

3 Edward Street, Kingswood

Crime Prevention Through Environmental Design Report

On behalf of
Signature Projects Australia Pty Ltd



Project Director

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6 August 2020

Project Planner

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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 Introduction

1.1 Overview

This Crime Prevention Through Environmental Design (CPTED) report has been prepared on behalf Signature Projects Australia (Signature) in support of a Development Application (DA) to Penrith City Council (Council) for a boarding house development at 3 Edward Street, Kingswood.

Signature are seeking development consent for the construction of a two-storey boarding house. Specifically, the proposal seeks consent for:

- Construction of a boarding house development comprising:
 - Tree removal;
 - A two-storey boarding house, comprising 14 boarding rooms;
 - At grade carpark containing three (3) spaces; and
 - Associated civil works and landscaping.

It is understood demolition of existing structures will be undertaken under a separate approval.

1.2 Purpose of Report

The purpose of this report is to assess the proposal in terms of the key principles of CPTED and to provide recommendations that can be considered as part of detailed design for the site. It has been prepared with regard to the following documents:

- Crime prevention and the assessment of development applications – Guidelines under section 79C [now 4.15] of the Environmental Planning and Assessment Act 1979 (Department of Urban Affairs and Planning, 2001);
- "Safer by design – Crime Risk Assessment" (NSW Police Force, 2016); and
- Companion to Safer by Design Crime Risk Assessment (NSW Police Force).

The assessment undertaken in this report is based on the following drawings:

- Architectural drawings prepared Signature Projects dated 5 August 2020; and

1.3 About the Author

The author has completed the Safer by Design Course (Attendee ID: 51255068) by the NSW Police Force, which provides CPTED approved courses and qualifies the author to prepare this report.

1.4 Report Structure

The structure of this report is as follows:

- Chapter 1 introduces the report;
- Chapter 2 provides a brief overview of crime in the surrounding area;
- Chapter 3 provides a brief assessment of how the proposal promotes the development of a safe urban environment; and
- Chapter 4 concludes the report and provides CPTED recommendations.

A detailed assessment of the proposed development is attached and marked **Appendix A**, which aligns NSW Police requirements for assessing CPTED principles.

2 The Site

2.1 Site Location

The site is located at 3 Edward Street, Kingswood in the local government area of Penrith City Council. It is legally defined as Lot 36 in DP 137831 and provides a site area of approximately 635m².

The site is a regular shaped lot with a 24m wide south facing frontage to Edward Street. The site is located approximately 1.05km to the south-west of Kingswood Station. The site adjoins low and medium residential density development on all sides.

The site is occupied by a single storey dwelling with a detached structure to the north-west rear corner of the site. The site is predominately grassed with vegetation, including low lying shrubs dispersed across the site. A street tree is located along the Edward Street frontage. The site features a driveway off Edward Street.

A site is provided in **Figure 1**.



Figure 1: Site aerial

Source: Nearmap modified by Mecone

The surrounding context features a mix of low and medium density residential buildings.

A series of photographs, depicting the site and its immediate context are provided in **Figures 2 – 5**.



Figure 2: View of site looking north from Edward Street
Source: Signature



Figure 3: View of surrounding development looking south from Edward Street
Source: Signature



Figure 4: View of surrounding development west along Edward Street
Source: Google Maps



Figure 5: View of public open space to the south of the site
Source: Google Maps

2.2 Site Description

A summary of the site, its interface and surrounding development context is provided in **Table 1**.

Table 1 – Site Description	
Item	Details
Address	3 Edward Street, Kingswood
Legal description	Lot 36 DP 237831
Local government area	Penrith City Council
Owner	Signature Projects Australia Pty Ltd.
Site area	Approximately 635m ² .
Shape	Regular
Boundary dimensions	<ul style="list-style-type: none"> • Approximately 24m along Edward Street frontage to the south; and • Approximately 28m along the east and west side boundaries.
Existing development	The site is currently occupied by a single storey dwelling to the eastern portion of the site with vegetation dispersed across the site. An outbuilding structure is located to the north-west rear corner of the site. Vehicular access is gained via a driveway to the west off Edward Street.
Vehicular access	Vehicular access into the site is via an existing vehicular driveway from Edward Street.
Topography	The site is generally level with a slight fall (<1m) from the south-west corner to the north-east corner.
Vegetation	The site is predominately grassed with low lying shrubs dispersed across the site.
Surrounding development	The surrounding area is characterised by a mix of low-medium density detached dwellings. The density increases to the north and north-west towards Kingswood Station and Nepean Hospital. A mixed used zone is located to the north-west close to Nepean Hospital and Kingswood Station, while areas of public open space are scattered across the surrounding area.
Public transport	Kingswood Station is located approximately 1.05km north-west of the site.

3 Proposal

3.1 Proposed Development

Signature are seeking development consent for the construction of a two-storey boarding house development. Specifically, the proposal seeks consent for:

- Construction of a boarding house development comprising:
 - Tree removal;
 - A two-storey boarding house, comprising 14 boarding rooms;
 - At grade carpark containing three (3) spaces; and
 - Associated civil works and landscaping.

