CARDINAL FREEMAN VILLAGE

Supporting Documentation

Appendix D

Crime Prevention Through Environmental Design Assessment

Prepared by **BBC Consulting Planners**

aevum LIMITED

CONSULTING PLANNERS

CARDINAL FREEMAN VILLAGE

CONCEPT PLAN

STAGE 1 PROJECT APPLICATION - VILLAGE GREEN PRECINCT

STAGE 1 PROJECT APPLICATION - CARE PRECINCT

CRIME RISK ASSESSMENT

Prepared for
Greengate Property Group

By
BBC Consulting Planners

Job No 06-026B
CPTED_CFV Concept Plan-Final.doc
October 2009

55 MOUNTAIN STREET BROADWAY NSW ~ PO BOX 438 BROADWAY NSW 2007 ~ TELEPHONE [02] 9211 4099 FAX [02] 9211 2740
EMAIL: bbc.administration@bbcplanners.com.au ~ WEB SITE: www.bbcplanners.com.au

ABN 061 868 942

Table of Contents

1. INTRODUCTION 1
   1.1 Author Qualifications 1
2. THE SITE AND ITS PROPOSED USE 1
   2.1.1 Site Context 1
   2.1.2 Current Use of the Site 2
   2.1.3 Proposed Development 2
3. CRIME OPPORTUNITY ASSESSMENT 4
   3.1 Local Community Safety Issues 4
   3.2 Analysis of the Existing Site 5
   3.3 Opportunity Assessment 6
4. CONCEPT PLAN - ASSESSMENT OF DESIGN ELEMENTS 7
   4.1 Site Structure and Layout 7
   4.2 Site Entry and Pedestrian Pathways 9
   4.3 Landscaping 11
   4.3.1 Overview 11
   4.3.2 Open Space Areas (Village Green and Heritage Garden) 14
   4.3.3 Playgrounds 14
   4.4 Lighting 15
   4.5 Building Design 16
   4.6 Car Parking 17
   4.7 Vehicular Access 18
   4.8 Management and Maintenance 19
   4.9 Construction Management 20
5. VILLAGE GREEN - STAGE 1 PROJECT APPLICATION 21
   5.1 Introduction 21
   5.2 Proposed Development 21
   5.3 Assessment 22
6. CARE PRECINCT - STAGE 1 PROJECT APPLICATION 25
   6.1 Introduction 25
   6.2 Proposed Development 25
   6.3 Assessment 26
7. CONCLUSION 29

Appendix 1: BOSCAR LGA Crime Report (extracts)
Appendix 2: Crime Trends in Ashfield LGA

1. Introduction

This report has been prepared to accompany an Environmental Assessment of a Concept Plan for the redevelopment of Cardinal Freeman Village, Victoria Street, Ashfield ("the site"). An assessment of Stage 1 Project Applications for the development of the Village Green Precinct and the Care Precinct has also been undertaken.

The south west corner of the site has not been included within our assessment because no works are proposed. In the event that redevelopment occurs there will be opportunities for community safety improvements in this area.

This report is based on a site inspection, review of the Concept Plan and accepted[1] CPTED principles and performance criteria.

1.1 Author Qualifications

This report has been prepared by James Lette (BRTP, MSPD, MIAIA, MPIA), Associate Director Social Planning, BBC Consulting Planners. Since 1994 James has been involved in a range of social impact assessments in Australia, the Asia-Pacific region and Europe, including transport infrastructure (road and rail), airports, dams, power stations, stadiums, urban developments, and major retail developments.

He has received formal training in crime prevention from the London Metropolitan Police, the UK Home Office Crime Reduction College and Oxford Brookes University. He previously worked for an inner London Borough, with responsibility for the development and implementation of 'Designing Out Crime' crime prevention initiatives addressing street crime, alcohol related violence, and drug related activities.

2. The Site and its Proposed Use

2.1.1 Site Context

Cardinal Freeman Retirement Village is located at Victoria Street, Ashfield and comprises an entire city block bounded by Clissold Street, Queen Street, Victoria Street and Seaview Street. The site is rectangular in shape, with a 184 metre frontage to Clissold Street and Seaview Street, and 218 metres to Victoria Street and Queen Street. The site is substantial, comprising a total area of approximately 4.1 hectares. The site falls from south to north with a varying gradient and a total fall of approximately 15 metres or 1:14.

One of the older parts of Sydney, Ashfield is characterised by relatively high density development, with a considerable amount of heritage dwellings. Ashfield is situated approximately 8.5km to the west of Sydney CBD. The site is within a residential context, approximately 1 km south of Ashfield town centre which is located on the main western railway line and the Hume Highway. The suburb of Summer Hill is situated to the north east of the site.

[1] As represented in a number of policy and resource manuals which have been developed in Australia, for example ACT Planning and Land Management (2000) 'ACT Crime Prevention and Urban Design Resources Manual', Department of Transport and Urban Planning South Australia (2004) "Designing Out Crime: Design solutions for safer neighbourhoods".

Some institutional uses are located within a short walk of the site, including a school, hospital and churches.

2.1.2 Current Use of the Site

Over time, the site has undergone progressive development and redevelopment for a range of uses including residential, a home for girls and finally as a older persons housing facility. The facility currently comprises 348 units of accommodation and aged care beds accommodating around 400 residents in a mix of accommodation types which cater to the varying needs of residents and the aged within the community.

The site is built up and accommodates a variety of buildings which are interconnected by a network of pathways. Buildings within the site include:

- Glentworth House containing board rooms at ground floor and independent living units at first and second floor levels;
- The chapel containing delivery and storage spaces in the basement and a caretakers flat;
- A former convent building;
- A 59 bed nursing home with underground car park accessed off Clissold Street;
- A hostel, known as 'The Lodge,' which contains 60 rooms and provides for low care needs;
- 49 serviced apartments;
- 180 Independent Living Units (ILUs) accommodated in a number of separate buildings across the site; and
- An administration building and activity centre.

Buildings A and B at the north east corner of the site were recently altered to provide additional and improved independent living unit accommodation.

The site is fully self-contained and comprises a range of services and amenities for residents including doctors' consulting rooms, village shop, on-site dining room, hairdressing salon, library, billiards room, entertainment hall, and chapel. A shuttle bus to the local shopping and community areas is also available to residents

2.1.3 Proposed Development

Cardinal Freeman Village as a whole will provide continuity of care by providing a range of accommodation for seniors, from those with a higher level of independence to the confused elderly suffering from moderate to severe dementia requiring special care and management.

