Development Control Plan No 38

Community Safety

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How to use this document

This DCP consists of seven separate parts, each with a separate function as explained below.

Part 1—General Information gives a brief background to the preparation of this DCP and contains the legal basis of how the document was prepared, its aims, and how it relates to other Council planning documents.

Part 2— Introduction explains the Council's approach towards enhancing community safety, introduces the concept of Crime Prevention Through Environmental Design (CPTED) and discusses the legislative framework under which Council considers safety matters.

Part 3— How to Address Community Safety Considerations outlines the information required to be submitted with a development application and how an application is assessed, including the roles of Council and the NSW Police Service.

Part 4— Design Principles for all Developments sets out core principles for safety required to be addressed by all developments, except those separately covered in Parts 5, 6 and 7 of this DCP.

Parts 5, 6 and 7 establish in detail how different development types are to be designed to address matters of safety and security. They establish a number of specific objectives and controls which must be met when designing developments and set out guidelines for good design practice which can be used to help achieve the objectives and controls.

Appendix 1 provides definitions of terms used in this DCP.

Appendix 2 provides references of sources consulted in the preparation of this DCP.

Disclaimer

This Development Control Plan is intended to assist designers and Council Officers to ensure that community safety is maximised through the design and /or operation of developments. The Council hopes that by applying the provisions of this DCP, the opportunities for undesirable activities to occur will be reduced and the safety of the community enhanced. However it is not possible for Council to guarantee the safety of developments or spaces assessed against this DCP. This is because the physical design of spaces is only one area in which a contribution can be made to addressing criminal activity and other factors will also affect the safety of a place. It is for this reason that Marrickville Council is working towards addressing community safety matters on a number of fronts, as detailed further in Part 2.0 of this DCP.

Contents

Part 1 General Information

1.1 Background

Marrickville Council is committed to providing a physical and social environment where people are part of a community and feel safe. Council believes the traditional law and order approach is not enough and that other approaches are needed to build strong communities where people feel safe. To this end, Council has developed a Community Safety Plan which aims to provide a co-ordinated, whole-of-Council approach to making Marrickville a safer place in which to live and work.

The Community Safety Plan sets out the key safety programs to be undertaken by Council in conjunction with the community and Government agencies.

Along with programs that seek to involve people in the social and cultural life of an area to assist in making it ***feel*** like a safe place, the Community Safety Plan recognises that the actual ***way*** in which a place is designed is also important in enhancing community safety and deterring undesirable activities.

Furthermore, in recent years, the State Government has encouraged NSW Councils to ensure that development proposals submitted to them for approval (ie: development applications), adequately address matters of community safety. To support the State Government's direction, local Councils and the NSW Police Service have promoted the concept of Crime Prevention Through Environmental Design (CPTED) in reviewing both the safety aspects of existing spaces and in considering new development. CPTED involves designing buildings and spaces in a way that applies four (4) key principles which include: Surveillance, Access Control, Territorial Reinforcement and Space Management. These principles form the basis to this DCP and are explained in full in Part 2.0.

In 2001, the State Government released a publication "Crime Prevention and the assessment of development applications: Guidelines under section 79C of the Environmental Planning and Assessment Act" (the Guidelines). The Guidelines clearly established two (2) steps which Councils should undertake in the assessment of development applications including:-

1. The assessment of **all** applications against basic CPTED design principles; and
2. Undertaking a crime risk assessment for specifically identified development types.

This DCP complements the State Government's approach to crime prevention by setting out detailed objectives and controls for CPTED against which Council will assess **all** developments. In addition, the DCP stipulates the development types that will be subject to a formal crime risk assessment process under clause 3.5 below.

About this DCP

A Development Control Plan is a commonly used town planning document which provides detailed guidance for the design and assessment of development, which includes the use of land. This DCP is known as "Marrickville Development Control Plan No 38—Community Safety". The DCP has been prepared in accordance with the EPA Act 1979 and the EPA Regulation 2000. Council is required by section 79C of the Act to take this DCP into consideration when determining development applications.

The DCP contains objectives, controls and guidelines for good design practice as explained below.

> ***Objectives*** set out what Council is trying to achieve in order to enhance community safety. A development should satisfy all objectives that are relevant to it.
>
> ***Controls*** are statements of what development is required to comply with. Where the controls are not satisfied, an applicant must demonstrate that the objectives of the control have nonetheless been satisfied. This is addressed in the Statement of Environmental Effects (see Clause 3.2 below).
>
> ***Good Design Practice*** guidelines provide suggestions or examples as to how the controls can be satisfied. The guidelines are not standards or mandatory requirements. They are offered purely to provide assistance to users of the DCP however other alternative methods outside of the Good Design Practice may also be proposed by an applicant. This permits design flexibility in meeting the controls which have been kept to a minimum under this DCP.

The DCP applies to all applications submitted to Marrickville Council for assessment, as well as to other related applications including modifications of development consents (see clause 1.7 below). Because some of the provisions of this DCP will be more relevant to certain proposals than to others, Council may exercise discretion in applying the DCP controls.

This DCP was approved by Council under the Environmental Planning and Assessment Regulation 2000 on 1 April 2003 and came into effect on 1 May 2003.

1.2 Purpose of this DCP

The main purpose of this DCP is to provide detailed objectives, controls and guidelines for how community safety matters can be adequately addressed in developments. The DCP recognises that property owners, planners, developers, architects, designers and Council can all enhance community safety by incorporating appropriate CPTED measures into a proposal at the start of the design process. The DCP covers the main development types in Marrickville in detail, as well as other more specific development scenarios eg: development abutting laneways. The DCP recognises that both private and public spaces contribute to overall community safety. As such, the DCP applies to private development as well as development (and related) applications carried out by Council, other levels of government or public agencies (see clause 1.7 below).

1.3 Relationship to other Plans

This DCP supplements the provisions of the Marrickville Local Environmental Plan 2001 (MLEP 2001) which is the main statutory document governing development in Marrickville. Clause 62 of the MLEP 2001 requires Council to consider community safety matters prior to granting consent to a development. It states:-

"*Community safety*

Before granting an application for development consent, the consent authority must take into consideration such of the following matters relating to the provision of community safety (if any) as are of relevance to the application:

(a) the provision of active street frontages where appropriate,
(b) the provision of lighting for pedestrian site access between public and shared areas, parking areas and building entrances,
(c) the visibility and legibility of building entrances from streets, public areas or internal driveways".

The following DCPs should also be referred to:

- **DCP No 35**- Urban Housing **Vol 1** (Dwelling Houses and Dual Occupancies).
- **DCP No 35**- Urban Housing **Vol 2** (Residential Flat Buildings and Multi Unit Housing).
- **DCP No 28**- Urban Design Guidelines for Business Centres.
- **DCP No 34**- King Street/ Enmore Road Urban Design.
- **DCP No 32**- Energy Smart Water Wise.
- **DCP No 31**- Access and Mobility.
- **DCP No 27**- Waste Management and Minimisation.
- DCP No 19- Parking Strategy

In addition, the **Code for Industrial Development** contains the requirements for industrial development in Marrickville.

DCP 38 provides the detailed information to assist applicants and Council officers to satisfactorily address clause 62 of the MLEP 2001. However DCP 38 also needs to be read in conjunction with Council's other DCPs, and in particular, the core documents for the main development types including DCP 35- Urban Housing (Volumes 1 and 2), DCP 28- Urban Design Guidelines for Business Centres and the Code for Industrial Development, together with the range of other issue-based DCPs, some of which are listed in the box to the right.

1.4 Aims of this DCP

The primary aims of this DCP are:

(a) To support the provisions of the Marrickville LEP 2001 in respect to community safety;
(b) To promote the design of developments which are safe and secure for occupiers and visitors;
(c) To contribute to the safety of the public domain;
(d) To create a physical environment that encourages a feeling of safety;
(e) To address community concerns regarding safety; and
(f) To optimise the use of public spaces and facilities by the community.

1.5 Land to which this DCP applies

This DCP applies to **all** land within the Marrickville Council area, to which the Marrickville Local Environmental Plan 2001 applies.

1.6 Developments to which this DCP applies

This DCP applies to all development applications, Section 96 modifications and Section 82A reviews submitted to Council under the Environmental Planning and Assessment Act 1979. However, the degree to which the DCP will apply depends on the scale of the proposal and the significance of any safety issues related to the development proposed. Parts 4.0 to 7.0 of this DCP contain controls for certain development types. However any developments not covered by these later sections are required as a minimum, to address the CPTED principles in Part 2.0, clause 2.2 of this DCP. This ensures that **all** applications be required to consider community safety matters.

Part 2 Introduction

2.1 About Community Safety in Marrickville

Marrickville Council has been active in promoting community safety through numerous programs, many directly involving the community. These programs illustrate that the Council's approach is not simply to rely on the police and the justice system to prevent and reduce the incidence of crime. Rather, Council takes a more pro-active role in promoting community safety and encouraging a feeling of safety within the community. To do this Council employs two strategies. The first involves community strengthening activities such as creating a sense of neighbourliness and encouraging people to participate in the life of the community. The second involves looking at community harm prevention, which includes making our public spaces and physical environments safer.

Although this DCP is only one initiative of the Council's overall safety program it nonetheless seeks to address both of the abovementioned strategies. In this regard, the DCP sets out design controls to improve the *actual* safety and security of buildings and spaces. At the same time, it seeks to create well designed places that feel safe, encouraging people to use such areas and in so doing, address addressing Council's social strategy to enhance the sense of community in Marrickville.

Along with setting town planning provisions via this DCP, Council is also addressing safety issues on a range of other fronts through the work of the Safety in Marrickville Committee, comprising representatives of Council and other Government agencies. The Marrickville Safety Plan, the major outcome of this Committee, provides details of the other programs being undertaken by Council.

2.2 About Crime Prevention Through Environmental Design (CPTED)

The design and operation of buildings and spaces presents an opportunity to reduce the chances of undesirable activities occurring. The design approach used to achieve this is often known as Crime Prevention Through Environmental Design or CPTED, and is a concept which has been embraced by local, State and Commonwealth Government. CPTED seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- removing conditions that create confusion about required norms of behaviour.

There are four (4) basic principles of CPTED which are applied to reduce the opportunity for crime and enhance community safety. The principles form the basis of the detailed planning controls for the design of buildings and spaces which are contained in Parts 5.0, 6.0 and 7.0 of this DCP. The four principles include:-

- Surveillance
- Access Control
- Territorial Reinforcement
- Space Management/ Maintenance

These principles are outlined further below. Along with providing further background to CPTED, the principles are explained so as to enable the consideration of community safety matters in **all** developments, including those which may not be explicitly covered in Parts 5.0 to 7.0 of this DCP. However, applicants of developments which are subject to the provisions in Parts 5.0 to 7.0 of the DCP need only refer to the relevant Part as this has been based on the following CPTED principles.

Development should be designed to overlook adjoining public open space.

Surveillance must be provided to vehicle routes, as in the above industrial building.

Residential flat buildings must have a visible front entrance and must provide natural surveillance to external areas.

