

20th March 2017

The General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751



Dear Sir/Madam,

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Introduction

The purpose of this report is to identify and assess crime risk associated with the proposed service station including convenience store with food and drink and drive-through facility at 4 Dunheved Road, Werrington County, NSW 2747, and to minimise opportunities for crime through design.

Site Analysis

The site is located on the intersection of Dunheved Road and Henry Lawson Avenue. The site is described as Lot 4 in DP 565623 (4 Dunheved Road, Werrington County, 2747) and has 62 metres of primary frontage to Dunheved Road and 60 metres secondary frontage to Henry Lawson Avenue. The total area of the site is approximately 3,708m² and zoned as B2 Local Centre. The site currently supports a service station operation, car wash and vehicle repair station.

Land to the north and west of the site is currently used for the Henry Sports Club. Beyond the Henry Sports Club site is generally residential land. To the south beyond the Dunheved Road are a number of commercial and retail premises comprising the Werrington County Village. Land further to the south accommodates residential properties. Adjacent the site to the east are residential properties.

Crime Opportunity

Given the operational hours of the service station and food being 24 hours, 7 days a week, there is an increased opportunity for crimes or anti-social behaviour (e.g. vandalism, graffiti, litter, excessive noise) at the site, particularly during night time hours.

It is also intended to retrofit the existing workshop on site to be suitable as a service station building to enable the service station to continue operating during construction. The retrofit will comply with the relevant building requirements and provide healthy and safe work environment. The temporary use of this workshop building for the service station is also addressed as part of this Crime Risk Assessment.

Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

CPTED aims 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.

Source: Department of Planning and Infrastructure formerly the Department of Urban Affairs and Planning, 2001.

CPTED employs 4 key strategies. These include surveillance, access control, territorial reinforcement and space/activity management.

In accordance with the 4 key strategies, the principals of Crime Prevention and Public Safety are addressed in relation to the current proposal:

1. Surveillance

Natural surveillance limits the opportunity for crime by increasing awareness that people can be seen. Potential offenders therefore feel increased scrutiny and limitations on their escape routes.

Good surveillance is achieved by:

- (a) Clear sightlines between private and public spaces;
- (b) Effective lighting of public places; and
- (c) Landscaping that makes places attractive, but not a place to hide.

The design of the service station includes natural surveillance by the strategic placement of physical features to maximise visibility. The specific design elements include:

- Clear sight lines are provided along the Henry Lawson Avenue and Dunheved Road access, allowing maximum surveillance at vehicular entries into the site;
- Clear and identifiable pedestrian access to and within the site in the form of constructed pathways and line markings;
- Installation of video surveillance (CCTV) within the development;
- The maintenance levels for paths of travel will comply with AS1680;
- Fire exit doors will be alarmed (where required);
- Appropriate day and night lighting installed to ensure that any potential problem areas are well lit and to ensure security cameras operate effectively (i.e. easy facial recognition at 15m);
- Fixed outdoor seating located along the shopfront which provides opportunity for passive surveillance;
- No 'hidden spots' created within the site by siting the buildings around the perimeter of the site allowing optimal surveillance over the remaining internal areas of the site; and
- The design of the car park ensures that passive surveillance is possible and incorporates active measures such as 24hr CCTV cameras.

During the temporary use of the workshop building during construction, sight lines will remain clear and open; vehicle access will be closed via Henry Lawson Ave; and CCTV will be relocated and installed. The workshop is positioned against the site boundary with good outlook across the whole site.

2. Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space.

Good access control for the movement of people is achieved by:

- (a) Landscapes and physical locations that channel and group pedestrians into target areas;
- (b) Public spaces that attract rather than discourage people from gathering; and
- (c) Restricted access to internal or high risk areas (e.g. car parks).

The site has been designed to encourage natural access and control flow by:

- Creation of attractive common spaces within the development;
- Use of landscaping (hard and soft) that supports pedestrian access within the site;
- Appropriate signage for both customer and delivery/service vehicles; and
- Lighting of pedestrian pathways and access routes to Australian Standard (AS 1158).

During the temporary use of the workshop building during construction, adequate lighting shall be maintained at all times; and signage shall convey access messages and directions to site visitors.

