

9.4.5 Safety and security code

9.4.5.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Safety and security code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.5.2 Purpose and overall outcomes

- (1) The purpose of the Safety and security code is to ensure development is designed in a manner which promotes public safety.
- (2) The purpose of the Safety and security code will be achieved through the following overall outcomes:-
 - (a) development is user friendly;
 - (b) development incorporates design elements that reduce vulnerability of people and property to crime;
 - (c) development increases people's awareness of their environment; and
 - (d) development is located and designed to ensure that users are not exposed to unacceptable levels of contaminants.

9.4.5.3 Performance outcomes and acceptable outcomes

Table 9.4.5.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Site and Boundary Identification			
PO1	Development provides for buildings, fences, landscapes and other features that are designed to clearly define territory and ownership of all public, common, semi-private and private space.	AO1	The boundaries of property and space are identified by means such as:- (a) fencing; and/or (b) changes in surface materials or levels; and/or (c) landscape treatments.
PO2	Development is designed such that all premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	AO2	All premises are identified by the provision of a street number in a prominent location.
Casual Surveillance			
PO3	Development provides for casual surveillance to be achieved by arranging uses within buildings and on sites to enable external areas to be monitored.	AO3	<i>Active uses</i> (e.g. shopfronts and living areas) are arranged within buildings at ground floor level, so that they overlook publicly accessible areas.
PO4	Development is designed such that open space areas, including seating areas, are located where they can be monitored.	AO4	Open space areas, including seating areas, are situated where they are in the line of sight of windows, doors and balconies/verandahs of buildings, or can be seen from a street.
Fencing and Walls			
PO5	Development provides for fencing and walls to be designed and constructed so as to:- (a) protect the privacy and amenity of private open space; (b) not present a security risk by screening doors, windows and major paths; and (c) provide for casual surveillance of	AO5	Fences and solid walls adjacent to pedestrian walkways and street <i>frontages</i> do not exceed 1.5 metres in height.

Performance Outcomes		Acceptable Outcomes	
	both properties and public thoroughfares.		
Landscapes			
PO6	Development provides for landscapes that do not present a security risk by screening doors, windows and pedestrian and cyclist paths or lead to opportunities for concealment.	AO6	No acceptable outcome provided. Editor's note— Section 9.4.2 (Landscape code) sets out the requirements for designing landscapes for public safety.
Lighting			
PO7	Development provides for lighting to pathways, building entries, driveways and car parking areas in a manner which:- (a) provides a sense of safety and security for residents, staff and visitors; (b) does not cause adverse impact on adjacent land uses; and (c) minimises the maintenance and operational cost of lighting infrastructure.	AO7.1 AO7.2 AO7.3 AO7.4	Lighting of appropriate intensities is provided which satisfies the requirements of <i>AS1158 – Lighting for Roads and Public Spaces</i> and the <i>Sunshine Coast Public Lighting Plan</i> . Lighting is focussed to illuminate concealment areas and entrances (e.g. entrances to loading docks). Lighting is directed onto the <i>site</i> or building and away from neighbouring sites. Lighting is consistent to reduce the contrast between shadows and well lit areas.
Building Design			
PO8	Development provides for buildings which are designed to ensure a high level of safety and security for residents, staff and the community and:- (a) optimise casual surveillance; (b) provide unimpeded sight lines; (c) control illegitimate access and minimise opportunities for vandalism; and (d) avoid concealment spots.	AO8.1 AO8.2 AO8.3 AO8.4 AO8.5	Windows and activities in buildings are directed, where possible, to overlook public and semi-public areas. No blank building facade is presented to any street <i>frontage</i> . Toughened glass, screens and other measures are used in windows that are provided at the ground <i>storey</i> , to deter unlawful entry. Vandal proof materials and anti-graffiti paint are used. 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.
PO9	Development provides for all building entrances to be located and designed so as to be easily identifiable and accessible.	AO9.1 AO9.2	Building entrances (including ramps and elevator entrances) are exposed to the primary street <i>frontage</i> and are well lit and clearly legible. For non-residential premises:- (a) building entrances provide clear sightlines from the building foyer so that occupants can see outside before leaving the building, and have lobbies visible from the exterior; and (b) staff entrances are located on the primary street <i>frontage</i> and not in side access ways.
Movement and Access			
PO10	Development provides for pedestrian and cyclist pathways and facilities that	AO10.1	All barriers (including landscape features) along principal pedestrian routes are

