



Byron Shire Development Control Plan 2014

Chapter B11 Planning for Crime Prevention



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Chapter B11 – Planning for Crime Prevention

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B11.1 Introduction

The former Department of Urban Affairs and Planning (now NSW Department of Planning and Infrastructure) in April 2001 published “*Crime Prevention and the Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979*”. The Guidelines recognise the principles of Crime Prevention Through Environmental Design (CPTED), and establish two levels of assessment of crime risk for consideration of Development Applications:

1. A formal Crime Risk Assessment is required for any development that, in the Council’s opinion, is likely to create a risk of crime.
2. CPTED principles must be considered in the assessment of all Development Applications.

The Department of Planning’s CPTED initiatives are implemented in conjunction with the NSW Police Force’s Safer by Design program.

B11.1.1 Aims of this Chapter

1. To ensure that all development plays a role in enhancing the safety of our communities.
2. To reduce the vulnerability of our community to crime through good urban design.
3. To require developers to work with the community and the NSW Police Force to create a safer environment and be active in practical crime prevention.

B11.1.2 Application of this Chapter

This Chapter applies to all development on land subject to Byron LEP 2014.

B11.2 Development Controls

B11.2.1 Development that Requires a Formal Crime Risk Assessment

Objectives

1. *To specify those developments that must be accompanied by a formal Crime Risk Assessment prepared in accordance with NSW Police Force Safer by Design guidelines.*
2. *To promote community safety and crime prevention in Byron Shire through the development process.*

Performance Criteria

There are no Performance Criteria.

Prescriptive Measures

1. Council will expect a formal Crime Risk Assessment for the following types of development:
 - a) new or refurbished **shopping centres** or transport interchanges; or
 - b) residential developments or subdivisions comprising more than 20 **dwellings** or 20 lots;
 - c) any subdivision that creates pedestrian egress from the end of a cul-de-sac to another public road, public reserve or the like; or
 - d) **car parks** with more than 20 spaces; or
 - e) any **commercial premises** involving the construction or alteration of basement car parking; or
 - f) development or redevelopment of a mall or other public place;
 - g) **health services facilities, nightclubs, pubs, registered clubs, restricted premises, sex services premises, small bars**; and
 - h) other developments that, in the Council's opinion, are likely to create a risk of crime.
2. Development Applications for the proposals listed in 1. above must be accompanied by a formal Crime Risk Assessment prepared by or on behalf of the applicant in accordance with NSW Police Force guidelines. The Crime Risk Assessment shall:
 - a) assess the crime risk characteristics of the area;
 - b) make provision in the design process to minimise crime risk; and
 - c) address the CPTED principles as they apply to the proposed development.

B11.2.2 Applying CPTED where Crime Risk Assessment is not required

Objectives

1. *To promote community safety and crime prevention in Byron Shire through the development process.*
2. *To ensure that all Development Applications address the principles of Crime Prevention Through Environmental Design and deliver optimum community safety through the design process.*
3. *To specify community safety design principles that must be addressed in the assessment of all Development Applications that do not require a formal Crime Risk Assessment.*

Performance Criteria

1. Designing for safe environments is an essential and integral part of the initial design process for all development. Two issues in particular that must be addressed through urban design are:
 - a) increasing the public's sense of safety when using streets and other public spaces which, in turn, may lead to increasing public use and safety in numbers; and



- b) discouraging the potential for crime, including breaking into buildings and damaging property, through a combination of obvious security measures and other more subtle deterrents.
2. Council will consider the CPTED principles where relevant in assessing all Development Applications. Statements of Environmental Effects accompanying all Development Applications must include a comprehensive assessment of the CPTED principles that are relevant to the proposed development.
 3. The four CPTED principles that must be addressed in the assessment of Development Applications to minimise the opportunity for crime are:
 - a) surveillance;
 - b) access control;
 - c) territorial reinforcement;
 - d) space management.

4. Guidelines for application of those principles include the following:

a) Surveillance

Providing opportunities for effective surveillance, both natural and technical, can reduce the attractiveness of crime targets.

Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would-be offenders are often deterred from committing crime in areas with high levels of surveillance. Casual surveillance from homes, businesses and public streets is often a very effective means of deterring antisocial behaviour.

Well designed lighting can markedly improve night time surveillance. Solar and low wattage technology has made lighting an effective and affordable investment. Toughened glass lamps or shields may be required in higher risk areas and are essential where human scale lighting is used in public areas.

Achieving continuous lighting of public spaces is not always feasible. In those cases it may be appropriate to identify popular routes along which lighting is concentrated, in association with other measures such as **signage**, opportunities for casual surveillance, clear sightlines, paving, straight routes and appropriate landscaping.

Some ways of promoting deterrence through surveillance include:

- i) ensure clear sightlines between public and private places;
- ii) provide effective lighting of public places;
- iii) design landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

b) Access control

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible

boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

Effective access control can be achieved by creating:

- i) landscapes and physical locations that channel and group pedestrians into activity areas;
- ii) public spaces which attract, rather than discourage people from gathering;
- iii) restricted access to internal areas or high-risk areas (like **car parks** or other rarely visited areas). This is often achieved through the use of physical barriers.

c) Territorial reinforcement

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit places that feel owned and cared for. Well-used places also reduce opportunities for crime and increase risk to criminals.

If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:

- i) design that encourages people to gather in public space and to feel some responsibility for its use and condition;
- ii) design with clear transitions and boundaries between public and private space;
- iii) clear design cues on who is to use space and what it is to be used for.

Care is needed to ensure that territorial reinforcement is not achieved by turning public spaces into pseudo private spaces, through gates and enclosures.

d) Space management

Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and **car park** lighting and the removal or refurbishment of decayed physical elements.

