

Local Planning Policy 8

Designing Out Crime



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D18/6557

1. Title

Local Planning Policy 8: Designing Out Crime

2. Purpose

This Policy sets out design guidelines to reduce the likelihood of crime and anti-social behavior in the City of Kwinana.

The design guidelines are to be implemented by City Officers, landowners and developers during the design and assessment of structure plans, subdivision applications, detailed area plans and development applications.

3. Objectives

The objectives of this Policy are to:

- Encourage urban development within the City to incorporate “designing out crime principles”;
- Provide guidance in relation to built outcomes that support the reduction in actual and perceived crime and anti-social behaviour; and
- Offer guidance on design and assessment of planning proposals.

4. Definitions

Open and Public Space

Open space is any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public¹. **Public Space** refers to land that has been reserved for the purpose of formal and informal sport and recreation, preservation of natural environments, provision of green space and/or urban storm water management².

5. Background

Good urban and environmental planning directly contributes to a safer community. Among many considerations during the development process, the City of Kwinana recognises the need to adopt environmental design principles to reduce the likelihood of crime occurring.

Crime Prevention Through Environmental Design or CPTED is a crime prevention strategy that focuses on the design, planning and structure of cities and neighbourhoods. The proper design of buildings and plans using CPTED principles reduces crime and fear by reducing criminal opportunity.

Supporting the reduction in anti-social behaviour through appropriate design decisions improves the liveability, vitality, accessibility, diversity and social wellbeing of both residents and those who do business in the City. This is particularly important for vulnerable groups as

¹ Definition sourced from <https://www3.epa.gov/region1/eco/uep/openspace.html>

² Definition sourced from <https://www.healthyplaces.org.au/userfiles/file/Parks%20and%20Open%20Space%20June09.pdf>

the fear of crime inhibits their ability to move freely and enjoy the opportunities that should be available to everyone.

There is no prescriptive method to designing out crime and as such, each planning application will be dealt with on a case by case basis. However, there are five key principles which inform CPTED in all instances. These are:

- Surveillance.
- Access control.
- Territorial reinforcement.
- Target hardening (securing measures).
- Management and maintenance.

These principles can be applied to all planning applications ranging from structure plans through to individual development applications. To achieve the objectives of the policy, the combined effort of the community, developers and the City will be required to encourage crime prevention within our community.

6. Policy Application and Interpretation

The principles contained within this Policy apply to all applications for planning approval, including structure plans, local development plans, subdivision and development.

The use of terminology within this policy shall have the same meaning as the Western Australian Planning Commission document entitled 'Designing Out Crime Planning Guidelines' (2006).

7. Policy Statement

This policy is written in the context of establishing a set of key principles that all applications and proposals which are submitted or referred to the City will need to address.

To ensure that all planning proposals are captured, the following Planning Framework has been established to take into account the various applications and plans:

Level of Principle Application	Planning Framework	Designing Out Crime Considerations
Large-scale	District Structure Plan	Land Uses
Large-scale	Local Structure Plan	Land Uses, Local Movement Networks and Location of Public Open Space
Medium-scale	Subdivision Referral	Detailed Movement Networks and Intensity of Urban Development
Medium and small-scale	Local Development Plan	Building Orientation

Small-scale	Development Application	Built Form, Materials, Fencing and Landscaping
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Table 1 – Planning Framework

The City will use this policy as one of the many tools that guide the preparation and assessment of planning proposals. For example, a proponent that prepares a Local Structure Plan will be guided by the large-scale principles within the policy concerning land uses, local movement networks and location of public open space, whereas a Development Application will be guided by small-scale principles of built form, materials, fencing and landscaping. Plans and all other associated planning documents will be prepared and assessed in the context of their implications to subsequent phases of design and the impact in this regard.

PRINCIPLE 1 - SURVEILLANCE

Surveillance is one of the most simple and effective principles of crime prevention. In this regard, when people perceive that they can be seen, they are less likely to engage in anti-social behaviour and crime. Most environmental settings can be designed to have opportunities for natural surveillance whereby clear sightlines are created. Placing physical features, activities and people (for example, through design which promotes increased pedestrian activity) in ways that maximise the ability to see what is happening discourages crime, encourages a feeling of openness, provides neighbourhood surveillance and a perception of increased risk of detection for intruders and of increased surveillance for legitimate uses.

Barriers such as blank walls or building facades without windows that reduce visual permeability can make it difficult to observe non-desirable activities.

Large-scale	Medium-scale	Small-scale
Land uses should be compatible with neighbouring uses.	Lots should be located to ensure adequate surveillance of public realm spaces.	Ensure clear sightlines to public realm areas from adjacent buildings.
Streets, footpaths and cycleways to be in view of adjacent land uses.	Locate uses that can provide natural surveillance wherever possible.	Illuminate primary pedestrian routes.
'Big box uses' should be arranged to have no public access to the sides of buildings.	Effective lighting of public places	Ensure level changes do not obscure public places.
Avoid over use of buffer and security zones which push land uses apart to the point of isolation.	Avoid concave building envelopes.	Front boundary fencing should be visually permeable.
Design out unwanted congregation areas and entrapment spots.		Avoid 'seas of car parks'.
Provide overlooking opportunities for power line easements.		Effective lighting of public places
Landscaping is designed to maximise sightlines with lighting to prevent opportunity.		Avoid concave building envelopes.

