

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GENERAL POLICY

Intent

To promote design features within new developments and the redevelopment of existing areas, which will enhance the safety from crime for the community, including visitors to the city.

Scope

The objectives are:

- to enhance public safety by reducing opportunities for crime to occur,
- to reduce the fear of crime through the provision of safe, well designed and maintained buildings, facilities and public spaces,
- to optimise the community use of public spaces and facilities,
- to encourage development on private land which promotes safety on neighbouring public and private land.

Provisions

1. CAR PARKS

Background

Car parks are often the site of thefts from motor vehicles, damage to motor vehicles, and theft of vehicles and, less frequently, assaults against people. In addition, people often express concern about returning to cars, which may be parked in dark and/or isolated parks.

Intent

To reduce the opportunity for crimes to be committed against people and property in car parks.

Planning Features

- Landscaping/Vegetation suitable to enhance safety while removing reasons for loitering, as per reference *Cairns City Council – FNQROC Development Manual & 2.5.4 CPTED Principles*
- Paths between buildings and car parks should be well lit and obvious to ensure safe pedestrian access.
- Lighting utilised in car parks should be in accordance with Australian Standards.
- Car parks should be well lit. However, lighting should not be so bright as to prevent users from observing people approaching in the dark.
- Car parks should be sited to permit maximum opportunities for surveillance from both users of the current development and passers-by.
- Where possible, large car parks should be avoided except where good surveillance is possible. Where large car parks are unavoidable, remedial measures to avoid isolation and fear should be considered, eg. public telephones, surveillance equipment or security patrols etc. The planning of multiple smaller car parks is often preferable.
- Multi-storey car parks should be designed to permit maximum natural surveillance, access control and illumination, eg. by using cable railings in place of concrete retaining walls.
- Good signage on paths between buildings and car parks to assist people to buildings and car parks.
- Open car park structures should be encouraged to increase natural surveillance from adjoining uses.
- Barriers to divert cars to safe areas after hours should be established to divert people away from unsafe car parking areas
- Access to parking areas should be via a surveillance entry point

2. SIGHTLINES

Background

Natural surveillance can have a huge impact on the likelihood of unlawful acts. By ensuring clear sightlines, the opportunity to commit a crime is decreased.

Intent

To have a clear sightline of an area for users, and passers-by

Planning features

- Landscaping should be:-
 - sufficiently low so as not to block opportunities for surveillance or provide opportunities for concealment, e.g. ground covers and well maintained shrubs, or,
 - sufficiently high to afford shade and comfort without limiting observation opportunities e.g. tall trees with low branches removed to a height of 1.8m.
- Blind corners should be avoided, e.g. by installing mirrors, by building corners from clear materials or by designing curves or angles in place of 90° corners.
- All developments should provide an adequate lighting plan to ensure that surveillance of the site is also possible during the hours of darkness.
- Where possible, sites should be planned to avoid the creation of remote and potentially unsafe areas e.g. isolated and obscured car parking at the rear of a site.

3. LANDSCAPING AND VEGETATION (INCLUDING ON-STREET LANDSCAPING)

Background

Landscaping and vegetation enhance the natural amenity of any site. It is important, however, to ensure that dense foliage and inappropriate planting does not lead to opportunities for concealment and possible assault sites.

Intent

To promote the development of landscape plans which enhance the visual amenity of an area but which do not have the potential to jeopardise the safety of the users of a site.

Planning Features

- Landscaping should not restrict sightlines and opportunities for natural surveillance within, and of a site, as per reference *Cairns City Council – FNQROC Development Manual & 2.5.4 CPTED Principles*
- Low level ground covers look attractive and do not restrict sightlines. The combination of the latter with clear trunks to a height of 1.8 metres will be required where landscaping is applied around high use features such as car parks, walkways, open space/public parks, etc.
- Where shrubs are planted, they should be appropriately spaced to avoid clumping and to retain sightlines and opportunities for surveillance.
- Landscaped areas should undergo a regular maintenance regime

4. LIGHTING / STREET LIGHTING

Background

Appropriate lighting is frequently cited as being a feature, which people associate with enhanced safety. In addition to facilitating surveillance, lighting is often used to beautify a site and to attract people to a site. Street lighting (under old standards) had little regard to pedestrian safety and was merely a tool for marking the position of the road ahead at night.

