

# Grant Robinson PROPERTY SERVICES

## Crime Prevention Plan

Based on crime prevention through environmental design theories.

75 Castlereagh St  
Penrith

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# 1.Introduction

This report details how the principles of Crime Prevention Through Environmental Design (CPTED) have been applied to the design and management of the proposed redevelopment of 75 Castlereagh St, Penrith

## 2. Guidelines and Design Response

### Natural (Passive) Surveillance

The ability to see and be seen by others by maximising visibility. People's ability to see and understand the significance of their surroundings (what is happening around them and what is ahead) is also important. Achieved through the maintenance of clear sight lines, reduction of isolation, intensity of space/place use, effective lighting, elimination of entrapment spots and use and placement of activity generators.

#### *Design response:*

The following natural surveillance opportunities have been provided through the design of the project:

- On the ground floor a waiting area in the entrance of the building allows a safe and secure place for any of the occupants to wait for a taxi or friend to pick them up.
- There are sight lines from one ground floor room and four of the first floor rooms facing the street frontages. These sight lines can be used by the residents to observe the street and footpath.
- Entry to the building is highly visible from the street. There is a direct line of sight from the front door to the street.
- Landscaping and front facade of the building has been designed so that there are no entrapment areas.
- Plants through careful plant selection sight lines to spot intruders will be maintained. This is to be done by low level flowering plants used as ground cover around tall slim growing trees. These small trees will have their lower branches removed to a height of 1.5m to allow sight lines of any possible intruders whilst still softening the visual impact of the development.
- There are clear sight lines from within the building to the entry so that occupants can see outside before leaving the building. Exterior lighting will be very effective to facilitate good interior-to-exterior surveillance through windows, as most risks such as assault are more likely at night. Front door lighting will be triggered from movement outside the building as well as movement in the entrance foyer area. Having the outside light come on from movement inside will allow the residents in the foyer area to see outside before they unlock the door to leave. The entrance door has clear glass panes to see if anyone is standing outside the door.
- A high levels of even illumination is at the entry so that occupants can see out some distance from the entry before leaving the building. The lighting at entries will not create a blinding effect through glare and/or shadows, thus making it difficult for eyes to adjust to different light levels.
- Ceiling mounted oyster style lights will be mounted directly in front of the front door. In the car parking area six oyster style lights will be mounted to the ceiling.
- Lighting shall be even and bright enough for easy identification of suspect activity or individual people
- Car parking will be well-lit and the light controlled by a sensor.
- Light penetration - Penetration of light into spaces has been maximised and light pollution has been controlled as much as possible by careful selection of light fittings and locations.
- Consistent lighting - Use of multiple lights rather than single fittings to provide consistent lighting levels and to reduce contrast between shadows and illuminated areas, while at the same time providing a mixture of lighting to give pedestrians an impression of warmth, variety and brightness.
- All lighting used on the front of the building will be selected and placed in accordance with AS 1158.1 Road Lighting so as to not cause glare and other visibility issues for passing motorists.
- Landscaping and lighting - The location of all lighting has been chosen so that the lights will not be blocked by mature vegetation.
- Signage lighting - House rules and regulations will be posted either on the front door or adjacent to the door. Since the front door will be well lit by security lighting these signs will be clearly displayed.

- Shielded lighting - Avoidance of placement of 'unshielded' lighting at eye level to avoid glare, i.e. clear of a zone 1.5m to 3m above ground level.
- High-mounted lighting - Installation of lighting fixtures that are high-mounted, vandal-resistant and deflect downwards.
- Lighting to Australian standards - Ensurance that all lighting is to Australian Standards.
- Overlapping lighting patterns - Avoidance of overlapping light patterns (absence of glare/pools of light/dark) and provision of transition lighting to achieve recognition of people, objects and colours. This is particularly important in areas likely to be used by older people.
- Colour rendition and lighting - Use of low-pressure sodium lamps with caution, as their colour-draining (monochromatic) characteristics make identification difficult.
- Lighting shall permit the facial recognition of approaching persons at 15 metres.
- Vandal-resistant lighting - Lighting will be vandal-resistant and look robust without appearing institutional or providing an interesting challenge to potential vandals.
- Neighbouring Properties - Attention has been given to the placement and direction of security lighting to reduce intrusion into neighbours windows.
- Lighting obstructions - Lighting design can create obstructions that block sightlines, create glare or cast shadows that may be used by intruders to hide. Careful placement of lights with an even spread of light has been selected.
- Photoelectric cells - Use of photoelectric cells that are cheaper and easier to maintain and more reliable than time switches and when they fail, they tend to fail in 'on' position.
- Communal area lighting - communal area (or shared space) lighting will be controlled by sensor lights. This includes hallways and stairwells within the building.

## Natural Access Control

The control of access points to buildings and places. Design that maximises the visibility of access and exit points from the street and parking areas also helps to maintain access control and increase natural surveillance. This can be achieved by inhibiting or encouraging entry to access points. By providing visual and other prompts that guide people to or away from place/spaces. Lighting, fencing, signage, textured and or coloured pavers, placement of entrances and exits, and features such as awnings are often used to maintain access control.

### ***Design Response***

- The front entrance way is clearly visible from the street.
- The awning above the entrance door gives a clear architectural indicator that this is the front entrance to the building.
- Security lighting over the front door will help guide people looking for the entrance at night.

