

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN CODE

1 Purpose of the Code

The purpose of this code is to:

- Ensure new development contributes to safer streets, public places, and neighbourhoods; and
- Ensure new development enhances site safety for residents, employees, visitors, and the like.

2 Application of the Code

There are no Secondary Codes to this Code.

3 Definitions

Vandal proof materials

Means any material that minimises opportunities for breaking, cutting or scratching by vandals and are also flame resistant and unable to be removed from their location. For example a powder coated aluminium park bench that has been bolted to a cement slab uses 'vandal proof materials' to become vandal resistant.

4 Explanation

This code is intended as a general guide to incorporating 'Crime Prevention Through Environmental Design' principles wherever appropriate in the development of the City. The code provides guidance as to how performance criteria and acceptable solutions can be applied to new development so that a safer environment results.

5 Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Site Planning			
P1	A diversity of complimentary land uses are provided, to encourage a public presence at different times of the day and night, which in turn will minimise opportunities for crimes to be committed, thereby optimising safety within a site.	A1	<i>In partial satisfaction of P1</i> Development involves a mixture of uses operating throughout the day and night.
P2	Uses are arranged within buildings and on sites to enable external areas such as the street, public spaces, communal /	A2.1	The most active uses within a development are located at ground floor level.
		AND	
		A2.2	Windows are arranged so that they overlook



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Performance Criteria		Acceptable Solutions	
	congregation areas, entrances and exits, carparks, and bicycle parking facilities to be monitored.		external areas such as the street, public spaces, communal / congregation areas, entrances and exits, carparks, and bicycle parking facilities.
P3	The boundaries of private and public areas are clearly defined to ensure the legitimate use of these areas and to avoid illegitimate wandering.	A3	Boundaries between public and private areas of sites are clearly defined by: (i) Fencing; and/or (ii) Landscape treatments; and /or (iii) A change in surface treatment or materials.
Building Design			
P4	Buildings are orientated towards the street and public spaces to maximise opportunities for surveillance.	A4.1	The most active uses or areas in a mixed use development are located closest to the street and other public spaces / communal areas.
		AND	
		A4.2	Habitable Rooms and balconies of residential buildings (excluding a house, small lot house or caretaker's residence) are located to overlook the street or public spaces / communal area, carparks, etc.
P5	Buildings and structures are designed to minimise opportunities for vandalism (including graffiti, or break and enter).	A5.1	Blank building facades are not visible from the street or public spaces as they attract graffiti. However, where solid; blank surfaces are unavoidable, one or more of the following measures are implemented to reduce the opportunities for graffiti: (i) Screen landscaping or creepers; and/or (ii) Murals; and / or (iii) Vandal resistant paint; and / or (iv) An incline in front of the facade.
		A5.2	AND Toughened glass is used in windows which are provided at ground level, to deter break and enters;
		A5.3	AND External fixtures and fittings made of vandal proof materials that are hardy and not easily removable from the building are used in the construction of buildings and structures.
P6	Buildings and sites are designed to minimise opportunities for concealment.	A6.1	Ground floor areas of buildings are designed without recesses of sufficient size to conceal a person;
		A6.2	AND Corners of buildings constructed on street corners or adjacent to a driveway, alleyway, laneway or similar, with a setback of less than 3 metres are to implement at least one of the following measures:



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		(i) Install strategically placed mirrors; and/or (ii) Build corners from clear materials; and/or (iii) Design curves or angles in place of 90° corners at a minimum 3 metre radius.	
P7	Building entries are designed to be obvious, easily identifiable, and safe.	A7.1 The number of entrances and exits provided are limited to one at each frontage, and the main building entrances / exits are located at the front of the site, in view of the street. AND A7.2 All entrances / exits to buildings are lit in accordance with AS1158 and sign posted. Signage is to include hours of operation. AND A7.3 Entries / exits to buildings are located to provide a direct link to driveways and carparking areas and meet the requirements of AS1428 Design for Access and Mobility. AND A7.4 Recessed doorways, where the recess is of sufficient size to conceal a person are not used. However, where recessed doorways are unavoidable, at least one of the following measures are implemented to enhance safety: (i) Install lighting of a minimum 75 lux that is protected from being tampered with or broken above the doorway in a position so that it would cast a concealed persons shadow into the approach; and/or (ii) Install mirrors to provide visibility on approach into the recessed doorway for ; and/or (iii) Provide an angled approach to the recessed doorway to reduce area of doorway not visible on approach; and/or (iv) Provide gates which restrict access.	
Carparking			
P8	All carpark, including enclosed and multi-level carpark, are sited to maximise opportunities for surveillance.	A8	Carparks are located where they can be monitored by passers-by or the users of a site.
P9	All carpark, including enclosed carpark, are designed to maximise safety having regard to at least the following: (a) limiting carpark to a size where their extremities can be easily monitored and	A9	No Acceptable Solution specified.

