

Planning Scheme Policy – Crime prevention through environmental design (CPTED)

1. Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to provide guidance for satisfying assessment criteria and identifying information Council may request for the creation of safe public and private domains through environmental design outcomes intended to reduce fear and incidences of crime as well as improving quality of life.

2. Interpretation

- (1) Terms used within this planning scheme policy are defined within Schedule 1 of the CairnsPlan 2016 planning scheme. Where a term is not defined in Schedule 1, section 1.3 Interpretation of the CairnsPlan 2016 planning scheme applies.

3. Guidance on meeting planning scheme outcomes

- (1) Crime prevention through environmental design is a design philosophy based on effective design of the built environment intended to reduce fear and incidence of crime as well as to improve quality of life. The interdependent elements of crime prevention through environmental design are:
 - (a) Casual surveillance opportunities and sightlines;
 - (b) Public and private domains;
 - (c) Legibility and way-finding;
 - (d) Building design;
 - (e) Lighting;
 - (f) Predictable routs and entrapment;
 - (g) Management and maintenance.

3.1. Casual surveillance and sightlines

- (1) Casual surveillance is surveillance by observers, such as the public or residents which helps to discourage criminal activity and increase a general sense of safety. By ensuring clear sightlines, the opportunity for casual surveillance is increased. The public realm and surrounding development should be designed and managed to maximise the potential for casual surveillance. Development should respond to the following design considerations:
 - (a) Design allows activation of lower levels of buildings and overlooking of public and open space areas by surrounding uses, streets and residences;
 - (b) Maximise visibility of public and private car parks, pathways, stairwells, arcades, public amenities, playgrounds and other gathering spaces;
 - (c) Landscaping is maintained to allow clear sightlines and not create visual barriers. Low planting and shrubs should be maintained to a height of 700mm and low hanging tree branches and foliage should be removed to ensure a clear trunk up to a height of 2 metres;
 - (d) Fences and walls adjacent to pedestrian walkways, car parks, public spaces and street frontages provide for casual surveillance of both properties and public areas through use of an appropriate degree of visually permeable fencing, transparent materials, windows and balconies.



Figure 3.1.a – Buildings and open space maximising casual surveillance opportunities

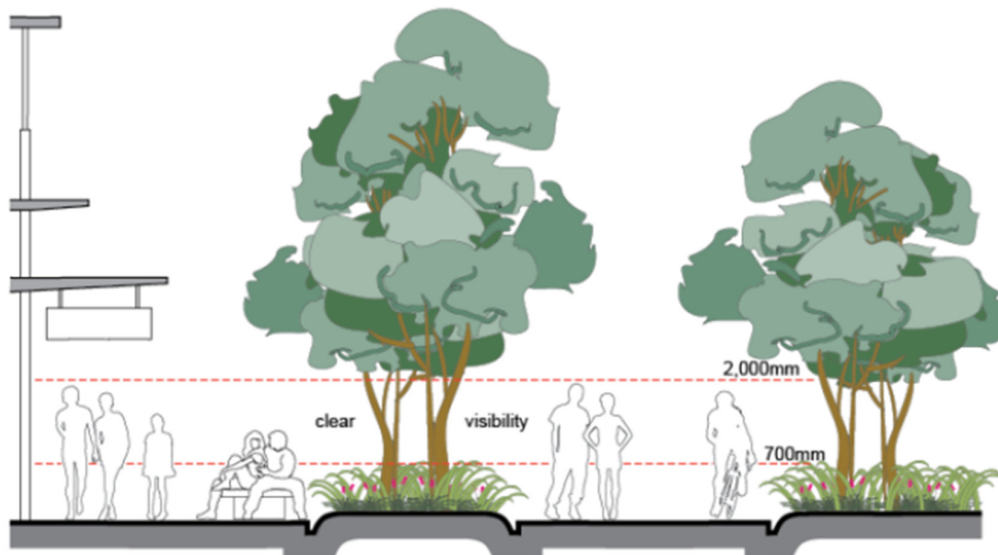


Figure 3.1.b – Landscaping in public areas

3.2. Public and private domains

- (1) Clearly defined boundaries between public, semi-public and private domains can help to reduce ambiguity of ownership and identify legitimate users of an area. It helps to determine how spaces will be used and what represents appropriate behaviour within them. Distinction in territory can be made obvious through the use of well-designed physical features. However, delineating territory should not reduce appropriate surveillance of, and from, the public domain. Development should include the following design considerations:
- Signage to define use as private, public or restricted;
 - Barriers, fences or vegetation cues delineating different areas;
 - Changes in footpath treatment, level and elevation.

