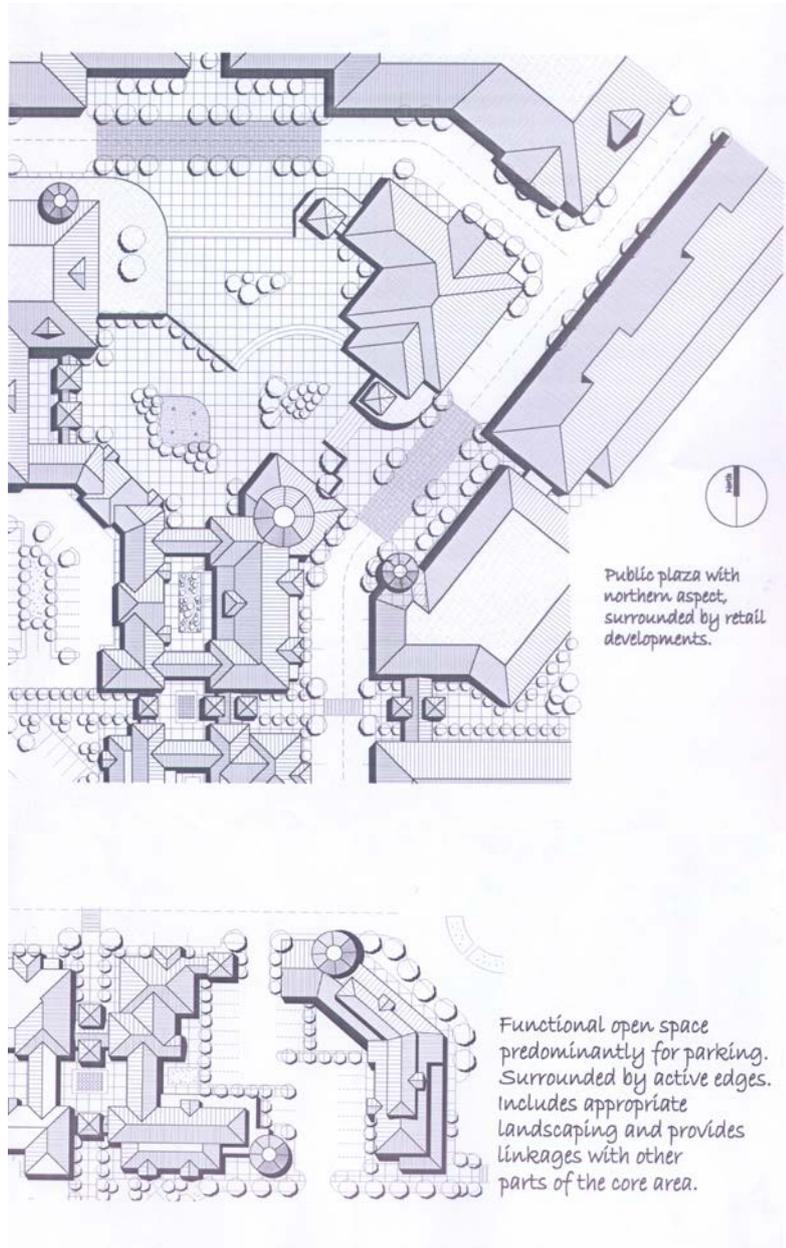


Design Element 4: Open Space Design

1. Buildings shall be oriented and located to define outdoor spaces for users of the development and for the public as appropriate.
2. Open spaces shall be designed to accommodate a range of activities. Trees and any structures shall be positioned for winter shelter and summer shade, to maximise the focal qualities of any outdoor space, and to reinforce any linkages from the open space to other areas.
3. Open spaces shall have active edges and be clearly visible from roads and/or from as many buildings and properties as possible.
4. Functional open spaces such as spaces predominantly for parking, shall include soft landscaped areas and separate pedestrian pathways.
5. Open spaces for parking at the rear of the building shall be overlooked by windows.



