

POLICY – SUBDIVISION AND DEVELOPMENT ADJOINING AREAS OF PUBLIC SPACE

Objective

To maximise the outlook onto and casual surveillance of areas of public space from adjoining properties and streets in order to provide the following benefits whilst ensuring an appropriate level of privacy for those living on the adjoining properties:

1. Increased protection for public property (e.g. public open space and any improvements thereon) and adjoining properties; and,
2. An increased sense of safety and security for those using public space and those residing in adjoining properties.

Statement

Policy Area

This policy applies to all future subdivision and development adjoining areas of public space. For the purposes of this policy, public space shall be defined as any space available for use by the general public. This includes public open space, underpasses and any other such areas as may be determined by Council. It shall not include however pedestrian accessways as these are intended to be the subject of separate investigation and policy.

Policy Statement

The following subdivision and development guidelines should be adhered to in order to maximise the outlook onto and casual surveillance of areas of public space from adjoining properties and streets whilst maintaining an appropriate level of privacy for those living on the adjoining properties.

Subdivision Guidelines

1. Subdivision Design

Subdivisions should be designed so that areas of public space are fronted along all boundaries by streets. Lots should be orientated to front and therefore overlook areas of public space. Subdivision designs, which propose lots backing onto areas of public space will generally not be supported. Refer to Figure 1.

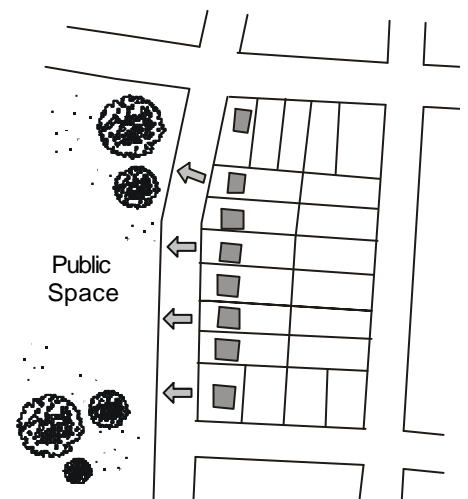


Figure 1: Lots Fronting Park Across A Street

Whilst not desirable, the City acknowledges that there will be situations where lots directly abut areas of public space. In these instances, the boundaries of the lots and areas of public space need to be clearly demarcated and for this reason, a minimum one metre difference should be provided between the finished ground level of the area of public space and the finished ground level of the abutting lots. Such differences in finished ground level provide increased privacy and security for those living on the abutting properties.

2. Landscaping of Public Open Space

Landscaping of public open space should be 'open in nature' so that a clear outlook is maintained onto the space from adjoining properties. In some instances this principle may require to be balanced against the need to recognise other values such as conservation.

3. Street Lighting

Street lighting surrounding areas of public space should provide greater illumination than standard street lighting. Globes should be a minimum 125 watt mercury vapour. Lighting should not spill onto adjoining properties.

Development Guidelines

As outlined above, the City acknowledges that there will be situations where lots directly abut areas of public space. In these instances, the following development guidelines should be adhered to. The fencing guidelines should also be adhered to in instances where lots may not abut, but overlook areas of public space.

1. Dwelling Layout

Main living areas should be located to ensure that views of adjoining public space are maximised. Refer to Figure 2.

2. Building Facades

Building facades facing areas of public space should contain major openings to habitable rooms. Large expanses of blank wall should be avoided. Refer to Figure 2.

3. Fencing

Fencing along common boundaries of public space/private property and along the front boundaries of lots overlooking public space should be designed to be visually permeable. Fencing should be 'open in nature' and a maximum of 1.8m in height with the solid portion of fencing, a maximum of 750mm in height. The height being measured from natural ground level in the same manner as Council's Height and Scale of Buildings within a Residential Area Policy 3.1.9 (see attachment 1). Refer to Figure 3.

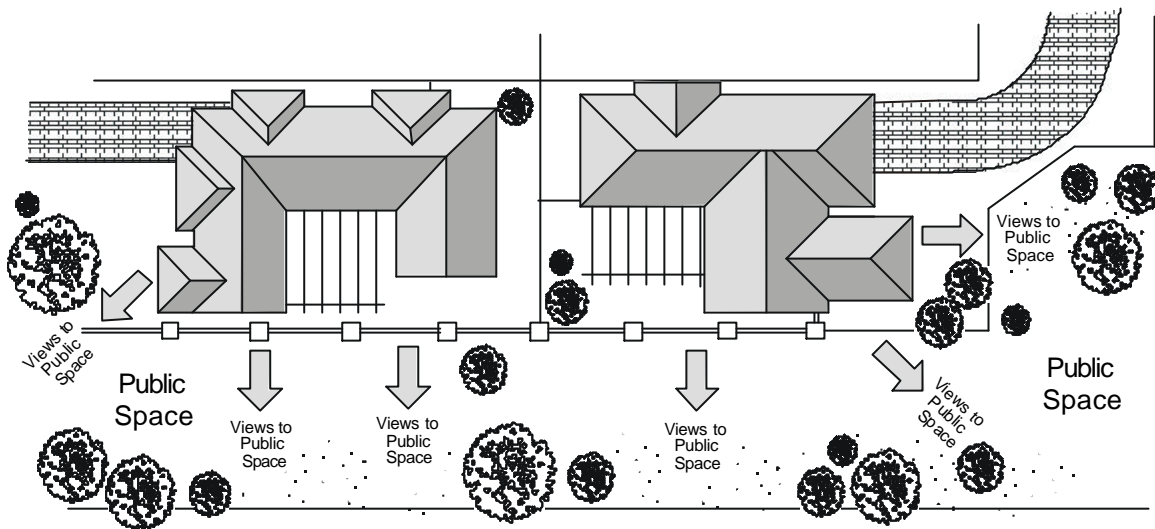


Figure 2: Siting of Residence Adjoining Public Space

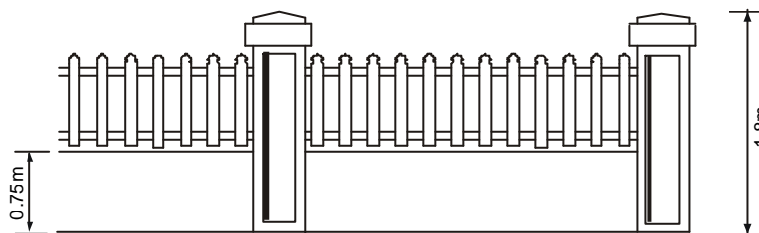


Figure 3: Fencing

Related Documents:	Nil.
Previous Policy:	N/A
Amendments:	Nil.
Issue Date:	(Date) (Council Resolution Number)
Review Date:	

Extract from Policy 3.1.9 - Height and Scale of Buildings within a Residential Area

3 “Natural Ground Level” shall mean:

- (a) the contour or spot relative levels (RL) of previously undisturbed land noted on a site plan or site survey plan;
- (b) land within areas having terraced retaining walls constructed as part of subdivisional works shall be deemed to have a natural ground level corresponding with the halfway height of the retaining wall at the site boundary;
- (c) land within areas having been recontoured without retaining as part of subdivisional works shall be deemed to have a natural ground level coinciding with the recontoured ground;
- (d) where land has been previously disturbed, natural ground level shall be deemed to be based on existing records or where there are no adequate records, an estimate as determined by the Chief Executive Officer.