Revision History

Revision No:	Date	Modified by	Details/comments
Master	June 2013		Document adopted by Council
1	13 June 2017	Community Planning	Reference to *Australian Bureau of Statistics – Bureau of Crime Statistics & Research (BOCSAR) Crime Tool for information on crime activity* added throughout document; general wording amendments to ensure that applicant's complete a more accurate assessment of crime activity that may impact on their development; new *Section 2.4.6 Recommendations included;* Revision History table included.

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1 INTRODUCTION

This guideline contains information on Crime Prevention through Environmental Design (CPTED) and incorporating it's principles through the development design process. This guideline also outlines Council's requirements for information to be provided in a Crime Risk Assessment.

1.1 FEASIBILITY

CPTED principles need to be embedded during the development process of an urban or open space, building or development to ensure successful outcomes and the promotion of a safe community. The following phased actions consist of strategies that need to be considered during each phase of the development to achieve a safer sustainable community. Stakeholder consultation is paramount and needs to be incorporated at every phase.

At the feasibility phase the following strategies are required:

- Assess the site proposed for development in terms of the opportunities for the implementation of CPTED Principles, site constraints, risks, liabilities, existing features etc.
- Undertake research into the crime types and statistics in the locality (i.e. including but not limited the immediate suburb) and the safety needs of the local community.

    Please refer to Australian Bureau of Statistics – Bureau of Crime Statistics & Research (BOCSAR) Crime Tool for information on crime activity (http://crimetool.bocsar.nsw.gov.au/bocsar/)

1.2 PLANNING

- Once the land is purchased, facilitate stakeholder participation in the CPTED principles.
- Establish an integrated planning process. Ensure clear communication and collaboration between developers, local government authorities, architects & designers and the community to identify and address CPTED related issues.
- Carry out a site assessment and crime risk audit with the aim of evaluating the current environment and consider strategies and initiatives to mitigate risk (both actual and perceived) as well as general safety issues.
- Considering plans, design attributes and layout early in the planning stage as resolving safety conflicts will reduce potentially costly retrofitting.
- Undertake preliminary cost planning for CPTED initiatives.

1.3 DESIGN

- Facilitate any existing community and stakeholder participation in the design process. This may involve but not limited to the following;
    - Developer
    - Design Architects or design team
    - Local Planning Authority
    - Community members
- Refine the CPTED strategy.
- Ensure that the CPTED strategy is carried through from the planning phase to the design phase and the micro level of pathway design, lighting, signage etc.
- Engage an experienced or certified professional to peer review the proposed plans, preferably someone who has completed NSW Police, Safer by Design training.

1.4   LOT CREATION

- Educate and advise prospective home buyers, business owners, tenants etc. on the CPTED initiatives that are integrated into the development.

1.5   CONSTRUCTION

- Ensure that the CPTED initiatives are installed as envisaged in the design phase.

1.6   COMPLETION

- In order to ensure that lessons are learned from the project for future projects, there should be a proper handover for all concerned parties. Any useful feedback regarding the CPTED initiatives should be communicated.

2 INFORMATION TO BE ADDRESSED / INCLUDED IN A CRIME RISK ASSESSMENT

2.1 INTRODUCTION:

What is the proposed development?

2.2 SITE ANALYSIS:

Describe the physical surrounds of the proposed development (eg what is to the north – residential houses, industrial area etc – the east, west, south). Is it enclosed by bush, on the side of a steep embankment, open fields etc?

2.3 CRIME OPPORTUNITY:

Is the proposed development susceptible to certain crimes?

Is there existing evidence of crimes or anti-social behaviour (eg vandalism, graffiti, litter – beer bottles) at the site, or in the immediate area around the site?

