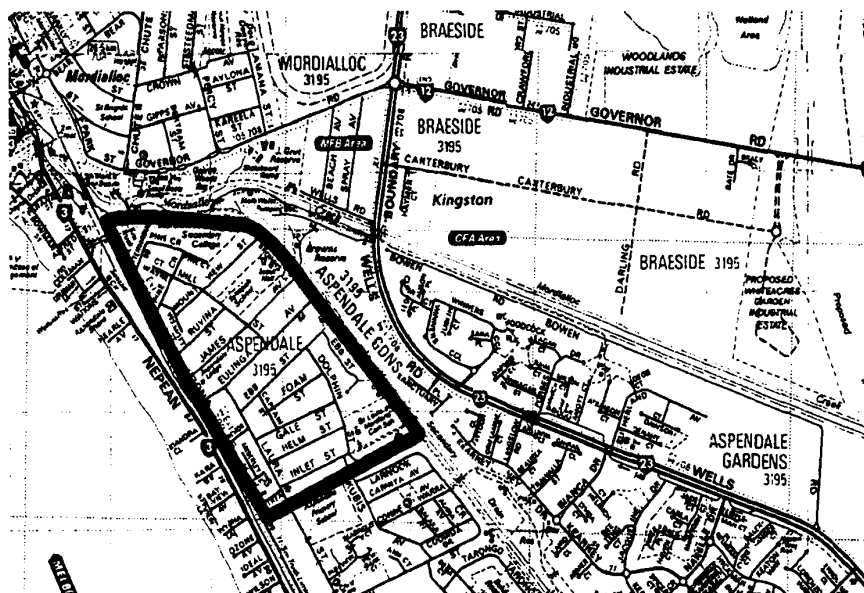


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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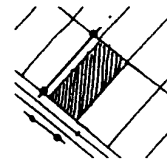
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 60

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

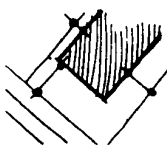
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 12-15m (39-48ft)



**Building placement**

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

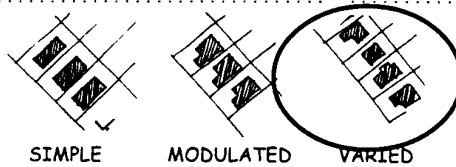
NARROWER SIDE SETBACK: 1-2m (1-6ft)  
FRONT SETBACK: 4-8m (12-25ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

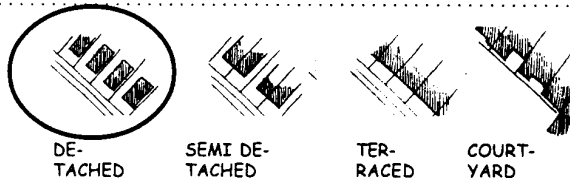
**Building footprint**

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



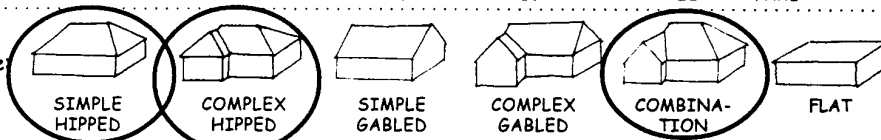
**Type and height of development**

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



**Roof shape**

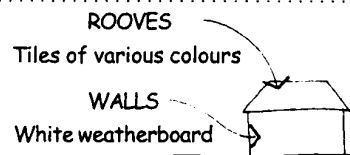
Most rooves are:



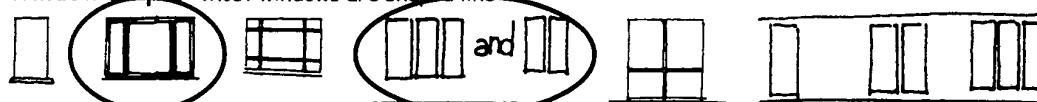
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



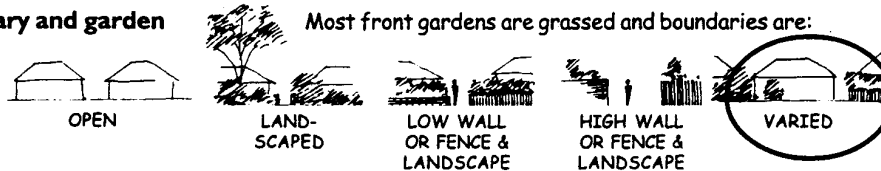
**Window shapes** Most windows are shaped like:



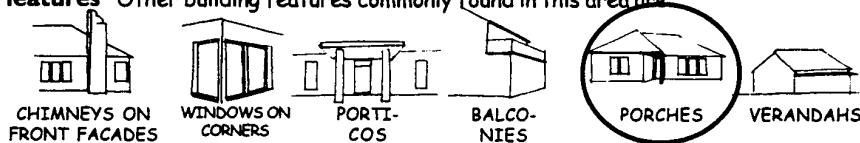
and have varied gaps between the eaves and the top of the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



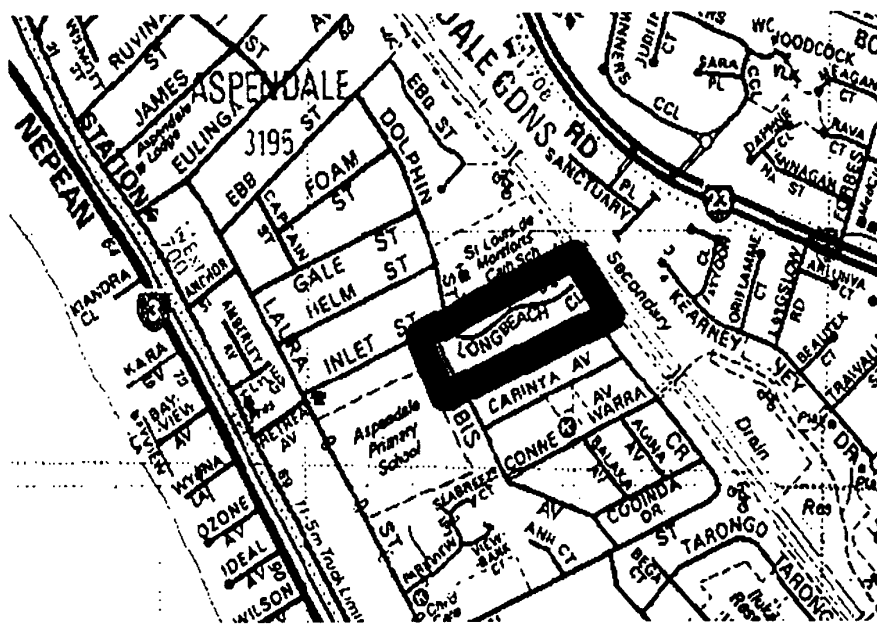
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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**TYPICAL CHARACTERISTICS**

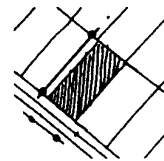
The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 61

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

DEPTH: 20-25m (63-18ft)

FRONTAGE: 12-15m (39-48ft)



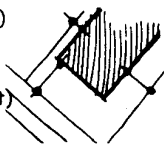
**Building placement**

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

NARROWER SIDE SETBACK: 1-2m (3-6ft)

FRONT SETBACK: 4-7m (12-21ft)

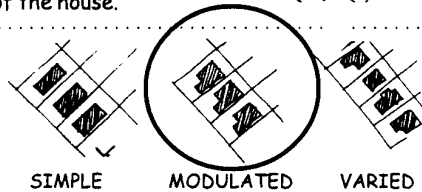
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

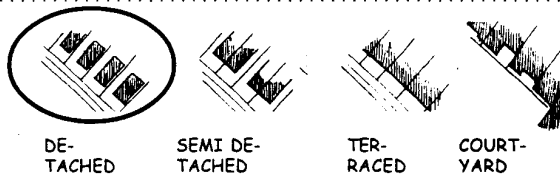
**Building footprint**

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



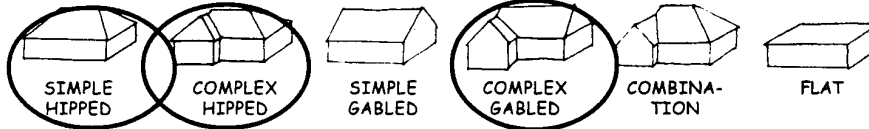
**Type and height of development**

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



**Roof shape**

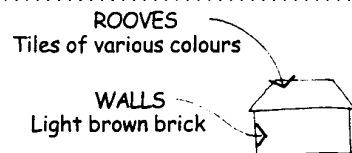
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



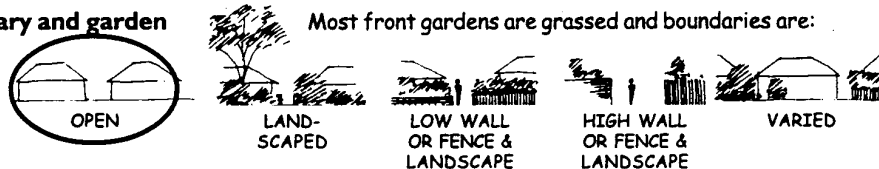
**Window shapes** Most windows are shaped like:



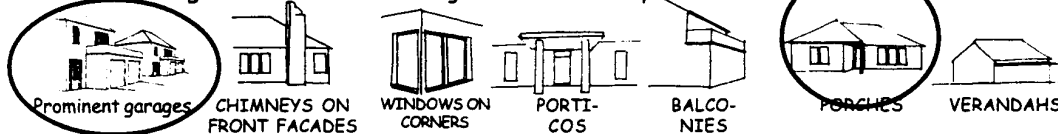
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



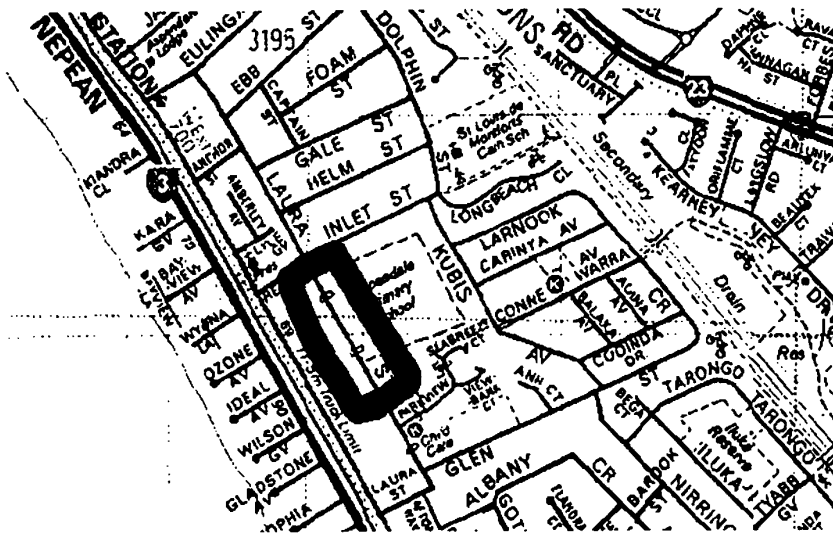
**Other building features** Other building features commonly found in this area are:



**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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**How should the Guidelines be used?**

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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.

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

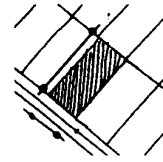
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 62

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

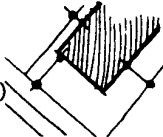
DEPTH: 30-35m (97-113ft)  
FRONTAGE: 12-15m (39-48ft)



**Building placement**

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

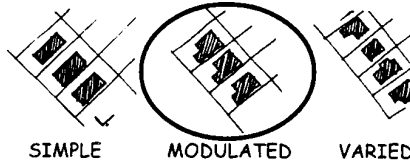
NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 2-4 m (6-12ft)



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

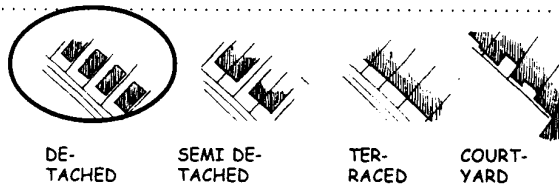
**Building footprint**

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



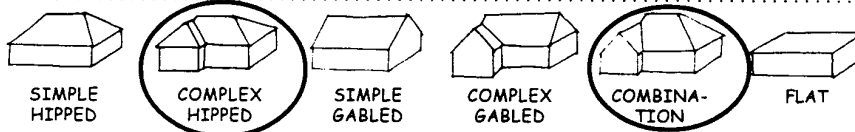
**Type and height of development**

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



**Roof shape**

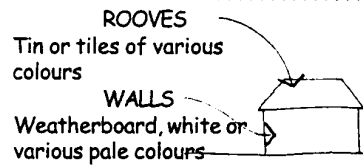
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



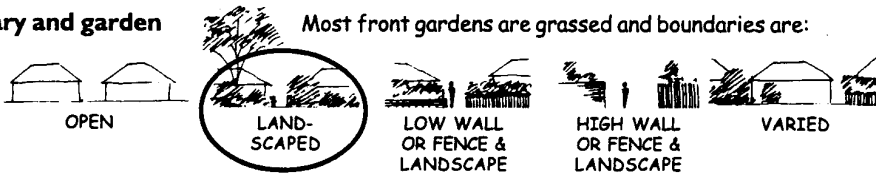
**Window shapes** Most windows are shaped like:



and have varied gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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

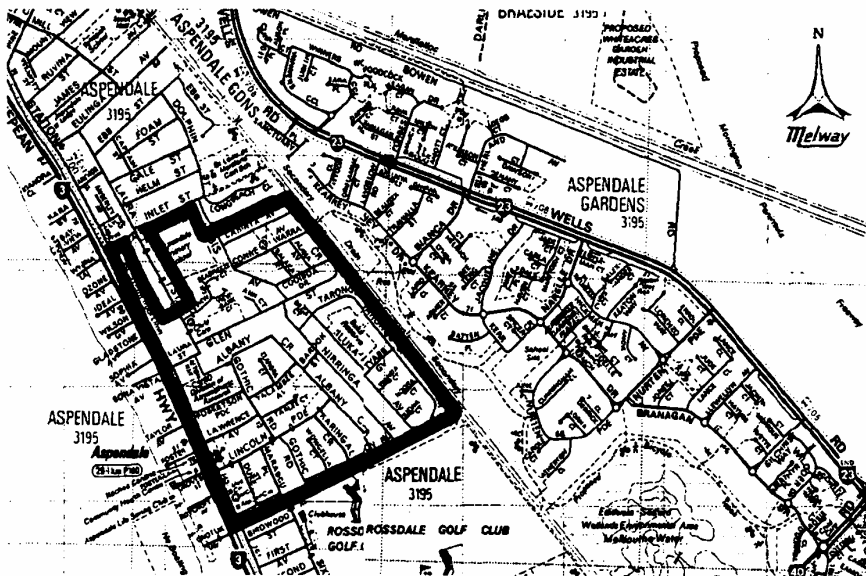


**Rear garden**

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

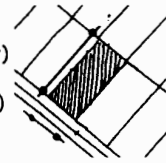
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 63

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

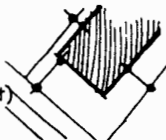
DEPTH: 30-35m (97-113ft)  
FRONTAGE: 12-15m (39-48ft)



**Building placement**

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

NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 2-4 m (6-12ft)

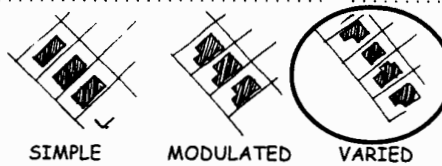


and the front of most garages is set back from the front wall of the house.



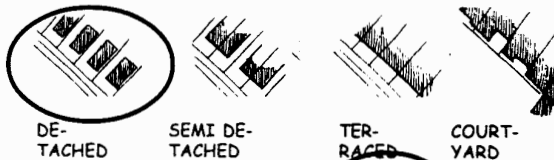
**Building footprint**

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



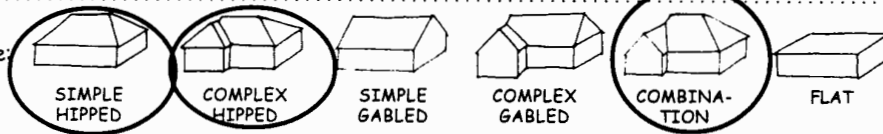
**Type and height of development**

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



**Roof shape**

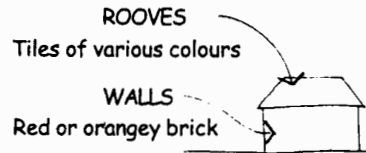
Most rooves are:



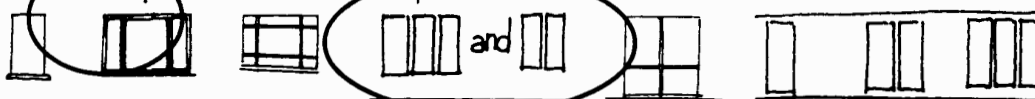
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



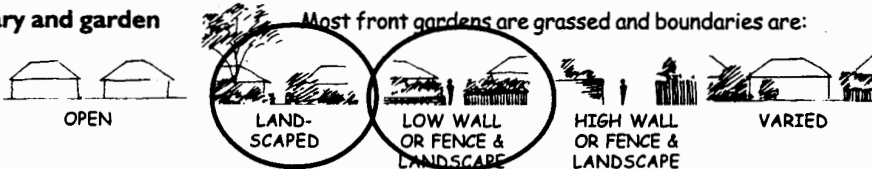
**Window shapes** Most windows are shaped like:



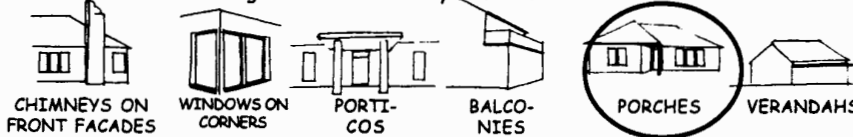
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

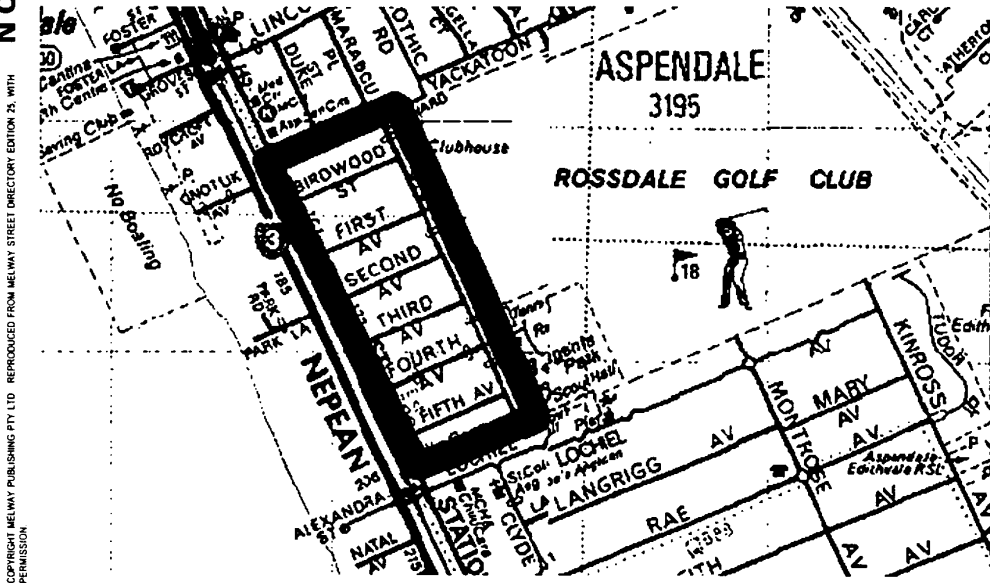


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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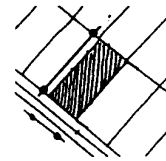
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 64*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

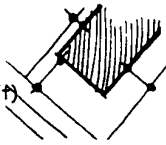
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 12-15m (39-48ft)



**Building placement**

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

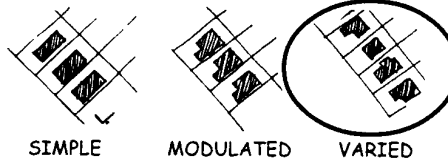
NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 2-4 m (6-12ft)



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

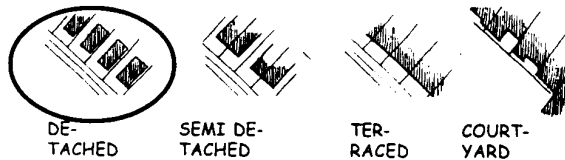
**Building footprint**

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



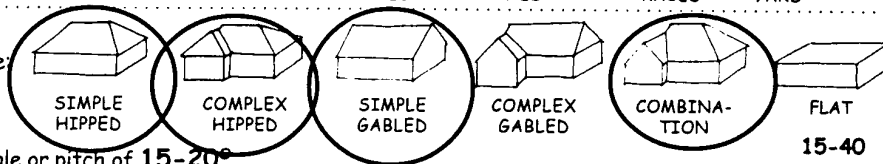
**Type and height of development**

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



**Roof shape**

Most rooves are:

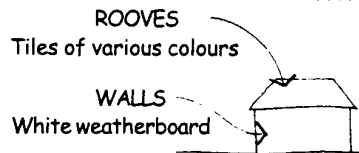


and have an angle or pitch of 15-20°.