It is understood demolition of existing structures will be undertaken under a separate approval.

A series of architectural extracts are provided in **Figures 6 – 9**.



Figure 6: Artistic impression of proposed boarding house

Source: *Signature Projects Australia*



Figure 7: Ground Floor Plan
Source: Signature Projects Australia

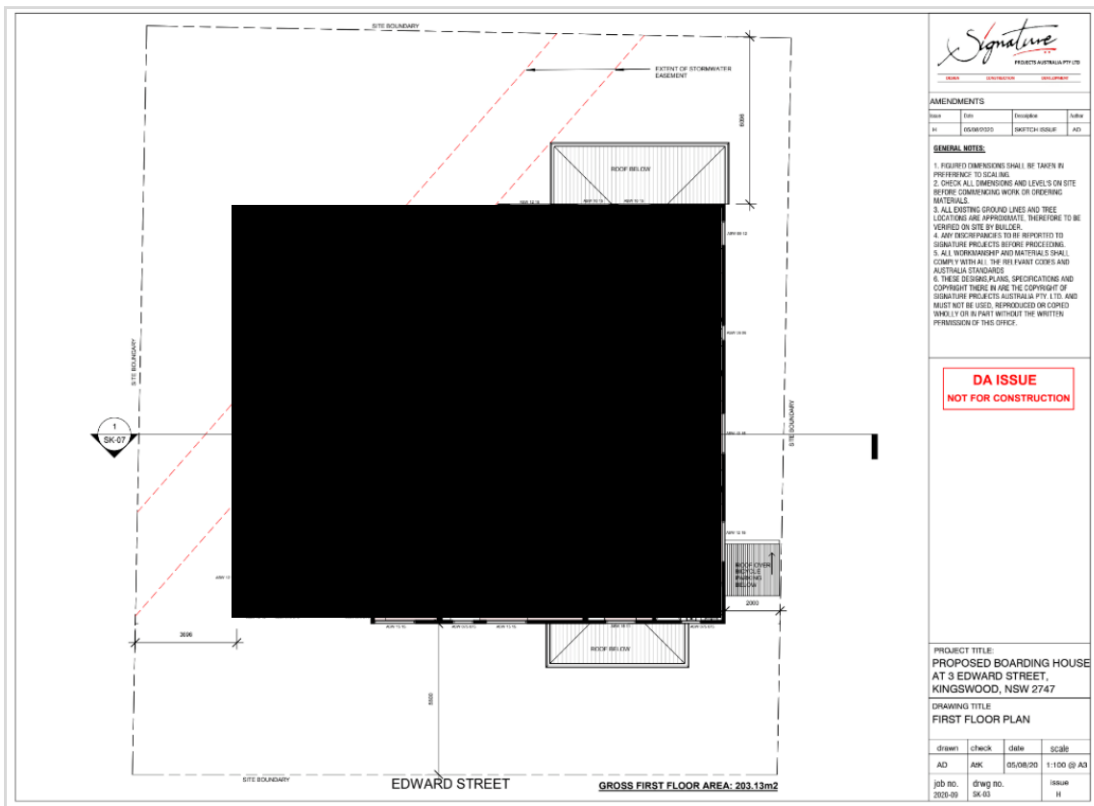


Figure 8: First Floor Plan
Source: Signature Projects Australia

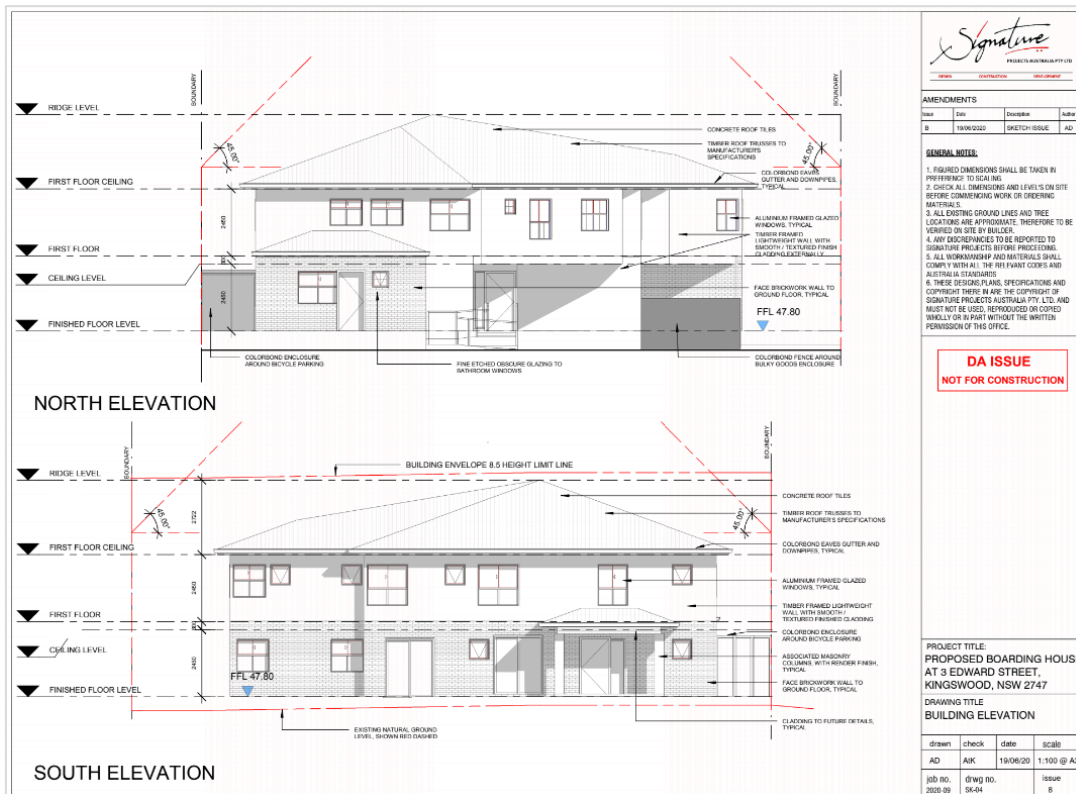


Figure 9: North and South Elevation Plan

Source: Signature Projects Australia

4 Crime Profile

The proposed development is located in the suburb of Kingswood, which is in the City of Penrith LGA.

The crime figures discussed in this section of the report are those crimes that have been recorded by NSW Police, and as such cannot be seen to necessarily be all crimes committed in City of Penrith LGA.

Levels of reported crime are sensitive to a range of factors, including but not limited to the willingness or ability of people to report a criminal activity, the levels and nature of police activity, and actual levels of criminal activity in the area.

Measures recommended as a response to crime in the public domain would generally include:

- Secure car parking facilities;
- Passive surveillance; and
- Active surveillance.

The consideration of recommendations included in this report are intended so that the proposed development does not become attractive to perpetrators of these types of crime.

4.1 Crime Trends

Table 2 provides a breakdown of major crime rates in the City of Penrith LGA, based on data from the NSW Bureau of Crime Statistics and Research (BOSCAR).

The table the incident ratio of City of Penrith to NSW crime rates (with the NSW rate equivalent to 1).

Table 2 – Penrith Crime Overview – March 2019 – 2020

Offence Type	Penrith to NSW incident rate ratio
