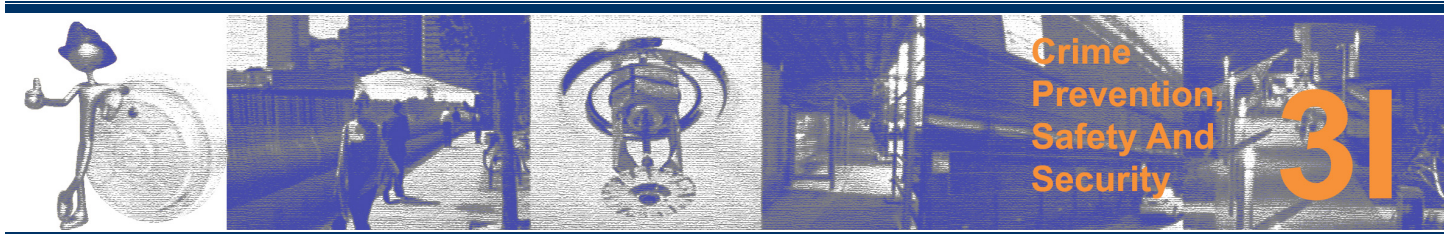




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## 31.1 Introduction

Council is committed to ensuring that all development provides the community and users with a safe and secure environment. In 2001, the NSW Government released *Crime Prevention and Assessment of Development Application: Guidelines* under section 4.15 of the *Environmental Planning and Assessment Act 1979*. The Guidelines establish two steps which councils must undertake in the assessment of development applications:

- (i) Assessing all applications against basic Crime Prevention Through Environmental Design (CPTED) design principles; and
- (ii) Undertaking a crime risk assessment for specifically identified development types.

Council will endeavour to support the minimisation of crime risk as part of all Development Applications. Council may refer the Development Application to the NSW Police Local Area Command for assessment against CPTED principles where the proposed land use or design of the development poses a crime risk.

### 31.1.1 Land to which this Part Applies

This Part of the DCP applies to all developments on land to which this DCP applies within the Bayside Local Government Area. It provides objectives and controls in relation to crime prevention, safety and security and needs to be read in conjunction with:

- Part 1 - Introduction
- Part 2 - Advertising and Notification
- Part 3 - General Provisions
- Part 4 - Residential Development
- Part 5 - Business Centres
- Part 6 - Employment Zones
- Part 7 - Other Development and Land Uses
- Part 8 - Character Precincts
- Part 9 - Key Sites
- Part 10 – Technical Guidelines

Safety and security are the critical components in the function and operation of the urban environment. By creating a safe and secure environment, it will encourage activities during the day and at night by reducing the opportunities of crime and violent behaviour and making places more user-friendly.

This Part consists of design principles and guidelines for creating safe and secure developments and urban spaces. The challenge for planners, designers and property owners is to create lively and interesting urban places without being feeling “locked in” or consistently being monitored.

Refer to **Part 2 - Notification and Advertising, Table 5** in Schedule 3 for information in regards to which Development Applications will be referred to NSW Police.



### 31.1.2 Crime Prevention Through Environmental Design (CPTED)

The purpose of CPTED is to manage, design and manipulate the environment to reduce the opportunity for crime to be committed. This includes reducing opportunities for crime against people and property and extends beyond a house and into adjoining public spaces.

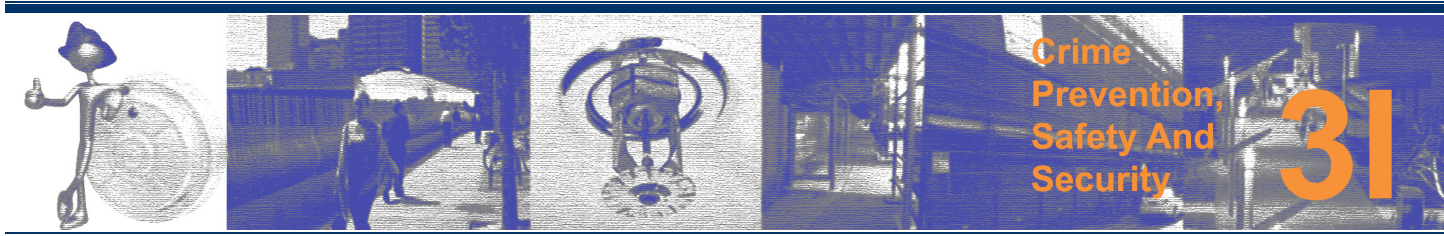
There are four key assessment principles within CPTED that will be applied. These include:

- **Surveillance** - The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.
- **Access control** - Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.
- **Territorial reinforcement** - Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals.
- **Space management** - Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.