**Materials**

Most walls and rooves are clad as follows:



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



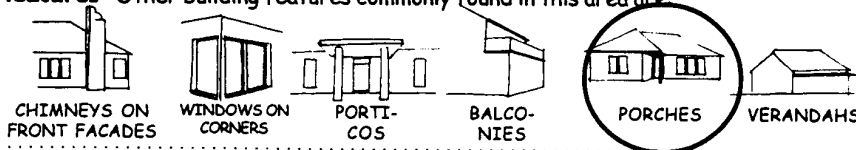
and have varied gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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



**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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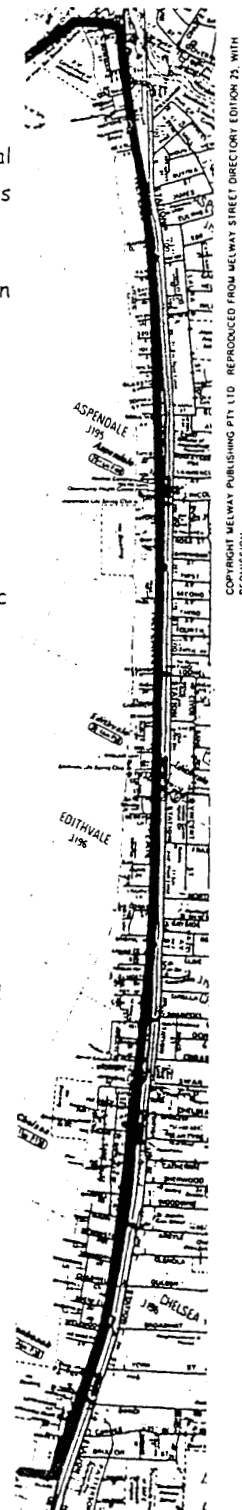
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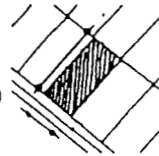
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 65

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

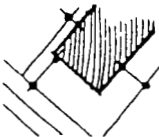
DEPTH:  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

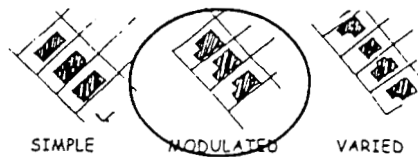
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-9m (16-28ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

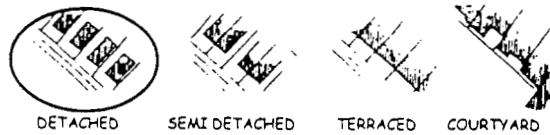
**Building footprint**

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



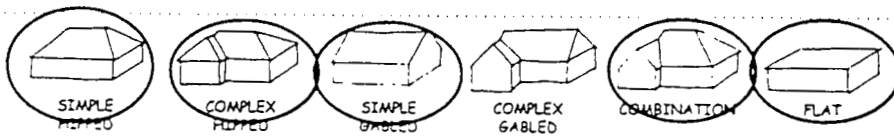
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

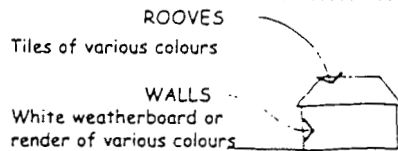
Most rooves are:



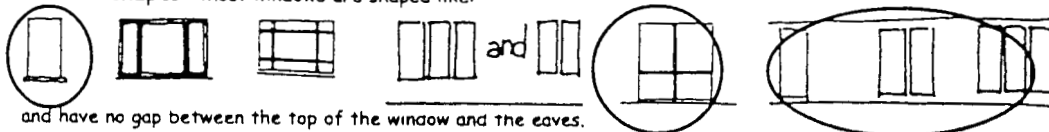
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**Materials**

Most walls and rooves are clad as follows:



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

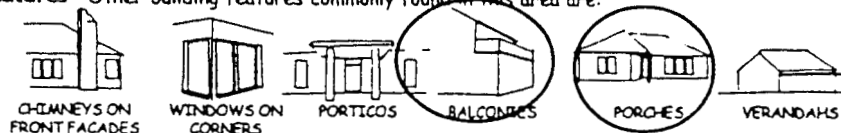


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Most front gardens are grassed and boundaries are:



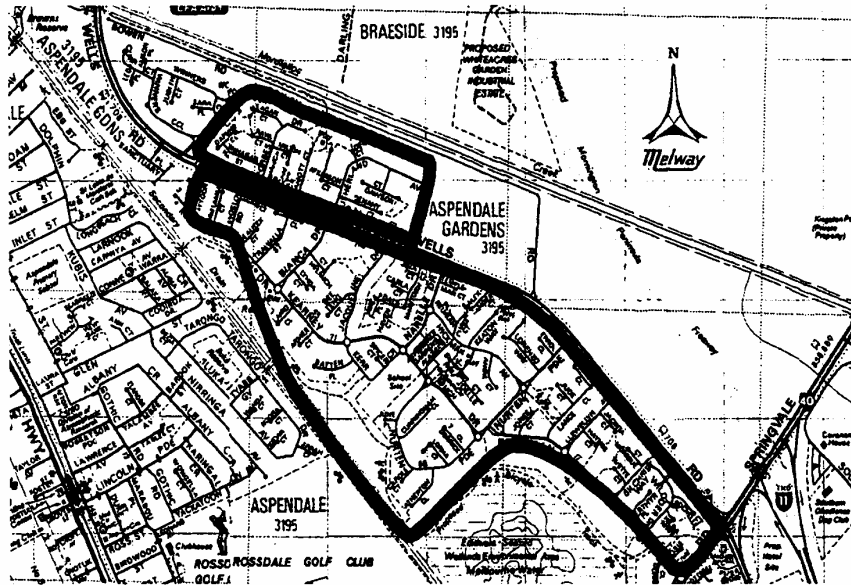
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*(Note that this does not constitute the whole of the site analysis and design response or in any way diminish the need to comply with the other planning policies and objectives.)*

- 6 Discuss the proposal with Council planning staff and neighbours.
- 7 Include the completed Design Response Form with your planning application.

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

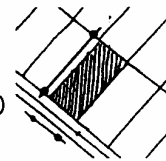
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 66*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

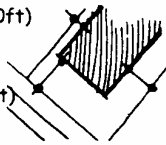
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

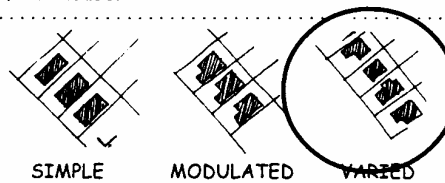
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

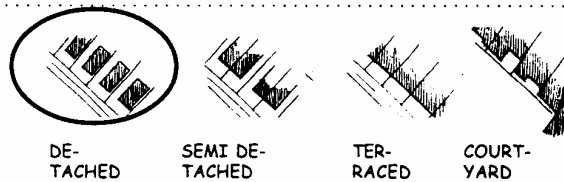
**Building footprint**

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



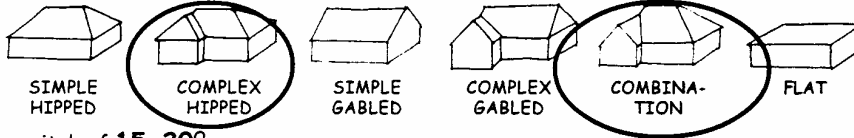
**Type and height of development**

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



**Roof shape**

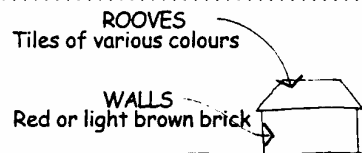
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



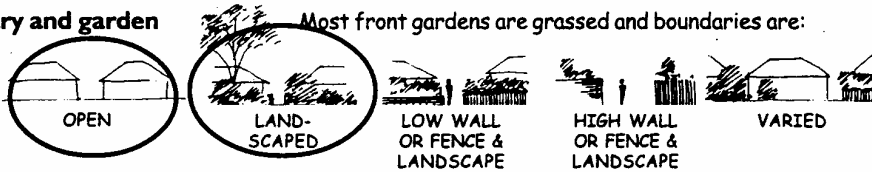
**Window shapes** Most windows are shaped like:



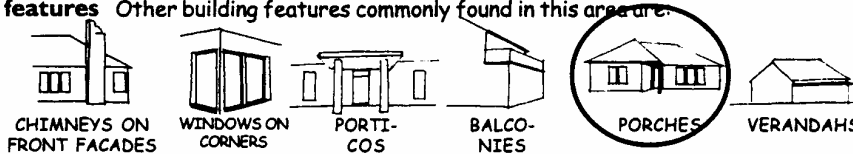
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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

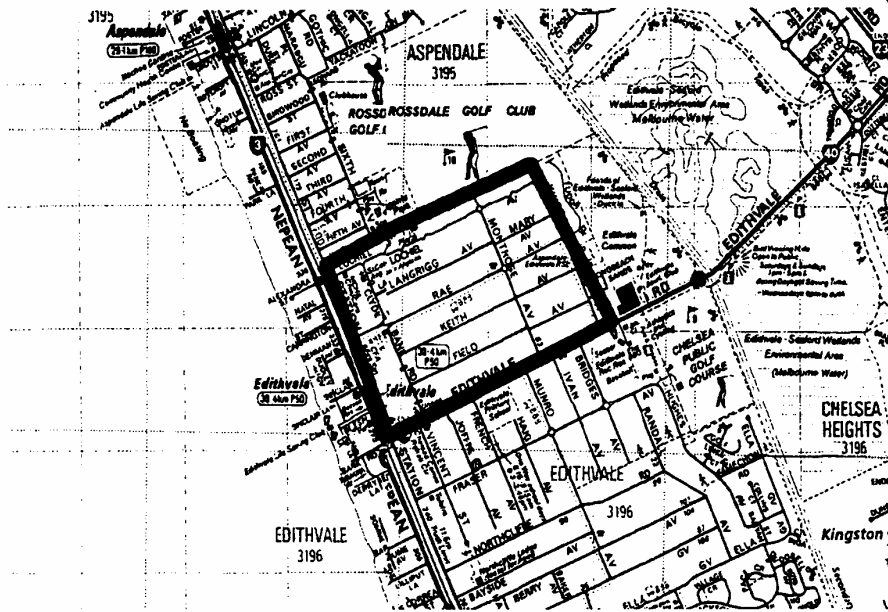


**Rear garden**

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

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

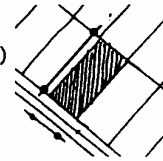
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 67

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

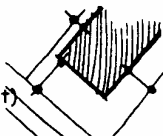
DEPTH: 40-45m (130-146ft)  
FRONTAGE: 15m (48ft)



**Building placement**

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

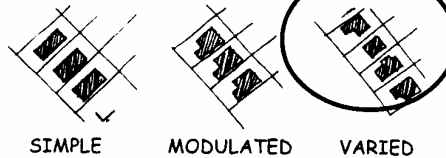
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 7-10m (21-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

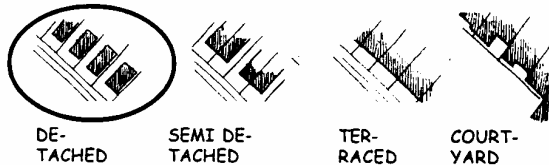
**Building footprint**

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



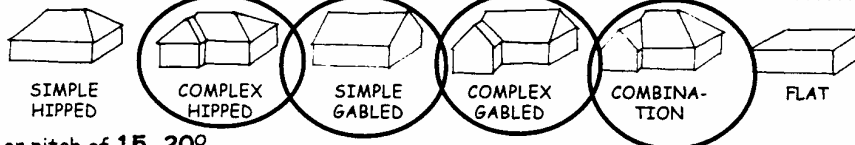
**Type and height of development**

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



**Roof shape**

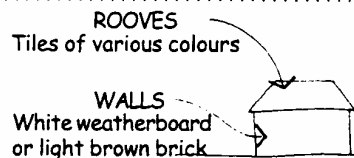
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



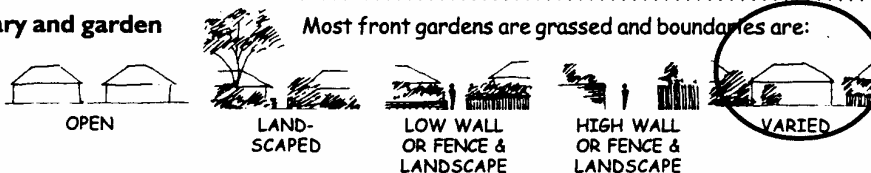
**Window shapes** Most windows are shaped like:



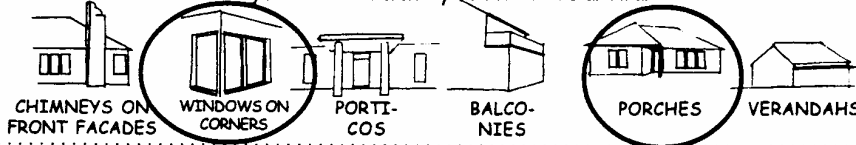
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



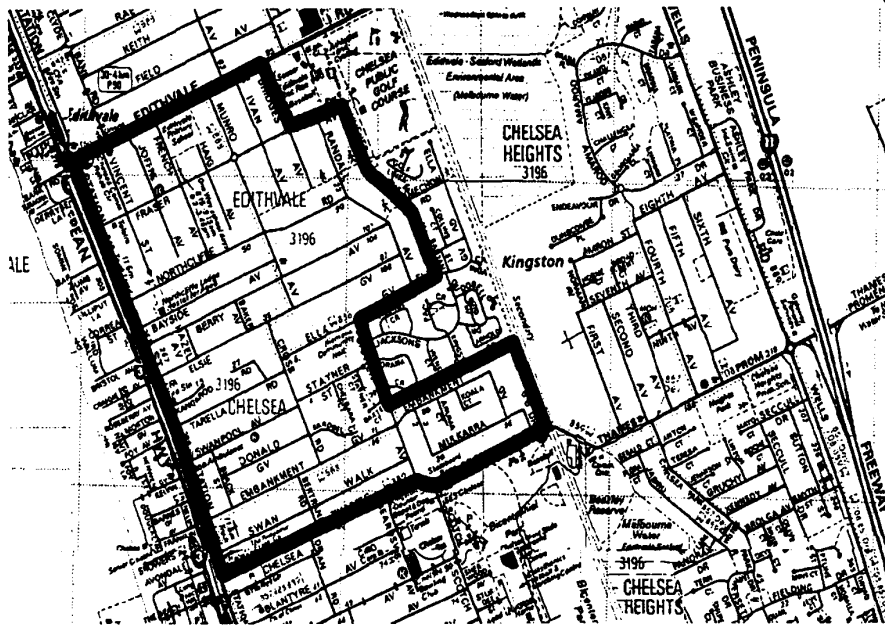
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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

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

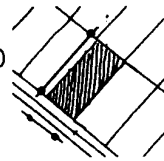
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 68

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

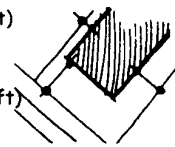
DEPTH: 40-45m (130-146ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

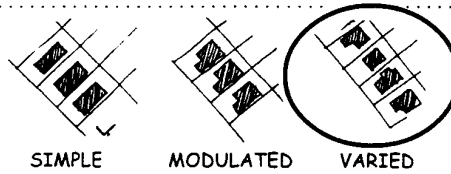
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

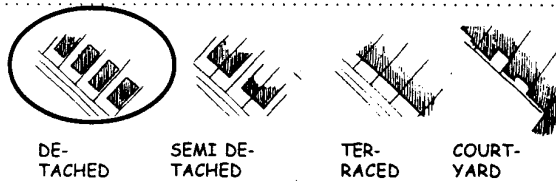
**Building footprint**

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



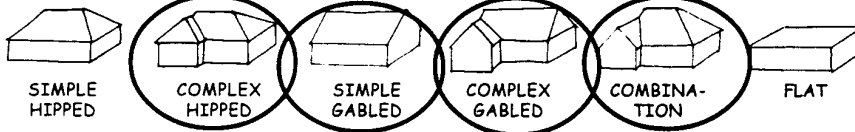
**Type and height of development**

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



**Roof shape**

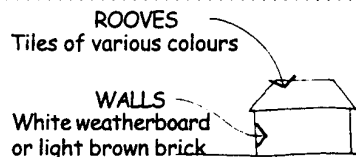
Most rooves are:



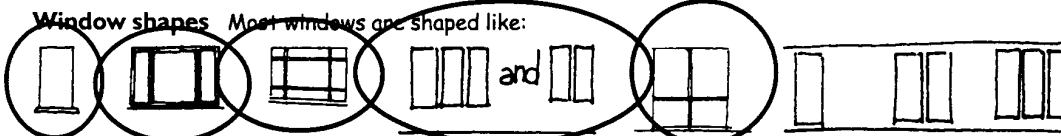
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



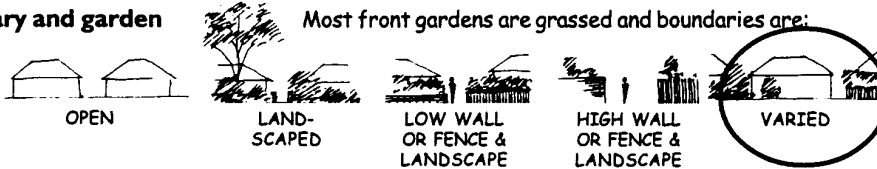
**Window shapes** Most windows are shaped like:



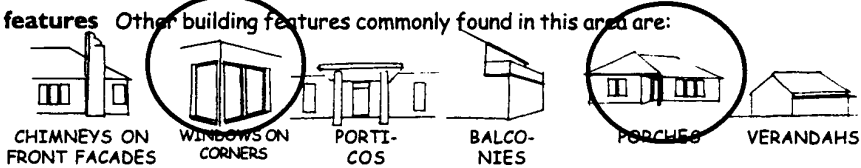
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



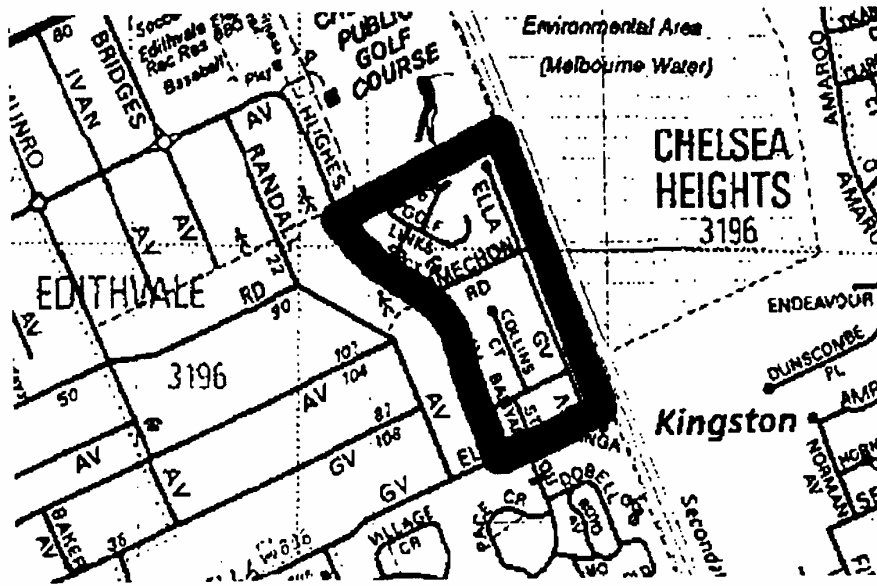
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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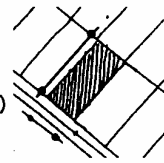
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 69*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

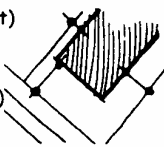
DEPTH: 30-35m (97-113ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

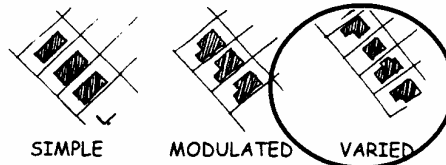
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 7-10m (21-31ft)  
WIDER SIDE SETBACK: 1-3 m (3-10ft)



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

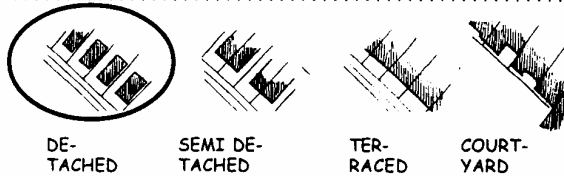
**Building footprint**

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



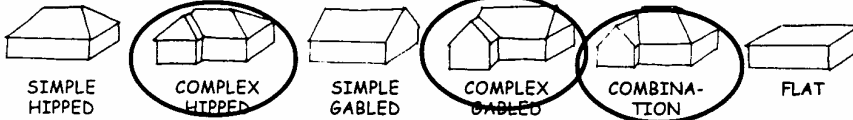
**Type and height of development**

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



**Roof shape**

Most rooves are:

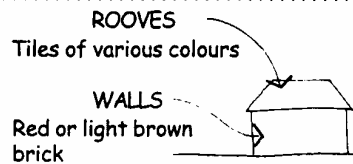


and have an angle or pitch of 15-20°.

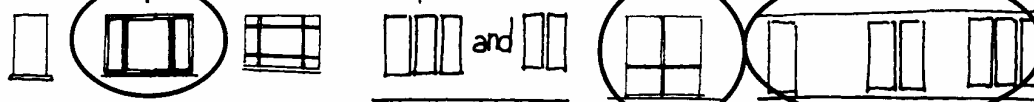


**Materials**

Most walls and rooves are clad as follows:



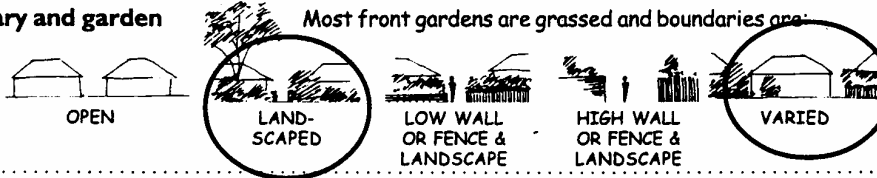
**Window shapes** Most windows are shaped like:



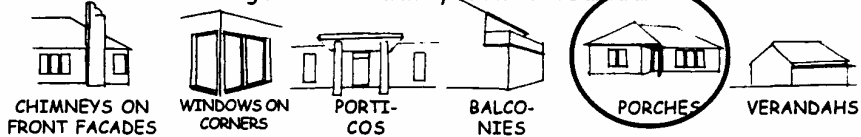
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



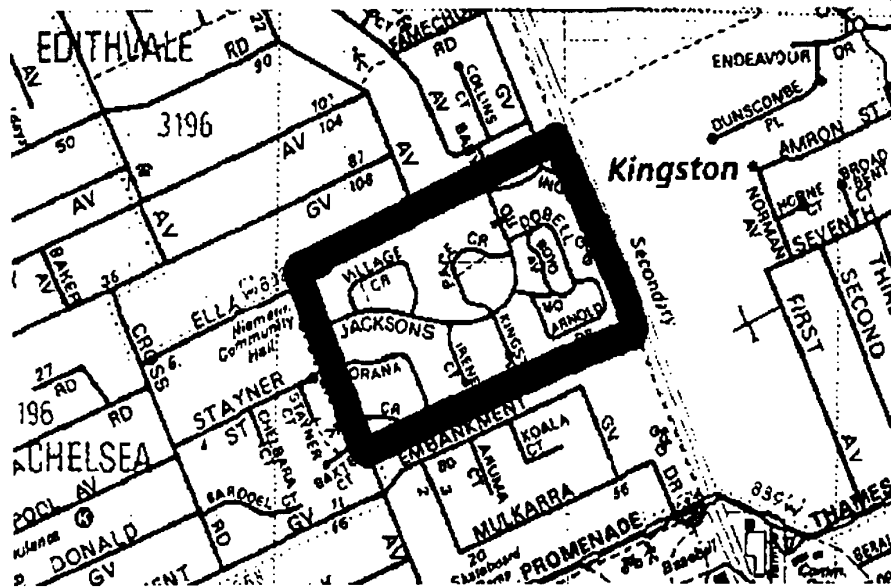
**Other building features** Other building features commonly found in this area are:



**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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with two asterisks (\*\*) and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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

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

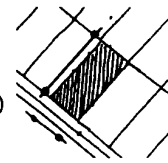
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 70

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

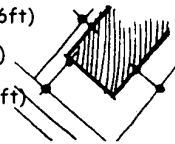
DEPTH: 20-30m (62-94ft)  
FRONTAGE: 12-15m (37-48ft)



**Building placement**

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

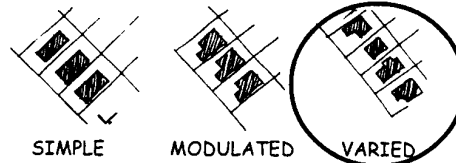
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

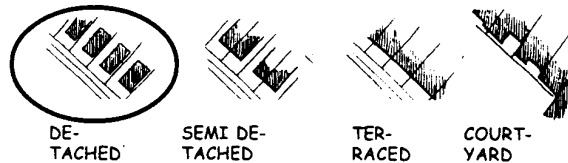
**Building footprint**

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



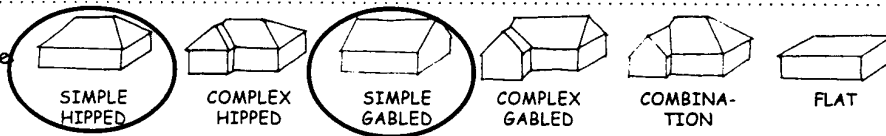
**Type and height of development**

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



**Roof shape**

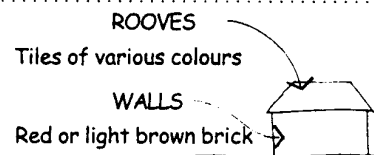
Most rooves are:



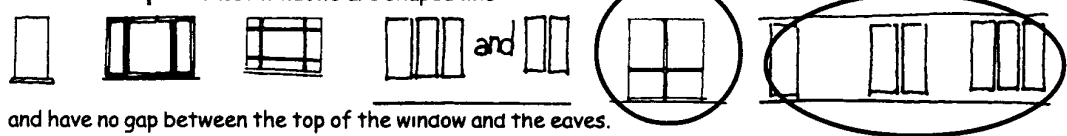
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



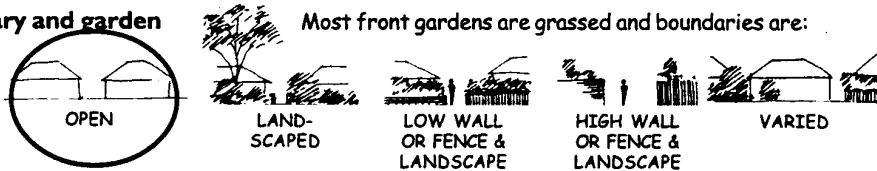
**Window shapes** Most windows are shaped like:



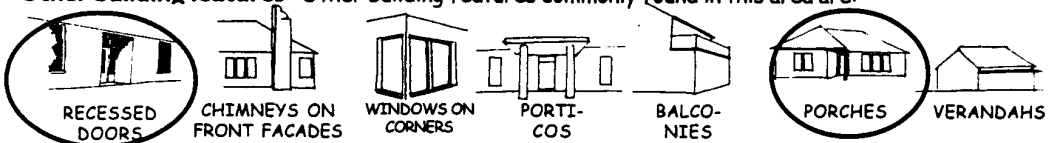
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



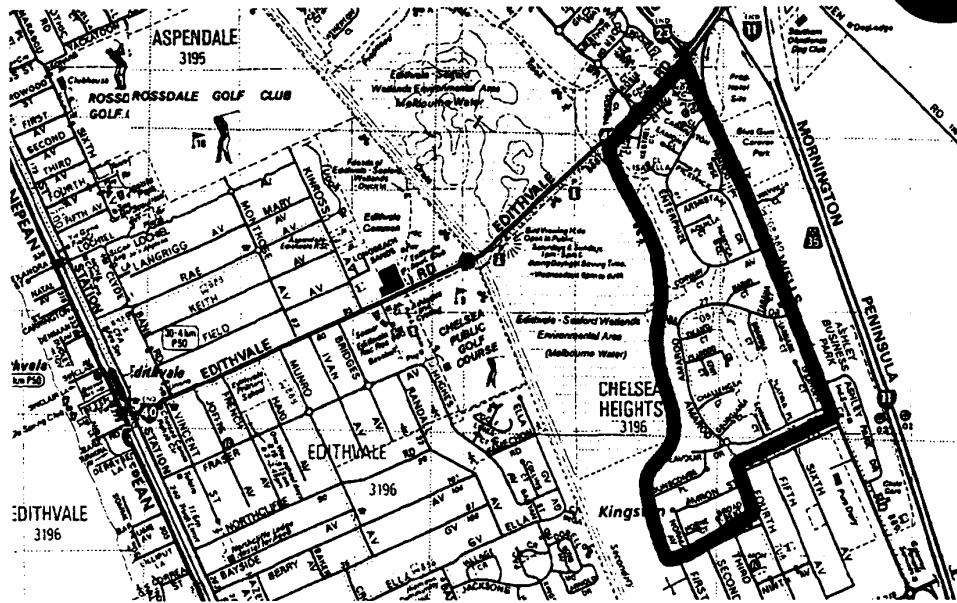
**Other building features** Other building features commonly found in this area are:



**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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## 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.

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

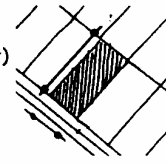
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 71*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

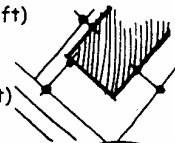
DEPTH: 30-40m (97-130ft)  
FRONTAGE: 20m (48ft)



**Building placement**

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

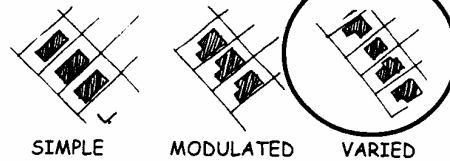
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 2-3 m (6-10ft)



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

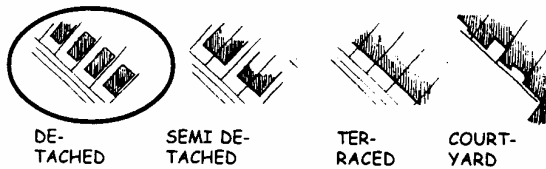
**Building footprint**

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



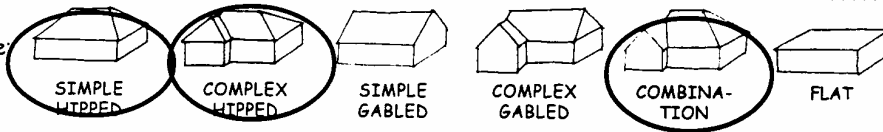
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

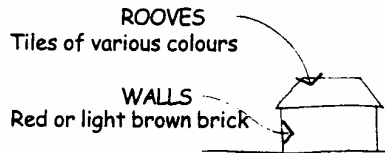
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



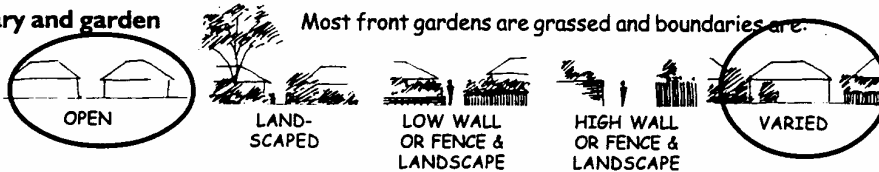
**Window shapes** Most windows are shaped like:



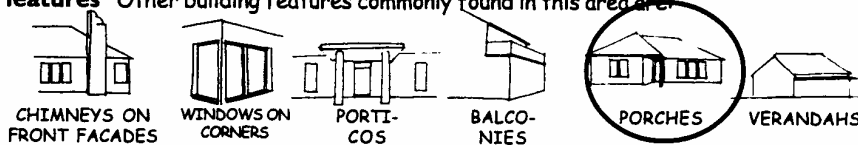
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



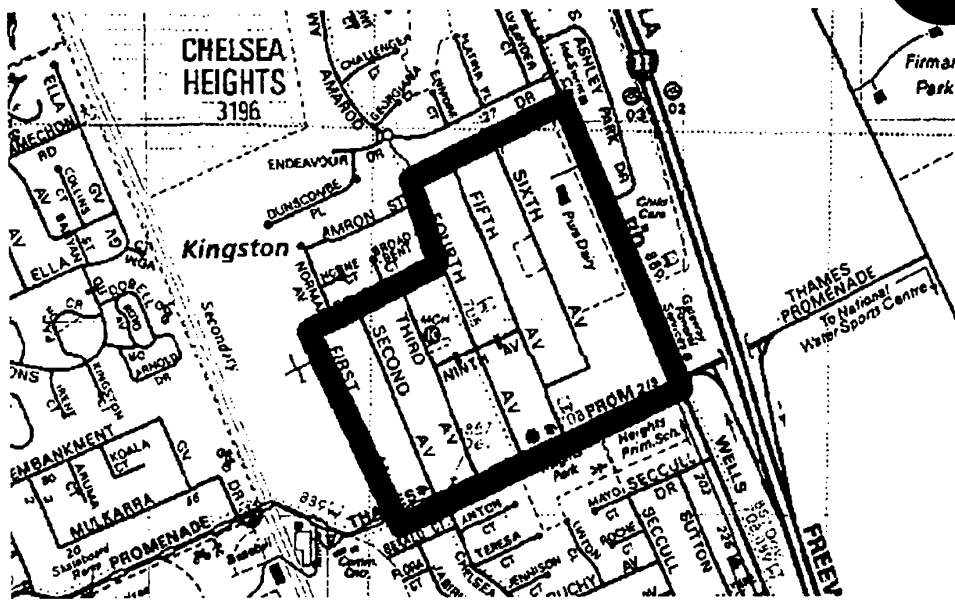
**Other building features** Other building features commonly found in this area are:



**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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**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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*(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.