Murder	0.5
Assault – domestic violence related	1.7
Assault – non-domestic violence related	1.3
Sexual assault	1.4
Indecent assault, act of indecency and other sexual offences	1.1
Robbery without a weapon	1.7
Robbery with a firearm	1.1
Robbery with a weapon not a firearm	1.8
Break and enter dwelling	1.2
Break and enter non-dwelling	0.9
Motor vehicle theft	1.3
Steal from motor vehicle	1.4
Steal from retail store	1.4
Steal from dwelling	1.1
Steal from person	1.9
Fraud	1.3
Malicious damage to property	1.3

Note: NSW = Ratio of 1

The ratio to NSW rate statistics are a comparison of a NSW regional rate per 100,000 population to the NSW rate per 100,000 population. A ratio of one indicates parity with the NSW rate.

Compared to the rest of NSW, the LGA of Penrith generally has a higher rate of crime in most offences, whilst a lower rate in others.

If we consider crime trends over a 24 month period (April 2018 to March 2020), most offences remained stable with the exception of the following that increased:

- Assault – domestic violence related – up 12%

- Assault – non-domestic violence related – up 14.3%
- Robbery with a weapon not a firearm – up 46.7%
- Steal from retail store – up 24.1%

The following offences decreased:

- Steal from dwelling – down 12.9%; and
- Fraud – down – 5.6%.

It should be noted that the data relates to the entire City of Penrith LGA and is not specific to the suburb of Kingswood, which on a suburb level, may have a different crime profile.

4.2 Crime Hotspots

Hotspots indicate areas of high crime density (number of incidents per 50m x 50m) relative to crime concentrations across NSW.

It should be noted that hotspots are common to medium and high density urban areas and areas located around train stations and transport interchanges. It does not necessarily indicate a need for extraordinary design responses.

