



Development Application Crime Prevention Through Environmental Design Report



Jordan Springs

Townhouse and Mixed Use Development

Submitted to Penrith City Council
On Behalf of CID Group

March 2014 ■ 13395

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18/03/2014

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1.0 Introduction

This Crime Prevention through Environmental Design (CPTED) assessment has been undertaken to assess the elements of crime, and the fear of crime that may be associated with the proposed mixed use development at Jordan Springs Boulevard, Jordan Springs (herein referred to as 'the site').

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. It aims to reduce opportunities for crime by employing design and place management principles that minimise the likelihood of essential crime ingredients. This assessment has been prepared by a Certified NSW Police Risk Assessor, and uses qualitative and quantitative measures of the physical and social environment to analyse and suggest treatment for crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

In accordance with the NSW Department of Planning and Infrastructure's guidelines, the aim of the CPTED strategy is 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.

The following drawings have been reviewed as part of this assessment:

- Architectural Plans, prepared by ZTA Architects and Blue Print, dated March 2014.
- Landscape Plans and Statement, prepared by Clouston Associates

The following tasks were undertaken in the preparation of this assessment:

- Review of key literature on CPTED including that by the Department of Attorney General and Justice;
- Collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOSCAR); and
- Conducting a safety audit, in accordance with the current NSW policy and practice, of the following regulation and assessment principles:
 1. Surveillance
 2. Lighting/technical supervision
 3. Territorial reinforcement
 4. Environmental maintenance
 5. Activity and Space Management
 6. Access control
 7. Design, definition and designation.

Disclaimer:

CPTED strategies must work in conjunction with other crime prevention strategies and police operations. By using recommendations contained within this document, any person who does so must acknowledge that:

- it is not possible to make areas assessed completely safe for the community and their property;*
- recommendations are based upon information provided to, and observations made at the time the document was prepared; and*
- this document does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.*

2.0 Site Analysis

2.1 Site Location and Context

The site forms part of the Western Precinct, or the suburb of Jordan Springs as it is more commonly now known.

The site is located within the southern portion of Jordan Springs and adjoins the Regional Park and is located south of Stage 1 of the precinct. A Location Plan of the site in the context of Jordan Springs and the 900ha Regional Park is provided below at **Figure 1**. The site is irregular in shape and located approximately 200m to the east of The Northern Road.

The site is approximately 5km north-east of the Penrith City Centre and 12 km west of the Blacktown City Centre. The Great Western Highway is located another 1 kilometre south and the M4 Motorway a further 1.5 kilometres south.

Jordan Springs is a new residential estate comprising a growing community and town centre. The site is located within the southern portion of the town centre, which is also known as the Village Centre. Jordan Springs is surrounded by the Regional Park and once fully developed it is anticipated that Jordan Springs will accommodate some 3,000 dwellings with a residential population in the order of 6,500.

The Jordan Springs Town Centre is a focal point for the community and is currently being progressively developed to include new retail, commercial and high density residential development. The site is situated within the southern portion of the town centre.

