

Crime Prevention Through Environmental Design of Buildings

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP1.8 Last Review Date: 27 August 2019
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Background

The planning and design of places and buildings can assist in the reduction of crime and anti-social behaviour through improvements in building design, lighting, fencing and surveillance of the area. Crime Prevention through Environmental Design (CPTED) involves the application of these design improvements to minimise the potential for the place or site to facilitate or support crime or antisocial behaviour.

Policy Objectives

The Objectives of this Policy are as follows:

1. To reduce the potential for crime and anti-social behaviour to occur within the City of Melville through well designed buildings and places;
2. To raise awareness of key community safety, security and crime prevention issues, designing out crime principles and solutions;
3. To ensure that planning for development and redevelopment activity within the City of Melville takes into consideration designing out Crime principles.

Policy Scope

This Policy draws upon the principles outlined within the Western Australian Planning Commission's (WAPC) 'Designing out Crime – Planning Guidelines' which were released in 2006. The guidelines state that 'it is important that the relevant parts of the guidelines are incorporated in part or as a whole in local planning policies' to result in a better planning and design outcome for the community.

This policy is to be read in conjunction with the City of Melville Local Planning Scheme No. 6 the State Planning Policy 7.3 Residential Design Codes Volumes 1 and 2 (R-Codes) and other local planning policies. The policy is to apply to all residential and non-residential developments.

With regard to the application of CPTED principles to the design of public spaces, reserves and subdivision proposals, the abovementioned WAPC guidelines should be taken into account.



Policy Statement

1 Design Elements

1.1 *Passive Surveillance*

- (a) The development is to have a view of the adjacent footpath or road reserve of the Primary Street (and Secondary Street if on a corner lot) from the ground floor level windows;
- (b) Developments comprising two or more storey structures should be designed to incorporate windows which have a view over the Primary Street (and Secondary Street if on a corner lot);
- (c) Open-air car parking areas are to be overlooked by windows and/or outdoor living areas from within the subject development or the existing developments on surrounding sites;
- (d) Developments abutting areas reserved as open space are to incorporate windows or balconies overlooking the reserve;
- (e) Landscaping is not to obstruct views of the adjacent footpath or road reserve from ground floor level windows.

1.2 *Graffiti*

- (a) Building designs are to avoid blank walls or fences which will be accessible from the public realm. Where this is not possible, such structures are to incorporate an anti-graffiti treatment.

1.3 *Fencing*

- (a) Fencing within the front setback of properties is to be visually permeable above 1.2m in height.

1.4 *Design Elements for Non-Residential and Multiple Dwelling Developments*

- (a) Developments are not to incorporate blind corners adjacent to pedestrian paths.
- (b) Developments are not to include recessed doorways or alcoves that restrict natural surveillance adjacent to pedestrian paths.
- (c) Parking areas, access ways and entrances are to be well lit for clear visibility at night or a closed circuit television system is to be installed.

2 Variations to Design Elements

Where variations or alternative measures are proposed to the Design Elements in Part 1 above, the Council is to be satisfied that the development is adequately designed so to reduce the potential for crime and anti-social behavior to occur.

3 Advertising

Variations to the above design elements need not be advertised to adjoining property owners unless in the opinion of Council, the variation will adversely affect the amenity of any adjoining property.



4 Notes

Where any of the above provisions result in developments which are inconsistent with the R-Codes relating to Visual Privacy, the R-Codes will prevail.

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments
Delegated Authority No:	DA-020: Planning and Related Matters

ORIGIN/AUTHORITY

Ordinary Meeting of Council

19/07/2011

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P11/3225

Reviews

Ordinary Meeting of Council

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P16/3694

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