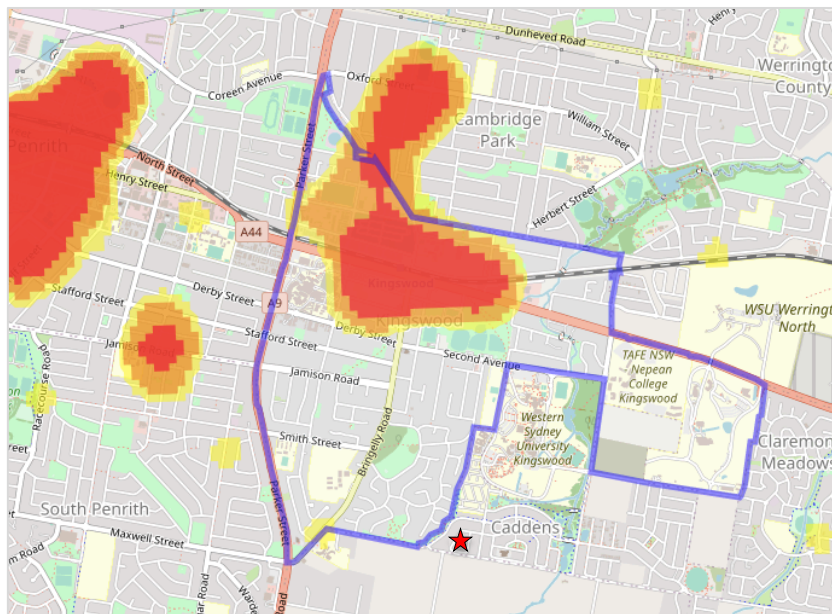


Figure 10: Hotspot Map – Robbery (all types)