Independent Living Units designed for ageing in place will be provided where residents would have a degree of independence and are capable of meeting most of their personal care needs but in a context of available support and assistance including meals. Residents of the ILU's will have an average entry age of 78 and the average occupancy of each unit is estimated to be 1.3 persons.

At the other end of the spectrum, the Residential Aged Care Facility will accommodate residents requiring a higher degree of care and management in a secure and well staffed environment including those with moderate to severe dementia (the confused elderly).

The key elements of the project are:

- A staged redevelopment of the site to ensure the continued operation and delivery of services to the village;
- A concept plan for the redesign of the village layout including internal road re-alignment;
- Construction of a new care facility (approximately 130 beds) to replace the existing older nursing home (59 beds) and low care hostel (60 beds);
- Construction of 230 new self care units to replace some existing, taking the total number of self care units from to approximately 340;
- Retention of 115 existing self care units and 49 serviced apartments;
- Provision of new underground and at grade parking;
- Provision of 5,000m^2 of consolidated new open space;
- Provision of new community facilities, focussed around the Village Green. This could include a convenience store, café, children's playground, fitness centre and swimming pool, dining hall, lounge/library/meeting rooms, workshops and consulting rooms; and
- Preservation of historic buildings and significantly expanded landscape surrounds.

The Concept Plan seeks to reinstate the natural progression of quadrants that has developed over time and to introduce communal spaces at the centre of the site forming a heart that links each quadrant and provides a layer of site organisation and connectedness. The site quadrants and their functions are:

- North West Quadrant containing the Residential Assisted Care Facility and ILUs designed as serviced self care apartments for assisted living;
- North East Quadrant ILUs in a garden setting
- South West Quadrant containing existing villas to be retained, new ILUs and gardens;
- South East Quadrant containing Glentworth House and Chapel and ILUs

The Village Precinct communal space and facilities integrates the 4 quadrants.

There will be on-site security and access to management and assistance, as detailed in Section 4.8.

The project is to be staged in approximately 5 stages with the stages influenced by issues such as market demand, maintaining amenity for residents, maintaining services and community facilities, construction related impacts and commerciality.

3. Crime Opportunity Assessment

3.1 Local Community Safety Issues

Ashfield is not a high crime area when compared to the NSW rates. The LGA's reported crime trends are either stable or recorded significant declines over the last 5 years. The most significant forms of crime in the LGA are identified in the following table. For other offences the LGA does not rank in the Top 50 in NSW.

Figure 1: Crime Recorded in Ashfield LGA, 2007

Crime	LGA Rank in NSW	Offences in 2008	Rate per 100,000 population
Steal from Person	14	71	169.7
Robbery	15	61	145.8
Sexual Offences	47	84	200.8

Source: BOCSAR Crime Tools Website
** The population of the LGA is 41,833 people.*

It is noted however that the LGA's rate of Sexual Offences is extremely overstated in 2008, and affected by an aberration in the number of incidents recorded in June 2008 when 45 incidents were recorded. This compares to the usual average of 0 - 3 incidents per month (see Appendix 2). There has no statistically significant upward or downward trend in this crime over the last 60 month period.

The rate of Steal from Person[2] has seen a statistically significant downward trend over the 60 month period (an average annual decline of 12.6% over last 5 years). The rate of Robbery is stable. There are large variations in the numbers of these crimes recorded each month.

In the last 12 months there has been, on average, three robberies and five steal from person incidents each month.

In 2005, the Ashfield Bridging Social Plan 2007-2008 identified that, in comparison to neighbouring inner West local government areas, Ashfield had a higher than average rate for assault, particularly sexual assault and domestic violence, for arson and for break and enter dwellings. Current data indentifies that over the last 5 years the LGA's rate of domestic violence has remained stable, its rate of sexual assault is low, its rate of Break and Enter (Dwelling) has declined 19.8% each year, and its rate of non-domestic violence related assault has declined by 10.80% each year.

The relatively low incidence of crimes at and near the site is confirmed by reference to "*Ashfield local government area crime report 2007*" (published by the NSW Bureau of Crime Statistics and Research (BOCSAR)) "hotspot" maps, extracts of which are included in **Appendix 1.**

These maps locate the site in an area of low crime activity. Isolated incidents of break and enter, steal from dwelling and malicious damage are recorded in the vicinity of the site. In general, the hotspot maps identify that crime occurs mainly to the north of the site around the Hume Highway and Ashfield Town Centre.

[2] Stealing from the person is robbery without the element of violence or threat of violence

Whilst at relatively low levels, the notable crimes which occur within the LGA are crimes of importance to the seniors community, particularly in terms of their fear of crime.

The following table identifies the proportion of victims who are aged over 60 years. In comparison, the proportion of the LGAs' population aged over 60 years is 18.3%. Seniors residents are over-represented amongst victims of steal from person offences. A common form of the Steal from Person offence is bag snatching. Steal from person offences occur throughout the LGA, but are concentrated in the Ashfield CBD area.

Effective response to steal from person crimes also requires behavioural approaches amongst victims, not within the scope of this report. It is however **recommended that the Village undertake regular awareness raising of personal crime prevention strategies with its residents.**

Figure 2: Age and gender of victims of selected offences recorded by NSW Police in the Ashfield LGA, 2007

Victim age	Assault - domestic violence related	Assault - non-domestic violence related	Robbery	Steal from person
60 +	5 (4.0%)	13 (7.2%)	9 (6.5%)	18 (28.6%)
Total	126	181	138	63

Source: BOCSAR Ashfield local government area crime report 2007

Fear of crime appears to be an issue in the LGA, as measured by Council's annual community survey[3]. Whilst only raised by 12% of respondents, "improved safety and security/increased police presence" was the second most raised issue overall. However, concerns about safety are higher amongst young people (22%) and families with children (14%) than seniors. The Ashfield Social Plan Survey 2006 identified that, geographically, safety concerns were focussed around the train station.

3.2 Analysis of the Existing Site

Characteristics of the site relevant to this assessment are:

- The site has a fragmented pedestrian access and car parking arrangement and the existing pathway system across the site is convoluted and discontinuous, with poor way-finding;
- Buildings are dispersed around the site will no clear structure to the site and no focal point;
- There is no clear address to the internal streets or pathways, or comprehensible structure of address to individual buildings;
- There is a relatively good cover of trees over the site creating a leafy character;
- The previous uses of the site are reflected in boundary treatments, with high sandstone and rendered walls along much of the southern, western and northern frontages. Limited casual surveillance is provided after hours into the site; and
- The site has a number of locations which could facilitate concealment or entrapment.