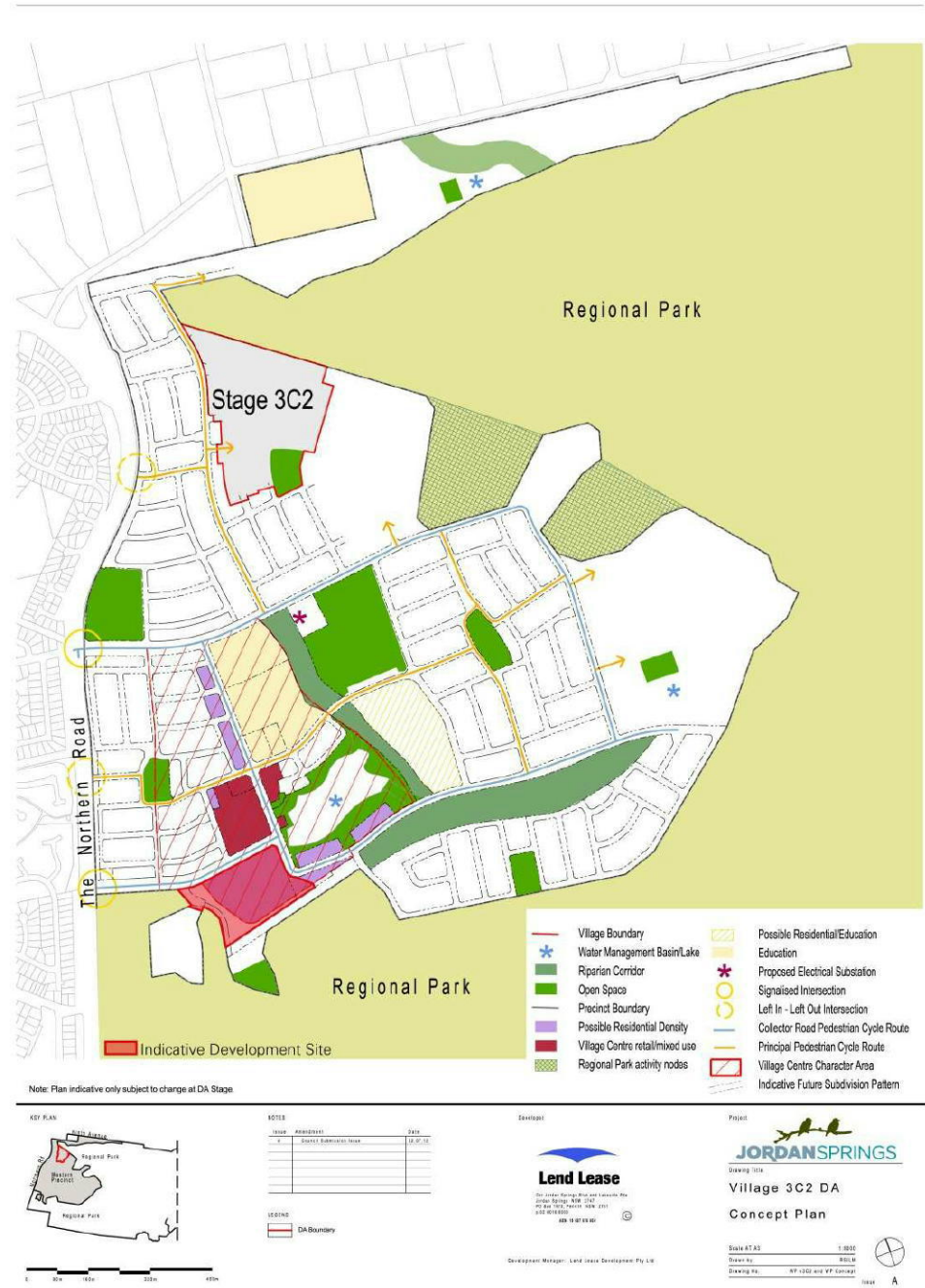


Figure 1 – Jordan Springs Village Concept Plan

2.2 Ownership & Legal Description

The site is owned by St Marys Land Limited and is being developed by CID Group the applicants for the proposed development application.

The extent of site is illustrated in **Figure 2** below and is legally described as:

- Lot 3991 in DP 1190132
- Lot 3989 in DP 1190132
- Part Lot 3990 in DP 1190132

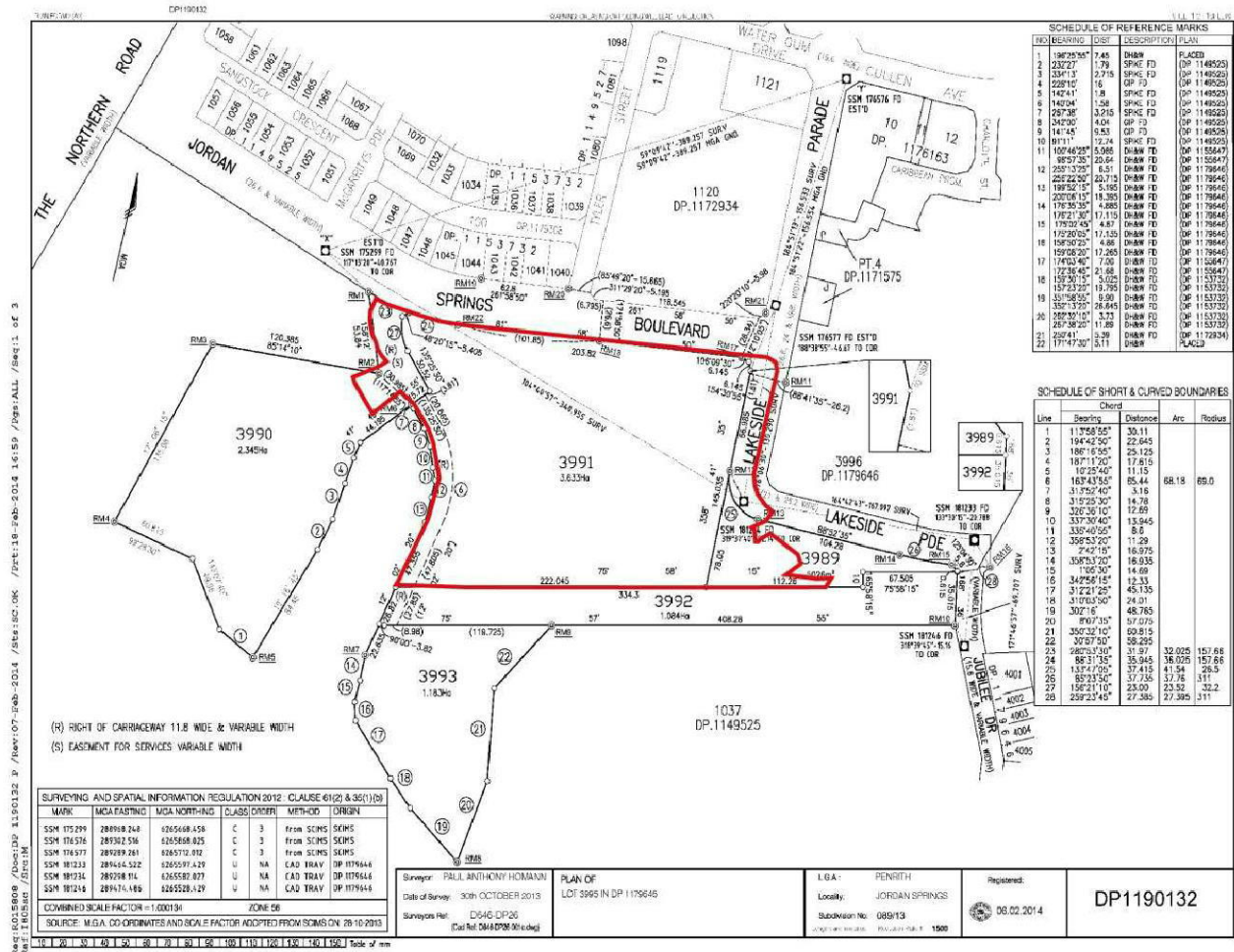


Figure 2 – Site Plan

2.3 Existing site conditions

The site comprises cleared pasture with stands of trees and scattered vegetation. The land gently slopes from the north-west corner to the south-east portions of the site. Except for a small car park, there is no existing built development situated over the site.

2.4 Surrounding development

To the north of the site is Jordan Springs Boulevard, and further to this the newly constructed Woolworths shopping facility. This includes rows of shops along part of Jordan Springs Boulevard and along Lakeside Parade, also referred to as the Main Street of the town centre. The Woolworths development includes a at grade car parking area. To the north west are the first stages of the residential community of Jordan Springs, which primarily includes single detached dwellings

To the east beyond Lakeside Parade there is a large public lake and future residential allotments, which are anticipated to be developed for residential flat buildings.

To the south is the Regional Park and a future open space park. This includes the drainage corridor (see Statement of Environmental Effects (SEE) for more details).

To the west is a dam that forms part of the Regional Park, and will later be a key open space feature for the community of Jordan Springs.

3.0 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research represents criminal incidents recorded by NSW Police. A review of the local statistics found that the most commonly occurring crimes within the locality and in the suburb of Jordan Springs in the period between October 2012 and September 2013 related to:

- theft of motor vehicles (see **Figure 3**); and
- stealing from dwellings (see **Figure 4**).

Although these crimes were reported in Jordan Springs they only related to the western portions of the suburb, were recorded at relatively low levels, and did not directly relate to the site or immediately adjoining sites.

It is notable that in the locality, the adjoining suburb of Cranebrook (west of The Northern Road) was generally a target for these same crimes and those additionally listed below:

- steal from a motor vehicle (see **Figure 5**); and
- malicious damage to property (see **Figure 6**); and
- break and enter dwelling (see **Figure 7**).