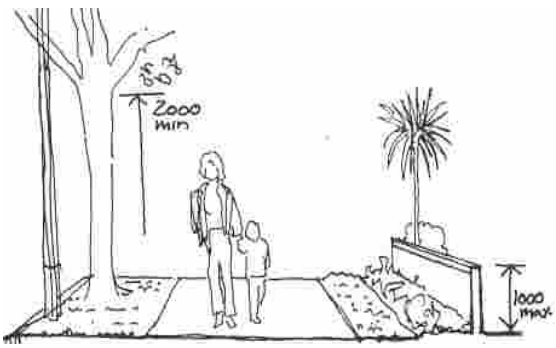
ATMs should be situated in walls which are built to the footpath rather than recessed walls or alcoves.

Surveillance

This principle follows the belief that the attractiveness of crime can be reduced by providing opportunities for effective surveillance, both natural and technical. In short, good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others and would be offenders are often deterred from committing crime in areas with high levels of surveillance (DUAP, 2001:4).

Effective surveillance can be achieved by various design initiatives and consideration needs to be given to implementing the following in development:-

- The siting of buildings and structures such as to face the street, other buildings (without causing privacy issues) and communal and public areas (eg: car parks, pedestrian accessways, playgrounds, swimming pools, gardens etc);
- The appropriate design of entrances to ensure that they are visible from the street;
- Avoiding or eliminating blind corners in areas where movement is predicted (eg: on stairs, in corridors, along pathways);
- Ensuring the use of appropriate lighting (in accordance with relevant Australian Standards) to enable people to see, and be seen, whilst avoiding amenity impacts upon neighbouring properties.
- Carrying out suitable site landscaping (where appropriate to the context) without obscuring site lines or providing opportunities for the concealment of intruders;
- Ensuring that shopfronts allow an outlook to the public domain and have a positive streetscape appearance by avoiding the use of roller-doors or other solid screens; and
- Ensuring the appropriate location of public facilities associated with developments such as automatic teller machines (ATMs), telephones, bicycle storage and the like by locating these facilities in areas of high use and incorporating security features into their design.



To maximise surveillance and minimise the creation of hiding places, landscaping along pedestrian pathways, car parks and play areas should be limited in height.

Source: Gosnells City Council (2001: 25)

Public and private areas must be clearly delineated as in the case of this public park and adjoining residential development.

Security measures such as grilles should not preclude fire safety (House 1) or obstruct surveillance from the dwelling to the street (House 2).

Signage at car park entrances must be clearly displayed and easy to read.

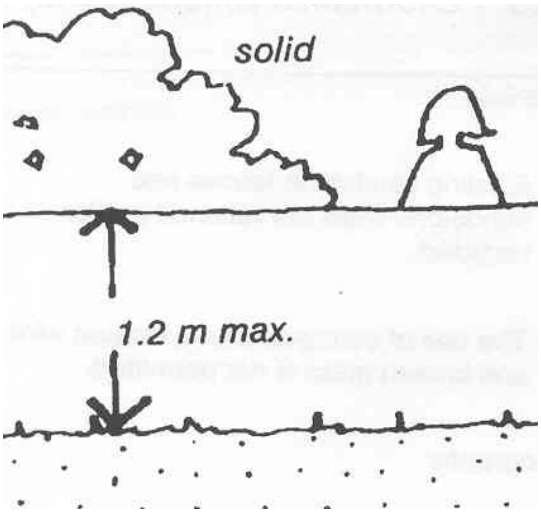
Access to public and private areas must be clearly defined to make it clear where people may go or not go.

Access Control

Access control involves the use of physical and symbolic barriers to attract, channel or restrict the movement of people in order to make it clear where people are permitted to go or not go. Barriers minimise opportunities for crime and increase the effort required to commit crime (DUAP, 2001:5). On the contrary, illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas.

Effective access control can be achieved by various design initiatives and consideration needs to be given to implementing the following in development:-

- Providing clearly visible access to and egress from car parks, together with adequate directions to lift wells, stairwells and other facilities;
- Minimising unintended access by intruders to a building or a neighbouring property through the careful placement of built and natural elements eg: carports, fences and proposed trees;
- Effective use of fencing or other means to delineate private and public areas without obstructing sightlines by high opaque barriers;
- Use of appropriately designed and installed security measures (eg: open-mesh security grilles and doors) to reduce the likelihood of unauthorised access to buildings and communal areas whilst ensuring natural surveillance, compatibility with the character of the surrounding streetscape and fire safety.



Front fencing must clearly delineate public and private property while maximising surveillance of public areas (eg: the street) by being limited in height.

Source: Woollahra Municipal Council (2000:99)

Buildings must display an identifiable street or unit number. Dwellings sharing a common entry should be restricted to between six and ten.

This industrial estate provides an identifiable street address and good surveillance by the placement of windows and a kiosk at the entrance to the premises.

Locational maps must be provided for larger developments, particularly industrial.

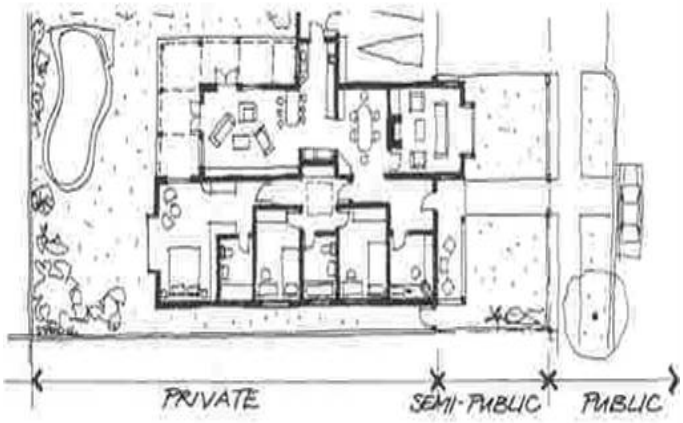
Territorial reinforcement can be achieved in subtle ways such as paving design to delineate public walkways and areas.

Territorial Reinforcement

Territorial reinforcement follows the belief that people usually protect territory that they feel is their own and have a certain respect for the territory of others. 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. Furthermore, 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 (see *Space Management* below).

Effective territorial reinforcement can be achieved by various design initiatives and consideration needs to be given to implementing the following in development:-

- Ensuring ease of building identification through clear numbering of all buildings and individual dwellings, use of directional signage in larger developments and other measures to help people to locate the building and to discourage unintended access;
- Ensuring boundary delineation by the use of fencing (where appropriate) or paving changes, design elements, planting or other features which clearly define public and private areas.



Development should strengthen the distinction between public, semi-public and private space in order to establish a clear sense of ownership and discourage illegitimate use.

Source: Gosnells City Council (2001:21)

Communal or street furniture should be made of hard-wearing, vandal-resistant materials and be secured by study anchor points.

External lighting should be vandal resistant by being high mounted and/ or protected.

Signage should be installed to address site cleanliness where warranted, to reinforce an image that the space is well cared for.

Lighting and signage can be used to discourage certain undesirable behaviour and ensure the appropriate use of spaces.

Space Management/Maintenance

Space management and maintenance is linked to the principle of territorial reinforcement and involves ensuring that space is appropriately utilised and well cared for. Space management and maintenance strategies could include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of faulty or broken pedestrian and car park lighting and the removal or refurbishment of old or destroyed physical elements.

Space management and maintenance can be a difficult matter to assess at the application stage since it relies mainly on behavioural approaches to maintaining spaces rather than design details shown on plans. However Council is increasingly requiring certain types of developments to submit as part of the application, a Plan of Management (POM) which outlines a commitment towards the ongoing maintenance/ management of spaces and security arrangements for a site. If the application is approved, it must comply with the submitted POM.

Effective space management and maintenance can be achieved by various design and operational initiatives and consideration needs to be given to implementing the following in development:-

- Minimising opportunities for vandalism by the use of certain building materials (eg: laminated glass, anti-graffiti paints and clear over-sprays) design aspects (eg: avoiding blank walls, anchoring street or communal furniture) and lighting design (eg: high mounted and protected lights).
- Using materials which are hard-wearing (eg: masonry) to reduce maintenance and provide the basis for an attractive, well-cared for development; and
- Providing for prompt maintenance of buildings and places by providing information in the form of a notice advising occupants how to report maintenance problems or vandalism.

Emergency help points in larger developments can assist in addressing immediate safety risks as well as acting as a deterrent to other undesirable activities such as vandalism (which may be reported by observers).

2.3 The Legislative Framework to Addressing Safety Matters

As noted earlier (see clause 1.1 above), the assessment of development proposals under the Environmental Planning and Assessment Act (EPA Act) now requires a consent authority to consider and assess whether a development adequately addresses community safety matters. Under Section 79C of the EPA Act, Councils must consider the likely impacts of a development, including social impacts (Section 79C(1)(b)), together with 'the public interest' (Section 79C (1)(e)). It is under these subsections of the Act that Council needs to assess the safety aspects of an application.

As stated in clause 1.1 above, in 2001, the State Government released guidelines to assist in the interpretation of Section 79C of the EPA Act in respect to safety matters[1]. The guidelines were intended to help councils identify crime risk and minimise opportunities for crime through the appropriate assessment of development proposals.

This DCP responds to the requirements of the EPA Act, Council's LEP and the abovementioned guidelines by setting out detailed design provisions for minimising the opportunities for undesirable activities to occur and maximising the opportunity for community safety in the Marrickville area.

[1] DUAP (August 2001) "*Crime Prevention and the assessment of development applications: Guidelines under Section 79C of the Environmental Planning and Assessment Act*".

Part 3 How to Address Community Safety Considerations

3.1 The Steps involved in Making an Application

Council recognises that the design and assessment of a development proposal encompasses a broad range of considerations and that designing for community safety is only one of these. However the best way to address the Council's requirements, including those set out by this DCP is to incorporate them at the start of the design process. In preparing a development proposal applicants are advised to follow the steps listed below

Step 1: Understand the requirements of Part 4.0 and Parts 5.0 to 7.0 of this DCP in addition to those of the MLEP 2001 and other Council DCPs, Codes or Policies.

Step 2: Consult with Council prior to preparing or lodging an application to ensure that the proposal will comply with all of Council's requirements and to assist in the resolution of issues. In the case of major developments, Council may also involve the NSW Police Service in pre-lodgement discussions.

Step 3: Design the Development in accordance with relevant requirements under Parts 4.0 to 7.0 of the DCP along with any other provisions of Council. Ensure that the plans clearly show the initiatives to be undertaken for safety and security so it is clear that the DCP requirements have been met.

Step 4: Prepare supporting information including a Statement of Environmental Effects which discusses safety and security matters as well as other information as outlined in clause 3.2 below.

Step 5: Lodge the application with Council including the plans and all supporting information. If the application is for a development type listed in clause 3.5 of this DCP, an additional set of plans must be provided for referral to the NSW Police Service.