Source: BOSCAR

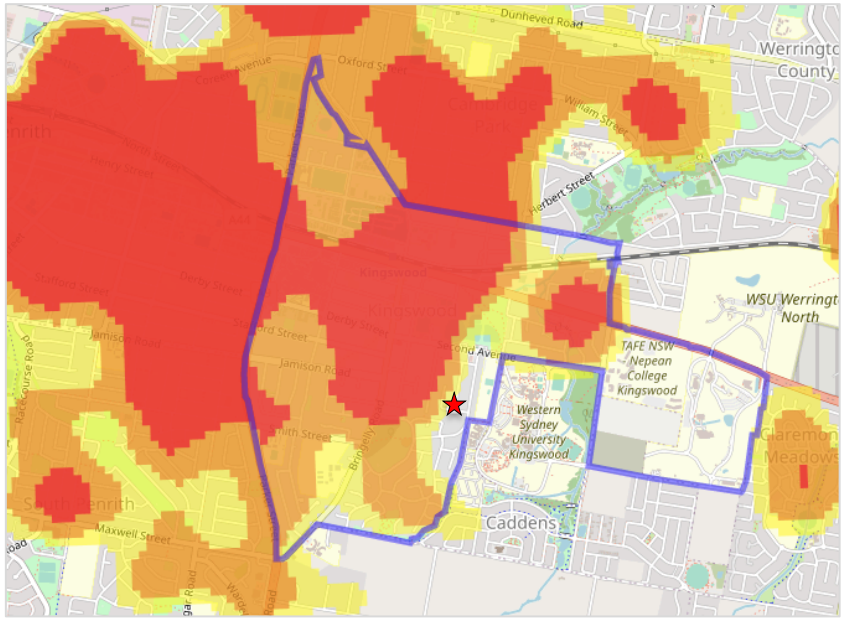


Figure 11: Hotspot Map – Domestic Assault
 Source: BOSCAR

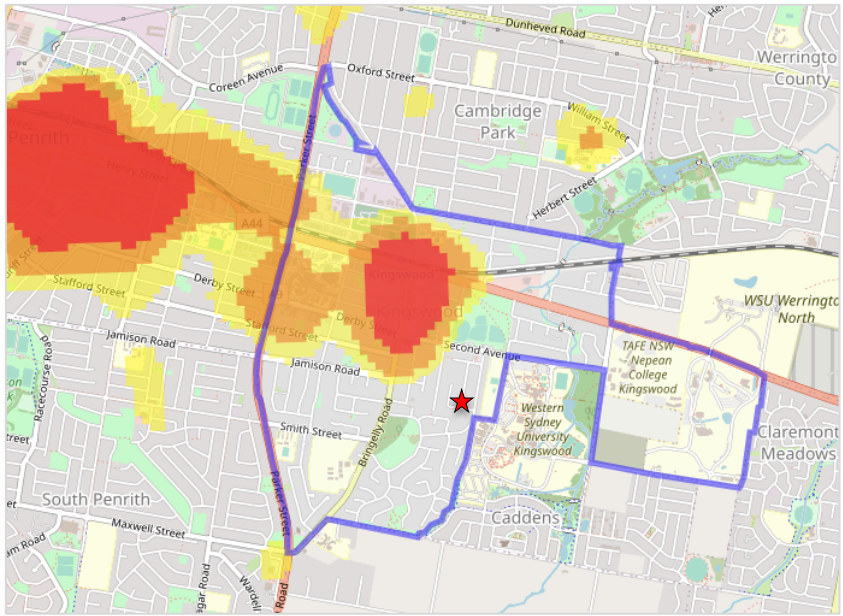


Figure 12: Hotspot Map – Non-Domestic Assault
 Source: BOSCAR

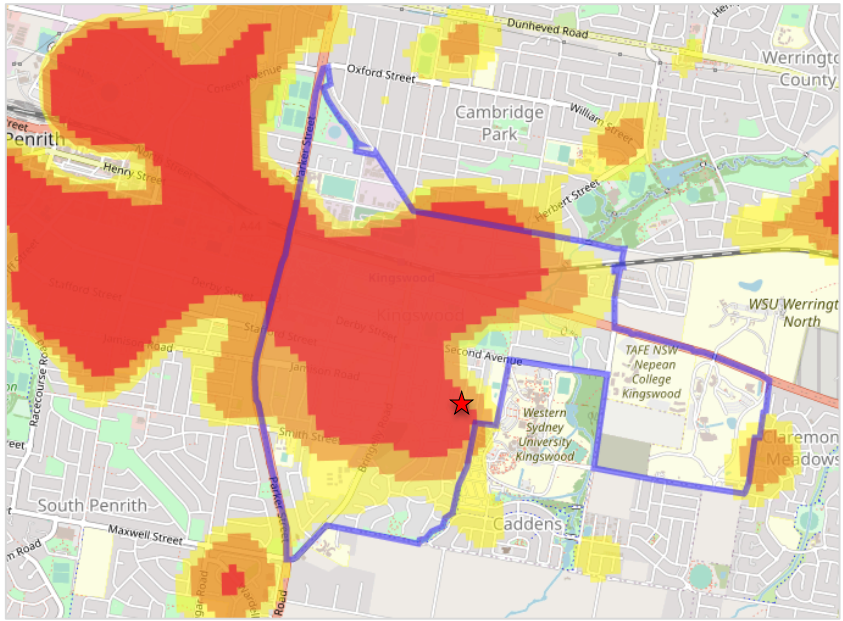


Figure 13: Hotspot Map – Break and Enter Dwelling
Source: BOSCAR

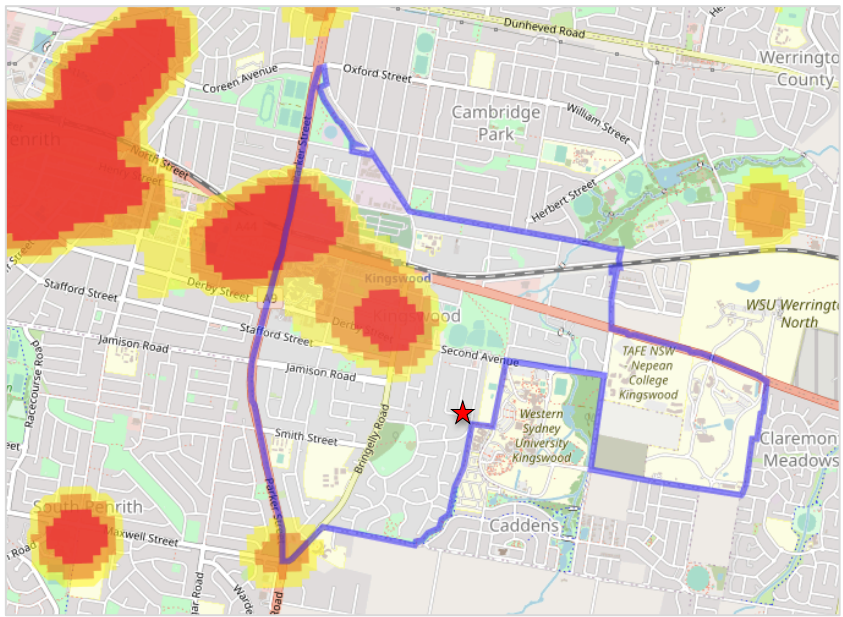


Figure 14: Hotspot Map – Break and Enter Non-Dwelling
Source: BOSCAR

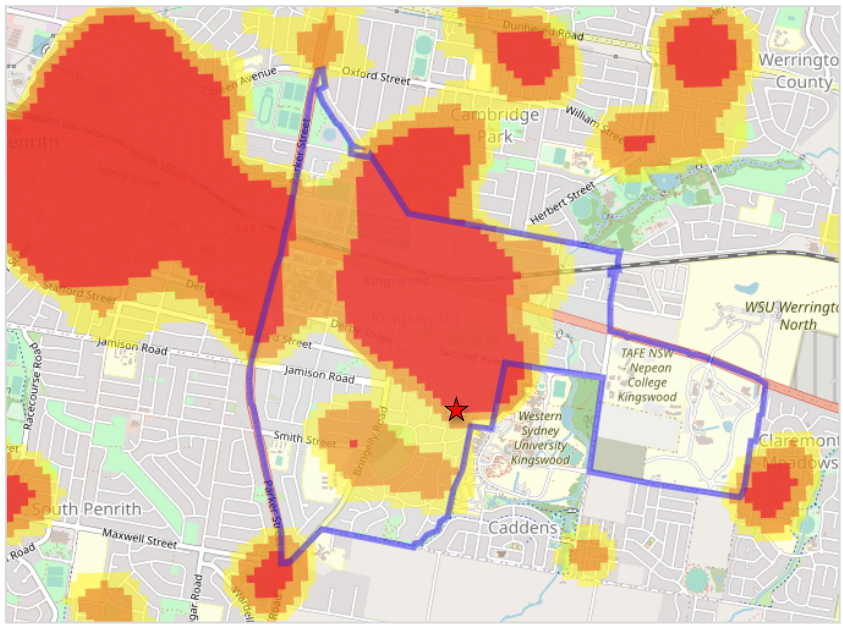


Figure 15: Hotspot Map – Motor Vehicle Theft
 Source: BOSCAR

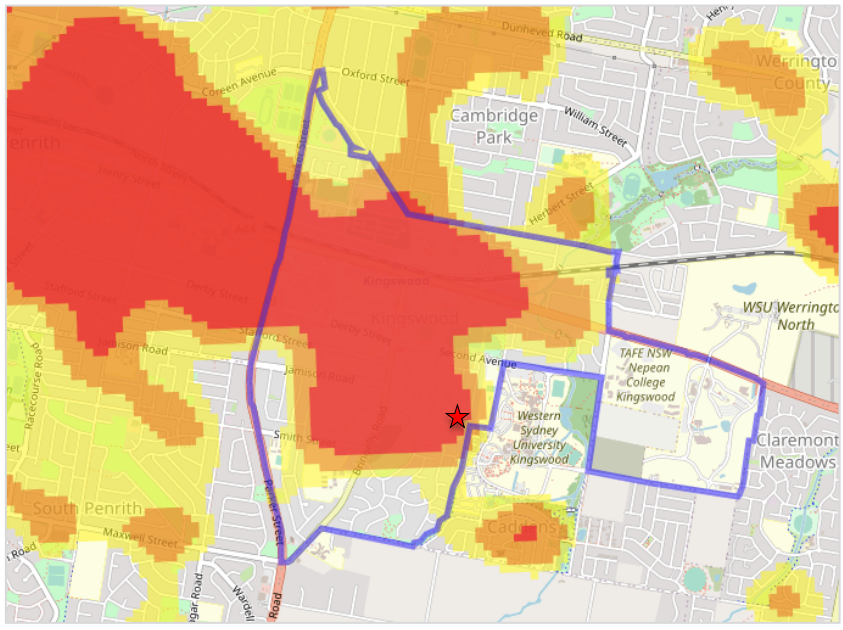


Figure 16: Hotspot Map – Steal from Motor Vehicle
 Source: BOSCAR

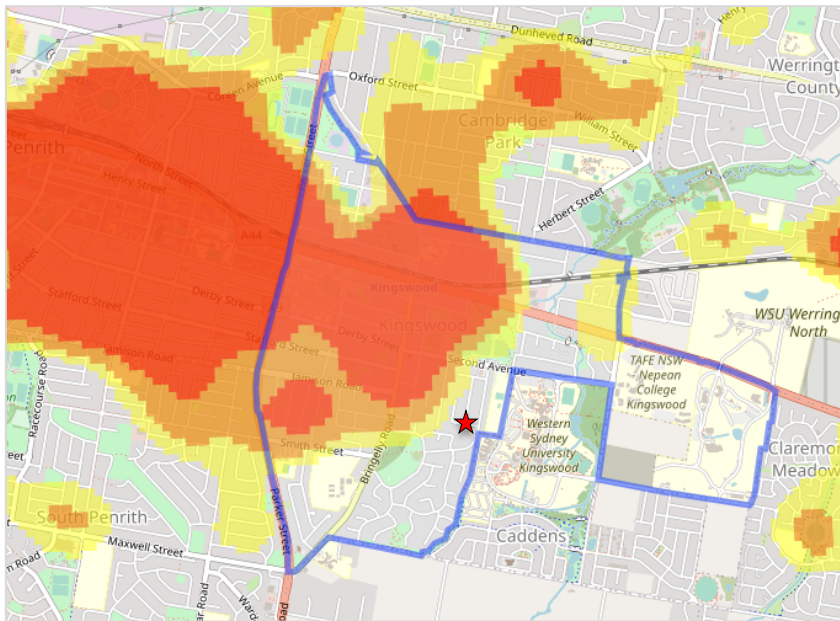


Figure 17: Hotspot Map – Malicious Damage to Property

Source: BOSCAR

Overall, the crime data for City of Penrith LGA point to a stable however, relatively moderate-incident crime environment.

5 CPTED Assessment

The focus of the assessment was to identify the broader urban design factors that drive the creation of safe and secure public spaces, through the principles of territorial reinforcement, natural surveillance, access control and activity and space management.

As such, maintenance was given less attention as it requires a greater level of design in order to undertake a complete assessment. It also requires the development to be physically built in order to evaluate how well the building is maintained.

The SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EPAA), and this CPTED report should be read in conjunction with the SEE.

5.1 CPTED Principles

This report utilises the principles of CPTED, which are based on a situational approach to crime prevention, which seek to minimise the risks for possible crime offences to occur. This is achieved by:

- Increasing the possibility of detection, challenge and capture;
- Increasing the effort required to commit crime;
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- Removing conditions that create confusion about required norms of behaviour.