All of these offenses have been reported as crime hotspots relating to the development site (see **Figures 3 to 7**). However, the Bureau identifies that the suburb of Jordan Springs is identified as having a low population (ie. a population of less than 2000), such that the recorded crime rate in this suburb can be unreliable.

Hotspots indicate areas of high crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. Hotspots are not adjusted for the number of residents and visitors in the area and thus may not reflect the risk of victimisation.

With these types of crimes in mind, a review of the architectural and landscape plans for the project has been undertaken to provide advice and comment on possible environmental enhancements to create a safe and secure development.

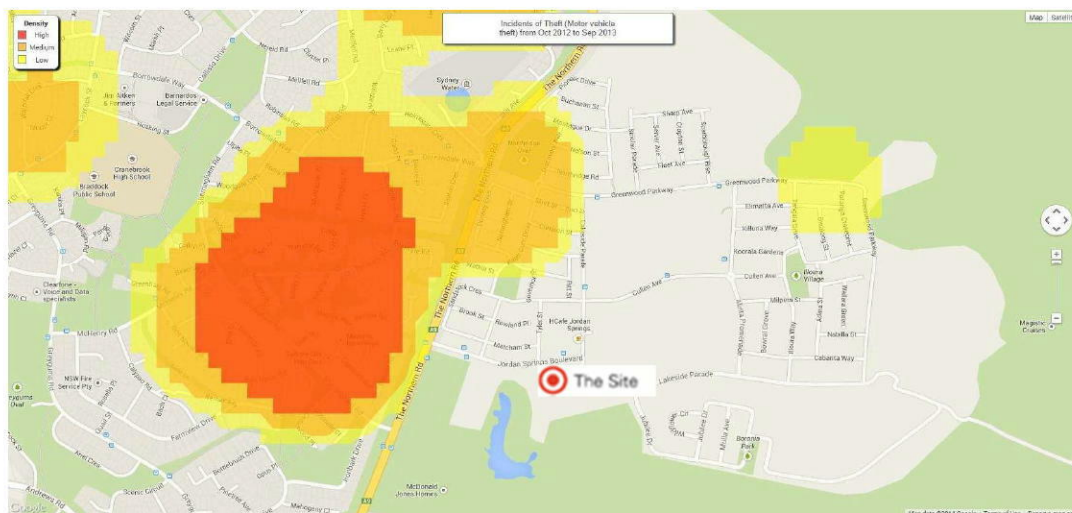


Figure 3 – Hotspot Incidents of Motor Vehicle Theft

Source: BOSCAR

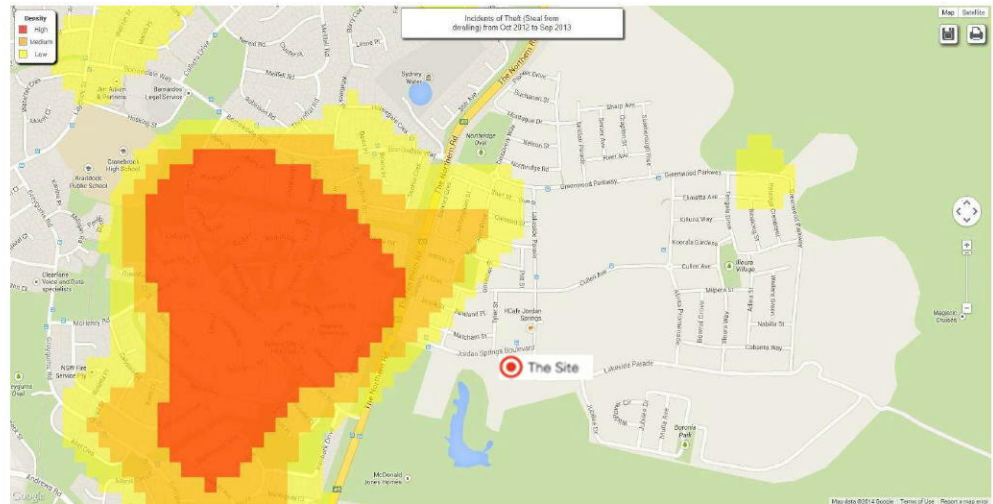


Figure 4 – Hotspots Incidents of Stealing from Dwellings

Source: BOSCAR

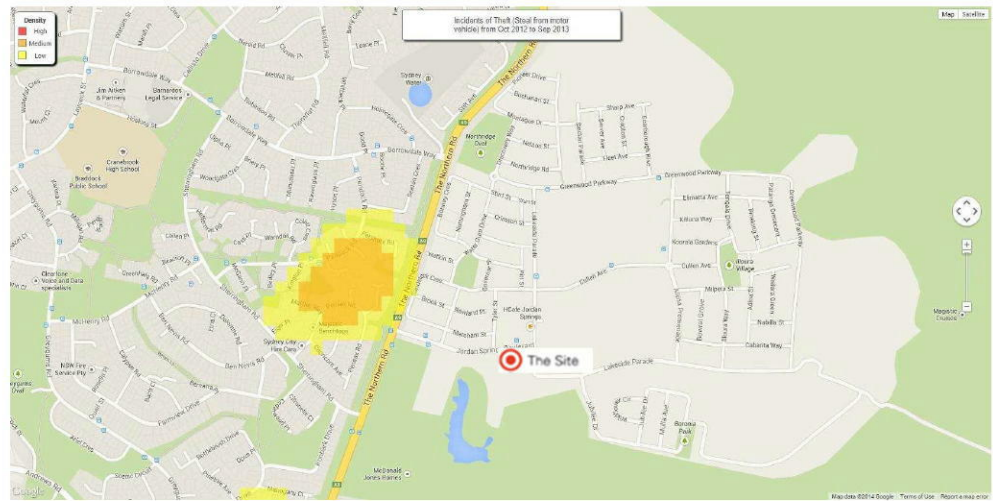


Figure 5 – Hotspot Incidents of Theft from Motor Vehicles

Source: BOSCAR

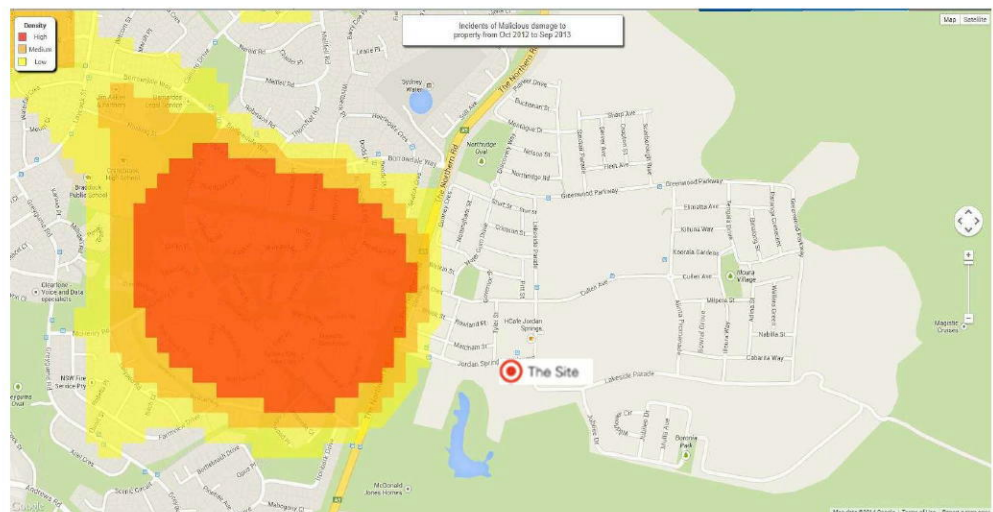


Figure 6 – Hotspot Incidents of Malicious Damage

Source: BOSCAR

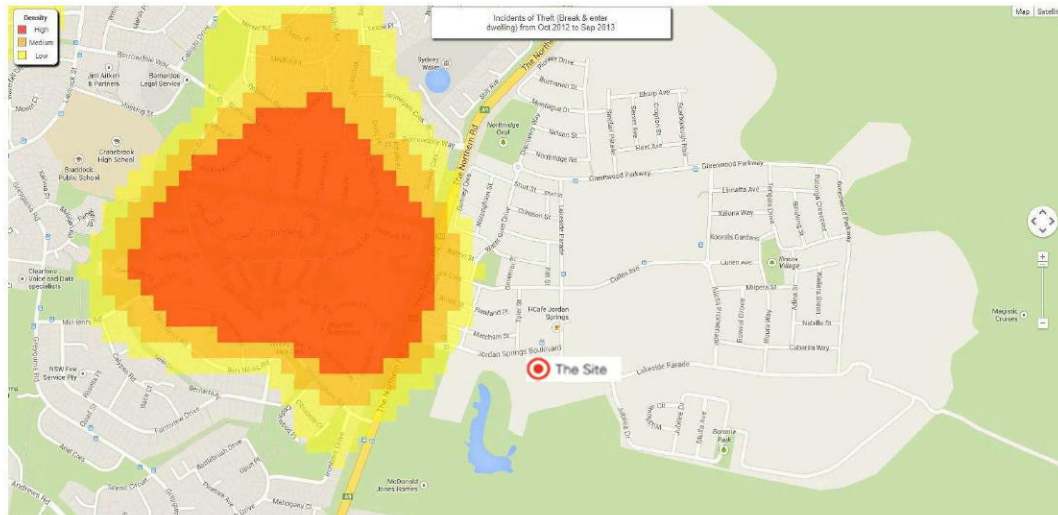


Figure 7 – Hotspot Incidents of Break and Enter Dwellings

Source: BOSCAR

4.0 Risk Assessment

A Risk Assessment of the site in its existing form has been undertaken as outlined below. Overall, the Crime Risk Rating for this part of the development site is considered to be 'Low'. The key reasons for this are that:

- the suburb of Jordan Springs has generally low levels of crime rates when compared to other parts of the Penrith LGA, although has a small but growing community of residents;