Please refer to Australian Bureau of Statistics – Bureau of Crime Statistics & Research (BOCSAR) Crime Tool for information on crime activity (http://crimetool.bocsar.nsw.gov.au/bocsar/)

2.4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED reduces crime opportunities by increasing the risk to offenders, increasing the effort required to commit crime, reducing opportunities for excuse making (eg spatial ambiguity is commonly used by burglars to justify trespassing) and reducing the likely rewards of criminal behaviour.

There are four broad principles of CPTED. The Crime Risk Assessment needs to address each of these principles, providing information as to how the aspects of the design (e.g. Australian Standards, timeframes in days/hours) or proposed management practices will help to reduce the risk of crime. The principles are:

2.4.1 SURVEILLANCE

People feel safe in areas when they can see and interact with others. There are three types of surveillance. Natural surveillance focuses on the orientation of buildings and the strategic use of windows and entrances, street design, landscaping, building layout, optical permeable fencing and natural lighting. Organised surveillance is often used to enhance the capability of on-site or nearby guardians (eg security guards). Technical surveillance is achieved through mechanical/electrical measures such as CCTV, mirrored building panels and lighting.

Are there natural surveillance opportunities (eg from houses across the street, from passing traffic etc)?

What strategies have you employed to aid surveillance?

What opportunities are there for surveillance into and around the centre?

How does the landscaping aid or inhibit the surveillance? What strategies are in place to address this?

Is there any organised surveillance planned?

Are you using any technical surveillance strategies (eg automated / motion detection lighting around the building, car park) – will this enable surveillance from the street and surrounding areas?

2.4.2 ACCESS CONTROL

Access control uses physical and symbolic barriers to restrict, encourage and channel pedestrian and vehicle movements. They minimise the opportunities for crime and increase the effort required to commit crime. By making it clear where people can and cannot go, it becomes difficult for criminals to reach potential victims and targets (reduces excuse-making opportunities eg "I was just trying to find the entry to the building"). Access control measure include garden strips, ground markings, fences, walls, boom-gates, and target hardening measures such as locks and alarms.

What measures are in place to make it obvious as to what areas are "out-of-bounds"?

Are the building entries obvious and clearly identifiable?

Are the access routes to the entrances obvious (eg from the car park to the building)?

What measures are in place to discourage access to the building after hours (locks, alarms, security patrols, window grills)?

2.4.3   TERRITORIAL REINFORCEMENT

Community ownership of public space sends positive signals to the community. Places that feel owned and cared for are likely to be used, enjoyed, and revisited. People are more likely to be protective of places with which they feel some connection or affinity.

Highlight what aspects of your development will increase territorial reinforcement of this site.

2.4.4   SPACE MANAGEMENT

Space management is linked to the principle of territorial reinforcement. It ensures that space is well used and maintained, and involves the formal supervision, control and care of urban space. Space management strategies are an important means of generating and maintaining activity, surveillability, and natural community control. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, and the refurbishment of decayed physical elements.

What management practices will be put into place to ensure that the site is maintained?

How will vandalism and graffiti be addressed? Have mandatory timeframes been identified for removal of graffiti, repair / replacement of damaged external lighting?

2.4.5   AREAS REQUIRING ADDITIONAL CONSIDERATION

Some areas of the proposed development may be particularly susceptible to crime eg entrances, car park, behind the building etc. In considering these areas, particular attention should be made to any crimes that the development may be particularly susceptible to.

Are there any areas that will require special consideration (eg entry areas, car parks)?

What design elements or management practices are to be employed to address crime concerns in these areas?

How will the proposal address the particular crimes identified in Section 2.3 Crime Opportunity?

2.4.6   RECOMMENDATIONS

Once a CPTED analysis of the site and proposed development has been completed, recommendations that ensure the development is designed / contrasted to incorporate CPTED principles should be made.

What specific design features have been identified to reduce likelihood of identified crime activity impacting on the development?

How will the applicant ensure that CPTED strategies and initiatives are employed at the design and construction phases?

2.4.7   CONCLUSION

Briefly outline as to whether the proposed development will have an impact on crime (negative or positive) and reasons as to why.