Intent

To promote the development of lighting plans and providing pedestrian and street lighting which enhance the amenity of a site and which further promote safety, by optimising opportunities for surveillance and reducing feelings of fear and vulnerability, and to provide security for all road users.

Planning Features

- Lighting to meet minimum Australian Standards.
- Lighting should be directed onto areas accessed by people using the site and away from neighbouring properties.
- Lights not to be obscured by foliage and does not produce shadows
- Possible entrapment spots such as loading bays, rubbish bin bays, alleys etc. should be lit with vandal-resistant and energy saving lighting.
- Entrances and exits should be clearly identified via lighting.
- Lighting used in car parks should illuminate continuously in hours of darkness
- Lights should be in accordance with Australian Standards and highly mounted on buildings/structures.
- Street lighting should be evenly placed to ensure that the entire street is sufficiently lit and “black spots” are avoided.
- Street lighting should be of an appropriate intensity and colour of illumination, to ensure that sufficient light is cast to illuminate the streets and to permit visual surveillance of a street.
- Street lighting should provide sufficient light spill onto footpaths and minimise light spill into residential windows.
- Street lighting must be planned to permit effective and timely maintenance of non-functioning lights.
- Street lighting should have effective and timely maintenance of non-functioning lights

5. TOILET FACILITIES AND PARENT ROOMS**Background**

Most developments will be required to provide public toilet facilities. Public toilets are often subject to vandalism and in addition, are frequently identified by Police and members of the general community as being possible assault sites. Use of any site may be enhanced if people feel that they may access toilet facilities safely and comfortably. Greater numbers of intended users will heighten perceptions of safety and reduce loitering behaviours within toilets.

Intent

To reduce opportunities for assault, vandalism and other inappropriate behaviours by avoiding the planning of isolated toilet facilities, whether they be facilities for staff, or public toilet facilities.

Planning Features

- Toilet facilities should be sited in the most convenient and accessible location to increase use.
- Entrances should be located so as to permit monitoring by intended users, eg, reception desk staff, passing motorists etc.
- Internal and external lighting of toilets should be bright, vandal resistant and where toilets are open after hours should illuminate in hours of darkness or be sensor/movement sensitive.
- Maze entry rather than double doors.
- Avoid loitering cues (i.e. location of telephones or notice boards).

6. RESIDENTIAL UNITS, MULTIPLE DWELLINGS (INCLUDING ACCOMMODATION UNITS, HOTEL ACCOMMODATION STUDENT ACCOMMODATION)**Background**

Given the demographics of the Douglas population, multiple occupancy dwellings are a common feature of the Douglas built environment. Whilst unit developments meet the needs of many people, they also pose additional challenges regarding security and safety.

Intent

To ensure that safety is optimised for long and short-term occupants of multiple occupancy dwellings.

Planning Features

- Private spaces such as court yards, stairwells and parking bays should be clearly identified to reduce use by undesirable users. Strategies may include the use of pavers, varied textured paths, fencing, log barriers, landscaping and others.
- Should be able to clearly distinguish between private and public areas
- Accommodation units should be designed to allow people within the units to observe and monitor communal areas within the development and the street area, eg. Car parks, swimming pool areas, gardens etc.
- Lighting should be provided within the site. Areas requiring lighting should include driveways, property entrances, parking areas, footpaths, communal service areas (eg. rubbish bin bays, letter boxes, clotheslines), lobbies and stairwells. Lighting should be illuminated in hours of darkness or should be sensor/movement sensitive. Stairwells to have mirrors where stairs turn

7. WALKWAYS AND PATHWAYS (INCLUDING STAIRS AND STAIRWELLS)**Background**

Well designed walkways and pathways are a public convenience and will enhance use of a site. However, walkways, pathways, tunnels, stairways, bridges and other similar conveniences allow observers to predict the movement of the users of a site. Care must, therefore, be taken with design to enhance the actual and perceived safety of walkway users, by avoiding leading people into potentially dangerous situations or areas.