[3] Ashfield Municipal Council 2008 Resident Community Survey Report

Other characteristics of the site relevant to the assessment of crime opportunity are included within the following sections as relevant.

3.3 Opportunity Assessment

Whilst the site currently experiences relatively little crime, the nature of the use (ie. seniors) and the current characteristics of the site provide a physical environment which may be potentially conducive to some anti-social or criminal behaviour, including:-

- robbery or bag snatching from residents;
- theft of unattended vehicles or their contents; and
- burglary of homes.

There is also some risk of:-

- malicious damage (vandalism, graffiti, etc) of buildings or unattended vehicles; or
- anti-social behaviour within the landscaped open spaces, such as public drinking, particularly by young people.

These activities are addressed in the following crime risk assessment.

4. Concept Plan - Assessment of Design Elements

A review of the Concept Plan has been undertaken. The CPTED review has been carried out with reference to the 'Safer by Design' principles (of Surveillance, Access Control, Territorial Reinforcement and Space Management) and a number of general principles[4] have been utilised to inform this assessment -

> *Design should promote the personal safety of people and help reduce the fear of crime by:*
> *(a) enabling people to be seen, to see and to interpret their surrounds, through;*
> - *clear sightlines;*
> - *safe movement and access;*
> - *mixing of activities which facilitate more constant public use;*
> - *the design of buildings to overlook public space;*
> - *planning for continuous usage;*
> - *separation of incompatible activities;*
> - *adequate lighting;*
> - *the considered use and design of landscaping and fencing.*

> *(b) enabling people to leave an area or seek assistance when in danger through legible design and comprehensive signage.*

This review has identified a number of features of the design which require more detailed consideration at project application stage. Given that the design process is at Concept Plan stage, principles to guide the project design process, where necessary for particular issues, are identified in this report.

As a Concept Plan application, this report provides necessarily high level advice. Its aim is to ensure the basic design framework is sound, and establish principles with which to guide development of more detailed design in later stages.

It is proposed that each project application will be designed in accordance with these principles.

4.1 Site Structure and Layout

Currently, the site has -

- a discontinuous and convoluted pathway system;
- a mixture of boundary fence treatments (eg iron palisade on sandstone plinth at Victoria Street, 1.5 - 1.8m high sandstone walls at Clissold and Queen Streets, rendered walls with climbers at Seaview Street) which divide the site from its surrounds. Behind all fences there is generally a 4 - 6 metre landscaped strip;
- limited casual surveillance of many spaces over the site;
- limited opportunities for social interaction in the public domain;
- limited through site connections, limiting use by the broader community and the improved natural surveillance that provides; and
- a distinction between private and public space which is blurred, providing the opportunity to loiter.

The concept plan is a significant improvement on this situation. The Concept Plan proposes a legible and connective site-wide structure for access and address. The Village Green creates

[4] Bell Planning Associates (2003) Safer Design Guidelines Stage 5. City of Perth.

an identifiable centre for the site, and most paths and internal streets define its edges. The pathways pass along the sides of all the new landscaped courtyards, providing a much improved experience. Buildings address the street and pathway system. The straight alignments and clear sightlines will create a new scale and openness to the site, clarifying address throughout.

The design seeks to create defined, legible spaces, and encourage legitimate use of appropriate areas. The overall layout of the site is highly legible, with buildings and paths readily identifiable by their design, as well as signposting to assist way-finding. Entries to the site are demarcated by landscaping (ie sandstone paving and sculptural elements) and signposting.

A key CPTED principle for application to the design of the village is that of territorial reinforcement and space management. The design seeks to create defined, legible spaces, and encourage legitimate use of appropriate areas. The design, as far as possible, seeks to discourage illicit activity by creating the perception that the costs of engaging in it are too high. This is primarily achieved by maximising the likelihood that any illicit activity will be observed. The Concept Plan seeks to -

- reinstate and reinforce the sites' quadrants, improving site legibility. Quadrants are fully integrated into the overall site's path and garden network;
- retain and reinforce the strong public domain interface of walls, fences, gateways and boundary trees, that define the block of the village within the framework of streets. All buildings have a garden set back to match the predominant street front conditions in the neighbouring streets;
- provide a more legible and permeable movement system through the site and connecting with the surrounding streets;
- introduce communal spaces at the centre of the site forming a heart that links each quadrant and provides a layer of site organisation and connectedness;
- encourage broader community use of the site's open space and through-site links;
- demarcate entries to the village by landscaping (ie paving and other elements) and signposting. Site access points will be clearly identifiable and the site's entry pathways will be well-lit and treated to a very high standard;
- rationalise siting of buildings to provide clear view corridors. Internally within the site, visibility is high; and
- promote improved residential address to public streets and the new internal pathway and street system.