Performance Outcomes		Acceptable Outcomes	
	are safe, useable and readily accessible.	<p>AO10.2</p> <p>Pedestrian and cyclist facilities are designed to encourage the use of <i>active transport</i> modes by:-</p> <p>(a) minimising distances and providing safe grading paths, separated from motorised traffic; and</p> <p>(b) using even, non-slip pavement materials.</p> <p>AO10.3</p> <p>Pedestrian and cyclist and vehicular movement systems are co-located to encourage maximum surveillance, while providing for safe travel for each mode.</p> <p>AO10.4</p> <p>Legible and consistent signage, which indicates designated routes and safe places, is provided.</p>	regularly visually permeable.
PO11	Development provides for safe pedestrian access to and from the building's main entrance.	AO11	<p>Development is designed such that priority is given to the needs of pedestrians for direct links to a building's main entrance and to any adjoining local activities or public transport facilities.</p> <p>Editor's note—Section 9.4.8 (Transport and parking code) sets out requirements for the design of pedestrian and cycle facilities.</p>
Car Parks			
PO12	Development provides car parks which are designed, located and managed to promote public safety, security and non-discriminatory access.	<p>AO12.1</p> <p>Public parking areas:-</p> <p>(a) are clearly designated;</p> <p>(b) are well-lit; and</p> <p>(c) have clearly defined access points.</p> <p>AO12.2</p> <p>After hours staff parking is well lit and in close proximity to staff access points.</p> <p>AO12.3</p> <p>Enclosed underground car parks can only be accessed from inside the building or through a security system.</p> <p>AO12.4</p> <p>Multi-level car parks include the following:-</p> <p>(a) emergency telephones to security personnel;</p> <p>(b) mechanical surveillance;</p> <p>(c) alarms or poles; and</p> <p>(d) other similarly effective safety and security measures.</p> <p>AO12.5</p> <p>Signs are strategically located to direct people to entries and exits and to parking bays within the <i>site</i>.</p> <p>Editor's note—Section 9.4.8 (Transport and parking code) sets out additional requirements for car park design.</p>	
PO13	Development provides for restricted access areas to be designed, located and managed to promote public safety and security.	AO13	Loading docks, storage areas and other restricted access areas are well lit and/or can be locked after hours.
Public Facilities			
PO14	Development provides for publicly accessible facilities, including toilet facilities, to be located and designed to maximise safety.	AO14.1	Publicly accessible toilet facilities are well lit and located where they are obvious so that they can be monitored by other persons, including motorists.

Performance Outcomes		Acceptable Outcomes	
		AO14.2	Bicycle parking facilities are located in view of highly trafficked areas (i.e. the street).
		AO14.3	Automatic Teller Machines are located on the outer edges of buildings, and visible from highly trafficked areas or inside buildings, where a key card is required to access the facilities.
Additional Requirements for Entertainment Uses That Operate Primarily Outside of Daylight Hours			
PO15	Development provides for any entertainment business use that operates primarily outside of daylight hours, such as a <i>function facility</i> or <i>nightclub entertainment facility</i> , to be:- (a) located above street level; (b) designed to minimise adverse amenity impacts, including impacts associated with excessive noise; and (c) subject to a safety, security and emergency management plan developed in conjunction with the <i>Council</i> and relevant emergency services.	AO15	No acceptable outcome provided.
Contaminated Land			
PO16	Development is located and designed to avoid risk to human health and the environment from contaminated land.	AO16	Development for a residential, business or community activity is located on a <i>site</i> where soils are not contaminated by pollutants which represent a health or safety risk.