- the site appears to be well maintained showing little evidence of vandalism or litter around or near the site and is fenced off from public access;
- the site is located along two main roads through Jordan Springs, both of which provide the opportunity for good surveillance to the development; and
- there is clarity regarding ownership of the private and public domain portions of Jordan Springs.

However the site's current vacant state does provide opportunities for vandalism and unauthorised loitering and the southern and western portions of the site have little natural surveillance by virtue of the undeveloped Regional Park being directly adjacent.

5.0 Description of Proposed Development

This application seeks approval for the following development:

- site preparation, including tree removal and earthworks;
- construction 69 medium density dwellings;
- construction of a mixed use development comprising 160 residential flat units, retail floor space and associated basement car parking areas;
- community title subdivision of the site;
- provision of associated landscaping and public domain improvements, including street trees; and
- provision of associated service and stormwater infrastructure.

Photomontages of the proposed development are shown in **Figures 8** and **9**, and included **Appendix E** of the SEE, and **Figure 10** shows the layout of the proposed development. A comprehensive description of the proposed development is also included in the SEE.



Figure 8 – Photomontage of the development as viewed from Jordan Springs Boulevard



Figure 9 – Photomontage view of the mixed use development from Lakeside Parade



Figure 10 – Layout of the proposed development

The proposed development is illustrated on the following plans/drawings that accompany the SEE:

- Subdivision Plans, prepared by Lawrence Group included at **Appendix**;
- Architectural Plans for the mixed use development prepared by ZTA Architects and included at **Appendix A**;
- Architectural Plans for the medium density component of the development prepared by Blue Print and included at **Appendix A**;
- Engineering Plans, prepared by J Wyndham Prince and included at **Appendix F**; and
- Landscape Plans prepared by Clouston Associates and included at **Appendix G**.

6.0 CPTED Assessment

The application of CPTED aims to utilise place making and environmental strategies to:

- increase risk to offenders by increasing the likelihood of detection, challenge and apprehension;
- increase the effort required to commit crime by increasing the time, energy and resources required to commit crime;
- minimise the actual and perceived benefits of crime by removing, minimising or concealing crime attractors and rewards; and
- minimise excuse making opportunities by removing conditions that encourage/facilitate rationalisation of inappropriate behaviour.

The following assessment considers the potential crime and security risks associated with the proposal, and makes safety and security recommendations that may be natural, mechanical and/or operational in nature. Our assessment takes into account:

- the proposed design, uses and operation of the development as outlined in the Statement of Environmental Effects (SEE) and the architectural and landscape drawings that accompany the DA;
- the characteristics of the development site (see Section 2.0);
- the results of the BOSCAR crime statistics (see Section 3.0); and
- the Risk Assessment analysis (see Section 4.0).

