



Nagambie Growth Management Strategy

Neighbourhood Character Assessment

FOR THE STRATHBOGIE SHIRE COUNCIL

December 2008

Precinct Description: Rural Interface



Precinct Description

The character of the streets in this precinct is largely influenced by their location at the edge of the township and by the rural landscapes that surround them. Streetscapes have an open, informal and semi-rural atmosphere, due in part to unsealed shoulders, wide grassy verges and the use of post-and-wire fencing. There are several vacant lots throughout the precinct, but where buildings exist, they are predominantly low-scale brick dwellings from the 1970s-1990s. Buildings have generous setbacks with large grassed areas and sparsely scattered vegetation which enhances the openness of streetscapes. The general lack of solid fencing allows views across streetscapes and into the rural and farming land that surrounds the precinct.

Key Existing Characteristics

- Where buildings exist, they predominantly include low-slung brick style dwellings from the 1970s-1990s.
- Materials include a mix of timber and brick, with predominantly tin roofs.
- Building height is single storey.
- Gardens are large and open, with low-scale vegetation and scattered canopy trees and grassed areas that allow views to the landscapes that surround properties.
- Front boundaries are either open or lined with rural-style post and wire fencing. There is occasional use of steel fencing for side and rear boundaries.
- Front and side setbacks are large, with dwellings set in-ground.
- Streetscapes are informal, with generally unsealed shoulders, wide grassy verges and a lack of formal footpath. Street trees occasionally include scattered native vegetation.
- These residential areas have a unique 'rural' atmosphere owing to the farming land that surrounds them.

Community Values

- Large lot sizes.
- Lower density buildings.
- Low scale, single storey dwellings.
- Off-street parking.
- The rural aspect of the township.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:
 - 'ensure that future residential growth and development is accommodated for in a planned manner'.

- encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- identify areas that could be investigated in the future for residential growth when required.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.

Issues / Threats

- Large-scale subdivision that results in cul-de-sacs and narrow roadways and overdevelopment of sites.
- Loss of informal roadways.
- Large areas of impervious surfaces on private property.
- Housing development that exceeds the existing low scale of streetscapes.
- New development lacking on-site landscaping or tree planting.
- Use of brightly coloured or highly reflective materials or finishes.

Draft Preferred Character Statement

The open, semi-rural character of this precinct will be retained through the maintenance of views beyond the precinct to rural landscapes. Large lot sizes and low site coverage will continue to enhance this characteristic. Varying building styles will add to the appeal of the precinct however the built form will avoid dominating streets and the landscape. Front boundaries will be lined with either rural post and wire style fences or vegetation, in order to maintain the informal character of the precinct. Streetscapes will remain open, with native vegetation informally planted on roadside verges, unsealed shoulders and a lack of footpaths.

This will be achieved by:

- Ensuring large front, side and rear setbacks.
- Encouraging no front fencing or fencing appropriate to a rural setting.
- Encouraging the retention and planting of indigenous and native trees.
- Retaining and enhancing informal streetscape treatments.



Design Guidelines: Rural Interface

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the landscape character of streets.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible. > Provide indigenous and native vegetation as a preference over exotic vegetation wherever possible. 	<p><i>Removal of large, established trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p>
Siting	To provide space for front gardens.	> Set buildings back a sufficient distance from the front boundary to accommodate a front garden including trees and shrubs.	<i>Loss of front garden space.</i>
	To maintain the rhythm of spacing between buildings and allow for planting.	> Buildings should be set back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	<p><i>Boundary to boundary development.</i></p> <p><i>New development that interrupts the rhythm of side boundary setbacks.</i></p>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise the use of hard paving in the space surrounding the dwelling. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	<ul style="list-style-type: none"> > Respect the predominant building height and pitched roof forms in the street and nearby properties. > Articulate the form of buildings and facades through the composition of openings and setbacks and through the use of balconies, roofs and ballustrades.. 	<p><i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i></p> <p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p>
Materials and design detail	To use building materials, features and finishes that complement surrounding landscapes.	<ul style="list-style-type: none"> > Consider the use of materials such as timber and sheeting products in colours that can be found in the local landscape including olive green and varying shades of beige and brown. > Consider the use of metal or stone details. > Consider the use of corrugated metal roofs in colours that complement wall materials and finishes. 	<p><i>Large, unarticulated wall surfaces that use one material only.</i></p> <p><i>Shiny or reflective materials, other than glazing.</i></p> <p><i>Dominant building features such as wide columns or balustrades constructed of masonry or other materials that are heavy in appearance.</i></p>
Boundary treatment	To maintain the open, semi-rural character of existing residential areas.	<ul style="list-style-type: none"> > Provide an open frontage. > Provide vegetation as a frontage or use a rural post and wire style fence. 	<i>High, solid front fencing.</i>

