

## 2.2 Design Code for Community Safety and Security

### PURPOSE

The purpose of this code is to:

- (a) provide for personal and property security for residents and visitors and to enhance community safety in Centres and in mixed use premises elsewhere; and
- (b) ensure that design for community safety addresses both people’s perceived sense of safety and actual potential for crime.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>SITE IDENTIFICATION</b> <b>P1 All property boundaries must be clearly identifiable, to avoid confusion and the potential for illegitimate wandering.</b>	<b>A1</b> Boundaries identified by such means as: <ul style="list-style-type: none"> <li>• fencing; and/or</li> <li>• changes in surface materials or levels; and/or</li> <li>• landscape treatments.</li> </ul>
<b>P2 All premises and access routes must be clearly identifiable to all persons, particularly emergency services personnel.</b>	<b>A2</b> All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, ie. on the kerb or letterbox or by signage on the building or site.
<b>FENCING</b> <b>P3 Appropriate fencing must be used adjacent to streets, walkways, laneways, alleyways, and the like, to define territory, protect privacy and amenity of private open space, and provide for the casual surveillance of both properties and public thoroughfares.</b>	<b>A3.1.1</b> Fencing of a carpark erected so as to provide clear visibility into the site for the full height of the fence. <b>OR</b> <b>A3.1.2</b> Fencing of other sites/facilities is designed and erected so as to: <ul style="list-style-type: none"> <li>• provide clear visibility into the site, through at least 50% of the surface of the fence above 1.2 metres in height; and</li> <li>• be located so that it does not inhibit views of entrances and exists to buildings.</li> </ul> <b>AND</b> <b>A3.2</b> Solid front fences and walls to 1.8 metres high are limited to where; <ul style="list-style-type: none"> <li>• the main/private communal open space is in front of a building; or</li> <li>• traffic volumes exceeds 6000vpd.</li> </ul> <b>Provided that:</b> <ul style="list-style-type: none"> <li>• the width is limited to a maximum of 50% if the frontage, where private open/communal space fronts the street;</li> <li>• some surveillance of the street is maintained from the building to satisfy Acceptable Measure A3.2 above; and</li> <li>• fences do not exceed 10 metres in length without some articulation or detailing to provide visual interest.</li> </ul>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>MOVEMENT CORRIDORS</b>  <b>P4 Movement corridors (walkways, pathways, tunnels, stairways, bridges, cycle paths and the like) must be designed to maximise safety.</b></p>	<p><b>A4.1</b> For self-assessable development, movement corridors within sites and between sites, are designed and located such that they do not become potential assault sites by:</p> <ul style="list-style-type: none"> <li>• Installing adequate lighting, of a vandal resistant type achieving a level of 100 lux<sup>1</sup>;</li> <li>• Avoiding ‘blind’ corners involving a change in direction of greater than 75 degrees where movement cannot be predicted or where ‘blind’ corners are unavoidable, providing mirrors or equally effective measures to allow users to observe what lies around the corner;</li> <li>• Constructing movement corridors which do not exceed 200 metres in length; and</li> <li>• Planting vegetation (such as trees with clean trunks to a height of at least 1.8 metres and low ground covers less than 0.75 metres in height);</li> </ul> <p><b>AND</b></p> <p><b>A4.2</b> For assessable development movement corridors within sites and between sites, are designed and located such that they do not become potential assault sites by:</p> <ul style="list-style-type: none"> <li>• Designing adjoining premises to allow for casual surveillance of the movement corridor; and</li> <li>• Minimise sudden changes of grade, which reduces sightlines.</li> </ul>
<p><b>SITE PLANNING</b>  <b>P5 Uses must be arranged within buildings and on sites to enable external areas to be monitored.</b></p>	<p><b>A5</b> Active uses arranged within buildings at Ground floor level, so that they overlook publicly accessible areas.</p>
<p><b>P6 Communal open space, including congregation and seating areas, must be located where it can be monitored.</b></p>	<p><b>A6</b> Communal open spaces, including congregation and seating areas, situated where they are in the line of sight of windows, doors and/or balconies/verandahs of buildings, or can be seen from a street or other public space.</p>
<p><b>P7 Where provided and compatible, multiple uses must be co-located on sites.</b></p>	<p><b>A7</b> Allowance made for the multiple use of sites or areas, where an increased presence is desirable, particularly where the multiple use facilitates a presence throughout different hours of the day/night.</p>
<p><b>P8 Bicycle parking facilities must be located in areas where they can be monitored.</b></p>	<p><b>A8</b> Bicycle parking facilities located in view of high traffic areas, ie. the street.</p>
<p><b>LANDSCAPING</b>  <b>P9 The provision of landscaping must be to a satisfactory standard ensuring that it does not lead to opportunities for concealment and possible assault sites.</b></p>	<p><b>A9</b> Landscaping provided which allows adequate visibility for casual surveillance of public and semi-public spaces, including entrances and exits to sites and buildings, by:</p> <ul style="list-style-type: none"> <li>• planting trees which have clean trunks to a height of at least 1.8 metres; and</li> <li>• appropriately spacing shrubs at 1.2 metres horizontal centres, with a maximum height of 0.75 metres, to avoid clumping and to retain sightlines.</li> </ul>