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

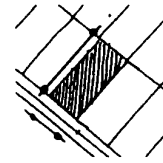
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 72

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

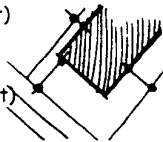
DEPTH: 45m (146ft)  
FRONTAGE: 20m (64ft)



**Building placement**

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

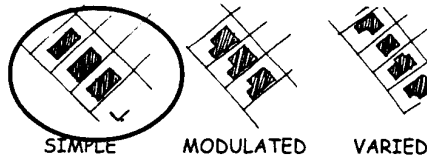
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-4 m (10-12ft)



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

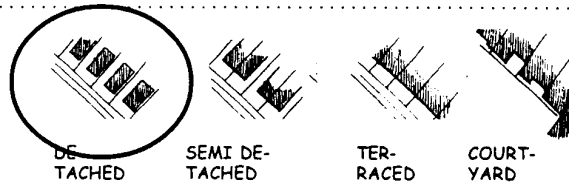
**Building footprint**

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



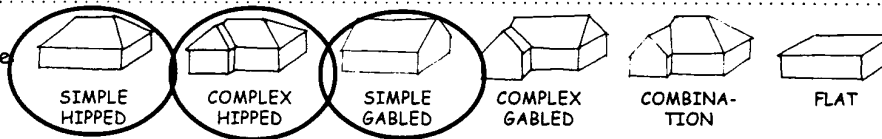
**Type and height of development**

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



**Roof shape**

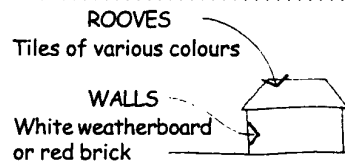
Most rooves are:



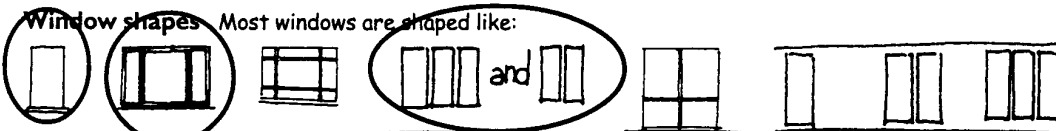
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



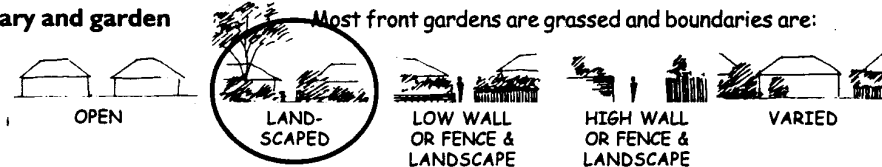
**Window shapes** Most windows are shaped like:



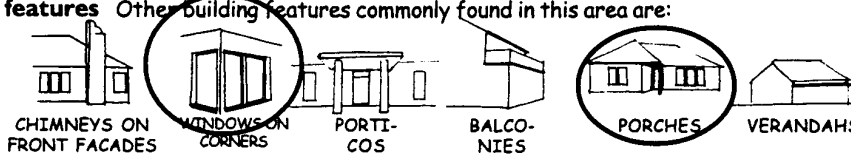
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



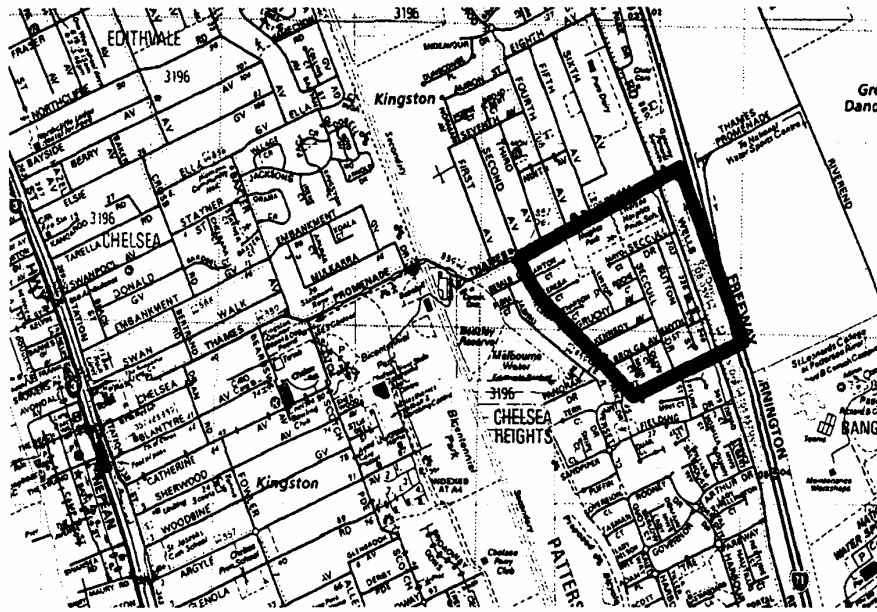
**Other building features** Other building features commonly found in this area are:



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



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

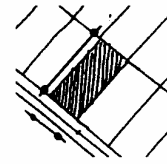
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 73*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

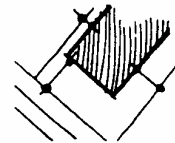
DEPTH: 35m (113ft)  
FRONTAGE: 15m (48ft)



**Building placement**

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

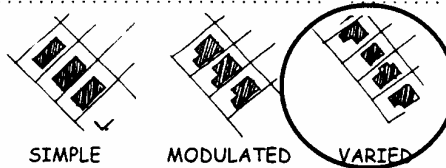
NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5m (6ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

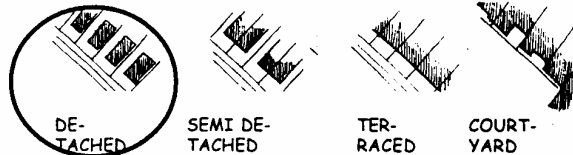
**Building footprint**

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



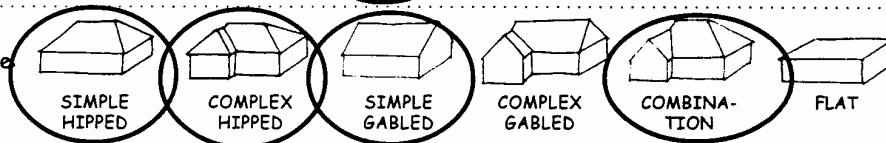
**Type and height of development**

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



**Roof shape**

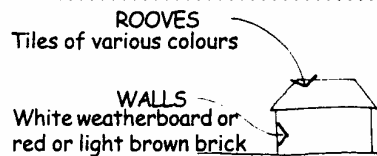
Most rooves are:



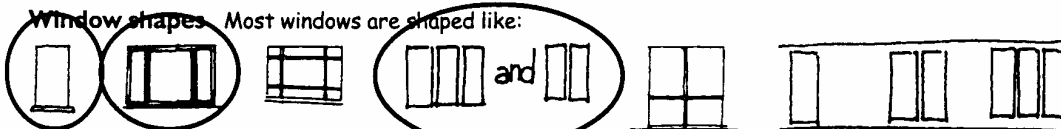
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



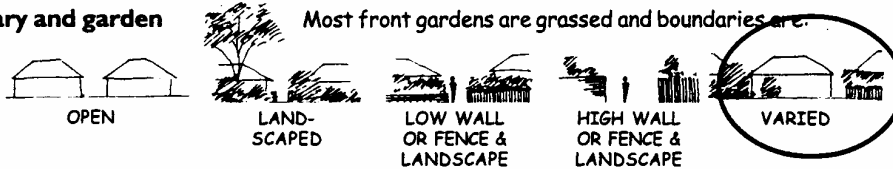
**Window shapes** Most windows are shaped like:



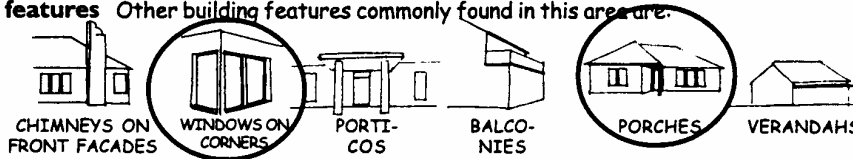
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



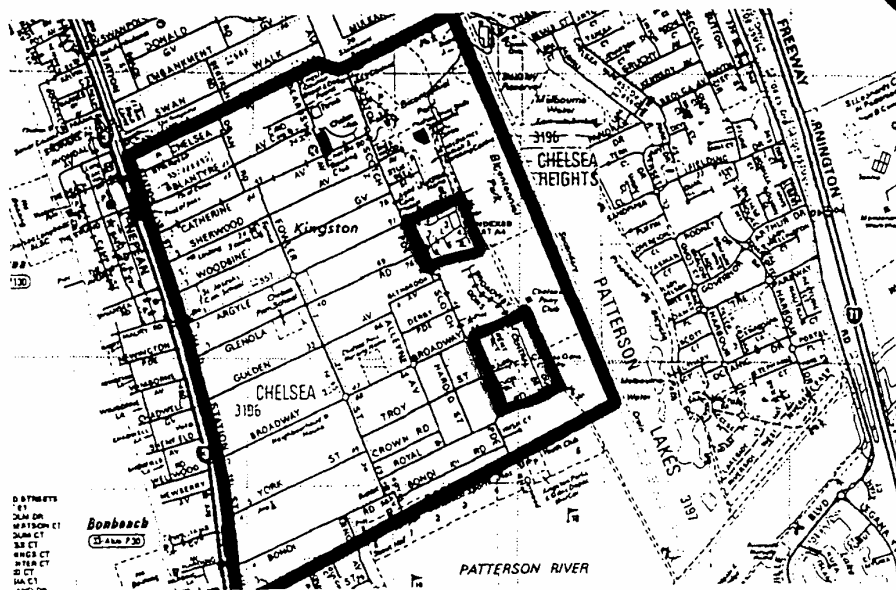
**Other building features** Other building features commonly found in this area are:



**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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**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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with two asterisks (\*\*) and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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

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

- 6 Discuss the proposal with Council planning staff and neighbours.
- 7 Include the completed Design Response Form with your planning application.

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

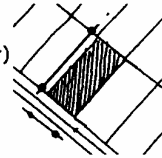
**TYPICAL CHARACTERISTICS**

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

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

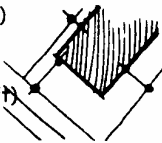
DEPTH: 35-40m (113-130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

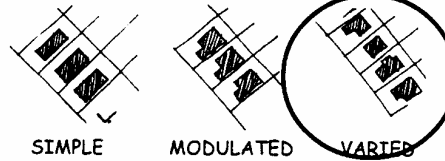
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 5-12m (16-37ft)  
WIDER SIDE SETBACK: 3-5 m (10-16ft)



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

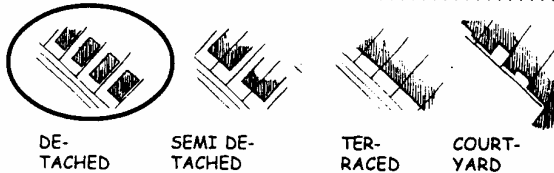
**Building footprint**

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



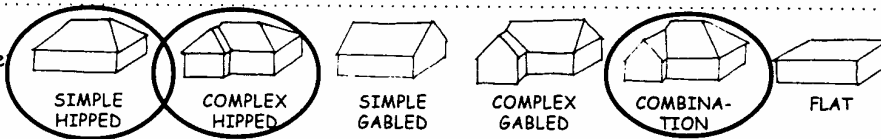
**Type and height of development**

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



**Roof shape**

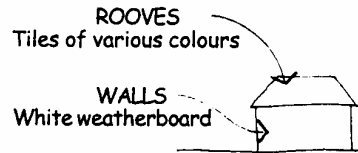
Most rooves are



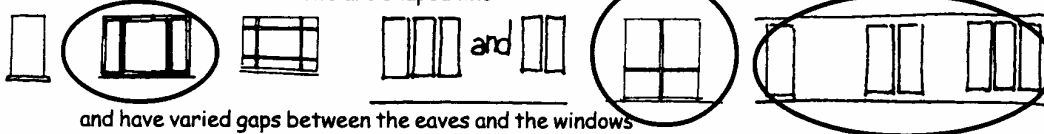
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



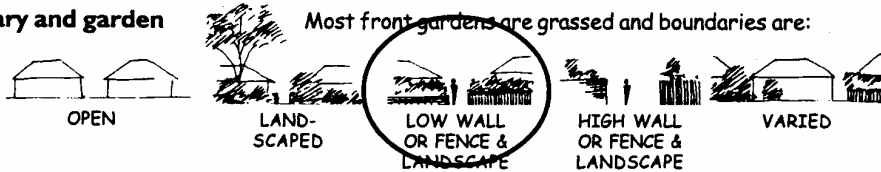
**Window shapes** Most windows are shaped like:



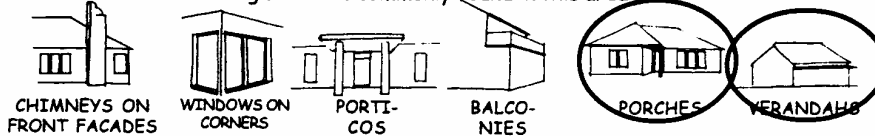
and have varied gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



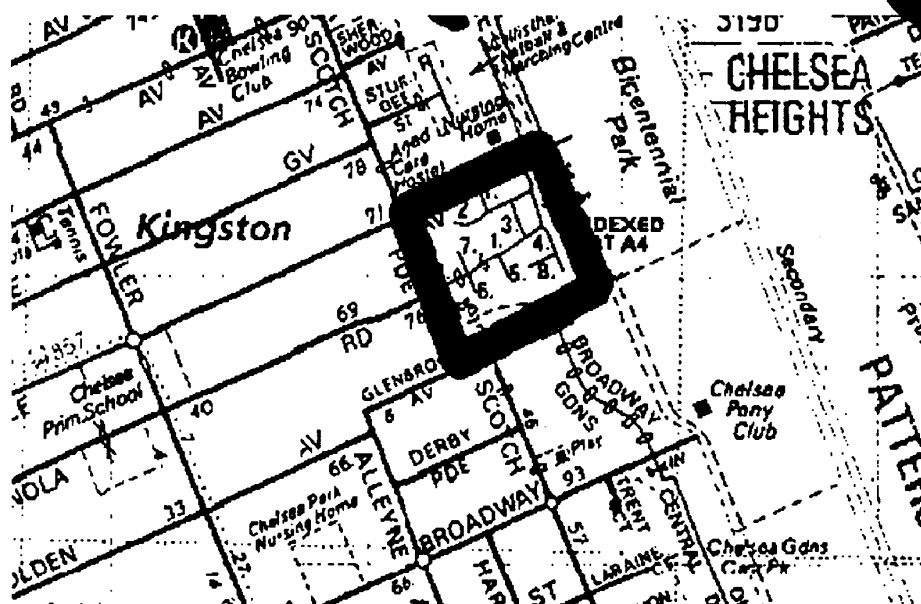
**Other building features** Other building features commonly found in this area are:



**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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with two asterisks (\*\*) and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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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.)*

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

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

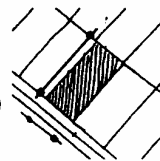
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 75

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

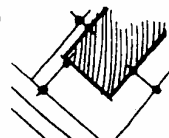
DEPTH: 25-30m (80-97ft)  
FRONTAGE: 10-12m (31-37ft)



**Building placement**

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

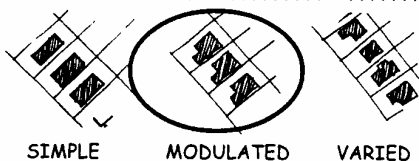
NARROWER SIDE SETBACK: 0m (0ft)  
FRONT SETBACK: 5m (16ft)  
WIDER SIDE SETBACK: 3m (10ft)



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

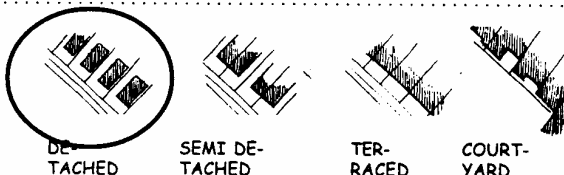
**Building footprint**

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



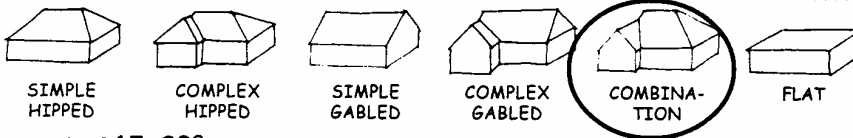
**Type and height of development**

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



**Roof shape**

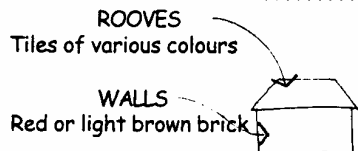
Most rooves are:



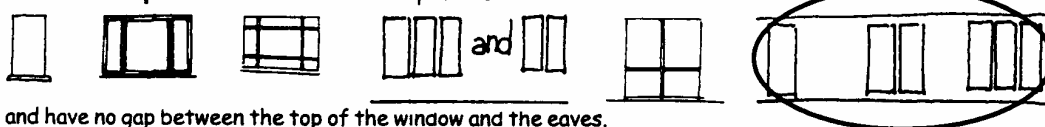
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



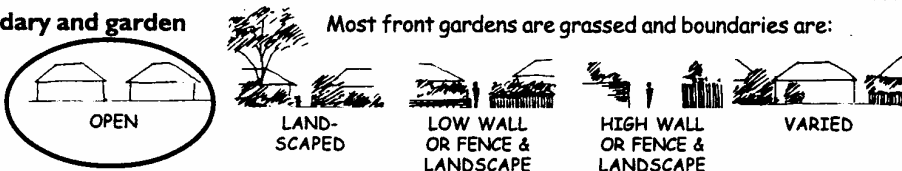
**Window shapes** Most windows are shaped like:



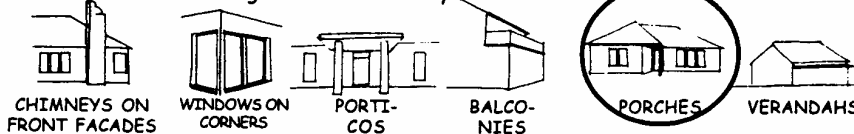
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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

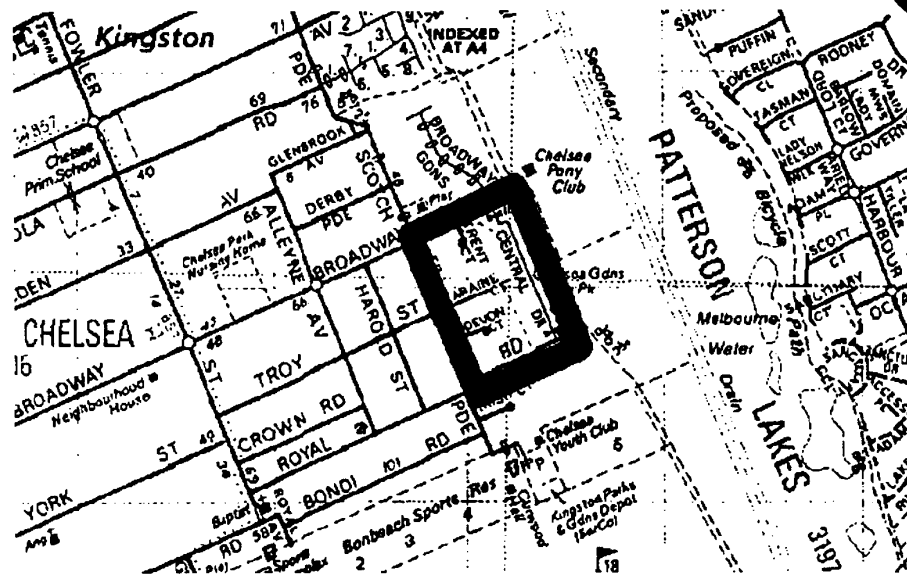


**Rear garden**

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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- 3 Using the Character Profile as a guide, assess the relative importance of each characteristic to the neighbourhood character in the vicinity of the site. Denote any that are critical to it

with two asterisks (\*\*) and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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

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

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

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

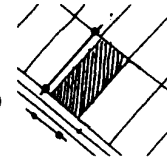
The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 76

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

DEPTH: 25-30m (80-97ft)

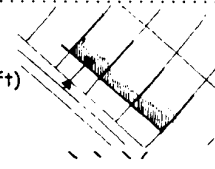
FRONTAGE: 10-12m (31-37ft)



**Building placement**

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

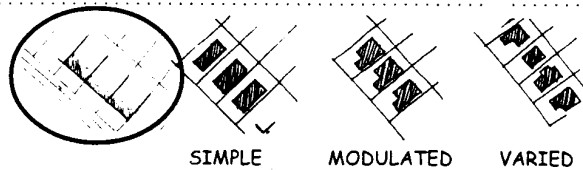
Front setback 3-5 m (10-16ft)  
no side setbacks



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

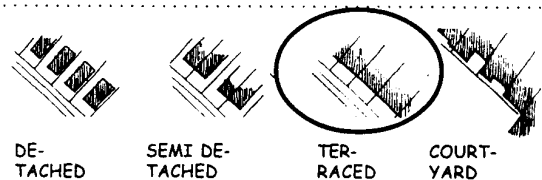
**Building footprint**

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



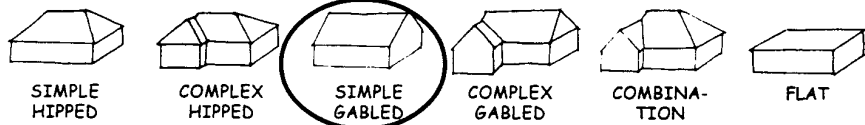
**Type and height of development**

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



**Roof shape**

Most rooves are:

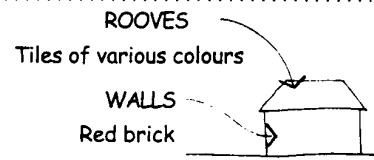


and have an angle or pitch of 15-20°.