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<p>no car parking space is located further than 200 metres to a building entrance; and</p> <p>(b) where car parks are not required at night, entry to the carpark is physically restricted by the provision of gates or similar devices which allow for vision into the site; and</p> <p>(c) vandal resistant lighting which is sufficiently bright enough to allow a person to see into the back seat of a parked car is provided; and</p> <p>(d) strategically located signs are provided to direct people to entries and exits and to carparking bays within the site; and</p> <p>(e) Vegetation is provided which does not completely screen the carparking spaces. Low level ground covers and tall, clean stemmed trees (clean to a height of 1.8m) are most appropriate; and</p> <p>(f) Walls of enclosed car parks are finished with a light coloured material which reflects light</p>	
Public Facilities	
<p>P10 Public facilities, including public transport stops and interchanges, automatic teller machines (ATMs), public telephones, public and private post office boxes, and street furniture, etc.,</p>	<p>A10.1 Automatic teller machines (ATM's), public telephones, public and private post office boxes, and street furniture, etc. are situated such that they are visible from high traffic areas, with no nearby facilities such as seating, to encourage or legitimise loitering.</p> <p>A10.2 AND</p>



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Performance Criteria		Acceptable Solutions	
are located to maximise opportunities for casual surveillance and safety, and are designed and constructed of high quality robust materials.		A10.3	ATM's and private post boxes are 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. AND Vandal resistant lighting is provided to all facilities. Lighting should not be so bright as to prevent people using these facilities from observing anyone approaching in the dark.
Toilet Facilities			
P11	Toilet facilities, including parent rooms, are provided in the most accessible and convenient locations to minimise opportunities for vandalism and assaults.	A11.1	Male and female entrances are separated by at least 5 metres from one another, and they are labelled clearly with text and gender picture, to avoid confusion.
		A11.2	AND Toilets are lit to satisfactory standards ¹ and vandal resistant fittings and fixtures are used in the construction of toilets. Note: Toilet and parent room entrances are located where they are obvious, and visible from high traffic areas (i.e. not at the end of long corridors), so they can be monitored by other persons, including motorists, where the toilets are located outdoors. However, seating in proximity to toilets, which encourages or legitimises loitering is inappropriate.
Fencing			
P12	Appropriate fencing is provided adjacent to streets, walkways, laneways, alleyways and the like, to define territory and provide for the casual surveillance of both properties and public thoroughfares.	A12	All fences erected adjacent to streets, walkways, laneways, and alleyways, etc have a minimum transparency of 75% to provide clear visibility into the site above 1.2 metres in height.
P13	Any fencing provided around car parks defines territory and provides for casual surveillance into the car park from a public space.	A13	All fences erected between a carpark and public open space areas or road reserve have a minimum transparency of 75% to provide clear visibility into the car park, for the full height of the fence.

¹ AS/NZS 1680.0:1998 Interior Lighting – Safe Movement.

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P14	Fencing is located so as not to inhibit views of entrances and exits of sites and buildings, as well as carparking.	A14	No Acceptable Solution specified.
Alleyways / Arcades			
P15	Alleyways, arcades, and the like must be designed to maximise safety.	A15.1	Alleyways, arcades, and the like located 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 or arcade.
		A15.2	AND Alleyways, arcades, and the like are provided with vandal resistant lighting, which enables users to identify a face up to 15m away.
		A15.3	AND In the case of alleyways, one clearly marked "exit" to a public area is provided at least every 50m.
Lighting			
P16	Appropriate lighting and intensity of lighting, provides clear night time surveillance from streets, buildings, or other active / community areas, to maximise safety having regard to at least the following (a) lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158; and (b) Lighting is located on all pedestrian paths between public and private areas, in parking areas, and over building entries, etc., where these areas are accessible during the hours of darkness; and (c) Movement sensitive lighting is used to	A16.	No Acceptable Solution specified.



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illuminate intruders in private spaces; and (d) Vandal-resistant lighting is used in public and publicly accessible areas.			
Movement Corridors			
P17	Movement corridors including walkways, pathways, tunnels, stairways, bridges, and the like, are designed to maximise safety.	A17	Design and locate movement corridors, including those provided within sites and between sites, such that they do not become potential assault sites by: (i) Installing adequate lighting of a vandal resistant type, such that users of a movement corridor are able to identify a face 15 metres away; and (ii) Not having blind corners in the movement corridor. Where blind corners are unavoidable, mirrors or other equally effective measures are provided to allow users to observe what lies around the corner; and (iii) Not having sudden changes of grade which reduces sightlines in the movement corridor; and (iv) Constructing movement corridors which do not exceed 200 metres in length; and (v) Planting vegetation such as trees with clean trunks to a height of at least 1.8 metres and low ground covers, which do not obscure views into and along the movement corridor; and (vi) Co-locating pedestrian and cycle movement corridors to encourage maximum surveillance of public areas.
Site Identification			
P18	All premises and access routes must be clearly identifiable to all persons, particularly emergency services personnel.	P18	Identify all premises by the provision of the street number ² .

² Number shown in a prominent location, preferably near the site entry, i.e. on the kerb or letterbox, or by signage on the site or building.