

INTRODUCTION

Traditionally, the community has relied upon the police and the justice system to prevent and reduce the incidence of crime. This is often reactive and ineffective.

This leaflet is intended for use by developers, land owners, land administrators and applies to all urban land.

It is designed to create awareness of CPTED. Developers are advised to contact Council's Development and Certification Division in relation to detailed advice for development applications at development concept formation as CPTED principles must be factored in at development concept formation.

Development applications will need to clearly demonstrate on plan and in writing that CPTED principles are satisfactorily addressed.

WHAT IS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)?

Criminals make rational choices about their targets and generally:

- The greater the risk of being seen, challenged or caught, the less likely they are to commit a crime;
- The greater the effort required, the less likely they are to commit a crime; and
- The lesser the actual or perceived reward, the less likely they are to commit a crime.

We can design and manage the environment to ensure:

- There is more chance of being seen, challenged or caught;
- Greater effort is required on the part of the criminal;
- The actual or perceived rewards are less; and
- Opportunities for criminal activity are minimised.

THE THREE PRINCIPLES OF CPTED

Natural Surveillance: Placing physical features, activities and people in ways that maximise the ability to see what is happening discourages crime; for example, placing uses of high activity such as cafes, restaurants, shops at ground level in commercial strips and in locations which look over parks. This increases natural surveillance of the street and park. Placing clotheslines near play equipment in a unit development increases natural surveillance of the play area. Barriers such as bushes, sheds or solid fencing can make it difficult to observe activity. Living areas in dwellings should look onto the street. Parking spaces in facilities other than locked security facilities should be subject to natural surveillance.

Access Control: Access can be restricted by physical barriers such as bollards, fences, doorways, or by security hardware such as locks, chains and alarms. Measures such as security guards can also be used. All these methods aim to increase the effort required to commit a crime and therefore, reduce the potential for it to happen.

Ownership: People usually protect territory that they feel is their own and have a certain respect for the territory of others. Reciprocally criminal and antisocial behaviour thrive in isolated and unused places. Fences, paving, art, signs, good maintenance and landscaping are some physical ways to express ownership. Identifying intruders is much easier in a well-defined space. An area that looks protected gives the impression that greater effort is required to commit a crime. A cared for environment can also reduce the fear of crime. Areas that are run down and the subject of graffiti and vandalism are generally more intimidating than areas which do not display such characteristics.

TRANSLATING THE PRINCIPLES TO ACTION

Fencing: Fence design should maximise natural surveillance from the street to the building and from the building to the street and minimise opportunities for intruders to hide.

Entrances to Buildings: Provide entrances which are in prominent positions and which allow users to see into before entering.

Blind Corners: Avoid creating blind corners in pathways, stairwells, hallways and car parks.

Communal and Public Areas: Provide natural surveillance for communal and public areas by:

- Positioning active uses or windows of habitable rooms adjacent to communal public areas, eg playgrounds, swimming pools, gardens, car parks etc.
- Making communal laundries and garage areas easily seen.
- Locating seating in areas actively used.
- Locating foyers/waiting areas where they are both visible from the building entry and close to actively used areas.
- Providing open style or transparent materials on doors and/or walls of elevators/stairwells.

Landscaping: Avoid landscaping which obstructs causal surveillance and allows intruders to hide.

Lighting: Ensure lighting does not produce glare or dark shadow. Areas well used after dark should be lit.

Mixed Land Uses: Where permitted, provide appropriate mixed uses within buildings to increase opportunities for natural surveillance. For example, businesses can be observed by residents after hours and residences can be observed by business people during business hours.

Building Identification: Ensure buildings are clearly identified by street numbers to prevent unintended access and to assist persons trying to find the building.

Security Devices: Use quality locks and ensure they comply with the Building Code of Australia in respect of egress. Security grilles, shutters, doors should allow natural observation of the street.

Maintenance: Create a cared for image.

Spaces: Spaces should be clearly defined to express a sense of ownership and reduce illegitimate use/entry.

AUSTRALIAN STANDARDS

- AS 4145.1 – 1993, Locksets Part 1, Glossary of terms. (Door locks).
- AS 4145.2 – 1993, Locksets Part 2, Mechanical locksets for doors in buildings. (Door locks).
- AS/NZ 2803.1 – 1994, Doors – Security screens, hinged. (Security doors).
- AS/NZ 2803.1 – 1994, Doors – Security screens, sliding. (Security doors).
- AS 3555 – 1988, Building elements – testing and rating for intruder resistance. (Intruder resistant materials).
- AS 2630 – 1983, Guide to the selection and application of intruder alarm systems for domestic and business premises. (Intruder alarm system).
- AS 2201 – 1986, Intruder Alarm Systems Part 1, systems installed in clients' premises. (Intruder alarm system).
- AS 1158 Part 1 – 1986, Lighting of Urban Roads and Public Thoroughfares, performance and installation design requirements. (Car park lighting), (Public park lighting).

Disclaimers

This information was believed to be correct at the date of its publication.

This information is for general information purposes only and should not be relied upon for legal advice.