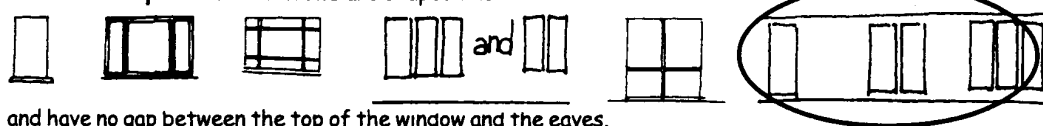


**Materials**

Most walls and rooves are clad as follows:



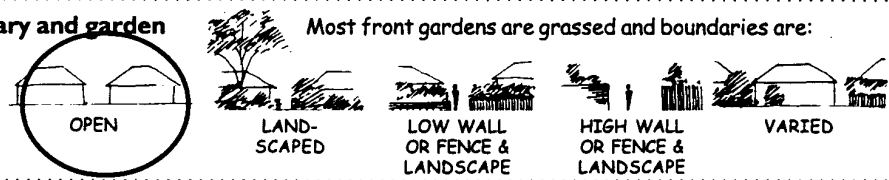
**Window shapes** Most windows are shaped like:



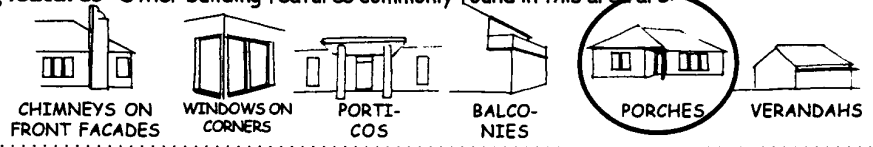
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

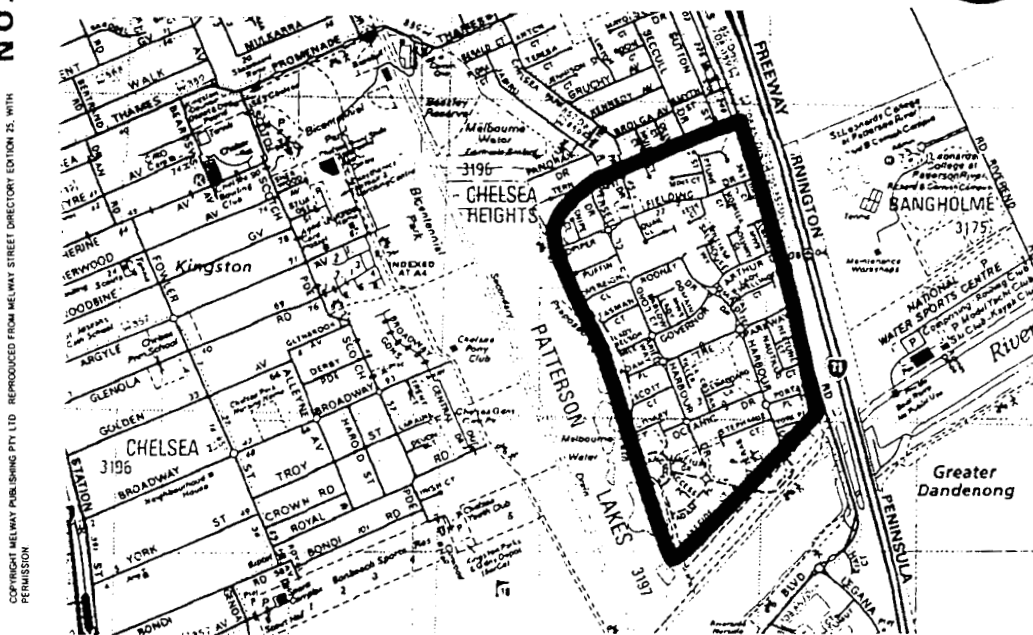


**Other building features** Other building features commonly found in this area are:



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

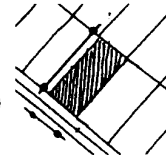
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 77

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

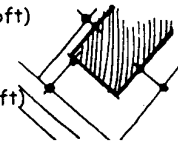
DEPTH: 35m (113ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

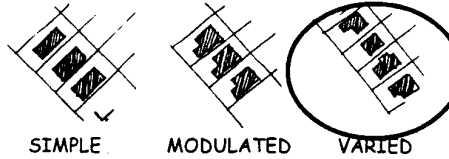
NARROWER SIDE SETBACK: 0-2m (0-6ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

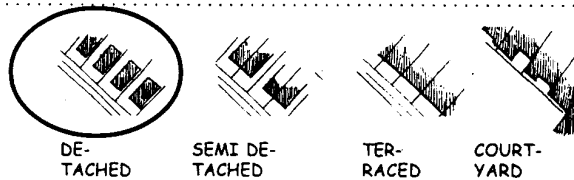
**Building footprint**

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



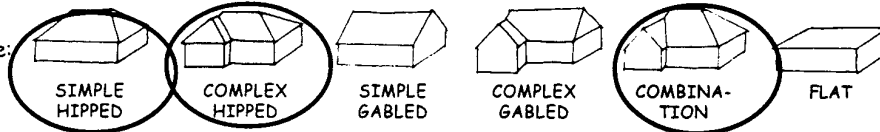
**Type and height of development**

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



**Roof shape**

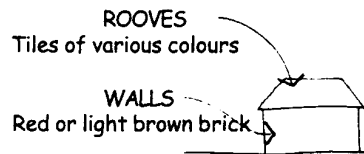
Most rooves are:



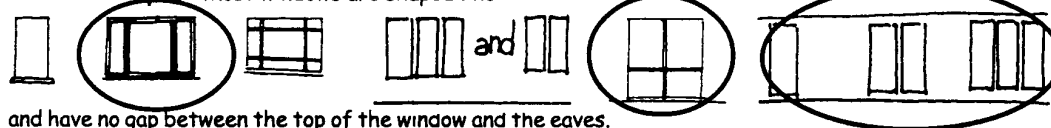
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



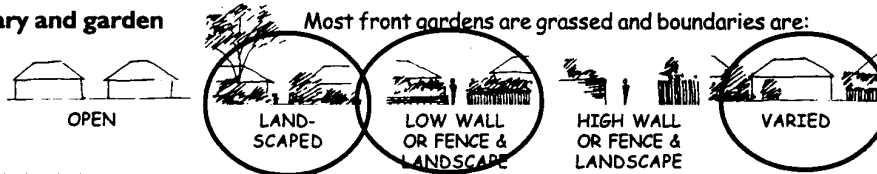
**Window shapes** Most windows are shaped like:



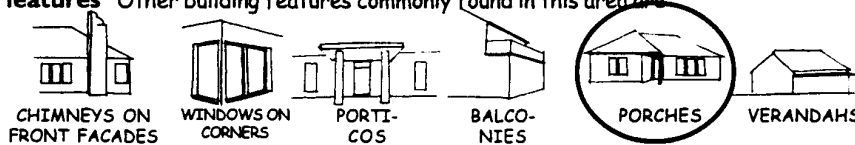
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



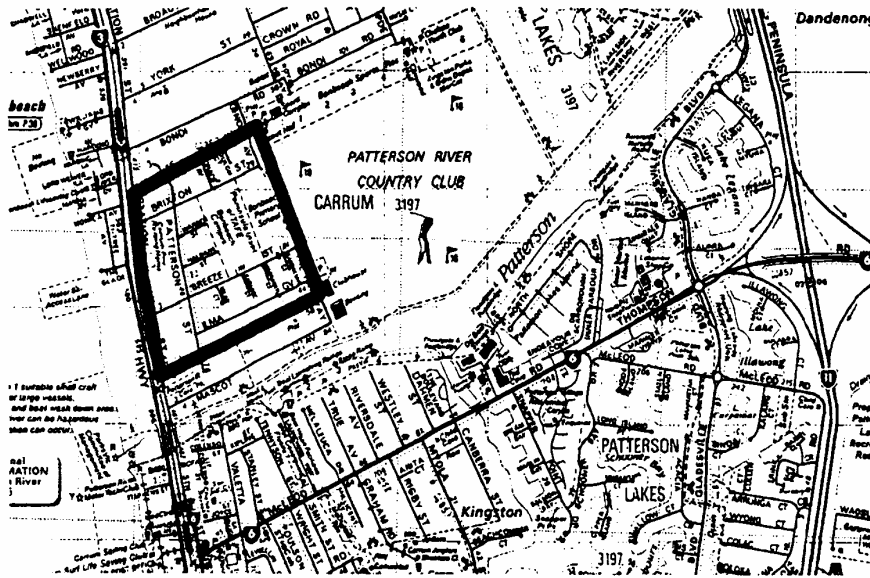
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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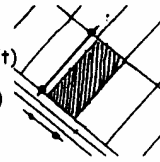
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 78*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

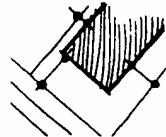
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

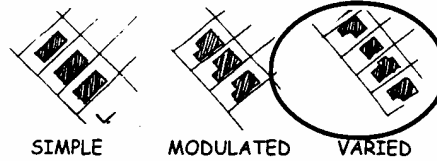
NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 2-4m (6-12ft)



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

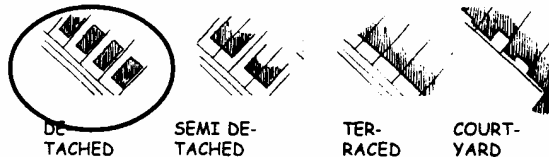
**Building footprint**

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



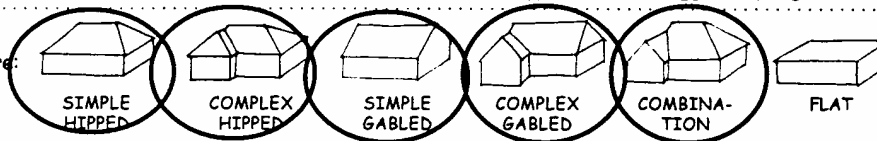
**Type and height of development**

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



**Roof shape**

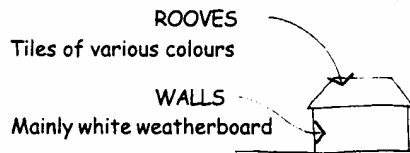
Most rooves are:



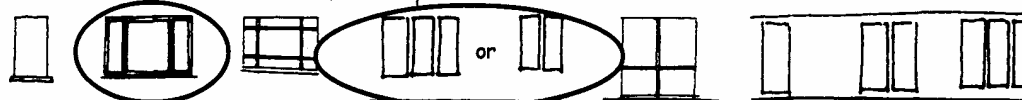
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



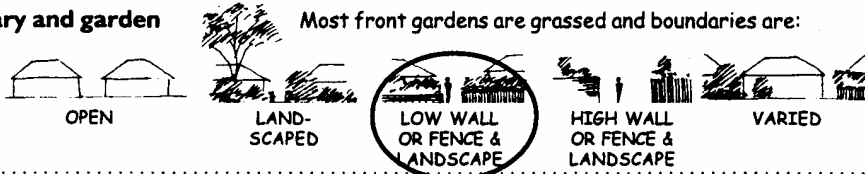
**Window shapes** Most windows are shaped like:



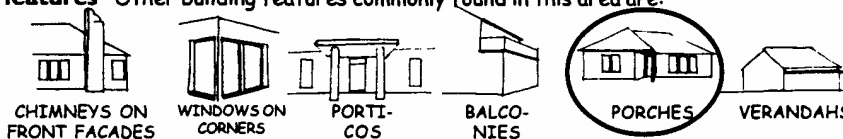
and have varied gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



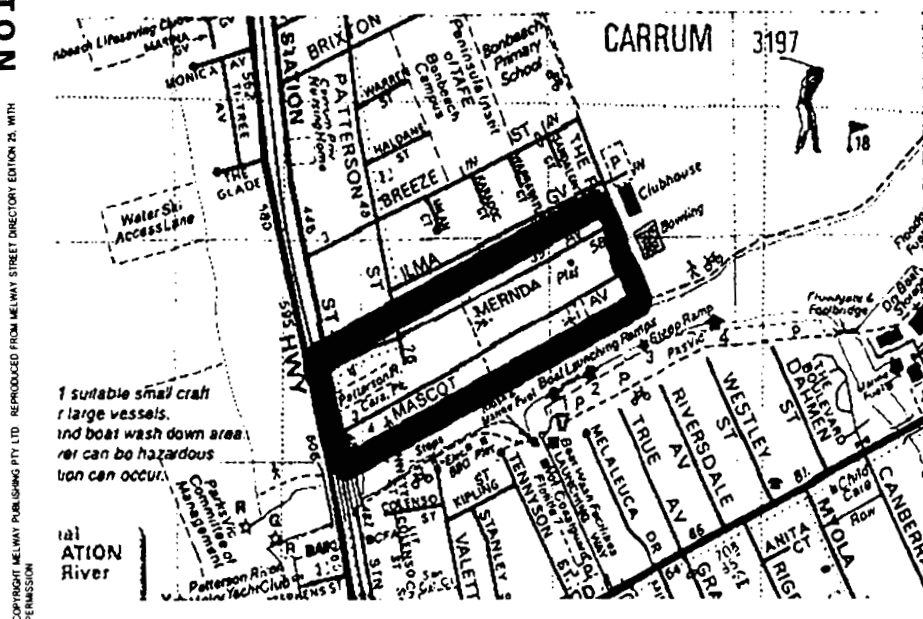
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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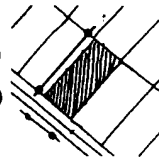
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 79

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

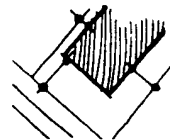
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

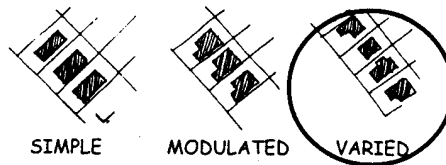
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 7-10m (21-31ft)  
WIDER SIDE SETBACK: 2-4m (6-12ft)



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

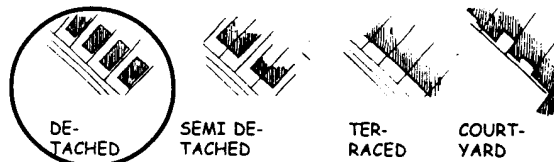
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When viewed from the street, the footprint of most houses, or their outline on the ground, appears to be:



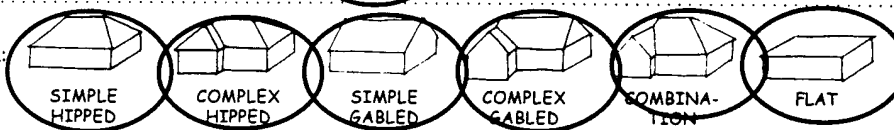
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**Roof shape**

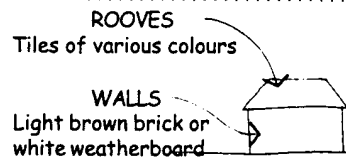
Most rooves are:



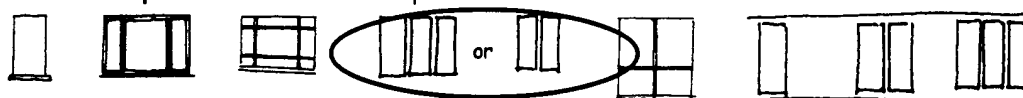
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



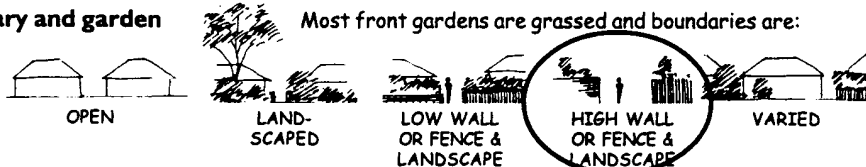
**Window shapes** Most windows are shaped like:



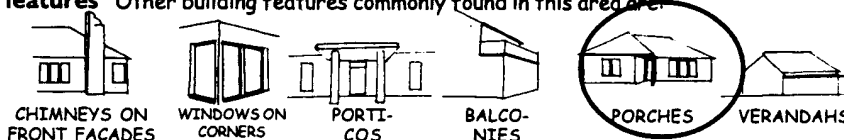
and have varied gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

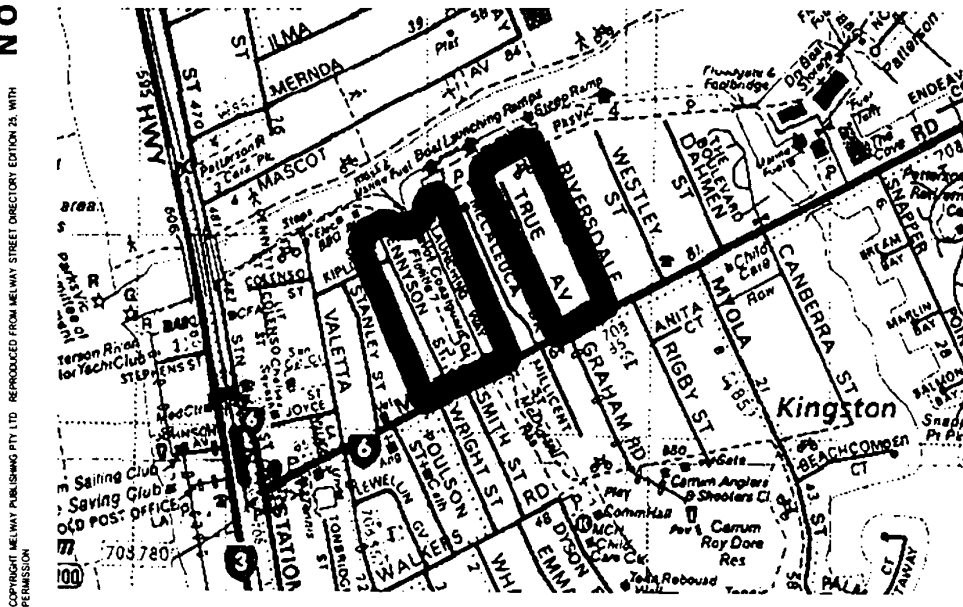


**Other building features** Other building features commonly found in this area are:



**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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**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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with two asterisks (\*\*) and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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

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

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

- 6 Discuss the proposal with Council planning staff and neighbours.
- 7 Include the completed Design Response Form with your planning application.