3.2 Information Required to be Submitted with an Application

Council has requirements for the submission of development and other applications. Such requirements include plans, a Statement of Environmental Effects (SEE) and other supporting information. Developments have varying information requirements and Council has Checklists for the main development types such as a dwelling house or a residential flat building. Applicants should refer to the relevant Checklist to obtain Council's detailed requirements. If unsure as to what is required, please contact Council's Citizen Service centre.

In terms of community safety matters, the information listed in the box on the following page is required as part of the overall documentation submitted to Council to enable assessment of this aspect of a proposal. In most instances, the requirements listed below will also be sufficient for Council to also assess the other (non-safety) aspects of a proposal. However applicants need to refer to the relevant development application Checklist (mentioned above) to ensure there are no further requirements.

It is recommended that applicants use the services of a registered architect, qualified town planner or other appropriate design professional in the preparation of an application.

Information required to be submitted to address Community Safety matters

1. Written information including:-

A Statement of Environmental Effects (SEE) which discusses:-

- How the proposal meets the core principles of CPTED;
- Security measures intended eg: security guards, closed-circuit TV (CCTV) etc;
- Existing and proposed external lighting; and
- Compliance with any relevant Australian Standard.

A Plan of Management (POM) for certain DAs eg: brothels and late night premises, detailing the operation and management of the premises in terms of such matters as: security arrangements, dealing with anti-social behaviour, lighting and other safety measures. Applicants should check with Council as to whether a POM is required.

2. Plans including:-

Site Plan (4 copies) at a scale of 1:100 or larger showing the:-

- Entire site, boundary dimensions and true north;
- Existing and proposed buildings and their uses, including buildings to be demolished;
- Buildings to be used late at night (ie: after standard close-of-business)
- Street numbers, location and uses of buildings on adjoining land;
- Topography of the land (using contours or height datum);
- Surrounding streets and lanes;
- Entrances and exits from the site;
- Location, number and layout of parking spaces including those for a person with a disability
- Location of any proposed loading areas within the site;
- Position of all trees on the site (including those proposed to be removed);
- Location of any emergency phones, help points and security lighting around the site;
- Location of all windows in the building and all windows on adjoining buildings; and
- Location and height of proposed fencing.

Floor Plans (4 copies) at scale 1:100 or larger showing:-

- The layout of the proposed development, including all levels in the building;
- Internal walls/ partitions and room names or uses;
- Stated dimensions of existing and proposed work;
- Details of existing and proposed external lighting;
- Garbage storage facilities;
- Access for people with a disability; and
- Facilities to the building eg: letterboxes, lifts and so forth.

Elevations & Sections (4 copies) at scale 1:100 or larger showing:-

- Natural ground level and any proposed changes to ground level;
- Height of the proposed development;
- Height of proposed fences; and
- Details of any signage.

Concept Landscape Plan (2 copies) at a scale 1:100 or larger showing:

- Location and species of any trees to be removed;
- Location of all trees and turf areas in relation to the building;
- Driveway and path details;
- Proposed tree and shrub planting (species type if known), including the estimated height at maturity;
- Sections showing soil depth over slabs; and
- Communal facilities eg: BBQs and play equipment.

3. Other Information:-

Photomontage/ Model: A photomontage may be required for more major developments such as multi-unit housing, new commercial and industrial developments and residential flat buildings. A model may be required if the cost of work will be $750,000 or greater.

3.3 How Council will Assess an Application

Council will consider each application on its merits, having regard to the matters identified in section 79C of the EPA Act and the requirements of the Marrickville Local Environmental Plan 2001, this DCP and other relevant DCPs. The Council will also consider how the CPTED objectives have been addressed in the submitted Statement of Environmental Effects.

The Council will refer certain types of applications identified in clause 3.5 below to the NSW Police Local Area Commands (LACs) for assessment and comment. The Police are required to respond to Council within 14 days of referral of an application and their comments will be considered in the assessment of the proposal.

It should be noted that compliance with all of the design requirements in this DCP does not guarantee approval of the application. Conversely, failure to strictly comply with the DCP requirements may not result in the refusal of an application. In this regard, Council recognises that design matters, though important (particularly when they concern community safety), are only one issue in the assessment of an application and may need to reconcile with other matters such as heritage, access for people with a disability, ecologically sustainable development and the like.

3.4 Variation of Controls

This Plan is not intended to impose unreasonable requirements or to complicate matters for small scale developments. In this regard, the objectives, controls and guidelines in this DCP take a common sense approach, and the controls imposed are relative to the scale of the development.

Applicants are encouraged to comply with the controls in this DCP to the maximum extent possible. However where variations are sought due to special circumstances, the extent of, and reasons for such variation, must be documented by referring to the objectives of the control. This should be addressed in the Statement of Environmental Effects (see clause 3.2 above).

Certain specified applications will need to consider CPTED in greater detail and may be referred to the NSW Police as outlined in clause 3.5 below.

3.5 The Role of the NSW Police Service

The NSW Police Service has prepared a "*Safer by Design*" strategy which promotes consultation and cooperation between the police and councils in implementing the principles of Crime Prevention Through Environmental Design or CPTED.

Under the *Safer by Design* strategy, police officers have been trained in CPTED principles and appointed as Crime Prevention Officers (CPOs) to liaise with councils and local communities on crime prevention and community safety issues.

Marrickville Council supports a collaborative approach to safety issues and in order to obtain NSW Police input on development applications and other matters, has established a Memorandum of Understanding (MOU) with the Local Area Commands (LACs).The MOU outlines the types of developments that may be referred to the NSW Police, how consultation will occur and the timeframes for consultation. Under the MOU, Council may refer development involving the following to the CPO:-

- Multi-unit housing (12 or more dwellings);
- Mixed use developments (with 10 or more dwellings);

- Serviced apartments (12 or more apartments)
- New or proposed upgrading of a commercial/ retail development (including shopping centres and cinemas)*;
- New or proposed upgrading of an industrial or warehouse development*;
- New or proposed upgrading of educational establishments*;
- Transport interchanges;
- Recreation facilities or community facilities**;
- Clubs/ hotels (ie: extended hours, gaming rooms)
- Service stations/ convenience stores
- Hospitals
- Brothels and restricted premises; and
- Other uses that normally attract large numbers of people, such as a place of public worship, a place of assembly or a public building.

Notes to above list:

* A referral to NSW Police will be considered if this type of development is either a new building, or the subject of major alterations and additions with work affecting more than 50% of the gross floor area of the existing development.
**In respect to referrals for parks and landscaping projects it should be noted that any Police recommendations relating to lighting intensity would need to be balanced against Councils need to avoid light spill onto neighbouring properties.

Police involvement in respect to other matters may be sought as required, to assist Council in achieving its objectives for community safety. The MOU outlines these other arrangements with NSW Police in further detail

Part 4 Design Principles for all Developments

4.1 The Four Principles of CPTED

Objectives

O1 To ensure that all applications submitted to Council are assessed against the four (4) core principles of Crime Prevention Through Environmental Design (CPTED) in order to ensure that every effort is made towards enhancing community safety; and

O2 To ensure that both private and public spaces contribute to community safety, including all developments carried out by Council, other levels of government and public agencies.

Controls you must comply with	***Good Design Practice***
When determining a development (or related) application, the Council will take into consideration the extent to which the application satisfies the following controls.	These are suggestions and recommended strategies for design and best practice. They are not standards. All proposals will be considered on merit.
C1 All applications must, at a minimum, demonstrate that consideration has been made of the four (4) CPTED principles contained in clause 2.2— *About Crime Prevention Through Environmental Design* within this DCP. These principles are as follows:- • Surveillance • Access Control • Territorial Reinforcement • Space Management/ Maintenance The way in which the proposal addresses these four principles must be discussed in the submitted Statement of Environmental Effects (SEE) and noted on the submitted plans. Refer to clause 3.2- *Information Required to be Submitted with an Application.*	G1 Applications not subject to the more detailed safety controls for certain development types in Parts 5.0 to 7.0 of this DCP can nonetheless refer to these Parts of the DCP for further guidance on *how* to meet the CPTED principles outlined in clause 2.2 of the DCP.

Part 5 Controls for Single Dwelling Houses and Dual Occupancies

This Part of the DCP provides controls for safety matters relating to new dwelling houses and dual occupancies, as well as alterations and additions to existing houses and dual occupancies. It applies to all development applications and related applications such as S96 modification of consents, and S82A reviews of consents.

5.1 Siting of Buildings and Structures

Objectives

O1 To orientate buildings to maximise surveillance from the street to the dwelling, from the dwelling to the street and between dwellings (in the case of a dual occupancy proposal);

O2 To minimise obstructions to achieving natural surveillance;

O3 To encourage development which adjoins laneways, alleyways, parks and open spaces or other public areas to contribute to the safety of these areas by maximising opportunities for surveillance; and

O4 To ensure any pedestrian and vehicular access to the subject site from a laneway/ alleyway maximises personal safety.

Controls you must comply with	***Good Design Practice***
When determining a development (or related) application, the Council will take into consideration the extent to which the application satisfies the following controls.	These are suggestions and recommended strategies for design and best practice. They are not standards. All proposals will be considered on merit.
C1 The front door of a dwelling or of the front dwelling in a dual occupancy development (where one dwelling is situated behind another) must be visible from the street. C2 New dwellings must have at least one habitable room window overlooking the street. C3 Garages and carports must not dominate the front facade of dwellings or obstruct the outlook from the dwelling. C4 High opaque barriers (fences and walls) facing or abutting the street are not permitted. C5 The main pedestrian entrance to a dwelling must not be provided off rear lanes except where it can be demonstrated to Council's satisfaction that:- a) the lane is well lit; and b) there is some natural surveillance of the lane from adjoining dwellings; and	G1 Careful attention needs to be paid to ensure the front door will not be obstructed by existing or proposed landscaping. G2 If the dwelling is located on a corner, provision should be made for natural surveillance of both street frontages and avoiding the creation of a blank wall. This can be achieved by such means as: • orienting pedestrian entrances to both streets or the junction of both streets (if appropriate to the character of the development and the streetscape); • providing at least one habitable room window in one of the walls abutting the street where the main entrance is situated in the other wall. G3 Where one dwelling is situated behind another (eg: in certain

c) the lane provides access to other dwellings; and d) the lane is not regularly used by service vehicles. C6 Development on properties which adjoin a rear laneway or alleyway must provide at least one habitable room window in the rear elevation capable of overlooking the laneway or alleyway. If appropriate to the site context and neighbouring property privacy considerations, a balcony on the rear elevation would be an acceptable alternative (refer to DCP 35, Vol 1).	detached dual occupancies, or certain subdivisions[2]) the rear dwelling should be oriented towards the front dwelling, or another dwelling, so that some visibility is maintained between both dwellings (without compromising privacy, see G4 below). G4 Windows, doorways and balconies of a dwelling should be offset from the windows, doorways and balconies of adjoining dwellings to allow for surveillance while protecting privacy. G5 Deep recesses which could become entrapments spots fronting any laneway or alleyway adjoining the development should be avoided. G6 Blank walls facing a rear laneway or alleyway should be avoided as these encourage graffiti (see clause 5.8 below). G7 Where the development fronts onto a laneway or alleyway (ie: this is their primary street address and pedestrian entrance) care should be taken to ensure that the entrance is visible from the laneway/ alleyway or from windows of other surrounding developments. G8 Buildings which overlook a park or open space should contain at least one habitable room window providing opportunities for surveillance of the park. Where appropriate to the site context and privacy considerations a balcony would also be acceptable.