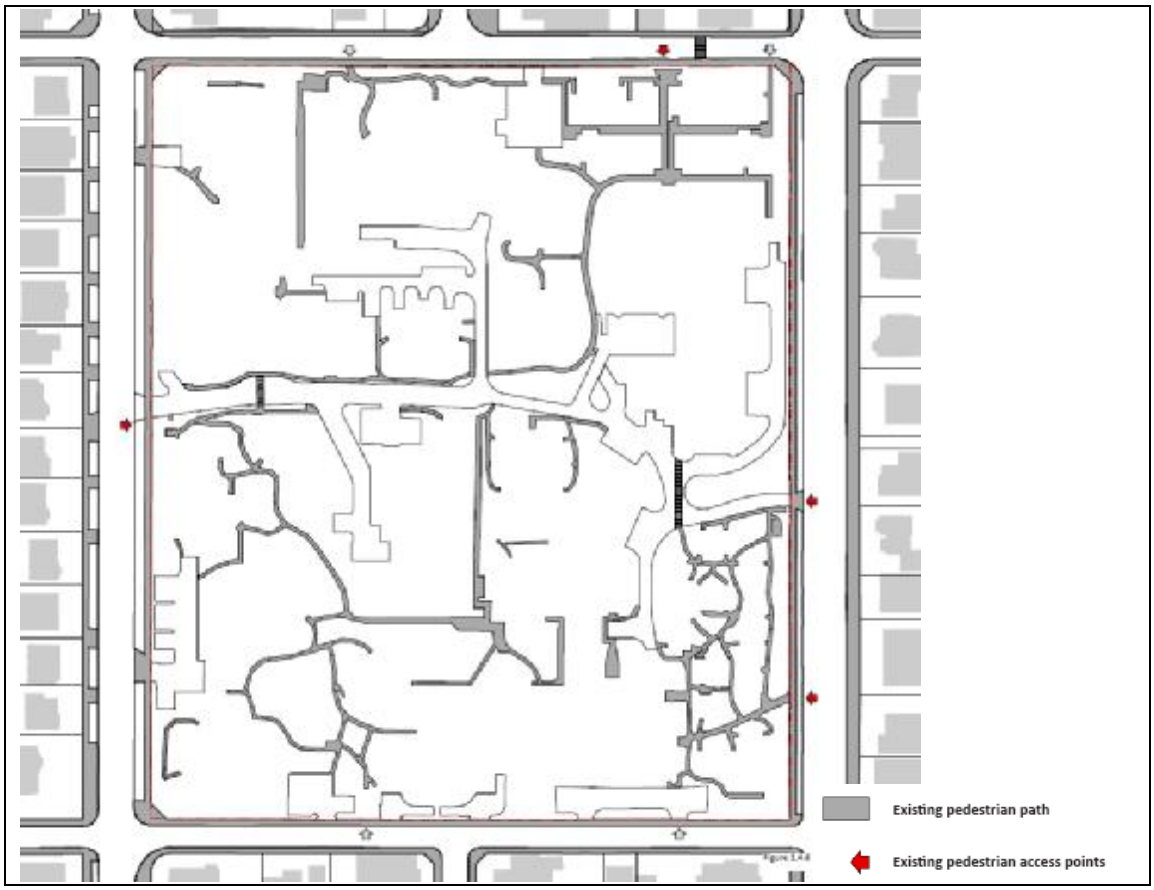
The detailed design will continue these principles, reinforcing a clearly recognisable demarcation between public, communal and private areas, throughout the site.

In addition, it is recommended that pathways should have a clear hierarchy, reinforced through design treatment of later stages.

4.2 Site Entry and Pedestrian Pathways

Currently, the effective main entrances to the site are from Queen, Victoria and Clissold Streets, with a separate entrance to the chapel from Seaview Street. There is a partial east-west internal street, with dead end branches and clusters of visitor parking. The current path system is identified in Figure 3.

Figure 3: Existing Pathway Structure



Developed incrementally by various stages of building works over many years, the existing pathway system has -

- no overall structure;
- narrow paths that are discontinuous and convoluted, with dead end branches;
- limited safe crossing points over the east-west road;
- limited passing areas for two people using wheelchairs or scooters; and
- no formal through site connections.

Further -

- The previous bus shelter/ mail box area on Clissold Street was of poor quality, with limited fields of vision into and out of it, forming a potential entrapment location. This has been redeveloped in conjunction with the construction of Buildings A and B;
- The existing way-finding strategy provides limited assistance. The path system is not well integrated with building and unit way-finding;

- There is no clear address to the streets, or comprehensible structure of address to individual buildings; and
- Lighting does not provide appropriate and evenly distributed illumination of the pathways.

The Concept Plan rationalises paths and streets to improve circulation and creates a network of accessible, comfortable and safe pedestrian links. It is also proposed to connect the existing south west quadrant (which is not subject to this application), making the entire site accessible.

The new path network provides a rational and legible network connecting residents to community facilities, outdoor recreation spaces, bus stops, services such as post boxes and bins, and to each other.

Site access points and driveways have a clear hierarchy, and engage with the bounding streets. Access points and driveways are clearly identified, and offer welcoming routes into the heart of the site.

The landscape design encourages informal community use of the pathways during the day, not just for the community safety improvements it conveys. As further detailed in Section 4.3, use is encouraged through the provision of the visually interesting paths, and including activity points along paths throughout the site at appropriate locations. With new openings to the street, the pedestrian system has also been designed to encourage movement of the broader community through the site (north-south and east-west), and to the major community open spaces. Encouraging public access keeps the village lively and provides an additional level of surveillance.

The Concept Plan provides paths which -

- are well lit. Entries and movement paths should be lit to a higher level to visually suggest that they are ‘safe routes’;
- have straight alignments and clear sightlines;
- prioritise pedestrian access on internal streets;
- provide more direct pedestrian connections;
- provide improved way finding and legibility;
- promote opportunities for chance meetings by residents and visitors;
- ensure that all social and community facilities and spaces are accessible;
- minimise pedestrian vehicle conflict at intersections; and
- are of adequate width (1500mm minimum, with passing areas of 1800mm).

In general, detailed design work should ensure -

- Multiple exit points should be available to pedestrians to prevent entrapment.
- landscaping near paths should not provide concealment locations or obscure the sightlines of pedestrians. Ground plantings associated with pathways should not to exceed 0.5 m in height;
- no dead-end paths are formed. None are proposed by the Concept Plan.

- external doors (such as fire escapes) which are adjacent to paths should, where possible, be located to minimise recesses and potential concealment locations and positioned so that they are as flush as practical with the building line.

The occasional ramp or switchback is required due to topography. The design of these will ensure that no potential concealment or entrapment locations are created. Where the topography is relatively steep, the path network links through lifts in communal building foyers. Territorial reinforcement will be particularly important in these locations and will be demonstrated in the detailed design phase.

A kiss and ride/ taxi point should be identified in Queen Lane, at a location which is well lit and surveilled.

The sites' path system does not go through the RACF, to maintain the safety and well-being of the facilities dementia patients.

A way-finding strategy is critical. New way-finding signage will be provided throughout the Village to enable appropriate access for residents and visitors to the site, including orientation signage at principal entrances and key facilities within the site. These would detail the Villages' layout, as well as clearly identifying the location of telephones and safe pedestrian routes. Significant trees and buildings which 'mark' the site have been retained by the design.

4.3 Landscaping

4.3.1 Overview

Currently, whilst the site is well established with a leafy character, the existing landscape is comprised of many small spaces that are essentially left over spaces between buildings. As a consequence the distinction between private and public space is blurred.

The concept plan is a significant improvement on this situation. The site's landscaping strategy has been developed to create a range of landscaped spaces:-

- Private gardens (small, private gardens attached to dwellings);
- Structuring landscape (treatments that define entries, paths and destinations to create a legible site framework);
- Small social spaces (shared community spaces attached to living units); and
- Major Community Spaces (destinations which are the focal point of activity, which includes the Village Green and the Heritage Garden).

These spaces are identified in the following Figure 4.

Figure 4: Landscape Hierarchy

The design seeks to create defined, legible spaces, and encourage legitimate use of appropriate areas. Provides a range of landscaped spaces across the site of varying scale and character which accommodate resident and visitor activities.