Precinct Description: Garden Suburban Post-war Mix



Precinct Description

This precinct is dominated by post-war era dwellings set within front gardens, lined with low front fences. The gaps between buildings and generous front setbacks contribute to an openness within streetscapes that is further enhanced by wide verges. Dwelling styles are modest, and constructed of timber or brick, with simple detailing typical of the post-war era. Newer buildings respond to this character, with a general respect for the low scale of built form, generous front setbacks and simple design detailing. Streetscape vegetation is informal, and includes mostly native vegetation.

Key Existing Characteristics

- These areas predominantly contain housing from the post-war eras, including 1950s weatherboard dwellings and 1960s-70s brick dwellings. There has also been some more recent contemporary development.
- Dwellings are constructed of timber or brick and roofs are a mix of tile and tin.
- Building height is single storey.
- Gardens are generally low-level and medium in size, containing a mix of native and exotic vegetation and lawn areas.
- Front boundary treatment is mixed, although where fences are present, they generally allow views to gardens and dwellings.
- Front setbacks vary in length up to 12m.
- Side setbacks are generally 1-2m on one side and 3m on the other.
- Some more recent dwellings have garages or car ports built to the side of the dwelling, and often these abut the side boundary.
- Streets are lined with rollover or upstanding concrete kerbs and grassed verges. Concrete footpaths are generally provided on one side of the street.
- Streetscape vegetation predominantly comprises irregularly spaced native vegetation.
- Properties in the north-eastern section of the precinct have views to both the lake and small inlet which is surrounded by native vegetation. Dwellings along Blayney Lane also have scenic views to another inlet and across rural/bush land.

Community Values

- Large lot sizes.
- Lower density buildings.
- Low scale, single storey dwellings.
- Off-street parking.
- The rural aspect of the township.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:
 - 'ensure that future residential growth and development is accommodated for in a planned manner'.
 - encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
 - identify areas that could be investigated in the future for residential growth when required.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.

Issues / Threats

- Buildings with a high proportion of site coverage that reduce the feeling of spaciousness in streets.
- Large unarticulated facades.
- Boundary to boundary development.
- Excessive hard surfaces surrounding dwellings.
- High front fences that block views to dwellings.
- Car parking structures that dominate the streetscape.

Preferred Character Statement

Older buildings will continue to dominate the character of this precinct, and new development will to reflect the pattern of low scale housing surrounded by garden spaces and lined with low or no front fences. Additional vegetation in both the public and private domain will enhance the landscape character of the precinct and improve streetscapes. New housing will be of a high quality and will avoid dominance of older houses through the use of materials, scale and setbacks.

This will be achieved by:

- Encouraging the retention of older buildings that contribute to the valued character of the area.
- Encouraging low or no front fencing.
- Encouraging high quality housing that uses materials that complement the existing use of materials in the precinct.
- Encouraging low scale housing that avoids dominance of original housing stock.
- Ensuring that houses are set back from front boundaries and at least one side boundary in order to accommodate substantial vegetation.
- Ensuring development proposals include the use of substantial vegetation.