To support the CPTED principles and assessment of the potential crime risks resulting from development applications the general objectives apply to all developments within the Botany Bay local government area.

### 31 1.3 General Objectives

- 01** To develop a safer environment within the Bayside local government area;
- 02** To reduce opportunities for criminal activities and anti-social behaviour;
- 03** To improve community safety in streets and the public domain;
- 04** To promote and create attractive and useable urban spaces;
- 05** To provide better integration and connection of street and public domain; and
- 06** To increase community activities in the public place during the day and night time.



## 31.2 Site Layout, Design and Uses

Developments must consider surrounding land uses and building designs to ensure that new developments are not adversely impacting on safety and security of both the proposed development and adjoining land uses.

Surrounding land uses that should be considered include the freight rail corridor, major roads, dangerous goods routes and potentially hazardous industry. Consideration of these surrounding land uses may result in changes to site boundary treatments, the development of risk management plans and changes to site access for safe vehicular movements.

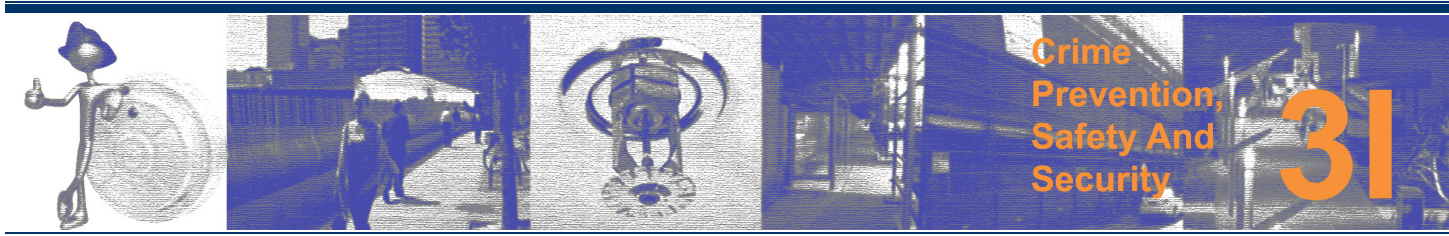
**Note:** Applicants should be aware that referral to the NSW Police for CPTED assessment may be required and may result in amendments to a proposed application or the installation of security devices.

### Objectives

- O1 To encourage well integrated developments;
- O2 To promote walkable neighbourhoods and centres;
- O3 To provide legible and navigable street networks;
- O4 To promote street and public domain activities during day and night time;
- O5 To maximise natural surveillance and visibility of public spaces;
- O6 To encourage walking and cycling in new developments;
- O7 To ensure new developments fronting streets and public spaces; and
- O8 To delineate public and private spaces in new developments.

### Controls

- C1 Developments are to provide connections to existing activity centres, neighbourhoods and street networks. Isolated residential developments or gated communities are discouraged.
- C2 Developments shall facilitate a diverse range of activities that attract people, encourage interaction and provide a community focus.
- C3 New streets must be legible and navigable and provide direct connection to key facilities and infrastructure. Dead-end streets and cul de sac are to be avoided.
- C4 Mixed use and higher-density developments are to be located in close proximity to activity centres or public transport networks.



- C5** For new development located along major arterial and main roads, active street frontages and uses are to be located on the ground floor to attract pedestrian traffic.
- C6** Pathways shall be direct with all barriers along pathways being permeable including landscaping and fencing.
- C7** Provide pedestrians and cyclists with a choice of formal pathways and routes.
- C8** No entrapment spots should be included in any path.
- C9** All paths shall be well lit.
- C10** Large and unsupervised at-grade car parking areas shall be avoided.
- C11** Applications for development over 20 dwellings are to be accompanied by a formal crime risk assessment.
- C12** Different public and private spaces of development are required by employing a level change at the site by utilising different paving materials and colour and installing signage.
- C13** In business centres, a variety of night-time uses is encouraged (i.e. restaurants, entertainment and retail) to front public spaces and domains. Night-time uses shall have good access to the public transport network.
- C14** Encourage mixed use within the same building. This can be achieved by providing retail and commercial spaces at street level and residences on the upper floors.



### 31.3 Building Design

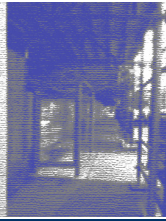
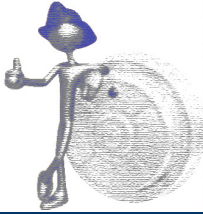
Appropriate siting and design of buildings can reduce the attractiveness of crime and provide opportunities for active surveillance.