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

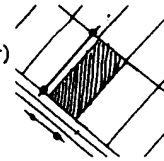
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 80

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

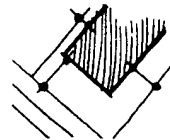
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 14-18m (45-58ft)



**Building placement**

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

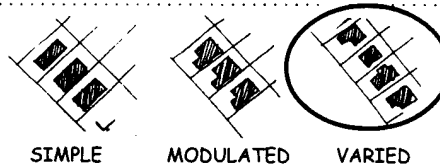
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 2-5m (6-15ft)



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

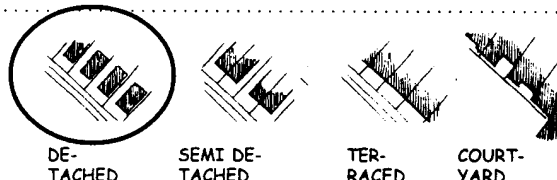
**Building footprint**

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



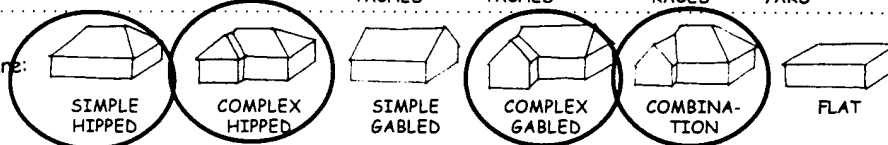
**Type and height of development**

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



**Roof shape**

Most rooves are:

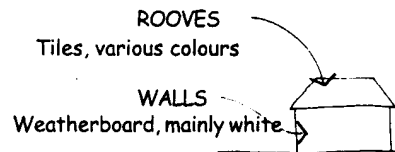


and have an angle or pitch of 15-20°.

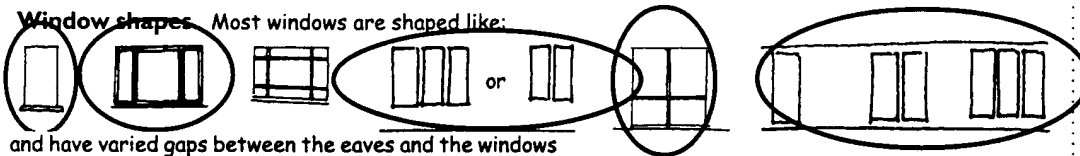


**Materials**

Most walls and rooves are clad as follows:



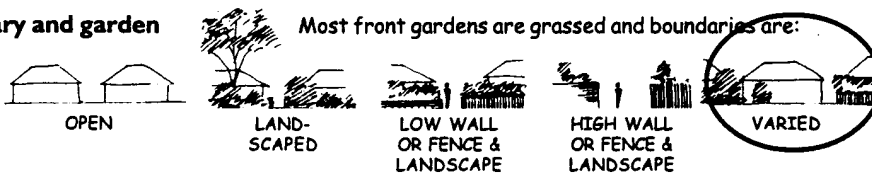
**Window shapes** Most windows are shaped like:



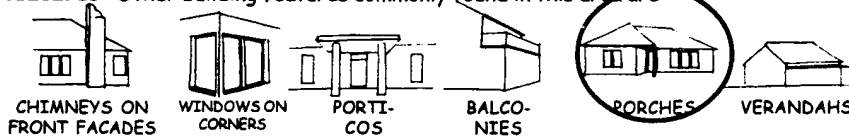
and have varied gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

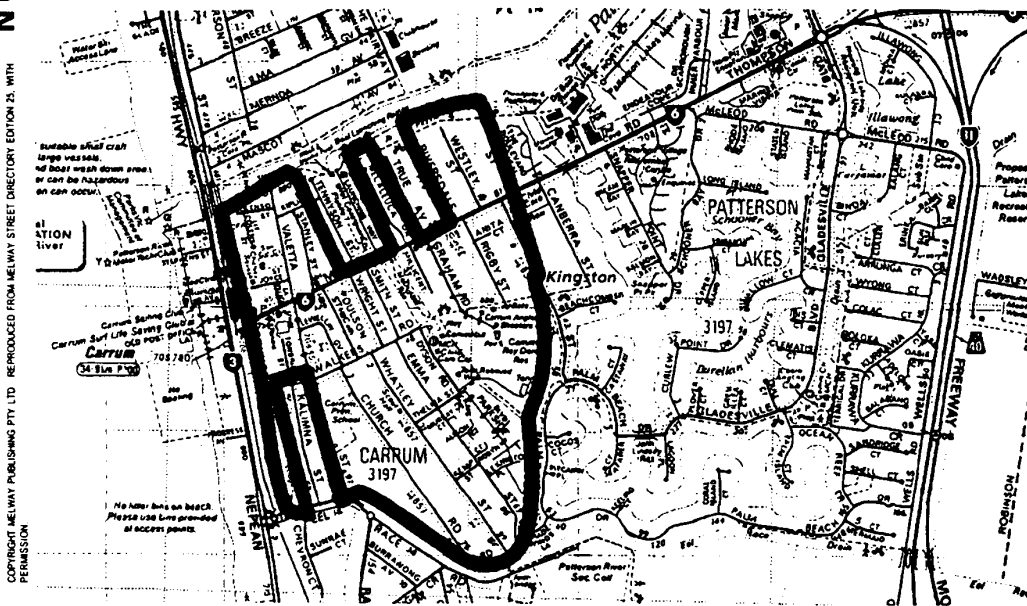


**Other building features** Other building features commonly found in this area are:



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

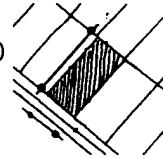
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 81.*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

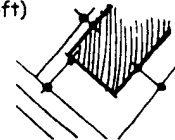
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 15-20m (18-64ft)



**Building placement**

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

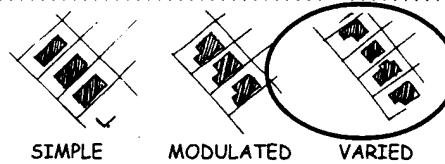
NARROWER SIDE SETBACK: 1-2m (3-6ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 2-5m (6-15ft)



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

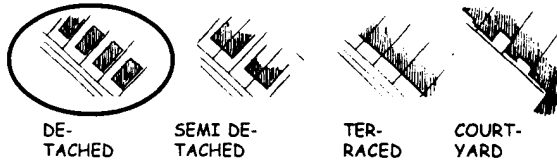
**Building footprint**

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



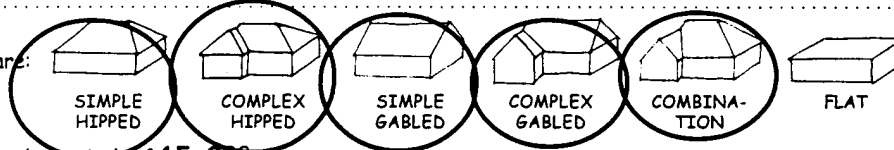
**Type and height of development**

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



**Roof shape**

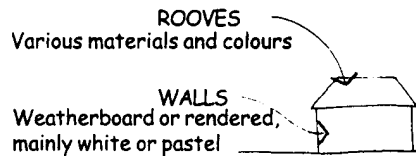
Most rooves are:



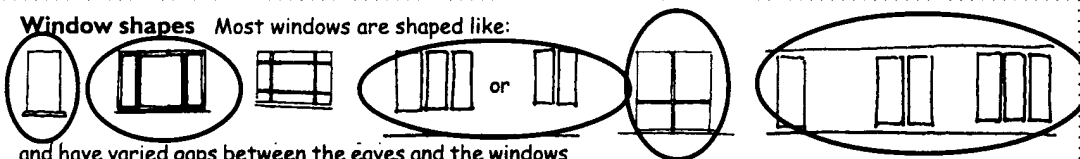
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



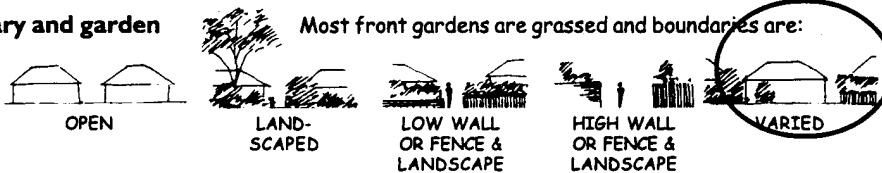
**Window shapes** Most windows are shaped like:



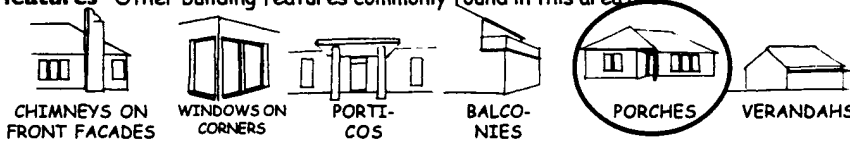
and have varied gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



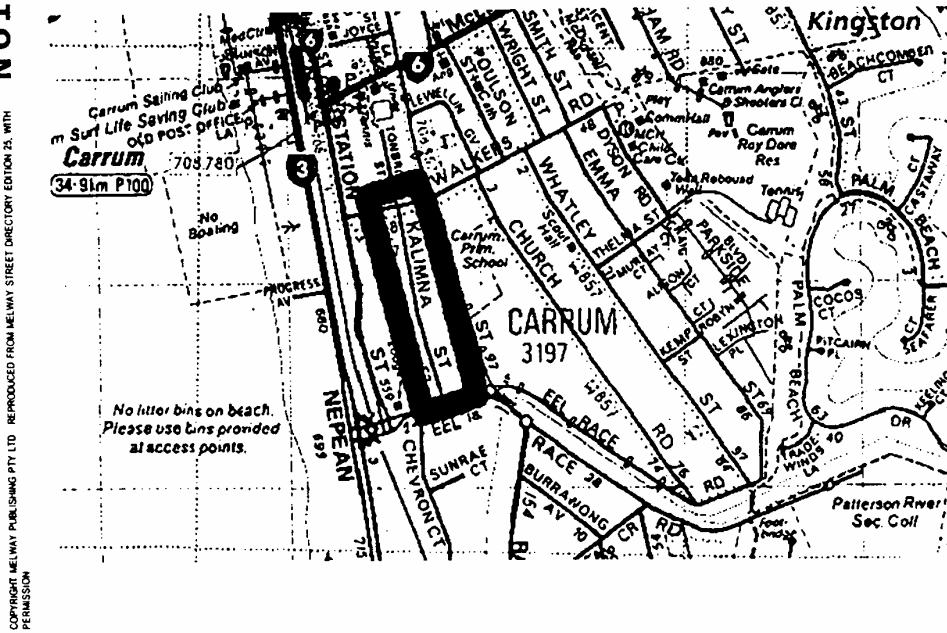
**Other building features** Other building features commonly found in this area are:



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

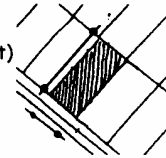
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 82

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

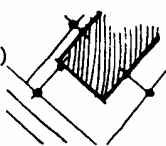
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 14-18m (45-58ft)



**Building placement**

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

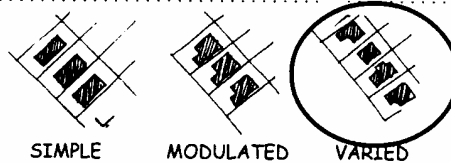
NARROWER SIDE SETBACK: 1m (3ft)  
FRONT SETBACK: 5-7m (16-21ft)  
WIDER SIDE SETBACK: 2-5m (6-15ft)



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

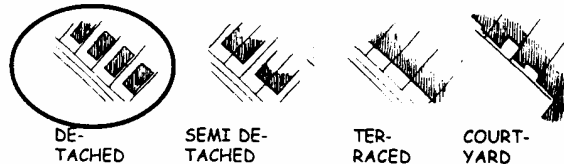
**Building footprint**

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



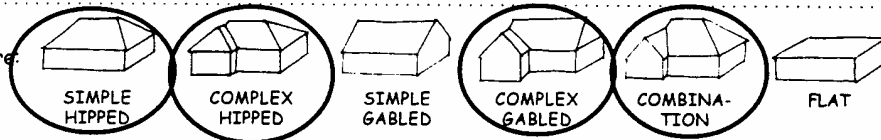
**Type and height of development**

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



**Roof shape**

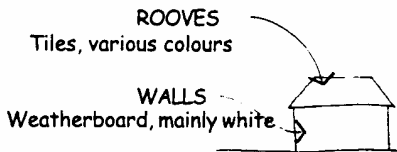
Most rooves are:



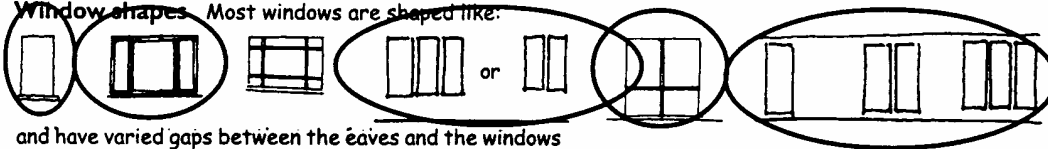
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



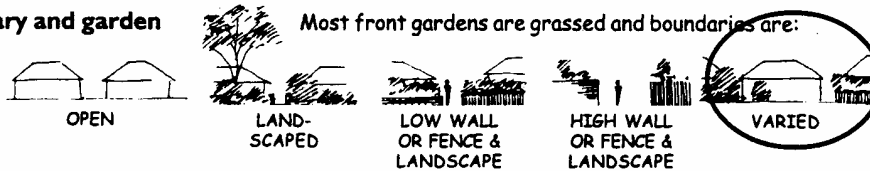
**Window shapes** Most windows are shaped like:



and have varied gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

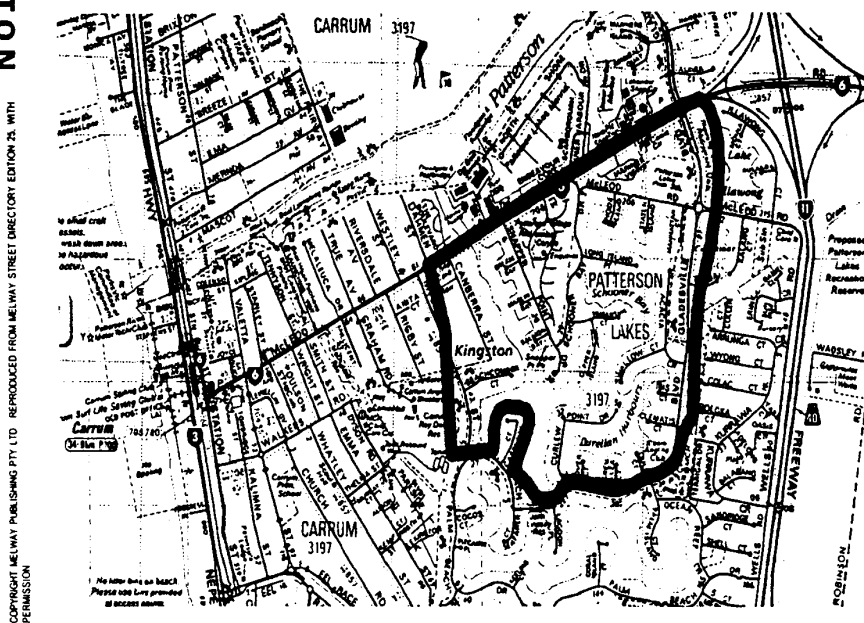


**Other building features** Other building features commonly found in this area are:



**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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with two asterisks (\*\*) and any others considered to make a major contribution to neighbourhood character with one asterisk (\*).