Intent

To ensure that movement corridors do not become, or lead to possible assault sites.

Planning Features

- Safe walkways & pathways be sufficiently well lit at all times to avoid use of unsafe routes (i.e. underpasses).
- Good sightlines and signage to assist people along paths. Where possible pathways to be overlooked from residential properties.
- Walkways and pathways should be sufficiently well lit at all times.
- Paths to be located near activity generators and areas with natural surveillance
- The design of walkways & pathways through underpasses should be avoided.
- Provide or have walkways and pathways near activity generator
- Increase natural surveillance
- Walkways and pathways, including walkways provided between allotments and subdivisions, should be designed and located such that they do not become potential assault sites.
- Walkways, pathways and stairs should be located so that they are easily accessible and designed such that there are no blind corners in the walkways. Straight or gently curved walkways are, therefore, encouraged.
- Walkways and pathways should not be obstructed by foliage planted close to walkways, which provide opportunities for concealment.
- Walkways and pathways should be designed to have at least one clearly marked "exit" sign to an area of traffic (vehicular, pedestrian or residential) every 50 metres.
- Provide safe routes from public transport, shopping centres etc, where possible

8. ALLEYWAYS

Background

Dark, narrow alleyways constitute possible assault sites as people may be dragged from a lit street down an unlit alley without being seen by passers-by. Alleys may also be accessed by undesirable and inappropriate users who wish to engage in non-sanctioned behaviours where they will not be observed.

Intent

To avoid the creation of possible assault sites and to thereby reduce opportunities for crimes to be committed against a person or persons who are legitimately using a site. To also reduce the number of public areas available for inappropriate, abnormal, non-sanctioned or criminal behaviour.

Planning Features

- The design of external alleys and access-ways between buildings should be avoided.
- Where alleys are unavoidable, they should be lit and/or secured using natural surveillance and not of long distance
- Alleyways should be maintained free from landscaping and the accumulation of objects such as rubbish bins and boxes, which would facilitate concealment or the illicit entry to buildings.
- Gates serving alleys should be sufficiently tall and appropriately designed to prevent people climbing over them.
- Gates should be transparent or semi-transparent and designed to permit surveillance of alleyways through the gates.
- Gates should be designed to maintain the visual amenity of the site.
- Lighting should be vandal proof and should illuminate in hours of darkness or on a sensor/movement sensitive controlled system.
- Well lit signage to deter people.

9. OPEN SPACES, PARKS & OUTDOOR RECREATION

Background

A space perceived as public because it lacks any significant ownership interest is perceived by some as environments in which unauthorised activities will be tolerated. Empty lots, under-utilized spaces, and poorly maintained spaces are readily recognised and exploited by criminal elements. Public recreation land used for parks, sporting fields and recreation facilities, is part of a city wide open space system that forms essential infrastructure for the social and environmental health of communities.

Intent

To reduce the opportunity for crimes to be committed against people and property in outdoor parks and open spaces. To promote the development of open space plans which enhance the visual amenity of an area but which do not have the potential to jeopardise the safety of the users of a site. To reduce opportunities for assault, vandalism and other inappropriate behaviours by avoiding the planning of isolated parks and open spaces.

Planning Features

- Providing surveillance of recreational/gathering areas from adjoining uses.
- Barriers to unsafe routes after hours to deter people from using these routes.
- Located near activity generators.
- Design of landscaping to enhance the natural amenity, but allow for natural surveillance and good sight lines.
- Safe routes through open space & parks (i.e. well lit, signed to assist people along paths & good sightlines).

