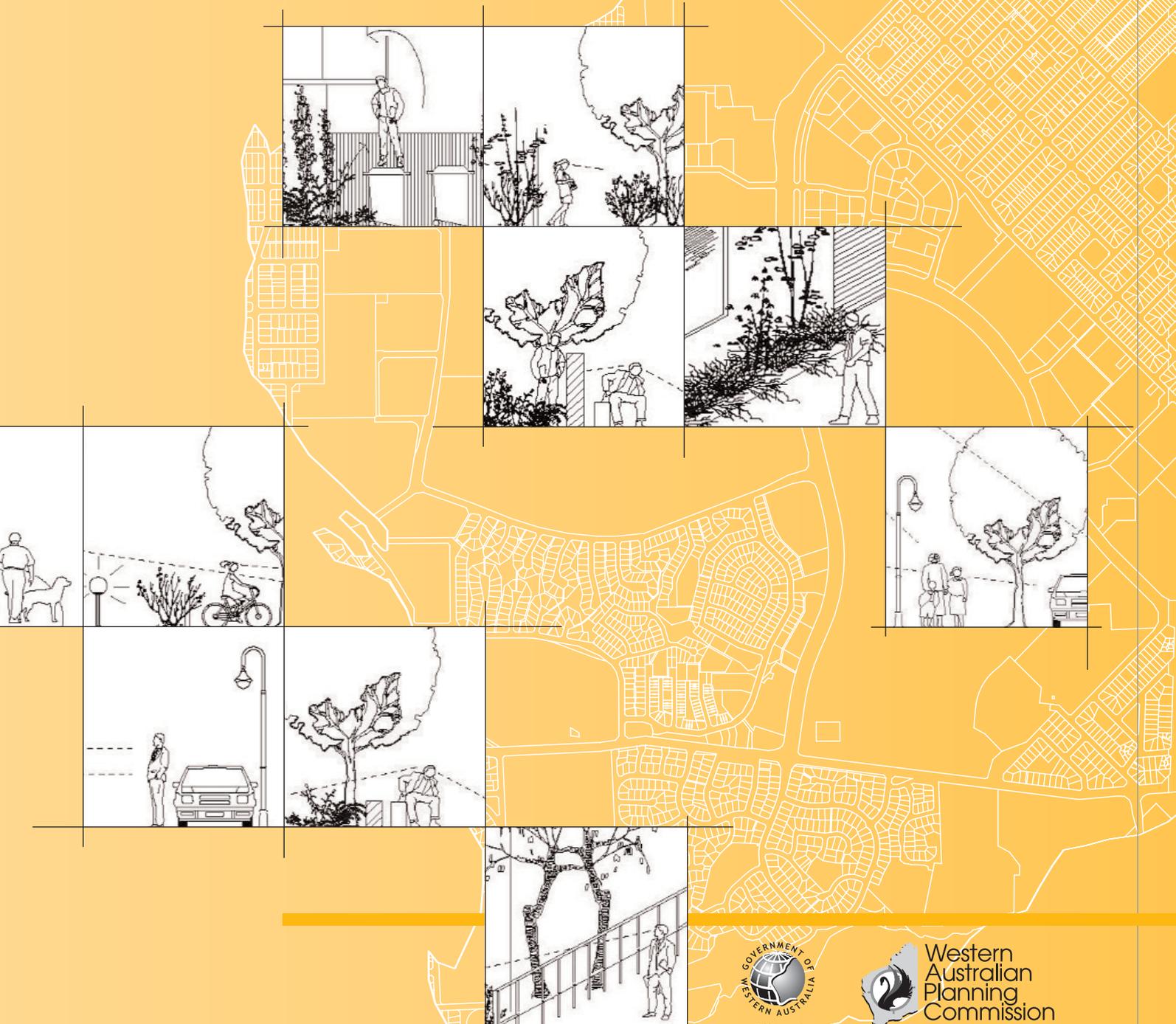


# Designing Out Crime Planning Guidelines Outline



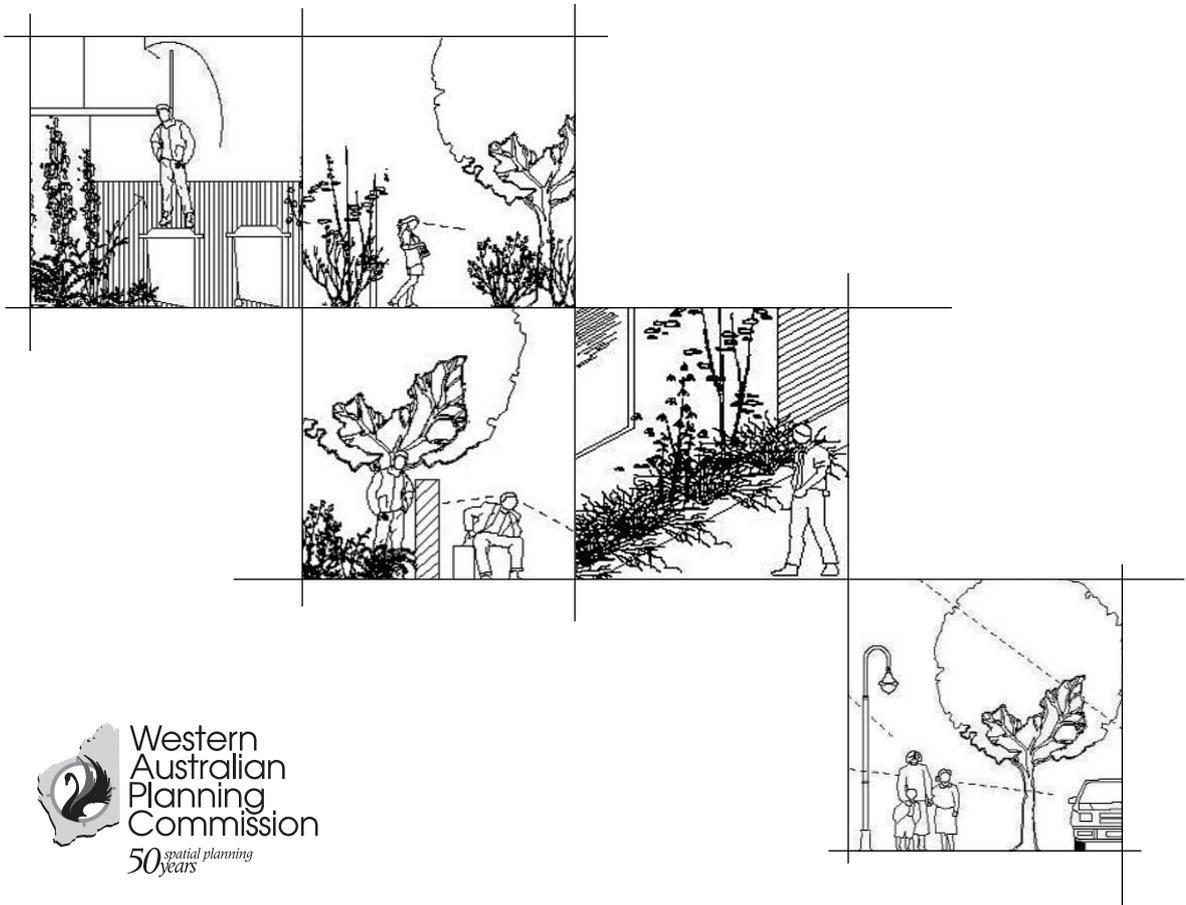
Office of  
Crime Prevention



Western  
Australian  
Planning  
Commission  
50 spatial planning  
years

# Draft Designing Out Crime Planning Guidelines Outline

July 2005



Albert Facey House  
469 Wellington Street  
Perth Western Australia 6000

#### Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the  
Western Australian Planning Commission  
Albert Facey House  
469 Wellington Street  
Perth Western Australia 6000

Published July 2005

ISBN 0 7309 9521 6

internet: <http://www.wapc.wa.gov.au>  
email: [corporate@wapc.wa.gov.au](mailto:corporate@wapc.wa.gov.au)

tel: 08 9264 7777  
fax: 08 9264 7566  
TTY: 08 9264 7535  
infoline: 1800 626 477

Copies of this document are available in alternative formats on application to the disability services coordinator.

# Contents

|   |           |
|---|-----------|
| <b>Preface</b>  | <b>v</b>  |
| <b>1 Introduction</b>   | <b>1</b>  |
| 1.1 Background to Designing Out Crime                               | 1         |
| 1.2 Evidence for Designing Out Crime                                | 1         |
| 1.3 Purpose of the guidelines                                       | 2         |
| 1.4 Process for developing the draft guidelines                     | 2         |
| 1.5 Application of the guidelines                                   | 3         |
| 1.6 Proposed structure of the guidelines                            | 3         |
| <b>2 Objectives of the Guidelines</b>                               | <b>4</b>  |
| <b>3 Designing Out Crime Context in Western Australia</b>           | <b>5</b>  |
| 3.1 National strategic framework                                    | 5         |
| 3.2 Western Australian policy context                               | 5         |
| <b>4 Key Steps in Designing Out Crime</b>                           | <b>7</b>  |
| 4.1 Step 1 – Adopting the principles                                | 9         |
| 4.2 Step 2 – Incorporating a crime risk assessment process          | 12        |
| 4.3 Step 3 – Designing Out Crime planning and design considerations | 14        |
| 4.4 Step 4 – Policy and guidance elements                           | 15        |
| 4.5 Step 5 – The design strategy and assessment                     | 28        |
| 4.6 Step 6 – Management and maintenance                             | 28        |
| 4.7 Step 7 – Monitoring   | 29        |
| 4.8 Step 8 – Safety audit and security risk management              | 29        |
| 4.9 Step 9 – Policy review  | 29        |
| <b>5 Implementation</b>   | <b>30</b> |
| <b>6 Maintaining Guideline Applicability and Effectiveness</b>      | <b>31</b> |
| <b>7 Relevant Contacts and Further Comment</b>                      | <b>32</b> |
| <b>8 Reference List</b>   | <b>33</b> |
| Australia   | 33        |
| World wide  | 34        |
| <b>9 Glossary</b>   | <b>35</b> |
| <b>Submission Form</b>  | <b>37</b> |



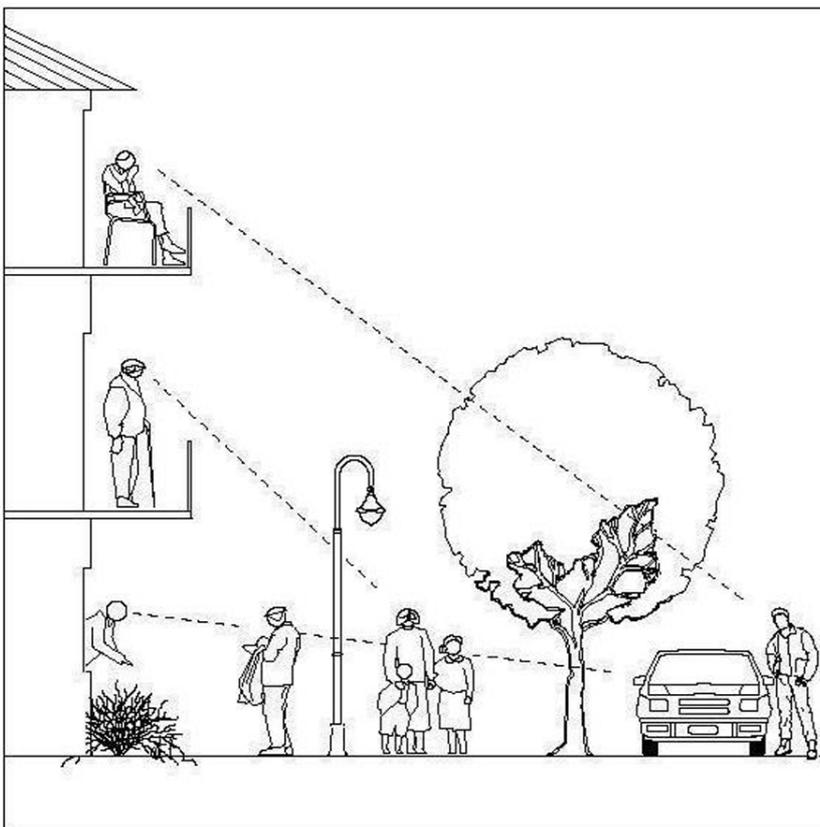
## Preface

This report sets out the potential scope, content and format of the proposed Designing Out Crime Planning Guidelines. This document is aimed at a wide audience and provides an early opportunity for the public to comment on a subject which will influence many aspects of the planning, design and development of our urban structure.