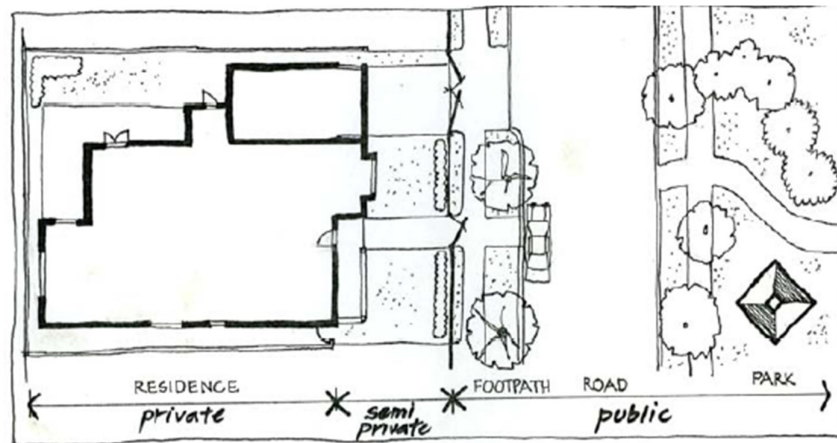


Figure 3.2.a – Public, semi-public and private domain delineation

3.3. Legibility and way-finding

- (1) Legibility in the built environment is important in allowing people to know where they are and how to get to where they are going, contributing to their sense of security in a place. Legibility is about way-finding and is particularly important for pedestrians and cyclists. Built environments are designed and managed to make navigation clear for users. Development should respond to the following design considerations:
- Simple, clearly written signage should provide locational information and identify destinations and facilities. Street numbers and building or tenancy names should be displayed at ground level and be clearly identifiable from the street and footpath;
 - Locate important service in places that are both visible and logical;
 - Encourage appropriate variety within the architectural and landscape design of buildings and spaces to create legible urban environments;
 - Designing buildings and spaces to take advantage of existing man-made or natural features to create landmarks to aid legibility;
 - Development should limit the number of entrances and exits, which should be obvious, well lit and have a clear relationship to car parking areas and public spaces.

3.4. Building design

- (1) Building design is an important factor in discouraging anti-social and criminal activities and adding to the security of the public realm. Considered design can reduce opportunities for concealment, entrapment, illegitimate access and vandalism. Development should respond to the following design considerations:
- Building design should not include features or structures that create natural ladders that provide access to higher levels;
 - People entering and exiting a development should have adequate opportunity to look either in or out, prior to entering or exiting the development through permeable fenestration and façade treatments;
 - Main entrances and exits should be located at the front of a site and in view of the street and internal users of the building;

- (d) Building walls, particularly entrances, should avoid creating spaces and barriers for human concealment to reduce the risk of crime by hidden persons;
- (e) Building design should support casual surveillance of adjacent open space and public areas.

3.5. Lighting

- (1) Appropriate lighting is a feature people associate with enhanced safety. Good lighting deters criminal activity by increasing the chance that criminal activity will be seen or a criminal will be recognised. In addition to facilitating surveillance, lighting is often used to enhance a site and to attract people. Development should provide appropriate pedestrian and street lighting to enhance the amenity of a site and promote safety by optimising opportunities for surveillance and reducing feelings of fear and vulnerability. Development should respond to the following design considerations:
- (a) Paths, car parks, entrances, exits, possible concealment locations, alleys, loading bays and way-finding signage should be well lit and obvious;
 - (b) Lighting should not be so bright as to prevent users from observing people approaching in the dark;
 - (c) Lights should not be obscured by vegetation;
 - (d) Lighting fixtures should be vandal resistant;
 - (e) Lighting used in car parks should illuminate continuously in hours of darkness;
 - (f) Street and path lighting should be evenly placed to ensure that the entire street or path is sufficiently lit and black spots are avoided.