5.2 Lighting

Objectives

O1 To encourage the use of external lighting to improve the safety and security of a property after dark by increasing opportunities for casual surveillance and deterring illegal access;

O2 To ensure lighting does not create adverse amenity impacts upon neighbouring properties; and

O3 To ensure lighting does not produce glare or dark shadows as these can inhibit safety.

Controls you must comply with	***Good Design Practice***
C1 External lighting must be provided in the development and at a minimum, at the main pedestrian entry to a	G1 Automatic timers should be used to ensure consistency of lighting use, whether the dwelling is occupied or

[2] Note however that battle-axe subdivisions are uncommon and not generally appropriate in the Marrickville context.

dwelling, or each dwelling in the case of a dual occupancy development. C2 Lighting must be directed towards access/ egress routes to illuminate potential offenders rather than towards buildings or occupant observation points (including the subject or neighbouring buildings). C3 To avoid creating a nuisance by light spillage onto neighbouring properties, outdoor lighting must comply with Australian Standard AS4282-1997- *Control of the obtrusive effects of outdoor lighting.*	not. G2 Diffused lights and / or movement sensitive lights should be used within the curtilage of the dwelling to detect movement at night whilst saving on lighting costs and energy use. G3 External lighting should gradually increase in brightness from the edge of the site to the dwelling entrance. G4 Lighting used should enable people to identify a face 15 metres away. G5 Potential places for intruders to hide should be illuminated.

Advisory Notes

- ✔ Energy efficient lamps/ fittings/ switches should be used to save energy.
- ✔ Lighting should not cause glare or create dark shadows

5.3 Landscaping

Objective

O1 To ensure site landscaping:-
   a) preserves opportunities for surveillance; and
   b) minimises opportunities for intruders to hide or to climb into buildings or properties.

Controls you must comply with	***Good Design Practice***
C1 Proposed planting must not conceal the building entrance from the street or obstruct sightlines between the building and the street frontage (as required by C1 and C2 in clause 5.1, above). C2 Proposed plantings must not create opportunities for an intruder to gain access to the building or to neighbouring buildings (see G2 and G3 opposite). C3 Proposed plantings must not create opportunities for entrapment spots or the concealment of intruders.	G1 To promote sight lines between the dwelling and the street, avoid vegetation with concentrated top to bottom foliage. Low ground cover (no higher than 1m) or alternatively high canopied trees are preferable. G2 If medium height vegetation with concentrated top to bottom foliage is used it should be carefully located so it does not obstruct surveillance from public areas (eg: the street), or readily conceal intruders. G3 Trees with dense low growth foliage should be widely spaced or underpruned (ie. lower branches removed) to avoid a continuous barrier. G4 Prickly plants may be used as effective barriers to unauthorised access.

Advisory Notes

- ✔ Ensure sightlines are maintained by regular pruning of vegetation.

5.4 Minimising Unintended Access

Objective

O1 To minimise unintended or unauthorised access to the subject or neighbouring premises by the appropriate design and location of built and natural elements.

Controls you must comply with	***Good Design Practice***
C1 The development must be designed to minimise opportunities for unauthorised access to roofs, balconies and windows of the subject and neighbouring buildings. *NB. In row housing (eg: terrace housing) there may be constraints to achieving this control however applicants will need to demonstrate how the design has attempted to address the objectives above, to the maximum extent possible.*	G1 Avoid locating carports, skillion extensions, fences, downpipes or other climbable structures where they could be used as a ladder to access upper level windows or balconies of adjoining premises. G2 Consider whether existing or proposed buildings or structures could be used as a ladder to allow intruders access to the subject dwelling. G3 Carefully consider the location of proposed large trees and shrubs so they are not used by intruders to access the subject building or neighbouring premises.

5.5 Fencing

Objectives

O1 To provide boundary fencing which delineates public and private property;

O2 To ensure front fencing maximises surveillance from the street to the dwelling and its curtilage; and

O3 To ensure the design of front fencing minimises opportunities for intruders to hide.

NB. Front fencing is any fence between the front alignment of a building and the street boundary.

Controls you must comply with	***Good Design Practice***
C1 All dwellings are to be provided with a front fence designed in accordance with the provisions of Marrickville Development Control Plan No 35 - Urban Housing (Volume 1). In this regard, the front fence must be limited in height to 1.2 metres unless complying with the exemptions outlined in DCP 35. C2 Fences (including front, side and rear) must clearly delineate private property from public areas. C3 Fence design (height and construction) must maximise natural surveillance from the street to the building and from the building to the street. C4 Boundary fencing adjoining parks and open spaces must be limited in height to 1.2* metres with consideration being given in exceptional conditions	G1 Front fences should be predominantly open in design (eg: picket fencing, wrought iron) to allow sight through the fence and to minimise opportunities for intruders to hide (refer to the provisions under DCP No 35). G2 If noise insulation is required, consideration should be given to the installation of double-glazing or other noise attenuation measures at the front of the dwelling rather than using solid fences greater than 1.2m in height. G3 All entrances/ exits to the site should be provided with lockable gates.

of the site to an increase of this height. Gates must not encroach over the park or open space in the opening or closing process.

NB. The 1.2 metres height limitation may not necessarily apply to arched gates, piers or features which are an integral part of the design of the fence.

5.6 Security Measures

Objectives

O1 To reduce the opportunities for unauthorised access to dwellings by the use of appropriate security devices; and

O2 To ensure that any security devices used will:-
- a) preserve natural surveillance of the street,
- b) be compatible with the design of the dwelling and the streetscape and
- c) will not prevent escape in an emergency.

Controls you must comply with	***Good Design Practice***
C1 Roller shutters or other solid shutters are not permitted on window and door openings that have frontage to the street or are adjacent to public open spaces.	G1 All intruder alarm systems, security screens, door and window locks and intruder resistant materials used in the development should comply with relevant Australian Standards.
C2 Security grilles and security doors must be permeable ('see through') and complement the architectural features and materials of the dwelling.	G2 Where dwellings do not have windows overlooking their main entry doors, viewers should be installed on entry doors to allow residents to see who is at the door before it is opened.
C3 Security grilles used on windows must be openable from inside in case of emergency.	G3 The excessive use of security devices (eg: grilles) should be avoided as it can generate perceptions of vulnerability disproportionate to actual risks, as well as creating a fire risk to building occupants.

Advisory Notes

- ✔ Install quality locks on all external windows and doors and all gates to the property.
- ✔ Ensure skylights and roof tiles cannot be readily removed or opened from outside.

5.7 Building Identification

Objective

O1 To provide clear numbering of dwellings to prevent unintended access and to assist persons (including emergency personnel) trying to find the dwelling.

Controls you must comply with	***Good Design Practice***
C1 A Council approved street number must be conspicuously displayed at the front of a development or the front fence of such development.	G1 Street numbers should be at least 7cm high and positioned between 0.6m-1.5m above ground level on the site boundary which fronts the street; G2 Street numbers should be made of durable materials, preferably reflective or luminous, and be positioned so they will not be obstructed eg: by foliage.

5.8 Minimising Opportunities for Vandalism

Objective

O1 To use building materials and design to minimise opportunities for vandalism in order to encourage a sense that the dwelling and its surrounds are well cared for.

Controls you must comply with	***Good Design Practice***
C1 Development must not create large blank walls facing or abutting the street. If unavoidable, the wall is to be modulated (ie: by creating a slight recess) to avoid the creation of a large flat surface.	G1 The development should utilise materials (eg: solid core doors, steel frame doors, laminated glass, impervious glazed ceramics, anti-graffiti paints and clear over-sprays) and or/ incorporate design aspects that minimise the opportunity for vandalism. G2 Where large blank walls are unavoidable and modulation (eg: offsets, slight recesses) is not appropriate, planting to screen the wall or the use of anti-graffiti paint, should be considered. G3 Use strong, wear resistant materials (eg: masonry) where possible to reduce maintenance costs and provide the basis for an attractive, well-cared for development.

Part 6 Controls for Multi-Unit Housing and Residential Flat Buildings

6.1 Siting of Buildings and Structures

Objectives

O1 To orientate buildings to maximise surveillance from the street to the building and from the building to the street to enhance the safety of building occupants and the general public;

O2 To ensure that individual dwelling entries in multi-unit housing, and the main building entry in a residential flat building are clearly visible from the street frontage or other vantage point offering natural surveillance in order to enhance the safety and security of building users;

O3 To optimise surveillance of the spaces around buildings (eg: car parks and communal open space);

O4 To minimise obstructions to achieving natural surveillance;

O5 To encourage development which adjoins laneways, alleyways, parks and open spaces or other public areas to contribute to the safety of these areas by maximising opportunities for surveillance; and

O6 To ensure any pedestrian and vehicular access to the subject site from a laneway/ alleyway maximises personal safety;

Controls you must comply with	***Good Design Practice***
When determining a development (or related) application, the Council will take into consideration the extent to which the application satisfies the following controls.	These are suggestions and recommended strategies for design and best practice. They are not standards. All proposals will be considered on merit.
C1 In multi-unit housing and residential flat building proposals, the building entrance or entrances must be visible from the street. If this is not possible due to the site configuration then it must be demonstrated to Council's satisfaction that Objective 02 as above can be satisfied by alternative means (for examples see G1 and G2 to the right). C2 Garages and carports must not dominate the frontage of developments. C3 High opaque barriers (fences and walls) facing or abutting the street are not permitted. C4 The pedestrian entrance to dwellings must not be provided off rear lanes except where:- a) the lane is well lit; and b) there is some natural surveillance of the lane from adjoining dwellings; and c) the lane provides access to other dwellings; and d) the lane is not regularly used by	G1 In multi-unit housing developments (eg: villas, and townhouses) where only one dwelling has direct street frontage, the entrance of this front-most dwelling should face the street. The entrances of Individual dwellings within the development should be visible from the street *or* from a common access driveway within the development. If neither of these options is possible under the site configuration, then individual dwelling entrances should be at least visible from the habitable windows or balconies of other dwellings within the same development. G2 In residential flat buildings, where the site configuration is such that it is impractical for the building entrance to be visible from the street, it should be clearly visible at close range from dwellings in the same complex. G3 Habitable room windows in dwellings should be positioned to face the street or public area. In multi-unit housing such as villas and townhouse

service vehicles.	developments (which may not face the street), habitable room windows should face the access driveway unless complicated by site configuration and privacy issues.
C5 New development (ie: new buildings or alterations and additions to existing buildings) adjacent to areas including:- pedestrian, cycle and vehicle routes; outdoor car parks; and laneways providing access to car parks, must have at least one habitable room window at each floor of the building facing that area, in order to provide casual surveillance. If appropriate to the site context and neighbouring property privacy considerations, a balcony would be an acceptable alternative to a window at each level.	G4 Windows, doorways and balconies to dwellings should be offset from the windows, doorways and balconies of adjoining dwellings to allow for surveillance while protecting privacy. G5 Deep recesses which could become entrapments spots fronting any laneway or alleyway adjoining the development should be avoided. G6 Blank walls facing a rear laneway or alleyway should be avoided as these encourage graffiti (see clause 6.11 below). G7 Where the development fronts onto a laneway or alleyway (ie: this is their primary street address and pedestrian entrance) care should be taken to ensure that the entrance is visible from the laneway/ alleyway or from windows of other surrounding developments. G8 Buildings which overlook a park or open space should contain at least one habitable room window providing for surveillance of the park. Where appropriate to the site context and privacy considerations, a balcony would also be acceptable.