The joint client (Department for Planning and Infrastructure and the Office of Crime Prevention) and appointed consultant team for this project have adopted a collaborative and holistic approach. The study has been informed to date by experience, best practice research and input from a selection of practitioners in the public and private sector. The objectives of this comment period are:

- to raise the level of awareness and insight with regard to designing out crime;
- to gain input on the scope, content and format of guidelines from specific user groups;
- to enable additional references and information sources to be identified; and
- to continue the process of networking already commenced during the workshop process.

It is anticipated that this public comment period will also help to adjust the perception that crime prevention is the sole responsibility of the police and encourage thought that it is also the responsibility of designers, builders, state and local government agencies and the wider community. It will also clarify the fact that crime prevention is not just a post-development initiative but that through the Designing Out Crime process, crime prevention can be addressed at all stages of planning, design and development.



**Figure 1: An example of effective sight lines and surveillance**



# 1 Introduction

## 1.1 Background to designing out crime

The incidence of crime and fear of crime are the result of complex social, environmental and physical factors. The Western Australian Government is pursuing a multi-agency approach to crime prevention. The draft planning guidelines are one element of a wider government strategy described in section 3 of this report. It is important that any guidance for the planning and design of places, spaces and buildings are considered as an integral part of broader community-based initiatives and programs that combine to provide greater social cohesion and community pride.

In recent years much consideration has been given within the planning and design professions, to the concept that 'the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life' (Crowe, 2000). Crime prevention through environmental design (CPTED, pronounced sep-ted) is based on the idea that peoples' behaviour within the urban environment, particularly in terms of the possibility of offending, as well as an individual's perceptions about their safety, is influenced by the design of that environment. CPTED therefore involves the application of a range of design principles to an area or site to minimise the potential for that site to facilitate and support criminal behaviour. Today CPTED goes beyond physical and social factors. CPTED aims to reduce opportunities for crime by increasing the risks and efforts for offenders as well as reducing the rewards. CPTED recognises that it has to be part of a holistic approach to crime prevention including community, social and environmental strategies.

In 2004, the Minister for Police and Emergency Services; Justice; Community Safety, requested that the Western Australian Planning Commission (WAPC) prepare Designing Out Crime planning guidelines, incorporating CPTED principles. The WAPC has commissioned the preparation of the guidelines jointly with the Office of Crime Prevention (OCP). Following an initial series of workshops in April 2005 with local government and other professionals involved in the planning and development industry, comment is now sought from the public on the scope, content and format of the draft guidelines. The guidelines will be prepared taking into account the public submissions received and will be released by the WAPC as a draft planning bulletin.

## 1.2 Evidence for designing out crime

There is strong and compelling evidence for public investment in the Designing Out Crime initiative. The draft State Designing Out Crime Strategy produced by the Office of Crime Prevention (section 8) provides significant evidence from around the world that crime prevention projects have a positive impact. In summary, this research supports the positive impact of improvements to lighting, fencing, surveillance, access control, territoriality or a 'sense of place', neighbourhood clean-ups and vehicular and non-vehicular movement networks.

There is a growing body of research on activity support and mixed use neighbourhoods where it is found that opportunities for crime are reduced by the increased range of activities in public spaces. Crime prevention and community development programs can work together to

provide a greater capacity for community ownership of the public realm. Research also shows that crime prevention strategies work best when community participation and multi-agency input is optimised. In Ontario, Canada for instance, the application of CPTED techniques in certain areas have reportedly increased housing sales by as much as 33 per cent and decreased security problems by 50 per cent (Ontario Provincial Police, 2005). The Crime Prevention Resource Manual of New South Wales provides some compelling case studies of situations where the application of CPTED principles has reduced the incidence of particular types of crime.

It is important to note that crime cannot be completely designed out of an environment nor can all crime be addressed through environmental design. Crime and nuisance are very specific activities and are part of a wider dynamic of activities that take place in the environment. For example, design cannot address issues of irrational behaviour and negative socioeconomic dynamics. The types of activities that can best be addressed by these guidelines include theft from and of automobiles, breaking and entering, robbery, specific types of assault and violence and specific nuisance activity, mischief, skateboarding and graffiti.

### **1.3 Purpose of the guidelines**

The principal purpose of the guidelines is to assist local government, government agencies, town centre management, the public and private sector development industry and planning and design practitioners, with an understanding of the principles of Designing Out Crime and a toolbox of design criteria and approaches to address crime prevention in their local areas. The guidelines are intended to assist in the decision-making process. Their application should result in a better planning and design outcome for the community.

### **1.4 Process for developing the draft guidelines**

The process for developing the draft guidelines has involved to date:

- the collation of personal experience and knowledge by the consultant team;
- assessment of the current national and state policy framework for designing out crime;
- a comprehensive literature and internet search identifying examples of best practice guidelines for designing out crime in Australia, Europe and North America;
- consultation with the joint client reference group to ensure the draft guidelines meet the objectives and expectations of the study; and
- workshops with key groups including local government and government agencies to establish key issues and to consider the scope, content and format of the draft guidelines.

In the near future it will include:

- a 90-day public comment period to gain the benefit of community input;
- public forums to explain the proposed content and potential implications of the planning guidelines to key groups including planners, designers and developers from both public and private sector; and
- a draft planning bulletin and draft Designing Out Crime Planning Guidelines.

## 1.5 Application of the guidelines

The guidelines are intended to be a readily useable, illustrated, reference document which clearly demonstrates good and poor examples of applying the principles and criteria for Designing Out Crime in the Western Australian urban environment.

The Western Australian Planning Commission will refer to the guidelines in making decisions on all aspects of planning and development, including its assessment of local planning strategies, town planning schemes, structure plans and subdivision applications. Other government agencies should refer to the guidelines in the preparation of development proposals, consultants' briefs and corporate objectives. The guidelines will encourage balanced decision-making and will provide a rationale for the resolution of issues and design conflicts including elements within Liveable Neighbourhoods, the Residential Design Codes and Ecologically Sustainable Design.

From a local government perspective, the guidelines will apply at the strategic and detailed level, including local planning strategy objectives, town planning scheme reviews and amendments, planning policies, structure planning and in the assessment of subdivision and determination of development applications. The guidelines will be advisory only, although they may be adopted as a whole or in part by local government as a planning policy in accordance with relevant town planning scheme provisions. They do not override the provisions of an existing scheme or statutory policy.

From a private sector perspective the guidelines should provide part of the context to good and proper planning along with other statutory and non-statutory planning policies. The private sector is encouraged to adopt some or all of the objectives of the guidelines to design out crime or similar objectives, if they have not already done so. This approach may be part of a marketing or branding initiative, demonstrated in the built form.

At the local community level the guidelines will aim to provide some guidance on the value of community or neighbourhood building and information on the practical strategies that exist.

## 1.6 Proposed structure of the guidelines

It is proposed that the draft planning guidelines will be structured in sections. Section 2 will set out the key Designing Out Crime objectives. Section 3 will outline the national, state and local framework context to the Designing Out Crime guidelines to inform the preparation of planning and design criteria. Section 4 will provide the key steps for Designing Out Crime including the principles, crime risk assessment process, the design considerations, a toolbox of criteria and possible approaches to generic and specific situations. Submissions about the scope, format and relevant examples for this section are encouraged during the public comment period. Section 5 will cover implementation with regard to state and local government. Section 6 will provide a resource on managing and maintaining the applicability of guidance in the long term. Again, comment on this section is encouraged through the public comment period so that the guidelines are effective. Section 7 will contain relevant contacts, Section 8 reference material, Section 9 a glossary of terms and a comment submission form is provided on page 37.

## 2 Objectives of the Guidelines

The objectives of the draft Designing Out Crime Planning Guidelines are:

- to raise awareness of key community safety, security and crime prevention issues, Designing Out Crime principles and solutions;
- to ensure that planning and detailed design for land use, development and redevelopment activity takes into consideration Designing Out Crime principles;
- to aid the integration of safety and security concerns throughout the planning and development assessment process for public and private sector projects and in the management and maintenance of the public realm;
- to encourage the incorporation of Designing Out Crime principles in operational aspects of community and neighbourhood management; and
- to identify public and private sector roles, responsibilities and opportunities for partnerships in the planning and design process in the interest of community safety.

## 3 Designing Out Crime Context in Western Australia

### 3.1 National strategic framework

The guidelines are prepared in the context of the draft national policy guidance for crime prevention, The Crime Prevention for the Built Environment Policy Framework, recently drafted by the Australian and New Zealand Crime Prevention (ANZCP) Ministerial Forum (section 8). A series of documents have been drafted including:

- S1 – Model CPTED Code;
- S2 – Model CPTED Application Guide;
- S3 – A CPTED Checklist for Assessing Planning Applications and Public Realm and Facilities Improvements; and
- S4 CPTED Training Programmes.

### 3.2 Western Australian policy context

#### 3.2.1 State government policy framework

In Western Australia the State Community Safety and Crime Prevention Strategy, 'Preventing Crime', starts with a clear vision: to make our community safer (section 8). There are five key goals of this policy, all of which are relevant to the planning guidelines:

- supporting families, children and young people;
- strengthening communities and revitalising neighbourhoods;
- targeting priority offences;
- reducing repeat offending; and
- designing out crime.

The strategy has identified a number of actions to assist in implementing these goals, which are relevant to the guidelines, including:

- a \$2 million Designing Out Crime fund, entitled Designing Safer Communities Fund;
- demonstration projects in industrial centres such as Kewdale and Welshpool;
- collecting, analysing and mapping data with the assistance of tertiary institutions;
- developing a State policy that requires crime prevention to be considered in the planning of public and private buildings and spaces;
- progressively entering into partnerships with local governments to develop and implement local community safety and crime prevention plans; and
- supporting communities to build their capacity to plan and manage issues like community safety.

The draft State Designing Out Crime Strategy seeks to embed Designing Out Crime principles at all levels of the planning and development process through policy and project development. Policy development includes input into overarching policies such as the

statements of planning policy and the state planning strategy. The guidelines are seen as part of the project development aspect promoting Designing Out Crime and working with local government and other agencies.

### **3.2.2 Local government context**

The guidelines also sit within a framework of decision-making and development activity at local government level. Options for local government include the ability to make provisions for Designing Out Crime through:

- local planning strategies;
- town planning schemes;
- local government policies;
- structure plans and subdivision assessments; and
- development control conditions.

A number of local governments including the City of Wanneroo, City of Perth, City of Fremantle, City of Gosnells and Armadale Redevelopment Authority have some form of specific CPTED guidance in place. These examples make interesting reading and are a reference point for other local governments considering formulating local guidance. These examples vary in scope, content and production cost.