Territorial reinforcement will be achieved through transitions in paving and landscaping. For example -

- Landscaping will be used to buffer public and private space, providing a transition between spaces and uses.

- Entries will be demarcated by landscaping (ie paving and other elements) and signposting.

Soft and hard landscaping is proposed throughout the site, including pedestrian paths and planting of groundcovers, shrubs and tree species. Generally, these plantings (as well as 'hard' landscaping features) should -

- maximise visibility and provide clear sightlines. For example -

    - Proposed trees and vegetation should not block the field of vision. The landscape plan should ensure that shrub and ground cover planting along pedestrian pathways will be low (0.5m or less) and trees with clear trunks to 2.4m above ground level.

    - An important consideration in the landscaping of the open space is ensuring that planting is designed so that views from dwellings are not obscured.

- not provide places of potential concealment. For example -
    - planter boxes should not obscure sight lines or provide hiding spaces.
    - high walls around residential buildings and parking structures which obstruct views into the development will be minimised.
    - security lighting will be deployed to ameliorate any potentially furtive spaces.

This approach will be applied throughout the site and to all landscaping elements.

A key CPTED approach is to promote/ encourage activity in the public domain. Importantly, use of spaces will be encouraged by the design, including that between the village and the surrounding areas, minimising crime risk. The role of landscaping in social interaction within the village has been a key principle in the landscape design. Landscaping has been designed to encourage casual social interaction and use of outdoor areas by -

- including activity points along paths;
- providing a range of use areas and spatial types, catering for diverse activities and group sizes;
- creating an interesting and engaging outdoor environment by offering different experiences. Recognisable territories will be created within the site by using a variety of different planting types, colours, textures, and scents;
- using seats to identify a place or destination and reinforcing the communal accessibility of the gardens; and
- community facilities have associated outdoor areas to encourage surveillance and socialisation.

This creates the potential for residents to meet and greet their neighbours building social networks.

The landscaping design provides many hard elements which would prove attractive to skateboarders. If Council wishes to dissuade this activity, consideration should be given to incorporating features which prevent skateboarding into the design of landscape elements (ie raised edges and furniture).

The placement of landscaping will also be considered in the context of lighting to allow for ongoing visibility. Maintenance practices will need to ensure vegetation does not obscure pedestrian sightlines or lighting, either during its growth phase or at maturity. The landscaping proposed should be generally low maintenance, with some exceptions.

4.3.2 Open Space Areas (Village Green and Heritage Garden)

The Concept Plan provides for a new publicly accessible open space areas in the centre of the site (the Village Green) and the reinstatement of a heritage garden at Glentworth House.

The Village Green forms the major public space of the village and has generally been designed for informal recreational use and is predominately grassed. It may include gardens, seating, childrens playground, and a Boule court. Similarly, the design of the Heritage Garden will be simple, principally lawn and planted beds.

These spaces are potentially at higher risk from some anti-social or criminal behaviour, including malicious damage (ie. graffiti), or as a site for antisocial behaviour. In response, primary CPTED approaches seek to increase casual surveillance from the internal street and surrounding dwellings. A high level of natural surveillance to these spaces should be achieved by the design of the village and the positioning of its dwellings active living spaces.

Multiple exit points are available to pedestrians to prevent entrapment. The potential for criminal or antisocial behaviour to occur will also be discouraged by the high level of use expected in these locations, their high visibility, and the community's connection to the spaces. These are to be encouraged by features of the design. The Village Green will be an informal seating area and a key meeting and gathering place for all residents of the community. Communal facilities around the Village Green activate the open space system and use it as a focal point for the village.

Informal use by the broader community should be encouraged, not just for the community safety improvements it conveys.

Use of the park after hours should not be encouraged by the design. The open space area would not be lit after hours, although ambient light from the surrounds would enable any illicit users to be identified from within other areas of the site. Sprinklers should be set for night time use to dissuade late night congregation and the spaces should be designated as Alcohol Free Zones (after dark, as legitimate picnic use by resident's families should be encouraged) to assist policing. Appropriate signage could be used to de-legitimise access and use of the Village Green after hours.

The parks design should inhibit the entry of vehicles.

It will be important that community ownership of the new park be established. It is recommended that residents be engaged through events such as tree planting and public art. This will develop a sense of ownership and improve care for the park.

4.3.3 Playgrounds

Playgrounds can be vulnerable to vandalism, as well as providing a potential location for antisocial behaviour. Positively, the playground will also encourage informal use of the Village green during the day and be a needed community asset for family visitors.

Natural surveillance of the playground should be maximised, and is a prime consideration in determining the location of seating which supervises the playground. It should be fenced for safety. Fencing must be visually permeable, and if possible have two gates (outward-opening and self-closing) on opposite sides, to restrict opportunities for bullying or entrapment).

Recognising its vulnerabilities, it is important that the playgrounds detailed design respond in ways which minimise the opportunity for congregation and illicit use of the equipment. It should be -

- be appropriately signed (ie children only, dogs prohibited, contact details to report damage or other incidents);
- be regularly maintained; and
- be constructed from sturdy, durable, vandal-resistant materials which can be easily repaired if damaged.

4.4 Lighting

Poorly lit areas can be perceived to be dangerous and therefore avoided. Consideration has been given to the lighting strategy. Lighting will predominantly be concentrated on pedestrian pathways, roadways, car parks and all key public / private interface points (e.g. entries to the Village).

Lighting of pedestrian pathways, roadways & car parks will predominantly consist of 4 meter post tops utilising a 70 watt energy efficient metal halide lamp source. The level of lighting employed should be even, and enable facial recognition of persons from a distance (ie 10 meters). This will be achieved by providing lighting positioned at a height of 4 metres. Bollard height lighting can be inadequate for this purpose in some locations. Metal halide produces a sparkling white light which has superior colour rendition imitating daylight conditions. It is suitable for use with CCTV. All pedestrian pathway lighting shall provide a minimum luminance of 20 lux at ground level, in compliance with the requirements of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP HSPD).

Other areas which are not intended or required to be utilised at night will not generally be lit after hours, although ambient light from the surrounds would enable any illicit users to be identified from within other areas of the site.

There is a need to consider in this lighting strategy the direction of people to safer routes at night. For example, it may be appropriate to direct pedestrians towards Queen Lane rather than external streets, as Queen Lane will have higher levels of casual surveillance. This can be achieved by lighting some paths and not others.

Light fittings will be vandal resistant and management will ensure they are not obscured by vegetation growth.

