

Local Planning Policy No. 1.1

LOTS ADJOINING PUBLIC OPEN SPACE (OTHER THAN COASTAL RESERVES)



1. HEAD OF POWER

This Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4 and applies to development across the whole of the City.

2. PURPOSE

The purpose of this policy is to –

- a) To ensure that residential development of a lot, which has a boundary which abuts a public open space reservation has been designed to provide passive surveillance of areas of public open space and encourages the opportunity for social interaction.
- b) To activate passive surveillance of areas of public open space.
- c) To provide for an increased sense of safety and security for those using public spaces and those residing in adjoining properties.
- d) To ensure that the diversity/quality of the open space and vegetation is not affected by the close proximity of urban development, e.g. weed infestation, invasive grasses and other disturbances, through appropriate subdivision design.

3. INTERPRETATION

N/A

4. POLICY STATEMENT

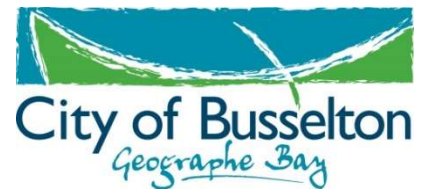
Subdivision

The following provisions shall apply:

- 4.1 Subdivisions should be designed so that areas of public open space are fronted along all boundaries by Streets or Rights of Way, with lots separated from the POS by a street and therefore not directly adjoining the POS reserve.
- 4.2 Whilst not desirable, the City acknowledges that there may be situations where lots directly abut areas of public open space. In these instances, the following should apply:
 - a) The common boundary between the lots and the public open space should be clearly demarcated; preferably with the construction of a dual use path and brick pier/open grill fencing at the lot boundary;
 - b) As a minimum, a 250 mm, with a preferred 450 mm difference, should be provided between the ground level of the open space and the finished ground level of abutting lots unless exceptional circumstances apply;
 - c) The difference in ground levels provides increased privacy and security for those living on the abutting properties and provides for surveillance of the open space from the properties; and

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- d) Where fencing is provided at the subdivision stage, the boundary fencing shall be visually permeable for the length of the common boundary. The City has a preference for open steel grill construction fencing with or without masonry piers. The maximum height of the fence shall be 1.8 m.

Development

The following provision shall apply:

- 4.3 Dwellings shall be designed to ensure windows and openings address the street and the public open space.

5. REVIEW DETAILS

Review Frequency	2 yearly			
Council Adoption	10/3/2010		C1003/069	
Previous Adoption	DATE		Resolution #	

** Policy number changed from LPP 1D to LPP 1.1 on the 11th May 2020. The change is administrative only, no resolution by Council required.*