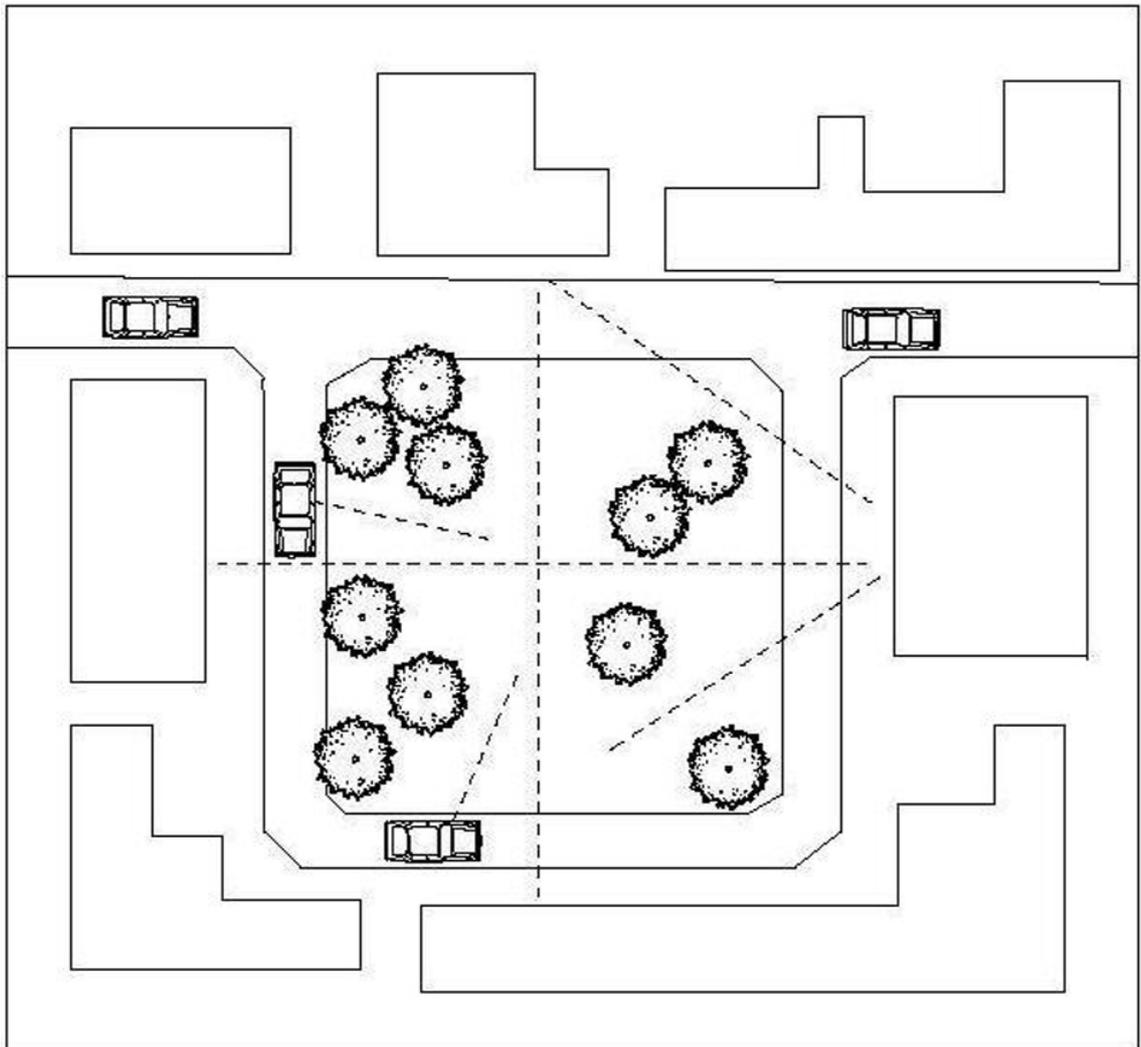
It will often be the case in an existing environment or within the prevailing planning system that a strategy will need to be implemented in stages. For example, in the City of Gosnells the 'Safe City Urban Design Strategy' fell into three broad steps:

- an establishment strategy, involving research into the nature of crime in Gosnells;
- a bridging strategy, incorporating short-term measures to address priorities; and
- a preventative strategy, including a long-term strategy to reduce crime.

The Gosnells strategy is a holistic approach which includes not only environmental redesign but also address issues such as job creation, the improvement of choice and a variety of other activities such as promotional programmes.

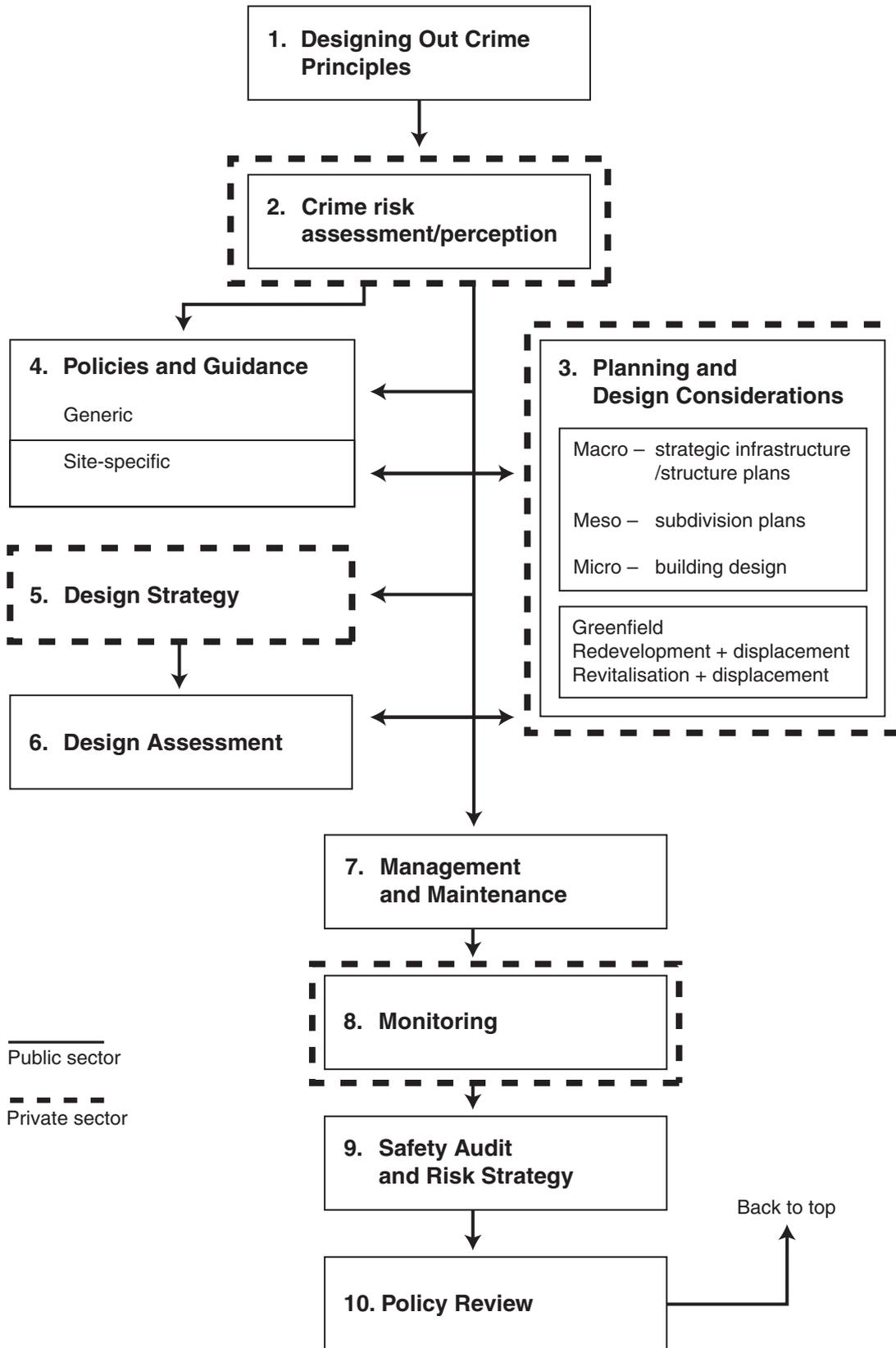
## 4 Key Steps in Designing Out Crime

The key elements and steps in Designing Out Crime are represented on the next page. This illustrates how policies and responses to the policies are integrated within an overall approach to site-specific situations. Once in place this system will require management and monitoring to ensure refinement, improvement and continuing effectiveness.



**Figure 2: Example of effective surveillance and sight lines**

# Key Steps for Designing Out Crime



Public sector

Private sector

## 4.1 Step 1 – Adopting the principles

There is no single prescriptive method for designing out crime; however, within the current group of CPTED practitioners and educationalists in Australia, there is a set of accepted principle headings which can be considered and developed at a local level. Designing Out Crime principles could be based on five design and usage concepts. These concepts have been separated into macro, meso and micro principles. Macro is represented in scale by structure plans and strategic infrastructure projects, meso by subdivision plans and precinct - scaled studies and micro by detailed area plans and building design, building approvals and public space design (streetscapes, urban spaces and public open spaces). The following principles are examples that will be tested and refined through the consultation process.

### 4.1.1 Surveillance

This requires the location and use of design features and activities that create a perception of increased risk of detection for perpetrators of criminal activity and of increased safety and security for legitimate users. Criminals do not usually want to be seen. Placing physical features, activities and people in ways that maximise the ability to see what is happening discourages crime. A good example is the location of cafes and kiosks near parks. Strategies for crime prevention should therefore contribute to vitality, accessibility and diversity. Barriers such as walls or sheds can make it difficult to observe activity. A key thing to remember is to place 'less safe' activities in safe areas and 'very safe' activities in slightly less safe areas.

**Table 1: Surveillance**

| Macro principle   | Meso principle   | Micro principle   |
|---|--|---|
| <ul style="list-style-type: none"> <li>• Juxtaposed land uses should be compatible.</li> <li>• Strategic footpaths and cycle ways to be in view of adjacent land uses.</li> <li>• Avoid 'seas of car parks' 'big box uses' should be arranged to have no public access to the sides of buildings.</li> <li>• Avoid over use of buffer/security zones which push land uses apart to the point of isolation.</li> </ul> | <ul style="list-style-type: none"> <li>• Lots should be located to ensure adequate surveillance of public realm spaces.</li> <li>• Locate uses that can provide natural surveillance wherever possible.</li> </ul> | <ul style="list-style-type: none"> <li>• Ensure clear sight lines to public realm spaces from adjacent buildings.</li> <li>• Light primary pedestrian routes.</li> <li>• Ensure level changes don't obscure public places.</li> <li>• Front boundary fencing should be visually permeable.</li> </ul> |

### 4.1.2 Access control

This involves the use of design features that deny offenders access to targets, reduce their escape opportunities and guide legitimate users through the environment. Natural access control involves the use of the environment to clearly mark borders and transitional zones to psychologically deter movement of illegitimate users into protected space. Human measures such as security guards can also be used. Further measures include security hardware, which is often referred to as 'target hardening'.

**Table 2: Access control**

| Macro principle  | Meso principle  | Micro principle  |
|--|---|--|
| <ul style="list-style-type: none"> <li>• Management of traffic patterns in order to moderate car-related crime (car theft, hi-jacking, get away vehicles).</li> <li>• Delineation and alignment of public access routes away from inappropriate environments.</li> </ul> | <ul style="list-style-type: none"> <li>• Create places and streets that support legitimate uses in full view of the legitimate community.</li> <li>• Avoid cul-de-sacs linked by pedestrian routes unless part of a wider open space connection with surveillance.</li> <li>• Avoid use of back lanes without 'guardian surveillance' from properties.</li> <li>• Minimise multiple escape routes.</li> </ul> | <ul style="list-style-type: none"> <li>• Secure access against offenders with gates and defining structures.</li> <li>• Ramps and steps can create effective local access controls.</li> <li>• Changes of levels delineate ownership or use changes.</li> <li>• Integrate security screens and bars as design elements not afterthoughts.</li> <li>• Careful consideration of scaleable fences and bollards which may inhibit pursuit of offenders.</li> </ul> |

### 4.1.3 Territorial reinforcement

This means the use of physical features designed to express ownership and control of the environment and delineate private and semi-private spaces reducing ambiguity of space ownership. People usually protect territory that they feel is their own and have a certain respect for the territory of others. Identifying intruders is much easier in well-defined space. An area that looks protected gives the impression that greater effort is required to commit a crime.

**Table 3: Territorial reinforcement**

| Macro principle   | Meso principle  | Micro principle   |
|---|---|---|
| <ul style="list-style-type: none"> <li>• Define public and private land use areas and ownership boundaries clearly.</li> <li>• Align major transport infrastructure to minimise land take.</li> </ul> | <ul style="list-style-type: none"> <li>• Create sub-neighbourhoods to engender local character areas.</li> <li>• Plan and design communities with supporting facilities and land uses.</li> </ul> | <ul style="list-style-type: none"> <li>• Clearly define private ownership by structures and surface materials.</li> <li>• Avoid ambiguity of ownership and responsibility.</li> </ul> |

#### 4.1.4 Target hardening (security measures)

Target hardening is the physical securing of buildings and places against access from offenders. Generally, the mechanisms and elements of target hardening are very detailed and relate only to the micro scale, affecting building design and detailing.

The issues associated with target hardening include the potential for detailed target hardening responses to have an adverse effect on public safety. Measures such as enhanced locks, bars, closed circuit television (CCTV), window shutters and security fencing all can contribute to reducing opportunities for criminal behaviour. However, the inclusion of such elements can conflict with other community-based activities and can also detract from the amenity of an area resulting in an increase in the perception or fear of crime. Although a valid and valued tactic, target hardening requires careful integration within an overall approach to Designing Out Crime.