#### Objectives

- O1** To maximise natural surveillance in public spaces and streets by increasing the level of activity for nearby buildings and streets;
- O2** To encourage a compatible mix of uses and activities;
- O3** To provide active frontages and uses on the ground and first floor of buildings in centres/mixed use;
- O4** To ensure new developments are well connected to existing pedestrian network and cycle paths;
- O5** To create building entrances that are highly visible to and from the street and public areas;
- O6** To ensure fences and walls do not interfere or reduce the visibility and natural surveillance to and from public areas, streets and private entrances; and
- O7** To reduce opportunities for seclusion through the adoption of appropriate design solutions for site boundary treatments (i.e. fencing, landscaping, driveways and open spaces).

#### Controls

- C1** Habitable rooms shall be positioned at the front of dwellings.
- C2** Windows of a habitable room (i.e. living room, bedroom and kitchen) shall be orientated toward public and communal areas.
- C3** Buildings and open space areas will be designed to:
  - (i) Enable casual surveillance of streets, open space and entrances to buildings;
  - (ii) Minimise access between roofs, balconies and windows of adjoining developments; and
  - (iii) Ensure adequate lighting to access routes, car park areas and open space.
- C4** Long blank walls, car park entrance and exit and service areas along the street frontages shall be avoided. Where it is unavoidable, planting for screening purpose or anti-graffiti paint should be used.
- C5** Established setback patterns of the street are to be maintained.
- C6** Awning and weather protection shall be provided along pedestrian paths to accommodate usage for all weather conditions.



- C7** Active frontages and uses on the ground and first floor of buildings shall be provided in centres/mixed use areas. Ground and first floor uses shall establish a connection (i.e. both visually and physically) to the street and public space. This could be achieved by opening directly on to the street or providing outdoor dining area for restaurant and cafe.
- C8** Entrances to new development shall front the street to maximise surveillance to the public environment and provide clear sightlines with direct access from the street to the building entrance.
- C9** Provide clear signage and identification of buildings or dwellings, ie: clear numbering. Location maps and directional signage will be provided for larger developments.
- C10** For a mixed-use building, separate entrances shall be provided for residential and commercial/retail components.
- C11** Entrances and exits of buildings shall be well lit, secure and highly visible to and from public spaces, streets and adjoining buildings.
- C12** Boundary fences shall not provide opportunities for seclusion and should be of a height that does not prevent the surveillance of streets.
- C13** Fences located within the front setback shall not be more than 1.2 metres in height (above the natural ground level) and are not to be less than 50% transparent.
- C14** Servicing areas of building is to be located to the side and rear of new development.
- C15** An audio or video intercom system is to be provided at the entry or in the lobby for the visitor to communicate with residents within the new developments.



## 31.4 Landscaping and Lighting

### Objectives

- O1** To maximise natural surveillance to the public domain and open spaces;
- O2** To encourage the use of the public domain and open spaces at all times of the day;
- O3** To ensure adequate lighting is provided to the public domain and open space to enhance visibility and natural surveillance; and
- O4** To ensure landscaping does not interfere with the sightlines or natural surveillance to pedestrian and cyclist pathways, the public domain and open space from the surrounding buildings and streets.

### Controls

- C1** Landscape planting and vegetation shall not impede the views to the communal areas or public street and spaces.
- C2** All areas to be used at night shall be well lit (including pathways, etc).
- C3** Access and egress routes and dark or sheltered areas will be clearly illuminated. All lighting must comply with relevant Australian Standards.
- C4** Pedestrian pathways, laneways, access routes and entrances shall be well lit.
- C5** Vegetation with dense top to bottom foliage to eye level should be avoided where surveillance is required. Plants such as low hedges and shrubs and high or raised canopied trees shall be used for landscaping to provide good natural surveillance.
- C6** Landscaping shall not conceal a building entrance.
- C7** External lighting must be provided to mixed use developments, commercial developments and industrial areas where pedestrian ways, main building entries, driveways, communal areas and car parks require public access at night or after normal trading hours.
- C8** External lighting is to comply with the requirements of Section 9.21: Lighting in the Vicinity of Aerodromes, Manual of Standards, Part 139 – Aerodromes Version 1.1, February 2003. All lighting, regardless of location, which may affect the safe operation of aircraft operating at Sydney Airport are required to be compatible with the above requirements.
- C9**





## 31.5 Public Domain, Open Space and Pathways

### Objectives

- O1** To maximise natural surveillance to public domain and open spaces;
- O2** To encourage the use of public domain and open spaces at all times of the day;
- O3** To ensure adequate lighting is provided to the public domain and open space to enhance visibility and natural surveillance;
- O4** To ensure landscaping does not interfere with the sightlines or natural surveillance of pedestrian and cyclist pathways, public domain and open spaces from the surrounding buildings and streets; and
- O5** To co-locate pedestrian, cycling and vehicular routes, where possible, to maximise activity and natural surveillance.

