

## **1. INTRODUCTION**

This Policy sets out design guidelines for development to assist in reducing the likelihood of crime and anti-social behaviour in the City of Armadale.

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the design, planning and structure of neighbourhoods. The effective design of building and plans using CPTED principles can assist with reducing crime and the opportunity for suactch activities.

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

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

The use of terminology within this policy shall have the same meaning as the Western Australian Planning Commission's 'Designing Out Crime Planning Guidelines'.

## **2. APPLICATION OF POLICY**

When an applicable planning proposal is made to the City, the proposal shall take into consideration the five principles of crime prevention through environmental design.

The City will require the submission of a CPTED Statement Checklist for development applications and in the following instances, the submission of a CPTED statement as part of the application:

- District and Local Structure Plans and Precinct Plans;
- New commercial construction within areas zoned District Centre, Local Centre, Mixed Business/Residential, General Industry, Industrial Business and Strategic Regional Centre.
- Multiple dwelling development of over 20 units;
- Development with an estimated cost exceeding \$2 million; and
- Any other development which, in the view of the City of Armadale, may affect the perception of public safety.

The Policy divides proposals into two categories. These are:

### **Large scale – District Structure Plans, Local Structure Plans and Precinct Plans**

Designing out crime considerations include:

- Land Uses;
- Local Movement Networks; and
- Location of Public Open Space.

### **Small to Medium Scale – Development Applications**

Designing out crime considerations include:

- Building Orientation;
- Built Form;
- Materials;
- Fencing; and
- Landscaping.

## **3. POLICY OBJECTIVES**

The Policy Objectives are:

- a) Encourage development within the City to incorporate designing out crime principles;
- b) Provide guidance in relation to built outcomes that assist in supporting the reduction in actual and perceived crime and anti-social behaviour; and
- c) Provide guidance on the design and assessment of planning proposals.

## **4. POLICY STATEMENT**

### **4.1. 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 development can be designed to have opportunities for natural surveillance whereby clear sightlines are created.

#### **4.1.1 Large Scale**

- a) Lots should be located and orientated to ensure adequate surveillance of adjoining public realm spaces.
- b) Land uses should be compatible with neighbouring uses.
- c) Streets, footpaths and cycle ways to be in view of adjacent land uses.
- d) 'Big box uses' should be designed to have no public access to the sides of buildings.
- e) Avoid over use of buffer and security zones which push land uses apart to the point of isolation.

- f) Design out unwanted congregation areas and entrapment spots.
- g) Where possible, avoid location of car parks in one area. Where unavoidable, mitigate large expansive areas with landscaping or other features.
- h) Provide overlooking opportunities for power line easements.
- i) Landscaping is designed to maximise sightlines with lighting to prevent opportunity.

#### 4.1.2 Small to Medium Scale

- a) Locate uses that can provide natural surveillance wherever possible.
- b) Where public buildings and park facilities are being located on large sites or reserves, they should be close enough to street to ensure surveillance, and building access points should face the street.
- c) Avoid concave building footprints that create concealed areas away from public view by having adequate setbacks between buildings.
- d) Ensure, where possible, clear sightlines with a direct line of sight, from all windows and entrances to public realm area from adjacent buildings.
- e) Illuminate primary pedestrian routes and demonstrate effective lighting of communal areas. This provision shall be demonstrated by the submission of a lighting plan or alternatively, shall be a condition of approval.
- f) Consider existing topography of site, by ensuring level changes do not obscure communal areas and level changes of greater than 1 metre will need to demonstrate how visibility to communal spaces is achieved.
- g) Front boundary fencing should be visually permeable.

## 4.2. Access Control Considerations

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 spaces.

Access control is important to provide wayfinding and directional guidance for visitors during business hours, and limiting access/egress outside of business hours.

#### 4.2.1 Large Scale

- a) Create places and streets that support active uses in full view of the community.
- b) Limit the use of cul-de-sacs linked by pedestrian routes, unless part of a wider open space connection with surveillance.
- c) Delineation and alignment of public access routes away from adverse environments.
- d) Link all bicycle and pedestrian paths within staged development.
- e) Design of public spaces to attract people into the area (eg lighting).

#### 4.2.2 Small to Medium Scale

- a) Fencing and gates, if proposed, are to be visually permeable.
- b) Where level differences are proposed between buildings, the subject site and/or the public realm, consider utilising ramps and steps to create effective local access control.
- c) Consider restricting access to internal areas by fences, gates, doors, bollards and vegetation.
- d) Consider integrating security screens and bars as design elements at design phase rather than post development.
- e) Consider the design of fences to reduce scalability.
- f) Where proposed as part of an application, public spaces on private land should be designed to encourage pedestrian / passive use through the provisions of elements like lighting, seating, shade and all-weather protection. Placement of public art via PLN3.12 Percent for Public Art would be appropriate in these areas, where applicable.

### 4.3. Territorial Reinforcement

People are more likely to take pride in a space 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 a well defined space. An area that looks protected and maintained gives the impression that greater effort is required to commit a crime.

#### 4.3.1 Large Scale

- a) Create sub-neighbourhoods to engender local character areas.
- b) Define public and private land use areas and ownership boundaries clearly.
- c) Align major transport infrastructure to minimise land take.
- d) Plan and design communities with supporting facilities and land uses.

#### 4.3.2 Small to Medium Scale

- a) Consider defining boundaries of private ownership by structures, vegetation or other design elements.
- b) Avoid ambiguity of ownership and responsibility between private and public property.

#### **4.4 Target Hardening (Security Measures)**

Target Hardening is often provided for at the detailed planning stage and usually includes security doors, roller shutter, security camera and security fencing. The objective of this Principle is to ensure that buildings are secure and access is denied to unauthorised persons.

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 measures have been utilised.

##### **4.4.1 General Provisions**

- a) Consider the installation of traffic management elements such as bollards or speed humps to avoid vehicle-enhanced crimes to commercial premises.
- b) Consider installation of video surveillance, including Closed Circuit Television (CCTV) where natural surveillance is poor: refer to the Office of Crime Prevention's CCTV Guidelines.
- c) Consider the specific needs and characteristics of the site relative to the provision of target hardening elements.
- d) Consider incorporating shutters and bars as design elements where openings are susceptible to break-ins and concealed exits.

#### **4.4 Management and Maintenance**

Good management and consistent maintenance of a space can 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.

##### **4.5.1 Large Scale**

- a) Establish effective maintenance plans for public spaces.
- b) Consider durability, adaptive re-use and robustness of built form and open spaces in the design and decision making process.

#### 4.5.2 Small to Medium Scale

- a) Incorporate management conditions such as shopping trolley collection points where practical in planning approvals.
- b) Ensure spatial management responsibility is clear between public and private sector organisations through the submission of an operational management plan.
- c) Establish systems for reporting of problems and fixing them.
- d) Remove graffiti as soon as possible after occurrences.
- e) Establish maintenance plans for communal spaces.
- f) Train maintenance staff to identify and report potential problems.

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