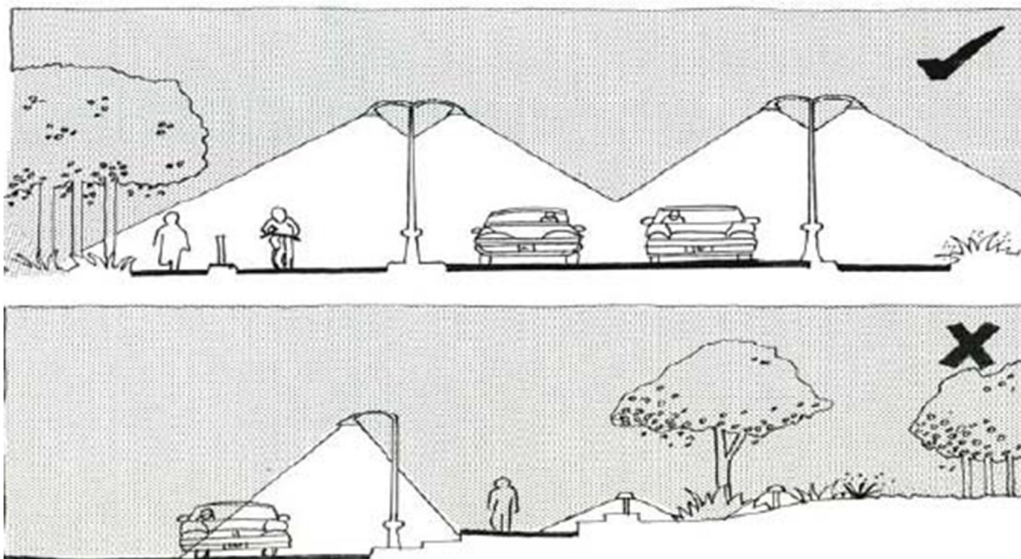


Figure 3.5.a – Lighting public spaces

3.6. Predictable routes and entrapment

- (1) Pathways, tunnels, stairways, bridges and other similar conveniences allow observers to predict the movement of the users of a site. Care should be taken with design to enhance the actual and perceived safety of users by avoiding leading people into potentially dangerous situations or areas. To avoid the creation of possible entrapment and concealment sites and reduce opportunities for crimes to be committed, development should respond to the following design considerations:
- (a) Predictable routes should be provided with good sightlines, lighting, signage and casual surveillance;
 - (b) Development should avoid concealment and entrapment spots near pedestrian and cycle routes;

- (c) Walkways, pathways and stairs should be designed and located so that they are easily accessible and do not involve blind corners;
- (d) Walkways and pathways should not be obstructed by vegetation;
- (e) Alleyways should be maintained free from landscaping and the accumulation of objects such as waste and recyclable material storage, which would facilitate concealment or illicit entry to buildings.

3.7. Management and maintenance

- (1) Public spaces and private development should be designed, managed and regularly maintained to ensure the quality of the places. Routine maintenance and repair indicates ownership and creates feelings of safety, encouraging greater use and reducing the likelihood of crime occurring. Development should respond to the following design considerations:
 - (a) Robust and durable materials, easy-to-maintain surfaces and darker coloured paint or graffiti resistant paint should be used wherever possible;
 - (b) Regular maintenance regimes should be established for facilities and vegetation.

3.8. Related materials

- (1) Other documents which provide guidance on meeting the purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
 - (a) Crime Prevention through Environmental Design – Guideline for Queensland, Part A: Essential features of safer places, State of Queensland, 2007.

4. Information Council may request

- (1) Council may request an assessment of proposed development against the crime prevention design considerations identified in this policy.

5. Schedule of amendments

Table 5.a – Schedule of amendments

Amendment title	Version number	Description	Dates
CairnsPlan 2016 Amendment 1 of 2017 - Administrative	1.1	The amendment integrates the Cairns Local Government Infrastructure Plan and corrects formatting, numbering, outdated terms and factual matters incorrectly stated in the planning scheme.	Adopted 28 June 2017 Commenced 1 July 2017
Planning Scheme Policy – Crime prevention through environmental design (CPTED) Amendment 1 of 2017 - Administrative	1.2	The amendment corrects formatting and numbering to remove the Planning Scheme Policy from Schedule 6 of the CairnsPlan 2016 and includes a schedule of amendments.	Adopted 6 December 2017 Commenced 11 December 2017
Planning Scheme Policy – Crime prevention through environmental design (CPTED) Amendment 1 of 2021 - Administrative	1.3	This amendment introduces a cross-reference to the planning scheme definitions in Schedule 1 of CairnsPlan 2016.	Adopted 13 October 2021 Commenced 26 October 2021