Notwithstanding this, the report and approach acknowledges that any design strategy proposed cannot operate effectively in isolation and is one element of a broader approach to a crime prevention strategy that includes social and community inputs and complementary strategies.

There are four key CPTED principles laid out in the CPTED guidelines:

- Surveillance;
- Access Control;
- Territorial Reinforcement; and
- Space and Activity Management.

A design evaluation of how the proposal responds to each CPTED principle is provided below.

Surveillance

NSW police defines natural surveillance as:

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space.

It relates to keeping intruders under observation. Natural surveillance allows people to engage in their normal behaviour while providing maximum opportunities for observing the space around them.

This is achieved by:

- Orienting buildings, windows, entrances and exits, car parks, rubbish bins, walkways, landscape trees and shrubs, in a manner that will not obstruct opportunities for surveillance of public spaces;
- The placement of persons or activities to maximise surveillance possibilities; and
- Provide lighting for night-time illumination of car parks, walkways, entrances, exits and related areas to promote a safe environment.

Design Evaluation

Our review of the plans indicates the following in relation to natural surveillance:

- Passive surveillance is achieved on all side boundaries. Uses within the boarding house including the location of bedrooms, communal areas and other habitable spaces are positioned to provide ongoing monitoring of the public and private domains;
- The building provides glazed windows along the Edward Street frontage, which allows for good levels of natural surveillance of the driveway, pedestrian entry and streetscape;
- Communal areas and private open space are oriented to the west, which is expected to be frequently utilised and provide natural surveillance of the car park and driveway; and
- Windows are provided along the eastern elevation, which reinforces observation of the side boundary

Recommendations

- The car park should be illuminated at night, however, must be consider the impacts of light spill onto the adjoining properties. Low level bollard light may provide a suitable solution, particularly around the shared space at the rear; and
- Landscaping should utilise low level shrubs interspersed to allow for sightlines at eye-level and to minimise opportunities for concealment.

Access Control

NSW Police defines access control as:

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.

It relates to decreasing criminal accessibility. This is achieved by:

- Using footpaths, pavement, gates, lighting and landscaping to clearly guide the public to and from entrances and exits; and
- Using of gates, fences, walls, landscaping and lighting to prevent or discourage public access to or from dark or unmonitored areas.

Design Evaluation

Our review of the plans indicates the following in relation to access control:

- Two access routes are proposed, being the driveway along the western boundary and the primary residential access off Edward Street. These are legible and not obstructed when viewed from the street;

- There may be some pedestrian vehicular conflict with location of the waste bin area and the driveway; and
- Garbage and waste are securely stored in a dedicated garbage store behind the primary building line.

Recommendations

- The waste bin and bulky goods area should be securely locked at relevant times;
- Access along the sites eastern boundary should be fenced with a lockable gate to avoid unwanted access to the rear of the site;
- Landscaping should be incorporated along the Edward Street frontage to provide a transition cue between the public and private domain;
- Fencing should be proposed around the private open space area to avoid conflict with vehicles entering from Edward Street;
- Low-level bollard lighting should be considered around the driveway and the sites rear boundary to deter access to dark/unmonitored areas; and
- All areas should be fitted with doors that comply with the relevant Australian Standards.

Territorial Reinforcement

NSW Police defines territorial re-enforcement as:

Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

It relates to clearly defining private space from semi-public and public spaces that creates a sense of ownership.

This is achieved by:

- Enhancing the feeling of legitimate ownership by reinforcing existing natural surveillance and natural access control strategies with additional symbolic or social ones;
- Design of space to allow for its continued use and intended purpose; and
- Use of landscaping and pavement finishes, art, screening and fences to define and outline ownership of space.

Design Evaluation

Our review of the plans indicates the following in relation to territorial reinforcement:

- The boarding house has been designed for a specific purpose with associated amenities to support that use;
- The design reinforces an inclusive and social outdoor environment, establishing a sense of ownership and connection between residents via the multiple gathering spaces. This is enhanced by the connection of the living area to the private open space;
- The private open space area is capable of featuring seating and BBQ areas that will encourage ownership of this space; and
- The buildings materials and finishes will be compatible with the surrounding streetscape and adjoining properties.

Design Evaluation

- The building should incorporate appropriate way-finding signage internally from areas of the building such as the communal area; and
- The facility should incorporate distinctive paving and landscaping to serve as transition cues to alert people they are moving between the street and building. It is considered the driveway be given appropriate attention in aiding with this transition.

Space and Activity Management

NSW Police defines space/activity management as:

Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

The placing activity where the individuals can engage in an activity becomes part of the natural surveillance is known as activity support. This is achieved by:

- Locating safe activities in areas that will discourage would be offenders;
- Locating activities that increase natural surveillance; and
- Locating activities that give the perception of safety for normal users, and the perception of risk for offenders.

