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DEVELOPMENT ABUTTING LANEWAYS

This policy applies to applications for development that is accessed from a laneway or has laneway abuttal.

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Policy Basis

The Yarra Municipal Strategic Statement (MSS) identifies the need to retain existing laneways and enhance their amenity. It also states that, where appropriate, laneway access for vehicles is to be used in preference to street frontages to reduce vehicle crossovers.

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Objectives

- To provide an environment which has a feeling of safety for users of the laneway.
- To ensure that development along a laneway acknowledges the unique character of the laneway.
- To ensure that where development is accessed off a laneway, all services can be provided to the development.
- To ensure that development along a laneway is provided with safe pedestrian and vehicular access.

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Policy

It is policy that:

- Where vehicular movement in the laneway is expected to cause a material traffic impact, a traffic impact assessment report be provided to demonstrate that the laneway can safely accommodate the increased traffic.
- Where alternative street frontage is available, pedestrian access from the street be provided.
- Pedestrian entries be separate from vehicle entries.
- Pedestrian entries be well lit to foster a sense of safety and address to a development. Existing lights may need to be realigned, or have brackets or shields attached or additional lighting may be required.
- Lighting be designed to avoid light spill into adjacent private open space and habitable rooms.
- Vehicle access be provided to ensure ingress and egress does not require multiple vehicular movements.
- Windows and balconies overlook laneways but do not unreasonably overlook private open space or habitable rooms on the opposite side of the laneway.
- Development respect the scale of the surrounding built form
- Development not obstruct existing access to other properties in the laneway.
- Doors to car storage areas (garages) not protrude into the laneway.
- The laneway not be used for refuse storage.
- All laneway upgradings which provide improved access to the development be funded by the developer.
- The laneway meet emergency services access requirements.

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References

City of Yarra – Road Construction Materials Policy: April 2004