10. AUTOMATIC TELLER MACHINES

Background

Automatic Teller Machines (ATMs) are an integral aspect of modern life. The placement and features surrounding ATMs need to increase safety for users; prevent loiterers and increase surveillance by both users, and those in the vicinity. This policy is intended as a guide, and Council supports bank industry standards.

Intent

To ensure that users of ATMs, at all hours, are safe and aware of their surroundings

Planning features

- Facilities such as these which are frequently accessed after-hours must be well lit with vandal resistant lighting.
- These facilities should be positioned so as to permit maximum opportunities for natural surveillance from within the site and by observers.
- These facilities should not be recessed as this may provide opportunities for concealment and prevent users from observing approaching people.
- Reflective material may be applied to automatic teller machines so that users may observe anyone approaching from behind.
- Positioning of ATMs to minimise reflection of sunlight into consumer's sight.

11. PUBLIC TELEPHONES

Background

Public telephones have often been the target of vandalism and destructive acts. This costs the community through having a telephone out of use, as well as costing the telephone companies and Councils to repair the damage done.

Intent

To ensure that public telephones have a decreased likelihood of being vandalised or destroyed; and that users of public telephones have suitable views of their environment.

Planning features

- Public telephones should be sited in the most convenient and accessible locations to facilitate use. Isolated or concealed locations should be avoided.
- Public telephones should not be located in proximity to public toilet entrances as this legitimises loitering behaviour.
- Public telephones should be located in areas with adequate, vandal resistant lighting. Lighting should not be so bright as to prevent telephone users from observing anyone approaching from the dark.
- Passers-by should have good opportunities to observe a public telephone.
- Consideration should be given to the benefit of installing public telephones within a building to reduce the need for people to exit and walk any distance to access a public telephone.

12. BUS SHELTERS

Background

Bus shelters need to provide an undercover area for public transport users.

Intent

To design safe and comfortable bus shelters which are used for their intended purpose (to wait for public transport), with users away from weather elements, as well as being accessible for all including those with limited mobility.□

Planning features

- Bus shelters should be well lit with vandal resistant lighting. Lighting should not be so bright as to prevent users from observing people approaching from the dark.
- Bus shelters should be well maintained.
- Seating should be designed to be adequate for short-term use only, and should not be so comfortable as to encourage long-term occupation and sleeping.
- Bus shelters should be located with unobstructed sightlines to the footpath, street and any nearby buildings.
- Bus shelters should be designed to permit people to observe inside the shelter as they approach e.g. by constructing shelters with one or 2 transparent or semi-transparent walls.
- Low level landscaping (below a height of 0.5m) may be appropriate adjacent to a bus shelter.
- Along the seating area, there should be enough space for a mobility impaired person (eg, using a wheelchair) or with a child's pram to wait comfortably undercover.

13. VANDAL PROOFING**Background**

Vandalism costs the community not only in depleting resources to fix / deter vandalism, but also in promoting a perception of threat (lack of safety) in an area. Ideal targets for vandals are interior surfaces that are open to the public but private enough for vandals to go undetected. There is a need to reduce or eliminate the likelihood and possibility for vandalism.

Intent

Vandalism is influenced by an area's availability of surveillance by residents, local workers or passersby; adequate lighting; proximity to places where potential vandals congregate; speed of maintenance; aesthetic appeal.

Planning Features

Format of consideration must be given to:

- The need for vandal resistant lights
- The need to secure all flammable and other materials which may be used in vandalism
- The use of vandal resistant paint in dark colours on external surfaces, particularly in public areas
- The use of vandal proof materials which are hardy and not easily removable from the building. (Where materials are likely to be removed from a building, they should be easily replaceable.)
- The avoidance of solid fences and blank walls which attract graffiti. (Where solid, blank surfaces are provided, consideration should be given to the use of screen landscaping or creepers, murals, vandal resistant paint and other means to discourage graffiti)
- Locating elements which may be vandalised, e.g. appropriately designed external seating, in areas of high natural surveillance or in inaccessible locations
- The use of toughened glass, screens and other measures in windows which are provided at ground floor level, to deter break and enters
- Use of electronic surveillance equipment where possible.