**Table 4: Target hardening**

| Macro principle   | Meso principle  | Micro principle   |
|---|---|---|
| <ul style="list-style-type: none"> <li>No elements at the macro level other than the potential to address increased security through policy statements on building design and site planning.</li> </ul> | <ul style="list-style-type: none"> <li>Consider the installation of traffic management elements to discourage vehicle-enhanced break-ins to shops and commercial premises in streetscapes.</li> <li>Ensure individual site security measures do not adversely affect local area security considerations.</li> </ul> | <ul style="list-style-type: none"> <li>Incorporate shuttering and window barring as integral design elements where openings are susceptible to breaking and concealed crime exit.</li> <li>Ensure building parapets don't conceal unlawful access.</li> <li>Install CCTV where natural surveillance is poor.</li> <li>Where fencing is required for security it should be no less than 2 metres in height.</li> </ul> |

#### 4.1.5 Management and maintenance

This requires that adequate measures are taken to ensure the continued use of the space for the intended purpose and increased feelings of safety for users. Areas that are run-down and the subject of graffiti and vandalism are generally more intimidating than areas which do not display such characteristics. The removal of indicators of crime and the use of positive maintenance with lighting, painting and vegetation management creates a cared-for environment that can reduce the fear of crime and induce legitimate behaviour.

**Table 5: Maintenance and management**

| Macro principle  | Meso principle  | Micro principle  |
|--|---|--|
| <ul style="list-style-type: none"> <li>• Establish training for space managers.</li> <li>• Consider durability, adaptive re-use and robustness of built form and open spaces in the design decision-making process.</li> </ul> | <ul style="list-style-type: none"> <li>• Incorporate management conditions such as shopping trolley collection where practical in planning approvals.</li> <li>• Ensure spatial management responsibility is clear between public and private sector organisations.</li> <li>• Establish systems for reporting of problems and act on rectification.</li> </ul> | <ul style="list-style-type: none"> <li>• Remove graffiti as soon as possible after occurrences.</li> <li>• Establish effective maintenance plans for public spaces.</li> <li>• Maintain plants to retain visibility where required.</li> <li>• Train maintenance staff to identify and report potential problems.</li> </ul> |

## 4.2 Step 2 – Incorporating a crime risk assessment process

In this section the guidelines will highlight the need for risk assessment.

Typically, crime risk assessments are conducted in cooperation with trained local police. Councils and local police could consider identifying the types of development which will require a crime risk assessment and preparation of a consultation protocol. Consultation protocols are location-based. They need specific agreements, which outline the types of development that will be jointly assessed, how consultation will occur and timeframes for consultation.

A crime risk assessment is needed for any development that is likely to create a risk of crime. Examples of developments where this might be required include:

- industrial and commercial estates;
- a new or refurbished shopping centre or transport/transit interchange;
- a large scale residential development (20 or more dwellings); and
- the development or redevelopment of a shopping precinct or other public place, including the installation of new street furniture.

People have a natural fear of places that are isolated, unkempt and dark. The actual risk may not be high in these places. In open, brightly lit places people tend to have less fear even when there may be a higher risk factor. This presents a number of issues.

- Designers and other professionals involved in the development industry must have knowledge of what crimes are occurring. It is therefore fundamental that government agencies and tertiary institutions make this information accessible to practitioners and that practitioners are able to correctly interpret the information.

- In any risk assessment process it is important for assessors to understand the actual and perceived risk in the environment.
- Likewise, in presenting development plans and proposals design professionals need to demonstrate an understanding of how to reduce actual crime in places with risk of violent crimes and understand how to reduce feelings of fear without also creating designs that increase actual risk of crime.

The broad process for crime risk assessment starts with identifying the activity to be designed for, then considering the location in which it will occur. Typically, the established model in a redevelopment or revitalisation area includes a four-stage process including:

- a site visit, day/night survey and safety audit (residents' perceptions);
- preliminary interviews and review with stakeholders including the local police;
- crime assessment/analysis of available statistics and local demographics (could include Geographic Information System component in large projects); and
- design reviews including workshops and review of urban design, landscape and technical plans.

The process for greenfield sites will be similar, except that deliberations will focus on future plans in the context of the current environment.

The design elements considered during crime risk assessment can be summarised as follows.

- Activity generators are places where people congregate for a particular purpose can carry a high risk but can also be used to reduce opportunities for crime.
- Edge effects are areas where different land uses meet should be designed with the aim of softening or minimising any effects of adjacent land uses and how they interact with the surrounding environment.
- Movement predicators are routes where there are no other alternatives like walled or fenced pedestrian access ways and where the potential for crime and the perceived risk is high.
- Conflicting user groups can increase the perceived risk and design should avoid exacerbating conflict.
- Hotspots are areas where there is an existing high crime rate.
- Displacement occurs where crime activity moves in as a result of redevelopment or revitalisation, or when crime activity moves and occurs in a nearby place as a result of redevelopment and redesign. Sometimes this can be predicted and managed.
- Building elements, such as blank walls, should be identified and minimised.

The local crime risk assessment process could be formalised through a development control plan, a council or corporate policy on crime risk assessment, or a formal agreement on consultation protocol for targeted consultation with the local police on specific development proposals, or proposals in certain areas of high risk. Where a large proposal is being developed in stages, the crime risk assessment can be incorporated into discrete area plans or sections of the structure plan or master plan.

## 4.3 Step 3 – Designing out crime planning and design considerations

The planning and design considerations in the guidelines will not contain minimum standards or a finite checklist, as it is believed that these may ignore the situational aspects of crime, local context and community and cultural issues.

### Taking into account local conditions

This section will be expanded after the public comment period. This section may cover the need to acquire local information on:

- the situational aspects of crime;
- existing local, social and community characteristics including socioeconomic and cultural profiling;
- the broad causal factors of crime in the locality such as employment opportunities, community development, facilities and programmes and displacement factors; and
- local, environmental and climatic influences on public space use and design of buildings and site planning.

### Community and stakeholder input

This section will be refined after the public comment period. At this time the following points should form the basis for comment in this section.

Strategies for crime prevention must contribute to vitality, accessibility and diversity. This requires local governments and agencies involved in crime prevention to empower local communities with knowledge about their environment and engender a sense of ownership and stewardship. For example, programmes exist in Canada where residents are made aware of and educated on the design strategies that have been implemented and their role in maximising the potential of these strategies. Active community participation can expand neighbourhood capacity, strengthen community culture and extend the opportunity for positive social activities.

The challenge for designers and local government will be to encourage acceptance of creative solutions rather than reinforcing the status quo and, in doing so, dominating the process. New materials and approaches will be of benefit, including:

- ensuring appropriate simple terminology rather than jargon;
- allowing free expression of community concerns and fears;
- creating links between the community, police, professional designers, local service providers and local government;
- building on collective ideas;
- accommodating the needs of multicultural, multi-age, multi-ability communities; and
- involving multidisciplinary professionals.

When the draft guidelines are prepared, some further information could be added in this section or in an appendix as required.

There is, therefore, no one generic solution to crime prevention which will work every time. Instead the guidelines will identify an approach to Designing Out Crime, establish key design elements and criteria that can be assessed for specific sites where appropriate.

The guidelines will place emphasis on site planning and provide adequate but more limited advice on building design.

While the core principles are generally agreed, some diverging views exist regarding specific planning and design considerations. For example, initiatives to limit accessibility can also cut across initiatives to maximise activity and surveillance. Similarly, initiatives to define territorial spaces and harden potential targets (such as constructing fences and installing shutters) can also potentially diminish surveillance and community ownership. Various designers and authors place different levels of emphasis on these criteria. A safe and secure environment is the prime objective of these guidelines. To achieve this objective, equal weight should be given to environmental design, surveillance, physical security, acoustic and visual privacy and building appearance.

## **4.4 Step 4 – Policy and guidance elements**

The various environmental design issues have been listed separately; in practice they need to be addressed in concert.

### **Generic list**

While the generic list of planning and design considerations applies to all development types, the guidelines will not provide a generic list of solutions and should be considered as part of a holistic approach to crime prevention, which supports broader crime prevention strategies in Western Australia. It is also important to note that while planners, designers and developers must have regard for this guidance, Designing Out Crime is one of a number of design objectives which may apply at any one time.

Some of the following sections will have design examples, and specific text stating design criteria and recommendations and possibly a rationale that could be incorporated into local government guidelines.

Research has identified a number of different ways of displaying guidance on the following list of generic and site specific elements, which has been compiled from best practice guidance from around the world. Some preliminary examples of specific design directives have been included to promote a brief discussion during the public comment period to determine the depth and scope of this section. Step 4 will be expanded after the public comment period.

## 4.4.1 Natural surveillance

### Option a)

A review of natural surveillance may start by looking at the potential and asking questions.  
Are views from neighbouring properties or streets obscured by landscaping or fencing?  
Are there any adult-person sized hiding spots around doors, windows, pathways?  
Are there areas of contrast and shadow around buildings and public spaces where intruders can linger undetected?

If the answer is 'yes' to any of these questions, guidance would be provided to ameliorate the situation.

### Option b)

A dot point list of key design elements and explanations could be provided, including for example:

- visibility of street and public spaces from buildings (day and night);
- visibility of street and public spaces from pedestrians;
- visibility of street and public spaces from traffic;
- visibility across public spaces;
- maintenance of adequate lighting levels;
- front fencing allowing visibility; and
- attractive landscaping without allowing places to hide or entrap victims.

Options a and b could be supported by a tick-in-the box checklist for developer self assessment and state and local government assessment. However, this approach may ignore the situational aspects of crime prevention.

### Option c)

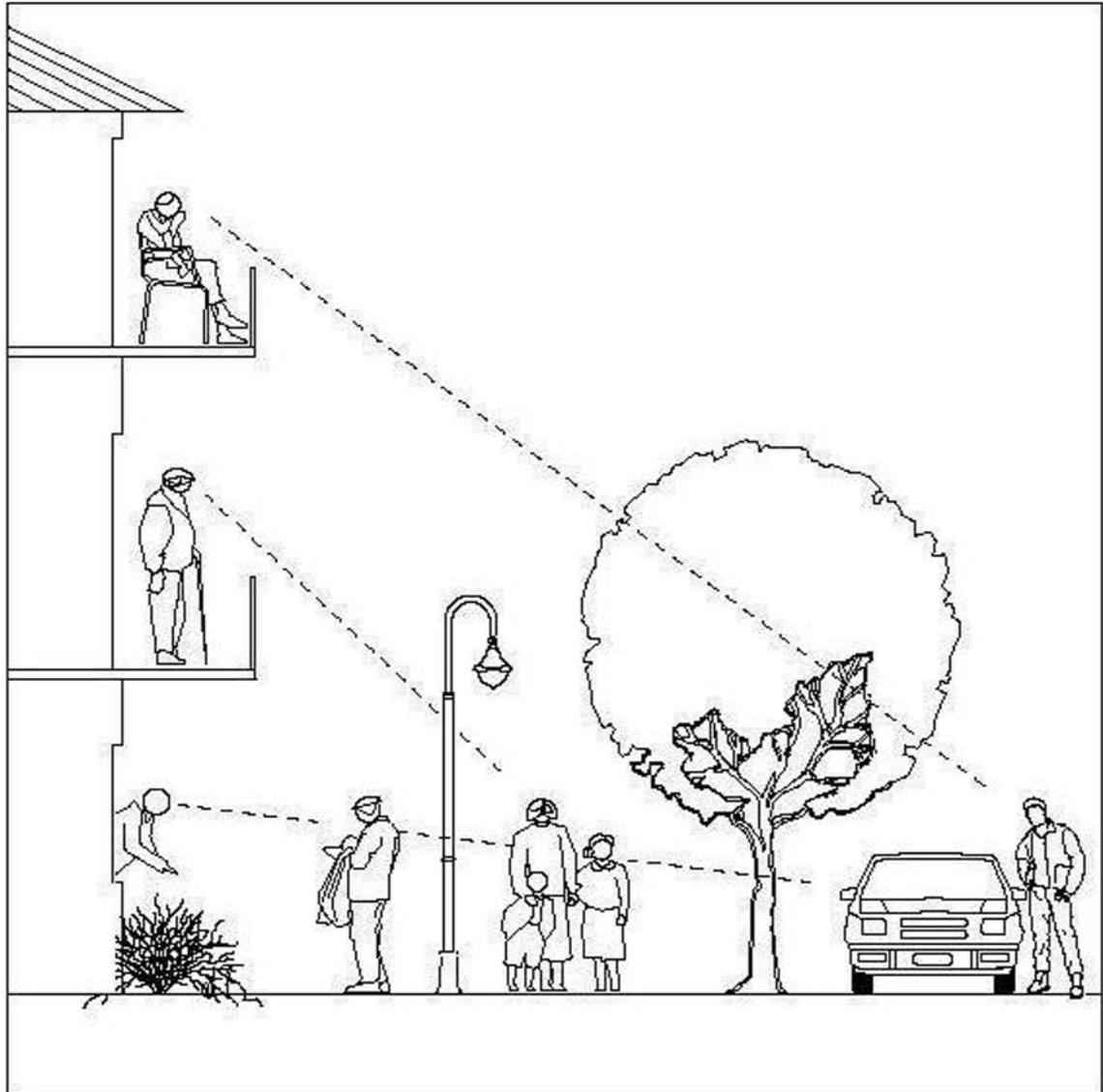
A further option would be to explain an approach to design which would enable individual interpretation and relationship to a particular local context.