6.2 Design of Entrances

Objectives

O1 To ensure that pedestrian entrances to buildings are clearly visible from the street, or where they can be easily located by users; and

O2 To minimise the opportunities for intruders to enter without detection.

Controls you must comply with	***Good Design Practice***
C1 Pedestrian entrances to buildings must be at prominent positions (see clause 6.1 above) and easily recognisable through design features and directional signage. C2 Signage must be installed at car park entrances and throughout the car park to provide both pedestrians and drivers with a clear understanding of the direction to stairs, lifts and exits. C3 Pedestrian and vehicular entrances must be designed so as not to be obstructed by existing or proposed plantings.	G1 Where possible, restrict the number of dwellings which share a common building entry to no more than six to 10 to engender a sense of ownership (and familiarity) among the residents by minimising the number of people using each entry point. G2 Pedestrian entrances should be designed to allow users to see into the building before entering. G3 The number of pedestrian and vehicular entry and exit points to a development should be minimised to allow maximum surveillance and

	NB. Applicants need to refer to Council's DCP No 31- Equity of Access and Mobility *in respect to providing access for all persons (including those with a disability) to the premises.*	supervision of vehicles.

6.3 Design of Communal Areas

Objectives

O1 To ensure communal areas within a development are clearly defined;

O2 To encourage natural surveillance of communal areas by the building occupants and users; and

O3 To encourage a sense of ownership of the communal areas.

Controls you must comply with		***Good Design Practice***	
C1	At least some individual dwellings within the total development must be designed to overlook any communal areas such as playgrounds, swimming pools, gardens, car parks and the like.	G1	Waiting areas and entries to lifts and stairwells should be located close to areas of activity eg: the main building lobby, and should be visible from the building entry.
C2	Communal areas and utilities such as garbage bays must be located in areas where they can be easily seen (by building occupants) and well lit without detracting from the streetscape or the amenity of any one residence.	G2	If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.
C3	Screening required for garbage storage areas or other communal facilities must utilise lattice or other surveillance enhancing materials.		

6.4 Blind Corners

Objectives

O1 To avoid the creation of blind or sharp corners along pathways or in stairwells, hallways and car parks as this inhibits surveillance; and

O2 To provide treatments for blind corners where these are unavoidable in developments, to allow users to see ahead and around corners.

Controls you must comply with		***Good Design Practice***	
C1	Pathways must be direct (ie: straight) and blind corners avoided (including on stairs, in corridors or on in other situations where movement can be predicted). If blind corners cannot be avoided in the development then they must be treated (see G2 opposite).	G1	Sudden change of grade on pathways should be avoided as this reduces sightlines.
C2	All barriers beside pathways must be low in height or visually permeable (ie: 'see-through') including landscaping, fencing etc.	G2	Mirrors to improve sightlines should be constructed of shiny, angled aluminium or convex mirrors made of shatter resistant glass.
		G3	Landscaping features which, in their maturity could serve as screens or barriers to a clear view along pathways should be avoided.

6.5 Lighting

Objectives

O1 To encourage the use of external lighting to improve the safety and security of the development by improving its visibility after dark and deterring illegal access; and

O2 To ensure lighting does not create adverse amenity impacts upon neighbouring properties.

Controls you must comply with	***Good Design Practice***
C1 Lighting must be used in all communal areas including indoor and outdoor car parks, and in all pedestrian and vehicular access ways to and from the development. Details of the lighting including its location must be provided with the DA. C2 Individual dwelling entries must have appropriate lighting (see Control C4, below). C3 Lighting must be directed towards access/ egress routes rather than towards buildings (including the subject or neighbouring buildings) C4 To avoid creating a nuisance by light spillage onto neighbouring properties, outdoor lighting must comply with Australian Standard *AS4282-1997-Control of the obtrusive effects of outdoor lighting.*	G1 Lighting should not cast shadows around the main building entry. G2 Movement sensitive lighting should be used at the main building entry and curtilage of the development. G3 Lighting should have a wide beam of illumination, which reaches to the beam of the next light or the perimeter of the area under surveillance or covers the full length of any pathway. G4 Areas that are used after dark should be lit to enable users to identify a face 15 metres away. G5 Potential places for intruders to hide (which cannot be 'designed-out' of the development) should be illuminated. G6 Glazing should be installed in stairwells and hallways (eg: a glass panel at eye level in the doorway leading to the stairway) to enhance surveillance by allowing a view into the area and/ or good natural light. This is subject to fire safety requirements being met. G7 Lighting within all parts of car parks should be sufficiently bright to enable a user to see into the rear seat of their car before they enter the car. G8 To allow for the adjustment of driver and pedestrian vision, lighting intensity within covered or underground car parks should be graduated with brighter lighting used at entrances and pedestrian access ways.

Advisory Notes

- Energy efficient lamps/ fittings/ switches should be used to save energy.
- Lighting should not cause glare or create dark shadows

6.6 Landscaping

Objectives

O1 To ensure site landscaping:-
- a) preserves opportunities for surveillance; and
- b) minimises opportunities for intruders to hide or to climb into buildings or properties.

Controls you must comply with	***Good Design Practice***
C1 Proposed plantings must not conceal the building entrance from the street or obstruct site lines between the building and the street (as required by clause 6.1 above). C2 Proposed plantings must not create opportunities for an intruder to gain access to the building or to neighbouring buildings. C3 Proposed plantings must not create opportunities for entrapment spots or the concealment of intruders. *NB. Applicants need to refer to Council's DCP No 35 (Volume 2)-* Controls for Multi-Unit Dwellings and Residential Flat Buildings *which contains detailed requirements for landscaping and open space.* Applicants should also note that removal of trees in Marrickville can only occur with the consent of Council. A Tree Preservation Order applies throughout the Marrickville Local Government Area.	G1 To promote sight lines between the building and the street, avoid vegetation with concentrated top to bottom foliage. Low ground cover (no higher than 1m) or alternatively high canopied trees are preferable. G2 If medium height vegetation with concentrated top to bottom foliage is used (eg: such as screen planting to provide privacy between neighbours), it should be carefully located so it does not obstruct surveillance or readily conceal intruders. G3 Trees with dense low growth foliage should be widely spaced or underpruned (ie. lower branches removed) to avoid a continuous barrier. G4 Prickly plants may be used as effective barriers to unwelcomed access. G5 Plants with low ground cover and shrubs less than 1m in height, or high canopied trees with clean trunks to a height of 2m should be used around children's play areas, car parks and along pedestrian pathways. G6 Landscape treatment of car parks requires careful consideration to maintain surveillance and minimise opportunities for intruders to use trees and shrubs to conceal themselves or gain access to a car park. The landscaping treatment should follow the guidelines in G1 to G5, above.

Advisory Note
- ✔ Ensure sightlines are maintained by regular pruning of vegetation.

6.7 Minimising Unintended Access

Objective

O1 To minimise unintended or unauthorised access to the subject or neighbouring premises by the appropriate design and location of built and natural elements.

Controls you must comply with	***Good Design Practice***
C1 New development must be designed to minimise access between roofs, balconies and windows of development upon the subject site and any adjoining sites.	G1 Care should be taken to avoid locating carports, skillion extensions, fences, downpipes or other climbable structures where they could be used as a ladder to access upper level

windows or balconies of adjoining premises.

G2 Consideration needs to be given to whether existing or proposed buildings or structures could be used as a ladder to allow intruders access to the subject building.

G3 Careful consideration needs to be given to the location of proposed large trees and shrubs so they are not used in the future by intruders to access the subject building or neighbouring premises.

6.8 Fencing

Objectives

O1 To provide boundary fencing which delineates private and public areas;

O2 To ensure front fencing maximises surveillance from the street to the building and to the spaces and communal areas around the building; and

O3 To ensure the design of front fencing minimises opportunities for intruders to hide.

NB. Front fencing is any fence between the front alignment of a building and the street boundary.

Controls you must comply with	***Good Design Practice***
C1 Fence design must comply with the requirements of Marrickville Development Control Plan No 35-Volume 2. In this regard, the front fence must be limited in height to 1.2 metres except in the circumstances outlined in DCP 35.	G1 Front fences should be predominantly open in design (eg: picket fencing, wrought iron) to allow sight through the fence and to minimise opportunities for intruders to hide.
C2 Fences (including front, side and rear) must clearly delineate private property from public areas and, where appropriate (eg: outdoor settings) clearly delineate common areas from private or semi-private spaces.	G2 If noise insulation is required, consideration should be given to the installation of double-glazing or other noise attenuation measures at the front of the dwelling rather than using solid fences greater than 1.2 m in height.
C3 Fence design (height and construction) must maximise natural surveillance from the street to the building and from the building to the street. High blank walls facing the street are not permitted.	G3 Fences should not prevent surveillance by the building's occupants of the main open or communal areas within the property such as playgrounds, swimming pools, gardens, pathways or car parks.
C4 Boundary fencing adjoining parks and open spaces must be limited in height to 1.2* metres with consideration being given in exceptional conditions of the site to an increase of this height. Gates must not encroach over the park or open space in the opening or closing process. **NB. The 1.2 metres height limitation may not necessarily apply to arched gates, piers or features which are an integral part of the design of the fence.*	G4 All entrances/ exits to the site should be provided with lockable gates.

6.9 Security Measures

Objectives

O1 To reduce the opportunities for unauthorised access to buildings, individual dwellings and communal areas by the use of appropriate security devices;

O2 To ensure that any security devices used will:-
- a) preserve natural surveillance of the street,
- b) be compatible with the design of the building and the streetscape and
- c) not prevent escape in an emergency.