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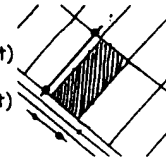
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 83

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

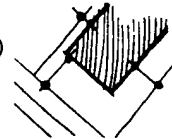
DEPTH: 30-45m (97-147ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

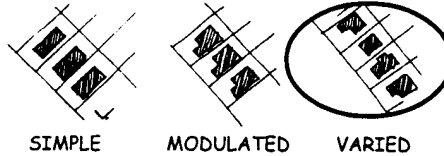
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 2-5m (6-15ft)



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

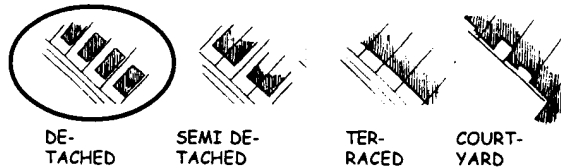
**Building footprint**

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



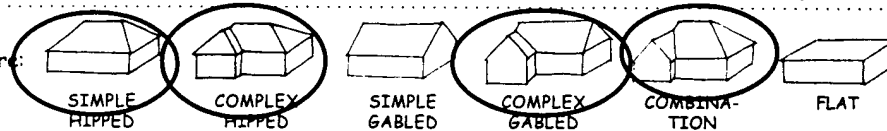
**Type and height of development**

Most houses are 1 or 2 storeys and orientated towards the street and:



**Roof shape**

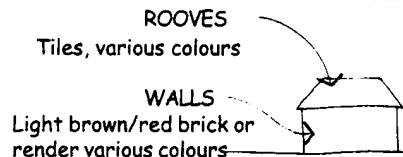
Most rooves are:



and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



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

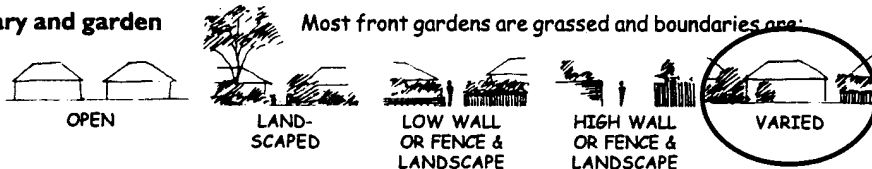


and have varied gaps between the eaves and the windows

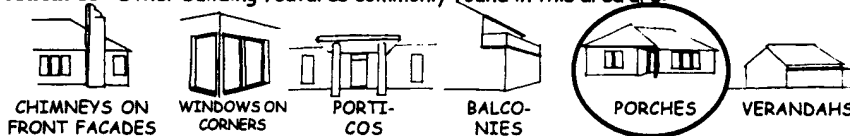


**Front boundary and garden**

Most front gardens are grassed and boundaries are:

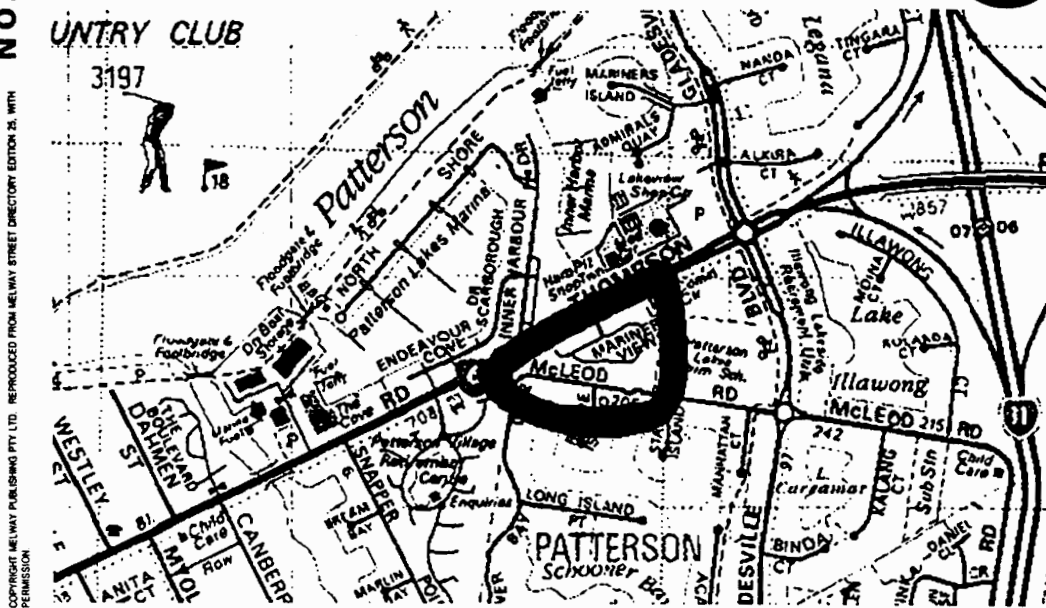


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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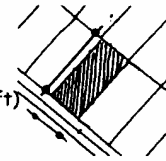
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 84

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

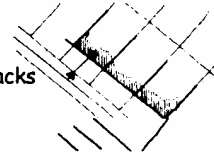
DEPTH: 30m (97ft)  
FRONTAGE: 12-15m (39-48ft)



**Building placement**

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

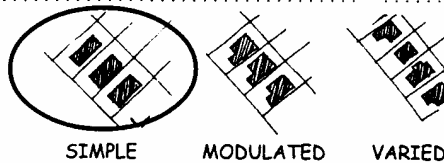
Front setbacks 10m, no side setbacks



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

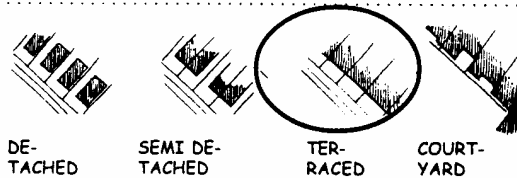
**Building footprint**

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



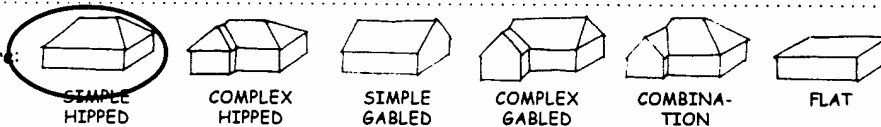
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

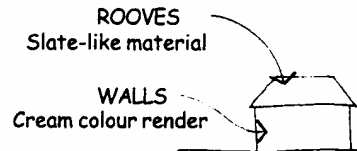
Most rooves are:



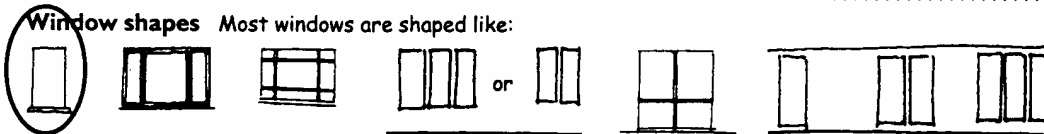
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



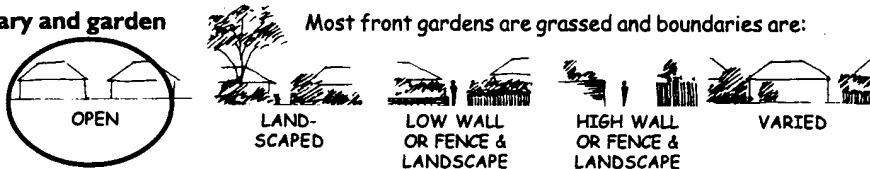
**Window shapes** Most windows are shaped like:



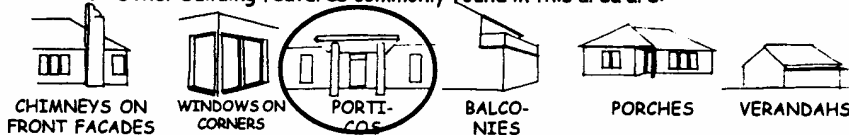
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:



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

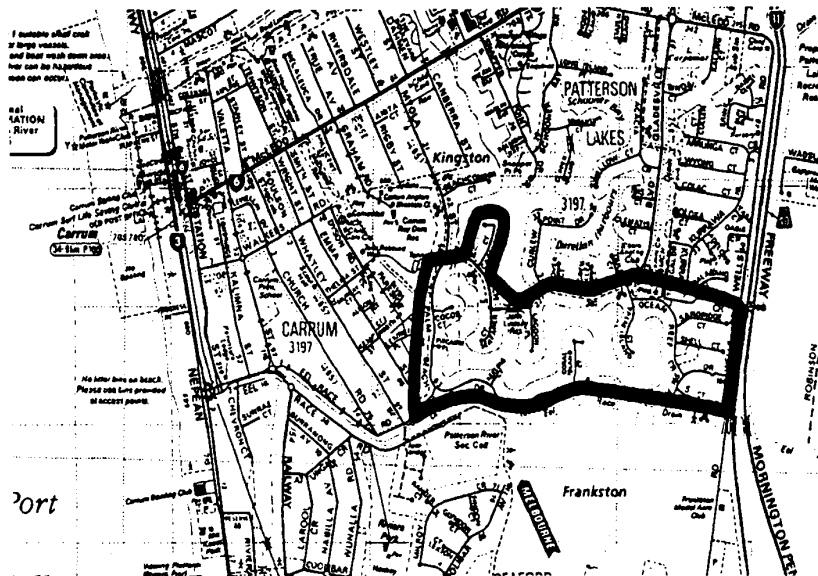


**Rear garden**

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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### 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:

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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.



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

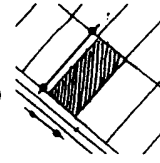
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 85

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

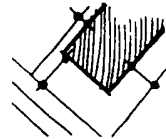
DEPTH: 40m (130ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

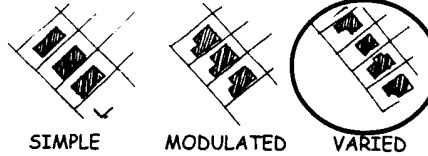
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-10m (16-31ft)  
WIDER SIDE SETBACK: 2-4 m (6-12ft)



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

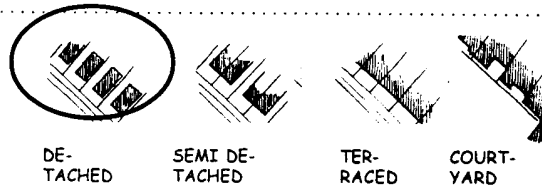
**Building footprint**

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



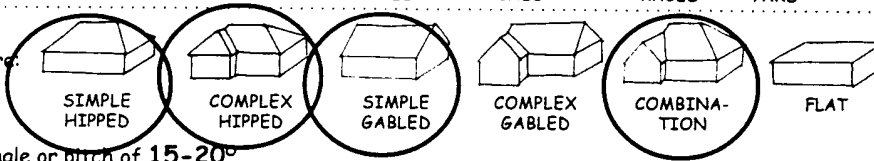
**Type and height of development**

Most houses are 1 or 2 storeys and are orientated towards the street and:



**Roof shape**

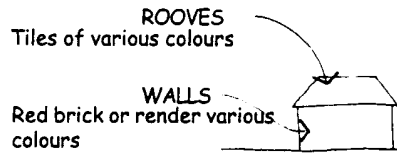
Most rooves are:



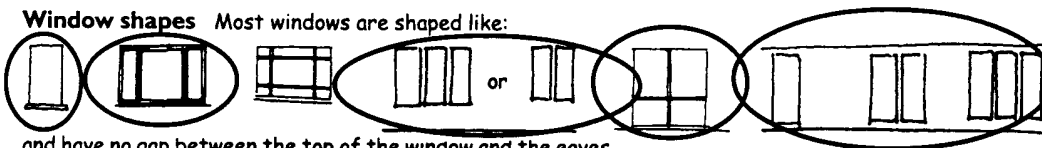
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



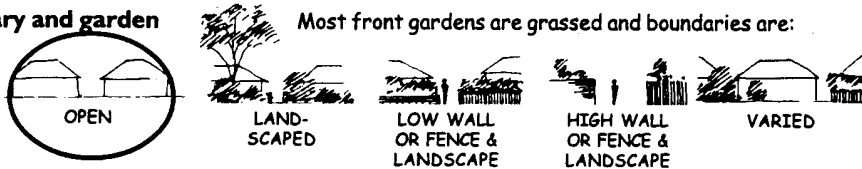
**Window shapes** Most windows are shaped like:



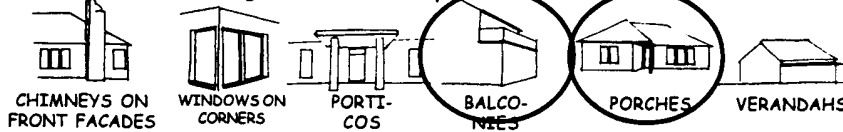
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

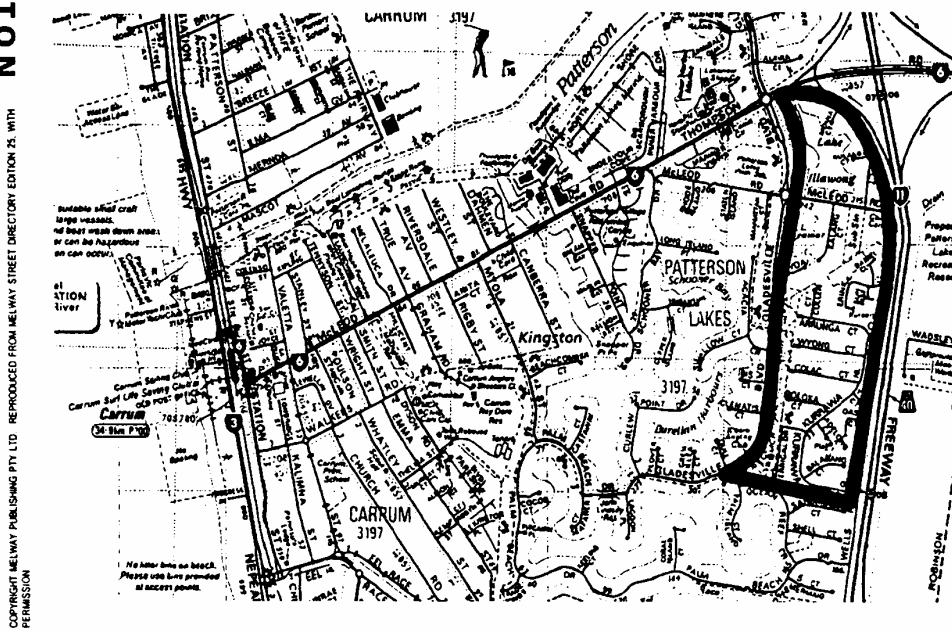


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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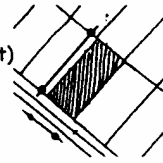
**TYPICAL CHARACTERISTICS**

*The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 86*

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

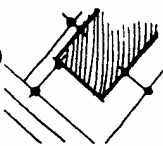
DEPTH: 40-45m (130-147ft)  
FRONTAGE: 12-18m (37-58ft)



**Building placement**

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

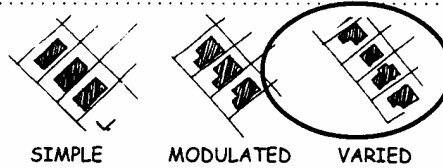
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 5-7m (16-28ft)  
WIDER SIDE SETBACK: 2-5m (6-15ft)



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

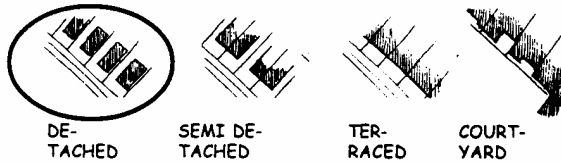
**Building footprint**

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



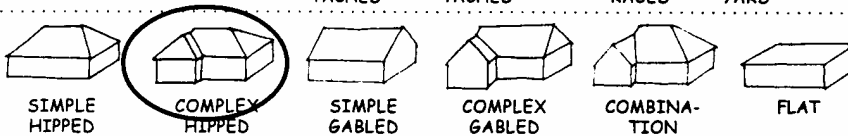
**Type and height of development**

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



**Roof shape**

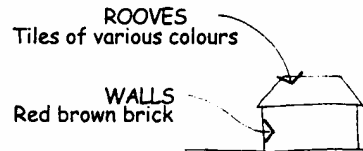
Most rooves are:



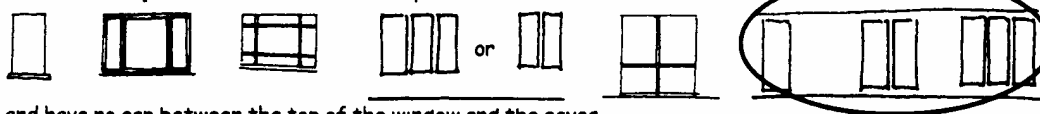
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



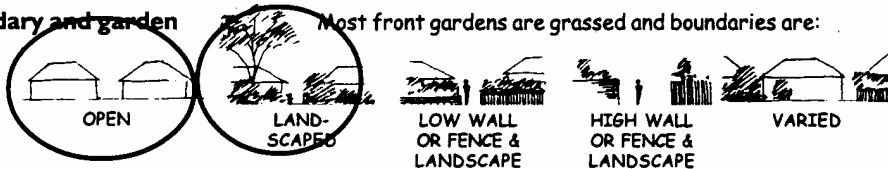
**Window shapes** Most windows are shaped like:



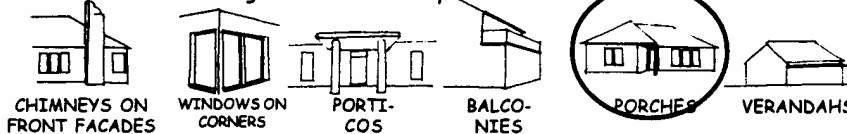
and have no gap between the top of the window and the eaves.