Locate uses that can provide natural surveillance wherever possible.		Lots should be located to ensure adequate surveillance of public realm spaces.
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Table 2 - Surveillance Principles

PRINCIPLE 2 – ACCESS CONTROL

Natural and built access control involves the use of the environment and built form to clearly mark borders and transitional zones to physically and psychologically deter movement of illegitimate users into protected space. Access control is important to provide wayfinding and directional guidance for legitimate users, while denying access to targets during non use and reducing escape opportunities.

Large-scale	Medium-scale	Small-scale
Avoid culs-de-sac linked by pedestrian routes unless part of a wider open space connection with surveillance.	Create places and streets that support legitimate uses in full view of the community.	Secure access to property with gates and defining structures.
Delineation and alignment of public access routes away from inappropriate environments.	Avoid culs-de-sac linked by pedestrian routes unless part of a wider open space connection with surveillance.	Ramps and steps can create effective local access controls.
	Avoid use of back lanes.	Restrict access to internal areas by fences, gates, doors and shrubs.
	Link all bicycle, pedestrian paths and staged development.	Integrate security screens, bollards and bars as design elements not afterthoughts
	Design of public spaces to attract people into the area (eg. Lighting and fencing).	Careful consideration of scalable fences and bollards which may inhibit pursuit of offenders.
		Design of public spaces to attract people into the area (eg. Lighting and fencing).

Table 3 – Access Control Principles

PRINCIPLE 3 – TERRITORIAL REINFORCEMENT

People are more likely to take pride in a space they feel they have a level of ownership over. It is therefore important to identify private and public land through the use of appropriate territorial reinforcement measures.

Territorial reinforcement is the use of physical features designed to express ownership and control of the environment and delineate, semi-private and public spaces. Territorial reinforcement reduces the ambiguity of space ownership.

People usually maintain territory that they feel is their own and have a certain respect for the territory of others. Identifying intruders is much easier in well-defined space. An area that looks protected gives the impression that greater effort is required to commit a crime.

Large-scale	Medium-scale	Small-scale
Define public and private land use areas and ownership boundaries clearly.	Create sub-neighbourhoods to engender local character areas.	Clearly define private ownership by structures and surface materials.
Align major transport infrastructure to minimise land take.	Plan and design communities with supporting facilities and land uses.	Avoid ambiguity of ownership and responsibility.
Plan and design communities with supporting facilities and land uses.		
Create sub-neighbourhoods to engender local character areas.		

Table 4 – Territorial Reinforcement

PRINCIPLE 4 – TARGET HARDENING (SECURITY MEASURES)

Target hardening is often provided for at the detailed planning stage and usually includes security doors, roller shutters, security cameras and security fencing. The objective of this Principle is to ensure that buildings are secure and access is denied to offenders. By incorporating these elements into the urban form, it can actively discourage antisocial behaviour. It is important to strike a balance between designing out crime principles and other outcomes to ensure the amenity of an area is not adversely affected.

If required, target hardening elements including fencing and roller shutters should be utilised as sparingly as possible, be visually permeable and sympathetic to the built form design. Target hardening should be the last approach taken, after all other designing out crime principles have been utilised.

Primary Principles	Secondary Principles	Tertiary Principles
No elements at the primary level other than the potential to address increased security through policy statements on land use mix, access arrangements, building design and site planning.	Consider the installation of traffic management elements to discourage vehicle-enhanced break-ins to shops and commercial premises in streetscapes.	Should be based on and justified by individual need assessment.
	Ensure individual site security measures do not adversely affect local area security considerations.	Incorporate shuttering and window barring as integral design elements where openings are susceptible to break-in and concealed crime exit.
		Ensure building parapets do not conceal unlawful access
		Install closed circuit television where natural surveillance is poor.
		Where fencing is required for security it should be no less than 1.8 metres in height, though visually permeable above 1.2 metres.

Table 5 – Target Hardening (Security Measures)

PRINCIPLE 5 – MANAGEMENT AND MAINTENANCE

Good management and consistent maintenance of a space will be a deterrent to anti-social behaviour. If areas are run down and subject to graffiti and vandalism it is likely they will be less visited by the community and generally more intimidating to those users. Management and maintenance seeks to remove indicators of crime and the use of lighting, painting and vegetation management creates a cared for environment that can reduce the fear of crime and induce legitimate behaviour.