3. Territorial Reinforcement (Community Ownership)

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern, i.e. it makes the normal user feel safe and makes the potential offender aware of a substantial risk of apprehension or scrutiny. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs.

Community ownership (territorial reinforcement) makes people feel comfortable in a place and is achieved by:

- (a) A design that encourages people to gather in public spaces;
- (b) Having a clear transition between boundaries of public and private spaces; and
- (c) Having clear design cues as to who is to use the space and what it is to be used for.

The proposed development has been designed to clearly delineate public space. This will ensure that any potential intruders will stand out and be easily identified. Elements of territorial reinforcement included into the design and management of the service station include:

- The premises and landscaping will be maintained such that it communicates an alert and active presence occupying the space;
- Clearly defined boundaries of the site;
- Rear and side fencing of appropriate materials and heights will be used in accordance with CPTED principles;
- Provision of signage that will assist in controlling activities and movements throughout the premises (knowing how and where to enter/exit and find assistance can impact perceptions of safety, victim vulnerability and crime opportunity); and
- Display of security system signage at access points.

During the temporary use of the workshop building during construction, boundaries will remain clear; appropriate fencing shall be implemented across "no go" areas ; signage will convey appropriate messages to site visitors; and signage will advertise the CCTV cameras and security measures in place within the site.

4. Space Management

Space management strategies such as site maintenance, target hardening and target removal are proposed for the development proposal.

Site Maintenance

Management and maintenance are closely linked to a sense of ownership. Good management and maintenance of a place, or property, is often the difference between it seeming safe or unsafe and it being cared for or uncared for. Deterioration indicates less control by the users of a site and indicates a greater tolerance of disorder.

It is in the interest of the future operators of the buildings to maintain the site to a high standard so that the business can operate at its optimal level and attract as much usage as possible. Routine maintenance checks and reporting will be carried out by personnel employed at the site to ensure the property is maintained and to reduce the likelihood of crime or vandalism. Landscaping will be maintained in a manner that communicates an alert and active presence.

Furthermore robust materials are proposed to be used where possible including graffiti resistant materials and fixed rubbish bins to militate against potential malicious damage. Any vandalism or graffiti should be repaired and removed promptly by staff or contractors.

As stated above, the proposed landscaping is designed not to create pockets or enclosures whereby victims could be entrapped but to help integrate the built form into the site and surrounds. The proposed landscaping scheme avoids vegetation that impedes the effectiveness of outdoor lighting.

These same principles will apply during the temporary operation of the service station from the workshop on site. Access and movement to and from the site will be manipulated to optimise safety. This should involve signage and fencing to direct customers and visitors appropriately.

Target Hardening and Removal

Target hardening and removal is the use of 'design out crime' strategies to make it harder for a crime to be committed and reduces the gains of crime. While this is the most long-established and traditional approach to crime prevention, it can create a 'fortress mentality' and imagery whereby users of the development withdraw behind physical barriers and the self-policing capacity of the built environment is damaged. This is effectively working against CPTED strategies that rely on surveillance, territoriality and positive image management.

The proposal includes the use of some physical barriers associated with target hardening such as security cameras and fences in key locations. However the site allows opportunities for natural surveillance from within the site, with clearly defined boundaries, and allows opportunities for natural access control. The service station aims to ensure a safe environment for users of the facility.

Conclusion

The proposed development on the site for the purposes of service station (including convenience store) and food and drink premises (including drive-through facility) has been designed with CPTED principles in mind and incorporates appropriate lighting, car park design, fencing, site and building layout and landscaping as well as security devices to assist in crime deterrence and prevention.

Implementation of the above mentioned measures into the design of the proposal will create an environment that will dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur.

It is considered that the temporary operation of the service station during construction by utilising the workshop building can occur safely on site with the appropriate design measures in place. This will require CCTV presence, secure building access, adequate lighting, and deliberate control of site access points in particular.

The design is considered to be consistent with the Department of Planning and Environment (former Department of Urban Affairs and Planning) Crime Prevention and the Assessment of Development Applications, 2001.

Yours sincerely,



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