Our assessment identifies areas of the development that we recommend specific attention to ensure maximum safety and security within and around the development. These recommendations have been considered in detail to ensure that the combination of design, treatment and security measures to maximise safety to the public and occupants of the development. It should be noted that these recommendations are only one component in seeking to ensure a safe and secure environment and aim to support the operational management of the development.

Detailed consideration has been made of Section 2.2 – Crime Prevention Through Environmental Design in Penrith Development Control Plan 2006 (DCP).

In summary, the overall development will improve surveillance of surrounding public domain areas, particularly as it will introduce new sources of natural surveillance. Despite this, some of these surrounding areas do not always provide adequate return surveillance to the development. Consequently internal surveillance, restricted access and provision of adequate lighting and way finding signage are important recommendations for the development. Implementing these measures is expected to maintain the site's 'Low' Crime Risk Rating.

6.1 Assessment of the Proposed Development

Our assessment of the development is as follows:

Surveillance

- The development will provide increased ground level and aerial surveillance of the public domain areas within and adjacent to the site.
- The orientation of commercial and retail development towards the piazza and towards Jordan Springs Boulevard and Lakeside Parade is supported. This will not only assist in activating areas within the development but also along these key streets and provide street level surveillance of the public domain in the town centre.
- Street level surveillance of Jordan Springs Boulevard and Lakeside Parade will be further improved within the addition of the residential dwellings at ground level within Buildings A and C.
- The residential units will provide good levels of surveillance to all street frontages, and to the townhouse dwellings.
- The townhouse dwellings will serve to provide good levels of natural surveillance to the streets also, but also the Regional Park and future open space park to the south. This is further improved by the use of low scale fencing and reduced frontage setbacks to the streets.
- These abovementioned outcomes will maximise 'natural' surveillance and in doing so increase the risk to potential offenders, and thereby assist in minimising opportunities for vandalism and other crime in the vicinity of the site.
- The proposed loading area within the mixed use development will be hidden behind the proposed landscaping and screening. Although it is recognised this is to help screen this from view from the adjoining townhouse development to the west, it is acknowledged that this area cannot be viewed well from adjoining development.
- Surveillance of the residential car parking entry from Road 2 is poor by virtue of there being no development as yet to the south. However, this outcome is considered to be temporary and is expected to be resolved by the future development of the site to the south of Road 2 and north of the drainage reserve.
- The path of egress between the public amenities and the piazza does not have good natural surveillance for making their way to and from these facilities. Further this area also provides and an ideal opportunity access to secure areas such as the management office and loading dock area.

Territorial reinforcement

- The proposed development will greatly improve the quality of the environment by redefining the image of the town centre and greatly enhance the site's surrounds.
- The provision of retail shops and restaurants at the Ground Level is also supported as this will help activate the piazza area at most times of the day and in the evening.
- The anticipated activity within the development and extensive natural surveillance from the adjoining buildings to the piazza and adjoining public domain areas will reinforce the territorial ownership and guardianship of the space.
- The proposed landscaping in and around the piazza will help aid in providing visual clues as to what areas of the development are in the private and public domain, and will help reinforce the key entry points to each of the buildings.

Environmental maintenance & Activity and Space Management

- The provision of a permanent on site manager for the mixed use development will help provide a formal guardian for the site, particularly during out of business hours.

- Regular maintenance, repair and graffiti removal of the public domain areas will be important to then balance safety and aesthetics of the development. This is because well maintained spaces encourage regular use, which in turn creates natural supervision of public areas.

Access control

- Clear and direct views lines can be obtained through the piazza to allow for clear way finding through this part of the development. However, because piazza is integrated within the development there may be some perception that this link is not publicly accessible. To minimise confusion we would recommend the use of adequate signage to further assist in way finding.
- The use of separate Ground Level lift lobbies for the residential apartments is supported. As is the provision of a very separate publicly accessible lift to enable direct access between the commercial car park and the piazza at the ground floor level of the mixed used development. .

Design, definition and designation.