## Territorial Reinforcement

The provision of signs, fences, landscaping and markings that help distinguish boundaries and inform people as to the intended function and ownership of the space/place. An example may be the use of nature strips to provide the distinction/division between the public and private realm. Design features such as palisade fencing will also help to provide territorial reinforcement, add to the privacy of space if needed and at the same time maintain visibility. Other cues can include signage, walkways, pavers, lighting, bollards and fencing.

### ***Design Response:***

- The front fence clearly defines the property. Anyone crossing the property boundary line will have a clear indicator that they are no longer on public land.
- This will be further reinforced by clear signage that states all enquiries are to be made to the managers phone number.



## Activity Support

Design strategies that encourage activity in spaces/places so as to maintain and/or increase their use. Activity support helps to increase natural surveillance, ownership and pride of places/spaces, participation in place management/maintenance and active citizenship. It can be achieved through community consultation, inclusion at the local level, and the mixed use of spaces/places. Activity support can be enhanced by design that considers the recreational, safety, access and other needs of a variety of user groups – children, seniors, people with mobility and other restrictions, general community members.

### ***Design Response.***

- The common room and outdoor common space has been provide as an area for the residents to gather. These areas will be used to hold regular events to promote interaction between the residents. Ownership of the garden areas will also be encouraged to bring the residents out from their units into the garden areas to socialise. Socialising will bring awareness as to who is living in the building which means unknown people in the building will be questioned as to what they are doing.

## Maintenance

Places/spaces that are well maintained help to cultivate an atmosphere that these areas are cared for and that crime will not be tolerated. Strategies include; keeping garden areas tidy, attending to wear and tear and prompt removal of graffiti and other vandalism. For example, graffiti may often lead to a perception of neglect, fear of those responsible, reduction in the use of the space and further graffiti

### ***Design Response.***

- The managing agents responsibility will be the upkeep of the building. This includes carrying out regular maintenance such as removal of graffiti, litter and cleaning. In addition the manager will be responsible for maintaining the gardens and keeping the gardens clean and tidy.

## Target Hardening

Design features, such as fencing, deadlocks and security shutters, can inhibit access to possible targets. Effective target hardening involves design that enhances security in ways that do not maximise people's fear of crime. There must be a balance between securing targets and building fortress type environments that may increase people's feelings of insecurity.

### ***Design Response.***

- Window areas facing the street on the ground floor are minimal. The use of three long horizontal windows next to the entrance allows for clear sight lines and also make break in by smashing a window very difficult. Security bars on these windows would only maximise peoples fear of crime so the clever choice of horizontal windows serves many purposes.
- Side gates will be self closing and locking to prevent criminals coming down the sides of the building.
- The rear and side boundary has been identified as an area potential criminals could jump the fence. Entry along this boundary is easy to obtain from the neighbouring properties driveway. It is recommended that the rear fence be increased to a height of 2.1m
- All windows and doors will be fitted with locks that will allow sliding doors and windows to be left slightly open for air flow yet prevent them from being opened.
- Due to the density of people living in the building it is not expected that bars on any of the window will be needed.
- All entry doors into each room of sole occupancy unit will be a solid core timber door with self closing and locking mechanism.

## Target Removal

The removal of potential crime targets either in the short or long term. The removal of cash, jewellery and drugs from premises during non-operational hours and intelligent storage security of potential targets are examples.

### ***Design Response***

- The outdoor furniture that will be part of the communal common area will be securely fixed to the ground.

## Personal Safety Support

Design features that both enhance people's actual safety as well as their perceived sense of safety, and may include features that maximise people's ability to escape danger or communicate to others and find help when potentially at risk. Improved signage, appropriate lighting, access control and the reasonable provision of amenities such as public telephones all help to support personal safety. CCTV surveillance may, in some cases, also further this principle. Elimination of entrapment spots (such as dead ends) and movement predictors is also important.

### *Design Response*

- The managers phone number will be clearly displayed on the front door of the property. For anyone needing urgent help they can call this number to seek assistance.
- There are no movement predictors or entrapment spots.

## Mixed Use Development

Public spaces/places with high levels of activity indicate that the area is safe to use and that help is available if required. Environmental design that encourages spaces/places to be used for a mixture of functions and by a variety of user groups, this may in turn increase public ownership and natural surveillance of a space.

### *Design Response*

- The location of the development is close to many local amenities that will encourage socialising by the occupants of the building and the local community.

## Elimination of Pedestrian Movement Predictors

When potential offenders are easily able to predict the movements/intended destination of potential victims, the opportunity for crime to occur is increased. Providing a choice of clearly defined pedestrian routes that do not restrict pedestrian movement to a set path can enhance safety.

### *Design Response*

- There are no pedestrian movement predictors outside of the building. Since the building is a locked and secure site it is not expected that hallways and stairwells within the building pose a problem.

## Natural Guardianship

Design features that encourage residents and other users to take responsibility for places/spaces by promoting a sense of local ownership and pride. Natural guardianship can be enhanced by community development strategies that facilitate active citizenship, community participation and the inclusion of locals in the design stage of development.

### *Design response*

- By maintaining a clean and presentable building with very liveable rooms the occupants living in the building will form a sense of pride about the building. It is hoped that long term tenants will form a network of friendships with people in the building and this network will support each other when in need.