

22.08 SAFETY THROUGH URBAN DESIGN POLICY

02/10/2008
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The policy applies to all land.

22.08-1 Policy basis

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Safe and healthy environments contribute to the enjoyment and well-being of the community.

There is a strong relationship between safety and quality of life. Perceptions of crime and safety influence how people choose to interact with spaces, places and other people. Both fear of crime and actual crime can be decreased when environmental design effectively reduces the potential crime conditions.

Clause 21.14 of the Municipal Strategic Statement (MSS) and the Manningham Municipal Public Health Plan recognise that enhancement of the built environment and improving community safety are important to the quality of life, health and well being.

Appropriate design can improve safety and reduce the level of crime and anti-social behaviour by using the following principles:

- Natural Access Control – this controls access points to buildings and places and creates a perception of risk to offenders through strategies such as lighting, fencing, signage, textured surfaces and placement of entrances and exits.
- Natural Surveillance – this refers to the ability to see and be seen by others by maximising visibility through strategies such as maintenance of clear sight lines, elimination of entrapment areas and placement of windows and balconies.
- Territorial Reinforcement - this refers to the provision of signs, fencing, landscaping and access paths to assist in defining boundaries to facilitate the perception of public and private ownership and responsibility for spaces.

This policy identifies important urban design and land use principles to enhance community safety in accordance with the City of Manningham Council Plan and the Municipal Strategic Statement common vision for a sustainable future where the municipality will provide a safe, secure and healthy environment for the community.

22.08-2 Objectives

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The objectives of this policy are:

- To provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham.
- To minimise opportunities for crime, through well designed and well maintained buildings and spaces.
- To encourage the use of public spaces.
- To improve accessibility by creating attractive, vibrant, walkable environments.
- To discourage graffiti and vandalism.

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It is policy that:

Building design

- Buildings be designed and constructed to provide informal surveillance of adjacent public open space.
- The location of building entrances and windows maximise opportunities for passive surveillance of streets and other public spaces.
- Buildings be orientated to maximise surveillance of entrances and exits from streets.
- Building design and layout avoid potential entrapment points, such as “blind” alcoves and “dead-ends”.
- Buildings be designed to deter external roof access.
- Balconies be separated between dwellings.
- Commercial or mixed-use buildings include ground floor uses that create active street frontages.
- The location and design of automatic teller machines provide good lighting and clear sightlines.

Graffiti and vandalism

- Landscape planting is provided alongside exposed walls facing public spaces, where appropriate.
- The use of activated sensor lighting is provided in areas accessible to the public including car parks and open spaces.
- The extent of exposed walls on boundaries, which are accessible from public spaces, is limited.
- The use of face brickwork with rolled joints, rather than raked joints, to walls and fences adjoining public spaces, is encouraged to facilitate the removal of graffiti.
- The use of a non-textured render finish to walls and fences is encouraged where they adjoin public spaces to facilitate the removal of graffiti.
- Use of materials, which discourage graffiti (such as cyclone wire fencing and landscaping around commercial and industrial development) is encouraged.
- Public spaces are adequately illuminated and are subject to surveillance from overlooking windows.
- Design incorporates features, which create a physical barrier between exposed walls, fences and public spaces.
- The enclosing of public spaces, which adjoin private property or use of opaque materials, which prevent surveillance, is avoided.

Street layout/access and subdivision

- Subdivision layouts should provide a direct link and multiple routes to public facilities such as public transport, shops, schools and parks.
- Streetscapes be attractive, and have clearly defined areas for pedestrian and vehicle movement by providing a nature strip, change in levels, different building materials and appropriate lighting.
- The streetscape should provide natural surveillance and visibility for pedestrians, drivers and occupants of adjacent buildings/properties.

- No through roads be well sign posted and designed for easy vehicular movement.
- Planting in road reserves maintain natural surveillance.
- Rear lane ways and pedestrian tunnels should be avoided unless adequate surveillance opportunities for these areas can be incorporated into the design.
- Road design should incorporate traffic calming strategies to reduce vehicle speed and promote safety.

Lighting

- Public lighting be placed in nodes such as footpaths, pedestrian crossings, public transport stops, building entries and open spaces. Lighting should be vandal resistant, glare proof and have overlapping light patterns to avoid dark areas.
- Private spaces should include diffused floodlights and movement sensitive spotlights to illuminate property.
- Security lighting should not create hazards to passing motorists and pedestrians.
- Bright lights that create a wall of darkness beyond a public space be avoided.

Fencing

- Fencing should be open rather than solid to minimise concealment and facilitate informal surveillance.
- Fence materials and colours should discourage graffiti and allow for easy maintenance.
- Fencing required for public areas such as playgrounds should use materials, which maximise visibility.

Public open space including walking and bike tracks.

- Bicycle and walking paths be clearly defined and provide continuous and accessible pathways for travel.
- Playgrounds be located in areas that are clearly visible to guardians and residents. Placing playgrounds behind buildings or in secluded pockets should be avoided.
- Youth recreation should be located in areas that provide continued surveillance.
- Adequate lighting be provided to pathways and areas that are intended for night use to increase the perception of personal security. Lighting should be easily maintained and vandal resistant.
- Landscaping of public spaces should be designed to provide clear and unobstructed views.
- Small areas of open space be avoided as they can be difficult to maintain and often end up becoming disused.
- The planting of trees and shrubs with dense foliage should be avoided near pathways as they provide concealment for potential offenders.
- Appropriate plant selection be used to discourage access to certain areas.

Car parks

- The design, location and management of car parks promote public safety and maximise visibility and sightlines to eliminate hidden car spaces, blind corners and areas of potential entrapment.
- Clear directional signage be provided within the car park and at entry/exit points.
- Pedestrian and vehicular traffic be segregated at entry/exit points using design elements such as bollards, kerbs and railings.
- Adequate lighting be provided to all areas of the car park and aim to reduce contrasts between shadows and illuminated areas.
- Development surrounding open car parks, including landscaping treatments, provide opportunities for casual surveillance of the car park.

Signage

- Signage be clear, appropriately illuminated and sited to indicate designated routes and places and advise users of security measures in place such as security cameras or intercom systems.
- Signage be clearly visible, easy to read and simple to understand to provide assistance to pedestrians and those using public facilities.

Public Toilets

- Toilets be located in areas where adequate lighting is available, close to roads and footpaths, in areas of high activity and in clear view.
- Landscaping with low shrub or ground cover be utilised to increase effectiveness of natural surveillance.
- Anti-graffiti finishes be used for internal and external wall finishes.
- Internal and external lighting be provided and regularly maintained to provide a safe environment.

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Decision guidelines

Before deciding on an application the Responsible Authority will consider as appropriate:

- The extent to which the application meets the objectives of this policy.