Encouraging a range of complementary land use activities that takes into account public activity in particular areas can be an effective means of discouraging antisocial behaviour.

Prescriptive Measures

There are no Prescriptive Measures.

B11.2.3 CPTED Design Opportunities

Objectives

1. *To provide some examples of design opportunities to improve community safety in the development process.*

Performance Criteria

Some opportunities for increasing people's safety and security through implementation of CPTED principles in the design process include:

1. Surveillance
 - a) orientate building frontages and entrances towards a public street and avoid screens, high walls, carports and landscaping that would obscure direct views to public areas;
 - b) place building entrances opposite each other, or group entrances onto a commonly visible area to maximise mutual surveillance;
 - c) arrange living areas, windows, access ways and **balconies** to overlook recreation areas and to provide observation points to activity areas such as entrances and **car parks**;
 - d) restrict access to the rear of sites to reduce opportunities for people to wander around, e.g. using gates or a continuation of side fencing to the building;
 - e) reduce opportunities for people to be unobserved in building foyers by providing direct access from the street and by placing windows to ensure the area can be observed before entering.
2. Lighting
 - a) achieve consistency in lighting to reduce contrast between shadows and illuminated areas;
 - b) ensure lighting is directed towards pedestrian pathways and public spaces, taking into account the mature height of landscaping and other impediments;
 - c) provide for ample lighting of common areas such as entrances, stairwells and parking areas;
 - d) locate bright lights in heavily used spaces, but ensure they do not create a 'wall of darkness' or create glare for pedestrians and motorists.
3. Land use mix
 - a) balance facilities such as bars and discos with other night-time uses such as restaurants and entertainment for a range of users;
 - b) mix uses at compatible scales within business, commercial and activity centres;
 - c) in commercial and activity areas mixed uses should provide a range of day and night-time activities in close proximity and should not segregate perceived 'nuisance' users such as youth from other age groups after hours;
 - d) mix land uses vertically as well as horizontally, e.g. promote shop top housing with views to public areas;

- e) design premises of after hours activities so that the public realm is visible to patrons, e.g. provide for outdoor seating.
4. Landscaping
- a) avoid vegetation that conceals paths, building entrances or windows;
 - b) consider the mature height and spread of landscaping to preserve surveillance and important sightlines, e.g. from pedestrian and cycle pathways.
5. Pedestrian and cycle routes
- a) focus pedestrian movement after dark along a few well used and observable entry and exit routes that follow direct and logical paths between commonly visited locations;
 - b) provide comfortable places to sit and socialise in activity areas and near building entrances;
 - c) provide separate areas for young people to sit or socialise so that territorial conflicts do not occur, but ensure that these 'territories' do not violate security of **dwelling**s or other buildings, or compromise safety of pedestrians or cyclists;
 - d) provide adequate, vandal proof lighting which does not cast dark shadows;
 - e) locate **dwelling**s of particularly vulnerable groups (e.g. elderly, families with small children) close to services and facilities they frequently use;
 - f) minimise the likelihood of potentially intimidating groups taking over some space by locating facilities for them elsewhere.
6. Centres
- a) development within centres should provide car parking areas and transport facilities adjoining after hours uses such as video outlets, fast food shops, late-night chemists and entertainment facilities;
 - b) ensure a mix of activities and uses aimed at extending hours and levels of activity;
 - c) public spaces should be bounded by a range of compatible day and after hours activities such as schools, local shopping facilities and community facilities;
 - d) pathways and public spaces should be identifiable, legible, appropriately lit and visible;
 - e) entry and exit points should be well-defined and signposted;
 - f) casual surveillance should be possible from adjacent developments;
 - g) landscaping should enhance security, e.g. avoid dense shrubbery that will conceal attackers, specify high-branching trees;
 - h) locate ATMs in well lit and highly visible areas, preferably adjoining other after hours activities.
7. Public spaces and parks
- a) provide seats on the perimeter of the park or public space for use by people with mobility problems or concerns about security, and to encourage viewing into the space;

- b) ensure that the pathway system and overall layout allows pedestrians to observe the area of potential social contact before entering it;
- c) ensure that open space, community buildings and structures are capable of casual surveillance from the activity rooms of adjoining buildings;
- d) ensure that open space is attractive to legitimate users so that more intensive use will discourage antisocial activities;
- e) ensure that public spaces and parks are well lit and have good sightlines for easy surveillance;
- f) provide shortcuts through public spaces and ensure that there are several clearly visible escape routes;
- g) encourage people to stop and linger by incorporating attractive furnishing, focal elements and defined edges;
- h) design for year-round use;
- i) encourage ground level use in nearby buildings that can contribute to enlivening of public spaces, e.g. promote cafes with outdoor seating rather than offices or blank walls.

8. Vandalism

- a) specify materials that withstand normal hard use and can be easily replaced;
- b) use standard size panels, light globes, panes, fittings and the like to facilitate speedy replacement;
- c) avoid obvious 'problem' materials that encourage wilful damage;
- d) use textured or 'fluted' surfaces, paint walls different colours, or plant vines to cover large wall spaces to avoid graffiti.

Prescriptive Measures

There are no Prescriptive Measures.

Further Information

Information in this Chapter has been drawn from various sources, including the following. Further information about applying CPTED principles to development proposals is available from the following sources:

1. AMCORD Design and Development Practice Note PND 17 – Guidelines for Crime prevention is an excellent source of advice and guidelines on planning to create safer neighbourhoods, commercial centres and open space areas through urban design.
2. The Safer by Design program and course are available on website www.police.nsw.gov.au/community_issues/crime_prevention/safer_by_design (including a copy of the DUAP document).