Design Guidelines: Garden Suburban Post-war Mix

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the landscape character of streets.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible.	<i>Removal of large, established trees.</i>
		> In the vicinity of Lake Nagambie planting in private gardens should contribute to the unique landscape quality of the lake and its surrounds through the use of native vegetation.	<i>Lack of landscaping and substantial vegetation.</i>
Siting	To provide space for front gardens.	> Set buildings back a sufficient distance from the front boundary to accommodate a front garden including trees and shrubs.	<i>Loss of front garden space.</i>
	To maintain the rhythm of spacing between buildings and allow for planting.	> Buildings should be set back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	<i>Boundary to boundary development.</i> <i>New development that interrupts the rhythm of side boundary setbacks.</i>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	> Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	> Respect the predominant building height and pitched roof forms in the street and nearby properties.	<i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i> <i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
		> Articulate the form of buildings and facades through the composition of openings and setbacks, and through the use of balconies, roofs and ballustrades.	
Materials and design detail	To use building materials, features and finishes that provide an interesting façade and complement the predominant building style in the street.	> Use building materials that are commonly found in the precinct, including a mix of masonry and timber. > Articulate the walls of buildings through the use of more than one material in building facades.	<i>Large, unarticulated wall surfaces that use one material only.</i> <i>Dominant building features such as wide columns or balustrades constructed of masonry or other materials that are heavy in appearance.</i>
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	> Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. > Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. > In streets where front fencing is predominantly absent, provide an open frontage.	<i>High, solid front fencing that blocks views to gardens.</i>
Lake Nagambie Interface	To ensure that built form adjoining Lake Nagambie complements the landscape in views from across the Lake.	> Set back upper levels from facades fronting the Lake.	<i>Buildings that dominate the landscape when viewed from across Lake Nagambie.</i>
		> Respect the existing overall height of the built form abutting the Lake.	
	To use materials and finishes that complement the landscape features of Lake Nagambie.	> Consider the use of materials such as timber and sheeting products in colours that can be found in the local landscape including olive green and varying shades of beige and brown. > Consider the use of metal or stone details. > Consider the use of corrugated metal roofs in colours that complement wall materials and finishes.	<i>Shiny or reflective materials, other than glazing.</i>
	To create a sense of openness and retain views to buildings abutting the Lake.	> Provide an open frontage or a low or permeable fence alongside the Lake frontage.	<i>High, solid fencing abutting the Lake.</i>

Precinct Description: Garden Suburban Mix



Precinct Description

The variety of dwelling styles within this precinct creates a diverse character with varied building forms and a range of different materials within streetscapes. This precinct contains some of the oldest residential buildings in the township, with dwellings from the Victorian, Interwar, post-war and more recent eras. Streets have a low and open feel that is enhanced by low scale buildings and low or open front fences. The western portion of the precinct adjoins Lake Nagambie and some properties have access to spectacular views across this landscape.

Key Existing Characteristics

- These areas contain a variety of dwelling styles from all eras dating back to the Victorian.
- Dwellings are constructed of timber or brick and roofs are a mix of tile and tin.
- Building height is predominantly single storey.
- Gardens are medium in size and contain a range of exotic and native species. Some older dwellings have cottage gardens, while more recent dwellings tend to have low-scale gardens with areas of lawn.
- Front boundaries are generally lined with low to medium height front fences which include wire, brick and picket styles. Some front boundaries are also open.
- Buildings are set back at varying distances from the front boundary. Generally older dwellings tend to be positioned closer to the front boundary, while newer dwellings are set further back from the front boundary.
- Side setbacks are generally 1-2m on one side and 3-4m on the other.
- Some more recent dwellings have garages or car ports built to the side of the dwelling, and often these abut the side boundary.
- Streets are lined with rollover or upstanding concrete kerbs and grassed verges. Footpaths are generally absent, except along Vale Street.
- Streetscape vegetation is generally informal, with native and exotic vegetation throughout.
- Many properties located in the western portion of the precinct have impressive views across the Nagambie Lakes.
- This precinct also contains the Nagambie Catholic Church and School.

