

# Local Planning Policy No. 1.1

## LOTS ADJOINING PUBLIC OPEN SPACE (OTHER THAN COASTAL RESERVES)

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### 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

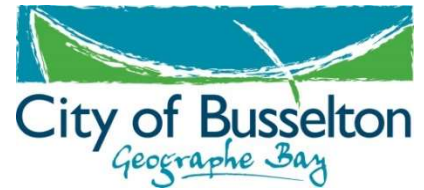
#### Subdivision

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

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

*\* 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.*