

1 REVIEW OF CRITERIA

Based on the feedback received from the Draft Spatial Plan, officers reviewed and re-tested the criteria used for identifying the proposed sub-areas.

2 PRELIMINARY MAPPING

This work involved initial mapping of any potential additional areas. Preliminary maps were created showing the identified areas with coherent contributing character. These areas became the proposed character areas/precincts.

3 SITE VISITS

Site visits were conducted by walking the areas to confirm and verify the areas mapped through the preliminary mapping. Key matters that were reviewed and observed on site, in addition to the desk-top mapping included:

- Current heights
- Visibility of dwellings
- Connection between dwelling/primary elevation to the street
- Topography changes
- Pedestrian amenity qualities
- Street qualities (width and form)
- Visual consistency and the collective streetscape qualities

4 FINAL MAPPING

After completing site visits, final mapping was completed to adjust areas based on observations from the site visits.

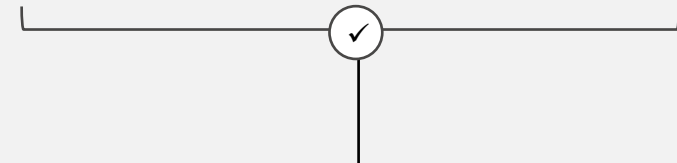
The areas mapped are the proposed Character Precincts where the demolition controls will still apply.

CRITERIA

WHERE ARE THERE OBSERVABLE PATTERNS OF COHERENT CHARACTER?

INDICATIVE CHARACTER
CONTRIBUTION
SUBAREAS
*Patterns of primary and
contributory sites*

OPERATIVE DESIGN
GUIDE
SUBAREAS
*Subareas noted with specific
characteristics of the area*



WHAT ARE THE QUALITIES OF THE STREETScape?

With the identified areas of coherent character the qualities of the streetscape were assessed.

- *Land use (residential on both sides, mixed centres and residential, mixed open space and residential)*
- *Nature of development within the street (patterns in building form, setbacks, relationship to street)*
- *Nature of the street (changes in topography or elevations, linear streets, curvilinear, level of pedestrian amenity, access to transport infrastructure)*
- *Extent and patterns of primary or contributory sites within a street*