Using design, clear sight lines, effective lighting and landscaping to enhance opportunities for surveillance increases the risk of offenders being seen, heard, reported and potentially apprehended. It also includes the reduction of isolation, improvements to the mixture, intensity and use of space, elimination of entrapment spots and the intelligent use and placement of activity generators. People's ability to see around and about themselves, particularly relating to what is ahead is also important. Surveillance needs to be balanced with privacy needs.

Factors to consider include:

- facilitating natural surveillance by windows overlooking the streets, public spaces (see figure 3), the siting and design of pathways (see figure 6), the selection of lighting and landscaping (see figures 4, 5 and 9) and the encouragement of legitimate activity;
- using plants and trees which allow for visibility through them and avoiding dense vegetation and shrubbery (see figure 4, 5, 10 and 11);

- using screens and fences which are low or semi-transparent to allow movement to be perceived beyond them (see figure 8); and
- using formal surveillance options in the form of audio monitors, video cameras, and security patrols, particularly in isolated or sensitive use areas at night, or crime hot spot locations.



**Figure 3: Surveillance**

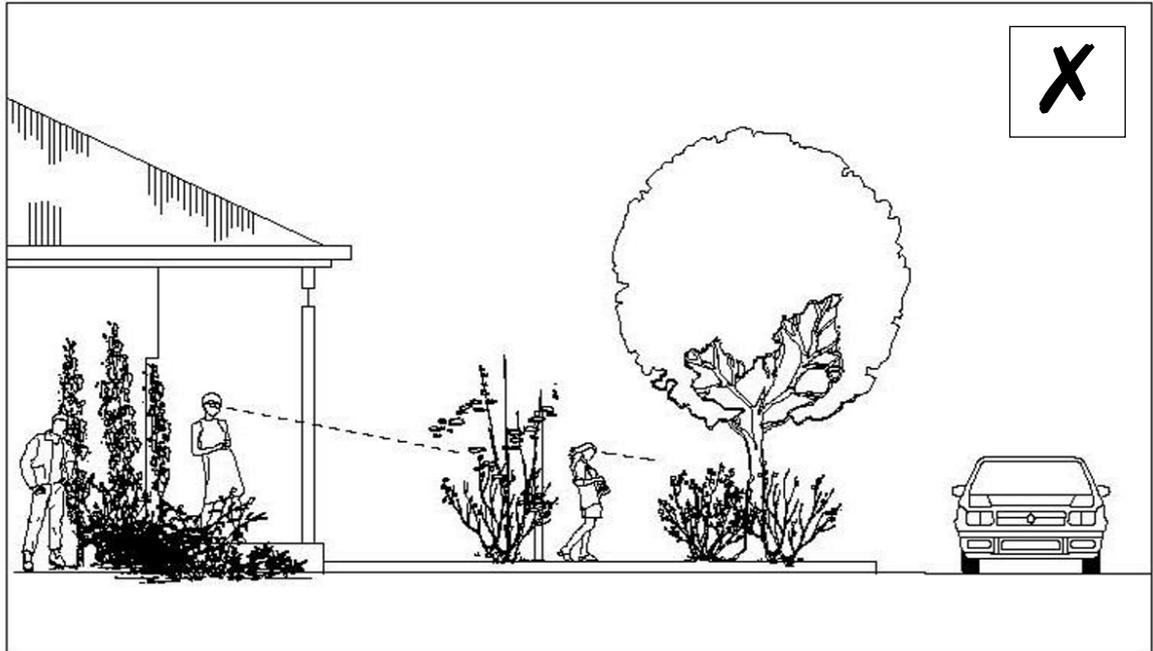
**Option d)**

A further option has been researched based on diagrams or photographs which highlight good and bad design and set out performance criteria and alternate design requirements; however, the design requirements can limit creativity and encourage decision-making to follow minimum standards. It is also difficult to provide universal guidance on all these matters as variations will exist in different local governments and in different locations. An example taken from Canterbury in New South Wales follows.

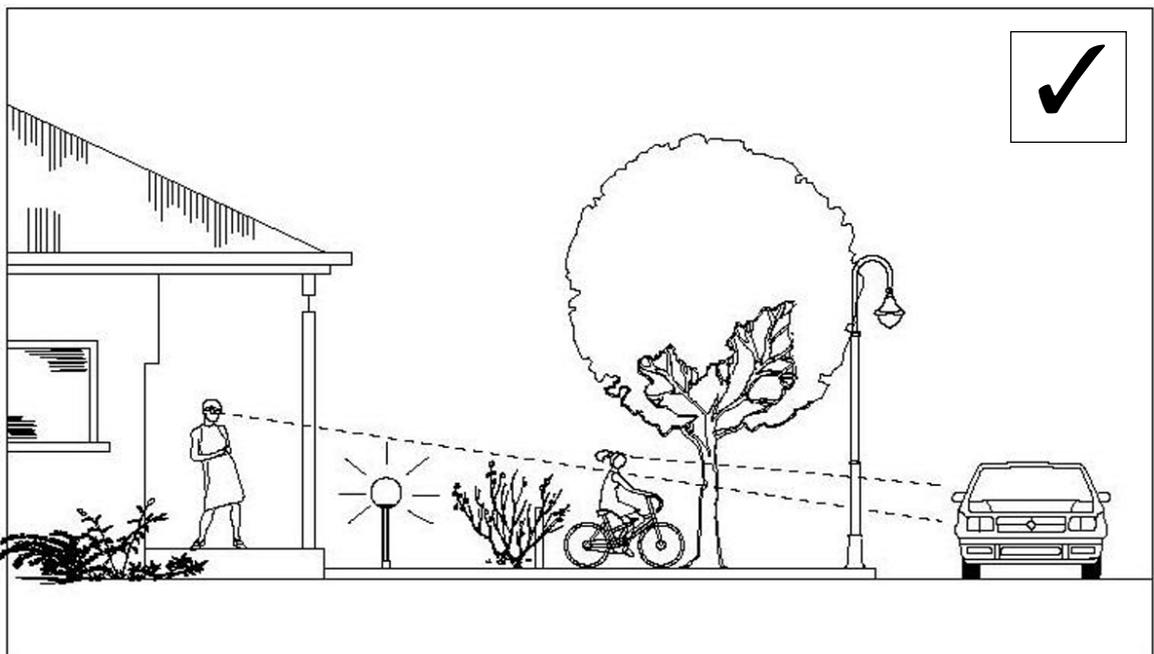
**Table 6: Natural surveillance**

| Performance criteria   | Design requirements  |
|--|--|
| <p><i>Blind Corners</i></p> <p>Avoid blind corners in pathways, stairways, hallways and car parks.</p>   | <ul style="list-style-type: none"> <li>• Pathways should be direct. All barriers along pathways should be permeable including landscaping and fencing.</li> <li>• Consider the installation of mirrors to allow users to see ahead of them and around corners.</li> <li>• Install glass panels in stairwells where appropriate.</li> </ul>   |
| <p><i>Communal/Public Areas</i></p> <p>Provide natural surveillance for communal and public areas.</p>   | <ul style="list-style-type: none"> <li>• Position active uses or habitable rooms with windows adjacent to main communal/public areas, eg playgrounds, swimming pools, gardens and, car parks.</li> <li>• Communal areas and utilities, eg laundries and garbage bays should be easily seen.</li> <li>• Open style or transparent materials are encouraged on doors and/or walls of elevators/stairwells.</li> <li>• Waiting areas should be close to areas of active uses and should be visible from building entries.</li> <li>• Seating should be located in areas of active use.</li> </ul> |
| <p><i>Entrances</i></p> <p>Provide entries which are clearly visible. Entrances should be at prominent positions.</p>  | <ul style="list-style-type: none"> <li>• Design entrances to allow users to see into before entering.</li> </ul>   |
| <p><i>Fencing</i></p> <p>Fence design should maximise natural surveillance from the street to the building, building to the street and minimise opportunities for intruders to hide.</p> | <ul style="list-style-type: none"> <li>• Front fences should be predominantly open in design, eg pickets and wrought iron, or low in height. A sense of privacy can be increased by light coloured fencing.</li> <li>• High solid front fences should have open elements above 1m.</li> </ul>  |
| <p><i>Landscaping</i></p> <p>Avoid landscaping which obstructs surveillance and allows intruders to hide.</p>  | <ul style="list-style-type: none"> <li>• Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers or high canopied vegetation are good for natural surveillance.</li> <li>• Trees with low growth should be spaced or crown raised to avoid a continuous barrier.</li> <li>• Trees should be clean trunked to a height of 2m around children's play areas, car parks and along pedestrian pathways.</li> <li>• Avoid vegetation which conceals the building entrance from the street.</li> </ul>                  |

An example of illustrations demonstrating 'good' and 'bad' design in residential environments, highlighting surveillance opportunities follows.



**Figure 4: Landscaping obscuring surveillance**



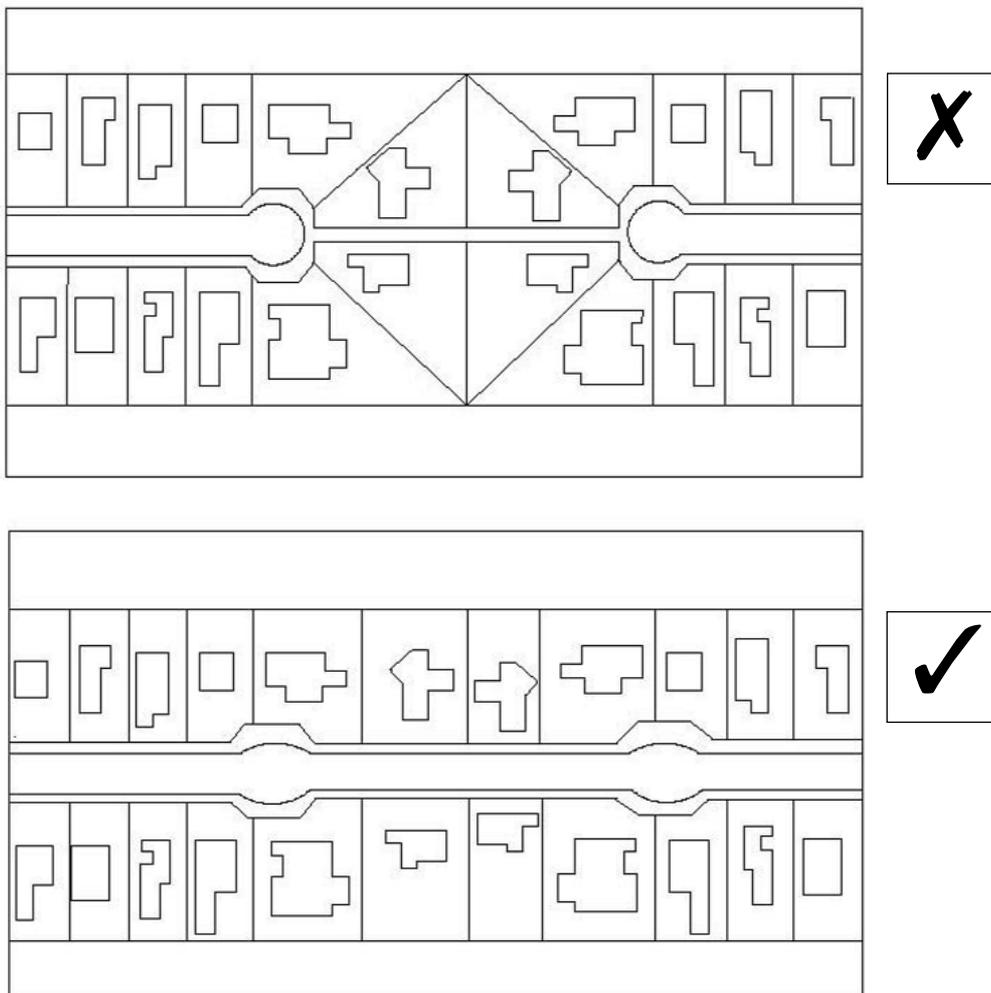
**Figure 5: Landscaping enabling surveillance**

## 4.4.2 Urban structure

This section may or may not be included subject to the comments received. However, it could contain an overview of essential qualities of urban structure related to crime prevention and could contain broad information concerning the human scale of development, overall layout, urban meeting places, communal areas and phasing of development supported by small diagrams.

Factors to consider include:

- length of rear laneways;
- length of cul-de-sacs;
- location of public open space;
- strategic multiple use paths;
- legibility;
- traffic management for crime prevention; and
- strategic positioning of public transport infrastructure.



**Figure 6: Public access ways**

### 4.4.3 Land use mix

An appropriate land use mix can facilitate a mix of activities occurring in the environment at different times during the day and night.

Factors to consider include:

- compatibility of uses;
- scale of uses;
- range of uses;
- balance of mix;
- separation issues resulting in isolation; and
- interface/edge treatments between adjacent major land uses.

### 4.4.4 Activity generators

The purpose of activity generators or visitor attractions is to add 'eyes on the street'; to make places more secure by populating it. Examples include recreational activities, cafes and community facilities.

Factors to consider include:

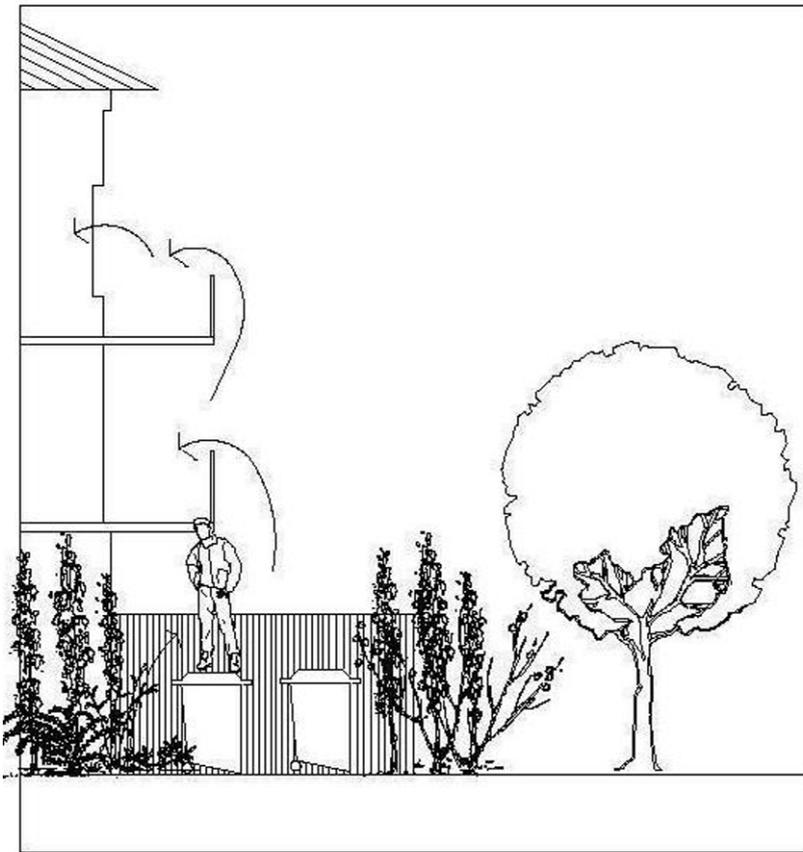
- ground level activity;
- complimentary activity generators;
- additional space for expansion;
- time of day; and
- specific uses.

### 4.4.5 Building design, including boundary definition

Building design is the largest subject in the field of crime prevention and it is not the intention of the guidelines to provide finite detail on all aspects of building design and security measures. However, the guidelines will provide an insight into a sound design approach, basic criteria to assess design and will identify other literature and web sources providing relevant detail. The design and use of buildings can contribute significantly to the security of the public realm.

Factors to consider include:

- safe entrances;
- rear and side access points;
- natural ladders (see figure 7); and
- opportunities for natural surveillance of public realm.

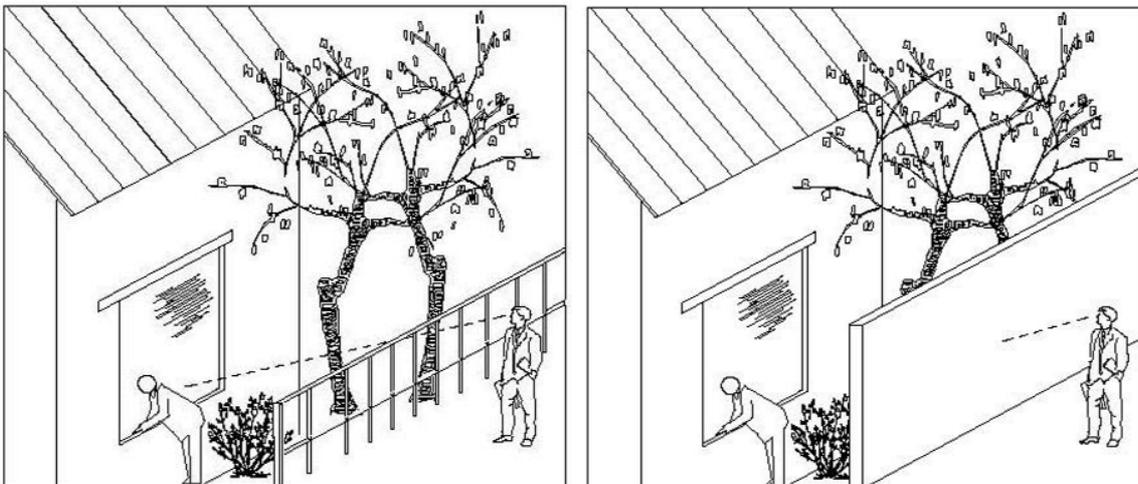


**Figure 7: Natural ladders**

Defining ownership is good but must not undermine other safety considerations; for example, high solid fences can inhibit natural surveillance (See figure 8).

Factors to consider include:

- involving users of space in the decision-making process if possible; and
- Defining ownership to clarify whether the space and boundaries between spaces are private, semi-public or public.



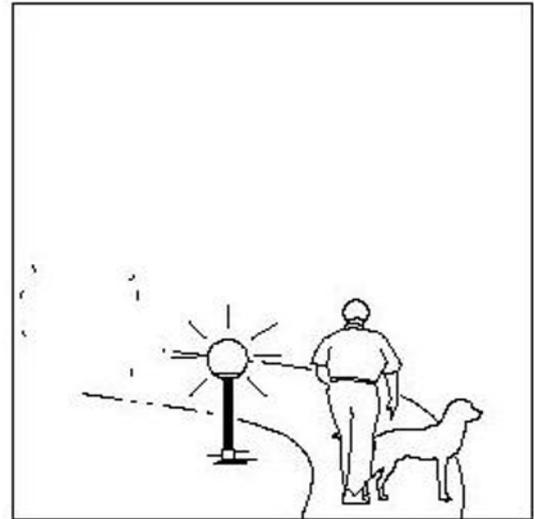
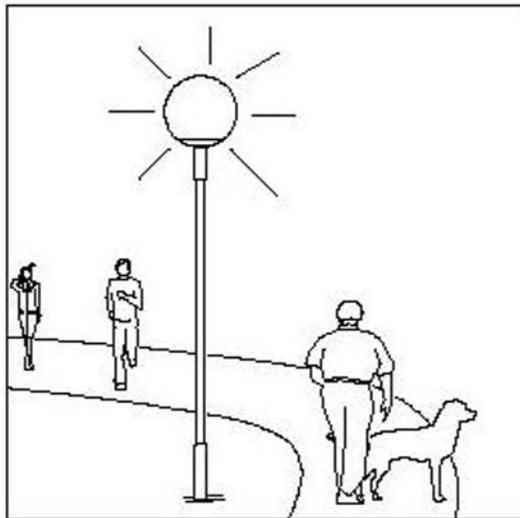
**Figure 8: Permeable fencing allowing surveillance**

#### 4.4.6 Lighting

Sufficient lighting during the day and night is important so that people can see and be seen. The aim is to increase the real and perceived safety of the environment in areas where safe activity is encouraged. Traditionally, there has been a focus on traffic lighting the emphasis should now include the needs of pedestrians and cyclists. Lighting design must carefully take into account the context, as it is possible to attract people into risk areas by lighting the areas at night.

Factors to consider include:

- lighting level;
- spacing;
- type;
- siting;
- situation; and
- maintenance.



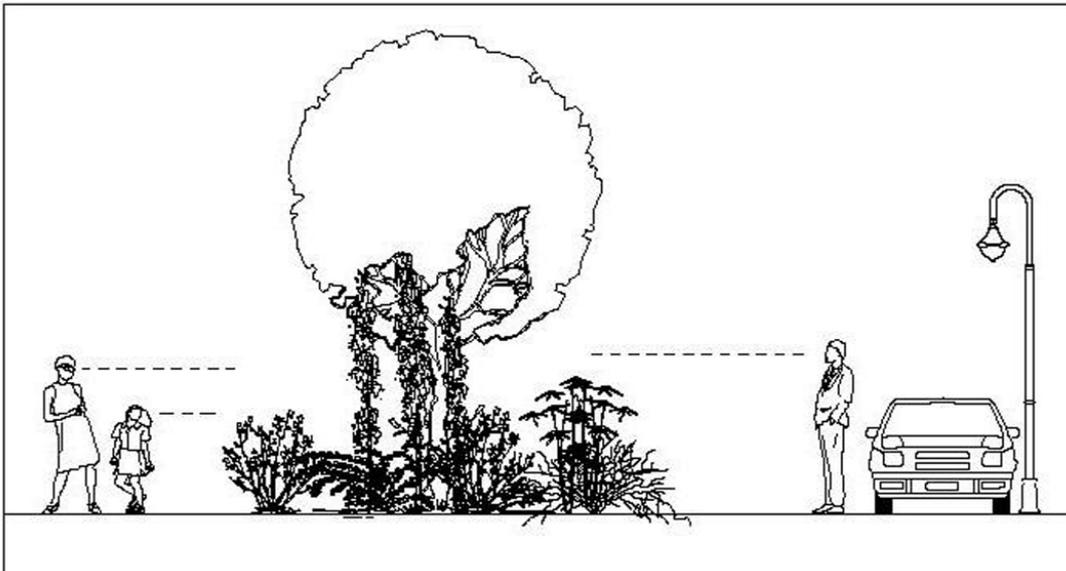
**Figure 9: Lighting**

## 4.4.7 Landscape

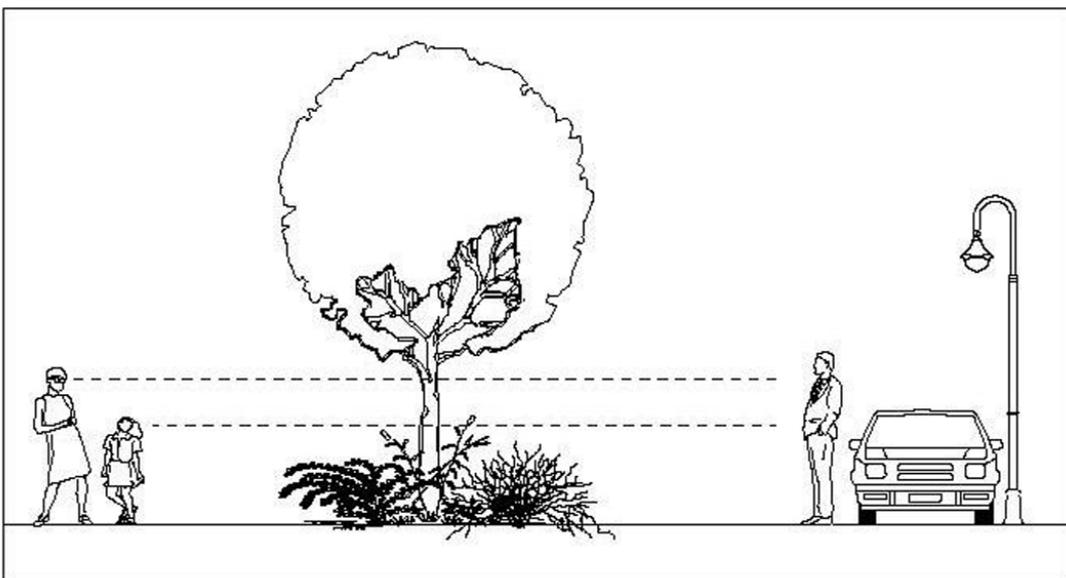
Landscape treatments are an essential element of urban spaces; parks, gardens and enhanced private spaces are a component of successful urban form. The ill-considered placing of plants and structures can cause and create environments that accommodate antisocial and criminal behaviour (see figure 10). The creation of quality environments contributes to community pride and can encourage use of public realm spaces providing enhanced security through natural surveillance and legitimate uses (see figure 11).

Factors to consider include:

- use of sharp or prickly plants to deter access;
- placement of plants to prevent providing cover or access for criminal activity;
- use of plants, level changes, structures and surfaces to define territoriality; and
- preventative detailing – anti skateboard, anti graffiti.



**Figure 10: Landscaping obscuring sight lines**



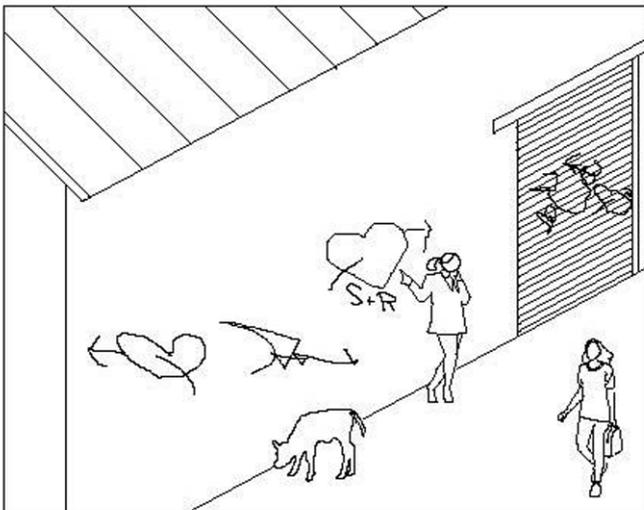
**Figure 11: Landscaping enabling sightlines**

#### 4.4.8 Management and maintenance

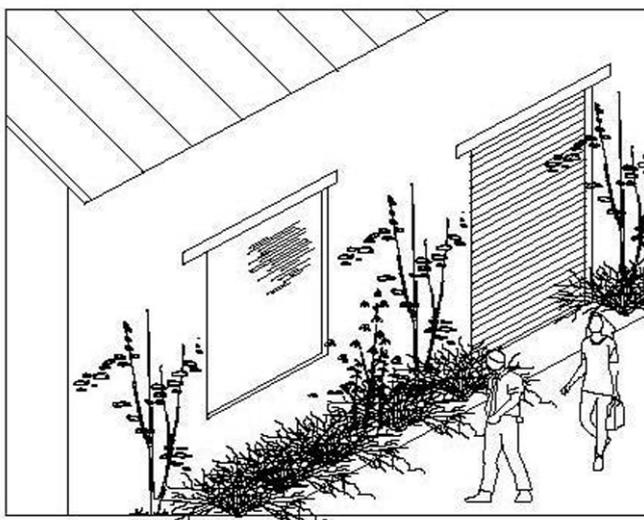
Management and maintenance are closely linked to a sense of safety and security and pride in a place. Good management and maintenance of a place or property can make the difference between it seeming safe (see figure 13) or unsafe (see figure 12). The aim is to promote a perception that a space or property is cared for by its owner and those who use it. This in turn encourages greater use and reduces the likelihood of crime being committed.

Factors to consider include:

- long expanses of blank walls or fences;
- landscape maintenance to prevent evolving entrapment spaces, hiding places and inappropriate visual screening;
- graffiti/vandalism resistant paints and finishes;
- other imaginative solutions to reduce vandalism, preferably involving local youth groups;
- signage identifying contacts for reporting crime; and
- appropriate scale of landscape and long-term growth issues.



**Figure 12: Low maintenance encouraging graffiti**



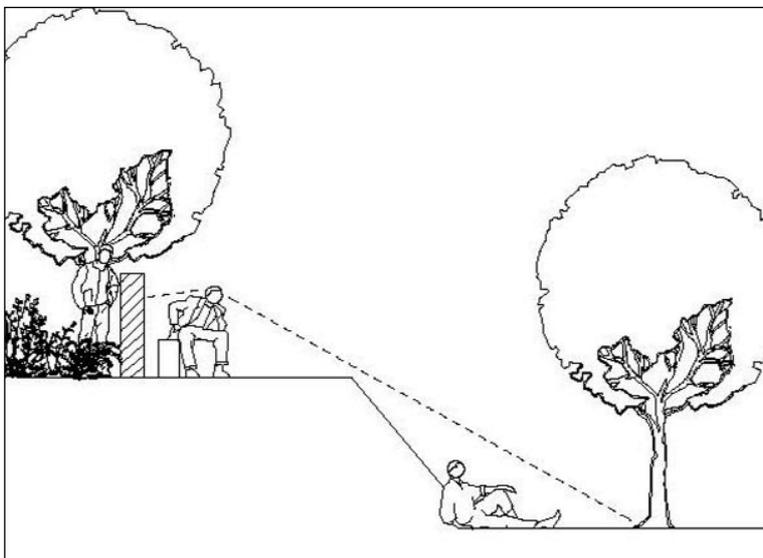
**Figure 13: Good maintenance discouraging graffiti**

#### 4.4.9 Sight lines and way finding

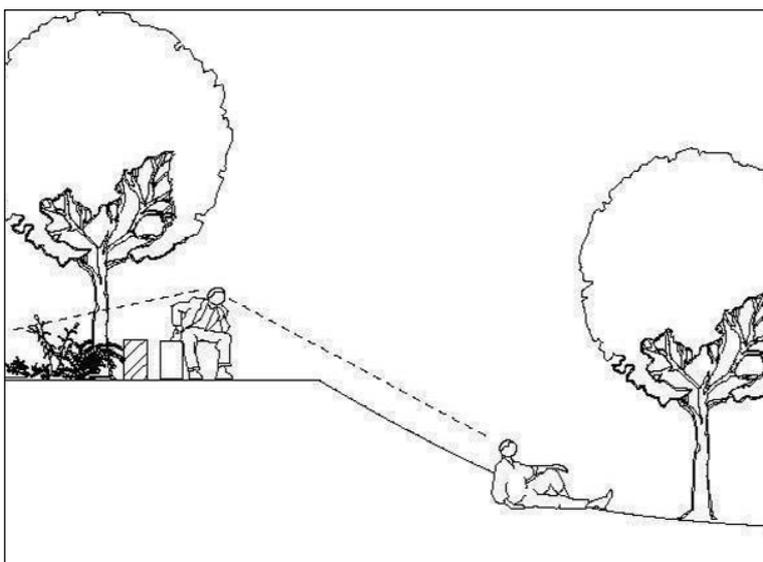
Design needs to facilitate good sight lines (see figure 15) so that the ability to see ahead and around the route is not compromised as shown in figure 14. This is known as 'visual permeability'. Features that facilitate sight lines are low hedges and fences, gardens, benches and lampposts.

Factors to consider include:

- sharp 'blind corners';
- gradient changes;
- barriers, particularly along pedestrian routes;
- landscape design and management which avoid the future impairment of sight lines;
- hardware such as mirrors in areas difficult to retro fit; and
- the importance of logical routes.



**Figure 14: Landform obscuring surveillance**



**Figure 15: Landform enabling surveillance**

#### 4.4.10 Signage

Knowing where you are and which way to go contributes to a sense of security. Signage contributes to legibility, that is, the ability of the environment to create a sense of place and give messages of orientation and direction.

Factors to consider include:

- strategic locations;
- avoiding obstruction from vegetation;
- maps in large public spaces;
- after hours information;
- illumination;
- regularity of signs; and
- clarity of information.

#### 4.4.11 Spaces safe from entrapment

Entrapment spots are small confined areas adjacent to or near a pedestrian or cycle route that are shielded on three sides by a barrier such as a loading bay, recessed entrance or gap in tall shrubbery. They are often difficult to eliminate once created. They impair the sense of safety because they continue the sense of the unknown.

Factors to consider include:

- elimination;
- additional lighting;
- avoiding locating ATMs, public phones and public toilets in such locations;
- avoiding locating movement routes in such locations;
- choice of vegetation and maintenance regimes;
- restricted access;
- use of fencing; and
- locking off areas during times of low usage.

#### Site-specific planning and design considerations

This section will be expanded after the public comment period. Some preliminary examples of specific design directives have been included above and this technique may equally apply to this section following the public comment period. Comment is encouraged on the required depth and scope of this section:

- civic and town centres;
- shopping centres;
- parks and public open space;
- canal developments and marine development;
- car parks, including grade and multi-storey;
- transit stations;
- public toilets;

- automatic teller machines;
- pedestrian routes including under and overpass;
- bus stops and taxi ranks;
- layout of roads;
- children and youth recreation areas;
- utilities and services;
- community facilities, including schools and hospitals;
- relationship to residential areas (certain densities and mixed use); and
- other development types (commercial, industrial, service station).

## **4.5 Step 5 – The design strategy and assessment**

This section will be expanded after the public comment period. The design strategy is formulated by private and public sector developers in response to the Designing Out Crime principles adopted or publicised by the state and local government. In future, it is hoped that most development applications will take into account some, if not all of the recommendations in the guidelines and other recommended sources of information on CPTED. A macro proposal would need to be supported by sufficiently detailed plans and a report to demonstrate the application of the Designing Out Crime principles. Meso and micro proposals would also need to be supported by plans responding to the key principles and demonstrate an appropriate design approach for the specific location. The approach may not just rely on a plan but may also include other strategies involving the community, other government agencies or a medium to long-term commitment to the safety considerations of a project.

The design assessment made by WAPC or local government on the basis of plans submitted will vary in complexity and will respond to the scale of the proposal received. At a macro level a typical assessment would include a review of the existing site, detailed landscape plans and models if presented, to examine sight lines, movement predicators, entrapment areas and natural surveillance locations. At a meso and micro stage, assessment could also pay attention to technical issues such as lighting, target hardening, finishes and detailed landscape plans. Assessment may be a collaborative effort with multiple stakeholders involved, particularly in respect of macro or significant meso projects.

Training is an important aspect of participating in the Designing Out Crime initiative and assessing development applications. The Office of Crime Prevention will be offering appropriate training packages to local government and government agencies involved in this approach to crime prevention. The training will give a better understanding of CPTED/ Designing Out Crime and how this approach can be applied.

## **4.6 Step 6 – Management and maintenance**

Maintenance of public areas encourages people to use these areas because they are perceived as being attractive and make people feel safe. Management and maintenance activities include landscaping, tree lopping, grass mowing, rubbish collection, removal of graffiti and repairing vandalism.

This section will be expanded after the public comment period to cover:

- management, to meet objectives and ensure a consistent outcome; and
- maintenance, to ensure a consistent product.

#### **4.7 Step 7 – Monitoring**

This section will be expanded after the public comment period to cover monitoring and gauging the impact of Designing Out Crime.

Designing Out Crime strategies and policies should be monitored and evaluated to ensure that the process and outcomes are meeting objectives and achieving a reduction in the incidence of crime or nuisance and an improvement in actual and perceived safety. Indicators of success should be simple, easy to acquire and qualitative and should only measure what the policies, strategies or action plans are trying to change. Positive outcomes may take some time; timeframes should be realistic and actions should be persistent over these time frames.