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<sup>1</sup> Lighting erected in accordance with this provision should not cause nuisance or annoyance at any adjoining premises. Appropriate treatment of the light source should be used to contain light spillage.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>BUILDING DESIGN</b>  <b>P10 Buildings and structures must be designed to minimise opportunities for vandalism.</b></p>	<p>A10 Where buildings or structures are constructed in view of a public street:</p> <ul style="list-style-type: none"> <li>• the use of solid fences and blank walls which attract graffiti is avoided. Where solid blank surfaces are unavoidable, provide protection in the form of the following: landscaping, creepers, murals, vandal resistant paint, etc; and</li> <li>• toughened glass, screens and other measures are used in windows which are provided at ground level, to deter break and enters; and</li> <li>• vandal proof materials and anti-graffiti paint are used in the construction of buildings which are hardy and not easily removable from the building.</li> </ul>
<p><b>P11 Buildings must be designed to overlook areas which are accessible to the public.</b></p>	<p>A11 Windows and main entrances positioned to allow for casual surveillance.</p>
<p><b>P12 Buildings and building sites must be designed to minimise opportunities for concealment.</b></p>	<p>A12.1 Along property boundaries adjacent to the street or in view of the street and other publicly accessible areas within sites, building facades are provided which do not incorporate recesses of sufficient size to conceal a person.</p> <p><b>AND</b></p> <p>A12.2 Blind corners, where movement cannot be predicted, on buildings constructed on street corners or adjacent to a driveway, alleyway, laneway or similar, avoided by use of at least one of the following measures:</p> <ul style="list-style-type: none"> <li>• installing strategically placed mirrors;</li> <li>• building corners from clear materials;</li> <li>• design curves or angles in place of 90° corners.</li> </ul>
<p><b>P13 All building entries must be designed to be obvious and easily identifiable.</b></p>	<p>A13.1 The number of entrances and exits are limited and main building entrances/exits located at the front of the site, in view of the street. Where this is not possible, due to site or existing building constraints, a well defined path provided to the entrance/exit.</p> <p><b>AND</b></p> <p>A13.2 All entrances/exits to buildings, are lit and signed, and signage includes hours of operation.</p> <p><b>AND</b></p> <p>A13.3 Entrances/exits are located to provide a direct link to driveways and carparking areas.</p> <p><b>AND</b></p> <p>A13.4 Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, measures are used to enhance safety as follows:</p> <ul style="list-style-type: none"> <li>• good lighting installed; and</li> <li>• strategically placed mirrors installed; and/or</li> <li>• angled approaches provided; and/or</li> <li>• gates which restrict access provided.</li> </ul>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P14 Buildings and structures must be designed to restrict unlawful access to buildings and between buildings.</b></p>	<p>A14.1 For assessable development, sufficient separation between features such as roofs, balconies, windows and the like provided to prevent unlawful access between buildings.</p> <p><b>AND</b></p> <p>A14.2 The use of features such as trellises and the like, which may facilitate unlawful access to buildings, is avoided.</p>
<p><b>ALLEYWAYS</b>  <b>P15 Alleyways and the like must be designed to maximise safety.</b></p>	<p>A15.1 Alleyways on private property are secured by locked gates, particularly throughout the hours of darkness, with gates being of an adequate height and design which prevents access, but permits surveillance of the alleyway.</p> <p><b>AND</b></p> <p>A15.2 Alleyways are provided with vandal resistant lighting, which enables users to identify a face up to 15 metres away.</p> <p><b>AND</b></p> <p>A15.3 Alleyways are designed to be free from landscaping and other elements which would facilitate concealment or the illicit entry to buildings.</p> <p><b>AND</b></p> <p>A15.4 One clearly marked “exit” to a public area is provided at least every 50 metres.</p>