Lighting will be detailed at each stage by the projects Landscape Architect.

4.5 Building Design

Currently, the sites' buildings do not legibly address streets or pathways.

A key CPTED principle for application to the design of the retirement village is that of territorial reinforcement and space management. The design seeks to create defined, legible spaces, and encourage legitimate use of appropriate areas.

Building entrances are to -

- clearly address the street or pathways;
- be clearly defined, both architecturally and by landscaping, fencing and signposting (ie paving and other elements). Private space should be clearly defined, so that there is no ambiguity to the user, as ambiguity provides an excuse to loiter. Transitions from private to public space must be clear;
- be visible from the pathways on public or internal streets allowing observation from a distance;
- present fully glazed lobby's to provide clear sightlines to and from the entry;
- not create concealment or entrapment spots;
- be well lit; and
- integrate with the public domain.

Shared entries should serve a minimum number of dwellings and be lockable, with controlled access operated from within each dwelling. Internal dwelling doors should provide panoramic door viewers.

House numbers should be clearly visible as part of the site's wayfinding strategy. Buildings should be assigned names to assist wayfinding and identity.

Any dwelling or garden fencing which bounds an internal pathway or road should be visually permeable.

The design seeks to create an active urban setting, activating the site and increasing the presence of people. This will improve natural surveillance. In addition, providing adequate opportunities for surveillance from dwellings of public space is a critical design requirement. Buildings are to be designed to provide casual surveillance of public and internal streets, pathways and common garden areas. Opportunities for casual surveillance are to be maximised, such as through consideration of the placement of windows and habitable rooms, particularly at the first floor. Private terraces will be provided for many of the ground level dwellings. Surveillance from these terraces to public spaces should be maximised in their fencing and landscaping.

Building frontages should generally be built to a continuous setback line to avoid entrapment areas. All external doors (such as fire escapes) should be located to minimise recesses and potential concealment locations and be positioned so that they are as flush as practical with the building line.

Residences at ground level are at some risk of break and enter. A number of measures should be implemented to 'harden' these dwellings, to make it more difficult to break into vulnerable entry points, and reduce the reward in the event it occurs.

Details of proposed structural security measures and materials would be supplied with Construction Certificate applications. Accessible windows and doors are to be certificated as complying to the relevant Australian Standard. Doors and windows will be secured against illicit entry (ie heavy duty hinges, deadlocks), as will outdoor storage areas. As a retirement village, the building will have a security alarm system fitted, with remote monitoring and response. Visible bars on windows and doors should not be used, as they conveys the perception the location is unsafe.

Surface treatments on high risk buildings, walls and fences should include graffiti resistant paints (eg a recessive charcoal colour to lessen impact), materials or other surface treatments which discourage graffiti (for example, screened with non-climbable shrubs or vines).

It is important that landscape and design elements near buildings (eg bins) are not positioned in a manner which can be used as a climbing aid.

Localised bin enclosures are provided to each new seniors apartment block for general waste and recycling. In addition there will be 11 centralised collection points near street frontages to facilitate waste management for residential waste and two for commercial waste. These will be located in screened enclosures, which should be positioned for a high level of visual surveillance, well lit, and designed to prevent concealment or entrapment. Bins should be returned promptly to the store following their collection.

A clearly defined mail collection area is to be provided for each quadrant. It is important that these areas have a high level of informal surveillance and are not enclosed.

4.6 Car Parking

Physical characteristics of car parks have an effect on risk and perceived risk. A number of studies have demonstrated that the key measures that impact on both crime levels *and* fear of crime in car parks appear to be surveillance, lighting, access control and the physical appearance of the car park (ie cleaner, better-lit and well laid-out car parks). It was found to be important that car parks not just rely on high levels of natural surveillance. Formal surveillance is also required, with regular patrols/high visibility of staff an important preventative measure.

All except eight resident car parks will be at basement level. Entry to the basement car parks will be controlled, via an access controlled ramp as well as an automated roller shutter.

There are some potential concealment areas within the proposed basement car parks (eg around corners, areas behind lift stair wells). It is considered to be low risk however as access will be securely controlled by automated roller shutter, and the car park entry ramps are observed from dwellings. Lifts are provided in central locations which are not isolated, and clear sightlines are provided to and from their entry. There are multiple exit points to avoid potential entrapment. It is however recommended that -

- the car park be sufficiently well-lit so that all parts are clearly visible;
- convex mirrors should be installed at any ‘blind spots’ near pedestrian paths;
- more vulnerable areas have light coloured walls and ceilings to reflect light;
- structural columns should be as widely spaced as possible and of small diameter to maximise visual permeability; and
- garbage rooms entries should be wide to provide improved visibility into them.

Further assessment for potential entrapment spots should be undertaken during the detailed design phase.

Within the car park pedestrian crossings are not required to be defined between parking aisles, due to small size and low speed of vehicles.

Bicycle parking areas (primarily for staff) are to be located in secure areas, primarily basement level car parks.

For the at-grade car parks the following is recommended -

- Car parks are to have clear unobstructed lines of sight;
- Minimal landscaping should be provided near car parks. Landscaping utilised will be designed to maximise visibility and provide clear sightlines, in accordance with CPTED principles; and
- A high level of casual surveillance should be available from streets and surrounding dwellings. All visitor parking is to be located on internal streets.

The risk of motor vehicle theft, or the theft of items from vehicles, is considered to be similar to other locations in Ashfield, and will be minimised by the above features. A security warning sign should be prominently displayed within the car parks advising users to take their valuables with them. The potential occurrence of motor vehicle theft is minimised by the car parks access control.

4.7 Vehicular Access

Vehicular access to Cardinal Freeman Village is provided from all four streets frontages. The main vehicle entry is from Victoria Street with main vehicle exit to Queen Street approximately midway through the site. Secondary minor access driveways are provided in other locations around the site serving individual car parking spaces or small car parking areas. The design provides the following measures -

- Internal access roads are to be treated as “shared zones” with vehicles speeds restricted by signposting and traffic management controls to 10km/hr;
- Driveways entries are separated from pedestrian entries;
- Raised pedestrian crossings at footpath level, adequately offset from the public road frontages;
- More direct access to surrounding public streets is provided.

Traffic calming devices should continue be incorporated in the internal roadways to slow traffic and discourage anti-social after-hours use for purposes which disturb residential amenity (eg racing and burnouts).

