

## 1.0 Policy Objectives

The objectives of this Policy is to:

- Encourage urban development within the Shire to incorporate designing out crime principles.
- Provide guidance in relation to built outcomes that support the reduction in actual and perceived crime and anti-social behaviour.
- Offer guidance on design and assessment of planning proposals.

## 2.0 Background

Amongst many considerations during development, the Shire of Serpentine Jarrahdale recognises the need to adopt environmental design principles to reduce the likelihood of crime occurring.

Crime Prevention Through Environmental Design or CPTED is based on the idea that peoples' behaviour is influenced by the design of their environment. This can occur on both perspectives whether it be the perception of safety or conversely the likelihood of committing a crime.

Supporting the reduction in anti-social behaviour through appropriate design decisions improves the liveability, vitality, accessibility, diversity and social wellbeing of the Shire's communities. This is particularly important for vulnerable groups as the fear of crime inhibits their ability to move freely and enjoy the opportunities that should be available to everyone.

There is no prescriptive method to designing out crime and as such, each planning application will need to be dealt with on a case by case basis. However, there are five key principles which inform crime prevention through environmental design in all instances. These are:

- Surveillance.
- Access control.
- Territorial reinforcement.
- Target hardening (securing measures).
- Management and maintenance.

These principles can be applied to all planning applications ranging from macro focused structure plans through to a micro level of individual development applications. To achieve the objectives of the policy, the combined effort of the community, developers and the Shire will be required to encourage crime prevention within our community.

## 3.0 Policy Application

3.1 The principles contained within this Policy applies to applications for planning approval, including structure plans, detailed area plans, subdivision and development.

## 4.0 Status

### (a) Relationship to other Local Planning Policies (LPPs)

This policy has due regard to, and should be read in conjunction with the Shire's entire Local Planning Policy suite. Of particular relevance to this Policy are:

- i) Local Planning Policy 3.1 – McNeil Grove Design Guidelines
- ii) Local Planning Policy 3.2 – Woodlot Subdivision, Jarrahdale Design Guidelines
- iii) Local Planning Policy 3.3 – Wellard and Richardson Street, Serpentine Design Guidelines
- iv) Local Planning Policy 3.4 – Patterson Street Design Guidelines

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## Contact Us

### Enquiries

Call: (08) 9526 1111

Fax: (08) 9525 5441

Email: [info@sjshire.wa.gov.au](mailto:info@sjshire.wa.gov.au)

### In Person

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong WA 6123

Open Monday to Friday 8.30am-5pm (closed public holidays)



[www.sjshire.wa.gov.au](http://www.sjshire.wa.gov.au)



- v) Local Planning Policy 3.6 – The Glades Village Centre Design Guidelines
- vi) Local Planning Policy 3.5 – Byford Town Centre Public Realm Guidelines
- vii) Local Planning Policy 3.8 – Byford Town Centre Built Form Guidelines

**(b) Other**

This Policy shall also be read in conjunction with the following:

- i) Designing Out Crime – Planning Guidelines (WAPC 2006)

**5.0 Interpretations**

- i) The use of terminology within this policy is to have the same meaning as the Western Australian Planning Commission document entitled ‘Designing Out Crime Planning Guidelines’ 2006.

**6.0 Policy Statement**

- 6.1 This policy is written in the context of establishing a set of key principles in which all applications and proposals which are submitted or referred to the Shire will need to address.
- 6.2 To ensure that all planning proposals are captured, the following Planning Framework has been established to take into account the various applications and plans.

**Figure 1: Planning Framework**

Level of design consideration	Planning Framework	Designing Out Crime Considerations
Macro	District Structure Plans	Land uses
	Local Structure Plans	Land uses Local movement networks Location of public open space
Meso	Subdivision Referrals	Detailed movement networks Intensity of urban development
Micro	Detailed Area Plans	Building orientation
	Development Application	Built form Materials Fencing

- 6.3 The Shire will use this policy as one of the many tools that guides the preparation and assessment of planning proposals. For example, a proponent that prepares a Local Structure Plan will be guided by the macro principles within the policy concerning land uses, local movement networks, and location of public open space. Plans and all other planning instruments will be prepared and appraised in the context of its implications to subsequent phases of design and its impact.

**6.4 Principle 1 – Surveillance**

Surveillance is one of the most simple and effective principles of crime prevention. In essence, when people perceive that they can be seen they are less likely to engage in anti-social behaviour and crime. Most environmental settings can be designed to have opportunities for surveillance. Placing physical features, activities and people in ways that maximise the ability to see what is happening discourages crime encourages a feeling of openness, neighbourhood surveillance and perception of increased risk



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of detection for intruders and of increased surveillance for legitimate uses.

Barriers such as blank walls or building facades without windows that reduce visual permeability can make it difficult to observe non-desirable activities.