Large-scale	Medium-scale	Small-scale
Establish effective maintenance plans for public spaces.	Incorporate management conditions such as shopping trolley collection points where practical in planning approvals.	Remove graffiti as soon as possible after occurrences.
Consider durability, adaptive re-use and robustness of built form and open spaces in the design and decision-making process.	Ensure spatial management responsibility is clear between public and private sector organisations.	Establish effective maintenance plans for public spaces.
	Establish systems for reporting of problems and fixing them.	Maintain plants to retain visibility where required.
	Establish effective maintenance plans for public spaces.	Train maintenance staff to identify and report potential problems.

Table 6 – Management and Maintenance

IMPLEMENTATION

When a planning or development application is made to the City, the proposal shall take into consideration the five principles of crime prevention through environmental design.

In the event that a planning or development application has the potential to affect the surrounding community's safety or perception of safety, the City will require an applicant to provide a statement, in the context of the scale of development proposed as per *Table 1 – Planning Framework* of this Policy, detailing how the development responds to the five CPTED principles. The statement provided to the City must be prepared by a suitably qualified consultant, for example a Town Planner or Urban Designer. Appendix A contains a checklist to assist in this regard, which should accompany the statement.

Statements **must** be provided for the following types of development:

- New construction within the Kwinana Town Centre Zone, Commercial Zone, Mixed Business, Service Commercial Zone, General Industry and Light Industry Zones;
- Multiple Dwelling development of over 10 units;
- Any other development with an estimated cost exceeding \$2 million; or
- Any other development which in the opinion of City Officers may affect the perception of public safety.

APPENDIX A

Designing Out Crime Checklist

The purpose of this checklist is to assist City Officers, landowners and developers in the preparation and assessment of planning and development applications to ensure that crime prevention principles are incorporated within the design of the development or subdivision.

DESIGN	
The design encourages natural surveillance by people and activities	
The design allows clear sightlines and visibility	
Adequate security lighting is provided	
The design achieves an aesthetically pleasing environment which addresses safety and security concerns	
If there is an entrapment spot, can it be eliminated? Or can it be closed after hours?	
Architectural elements (down pipes, bin storage, balconies, timber fences etc) are placed in such a way that they prevent access to windows or upper storeys	
Shopfront security bars, shutters and doors allow observation of the street (i.e. they are see-through)	
OPEN AND PUBLIC SPACE	
The area is designed to encourage natural surveillance	
If there is more than one entry point, are these visible from nearby streets and footpaths?	
Signage is provided for easy identification of nearby amenities and help points, parking areas and the intended uses of the space	
FOOTPATHS/WALKWAYS	
Safe pedestrian routes are adequately signed and lit after dark	
Footpaths and walkways are visible from nearby residences/buildings, parking areas and the street	
Sharp corners or sudden changes that reduce sight lines are avoided or modified	
Barriers along paths are visually permeable/see-through where possible	
LANDSCAPING	
The design and landscaping encourages solutions which maintain natural surveillance	
The landscaping clearly defines public and private space	
The landscaping is designed to reduce spaces where intruders can hide	
The landscaping allows for entrances/exits that are clearly visible from the street and from parking areas	
CAR PARKING	
The most commonly used car parking area is visible from the main entrance	
The parking area is adequately lit	
Parking is satisfactorily integrated with the building and landscaping	
LIGHTING	
If the place is intended to be used at night – does the lighting allow adequate visibility (comply with Australian Standards)?	
A sensor or automated lighting is installed near entrances/exits and walkways to provide safety after hours	
Lighting provides uniform spread and reduces contrast between shadow and illuminated areas	
The location of lighting fixtures illuminates pedestrian routes, entrapment areas or other areas requiring visibility	
Lighting is protected against vandalism or uses vandal resistant materials	
SIGNAGE	
Entrance, car parking and other significant uses have been identified with a suitable sign	
Signage is clearly visible, easy to read and simple to understand	
Signage in the parking area is advising users to lock their cars	
If exits are closed after hours – does signage provide this information at the car parking entrance?	

BUILDING IDENTIFICATION		
The building address/number is clearly visible from the street by both pedestrians and vehicles		
Street numbers are made of durable materials, preferably reflective or luminous		
FENCING		
The fencing allows natural surveillance from the street to the building and from the building to the street		
ENTRANCE/EXITS		
The main entrances/exits are clearly visible from the street and from nearby parking areas		
MAINTENANCE/MANAGEMENT		
The design allows for easy maintenance		
The signage in the public domain displays how maintenance problems are reported		
Garbage and recycling bins are adequately located and proper lighting is installed		

Name of Policy	Local Planning Policy 8: Designing Out Crime
Date of Adoption and resolution No	<i>Insert the date on which the Policy was first adopted by Council and the resolution No</i>
Review dates and resolution No #	<i>List the dates on which the Policy was reviewed by Council and the resolution Nos</i>
Next review due date	<i>Insert the date on which the next review should be completed by</i>
Legal Authority	Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 deemed provisions (Division 2)
Directorate	City Regulation
Department	Planning
Related documents	<i>This Policy shall be read in conjunction with Designing Out Crime – Planning Guidelines (WAPC 2006)</i>