

Private Open Space For Dwellings-multiple

The ability for people to use their private open space in a meaningful way is influenced by its size, geometry, sense of privacy, orientation, solar access, screening, relationship to indoor living areas and outlook. Well-designed balconies, terraces and courtyards support indoor-outdoor living options for residential buildings and can greatly enhance the amenity and sense of space within an apartment.

Additional areas of private open space within each dwelling is encouraged, but do not need to meet minimum spatial requirements.

Where private open space is at ground level, it is to be screen fenced to a maximum height of 1.8m, or planted with dense vegetation that will reach a height of 1.8m within two years of planting, to provide a visual barrier to adjoining dwellings.

Objectives for Private Open Space

The provision of private open space is to:

- ensure dwellings have good access to appropriately sized private open spaces that enhance residential amenity;
- encourage indoor-outdoor living opportunities; and
- encourage private open space and balconies to be integrated into the overall architectural form and detail of the building.

Scheme Requirements

Clause 5.4.6.2 sets out the requirements for private open space for dwellings-multiple.

The requirements apply to private open spaces on ground floors or podium levels, as well as balconies.

A primary private open space is to be provided for each dwelling, and is to:

- have a minimum area of 12m²;
- have a minimum dimension of 2.8m; and
- be directly accessible from the main living area of the dwelling to provide an extension to the functionality of the dwelling.

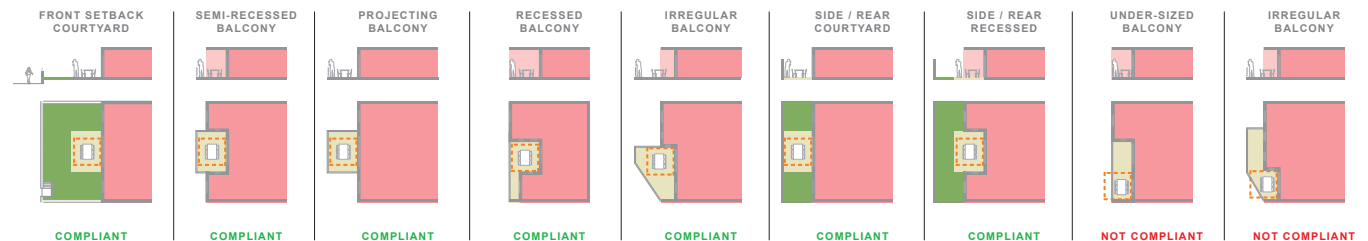


Fig 1: illustrates a variety of ways private open space can be incorporated within a dwellings-multiple development.

Note: Balconies are to provide one side without an external wall and one side without an external wall for 50% of that side, as per Clause 5.4.8.2 (Building design for Dwellings-multiple).

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Design Suggestions

- Where balconies are at the lower levels, balustrades should include a mix of materials that manage sightlines from the public domain but provide a sense of privacy for residents.
- The integration of balconies within articulated spaces in the building line (ie. recessed balconies) can reduce sight lines from neighbouring properties and provide a greater sense of privacy.
- Moveable screens and operable louvres are encouraged as shading and wind control devices that can also be adjusted to enhance privacy.
- Elevating ground level courtyards to change the level to the street can improve the sense of privacy for ground level occupants.

Note: Any fixed full height screening is limited to 25% of the length of the balcony, as per Clause 5.4.8.2 (Building Design for Dwellings-multiple).

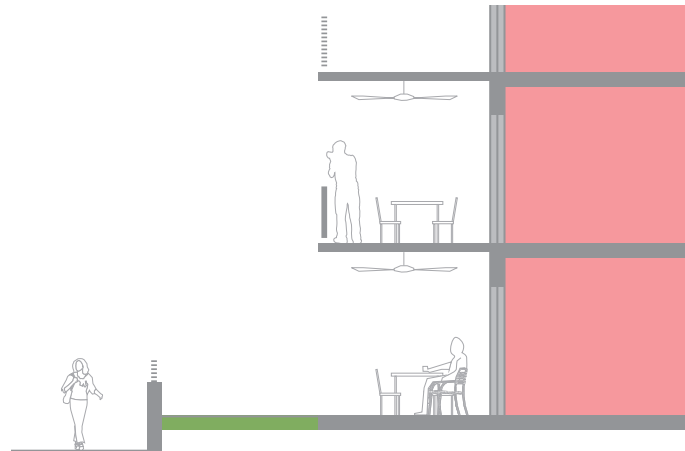


Fig 2: elevated courtyards provide additional privacy for users of private open space



Fig 3: mixed permeability balustrades provide a balance of view out, while restricting views in.