Community Values

- Large lot sizes.
- Lower density buildings.
- Low scale, single storey dwellings.
- Off-street parking.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:
- 'ensure that future residential growth and development is accommodated for in a planned manner'.
- encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- identify areas that could be investigated in the future for residential growth when required.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.

Issues / Threats

- Loss of older residential buildings that contribute to the valued character of the precinct.
- Buildings with a high proportion of site coverage that reduce the feeling of spaciousness in streets.
- Large unarticulated facades.
- Boundary to boundary development.
- Excessive hard surfaces surrounding dwellings.
- High front fences that block views to dwellings.
- Car parking structures that dominate the streetscape.

Preferred Character Statement

The established nature of this precinct as one of the oldest parts of the township will continue to be its dominating characteristic. Where possible, older buildings will be maintained and enhanced through renovation and restoration. New buildings will respect the existing character through the use of materials found in the precinct and through maintenance of space around buildings for gardens. Front fences will remain low and open to retain views to gardens and dwellings. Garden spaces will be planted with additional vegetation to soften the streetscape. Around Lake Nagambie, views across this landscape will be enhanced by maintaining a low scale building form and reducing visual clutter.

This will be achieved by:

- Encouraging the retention of older housing stock that contributes to the valued character of the area.
- Encouraging low or no front fencing.
- Encouraging street planting in new developments.
- Ensuring development is sited to reduce the loss of vegetation and to provide for new vegetation.



Design Guidelines: Garden Suburban Mix

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older dwellings that contribute to the character of the area.	> Consider retaining and/or adapting older Victorian, Edwardian or Interwar dwellings that are in good condition, particularly the front section, wherever possible in new development.	<i>Loss of older dwellings that contribute to the character of the area.</i> <i>New development that is out of scale and character with existing dwellings.</i>
Vegetation	To maintain and strengthen the landscape character of streets.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible.	<i>Removal of large, established trees.</i> <i>Lack of landscaping and substantial vegetation.</i>
Siting	To provide space for front gardens.	> Set buildings back a sufficient distance from the front boundary to accommodate a front garden including trees and shrubs.	<i>Loss of front garden space.</i>
	To maintain the rhythm of spacing between buildings and allow for planting.	> Set buildings back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	<i>Boundary to boundary development.</i> <i>New development that interrupts the rhythm of side boundary setbacks.</i>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	> Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	> Respect the predominant building height and pitched roof forms in the street and nearby properties. > Articulate the form of buildings and facades through the composition of openings and setbacks.	<i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i> <i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
Materials and design detail	To use building materials, features and finishes that provide an interesting façade and complement the predominant building style in the street.	> Use building materials that are commonly found in the precinct, including a mix of timber and masonry. > Articulate the walls of buildings through the use of more than one material in building facades.	<i>Large, unarticulated wall surfaces that use one material only.</i> <i>Dominant building features such as wide columns or balustrades constructed of masonry or other materials that are heavy in appearance.</i>
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	> Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. > Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. > In streets where front fencing is predominantly absent, provide an open frontage.	<i>High, solid front fencing that blocks views to gardens.</i>
Lake Nagambie Interface	To ensure that built form adjoining Lake Nagambie complements the landscape in views from across the Lake.	> Set back upper levels from facades fronting the Lake. > Respect the existing overall height of the built form abutting the Lake.	<i>Buildings that dominate the landscape when viewed from across Lake Nagambie.</i>
	To use materials and finishes that complement the landscape features of Lake Nagambie.	> Consider the use of materials such as timber and sheeting products in colours that can be found in the local landscape including olive green and varying shades of beige and brown. > Consider the use of metal or stone details. > Consider the use of corrugated metal roofs in colours that complement wall materials and finishes.	<i>Shiny or reflective materials, other than glazing.</i>
	To create a sense of openness and retain views to buildings abutting the Lake.	> Provide an open frontage or a low or permeable fence alongside the Lake frontage.	<i>High, solid fencing abutting the Lake.</i>

Precinct Description: Garden Court



Precinct Description

The character of this precinct is defined by more recent development set within cul-de-sacs or curvilinear subdivisions. Dwellings are constructed of brick, with low-pitched tile or tin roofs. Large areas of lawn, sparsely scattered shrubs and occasional canopy trees surround buildings. Streetscapes have an open appearance due to the general absence of front fences, wide verges and generous front setbacks. The lack of footpaths in some parts further enhances the openness of the streetscape and makes front gardens appear larger than they are. Curramar Close is a unique, enclosed subdivision with dwellings surrounding a common landscaped area.