4.8 Management and Maintenance

It is recommended that the village develop and implement a maintenance plan which provides for the repair or removal of graffiti and vandalism within 24 hours of an incident. Landscaped areas should be regularly maintained and cleaned of any litter. This will indicate that the area is well cared for. An adequate amount of secured rubbish bins should be provided in public domain, which are regularly cleared.

This management plan should also include mechanisms to ensure that grounds keeping equipment is secured at all times the ground is not in use, to minimise the opportunity for vandalism.

Surface treatments on all frontages and fences should include graffiti resistant paints, materials or other surface treatments which discourage graffiti (for example, shrubs or vines which do not enable concealment).

Landscaping elements (such as seats and light fittings) should utilise robust, durable materials that are resistant to vandalism and can be easily cleaned or repaired.

Maintenance practices will need to ensure vegetation does not obscure pedestrian sightlines or lighting, either during its growth phase or at maturity. Landscaping utilised should be generally low maintenance.

As a seniors village in an inner urban area with a heightened rate of steal from person incidents, a degree of formal surveillance is required. Further, there will be times at night when no formal users will use the site. Accordingly, there will be times when the site is isolated and has no capable guardian. **There will be 24 hour security and access to management and assistance**. Village management will review their incident response strategies to accommodate the new layout and increased number of residents.

Specific mechanisms directed at resident security will be implemented -

- On-site 24hr security staff (based in the RACF) is to be provided;
- Electronic access control to ILU building foyers;
- Electronic proximity reader to access underground car parks;
- Video intercom to ILUs;
- CCTV monitoring to village entries; and
- Alarms integrated with the pendant/call system supplied to all residents (eg doctor's safety line or similar).

CCTV quality should be such as to allow facial recognition and vehicle and number plate identification.

The design should allow emergency vehicle access to all key parts of the site. This can be established during the detailed design phase.

Effective response to steal from person crimes also requires behavioural approaches amongst victims, not within the scope of this report. It is however recommended that the Village undertake regular awareness raising of personal crime prevention strategies with its residents.

4.9 Construction Management

A detailed Construction Management Plan is to be developed for individual Project Applications. Community safety is a key consideration during the development of a construction management plan for the site. The following measures are recommended for incorporation within this plan to guide the design and placement of construction hoardings -

- The placement of hoardings should consider pedestrian sight lines;
- Incorrect placement of hoardings can create potential entrapment locations and places for concealment. Where hoardings unavoidably block sight lines, such as blind corners along pathways, they should be visually permeable hoardings. Where cyclone fencing cannot be used to achieve this, such as due to the need to prevent climbing, the part of the hoarding at viewing height should be constructed of clear Perspex;
- Where appropriate, lighting should be installed in conjunction with hoardings;
- The maintenance regime will detail response mechanisms and standards to control fly-posting and graffiti;
- Signage of alternative pedestrian routes is important during construction activities;
- The mobility requirement of elderly and disabled is to be considered in temporary ground treatments;
- The construction team should undertake site and task risk assessments;
- A traffic management plan is to be prepared to address all major activities and deliveries; and
- Construction traffic will be managed on the site to ensure access to the site for emergency and service vehicles and by residents is maintained. Where appropriate traffic controllers should be used to assist trucks entering and leaving the site and trucks should enter and leave only in a forward direction.

5. Village Green - Stage 1 Project Application

5.1 Introduction

The Concept Plan for Cardinal Freeman Village divides the site into five development precincts. This report has been prepared to accompany an Environmental Assessment of a Stage 1 Project Application for the development of the Village Green Precinct.

The Village Green Precinct, comprising major landscaped spaces and a group of buildings, is located in the centre of the Cardinal Freeman Village, at the crossing point of the principal reconfigured site circulation routes.

This report is based on a site inspection, review of the Stage 1 Project Application and accepted[5] CPTED principles and performance criteria.

5.2 Proposed Development

Approval is sought for:

1. Demolition of existing buildings and construction of a new building comprising 3 distinct 5 storey building volumes over basement car parking. The buildings will contain community facilities at the ground level and independent living units (58 dwellings, plus 1 non-residential studio unit (for staff visitors or family)). The buildings are -
   - 'Q1', the westernmost of the proposed buildings. It addresses the east-west street, and is cut into the hill side to the south and west;
   - 'Q2' matches the street alignment of Q1, and frames the new Village Green with its east facade;
   - 'Q3' sits to the south of Q2.

   The buildings will be served by a 45 space basement car park, accessed by individual lifts to each building above. Visitors will park in the new street. The basement also accommodates plant, services and some storage. The basement is accessed via a single combined entry and exit ramp from the new east west spine road.
2. Refurbishment of the interior of the Chapel under-croft for community and services use, including a Mens Shed;
3. Creation of a new central residential courtyard, framed by the three new buildings. There are also a series of courtyards and terraces that allow for small gatherings and casual socialisation;
4. Creation of a Village Green communal open space, directly north of the Chapel and east of Q3, as a visual and social focus for the whole site. The Green contains a wide flat lawn area suitable for informal croquet or boules, with an upper viewing edge formed by gentle terraces in the grass (flowing from the Chapel), and surrounded by a simple landscape of groundcover planting and trees. A small child's play area is included on the upper edge, in the shade of existing trees. These activity areas are overlooked by the chapel and café terraces, promoting a sense of inclusion and liveliness;

[5] As represented in a number of policy and resource manuals which have been developed in Australia, for example ACT Planning and Land Management (2000) 'ACT Crime Prevention and Urban Design Resources Manual', Department of Transport and Urban Planning South Australia (2004) "Designing Out Crime: Design solutions for safer neighbourhoods".

5. Upgrading and realignment of the internal east-west street (from Victoria Street through to Queen Street), including expanding the visitor parking provision; and
6. Site landscaping including the removal of trees and a network of accessible footpaths.

The ground floor of the various buildings that define the central Village Green (including the Chapel under-croft) contain communal facilities that serve all residents, visitors and staff -

- The Chapel's under-croft becomes a major communal space, with associated servery and toilets. This grand room will open to a new terrace that overlooks the Village Green;
- At the same level as the Chapel's under-croft, Q3 will house complementary smaller and more open meeting and activities rooms;
- A new café (with outdoor seating) and shop (Q2) face the Village Green;
- Building Q2 houses has the major site administration offices that prominently address the reconfigured east-west street. At the rear is a consulting room for visiting doctors and the like, accessed off the main entry foyer; and
- To the rear of Q3, located in sunken garden, is a glazed single storey swimming pool and gymnasium structure, which has a planted roof.