<b>Macro Principles</b>	<b>Meso Principles</b>	<b>Micro Principles</b>
<ul style="list-style-type: none"><li>• Land uses should be compatible with neighbouring uses.</li></ul>	<ul style="list-style-type: none"><li>• Lots should be located to ensure adequate surveillance of public realm spaces.</li></ul>	<ul style="list-style-type: none"><li>• Ensure clear sightlines to public realm areas from adjacent buildings.</li></ul>
<ul style="list-style-type: none"><li>• Strategic footpaths and cycleways to be in view of adjacent land uses.</li></ul>	<ul style="list-style-type: none"><li>• Locate uses that can provide natural surveillance wherever possible.</li></ul>	<ul style="list-style-type: none"><li>• Light primary pedestrian routes.</li></ul>



<ul style="list-style-type: none"> <li>• Avoid 'seas of car parks'.</li> </ul>		<ul style="list-style-type: none"> <li>• Ensure level changes do not obscure public places.</li> </ul>
<ul style="list-style-type: none"> <li>• 'Big box uses' should be arranged to have no public access to the sides of buildings.</li> </ul>		<ul style="list-style-type: none"> <li>• Front boundary fencing should be visually permeable.</li> </ul>
<ul style="list-style-type: none"> <li>• Avoid over use of buffer and security zones which push land uses apart to the point of isolation.</li> </ul>		
<ul style="list-style-type: none"> <li>• Avoid concave building envelopes.</li> </ul>		
<ul style="list-style-type: none"> <li>• Illuminate unwanted congregation areas and entrapment spots.</li> </ul>		

6.5 Principle 2 – Access Control

Natural and built access control involves the use of the environment and built form to clearly mark borders and transitional zones to psychologically deter movement of illegitimate users into protected space. Access control is important to provide wayfinding and directional guidance for legitimate users while denying access to targets during non use and reducing escape opportunities.

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



6.6 Principle 3 - Territorial Reinforcement

People are more likely to defend or take pride in a space they feel they have a level of ownership over. It is therefore important to identify private and public land through the use of appropriate territorial reinforcement measures.

Territorial reinforcement is the use of physical features designed to express ownership and control of the environment and delineate, semi-private and public spaces. Territorial reinforcement reduces the 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.

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

6.7 Principle 4 - Target Hardening (security measures)

Target Hardening is often provided for at the detailed planning stage and usually includes security doors, roller shutters, security cameras and security fencing. The objective is to ensure that buildings are secure and access is denied to offenders. By incorporating these elements into the urban form it can have an adverse affect on the behaviour that is being discouraged. It is important to strike a balance between designing out crime principles and together with other outcomes to ensure the amenity of an area is not adversely affected.

If required, target hardening elements including fencing and roller shutters should be utilised as sparingly as possible, be visually permeable and sympathetic to the built form design. Target hardening should be last approach taken, after all other designing out crime principles have been utilised.

Macro Principles	Meso Principles	Micro Principles
<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 land use mix, access arrangements, 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> </ul>	<ul style="list-style-type: none"> <li>Should be based on and justified by individual need assessment.</li> </ul>
	<ul style="list-style-type: none"> <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 break-in and concealed crime exit.</li> </ul>



		<ul style="list-style-type: none"> <li>• Ensure building parapets do not conceal unlawful access.</li> </ul>
		<ul style="list-style-type: none"> <li>• Install closed circuit television where natural surveillance is poor.</li> </ul>
		<ul style="list-style-type: none"> <li>• Where fencing is required for security it should be no less than 1.8 metres in height.</li> </ul>

**6.8 Principle Five - Management and Maintenance**

Good management and consistent maintenance of a space will be a deterrent to anti-social behaviour. If areas are run down and subject to graffiti and vandalism it is likely they will be less visited by the community and generally more intimidating to those users. Management and maintenance seeks to remove indicators of crime and the use of lighting, painting and vegetation management creates a cared for environment that can reduce the fear of crime and induce legitimate behaviour.

Macro Principles	Meso Principles	Micro Principles
<ul style="list-style-type: none"> <li>• Establish training for public open space managers.</li> </ul>	<ul style="list-style-type: none"> <li>• Incorporate management conditions such as shopping trolley collection points where practical in planning approvals.</li> </ul>	<ul style="list-style-type: none"> <li>• Remove graffiti as soon as possible after occurrences.</li> </ul>
<ul style="list-style-type: none"> <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>• Ensure spatial management responsibility is clear between public and private sector organisations.</li> </ul>	<ul style="list-style-type: none"> <li>• Establish effective maintenance plans for public spaces.</li> </ul>
	<ul style="list-style-type: none"> <li>• Establish systems for reporting of problems and fixing them.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain plants to retain visibility where required.</li> </ul>
		<ul style="list-style-type: none"> <li>• Train maintenance staff to identify and report potential problems.</li> </ul>

**7.0 Consultation Requirements**

7.1 Consultation with adjoining landowners/businesses shall be carried out in accordance with the Shire's Local Planning Policy 1.4 – Public Consultation for Planning Matters.

**8.0 Implementation**

8.1 When a planning or development application is made to the Shire, the proposal shall take into consideration the five principles of crime prevention through environmental design.

8.2 When the Shire deems that a planning proposal has the potential to affect the surrounding community's safety or perception of safety, the Shire will require an applicant to provide a statement stating how the development responds to the five CPTED principles. The statement provided to the Shire must be prepared by a suitably qualified consultant.



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**Local Planning Policy No 24:  
Designing Out Crime**

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<b>Reviewed/Modified</b>	<b>Minutes Reference</b>	<b>Date</b>	<b>Meeting Type</b>
Adopted	OCM140/08/15	10/08/2015	Ordinary Council Meeting
Reviewed	OCM100/05/23	15/05/2023	Ordinary Council Meeting