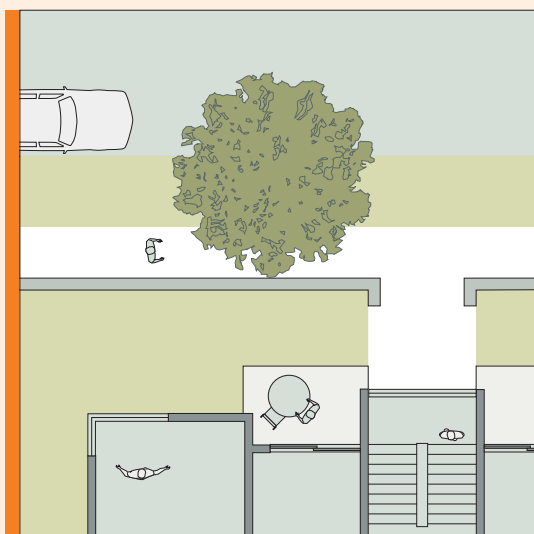




.Site Amenity

.Safety

The built environment has an impact on perceptions of safety and security, as well as on the actual opportunities for crime. A development which provides safe ground level entry and exit during all times of the day and night will minimise opportunities for crime. Design for safety works by enabling casual surveillance, reinforcing territory, controlling access and managing space.



02.37. Windows, balconies and front doors address the street, provide surveillance and make both the street and the apartment building more secure during the day and at night.

Objectives

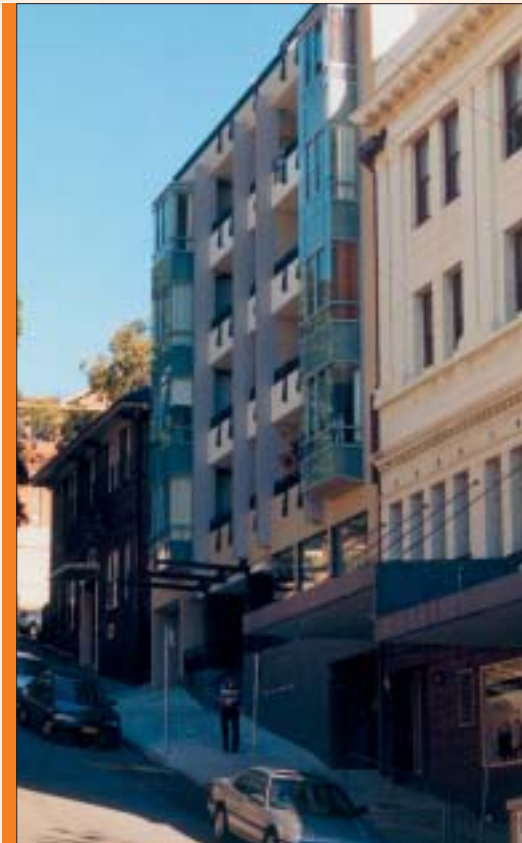
- To ensure residential flat developments are safe and secure for residents and visitors.
- To contribute to the safety of the public domain.

Better Design Practice

- Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and may include:
 - employing a level change at the site and/or building threshold (subject to accessibility requirements)
 - signage
 - entry awnings
 - fences, walls and gates
 - change of material in paving between the street and the development.
- Optimise the visibility, functionality and safety of building entrances by:
 - orienting entrances towards the public street
 - providing clear lines of sight between entrances, foyers and the street
 - providing direct entry to ground level apartments from the street rather than through a common foyer
 - direct and well-lit access between car parks and dwellings, between car parks and lift lobbies and to all unit entrances.
- Improve the opportunities for casual surveillance by:
 - orienting living areas with views over public or communal open spaces, where possible
 - using bay windows and balconies, which protrude beyond the main facade and enable a wider angle of vision to the street
 - using corner windows, which provide oblique views of the street
 - providing casual views of common internal areas, such as lobbies and foyers, hallways, recreation areas and car parks.
- Minimise opportunities for concealment by:
 - avoiding blind or dark alcoves near lifts and stairwells, at the entrance and within indoor carparks, along corridors and walkways
 - providing well-lit routes throughout the development
 - providing appropriate levels of illumination for all common areas
 - providing graded illumination to car parks and illuminating entrances higher than the minimum acceptable standard.



02.38. Landscape lighting, common stairwell lighting and projected internal lighting increase safety within the common areas throughout the development.



02.39. Projecting bay windows over the street increase surveillance along the street.

- Control access to the development by:
 - making apartments inaccessible from the balconies, roofs and windows of neighbouring buildings
 - separating the residential component of a development's car parking from any other building use and controlling car park access from public and common areas
 - providing direct access from car parks to apartment lobbies for residents
 - providing separate access for residents in mixed-use buildings
 - providing an audio or video intercom system at the entry or in the lobby for visitors to communicate with residents
 - providing key card access for residents.