### Controls

- C1** Public domain and open space shall be visible from the neighbouring buildings, surrounding streets and infrastructure (i.e. schools, library, etc.).
- C2** A minimum of three sides of active frontages is to be provided to public open spaces and playgrounds.
- C3** Solid fences are discouraged for new development or subdivision backing onto public domains and open spaces. Open fencing is preferred.
- C4** Comfortable public places with high-quality public furniture, good shade and interesting outlooks within the public domain and open space shall be provided.
- C5** Landscaping must not obscure the lighting or sightline to the surrounding pedestrian/cycling paths and open space. Landscaping must be provided and designed accordingly.
- C6** Walking and cycling paths are to be an adequate width for both to pedestrians and cyclists and comply with the following five principles Connection; Convenience; Convivial; Comfortable and Conspicuousness.
- C7** Pedestrian and cycling paths must comply with Australian Standard 1428.



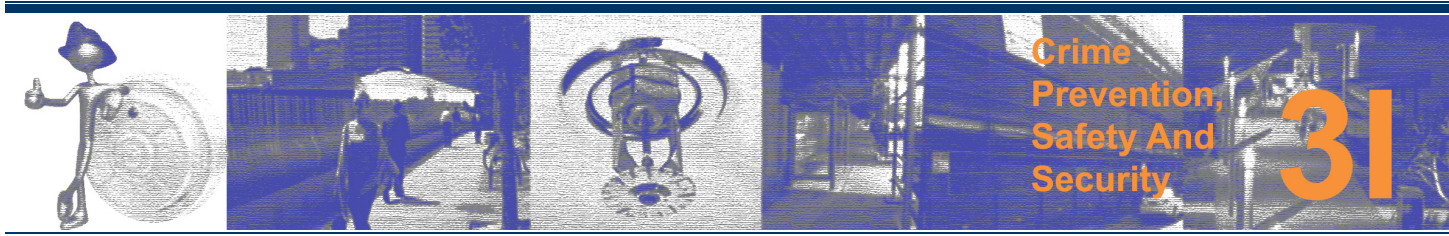
## 31.6 Car Parking Areas

### Objectives

- O1** To ensure the design and siting of car parking does not reduce pedestrian and cyclist amenity and safety within the car park or in the street;
- O2** To maximise the natural surveillance and visibility to and from car parking areas;
- O3** To ensure pedestrian access to car parking areas is safe, convenient and direct; and
- O4** To minimise the opportunities for concealment within car park areas.

### Controls

- C1** Large car parking areas are to be located below ground level or under buildings to enable active uses (i.e. retail) and frontages on the street level. At-grade car parking areas are discouraged.
- C2** If underground car parking is not possible, car parking areas are to be located to side and rear of residential and commercial development.
- C3** Dense vegetation, solid fences and unnecessary structures along the perimeter of the car parking area is not permitted.
- C4** Parking spaces shall be designed to provide effective sightlines from moving cars, and between parked cars to enhance pedestrian safety.
- C5** Entry to basement parking areas will be through security access via the main building. This access will be fitted with a one-way door from the foyer into the basement.
- C6** For multi-storey car parking, stairwells are to be open or see through to enable informal surveillance to be provided to and from the public areas.
- C7** Pedestrian paths to and from car parking areas are to be well lit, signed, landscaped and clearly marked to clearly define them from the vehicular roads and parking areas.
- C8** Car parking pedestrian entry and exit points shall be located on the street level to maximise pedestrian flow and natural surveillance from active uses on the ground floor.
- C9** The number of pedestrian entry and exit points for multi-storey car parks are to be minimised.
- C10** Parking for people with a disability is to be located in highly visible areas and close to pedestrian entry and exit points of the car park.
- C11** For residential developments, accesses to car parks from common areas are to be secured by lockable doors.



**C12** For mixed-use development, residential car parking areas are to be separated from any other building uses.

## 31.7 Public Facilities

### Objective

**O1** To ensure public facilities are located in areas with high pedestrian flow and movement.

### Controls

- C1** Public facilities (i.e. ATMs, bicycle storage, public toilets and telephones) are to be highly visible from public areas. Where possible, these facilities are to be located adjacent to uses or activities with extended trading hours such as restaurants, cafés and convenience stores.
- C2** Public facilities are not to be located in hidden spaces such as fire exits.
- C3** Directional signage is to be provided for key public facilities.