14. FENCING**Background**

The physical environment can exert a direct influence on crime settings by delineating territories, reducing or increasing accessibility and by facilitating surveillance of an area.

Intent

To ensure development incorporates appropriate and suitable fencing dependent upon the type of site.

Planning features

- The height of a fence should be a maximum of 2 metres. Areas adjacent to access ways to public lands may have semi-transparent fences up to 2 metres high.
- Whilst solid fences provide maximum privacy, they may be inappropriate for certain sites (for example, commercial or industrial sites) as they prevent opportunities for surveillance and the monitoring of inappropriate uses on neighbouring sites. By definition, semi-transparent fencing has a minimum of 50% transparency.
- Where noise is an issue, a balance must be drawn between the need for safety and the need for noise attenuation.
- For commercial or industrial sites, when deciding on fencing type, consideration must be given to:-
 - the desired role of the fence
 - the use of neighbouring sites
 - the need for definition or identification of a site versus screening a site
 - likely after-hours activities on the current and neighbouring sites
 - existing or planned lighting for the site
 - the need for gates to restrict after-hours access
 - any unit site regulations

15. SITE PLANNING**Background**

To use the existing topography and landscaping to avoid the creations of areas of concealment.

Intent

Plan ahead to avoid possible creation of unsafe areas on site that allow for maximum use potential

Planning features

- Whilst regarding the need for privacy, buildings should be located with windows overlooking potential problem areas such as carparks, building entrances and exits, children's play areas, congregation areas, etc.
- Where possible, if multiple uses are expected within a site, care should be taken to ensure that these uses and the intended users will complement each other.
- Where this is not possible, steps should be taken to avoid the potential impact of conflicting uses e.g. locating playgrounds for small children away from uses which are likely to attract older children e.g. basketball courts.
- The promotion of multiple uses of a site is to be encouraged as the presence of legitimate users will generally act as a deterrent to would-be offenders. This may be achieved by:-
 - creative timing and early planning e.g. locating stalls in underground and multi-storey car parks to increase the presence of observers or,
 - encouraging legitimate afterhours use of malls and CBDs e.g. markets, outdoor dining, concerts, performing arts spaces, etc.
- The installation of rubbish bins which complement the overall site design will discourage litter and the perception that an area is not monitored and maintained and thus not safe.

16. ENTRANCES AND EXITS**Background**

Providing safe access to / from an area or building

Intent

Provide safe and high visibility entry and exit points

Planning features

- Main entrances/exits should preferably be located at the front of a site and in view of the street.

- Developments should have a limited number of entrances and exits which should be obvious, well lit, sign posted, free from obscuring landscaping and signage, etc. Where multiple entrances are required, less frequently used entrances should be secured at night with signs clearly indicating at what time these entrances will be closed.(the above should not impact or restrict the number of fire exits required)
- Recessed doorways which restrict opportunities for natural surveillance of building entrances and which may constitute a concealment opportunity should be avoided.
- Where recessed doorways exist, they should be well lit, mirrored, have angled approaches or have gates to counteract the recess.
- Entrances and exits should have a logical relationship to car parking.
- People entering and exiting a development should have adequate opportunity to look either in or out, prior to entering or exiting the development.
- Approaches to entrances should be open and sited so as to maximise opportunities for observing people entering or exiting the site.
- Where possible, natural surveillance of an entrance by exiting users should be optimised, e.g. locating the reception desk in the direct line of site of the entrance

17. CONGREGATION AND SEATING AREAS

Background

Congregation and seating areas with a development should be safe places for the community by the use of different designs

Intent

To design public spaces which meet community needs.