Controls you must comply with	***Good Design Practice***
C1 Security grilles and security doors must be permeable ('see through') and complement the architectural features and materials of the building. C2 Security grilles used on windows must be openable from inside in case of emergency. C3 Roller shutters or other solid shutters are not permitted on window and door openings that have frontage to the street or are adjacent to public open spaces. C4 External storage areas must be well secured (see Design Guideline G4, to right).	G1 All intruder alarm systems, security screens, door and window locks and intruder resistant materials used in the development should comply with the relevant Australian Standards. G2 Intercoms, code or card locks or similar should be installed on main entries to buildings. G3 Main entry doors to buildings should be self-closing and signs should be displayed requesting occupants not to leave doors wedged open. G4 Access to garbage areas, laundry areas and other communal facilities should be limited to residents or other authorised person eg: caretaker, to avoid opportunities for intruders to hide. G5 Entry to basement parking areas should be either via secured vehicular access, or via secured internal pedestrian access within the main building (eg: lift, stairs etc). G6 Where dwellings do not have windows overlooking their main entry doors, viewers should be installed on entry doors to allow residents to see who is at the door before it is opened. G7 Care needs to be taken to ensure skylights and roof tiles cannot be readily removed or opened from outside. G8 The excessive use of security devices (eg: grilles) should be avoided as it can generate perceptions of vulnerability disproportionate to actual risks as well as creating a fire risk.

Advisory Note
- Quality locks should be installed on all external windows and doors and all gates to the property.

6.10 Building Identification

Objective

O1 To provide clear numbering of all buildings and individual dwellings to prevent unintended access and to assist persons (including emergency personnel) trying to find the building or dwelling.

Controls you must comply with	***Good Design Practice***
C1 A Council approved street number must be conspicuously displayed at the front of a development or the front fence of such development. C2 Each individual dwelling within the development must be clearly numbered. C3 Each building entry must clearly state the unit numbers accessed from that entry. C4 Directional signage (showing unit numbers, names of buildings, maps and facilities) must be provided for larger developments such as those involving twelve (12) or more dwellings.	G1 Street numbers should be at least 7cm high and positioned between 0.6m-1.5m above ground level on the site boundary which fronts the street; G2 Street numbers should be made of durable materials, preferably reflective or luminous, and be positioned so they will not be obstructed eg: by foliage.

6.11 Minimising Opportunities for Vandalism

Objective

O1 To use building materials and design to minimise opportunities for vandalism in order to encourage a sense that the development is well cared for; and

O2 To provide prompt and adequate maintenance of buildings and spaces to create the impression that they are well looked after.

Controls you must comply with	***Good Design Practice***
C1 The development must not create large blank walls facing or abutting the street. If unavoidable, the wall is to be modulated (eg: by incorporating a slight recess) to avoid the creation of a large flat surface. C2 In residential flat buildings or other developments having common areas or communal facilities eg: BBQ areas, lobby areas and recreational facilities, information must be provided in the form of a notice advising occupants how to report maintenance problems or vandalism.	G1 The development should utilise materials (eg: solid core doors, steel frame doors, laminated glass, anti-graffiti paints and clear over-sprays) and/ or incorporate design aspects that minimise the opportunity for vandalism. G2 Where large blank walls are unavoidable and modulation (eg: offsets, slight recesses) is not appropriate, planting to screen the wall or the use of anti-graffiti paint, should be considered. G3 External lighting should be vandal resistant by being high mounted and / or protected. G4 Communal furniture should be made of hard-wearing vandal-resistant materials and be secured by sturdy anchor points. G5 Use strong, wear resistant materials (eg: masonry) in building construction

where possible to reduce maintenance costs and provide the basis for an attractive, well-cared for development.

G6 Ceilings and walls of the car park should be painted in light colours to enhance brightness.

Advisory Notes

- Avoid flat or porous finishes on vertical walls where possible in areas where graffiti is a problem.
- Ensure the fast repair or cleaning of damaged or vandalised property.
- Regularly check and maintain light fixtures and promptly replace if burnt-out or broken.

Part 7 Controls for Commercial and Community Developments

(Including: Commercial, Retail, Industrial and Mixed-Use Development, Public Buildings and Community Facilities)

This section of the DCP applies to a wide range of commercial and community-related development as outlined above. It also applies to proposals for mixed-use development which include retail, commercial and residential uses within the one proposal.

7.1 Siting of Buildings and Structures

Objectives

O1 To orientate buildings to maximise surveillance from the street to the building and from the building to the street to enhance the safety of building occupants and the general public;

O2 To encourage a 'sense of community' by orienting buildings towards the public street;

O3 To maximise the surveillance of the spaces within the development (such as car parks, communal open space areas and the like)

O4 To ensure that access points to buildings and car parks are in clearly visible locations;

O5 To encourage development which adjoins laneways, alleyways, parks and open spaces or other public areas to contribute to the safety of these areas by maximising opportunities for surveillance; and

O6 To ensure any pedestrian and vehicular access to the subject site from a laneway/ alleyway maximises personal safety.

Controls you must comply with	***Good Design Practice***
When determining a development (or related) application, the Council will take into consideration the extent to which the application satisfies the following controls.	These are suggestions and recommended strategies for design and best practice. They are not standards. All proposals will be considered on merit.
C1 The building must be designed to overlook the street by the placement of windows, balconies and other features within the building facade or facades (if located on a corner). C2 The pedestrian entrance to premises (including uses situated above commercial/ retail development) must not be provided from rear lanes except where:- a) the lane is well lit; and b) there is some natural surveillance of the lane from adjoining dwellings; and c) the lane provides access to other dwellings; and d) the lane is not regularly used by service vehicles. C3 Blank walls facing or abutting the street are not permitted. C4 Casual surveillance must be provided to pedestrian, cycle and vehicle	G1 In industrial developments, wherever possible, the office and administration area should be located at the front of the building overlooking the street and/ or internal access drive and car parking areas. G2 The windows, doorways and balconies to residential dwellings (in a mixed-use development) should be offset from the windows, doorways and balconies of adjoining dwellings or other uses to allow for surveillance while protecting privacy. G3 Large expanses of car park should be avoided. Car parks containing more than 50 spaces should be divided into separate sections distinguished from one another by fencing, paving, design features or appropriate landscaping. G4 Where large expanses of car park are

routes; outdoor car parks, and to laneways providing access to car parks. This can be achieved by a building layout which provides some windows overlooking these areas.

C5 In business centres, new development shall be built to the predominant setback (generally to the front property boundary). Building to the front property boundary ensures that 'dead' spaces do not occur adjacent to the footpath.

C6 Submitted plans shall detail the location of the waste and recycling areas for the development, designed in accordance with DCP 28- Urban Design Guidelines for Business Centres, and DCP 27- Waste Management and Minimisation.

C7 Development on properties which adjoin a rear laneway or alleyway must provide at least one habitable room window in the rear elevation capable of overlooking the laneway or alleyway. If appropriate to the site context and neighbouring property privacy considerations, a balcony on the rear elevation would be an acceptable alternative.

unavoidable effective surveillance measures should be incorporated into the design such as ensuring parking spaces are overlooked by habitable windows of a building and unobstructed views of the car park are available from the driveway within the site. Consideration could also be given to the installation of security cameras or convex mirrors in exceptional circumstances.

G5 Where possible, car parks should be located and designed so they can be observed by adjoining uses. Where opportunities arise (eg: an outdoor car park that is being developed as part of a mixed use development) informal surveillance should be provided from adjoining uses by the placement of windows and /or the location of retail premises, kiosks or other uses that generate activity on edges of the car park, in order to overlook it.

G6 The design of the car park should ensure that landscaping, fences, advertising, buildings or structures do not block views into or out of the car park.

G7 Parking spaces should be arranged in a grid pattern rather than a herringbone configuration which reduces surveillance.

G8 If separately secured parking is required, open style security grilles should be installed to individual parking spaces rather than separate garaging which reduces surveillance.

G9 Deep recesses which could become entrapments spots fronting any laneway or alleyway adjoining the development should be avoided.

G10 Blank walls facing a rear laneway or alleyway should be avoided as these encourage graffiti (see 7.15 below).

G11 Where the development fronts onto a laneway or alleyway (ie: this is their primary street address and pedestrian entrance) care should be taken to ensure that the entrance is visible from the laneway/ alleyway or from windows of other surrounding developments.

G12 Buildings which overlook a park or open space should contain at least one habitable room window providing opportunities for surveillance of the park. Where appropriate to the site context and privacy considerations, a balcony would also be acceptable.

7.2 Design of Entrances

Objectives

O1 To ensure that pedestrian entrances to buildings are clearly visible from the street and can be easily located by users; and

O2 To minimise the opportunities for intruders to enter without detection.

Controls you must comply with	***Good Design Practice***
C1 Building entrances must be in prominent positions (i.e: at the front of the building facing the street) and must be easily recognisable through design features and/ or directional signage. The principal (pedestrian) access to residential uses in new buildings shall be from the main shopping street. C2 Entrances must be designed so as not to be obstructed by existing or proposed plantings. C3 Signage must be installed at car park entrances and throughout the car park to provide both pedestrians and drivers with a clear understanding of the direction to stairs, lifts and exits. C4 Signage used in car parks must be clearly visible, easy to read (both day and night) and simple to understand. C5 In the case of multi-level car parks, each section and/ or level of the car park is to be clearly identifiable and signposted. Distinctive colours, symbols and/ or public art can be used to help distinguish between levels and help users to locate their cars easily. *NB. Applicants need to refer to Council's DCP No 31-* Equity of Access and Mobility *in respect to providing access for all persons (including those with a disability) to the premises. Applicants need to also particularly refer to DCP No 28- Urban Design Guidelines for Business Centres and DCP No 34— King Street/Enmore Road Urban Design.*	G1 The number of pedestrian entry points to a building should be minimised to engender a sense of ownership and familiarity in building users. G2 If separate staff entrances are required in commercial premises, they should be located to maximise opportunities for natural surveillance of the staff entrance from the street or other areas. G3 Pedestrian entrances should generally be designed so that users can see into the building prior to entry. G4 Vehicle and pedestrian entrances to car parks should be differentiated by the use of paving materials. G5 The number of vehicular and pedestrian entry and exit points to car parks should be minimised to allow maximum surveillance and supervision of vehicles. G6 To enhance surveillance, wherever possible, all vehicular and pedestrian entry and exit points to car parks should be located in close proximity to each other and close to the car park operator (if an attendant is used) or to shops, cafes or other active uses. G7 Signage used in car parks should comply with the following:- a) use strong colours, standard symbols (eg: for lifts, toilets etc) and simple graphics; b) direct users from the car park to the nearby shops, businesses etc. c) advise users of the security measures that are in place eg: help points and where to find them, and where the nearest 'safe place' (eg: busy street) is located. d) indicate at the entrance to the car park any exits which are closed after hours. e) should be clearly visible from all parking spaces.

7.3 Design of Communal and Public areas within Developments

Objectives

O1 To ensure communal and public areas associated with a development are clearly defined;

O2 To encourage natural surveillance of communal and public areas by the building occupants and users; and

O3 To encourage a sense of ownership of the communal and public areas by the building occupants.

