

Gated Communities

Date of Council Resolution

This guideline was adopted by Council on 24 February 2009 and takes effect on 3 March 2009, in accordance with Section 2.3 (2) of the Planning Scheme.

Purpose of the Guideline

This document is intended to outline the principles adopted by Council in accordance with the provisions of the Ipswich Planning Scheme regarding gated communities, focusing on the relationship between access, the enhancement of overall residential amenity, and the integration of development with the surrounding community.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of relevant aspects of the Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community. Where an applicant is proposing a variation to the guidelines the onus is on the applicant to demonstrate the facts and circumstances to support the variation.

Definitions

"gated community" means a residential development comprising detached or attached dwellings which are provided with restricted or controlled access and perimeters intended to prevent entry by non residents.

Application of the Guideline

This guideline applies to development within Future Urban, Residential Low Density, Large Lot Residential and similar zoned areas.

The guideline does not apply in respect to land which is zoned for dense forms of development, such as Residential Medium and High Density, Commercial, Retail and similar zoned areas.

Guidelines

1. Integrated and Accessible Residential Communities

- (1) The Ipswich Planning Scheme requires that residential development:

'integrate with the surrounding urban environment, and in particular complement existing streetscapes and provide connectivity to facilitate shared use of public facilities by adjoining communities.'

- (2) Consequently, it is important that residential development integrates with open space networks, public places, community facilities, street and road networks, and other key elements of the overall urban fabric.
- (3) Therefore, residential development must:-
- be developed in accordance with the relevant Ipswich Planning Scheme Codes;
 - maximise connectivity to provide safe, efficient and legible road, pedestrian, cycle, and open space networks;
 - integrate with surrounding communities;
 - address the streetscape and promote a sense of place;
 - incorporate Crime Prevention Through Environmental Design (CPTED) principles, particularly by enhancing opportunities for casual surveillance; and
 - promote shared use of community infrastructure, including parks.

2. Desirable Planning Outcomes

- (1) In view of the above, Council does not support the creation of gated communities which do not integrate with existing communities, or the surrounding urban fabric.
- (2) Council does however recognise that a gated community may be acceptable for small residential developments generally up to a maximum of twenty-five (25) dwellings to create an environment with restricted or controlled access, providing such developments:-
- have access to an interconnected network of public thoroughfares, such as the public street network and do not sever an important public right of way or an area generally open to the public;
 - do not dominate the streetscape with large walled structures and do not detrimentally impact on significant public view corridors. In this regard, visually permeable forms of boundary fencing, such as pool fencing are required rather than solid walls; and
 - are not concentrated in a manner which creates an overall character of gated communities. In this regard, no gated community should generally be located closer than 200 metres from another gated community.



3. Entry Arrangements

- (1) Suitable arrangements are to be made to facilitate safe access into the development by both residents and visitors.
- (2) Such arrangements are to include:-
 - (a) adequate queuing space for at least one vehicle within the site, in front of the entry point; and
 - (b) ability for visitors to speak directly with on site residents or an on site manager to facilitate access.
- (3) The entry gates and any associated perimeter fencing should not dominate the streetscape, and are to include:-
 - (a) landscaping elements designed to minimise overall visual impact; and



- (b) visually permeable forms of fencing and gating, such as pool fencing rather than solid panels.



4. Innovative Titling

- (1) Council is prepared to consider alternative and innovative forms of community titling, providing such titling arrangements and the associated built form:-
 - (a) do not create, or appear to create, gated communities;
 - (b) do not dominate the streetscape with large walled structures and do not detrimentally impact on significant public view corridors;
 - (c) allow unrestricted public access to:
 - (i) an interconnected network of streets and public thoroughfares; and
 - (ii) key public spaces and shared community facilities, including parks; and
 - (d) do not create iniquitous rating outcomes for the Local Government Area.
- (2) Proponents of alternative, innovative forms of community titling must demonstrate to Council's satisfaction that the proposed development will successfully integrate with the overall built form and social fabric of the City.

5. Further Information

Applicants interested in developing secure residential developments or alternative and innovative forms of community titling are recommended to contact Council's Development Branch (telephone 3810 6888) to arrange for a pre-lodgement meeting to discuss site suitability and other key planning and design issues.

