

SPECIAL HEIGHT AND FRONTAGE MATRIX

	a	b	c	d
Street or Urban Open Space Frontage Typology:	Type A Urban Street - Formal	Type B Urban Street - Informal	Type C Suburban Street	Type D Open space / Walkway
Description:	Buildings fronting Type A Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety.	Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal.	Buildings fronting Type C Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets.	Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building length is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways.
1 No. of floors shall be: [refer also to note i below]	2.5 min [refer to note ii below for definition of 0.5 storey]	2 min	2 min	1 - 3 min - max
2 Threshold conditions shall be: [refer to note iii below for definition]	0.5 - 1.25m min - max	0.5 - 1.25m min - max	0 - 0.9m min - max	
3 Boundary setback: Front shall be:	0 - 2.5m min - max	0 - 3.5m min - max	2 - 5m min - max	2m min
4 Garages and carports front setback shall be:	N/A	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m
5 Continuous frontage required: [refer to note v below for definition]	yes for 80% of development block	no	no	no
6 Solid / void relationship: [refer to note iv below for definition]	65% solid maximum for ground floor 75% solid maximum for upper storeys	65% solid maximum for ground floor 75% solid maximum for upper storeys	75% solid maximum	75% solid maximum
7 Max building length shall be:	N/A	60m max	50m max	75m max
8 Vehicular access on street frontage permitted:	no	yes	yes	yes (where street occurs between lot and open space)
9 Landscape treatment plan required:	yes - if front setback is greater than 0m	yes - if front setback is greater than 0m Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes
10 Small Houses permitted: [refer to note vi below for definition]	no	yes	yes	yes

i. The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit and is at least one dwelling unit depth. Small Houses need not comply with storey limits outlined above.

ii. The definition of 'half' (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.

iii. The definition of Threshold is the height difference between street level and the ground floor level of the unit (refer figure 7a).

iv. Solid / void relationship is described as the percentage of openings - windows / doors within a building facade (excluding garage doors).

v. The definition of continuous frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front (refer figure 7b).

vi. Refer definitions for Catalina Sub Precinct.

Note: Special Heights and Frontages depicted here take precedence over typical heights and frontages set out in Catalina sub precinct development controls.