- The dedicated off-street parking within the basement level of the mixed use development will help reduce vehicle theft however internal structures such as concrete columns, solid internal walls, service rooms and enclosed fire exits can create significant visual obstruction with these types of car parking areas. The proposed linear car parking layout and ease of access to internal lobbies with lift access will enable residents and occupants to safely access the main components of the development. We understand each car parking level will also be controlled by secure access and CCTV.
- The proposed use of additional vegetation along street frontages, buildings and the use of retaining walls will assist to minimise the incidence of graffiti along the development's frontages. The addition of adequate lighting in these areas will also reduce incidence of night time loitering in these areas and reduce the opportunity for concealment of offenders.

6.2 Recommendations

- Way finding in between public and private domain areas can be confusing. Knowing where and how to enter and exit, and how to egress through a site can impact perceptions of safety. The general layout of the development will sufficiently provide a legible environment. However, integrated signage should be considered to reinforce this principle.

Most notably it is highly advisable that signage should clearly delineate publicly accessible and private components of the development, such as residential lobby entries.

- Signage should also be used to delineate which access points to and from the commercial car parking area. This type of signage will also help to avoid excuse making tactics, which are sometimes used to enable loitering and/or unauthorised access. This should include clear signage to distinguish building numbers and where to locate specific residential units, particularly given that most of the buildings have two residential lifts.
- To assist in legibility of the development signage should be provided as a clear means of identifying lobby entries to the building and at the same time restricting access to unauthorised areas of the building (eg. loading dock, management office, fire pump room).
- Ground floor units should incorporate key lockable windows and external doors. If security grilles are to be additionally used these should be operable from inside the

units in case of emergencies. Use of sensor lights is also recommended for these units to illuminate and identify anyone on adjoining terraces and entries.

- The mixed use development should consider the implementation of a management plan to clearly delineate responsibilities and obligations of tenants, owners and residents of the overall development.
- Fire exits are for emergency use only and doors should be alarmed to alert security. These exits should be brightly lit and free of obstructions to ensure good sightlines to these doors.
- Use of CCTV throughout the development, especially at points of entry and areas of opportunity for loitering/concealment of the building is recommended. The CCTV should be used in conjunction with adequate illumination to ensure clear CCTV footage can be captured and should be vandal resistant.
- The use of CCTV within the lifts of the development, the loading dock entry and egress between the piazza and the public amenities, is strongly recommended as these areas will not obtain a good level of natural surveillance and may be seen as the weakest point by which to gain unauthorised entry to the development.
- Consult a qualified lighting engineer to ensure the correct lighting is provided to meet minimum Australia and New Zealand Lighting Standards, enable sufficient surveillance of the entire site and be vandal proof or resistant to limit breakage and minimise maintenance. To further improve lighting conditions within the car parking areas, painting the car park ceilings white will help to reflect lighting and further brighten these areas.
- Suitable lighting should be installed and well maintained along all pedestrian and vehicular pathways. The continuation of lighting proposed throughout the piazza is supported to then extent that it should help illuminate this area during the evening and provide the perception of safety.
- The car parking areas should also have sufficient lighting which if well maintained will increase visibility at each level. For a development of this nature, CCTV should also be a key consideration, however if it is to be used, it should cover all key areas of risk.
- Provide secure gates/doors at the entrance and exit of the residential car parking level to prevent unauthorised entry and restrict entry to the commercial car park outside of trading hours.
- The proposed use of vegetation along the frontages of the building will assist to minimise the incidence of graffiti along these frontages and edges. In particular it is recommended that use of dense vegetation along the western elevation of Building D is carried out as shown in the Landscape Plans to preclude there being opportunities for concealment in this area.
- Low scale vegetation should be used in the proposed planter boxes adjacent to lobby entries to maximise surveillance from lobby areas out to the piazza.
- Recommend use of anti-skateboard guards along the low scale seating and retaining walls to discourage the piazza, to preserve these areas for seating rather than skating or the like.
- Intercom systems should be installed at the first door entry to each of the residential lobbies of the development to ensure access is only for residents, patrons and authorised visitors.

- Given that the site will be in community title ownership and the mixed use development will have a 7 day a week on site manager, mechanisms and procedures should be in place for on-going maintenance of the overall development which includes:
 - rapid removal policy for vandalism repair and the removal of graffiti;
 - response to incidents of crime and/or disturbance, including reporting to the Police where appropriate;
 - repair and replacement of damaged public furniture and landscape fixtures; and
 - maintenance of all publicly accessible spaces including lighting.