Explanation:

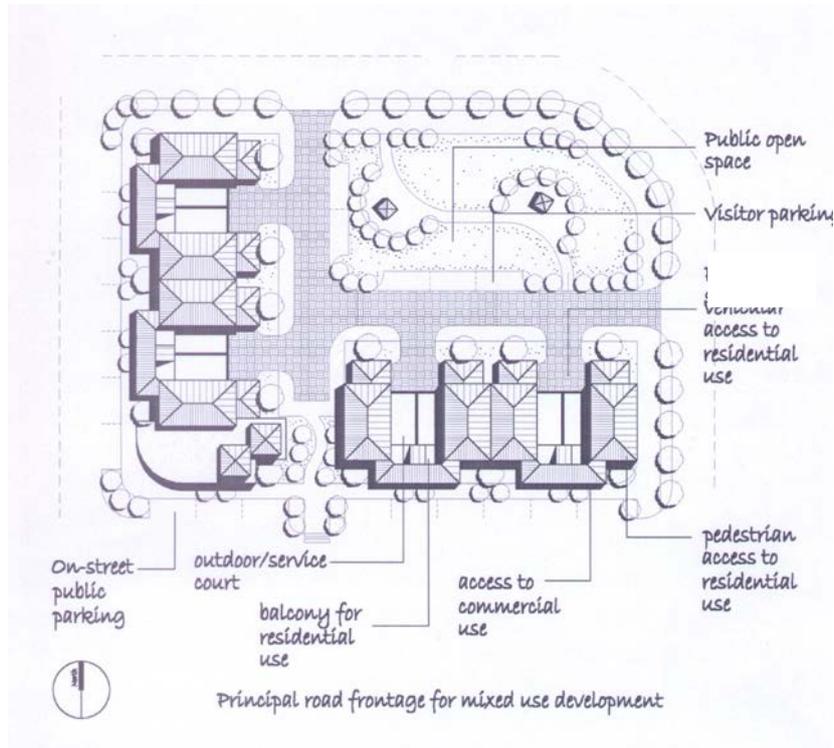
People engaged in most employment, community or leisure activities in the Neighbourhood Centre and Mixed Use Zone, or residents living in it, will benefit from the presence of usable open spaces. Design Element 4 applies principally to the open spaces between buildings, both landscaped plazas and squares, and to more informal outdoor spaces. Such spaces could be for users of the development, or for the visiting public. Open spaces such as plazas and squares as part of retail development will be particularly encouraged.

Open space should not be the space leftover after building position is determined. The design of spaces concurrent with the design of buildings will be encouraged, and the active interface between the building at the edge of spaces, and the space itself will be encouraged.

Equally, the criteria also apply to the design of open spaces for functional purposes such as car parking or loading, and servicing. Design of such areas will be closely considered.

Design Element 5: Residential Activities

1. Mixed-use developments shall provide a separate entrance to the residential components.
2. Access from parking areas to associated residences shall be internal or direct, safe and well lit.
3. Adequate space for clothes drying and storage shall be provided.
4. All residential dwellings shall be provided with a usable balcony or similar outdoor space for recreational use.
5. Building form shall recognise and express individual residential units.



Explanation:

The opportunity to live in close proximity to where one works or shops adds to both the lifestyles of the residents and the vitality of the neighbourhood and contributes to after hours security. Accordingly, residential activities are encouraged in the Mixed Use 1 Zone.

Design Element 5 pertains to residential components within mixed-use developments and principally above other activities. Developments involving residential development at ground level will be assessed using the Medium Density Housing Design Assessment Criteria in Appendix 16C as relevant.

The criteria are intended to provide minimal additional guidance in the consideration of residential components in mixed use developments, should any be proposed.

The Council will consider favourably applications to reduce car parking provisions for residential components of mixed use developments where the size of the dwellings is such that users are unlikely to require access to two vehicles.