References

'Crime Prevention and the Assessment of Development Applications', Guidelines under Section 79C of the Environmental Planning Assessment Act, 1979, NSW Department of Urban Affairs and Planning, Sydney.

✓ Rules of Thumb

- Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.

.Site Amenity

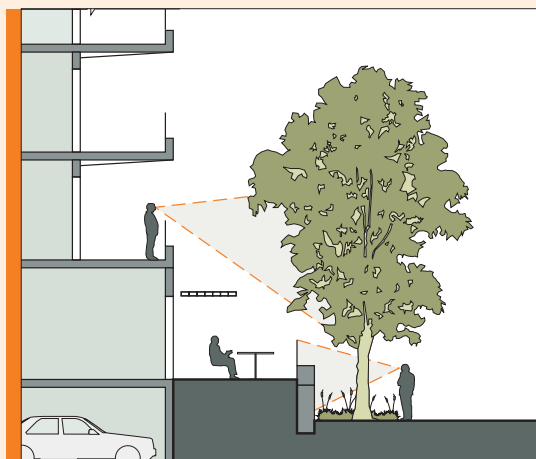
.Visual Privacy



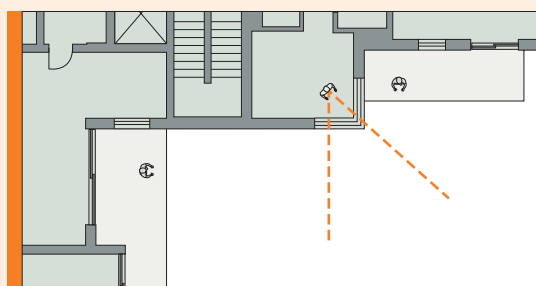
Visual privacy measures protects residents' ability to carry out private functions within all rooms and private open spaces without compromising views, outlook, ventilation and solar access or the functioning of internal and external spaces. The consideration of visual privacy requires an understanding of the adjacent context, site configuration, topography, the scale of the development and the layout of the apartments.

Degrees of privacy are influenced by a number of factors:

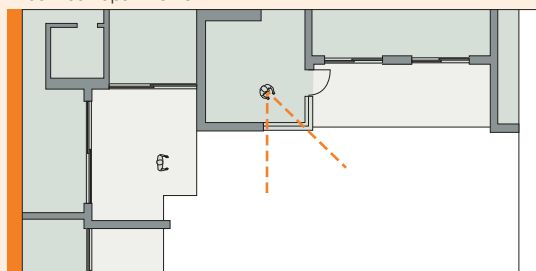
- the activities of each of the areas where overlooking may occur
- the times and frequency these spaces are being used
- the occupants' expectations of privacy and their ability to control overlooking with screening devices.



02.40. A change in level, retaining walls and vegetation define a boundary between private open space and communal open space.



02.41. Locating circulation cores at the re-entrant (internal) corners of buildings can improve separation and privacy between apartments.



02.42. Re-entrant corner balconies are best used as a secondary outlook for an apartment.

Objectives

- To provide reasonable levels of visual privacy externally and internally, during the day and at night.
- To maximise outlook and views from principal rooms and private open space without compromising visual privacy.

Better Design Practice

- Locate and orient new development to maximise visual privacy between buildings on site and adjacent buildings by:
 - providing adequate building separation (see Building Separation)
 - employing appropriate rear and site setbacks (see Side and Rear Setbacks)
 - utilise the site layout to increase building separation by, for example, orienting buildings on narrow sites to the front and rear of the lot, thereby utilising the street width and rear garden depth to increase the separation distance.
- Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by:
 - balconies to screen other balconies and any ground level private open space
 - separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms
 - changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space. (see Ground Floor Apartments)
- Use detailed site and building design elements to increase privacy without compromising access to light and air. Design detailing may include:
 - offset windows of apartments in new development and adjacent development windows
 - recessed balconies and/or vertical fins between adjacent balconies



02.43. Building elements provide privacy between spaces - pergolas limit overlooking, and solid walls and sliding screens limit horizontal views.

- solid or semi-solid balustrades to balconies
- louvres or screen panels to windows and/or balconies
- fencing (see Fences and Walls)
- vegetation as a screen between spaces
- incorporating planter boxes into walls or balustrades to increase the visual separation between areas
- utilise pergolas or shading devices to limit overlooking of lower apartments or private open space.



02.44. Lower level balconies have solid balustrades, limiting views from the street. Higher level balconies are set back beyond pedestrian sightlines and therefore glazed balustrades are appropriate.

✓ Rules of Thumb

- Refer to Building Separation minimum standards (see Building Separation).