

CPTED Principles

PART P



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

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COWRA COUNCIL
DEVELOPMENT
CONTROL PLAN

Table of Contents

| | |
|---|-----------|
| P.1. INTRODUCTION | 2 |
| P.1.1. Application of this Section | 5 |
| P.1.2. Objectives | 5 |
| P.1.3. CPTED Principles | 6 |
| P.1.4. Council's role | 7 |
| P.1.5. Application of CPTED principles | 7 |
| P.2. DESIGN SUGGESTIONS | 10 |
| P.2.1. Objectives | 11 |
| P.2.2. Building orientation | 12 |
| P.2.3. Entrances | 13 |
| P.2.4. Communal and public areas | 14 |
| P.2.5. Blind corners | 15 |
| P.2.6. Building materials | 15 |
| P.2.7. Security Measures | 16 |
| P.2.8. Building identification | 16 |
| P.2.9. Lighting | 17 |
| P.2.10. Shopfronts | 17 |
| P.2.11. Public facilities (ATMs and toilets etc). | 18 |
| P.2.12. Carparks | 19 |



Introduction

PART P.I

This part of the plan provides introductory information relating to the consideration of Crime Prevention Through Environmental Design (CPTED) principles as part of new development within the Cowra Shire Local Government Area.

| | | |
|--------|---------------------------------|---|
| P.I.1. | Application of this Section | 5 |
| P.I.2. | Objectives | 5 |
| P.I.3. | CPTED Principles | 6 |
| P.I.4. | Council's role | 7 |
| P.I.5. | Application of CPTED principles | 7 |

P.I.1. Application of this Section

Section P.I of this Part applies to all development in the Cowra Local Government Area on both public and private land.

This plan is not intended to impose unreasonable requirements. It is not designed to make things difficult for small developments or people building or altering their own homes. The degree to which this Part of the Plan will apply depends on the scale and anticipated level of crime risk of the development proposal.

Further information about CPTED and guidance on applying the CPTED principles is contained in Section 1.3.

P.I.2. Objectives

- Ensure that new development is designed to reduce crime risk and minimise opportunities for crime.
- Enhance and improve community safety within the Cowra Local Government Area.
- Create a physical environment that encourages a feeling of safety.
- Address community concerns regarding the issues of community safety and crime prevention.
- Reduce the level of crime within the Cowra Local Government Area.
- To minimise the opportunity for criminal activity, through the appropriate environmental design of buildings and places.

P.1.3. CPTED Principles

CPTED stands for Crime Prevention Through Environmental Design. CPTED is about designing and managing buildings and places so as to minimise opportunities for criminal activity. It is based on the idea that if we increase the chance of criminals being seen, challenged or caught, or we increase the effort required to commit a crime, then it is possible to reduce the actual or perceived rewards of crime and create safer communities. CPTED is based around four principles: surveillance, access control, territorial reinforcement and space management.

These principles form the basis of this Part P and are explained as follows:

Surveillance

The attractiveness of crime targets can be reduced by provided opportunities for effective surveillance, both natural and technical. 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. Would-be offenders are often deterred from committing crime in areas with high levels of surveillance.

Territorial Reinforcement (Ownership)

Territorial reinforcement is about clearly defining private space from semi-public and public space in order to create a sense of ownership. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. The created ownership shows that the owner has a vested interest in the location, which in turn challenges intruders, reduces opportunities for crime and increases risk to criminals. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.

Access Control

Access control is about decreasing opportunities for crime, by controlling access to a crime target, increasing the effort required to commit a crime and by creating a perception of risk to an offender. Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. By making it clear where people are permitted to go or not to go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas.

Territorial Reinforcement (Ownership)

Space management involves the formal supervision, control and care of an urban space. Public perceptions are affected by the appearance of a place. A well-maintained urban environment is essential in sustaining confidence and helping to control vandalism, crime or fear of crime. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

P.1.4. Council’s role

Before a decision can be made on a development application, Council must consider the application under section 4.15 of the Environmental Planning and Assessment Act 1979. Included in section 4.15 are subsections requiring Council to consider:

- a. The likely impacts of that development, including the environmental impacts on the natural and built environments, and social and economic impacts on the locality, and
- b. The public interest.

In April 2001, Crime Prevention Legislative Guidelines were introduced to Section 4.15 of the Environmental Planning and Assessment Act 1979. These guidelines require Council to ensure that new development provides safety and security to users and the community.

The NSW Government has produced guidelines entitled ‘Crime Prevention and the Assessment of Development Applications’. The guidelines established two steps which Councils must undertake in the assessment of development applications:

- c. Assessing all applications against basic CPTED design principles; and
- d. Undertaking a crime risk assessment for specifically identified development types.

P.1.5. Application of CPTED principles

How CPTED principles are applied will depend on the nature of the development proposal and the prevailing crime risk in the area. This section of the plan provides guidance on how the CPTED principles will be applied to certain developments.

Minor Developments

Developments of a minor or domestic nature are not required to specifically address all of the CPTED principles and design suggestions contained in Section P.2. Such developments include:

- ~ Dwelling-houses.
- ~ Dual occupancies.
- ~ Secondary dwellings.
- ~ Changes of use of existing retail, commercial or industrial buildings or premises (other than changes of use involving trading after 9pm).
- ~ Minor alterations or additions to existing buildings.
- ~ Minor works within parks, open space or a public space.
- ~ Exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Council is however legislatively required to consider crime prevention issues when determining all development applications. It is therefore recommended that all developments address the CPTED principles and design initiatives so as to minimise opportunities for crime.

For minor development types specified above, the way in which the proposal addresses the CPTED principles and design initiatives must be detailed in the statement of environmental effects (SEE) and noted on plans lodged in support of the development application.

Other Developments

All other developments should address the CPTED principles and design initiatives contained in Section P.2.

In the case of alterations or additions to existing buildings, compliance with the objectives need only apply to the alterations or additions themselves plus those objectives that may reasonably be applied to the existing building.

The way in which the proposal addresses the CPTED principles and design initiatives must be detailed in the statement of environmental effects (SEE) and noted on plans lodged in support of the development application.

Developments with Crime Risk

If a development is likely to create a risk of crime, a formal crime risk assessment must be submitted with the application. A crime risk assessment is prepared by a suitably qualified person and is a systematic evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions will determine the choice and appropriate mix of CPTED principles and strategies.

A crime risk assessment is required for the following large scale and/or crime sensitive developments:

- ~ Developments with 10 or more dwellings;
- ~ Major commercial/ retail developments;
- ~ Major community facilities, hospitals and schools;
- ~ New industrial complexes;
- ~ Clubs/ hotels, liquor outlets;
- ~ Service stations;
- ~ Sex services premises, or
- ~ Other high risk land uses.

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Design suggestions

PART P.2

The design suggestions outlined in this section should be used in the design of all new developments (where relevant) to ensure that crime risk is minimised in accordance with the CPTED principles.

| | | |
|---------|---|----|
| P.2.1. | Objectives | 11 |
| P.2.2. | Building orientation | 12 |
| P.2.3. | Entrances | 13 |
| P.2.4. | Communal and public areas | 14 |
| P.2.5. | Blind corners | 15 |
| P.2.6. | Building materials | 15 |
| P.2.7. | Security Measures | 16 |
| P.2.8. | Building identification | 16 |
| P.2.9. | Lighting | 17 |
| P.2.10. | Shopfronts | 17 |
| P.2.11. | Public facilities (ATMs and toilets etc). | 18 |
| P.2.12. | Car Parks | 19 |

P.2.1. Objectives

- To allow natural surveillance of the spaces around a building by the occupants and users.
- To design buildings and communal areas to encourage a sense of ownership by the occupants and users.
- To locate and design new buildings in such a way that they do not allow intruders to climb into any buildings or properties.
- To use building materials which minimise opportunities for vandalism.
- To reduce opportunities for unauthorised access to buildings, individual dwellings and communal areas by the use of appropriate security measures, hardware or human resources.
- To provide adequate lighting of entrances and exits, service areas, communal spaces, public areas, pathways, car parks, other areas that are used after dark and places where intruders may hide.
- To provide adequate lighting to open space and public spaces.

P.2.2. Building orientation

- a. Dwelling entrances should be oriented towards the street, or both streets if located on a corner.
- b. For medium density residential developments, the front-most dwelling(s) should address the street, or both streets if located on a corner. Other dwellings should be oriented towards the access driveway, with dwelling entrances visible from the street, or if this is not possible, they should be visible from another dwelling.
- c. Rear lanes should not be relied upon for primary vehicle or pedestrian access to residential dwellings or commercial developments.
- d. Habitable rooms should be located at the front of dwellings, or in the case of medium density developments, facing the access driveway.
- e. Windows, doorways and balconies should be offset from other windows, doorways and balconies to allow for surveillance while protecting privacy.
- f. Office and administration areas in industrial developments should be located at the front of the building overlooking the street and any car parking areas.

P.2.3. Entrances

- a. Building entrances should be in prominent positions, and at the front of the site facing the street where possible.
- b. Entrances should be designed to allow users to see into the building before entering.
- c. Entrances should be easily recognisable through design features and directional signage.
- d. The number of entry points to a building should be minimised as far as practical.
- e. Where separate staff entrances are required, they should be located to maximise opportunities for natural surveillance from the street.
- f. Blank walls facing or abutting the street should be avoided, particularly in commercial or industrial developments.
- g. Rear lanes should not be relied upon for primary vehicle or pedestrian access to residential dwellings or commercial developments.

P.2.4. Communal and public areas

- a. Active uses and habitable rooms should be positioned so that their windows face communal and public areas.
- b. Open spaces should be clearly designated and located where they can be easily observed by people. Parks and playgrounds should be located in front of buildings, shopping centres etc and face streets rather than back lanes.
- c. Regular use of open space and public areas is encouraged through the use of seating, play equipment and barbecues etc.
- d. Seating should be conveniently located and easily seen.
- e. Communal areas and utilities, such as laundries and garbage bays should be easily seen and well lit.
- f. Where provided, lifts and stairwells should be designed in open style with transparent materials (where fire safety equipment will allow).
- g. Different spaces should be defined with physical and / or psychological barriers, such as low or open form fences, gardens, lawn strips or varying textured surfaces.
- h. All barriers beside pathways should be low in height or permeable (i.e. see through), including landscaping and fencing etc.
- i. facilities such as toilets and telephones should be located close to areas of active uses and are not concealed by vegetation.
- j. Pathways should be direct, follow pedestrian desire lines and avoid blind corners.

P.2.5. Blind corners

- a. Pathways should be direct. All barriers beside pathways should be low in height or permeable (i.e. see through), including landscaping and fencing etc.
- b. Mirrors should be installed to allow users to see ahead and around corners.
- c. Stairwells should contain glass, stainless steel or open form panels.

P.2.6. Building materials

- a. Opportunities for vandalism should be reduced through the use of materials such as strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints or clear oversprays.
- b. Planting should be used to screen large blank walls. Alternatively, walls should be modulated using dark colours.
- c. External lighting should be vandal resistant, mounted in a high position or protected from vandalism.
- d. Communal or street furniture should be made of hard wearing vandal-resistant materials and should be secured by sturdy anchor points or removed after hours.

P.2.7. Security Measures

- a. Quality locks should be installed on external windows and doors.
- b. Intruder alarm systems, security screens, door and window locks and intruder resistant materials should comply with relevant Australian Standards.
- c. Intercoms, code or card locks should be installed on main entries to multiple occupancy buildings.
- d. Dwellings should be provided with viewers on entry doors to allow residents to see who is at the door.
- e. External storage areas and yards should be secured and well lit.
- f. Security grilles and security doors should be permeable (see through).
- g. Skylights and roof tiles should not be able to be readily removed or opened from the outside.
- h. Lockable gates should be provided on side and rear access ways.

P.2.8. Building identification

- a. Each building should clearly display its street number.
- b. Street numbers should be at least 150mm high, and positioned between 600mm and 1.5m above ground level on the street frontage.
- c. Street numbers should be made of durable materials, preferably reflective or luminous, and are positioned so they will not be obstructed by foliage.

P.2.9. Lighting

- a. Lights should be directed towards access / egress routes to illuminate potential offenders, rather than towards buildings or occupant observation points.
- b. Lighting should have a wide beam of illumination, which reaches to the beam of the next light or perimeter of the area under surveillances or covers the full length of any pathway.
- c. Pathways and access to open spaces and public areas should be appropriately illuminated.
- d. Brighter lights are used in highly used areas.

P.2.8. Shopfronts

- a. Surveillance between shop premises should be provided by retaining clear sight lines (for example, limiting promotional material in or on the shop windows).
- b. The display of merchandise should be avoided on the footpath where it has the possibility to limit visibility between the shop and street.
- c. Blank walls are avoided along the footpath to encourage surveillance and deter graffiti.
- d. Toughened or laminated glass should be used in shopfronts rather than roller shutters or security grilles to promote a siege mentality.
- e. Where roller shutters are considered necessary, they should be in the form of an open style grille or are constructed of a transparent material.
- f. Sufficient lighting should be provided below awnings to adequately illuminate the footpath and shopfront.

P.2.9. Public facilities

- a. Public facilities should be located in highly visible location that are well lit and where possible near activities with extended trading hours such as restaurants and convenience stores.
- b. Public facilities should not be located in recessed spaces or concealed areas.
- c. ATMs should be designed to incorporate mirrors or reflective materials so that users can observe people behind them.
- d. Toilets and parents rooms should be located close to areas of active use or regularly staffed areas, such as reception desks or entrances.
- e. Direction signs should be provided to guide the public to key services and landmarks such as railway stations, taxi ranks, libraries etc.

P.2.10. Car Parks

- a. Large expanses of car park should be avoided. Where large expanses of car park are unavoidable, surveillance measures such as security cameras should be provided.
- b. Access to lifts, stairwells and pedestrian pathways should be clearly visible.
- c. Hidden recesses should be avoided that could hide intruders or where users will be out of sight.
- d. Car parks should be designed so that they can be observed by adjoining uses.
- e. The number of entry and exit points should be minimised as far as practical.
- f. Entry and exist points should be located in close proximity to each other and close to adjoining uses such as shops, cafes and other active uses.
- g. Staff car parking areas should be separated and secured. Lighting should not cause glare or create dark shadows.
- h. Lighting in open car parks should comply with the relevant Australian Standard.
- i. In car parks, lighting should be sufficiently bright to enable a user to see into the rear seat of their car before they get in.



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