

Safer Places by Design Guidelines (CPTED Guidelines)

Woolworths East Victoria Park

TOWN OF VICTORIA PARK
Received: 18/11/2024

Fabco are committed to creating safe, vibrant, and sustainable urban environments. This application is meticulously designed to align with the principles of Crime Prevention Through Environmental Design (CPTED), ensuring that every aspect of our project contributes to the safety and well-being of the community.

By integrating CPTED guidelines, we aim to reduce crime, enhance the quality of life, and foster a sense of security for all residents and visitors. Our approach is holistic, addressing natural surveillance, access control, territorial reinforcement, and maintenance to create spaces that are not only functional but also inherently secure.

Principle 1: Surveillance

Objective	CPTED Consideration
Eyes on the street	<ul style="list-style-type: none">▪ The building is designed to promote passive surveillance through openings facing both Albany Highway and Shepperton Road as well as any public space▪ Development maintains sightlines to and from the proposed development and the surrounds by ensuring signage and equipment does not create a significant visual obstruction.▪ Circulation spaces surrounding external walls are unobstructed by structures removing the opportunity for concealment and ensure free pedestrian movement with clear sightlines▪ Glazed portion of the ground floor is free of clutter and signage to allow for sightlines between the development and public realm.▪ Circulation spaces are free of structures that can obstruct pedestrians▪ Provided footpath on both frontages in view of adjacent land uses.▪ Lighting provided where required to support pedestrian and user safety.▪ CCTV provided where required.
Clear Sightlines	
Effective lighting	
Technological surveillance	

Principle 2: Territorial Definition

Objective	CPTED Consideration
Clear spatial structure	<ul style="list-style-type: none">▪ Maintain that building entrances remain free of clutter to ensure entry points are highly visible from the street frontages.▪ Provide signage to direct pedestrian movements and deter loitering.▪ Provide wayfinding signage and building / business identification signage where appropriate to reinforce perceptions of safety and legibility▪ Public furniture provided is durable and of a high-quality design.▪ Clear distinguish between public areas and worker/private access areas.
Signage	
Legibility	

Principle 3: Access Control

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Objective	CPTED Consideration
Physical and landscape deterrents	<ul style="list-style-type: none">▪ Clear distinctions between public and private access spaces with security doors installed to restrict access▪ Clear access points are provided on site and are reduced to ensure pedestrian prioritisation and safety.
Target hardening	

Principle 4: Space Management

Objective	CPTED Consideration
Activity support	<ul style="list-style-type: none">▪ Maximise the inclusion of glazed facades with anti-graffiti coatings wherever possible to maximise lines of sight and mitigate the risk of damage.▪ Ensure mechanisms are in place to facilitate the on-going maintenance of the building, including the implementation of a rapid removal policy for vandalism repair and the removal of graffiti.
Space maintenance	