Controls you must comply with	***Good Design Practice***
C1 Communal and public areas within a development such as playgrounds, swimming pools, gardens, car parks or any public areas eg: footpaths etc, must be overlooked by at least some of the windows of habitable rooms within the development C2 Communal areas and utilities such as garbage bays must be located in areas where they can be easily seen (by building occupants) and well lit, without detracting from the streetscape or the amenity of any one residence. C3 Screening required for garbage storage areas or other communal facilities must utilise lattice or other surveillance enhancing materials. C4 Public areas must be provided with lighting in accordance with clause 7.5 below.	G1 Where lifts or stairwells are provided, open style or transparent materials are encouraged on doors and/ or walls (where fire safety requirements allow this). G2 Waiting areas and entries to lifts and stairwells should be located close to areas of active uses and should be visible from the building entry. G3 Seating should only be located in areas of active uses where it will be regularly used.

7.4 Blind Corners

Objectives

O1 To avoid the creation of blind or sharp corners along pathways or in stairwells, hallways and car parks as this inhibits surveillance; and

O2 To provide treatments for blind corners where they are unavoidable in developments, to allow users to see ahead and around corners.

Controls you must comply with	***Good Design Practice***
C1 Pathways must be direct (ie: straight) and blind corners avoided (including on stairs, in corridors or in other situations where movement can be predicted). If blind corners cannot be avoided then they must be treated (see G2 opposite). C2 All barriers beside pathways must be low in height or visually permeable (ie: 'see-through') including landscaping, fencing etc.	G1 Sudden change of grade on pathways should be avoided as this reduces sightlines. G2 Mirrors to improve sightlines should be constructed of shiny, angled aluminium or convex mirrors made of shatter resistant glass. G3 Landscaping features which, in their maturity could serve as screens or barriers to a clear view along pathways should be avoided.

7.5 Lighting

Objectives

O1 To encourage the use of external lighting to improve the safety and security of the development by improving its visibility after dark and deterring illegal access; and

O2 To ensure lighting does not create adverse amenity impacts upon neighbouring properties.

Controls you must comply with	***Good Design Practice***
C1 In mixed use development incorporating a residential component, individual dwelling entrances must have appropriate lighting in accordance with Part 6, clause 6.5 of this DCP.	G1 Lighting should be provided at the main building entry but should not cast shadows around it.
C2 Lighting must be used in all communal areas (including outdoor car parks) and in all vehicular and pedestrian accessways to and from the development. Details of the lighting including its location must be provided with the DA.	G2 In commercial or industrial buildings and premises, lights should be left on at night or sensor lights should be used.
C3 All outdoor areas devoted solely to pedestrian use and other areas where there is a mix of pedestrians and vehicles or cyclists including outdoor car parks, must comply with Category P lighting under Australian Standard AS/NZS 1158.3.1:1999- *"Road lighting. Part 3.1: Pedestrian area (Category P) lighting- Performance and installation design requirements",*	G3 Lighting should have a wide beam of illumination, which reaches to the beam of the next light or the perimeter of the area under surveillance or covers the full length of any pathway.
C4 Lighting must be directed towards access/ egress routes rather than towards buildings (including the subject or neighbouring buildings)	G4 Areas that are used after dark should be lit to enable users to identify a face 15 metres away.
C5 To avoid creating a nuisance by light spillage onto neighbouring properties, outdoor lighting (other than for those areas covered by AS1158.3.1:1999) must comply with Australian Standard AS4282-1997-*Control of the obtrusive effects of outdoor lighting.*	G5 Potential entrapment spots or places where intruders may hide (eg: entrances to loading docks, fire exits and storage areas) should be illuminated.
	G6 Light fixtures should be protected from vandalism by means of wired glass or a lantern style holder.
	G7 Glazing should be installed in stairwells and hallways (eg: a glass panel at eye level in the doorway leading to the stairway) to enhance surveillance by allowing a view into the area and/ or good natural light.
	G8 During the hours of operation of a car park, all external edges and access points to the car park should be illuminated.
	G9 Lighting within all parts of car parks should be sufficiently bright to enable a user to see into the rear set of their car before they enter the car.
	G10 To allow for the adjustment of driver and pedestrian vision, lighting intensity within covered or underground car parks should be graduated with brighter lighting used at entrances and pedestrian access ways.

Advisory Notes

- Lighting should not cause glare or create dark shadows.
- Energy efficient lamps/ fittings/ switches should be used to save energy.

7.6 Landscaping

Objective

O1 To ensure site landscaping:-
- a) preserves opportunities for surveillance;
- b) minimises opportunities for intruders to hide or to climb into buildings or properties, and

Controls you must comply with	***Good Design Practice***
C1 Proposed planting must not conceal the building entrance from the street or obstruct site lines between the building and the street (as required by clause 7.1 above). C2 Proposed plantings must not create opportunities for an intruder to gain access to the building or to neighbouring buildings. C3 Proposed plantings must not create opportunities for entrapment spots or the concealment of intruders.	G1 To promote sight lines between the building and the street, avoid vegetation with concentrated top to bottom foliage. Low ground cover (no higher than 1m) or alternatively high canopied trees are preferable. G2 If medium height vegetation with concentrated top to bottom foliage is used (eg: such as screen planting to provide privacy between neighbours), it should be carefully located so it does not obstruct surveillance or readily conceal intruders. G3 Trees with dense low growth foliage should be widely spaced or underpruned (ie. lower branches removed) to avoid a continuous barrier. G4 Prickly plants may be used as effective barriers to unwelcomed access. G5 Plants with low ground cover and shrubs less than 1m in height, or high canopied trees with clean trunks to a height of 2m should be used around children's play areas, car parks and along pedestrian pathways. G6 Landscape treatment of car parks requires careful consideration to maintain surveillance and minimise opportunities for intruders to use trees and shrubs to conceal themselves or gain access to car park. The landscaping treatment should follow the guidelines in G1 to G5 above.

Advisory Note
- ✔ Ensure sightlines are maintained by regular pruning of vegetation.

7.7 Shopfronts and other Building Frontages

Objective

O1 To ensure shopfronts as well as other building frontages provide for surveillance of the public domain and have a positive streetscape appearance.

Controls you must comply with	***Good Design Practice***
C1 Development situated along King Street, Newtown or Enmore Road, Enmore, being the area covered by *Development Control Plan No 34- King Street and Enmore Road Heritage and Urban Design* must comply with the provisions of this DCP concerning the design of shop fronts and building frontages. C2 Development in all other business centres in Marrickville must comply with the provisions of *Development Control Plan No 28- Urban Design Guidelines for Business Centres* in respect to the design of shop fronts and building frontages.	See *Controls you must comply with*.

NB: Under DCPs 28 and 34:-

- Recessed shop fronts are not permitted unless the recess provides useable space and is sympathetic to the building character;
- Block-out roller shutters are not permitted. If security shutters are required, they must be visually permeable (approx 75% permeability) to allow viewing of windows and allow light spill out onto the footpath. Open grilles or see-through (concertina style) screens are preferred; and
- Only shop fronts made up of predominantly glass panelling are permitted in shopping centres within the Marrickville LGA.

7.8 Public Facilities (eg: ATMs, Telephones, Toilets, Help Points, Bicycle Storage)

Objective

O1 To maximise the safety, and sense of security of users of any public facilities which may be provided within developments by:

a) locating these facilities in areas of high activity with maximum accessibility and visibility, and

b) incorporating appropriate security features into their design.

Controls you must comply with	*Good Design Practice*
C1 Public facilities are only to be located in highly visible locations that are well lit. They are not to be located in recessed spaces or near places where people may hide eg: fire exits.	G1 Where possible, public facilities should be located near activities with extended trading hours. G2 Toilets and parents' rooms should be located close to areas of active use or regularly staffed areas, such as reception desks or entrances. G3 Directional signage should be provided to public facilities as well as surrounding services and landmarks such as railway stations, taxi ranks, libraries etc. G4 Automatic teller machines (ATMs) should be located in areas of good surveillance with high levels of activity. G5 ATMs should be located in walls which are built right to the footpath (ie: flush with the footpath) and not in building recesses as these can become an entrapment spot. G6 ATMs and telephones should not be located in or beside laneways or side streets. G7 Vestibules of banks which contain ATMs should not be designed to contain recesses or blind corners which could provide opportunities for entrapment. G8 ATM machines and telephones should be located in conjunction with other uses eg: inside hotels, petrol stations and convenience stores. G9 The design of ATM machines should incorporate mirrors or reflective materials allowing users to see people approaching from behind.

7.9 Carpark Access and Egress

Objective

O1 To facilitate ease of access and egress in carparks without compromising the safety and security of users.

Controls you must comply with	*Good Design Practice*
C1 Separate pedestrian and vehicular entry and exits must be provided at ground level. However these entry/ exit points may be situated adjacent to each other (subject to appropriate design) so as to maintain optimum surveillance. C2 To ensure safe pedestrian routes carparks must provide clearly marked	G1 Stairwells and lift wells within the carpark (or adequate signage directing people to these facilities) should be visible from each car space. G2 Car park exits should be clearly visible and easily accessed from each car parking space. Car parking spaces should be within 30 metres of

movement cues such as painted pedestrian crossings or distinctive paths protected by bollards and having open sightlines.	exit/ entry points. G3 For multi-level car parks, use should be restricted to only those levels of the car park that will be needed outside of peak hours.

7.10 Minimising Unintended Access

Objective

O1 To minimise unintended or unauthorised access to the subject or neighbouring premises by the appropriate design and location of built and natural elements.

Controls you must comply with	***Good Design Practice***
C1 New development must be designed to minimise access between roofs, balconies and windows of development upon the subject site and any neighbouring sites.	G1 Care should be taken to avoid locating building features such as fences, downpipes or other climbable structures where they could be used as a ladder to access upper level windows or balconies of adjoining premises. G2 Consideration needs to be given to whether existing or proposed buildings, structures or other features eg: stacked items in a loading dock may allow intruders access to the subject building. G3 Careful consideration needs to be given to the location of proposed large trees and shrubs so they are not used by intruders in the future to access the subject building, or neighbouring premises.

7.11 Fencing

Objectives

O1 To provide boundary fencing (where appropriate to the context of the development) which delineates public and private areas;

O2 To ensure front fencing maximises surveillance from the street to the building and to the spaces and communal areas around the building; and

O3 To ensure the design of front fencing minimises opportunities for intruders to hide.

NB. Front fencing is any fence between the front alignment of a building and the street boundary.

Controls you must comply with	***Good Design Practice***
C1 Fence design (height and construction) must maximise natural surveillance from the street to the building and from the building to the street. High blank walls facing the street are not permitted. C2 Fences (including front, side and rear) must clearly delineate private property from public areas and where appropriate (eg: outdoor settings)	G1 Front fences should preferably be low in height (1 metre or less). If a higher fence is required, it should be of an open form (such as spaced timber or metal pickets). G2 If noise insulation is required, consideration should be given to the installation of double-glazing or other noise attenuation measures at the front of the building rather than using

clearly delineate common areas from private or semi-private spaces.

C3 Boundary fencing adjoining parks and open spaces must be limited in height to 1.2* metres with consideration being given in exceptional conditions of the site to an increase of this height. Gates must not encroach over the park or open space in the opening or closing process.

**NB. The 1.2 metres height limitation may not necessarily apply to arched gates, piers or features which are an integral part of the design of the fence.*

solid fences greater than 1 m in height.