Planning features

- Where necessary, appropriate areas for congregation, which offer good opportunities for surveillance, should be identified within a site.
- Identified congregation areas should be planned to encourage use of the desired location rather than any other area, e.g. via installation of seating, recreational equipment, shade areas and objects of interest.
- Congregation areas should be well lit with vandal resistant lighting.
- Congregation areas should be easily surveillable by other users of the site and passers-by.
- Where congregation must be avoided in certain areas, steps should be taken to secure the area eg via fencing, gates and other measures which restrict public access.

This policy is to remain in force until otherwise determined by Council

Manager Responsible for Review:

Manager Sustainable Communities

ORIGINALLY ADOPTED: 16/06/2015

CURRENT ADOPTION:

DUE FOR REVISION: 16/06/2019

Checklist for Material Change of Use (Impact Assessment) & Reconfiguring a Lot & Operational Works

Attachment 1

Feature	Planning Features
Car parks	Appropriate opportunities for surveillance Open structures Car parks not obscured by vegetation Parking bays well lit (with lighting that is operational all evening or sensor controlled)

Please explain how your design meets the planning features (attach other pages if necessary)

Feature	Planning Features
Entrances & Exits	Limited number of entrances and exits Main entrances/exits located at the front of a site and in view of the street Entrances and exits have a logical relationship to car parking

Please explain how your design meets the planning features (attach other pages if necessary)

Feature	Planning Features
Landscaping & Vegetation (Including on-street landscaping)	Landscaping does not restrict sightlines Landscaping plan submitted or required Trees planted around high use features such as car parks, walkways, and Open space areas have clean trunks to a height of 1.8 metres and use of low level ground covers Compliance with existing Council Policies

Please explain how your design meets the planning features (attach other pages if necessary)

Feature	Planning Features
Toilet facilities &	Toilet facilities convenient and accessible location to increase use

Parent rooms
Entrances surveillable by intended users
Features which encourage or legitimise loitering behaviour not located near toilets
Toilets are well lit

Please explain how your design meets the planning features (attach other pages if necessary)

Feature	Planning Feature
Residential Units, Multiple Dwellings (including accommodation houses)	Private spaces are clearly identified Communal areas permit natural surveillance Lighting is provided in all necessary areas, is illuminated in hours of darkness or is sensor/movement sensitive

Please explain how your design meets the planning features (attach other pages if necessary)

Feature	Planning Features
Walkways & Pathways (including stairs & stairwells)	Landscaping does not provide opportunities for concealment along paths There is one clearly marked 'exit' to an area of traffic every 50 metres Pathways well lit at all times

Please explain how your design meets the planning features (attach other pages if necessary)

Feature	Planning Features
Alleyways	Alleyways and paths between buildings or allotments avoided where possible External alleyways avoided where possible Alleyways are maintained free of items, which facilitate concealment or entry to buildings Lighting is vandal proof, illuminated in hours of darkness or is sensor/movement sensitive Unavoidable alleys are lit and/or secured Gates serving alleys are sufficiently tall and appropriately designed to prevent access Gates permit surveillance of alleys Gates maintain the visual amenity of the site

Please explain how your design meets the planning features (attach other pages if necessary)

Feature

Lighting

Planning Features

Lighting plan submitted or required

Lighting directed onto areas of use within site and away from neighbouring properties

Possible entrapment spots lit with vandal-resistant lighting or is sensor/movement sensitive

Please explain how your design meets the planning features (attach other pages if necessary)

Note: Council may, as a condition of approval, require any of the following as a condition of approval:

- 1. Submission of lighting plan and/or landscape plan prior to the issue of a Development Approval for Operational Works*
- 2. The provision of any other reasonable or relevant information or measures to measure the safety of the general community*

Additional Comments:

Planning Officers Signature:
