

2.17 DESIGNING OUT CRIME

(ADOPTED 23 SEPTEMBER 2008)

1. INTRODUCTION

The planning and design of places, spaces and buildings can assist in reducing anti social behaviour by the application of improvements to lighting, fencing, landscaping and surveillance of the area from buildings and land use. People's behaviour, particularly in terms of the possibility of anti social behaviour, as well as an individual's perception about their safety, can be influenced by the design of that environment. Good design can reduce opportunities for anti social behaviour and improve the feelings of safety.

Crime prevention through environmental design (CPTED) involves the application of a range of design principles to a site to minimise the potential for that site to facilitate and support anti social behaviour. This policy aims to provide guidance regarding elements that can be incorporated into both residential and commercial design to improve community safety and minimise antisocial behaviour.

It is important to note that crime cannot be completely designed out of an environment nor can all crime be addressed through environmental design. This policy focuses on reducing those antisocial activities such theft of and from automobiles, breaking and entering, robbery, assault and violence, and reducing specific nuisance activities such as mischief, graffiti, loitering, public urination, etc..

2. OBJECTIVES

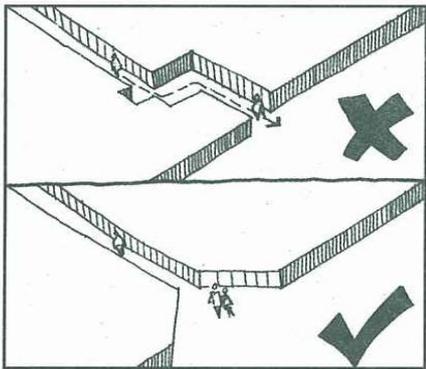
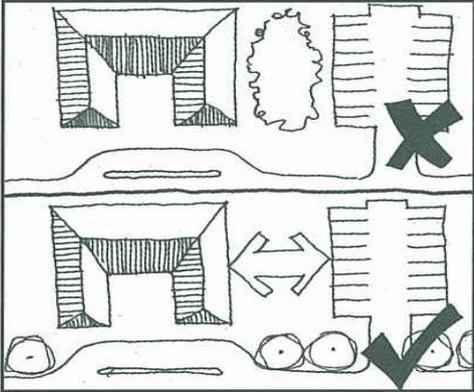
The objectives of this policy are to:

- a) Raise awareness of community safety, security and crime prevention issues; and
- b) Ensure that planning and detailed design for land use, development and redevelopment activity incorporate appropriate CPTED principles.

1. POLICY REQUIREMENTS

3.1 All New Development

Graffiti	a) Blank walls fronting the public domain (including but not limited to right of ways, streets etc) are to be painted with appropriate anti graffiti paint. Tall landscaping may be used in place of anti graffiti paint subject to the lodgement of a landscaping plan and ensuring the maintenance and upkeep of such landscaping.
Surveillance	<p>a) Footpaths must be able to be viewed from ground floor windows</p> <p style="text-align: center;">X ✓</p> 

	 <p>b) Recessed doorways that restrict natural surveillance will not be supported.</p> <p>c) Shopfronts and window displays shall be visually accessible at night as well as during business hours. No dark or reflective tinting, blinds or the like that would prevent clear views into and out of the tenancy are to be installed.</p> <p>d) Shopfronts are to provide internal lighting to window displays.</p>
Parking	<p>a) All parking areas, access ways and entrances are to be well-lit. The City may require the lodgement of a Lighting Plan to be prepared by a qualified lighting consultant to be submitted upon application for Building Licence demonstrating how the proposed development achieves this.</p> <p>b) Open Air Parking Spaces are to be overlooked by either the subject or nearby development</p>  <p>c) Landscaping between car bays is not to exceed 0.75 metres in height</p>
Storage Areas	<p>a) Storage and Service Areas are to be fenced in accordance with the relevant Commercial Zones Policy and locked after hours. Where this area is accessible in the public realm, the use of blind corners and sharp curves are to be avoided.</p>

All diagrams contained within this policy are from Launceston City Council's 2003 publication "Designing Out Crime, Designing In People" and the June 2006 WAPC document "Designing Out Crime: Planning Guidelines".

3.4 General Policy Requirements

Where any provision within this policy is inconsistent with the City's Visual Privacy policy, the City's Visual Privacy policy will prevail.