G3 Dark coloured open form fencing, such as black PVC coated chain mesh could be used in industrial and certain other settings as this will optimise surveillance through the fence while minimising the visual impact of the fence itself.

G4 Fences should not prevent surveillance by the building's occupants of the main open or communal areas within the site such as playgrounds, swimming pools, gardens, pathways or car parks.

G5 Where fencing is appropriate for use in the development, ensure all entrances/ exits to the site are provided with lockable gates, particularly in industrial estates.

7.12 Security Measures

Objectives

O1 To reduce the opportunities for unauthorised access to buildings, individual dwellings and communal areas by the use of appropriate security devices, hardware or human resources;

O2 To ensure that any security devices used will:-
a) preserve natural surveillance of the street,
b) be compatible with the design of the building and the streetscape and
c) will not prevent escape in an emergency.

O3 To ensure that sites are designed and managed to promote safety of the general public, staff and other users by:-
a) ensuring the safe routes between key locations within the site;
b) ensuring clear directions to key destinations outside the site eg: main roads, transport services, taxi are provided by adequate signage; and
c) ensuring that a high level of surveillance is provided within the site.

Controls you must comply with

C1 External storage areas must be secured (see G4 to the right).

C2 Security grilles used on windows must be openable from inside in case of emergency.

C3 A Plan of Management (POM) detailing security arrangements is to be submitted for the following developments:-
- Brothels
- Pubs/ hotels
- Clubs
- Large sites eg: colleges, hospitals etc.
- Premises which are either open late at night or early in the day, and where Council considers

Good Design Practice

G1 All intruder alarm systems, security screens, door and window locks and intruder resistant materials used in the development should comply with the relevant Australian Standards.

G2 Intercoms, code or card locks or similar should be installed on main entries to multiple occupancy buildings.

G3 Main entry doors to buildings should be self-closing and signs should be displayed requesting occupants not to leave doors wedged open.

G4 Access to garbage areas, laundry areas and other communal facilities should be limited to residents or other authorised person eg: caretaker, to

there may be some potential for disturbance within an area.

NB. Council may exercise discretion in respect to the requirement for a POM if the development type is minor (eg: additions).

C4 On large sites and campuses (eg: tertiary institutions, hospitals etc) the following controls apply:-

- Routes to essential buildings and services, must be clearly identified and well lit, with lighting in accordance with Australian Standards.
- Emergency telephones connected directly to a security monitoring service must be placed at strategic locations along key routes used after hours. The locations of this must be shown in the submitted plans.
- Surveillance must be provided through regular security patrols in and around buildings and along key routes. Details are to be provided with the application.
- Directional signage must be provided to surrounding services and landmarks eg: railway stations, taxi ranks, main roads, toilets, ATMs etc.

avoid opportunities for intruders to hide.

G5 Entry to basement parking areas should be either via secured vehicular access or via secured internal pedestrian access within the main building (eg: lift, stairs etc).

G6 Where dwellings do not have windows overlooking their main entry doors, viewers should be installed on entry doors to allow residents to see who is at the door before it is opened.

G7 Care needs to be taken to ensure skylights and roof tiles cannot be readily removed or opened from outside.

G8 The use of monitored alarm systems should be considered.

G9 The employment of building supervisors or security guards should be considered.

G10 The excessive use of security devices (eg: grilles) should be avoided as it can generate perceptions of vulnerability disproportionate to actual risks and also create a fire risk.

G11 After hours activities should be clustered within the same area.

G12 After hours access to buildings, facilities should be monitored and controlled eg: through use of a pin number, swipe card or other means.

G13 Car parking for use by staff or visitors after hours should be situated in the area of the car park closest to the buildings in use after hours. This should be achieved by designating spaces as after-hours spaces and requiring issued permits to be displayed on the dash board of cars and/ or cordoning off the car park at night, for after hours use.

Advisory Note

- ✔ Quality locks should be installed on all external windows and doors and all gates to the property.

7.13 Building Identification

Objective

O1 To provide clear numbering of all buildings to prevent unintended access and to assist persons (including emergency personnel) trying to find the place.

Controls you must comply with	***Good Design Practice***
C1 A Council approved street number must be conspicuously displayed at the front of a development or the front	G1 Signs should direct patrons to parking areas and entrances. G2 Street numbers should be at least

fence of such development. C2 In buildings which contain multiple occupancies, each individual occupancy eg: dwelling unit, shop etc should be clearly numbered. C3 Each building entry must clearly state the unit numbers accessed from that entry. C4 Locational maps and directional signage (showing unit numbers, names of buildings, maps and facilities) must be provided for larger developments, particularly industrial.	7cm high and positioned between 0.6m-1.5m above ground level on the site boundary which fronts the street; G3 Street numbers should be made of durable materials, preferably reflective or luminous, and be positioned so they will not be obstructed eg: by foliage.

7.14 Boundary Delineation

Objective

O1 To reinforce the development boundary to strengthen the distinction between public and private space in order to establish a clear sense of ownership and discourage illegitimate use.

Controls you must comply with	***Good Design Practice***
C1 A clear delineation of private property and areas permitting public access (eg: arcades, malls, courtyards) must be provided and is to be detailed in the application (see G1 to the right).	G1 Consideration should be given to the appropriateness of fencing or planting with which to define the space. The following means of boundary delineation can also be effective:- • employing a level change at the site and/or building threshold (subject to accessibility requirements) • signage • entry awnings • change in material in paving between the street and the development.

7.15 Minimising Opportunities for Vandalism

Objective

O1 To use building materials and design to minimise opportunities for vandalism in order to encourage a sense that the development space is well cared for.

Controls you must comply with	***Good Design Practice***
C1 Except when subject to heritage limitations, the development must not create large blank walls facing or abutting the street (see C3 under clause 7.1 above). If unavoidable, the wall must be modulated (eg: by incorporating a slight recess) to avoid the creation of a large flat surface.	G1 The development should utilise materials (eg: solid core doors, steel frame doors, laminated glass, impervious glazed ceramics, anti-graffiti paints and clear over-sprays) and/ or incorporate design aspects that minimise the opportunity for vandalism. G2 Where large blank walls are unavoidable and modulation (eg: wall offsets or recesses) is not appropriate, consider planting to

screen the wall (if appropriate to context) or use anti-graffiti paint.

G3 External lighting should be vandal resistant by being high mounted and / or protected.

G4 Communal or street furniture should be made of hard-wearing vandal-resistant materials and be secured by sturdy anchor points or removed after hours.

G5 Services should be provided which ensure the rapid repair or cleaning of graffiti or damaged property.

G6 Signage should be provided which identifies where to report maintenance or vandalism problems.

7.16 Materials and Maintenance

Objective

O1 To promote an image of a well cared-for development through the use of hard-wearing materials and effective maintenance of buildings and spaces; and

O2 To use building materials that enhance surveillance within car parks.

Controls you must comply with	***Good Design Practice***
C1 Materials used in the development must comply with the provisions in the core DCP's including DCP No 28 - Urban Design Guidelines for Business Centres or DCP No 34- King Street and Enmore Road, Urban Design and the Code for Industrial Development.	G1 Use strong, wear resistant materials (eg: masonry) where possible to reduce maintenance costs and provide the basis for an attractive, well-cared for development.
C2 In developments having common areas or communal facilities eg: BBQ areas, lobby areas, recreation facilities, information must be provided in the form of a notice advising occupants how to report maintenance or vandalism problems.	G2 Where possible use transparent (or open form) materials for walls and doors of car parks eg: cable railing and mesh in preference to concrete retaining walls. This provides natural lighting and encourages surveillance from adjoining uses. Any security screening around carparks should use transparent materials or an open form grille.
C3 Developments required to submit a Plan of Management (POM) must detail the maintenance aspects of the land use such as a protocol (including timeframe) for the fast repair or cleaning of damaged or vandalised property and for regularly checking and maintaining light fixtures and promptly replacing these if broken or faulty.	G3 Ceilings and walls of car parks should be painted in light colours to enhance brightness.

Appendix 1: Definitions

Active Use means a use which by their nature generates activity and thus opportunities for natural surveillance.

Access control means the use of physical, human or symbolic barriers to discourage unauthorised access to a building or place so as to increase the effort or risk required to commit crime.

AS means Australian Standard.

Amenity means the enjoyment, whether by community or by an individual, arising from the use of the property, dwellings or publicly accessible land, community facilities or open space and includes, but is not limited to the enjoyment of sunlight, privacy, views, and residential and community life free from nuisance.

Campus means the grounds of a large institution such as a university, technical college, hospital and the like.

Communal area means any part of a development which is privately owned and used primarily by the occupants of that development and which is generally under the control of the Owners Corporation.

Crime Prevention Through Environmental Design (CPTED) means designing buildings and spaces in a way that applies the principles of natural surveillance, access control and ownership to prevent or reduce the incidence of crime.

Development includes the use of land, the subdivision of land, the erection of a building, the carrying out of a work, and the demolition of a building or work etc.

Elevation means the external face of a building or a drawing made in projection on a vertical plane to show any one face of a building.

Facade means the face or front of the building identified on a plan as an elevation.

Frontage means the area of land between the building and the street.

Gross Floor Area, in relation to a building, means the sum of the areas of each floor of the building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, excluding:-

(a) columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall, and
(b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts, and
(c) car parking needed to meet any requirements of the Council and any internal access thereto, and
(d) space for the loading and unloading of goods.

Habitable Room means a room within a dwelling that is used frequently by the occupants of the dwelling for normal domestic activity, such as a kitchen, bedroom, dining room, living or lounge room, family room or study, but does not include a bathroom, toilet, store room, or garage.

Mixed-use development involves different uses being designed to co-exist in close and compatible relationship to one another either horizontally on adjacent parcels of land, or vertically within the same building.

'Ownership' (in the context of community safety principles) means a sense engendered in the residents, occupants or users of a building or place that the building or place belongs to them or is a part of their natural territory and about which they have become possessive and protective.

Objective as referred to in Part 4 of this DCP, means a clear statement of the desired outcomes that a development should seek to achieve by means of design measures in order to minimise opportunities for crime.

Orientation of a building means the direction in which the building's windows, doors and private spaces face, relative to other buildings or spaces or to the street.

Private Space means an area or space which is normally only accessible to the occupants of a dwelling or the employees of a business, such as an office area, the inside of a house or a private courtyard.

Public building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes.

Public Space means an area, whether publicly or privately owned, that is designed for use by members of the public as a pedestrian space or precinct, such as a shopping centre or pedestrian mall.

Public area means an area which is accessible to anyone such as public streets and public parks.

Sight line means a line of unobstructed vision between an observer and the building, place or activity being observed.

Street Furniture facilities located in public spaces to provide for the amenity or safety of users eg: litter bins, landscaping, seating,

Surveillance (AKA 'Natural Surveillance') means the observation of buildings, spaces and activities, including the casual observation which occurs as people carry-out their normal day to day activities.

All other terms have the same meaning as they have under the Marrickville Local Environmental Plan 2001.

Appendix 2: References

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