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

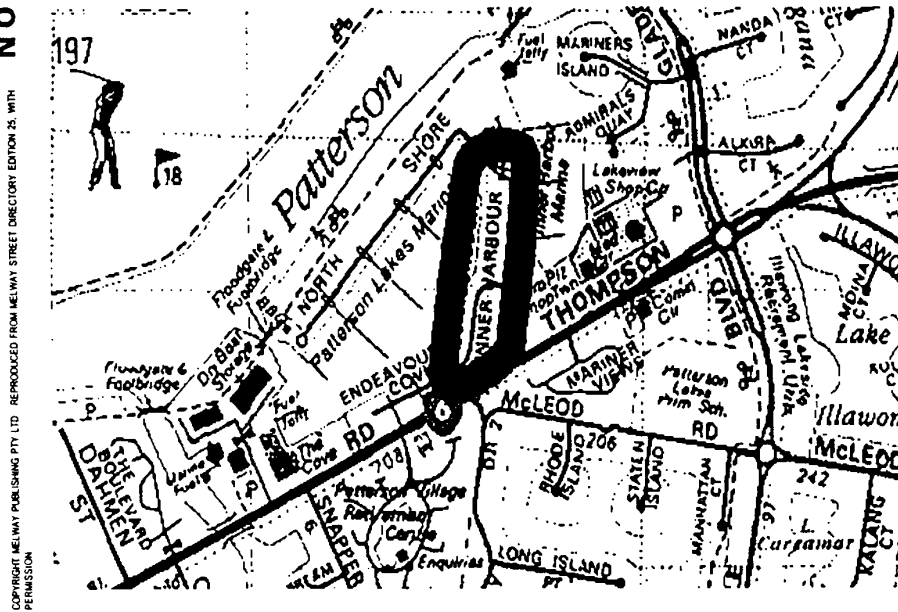


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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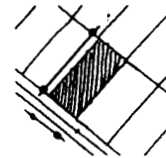
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 87

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

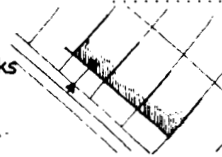
DEPTH: 25m (70ft)  
FRONTAGE: 10m (31ft)



**Building placement**

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

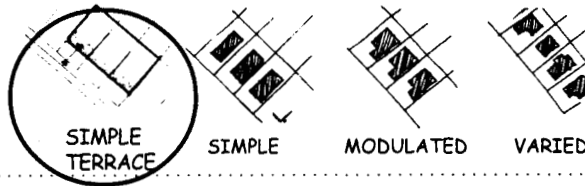
Front setbacks 10m, no side setbacks



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

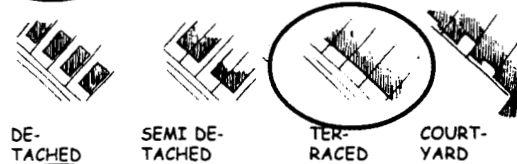
**Building footprint**

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



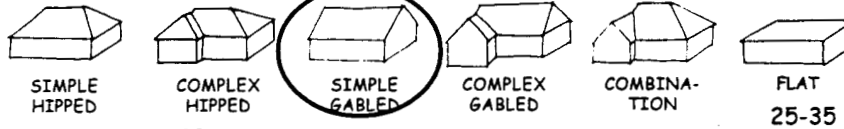
**Type and height of development**

Most houses are 2 or 3 storeys and are orientated towards the street and:



**Roof shape**

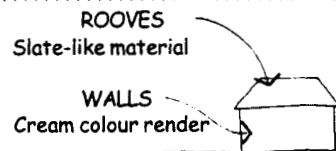
Most rooves are:



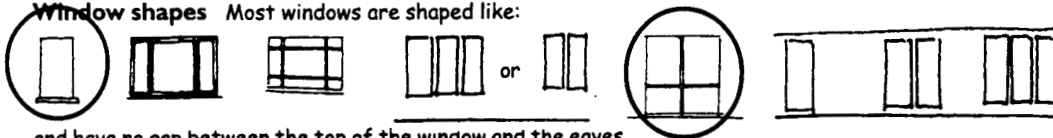
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



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

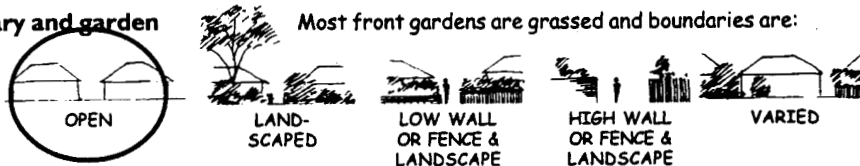


and have no gap between the top of the window and the eaves.

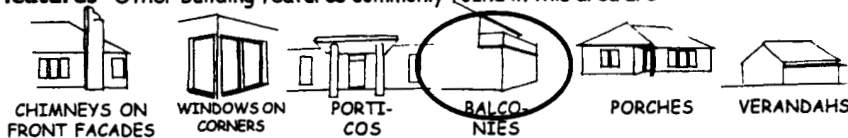


**Front boundary and garden**

Most front gardens are grassed and boundaries are:



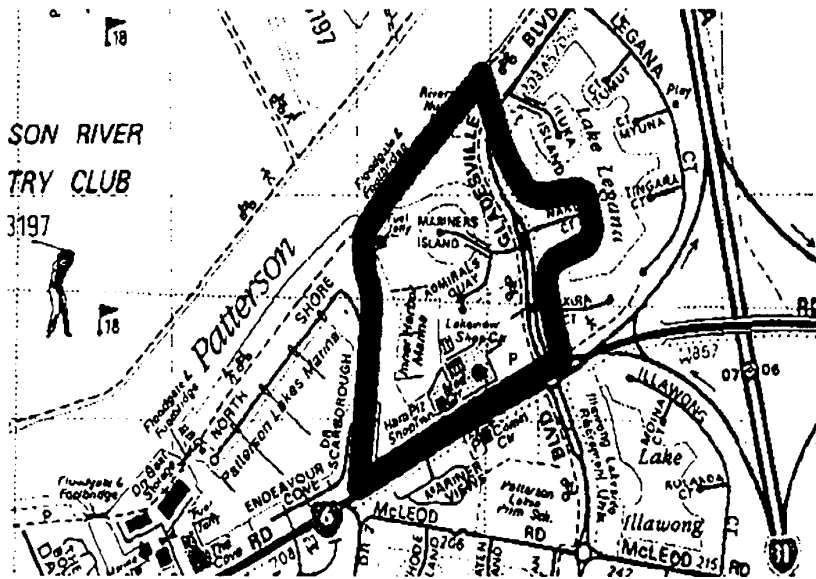
**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

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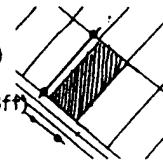
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 88

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

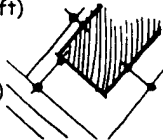
DEPTH: 30-45m (97-144ft)  
FRONTAGE: 10-15m (31-48ft)



**Building placement**

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

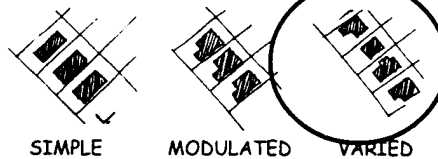
NARROWER SIDE SETBACK: 0-1m (0-3ft)  
FRONT SETBACK: 3-5m (10-16ft)  
WIDER SIDE SETBACK: 1-2m (6-12ft)



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

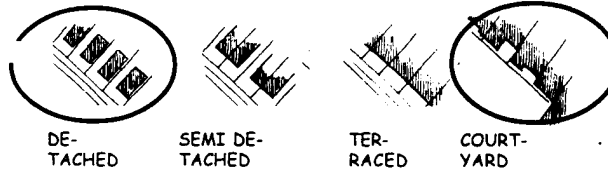
**Building footprint**

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



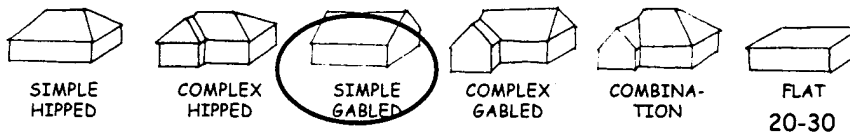
**Type and height of development**

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**Roof shape**

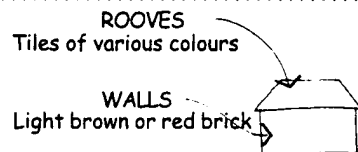
Most rooves are:



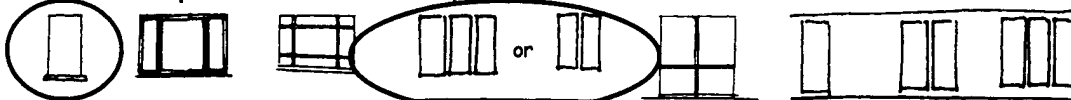
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



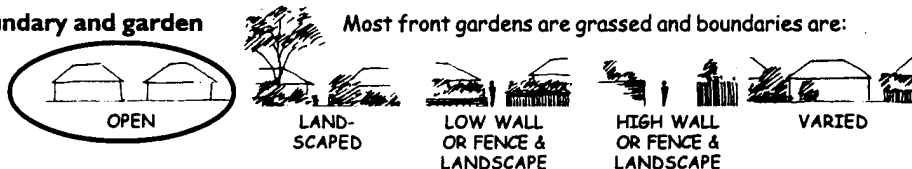
**Window shapes** Most windows are shaped like:



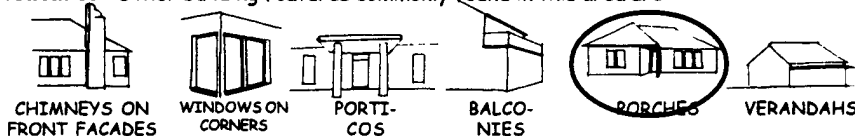
and have large gaps between the eaves and the windows

**Front boundary and garden**

Most front gardens are grassed and boundaries are:

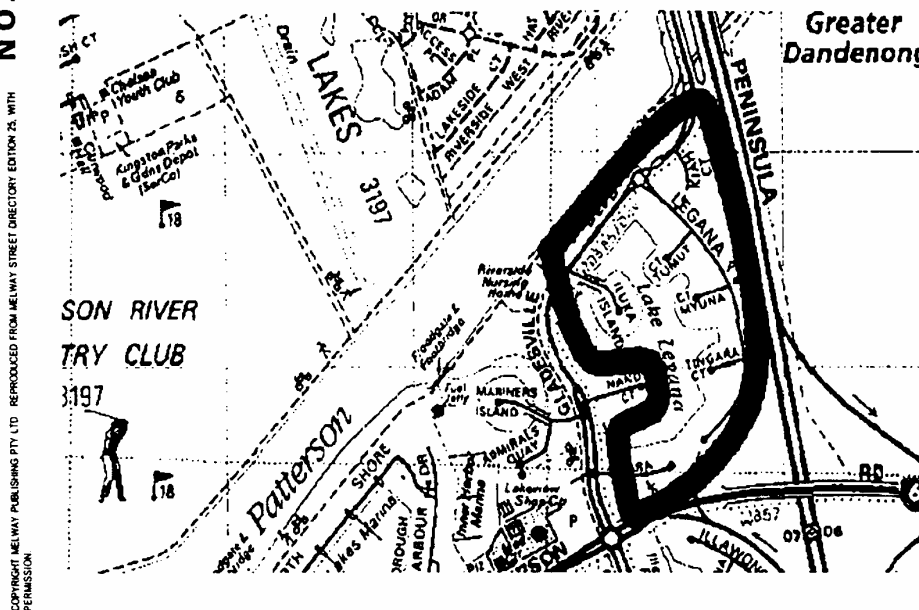


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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

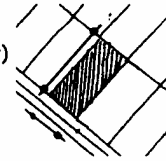
**TYPICAL CHARACTERISTICS**

The circled diagrams and descriptions below represent the typical characteristics of houses and gardens in area 89

**Perceived lot pattern**

The characteristic curtilage of each residential building is as follows:

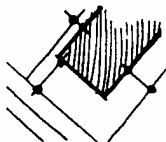
DEPTH: 40-50m (130-160ft)  
FRONTAGE: 15-20m (48-64ft)



**Building placement**

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

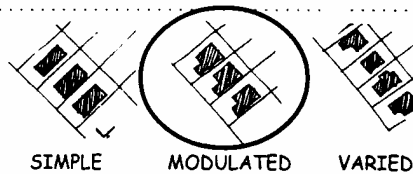
NARROWER SIDE SETBACK: 1-3m (3-10ft)  
FRONT SETBACK: 7-10m (21-31ft)  
WIDER SIDE SETBACK: 3-5m (10-16ft)



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

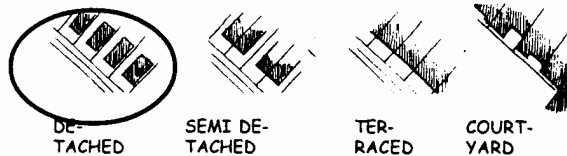
**Building footprint**

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



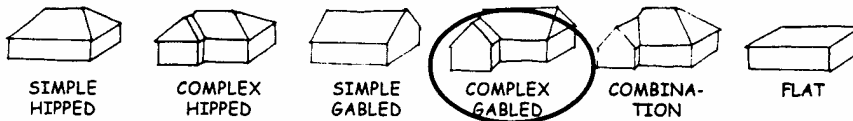
**Type and height of development**

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



**Roof shape**

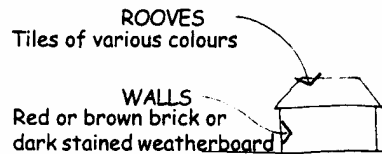
Most rooves are:



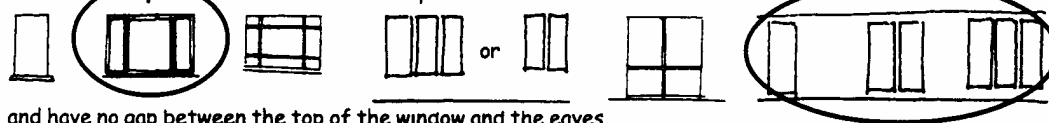
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



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

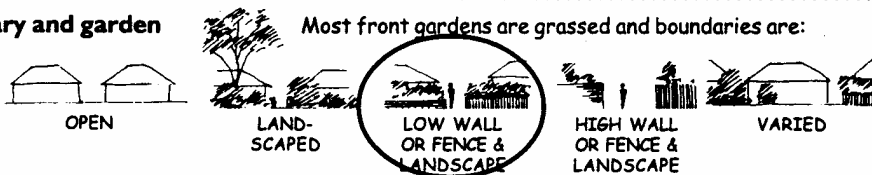


and have no gap between the top of the window and the eaves.

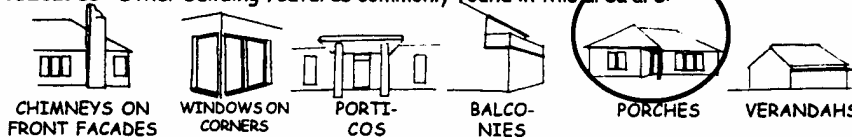


**Front boundary and garden**

Most front gardens are grassed and boundaries are:

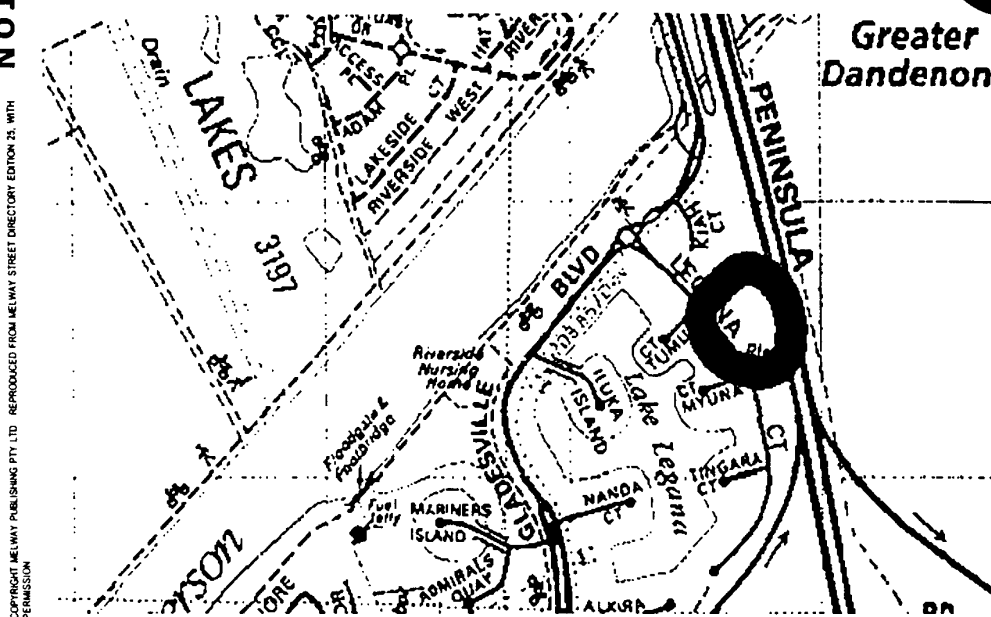


**Other building features** Other building features commonly found in this area are:



**Rear garden**

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



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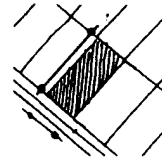
**TYPICAL CHARACTERISTICS**

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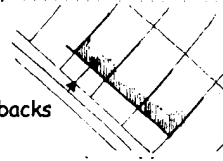
DEPTH: 20-30m (64-97ft)  
FRONTAGE: 6-10m (19-31ft)



**Building placement**

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

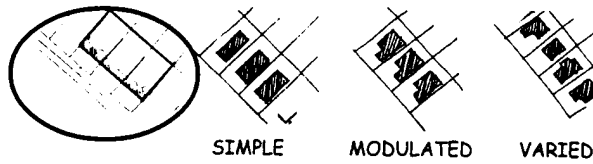
Front setbacks 10m, no side setbacks



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

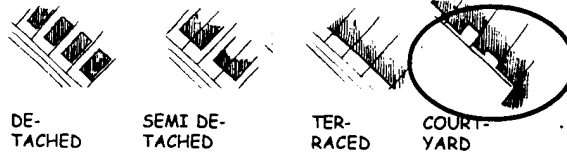
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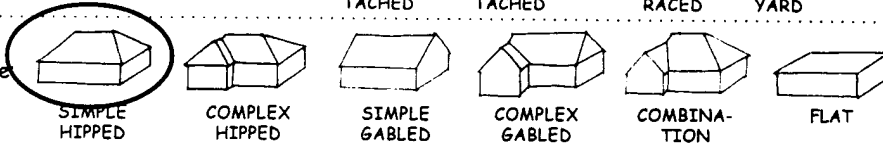
**Type and height of development**

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



**Roof shape**

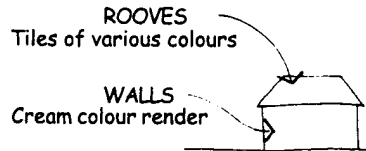
Most rooves are



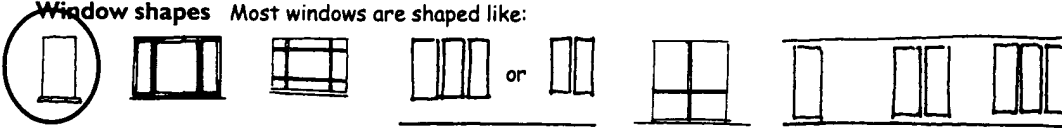
and have an angle or pitch of 15-20°.

**Materials**

Most walls and rooves are clad as follows:



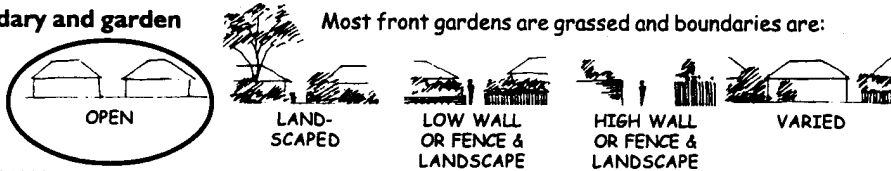
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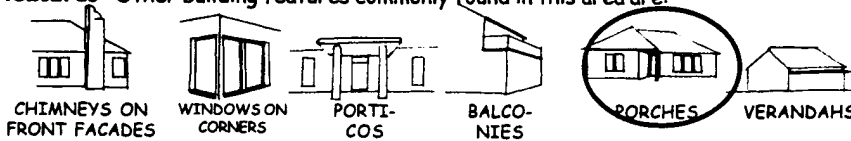
and have no gap between the top of the window and the eaves.

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