

Key 14A.11.1/14.15.1 Residential Design
Principle(s): 2/d. Relationship to the street and public open spaces

Other relevant RDP: 1, 3/e., 4/f., 5/g., 6/h.

Related design goals: 2.1 Engaging building frontages; 2.2 Well-integrated level differences; 2.3 Appropriate boundary treatments

1.1 Public 'fronts' and private 'backs'

When the public 'fronts' of buildings engage with, and contribute to, adjacent streets, on-site communal space, and any other adjacent public open spaces, they **"contribute to them being lively, safe and attractive"**. When private 'backs' of buildings face each other, and/or away from public areas, it keeps private amenity and service areas secure and exclusive. **Establishing these relationships supports good street scenes and personal privacy** and reduces the likelihood of residents of feeling overexposed and using ad-hoc means to regain their privacy.

Where some outdoor living space (OLS) is unavoidable along the street frontage due to site orientation, proposals should still achieve public 'fronts' and private 'backs' for the reasons above.

Design expectations:

A Public 'fronts' at the street boundary, including both boundaries for corner sites, are:

- engaging along the built frontage with recognisable front doors/main entrances accessed directly from the street, and ground floor windows from kitchens or living rooms (not bedrooms for privacy sensitivity),
- defined with visible planting to create a public threshold (e.g. front garden, with low or no boundary treatments), and
- not** dominated by services space and/or utilities.

B Public 'fronts' within the site (e.g. 'semi-public' frontages which face on-site communal areas), such as accessways, parking areas, etc, are treated similarly to the street ('A', above). In addition:

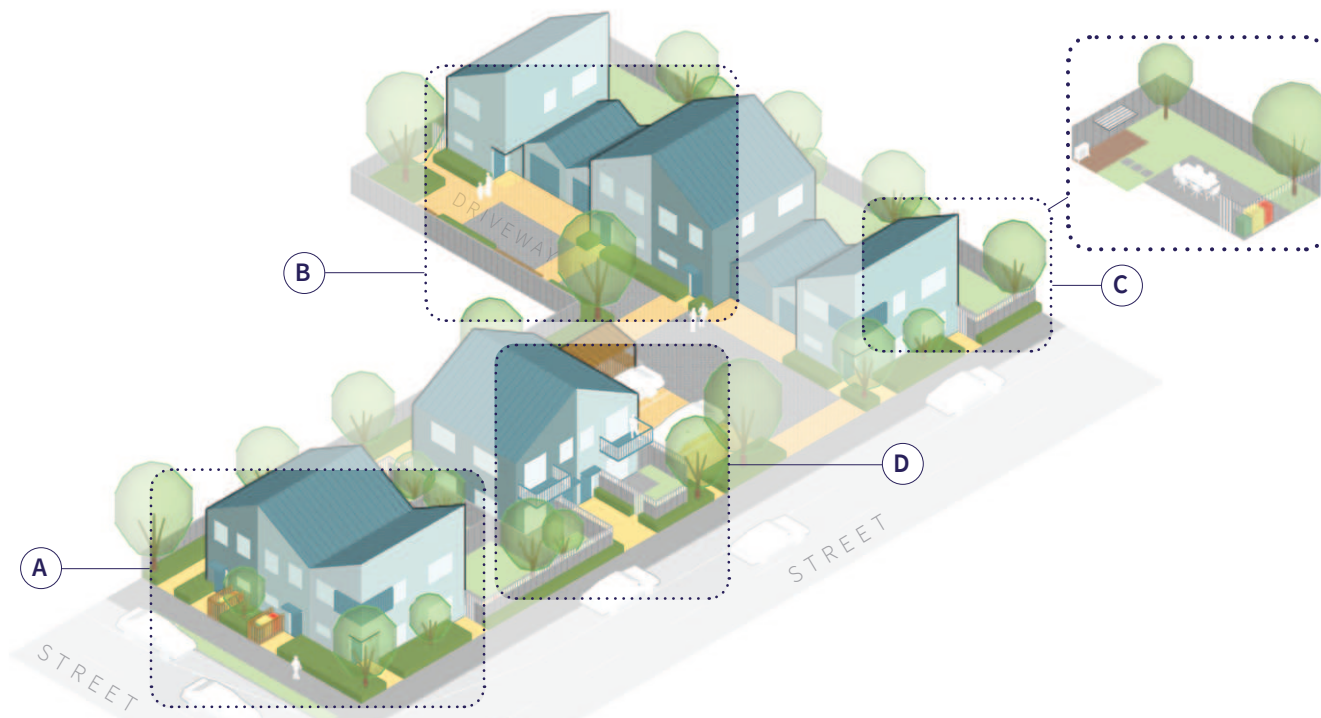
- the planted threshold between buildings and accessways are at least 1m for safety and privacy.

C Private 'backs' are prioritised to the rear or side of buildings so they are secure for residents and out of public view. It is ideal for:

- outdoor living space, and
- service elements (e.g. washing lines, utilities).

D Where site orientation leads to some private OLS along public/semi-public frontages, public and private space is still separate and achieves 'A'. This includes:

- visible front doors/main entrances separated from private OLS using a boundary treatment (e.g. using wide-frontage units and pairing access paths for spaciousness and safety),
- balancing the street frontage (excluding driveways) in favour of planting and low (or no) fencing, and
- potential use of upper-level balconies on the frontage, in combination with the above, to provide engagement and passive surveillance.



Examples of good outcomes for the design goal



Common issues and improvements

Issue: Outdoor living spaces and large glazed sliding doors located between the unit and the street, resulting in:



- Lack of clarity as to where the main entrance to the unit is.
- Poor engagement and street scene due to tall fences along the public frontage.
- Minimal privacy for indoor and outdoor living spaces.
- Reduced security and lack of opportunity to filter unexpected visitors.

Improvement: Provide wider units which can incorporate engaging front doors and entrances next to, and separate from, indoor and outdoor living spaces to enable their visibility from the street.



- Fully private outdoor living space with a solid gate. An upper portion of transparent fencing and planting balances the public and private interface.
- Pairing the front doors creates a good proportion of open frontage and a wide, combined accessway for safety. The solid materiality of front doors also makes them easily recognisable as entrances.
- Planting along footpaths and by front doors creates a welcoming and attractive entrance to homes.

RDP key: 1 Site layout 2 Relationship to the street and public open spaces 3 Built form and appearance 4 Liveability and wellbeing 5 Integration of access, parking and servicing 6 Safety