<p><b>PUBLIC FACILITIES</b>  <b>P16 Publicly accessible facilities such as: public transport stops and interchanges, automatic teller machines (ATMs), public telephones, and public and private post office boxes, etc., must be located and designed to maximise safety.</b></p>	<p>A16.1 Public transport stops and interchanges, ATMs, public telephones, and public and private post office boxes situated so that they are visible from high traffic areas, with no nearby facilities such as seating, to encourage or legitimise loitering.</p> <p><b>AND</b></p> <p>A16.2 ATMs and private post boxes located on the outer edges of buildings, or inside buildings, where a key or card is required to access the facilities, rather than in recessed locations which provide opportunities for concealment.</p> <p><b>AND</b></p> <p>A16.3 Adequate vandal resistant lighting provided to all facilities. Lighting should not be so bright so as to prevent people using these facilities from observing anyone approaching in the dark.</p>
<p><b>LIGHTING</b>  <b>P17 Lighting of appropriate intensities must be provided to maximise safety.</b></p>	<p>A17.1 Lighting of appropriate intensities provided which satisfies the requirements of Australian Standard AS1158: <i>Public Lighting Code</i>, unless otherwise specified in this Code.</p> <p><b>AND</b></p> <p>A17.2 External lighting of a graduated intensity provided which starts at a lower level of brightness at the perimeter of the site and rises to a crescendo of light at the entrance to buildings, or at the centre of the site.</p> <p><b>AND</b></p> <p>A17.3 Lighting directed onto the site and away from neighbouring properties.</p> <p><b>AND</b></p> <p>A17.4 Vandal-resistant lighting used in public and publicly accessible areas.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>CARPARKS</b>  <b>P18 All carpark, including enclosed and multi-level carpark, must be sited to maximise opportunities for surveillance.</b></p>	<p>A18.1 Carpark located where they can be monitored by passers-by or the users of a site.</p> <p><b>AND</b></p> <p>A18.2 Carparking areas limited to a size such that the extremities can be monitored. If larger carpark are unavoidable, measures are used to reduce isolation such as:</p> <ul style="list-style-type: none"> <li>• public telephones;</li> <li>• telephones to security personnel;</li> <li>• alarms or poles; or</li> <li>• other similarly effective measures.</li> </ul> <p><b>AND</b></p> <p>A18.3 Where carpark are not required at night, entry to the carpark is physically restricted.</p> <p><b>AND</b></p> <p>A18.4 Vandal resistant lighting provided which is sufficiently bright enough to allow a person to see into the back seat of a parked car.</p> <p><b>AND</b></p> <p>A18.5 Signs are strategically located to direct people to entries and exists and to carparking bays within the site.</p> <p><b>AND</b></p> <p>A18.6 Vegetation provided which does not completely screen the carparking spaces. Low level ground covers and tall, clean stemmed trees (to a height of 1.8 metres) are most appropriate.</p> <p><b>AND</b></p> <p>A18.7 Walls are finished with a light coloured material which reflects light.</p>
<p><b>P19 Toilet facilities, including parent rooms must be provided in the most accessible and convenient locations to minimise opportunities for vandalism and assaults.</b></p>	<p>A19.1 Toilet and parent room entrances are located where they are obvious (ie. not at the end of long corridors), so that they can be monitored by other persons, including motorists (where the toilets are located).</p> <p><b>AND</b></p> <p>A19.2 Male and female entrances are situated distinctly from one another, and labelled clearly to avoid confusion.</p> <p><b>AND</b></p> <p>A19.3 Toilets are lit to satisfactory standards, with vandal resistant fittings and fixtures used.</p>

