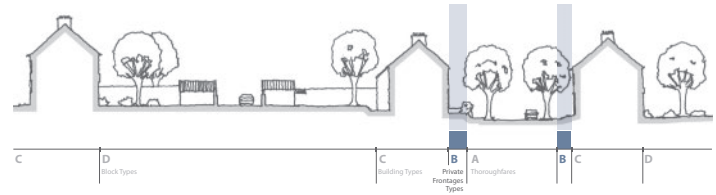


PART II SECTION B



PRIVATE FRONTAGE



The private frontage is the area between the building and the plot line. The way this area is designed is important because it dictates how the building affects the pedestrian.

The structures and landscaping within the private frontage will be held to specific standards. The variables of private frontage are the depth of the setback and the combination of architectural elements, such as arcades, railings and walls.

PRIVATE FRONTAGE TYPES MATRIX

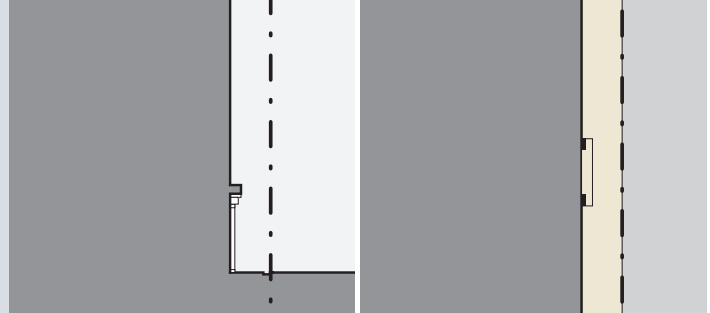
PRIVATE FRONTAGE TYPES		
<p>B1</p>	<p>Front Garden <i>A generous garden shall be situated between the plot line and the building edge. The garden shall remain unfenced, and shall be visually continuous with adjacent gardens, reinforcing a common landscape. The depth of the garden shall create a buffer from the higher speed thoroughfares. The front garden should have a depth of between 8-12m.</i></p>	
<p>B2</p>	<p>Fenced Front Garden <i>A fenced garden shall be situated between the plot line and the building edge. Bay windows or porches may protrude into the garden. The fence shall maintain the demarcation of the garden. The fenced front garden should have a depth of between 4-10m.</i></p>	
<p>B3</p>	<p>Front Courtyard <i>A courtyard shall be created by a building edge which shall be part set back and part near the plot line. The courtyard shall enable a suitable drop off space or parking area. A fence may delineate or part delineate the plot. Large trees within the courtyard may overhang the pavement. The front courtyard should have a depth of between 6-8m.</i></p>	
<p>B4</p>	<p>Fenced Basement Lightwell <i>The building shall be set back from the plot line by a sunken lightwell. This space shall create a buffer between the pavement and the building, and shall create access to basement floors from the public realm. The ground floor may be converted into retail or commercial at a later date. The fenced basement lightwell should have a depth of between 2-3m.</i></p>	
<p>B5</p>	<p>Fenced Front Strip <i>A narrow strip of landscaping shall separate the building edge and the plot line. The plot line shall be delineated by a fence. The finished ground floor level of the building may be elevated to provide a level of privacy for building occupiers. The entrance may be a stair/ramp and landing. The fenced front strip should have a depth of between 2-4m.</i></p>	

PRIVATE FRONTAGETYPES

B6

Front Strip

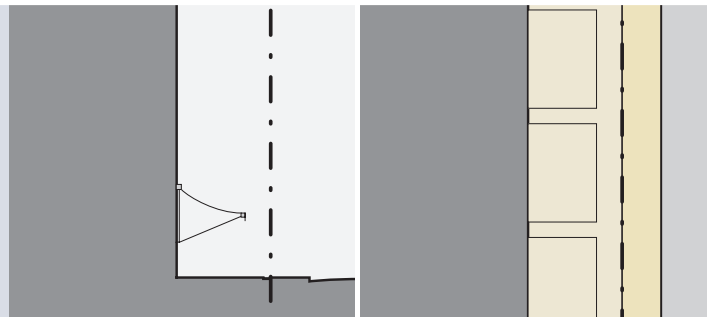
A narrow strip of land shall separate the building edge from the plot line, and generally there shall be no fence. The finished ground floor level shall be accessible from pavement level. The front strip should have a depth of between 0.6-1m.



B7

Shopfront and Awning

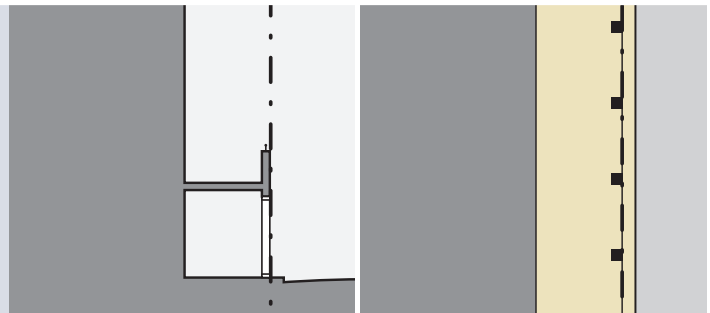
The building line shall be situated close to the plot line with the building entrance at the pavement level, and shall be used primarily for retail. There shall be substantial glazing at ground level and there shall be an awning which may overlap the pavement potentially to the plot line. The shopfront and awning should have a depth of between 2-3m.



B8

Colonnade

The colonnade on the ground floor shall be enclosed and protrude out from the rest of the façade. The building line shall sit on the plot line, and shall be used primarily for retail. The colonnade shall be no less than 4m wide and shall be allowed to overlap the whole width of the pavement to within 0.45m of the curb edge.



B9

Arcade

The arcade shall be an open colonnade where the ground floor line shall be set back from the building line to accommodate the footpath. The building line shall sit along the plot line. The arcade shall be no less than 4m deep and shall sit to within 0.45m of the curb edge. This type shall be used primarily for retail.



B10

Paved Basement Lightwell

The building shall be set back from the plot line by a paved top lit basement. This type shall be used primarily for commercial or residential. The pavement basement lightwell should have a depth of between 2-3m.