Key Existing Characteristics

- Buildings are predominantly from the 1980s-1990s, although there are some examples from the 1970s and several recent contemporary and reproduction style dwellings.
- Dwellings are constructed of brick in varying colours and roofs are either tin or tile.
- Building height is single storey.
- Gardens vary in size and are generally formally landscaped with lawn areas, garden beds, shrubs and occasional canopy trees.
- Front boundaries are either open or lined with low front fencing that allows views to dwellings and gardens.
- Buildings are generally set back around 5m-7m from the front boundary and varying distances from the side boundary. In areas lacking front fences and footpaths, front setbacks appear larger than what they are. In some cases garages are built to the side boundary.
- Streets are lined with rollover or upstanding concrete kerbs and wide grassy verges. In some parts, there are concrete footpaths on one side of the road.
- Streetscape vegetation is generally informal, with sparsely scattered native vegetation throughout.

Community Values

- Large lot sizes.
- Lower density buildings.
- Low scale, single storey dwellings.
- Off-street parking.
- The rural aspect of the township.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:
 - 'ensure that future residential growth and development is accommodated for in a planned manner'.
 - encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
 - identify areas that could be investigated in the future for residential growth when required.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.

Issues / Threats

- Buildings that exceed the predominant building height in the streetscape.
- Large areas of impervious surfaces.
- Large wall surfaces of one material or colour.
- A reduction in front and side setbacks.

Preferred Character Statement

Dwellings in this precinct will continue to be surrounded by garden settings. These will be enhanced through planting of additional trees that will contribute to an evolving canopy of predominantly native trees. Open front setbacks will allow the spaciousness of the precinct to be retained and the lack of delineation between the public and private domain will continue to be a defining characteristic of the precinct. The low scale of buildings and low pitched roofs will emphasise the dominance of the landscape character. In the public realm additional informal street planting will enhance the character of streetscapes.

This will be achieved by:

- Encouraging low or no front fencing.
- Ensuring that substantial vegetation is included in all development proposals.



Design Guidelines: Garden Court

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the landscape character of streets.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees.	<i>Removal of large, established trees.</i>
		> Use native or indigenous vegetation as a preference over exotic vegetation where possible.	<i>Lack of landscaping and substantial vegetation.</i>
Siting	To provide space for front gardens.	> Set buildings back a sufficient distance from the front boundary to accommodate a front garden including trees and shrubs.	<i>Loss of front garden space.</i>
	To maintain the rhythm of spacing between buildings and allow for planting.	> Set buildings back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	<i>Boundary to boundary development.</i> <i>New development that interrupts the rhythm of side boundary setbacks.</i>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	> Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	> Respect the predominant building height and pitched roof forms in the street and nearby properties.	<i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i>
		> Articulate the form of buildings and facades through the composition of openings and setbacks, and through the use of balconies, roofs and balustrades.	<i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
Materials and design detail	To use building materials, features and finishes that provide an interesting façade and complement the predominant building style in the street.	> Use building materials that are commonly found in the precinct, including a mix of masonry, timber and corrugated iron.	<i>Large, unarticulated wall surfaces that use one material only.</i>
		> Articulate the walls of buildings through the use of more than one material in building facades.	<i>Dominant building features such as wide columns or balustrades constructed of masonry or other materials that are heavy in appearance.</i>
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	> Provide a front fence that allows views through or over the fence into the front garden and to the dwelling.	<i>High, solid front fencing that blocks views to gardens.</i>
		> Provide an open frontage.	