Design Evaluation

Activity support in the proposed development is achieved by:

- The proposal is supported by a Plan of Management, that outlines the formal operations and procedures for the day-to-day management of the development;
- The Plan of Management should consider the ongoing maintenance and upkeep of the landscape screening along the Edward Street frontage; and
- Areas that are considered to be opportunities for concealment adjoin areas that are expected to be utilised frequently. The private open space provides passive surveillance of the parking area.

Recommendations

- Graffiti management measures should be incorporated into the maintenance plan/strategy for the building;
- A building maintenance plan/strategy should include landscaping to ensure the site displays strong ownership; and
- The building should incorporate a robust material palette, particularly for outdoor spaces in order to reduce susceptibility to vandalism and wear and tear.

Given the above, this report is consistent in principle within the guidelines identified in the NSW Department of Urban Affairs and Planning, Crime prevention and the assessment of development applications: Guidelines under section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

6 Conclusion

This CPTED report supports a DA for a proposed boarding house at 3 Edward Street, Kingswood.

The proposed development has been evaluated in the context of the four key principles of CPTED and relevant data from BOSCAR.

Section 5 of this report outlines measures that will enable the design and ongoing use of the facility to align with those CPTED principles to reduce opportunities for crime. The work/measures identified are minor in scope and can be achieved by means of condition of consent or otherwise detailed in Construction Certificate documentation.

This CPTED report demonstrates that the proposed development will promote passive and natural surveillance of the public domain, further activate the area and provide appropriate security measures to ensure the safety of residents and the broader public. The construction of the building and the materials proposed along the frontage will establish additional passive surveillance and monitoring of the public domain.

Given the above, we conclude the development is acceptable from a crime risk perspective.

Annexure A – NSW CPTED Guideline Assessment

Table 3 – NSW Police CPTED Guideline Assessment

Standard	Provisions	Compliance
Natural Surveillance	Openings in buildings are located and designed to overlook public places to maximize casual surveillance.	Entry points are capable of being visible and clearly distinguishable.
	The main entry to a building should face the street.	The main entry for the building is provided on Edward Street.
	An external entry path and the foyer to a building must be direct to avoid potential hiding places.	Paths provide minimal opportunity for potential hiding places and its integrated into the development.
	Entry lobby areas to and from car parking areas should be transparent allowing viewing into and from these areas.	Entrances to lobby areas are clearly defined and generally transparent.
	Landscaping must not conceal the front door to a building when viewed from the street	Able to be implemented.
	Pedestrian access should be well lit and maximize sight lines.	Pedestrian access paths are direct and provide sight lines into the development.
	Landscaping should not inhibit sight lines.	Able to be implemented.
	ATM design and location is within direct view of pedestrian paths so that they can be overlooked from vantage points.	N/A.
	The street number of a building must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.	Able to be implemented.

Table 3 – NSW Police CPTED Guideline Assessment

Standard	Provisions	Compliance
	Landscaping should be designed to maximize sight lines.	Able to be implemented.
Measures /security devices	All windows and doors on the ground floor must be made of toughened glass to reduce the opportunities for 'smash and grab' and 'break and enter' offences.	Able to be implemented.
	A security alarm system must be installed in a building.	Able to be implemented.
	Unless impracticable, access to an outdoor car park must be closed to the public outside of business hours via a lockable gate.	Due to the nature of the proposal it is considered monitored access and closure of this space is not required.
	CCTV system must cover all high risk areas and including all entry areas.	Not required.
Access control	Loading docks in the vicinity of main entry areas are secured outside of business hours.	Not required.
	Access to a loading dock, or other restricted area in a building must only be accessible to tenants via a security door, intercom, code or other mechanism.	Able to be implemented.
	Clear signage should be erected indicating loading docks and other areas which cannot be accessed by the general public.	Not required.
Territoriality/ownership	Site planning provides a clear definition of territory and ownership of all private, semi-public and public places.	The site and design make a clear distinction between private and public.

Table 3 – NSW Police CPTED Guideline Assessment

Standard	Provisions	Compliance
Lighting	Both natural and artificial lighting is used to reduce poorly lit or dark areas and therefore deterring crime and vandalism.	Natural and artificial light will improve visibility of the development and semi-public spaces.
	<p>Lighting must be provided to the following areas of a building to promote safety and security and night;</p> <p>A – an external entry path, foyer, driveway and car park to a building</p> <p>b- shopfront. This may be in the form of motion sensitive lighting or timer lighting</p> <p>c – the underside of an awning.</p>	Able to be implemented. Recommended low level bollard lighting is provided in the car park.
	Lift access to a car park that are intended for night use must be well lit using a vandal resistant, high mounted light fixture.	Not required.
	The lighting in a car park must confirm to Australian Standards 1158.1, 2890.1.	Able to be implemented.
	The use of lighting fixtures, and vandal resistant, high mounted light fixtures, which are less susceptible to damage in the car park and laneway areas.	Able to be implemented.
	Car parking areas should be painted in light colours which will increase levels of illumination.	Able to be implemented.
	Vandalism and graffiti	Development minimizes blank walls along all street frontages.



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