

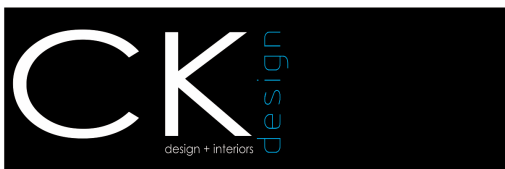


CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT REPORT

27-28 PARK AVE, KINGSWOOD NSW
New Generation Key Worker Housing
Development

Submitted to Penrith Council

March 2021



1. INTRODUCTION

This report constitutes a detailed Crime Prevention Through Environmental Design Report to accompany a Development Application (DA) to Council for 27-28 Park Ave, Kingswood.

The purpose of this report is to assess the proposed development against the guidelines prepared by the NSW Department of Planning titled "Crime Prevention and the assessment of development application" under Section 79C of the Environmental Planning and Assessment Act, 1979.

This assessment should be considered in respect to the design drawings prepared and submitted with the DA. The proposed development will contribute to the surveillance of the site and its surroundings.

2. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED)

Surveillance

Additional measures to enhance surveillance and maximising of sight lines need to be implemented.

Access Control

The use of secured doors to the entrance of the building. Necessary to ensure effective use of physical and symbolic barriers to attract, channel or restrict the movement of people to minimise opportunities to commit crime.

Territorial Reinforcement

The design of the proposal will incorporate aspects to define and distinguish areas strictly for private use/access from the areas utilised for public purposes.

Space Management

The use of quality design combined with the implementation of an appropriate management, upkeep and cleaning strategies will reinforce perceptions of safety.

Relationship between Design and Crime

- **Crime Prevention:** Aims to prevent crime and anti-social behaviour before it occurs.
- **Social prevention:** Aims at addressing socio-economic causes of crime.
- **Situational prevention:** Seeks to reduce opportunities for crime and anti-social activity through changing the environment.

Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) aims to reduce crime and change perceptions of crime through changing the physical environment.

- CPTED increases risk for criminals by increasing chance of detection, challenge and capture.
- Increases effort required to commit crime by increasing the time, energy and resources needed to be expended.
- Removes conditions that create confusion about behaviour norms.

CPTED Principles

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

- Surveillance
- Access Control
- Territorial Reinforcement
- Space Management

Particular consideration has been given to the incorporation of these principles concerning Entrances, access/exit from parking area, lighting, legibility and accessibility, ownership and space management, security and safety, and minimisation of 'entrapment' opportunities.

3. ASSESSMENT AGAINST CPTED PRINCIPLES

3.1 SURVEILLANCE

The proposed redevelopment has been designed to provide casual surveillance to the Car parking area and park Ave. The proposed rooms on level 1 have balconies, which will increase surveillance from within the development to the surrounding street/public domain.

The Applicant has agreed to install a mirror in car parking area (near accessible car space) to increase visibility of possible hiding areas and to minimise hiding opportunities.

3.2 ACCESS CONTROL

Access Control measures for this development include:

- A roller door operational by way of an electronic remote at the entry points to the building to restrict vehicle and pedestrian access.
- Installation of CCTV at entrances of building and in car park area;
- The pedestrian access points through the front door will be locked at all times with residents only having full access.

3.3 TERRITORIAL REINFORCEMENT

It is considered that a higher level of territorial enforcement is required at the ground floor Level. The Applicant proposes to install timed lighting to all common areas, as well as CCTV in the car parking area and building entry points.

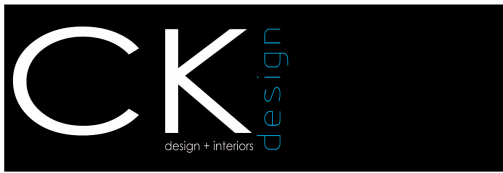
3.4 SPACE MANAGEMENT

Opportunities for graffiti and other forms of vandalism will be minimised in the car parking areas and the pedestrian access frontage through appropriate finishes and surveillance measures. If graffiti/vandalism was to occur at any given time, the applicant will rapidly remove within a 48-hour period.

3.4 ADDITIONAL CPTED MEASURES

The Applicant proposes to implement the following CPTED measures to minimise any crime risk for this development:

1. **Street Number:** To be displayed at the front building entrance of the property. It will be a contrasting colour to the background and be located on the left wall near the pedestrian access.
2. **Building Name:** The building name will be displayed at the front building entrance.
3. **Unit Number Location:** A sign indicating the location of each unit number will be displayed at the pedestrian access entry point above the mailboxes.
4. **Warning Signs:** The following signs will be displayed around the perimeter of the building:
 - a. "Trespassers will be prosecuted"; and
 - b. "This property is under video surveillance".
5. **Fire Safety:** An annual fire safety assessment of essential fire safety measures to be regularly conducted.
6. **Fire Safety Statement:** To be displayed in the foyer of the building, inside the building entry point.
7. **Landscaping:** Landscaping will be regularly maintained and the proposed trees / shrubs will ensure there is no concealment opportunities.
8. **Car Park Area:** A "stop sign" and solid holding line marking will be provided at the front boundary line of the site to slow down and alert vehicles exiting the site. The car park area has been designed with a small length and width to reduce opportunities for unlawful car activity. The lighting used in the car park area will be in accordance with Australian Standards, AS: 1158.
9. **Doors:** The doors installed to the property will comply with the Building Code of Australia and fitted with lock sets which comply with the Australian Standards; AS:4145 to enable occupants to escape in emergency situations and reduce opportunities for break enter and steal offences. External doors and frames will be of solid construction.



10. **Windows:** External windows and frames will be of solid construction. Frames will be anchored to the structure of the property to prevent easy removal. Windows will be fitted with locks to comply with AS:4145.

11. **Telephone:** Telephone lines and boxes will be secured with a lock to restrict unauthorised access or tampering with lines.

12. **Key & Valuable Control:** A key / lock register will be established within the property to assist the boarding house manager with identification of keys/locks. A register of valuables for the property and common property listing description, model, serial numbers will be maintained by the boarding house manager.

4. CONCLUSION

This report has been prepared to detail the crime minimisation design mechanisms proposed within the development and assess these mechanisms in accordance with the four (4) crime prevention through environmental design principles.

In summary, the proposed development is appropriate within the context of the subject site and is consistent with the NSW Department of Planning and Infrastructure guidelines on minimising crime risk.

Should the NSW Police or Council consider that additional measures are required, the applicant asks to be consulted in the first instance prior to rejection of the proposal or imposition of any conditions which will alter the design.