#### **4.8 Step 8 – Safety audit and security risk management**

Safety audits are detailed inspections of an area by a team of experts and locals who identify conditions which are likely to create opportunities for crime and environments which might both encourage crime and create a fear of crime. Audits and risk management exercises can help to set priorities.

The State Government has an established and successful process for assessing its large scale development proposals such as in the redevelopment areas of Midland, Armadale, East Perth and Subiaco, in partnership with Risk Cover, the state insurance agency.

Some local governments in Western Australia have assessed safety and risk issues with private sector insurance companies. For example, the City of Fremantle has conducted a security risk management strategy which has identified a proactive programme of improvements to many safety elements in the public realm including lighting levels, which may exceed the draft Australian Standard.

Women's safety in public places requires particular attention. One way that women can have a real say in making their own communities safer is the use of Women's Safety Audits conducted by groups of local women. The audit tool improves understanding of how men and women experience their environment differently and provides decision makers with effective ways to improve community safety.

#### **4.9 Step 9 – Policy review**

This section will give guidance on policy review and keeping up-to-date with Designing Out Crime best practice.

## 5 Implementation

These guidelines are intended to provide a framework for policy development and implementation.

There are a number of direct or indirect implementation options available to local government.

- These guidelines establish the important criteria which will guide the WAPC in its consideration of subdivision applications. Local government is required to comment on subdivision proposals. The WAPC will be guided by the provisions of the prevailing town planning scheme and any policies made under the provisions of a scheme.
- Designing Out Crime policies may guide the location, siting and design of development. Land use and built form development are considered by local government under the provisions and policies of their town planning scheme.
- Some local by-laws may influence the design and siting of specific built form elements such as fencing, walls and jetties.
- Model action plans may be an appropriate tool in designing, constructing and managing the public realm.
- Local government may acquire, design and manage council owned and occupied properties, businesses and assets.
- These guidelines provide a framework for Advocacy, education and advice, including influence on private development activity.

These guidelines may also influence the design and implementation strategies of the private and public land development sector, including:

- design and development briefs;
- development agreements;
- detailed area plans; and
- marketing and branding initiatives.

It is hoped that through the public consultation periods that discussion about these guidelines acts as a catalyst for 'in house' planning and design procedures.

Partnerships between the community and private and public sectors provide implementation opportunities, such as:

- a definition of local responsibilities;
- safety audits; and
- community accords, including capacity for building partnerships and local decision-making, conflict resolution and interaction.

## **6 Maintaining Guideline Applicability and Effectiveness**

This section will be expanded after the public comment period to include sections on:

- monitoring practice and undertaking research;
- formation of partnerships between State, local government and the private sector;  
and
- encouraging professional and community feedback.

### **6.1 Opportunities for government agencies/institutions and private sector collaboration**

A partnering approach is one way of addressing crime. Partnerships may be between local government, state government agencies, private sector developers and the community. However, for this partnership to be effective areas of responsibility will need to be clearly defined and agreed. The State has primary responsibility in preventing crime but there are important roles for local government and the development industry.

At this stage over 60 local governments have signed partnerships with the Office of Crime Prevention.

## **7 Relevant Contacts and Further Comment**

Further information and comment regarding matters set out in this document should be directed to the regional offices of the Department for Planning and Infrastructure, or to:

Ms Elizabeth Bredemeyer  
Principal Policy Officer  
Communities & Partnerships  
Department for Planning and Infrastructure  
469 Wellington Street  
Perth WA 6000

Please use the comment submission form provided on page 37 of this document.

## 8 Reference List

This section in the draft guidelines will identify all the material used in the best practice research undertaken for this project, in a similar format to the references attached to the workshop information package.

### Australia

Adelaide City Council, January 2004 "Council Policy" *Crime Prevention Through Environmental Design Policy* (Electronic) Accessed: 25 January 2005, Available:

[http://www.adelaidecitycouncil.com/council/publications/Policies/Crime\\_Prevention\\_Through\\_Environmental\\_Design.pdf](http://www.adelaidecitycouncil.com/council/publications/Policies/Crime_Prevention_Through_Environmental_Design.pdf)

Brisbane City Council *A Safer Brisbane* (Electronic) Accessed: 25 January 2005, Available:

[http://www.brisbane.qld.gov.au/BCC:STANDARD:1993302696:pc=PC\\_68](http://www.brisbane.qld.gov.au/BCC:STANDARD:1993302696:pc=PC_68)

Canterbury City Council, June 2002 "Development Control Plan" *Crime Prevention Through Environmental Design No. 29* (Electronic) Accessed: 25 January 2005, Available:

<http://www.canterbury.nsw.gov.au/building/dcp/dcp29.htm>

City of Fremantle *Safety and Security within the City of Fremantle* (pp10 – 11) (Electronic)

Accessed: 25 January 2005, Available:

<http://www.aic.gov.au/research/localgovt/wa/fremantle.pdf>

City of Greater Dandenong, *Safe Design Guidelines Private facilities* (Electronic) Accessed: 25 January 2005, Available: <http://www.aic.gov.au/research/localgovt/design.html>

City of Port Adelaide Enfield, South Australia, August 2000, *Urban Design and Safety Guidelines*. (Electronic) Accessed: 25 January 2005, Available:

<http://www.portenf.sa.gov.au/repository/files/200012041039101147/crimepreventiongui.pdf>

Cozens, Paul Principal Policy Officer (CPTED), Office of Crime Prevention, Department of the Premier and Cabinet. *Urban Sustainability and Crime Prevention Through Environmental Design (CPTED) in Western Australia*.

Department of Sustainability and Environment *Safer Design Guidelines for Victoria: An Introduction* (Electronic) Accessed: 25 January 2005, Available:

<http://www.dpi.vic.gov.au/dse/nrenpl.nsf/FID/CA9798F0F6911DB3CA256DC200253417?OpenDocument>

Office of Crime Prevention *Crime Statistics* (Electronic) Accessed: 25 January 2005, Available:

<http://www.crimeprevention.wa.gov.au>

Roebuck, R and Dwyer, P, Melbourne City Council, September 2002, *City of Melbourne's Approaches to Addressing Safety Issues in Public Toilets*, (Electronic) Accessed: 25 January 2005, Available: <http://www.aic.gov.au/conferences/crimpre/roebuck.html>

Sarkissian Associates Planners in collaboration with ACT Planning and Land Management, 2000, *Crime Prevention and Urban Design Resource Manual* (Electronic) Accessed: 25 January 2005, Available: <http://www.actpl.act.gov.au/publication/index.htm>

Sarkissian, W., 1989, *Safe as Houses: The Role of Residents and the Community of Users in the Environmental Crime Prevention*"

The City of Gosnells, 2004, *Safe City Urban Design Strategy*

NSW Department of Urban Affairs and Planning, April 2001 *Crime Prevention and the Assessment of Development Application* Guidelines under section 79c of the Environmental Planning and Assessment Act 1979 (Electronic) Accessed: 25 January 2005, Available: <http://www.duap.nsw.gov.au>

## World wide

Auckland City, 'Safer Auckland City' *Introduction to Crime Prevention Through Environmental Design (CPTED)* (Electronic) Accessed: 25 January 2005, Available: <http://aucklandcity.govt.nz/auckland/introduction/safer/cpted/7.asp>

Cozens, P 2001, 'A case study of a housing estate in South Wales' *The CPTED Journal Community CPTED* , UK, Vol. 2, Issue 1

Cozens, PM, Saville, G and Hillier, DH, (Paper Under Peer Review at Journal of Property Management) *Crime Prevention Through Environmental Design (CPTED) A Review and Modern Bibliography.*

Eco-Logica Ltd 2002, *World Transport Policy and Practice* , Vol. 8, Number 1, Accessed: 25 January 2005, Available: <http://www.ecoplan.org/wtpp>

International CPTED Association: [www.cpted.net](http://www.cpted.net)

Office of the Deputy Prime Minister, Home Office, London 2004 *Safe Places: The Planning System and Crime Prevention* (Electronic) Accessed: 25 January 2005, Available: [https://odpm.gov.uk/stellent/groups/odpm\\_planning/documents/page/odpm\\_plan\)028449.pdf](https://odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan)028449.pdf)

Ontario Provincial Police, *Crime Prevention Through Environmental Design Tip Sheet*, Accessed 25 January 2005, Available: [http://www.gov.on.ca/opp/crimeprev/english/factsheet\\_cpted.html](http://www.gov.on.ca/opp/crimeprev/english/factsheet_cpted.html)

The Association of Chief Police Officers, 2004 'Secured by Design' *Secure Stations Scheme, Multi Storey Dwellings, Playing Areas, New Homes* (Electronic) Accessed: 25 January 2005, Available: <http://www.securedbydesign.com>

Wootton, AB and Davey, CL 2003, 'Crime Lifecycle' *Guidance for Generating Design Against Crime Ideas* (Electronic) Accessed: 25 January 2005, Available: <http://www.designagainstcrime.net>

## 9 Glossary

|                           |   |
|---------------------------|---|
| Active Frontage           | Building frontage which contains uses that promote activity on the street.  |
| Activity Generators       | Features that create land activities, such as picnic areas, kiosks and benches.                                       |
| Blind Spots               | Areas where vision ahead or around is restricted.   |
| CCTV                      | Closed Circuit Television   |
| Displacement              | Occurs where crime is moved away or drawn into new developments.  |
| Entrapment                | Places where no alternative exit/exits if confronted.   |
| Greenfield                | New land without previous urban development.  |
| Guardian Surveillance     | The ability for an individual or groups of individuals to see and act upon offending activities.                      |
| Hotspots                  | Locations where there is an existing high crime rate.   |
| Macro, Meso Micro         | Large, medium and small scale.  |
| Movement predictors       | Routes where there are no alternative choices, such as staircases and bridges.  |
| Natural ladders           | Access formed by a combination of features on buildings which create a climbing frame or ladder for illegitimate use. |
| Natural Surveillance      | The ability to see and hear activities.   |
| Public realm              | Areas of common use, in local authority ownership, such as parks, playgrounds and streets.                            |
| Sight lines               | The line of sight between the viewer and viewed.  |
| Target hardening          | Security measures   |
| Territorial reinforcement | Reinforcing special ownership   |
| Territoriality            | Spacial ownership   |



# Public Submissions on the draft Designing Out Crime Planning Guidelines Outline

This draft Designing Out Crime Planning Guidelines Outline has been released to seek public comment on the information in the document. All aspects of the guidelines will be re-assessed in light of the comments received, before the guidelines are considered by Government.

Every submission received will be acknowledged in writing and considered by the Western Australian Planning Commission. All submissions will be treated in confidence.

When making a submission, it is very helpful to:

- clearly state your opinion and the reasons for your opinion;
- If possible, outline possible alternatives or solutions to your area of interest;
- If possible, include the section or page number which relates to your area of interest; and
- Provide any additional information to support your comments.

A public submission form is included overleaf for your convenience, which can be folded to create an envelope and posted free of charge. If you prefer to make a comment in an alternative format, please remember to include the relevant details as outlined on the submission form.

## THE CLOSING DATE FOR SUBMISSIONS IS FRIDAY 30 SEPTEMBER 2005

You can send your submissions to the Western Australian Planning Commission free of charge, by folding this page to create an envelope. If you would like to supply additional information that cannot be contained on the submission sheet, you may use the Western Australian Planning Commission's Freepost address, which is:

Draft Designing Out Crime Planning Guidelines Outline  
Western Australian Planning Commission  
469 Wellington Street  
Reply Paid 74610  
PERTH WA 6000

If you would like more information on making a submission, please contact:

Ms Elizabeth Bredemeyer, Principle Policy Officer  
Communities and Partnerships  
Department for Planning and Infrastructure  
469 Wellington Street  
PERTH WA 6000

WE LOOK FORWARD TO RECEIVING YOUR SUBMISSION ON THE  
DRAFT DESIGNING OUT CRIME PLANNING GUIDELINES OUTLINE

**Delivery Address:**  
1st Floor  
469 Wellington St  
PERTH WA 6000

No stamp required  
if posted in Australia



DESIGNING OUT CRIME  
PLANNING GUIDELINES OUTLINE  
WESTERN AUSTRALIAN PLANNING COMMISSION  
Reply Paid 74610  
PERTH WA 6000

Tear here to remove form

To open tear along perforation

To open tear along perforation