5.3 Assessment

A review of the Stage 1 Project Application has been undertaken against the concept plan recommendations outlined in Section 4. The design of the Village Green Precinct accords with this guidance. The design demonstrates -

- Territorial Reinforcement - The design seeks to create a defined, legible space, and encourage legitimate use of appropriate areas. The buildings define positive garden spaces, which are well integrated with the reconfigured access walkways, forming a legible circulation system. Purposeful building alignments create clear address.

- Surveillance - Casual surveillance is maximised from the buildings and public spaces, and visibility is generally excellent. Living areas, bedrooms and balconies overlook the internal street, gardens and paths to provide passive surveillance. External lighting is also provided to maximise night-time amenity and safety. Building elements, such as the Q3 stairwell, have been designed to be open to external views. The Village Green is overlooked from many vantages, and its boundaries have been activated by a range of community uses.

- Access Control - It is generally clear where people are permitted to go or not go. All entries and lobbies are secure, with self closing gates and security intercoms. Swipe cards allow residents from other parts of the Village to access the Q1 and Q3 lifts, so that they can safely move from the upper grounds to the central facilities and Village Green. The building entries have been designed to provide architectural and spatial interest, and clear address.

- Space Management - Proposed spaces will be appropriately used, well maintained and well used.

This review has identified a number of features of the design which should be further investigated and finalised during the detailed design phase. These are -

Basement Level (Plan A2.11)

- Whilst the car park entry ramp can be observed from several dwellings, it is recommended that the car park entry be access controlled with an automated roller shutter. One of the roller shutter panels should be visually permeable.

- The storage areas located near the Q1 and Q3 lifts present potential concealment/ entrapment areas. Access to these areas should be controlled.

- The Q3 lift lobby is somewhat isolated, and clear sightlines are not readily available to and from its entry. Gating of the car park entry and securing the adjacent storage area will lessen risk in this location. The interior design of this lobby should incorporate mirrors along its walls to increase visibility and reflect light.

Ground Floor RL 45.7 (Plan A2.12)

- The playground should be fenced, particularly as elderly residents may be supervising children within it.

- Two Q1 dwelling terraces, which front the east-west street, require further definition to ensure that they are perceived as private space. This could entail low level fencing so that its visually permeable.

- Residences at ground level are at some risk of break and enter. Details of proposed structural security measures and materials would be supplied with Construction Certificate applications. Doors and windows will be secured against illicit entry (ie heavy duty hinges, deadlocks).

- The internal courtyard entry doors to the lobby's of Q2 and Q3 are recessed. Q2's is also somewhat obscured from the courtyard by raised planter beds. Whilst considered low, there is some degree of risk from a recessed area accessed off an internal courtyard. Ideally, these entry's would align with the building line, with weather protection provided by design detail. This may be possible at Q2, where fire stair egress appears to be directly available to courtyard. The design treatment of these recessed entry's should clearly convey the transitions from private to public space. Landscaping should not obscure sightlines to these entry's.

- Two Q3 dwellings are accessed directly from the internal courtyard, positively activating and surveilling the space. It is important that the raised planter beds in front of the entry are of a height which allows the front door to be viewed from the courtyard.

- The stairwell which provides direct access from the internal courtyard to the basement car park should be secured.

- The private courtyard garden attached to the Q3 ground floor dwelling should be secured to users of both the Q3 lobby stairwell (ie raised garden bed/ wall) and the internal courtyard (ie gated).

- The door to the Q1 lobby providing access to the elevated pathway beside the car park entry ramp, should either be brought forward to eliminate its recess or the door should be visually permeable.

- The most significant issue within this level is presented by the pathway at the southern elevation of Q1, which connects the garbage rooms to the internal courtyard as well as to a stairwell linking to other precincts. This pathway has a 6 meter boundary wall on one side and private courtyard boundary wall on other - essentially forming a 'tunnel' with no natural surveillance and which receives infrequent use. It is recommended that this pathway be secured at the base of the adjacent stairs.

Ground Floor RL 47.1 (Plan A2.13)

- Casual surveillance of the Village Green from the chapel's upper terrace is ensured by the proposed use of transparent fencing along the interceding walls and ramps.

- The external path providing access to the sunken pool (at the rear of Q3) should be access controlled after hours (at the steps at the end of the terraced 'corridor') given its isolation and the minimal sightlines available to it due to its mid-terrace position.

6. Care Precinct - Stage 1 Project Application

6.1 Introduction

The Concept Plan for Cardinal Freeman Village divides the site into five development precincts. This report has been prepared to accompany an Environmental Assessment of a Stage 1 Project Application for the development of the Care Precinct.

The Care Precinct is situated at the corner of Clissold and Queen Streets, and currently contains a nursing home, Building F which containing 12 independent living units and two dwellings at the corner of Clissold and Queen Streets.

This report is based on a site inspection, review of the Stage 1 Project Application and accepted[6] CPTED principles and performance criteria.

6.2 Proposed Development

Approval is sought for demolition of existing buildings, and construction of -

1. A new Residential Aged Care Facility (RACF) will accommodate residents requiring a higher degree of care and management in a secure and well staffed environment including those with moderate to severe dementia (the confused elderly). The RACF is planned to accommodate approximately 132 beds, replacing the existing 59 bed nursing home and the 60 room hostel building. The RACF building is divided into 7 'houses', linked by communal living, dining and activity spaces.

   A dementia specific unit will be located on the ground floor with access to a secure external courtyard along the Queen Street frontage.

2. Two buildings containing independent living units -

   - The northern most building addressing Clissold Street comprises 23 independent living units (ILU's) over 5 residential levels. There is a maximum of 6 units per floor with access provided via a lift to ground and basement levels. The building is accessed from the internal access way to the RACF and from Clissold Street via an entry from the street.

   - The southern building comprises 23 dwelling units, comprising serviced self care (SSC) housing. This building has been designed for residents who require a greater level of assistance, although are capable of remaining in their own home.

3. A basement level containing parking and RACF support services;
4. A new north south road and entry to Clissold Street (the new 'Clissold Lane'); and
5. Site landscaping.

The RACF entry addresses the new 'Clissold Lane' to the east from a large courtyard, flanked by the two residential buildings. This entry courtyard is a pedestrian friendly shared space which also provides a vehicle drop off point.

---

[6] As represented in a number of policy and resource manuals which have been developed in Australia, for example ACT Planning and Land Management (2000) 'ACT Crime Prevention and Urban Design Resources Manual', Department of Transport and Urban Planning South Australia (2004) "Designing Out Crime: Design solutions for safer neighbourhoods".

Terras Landscape Architects have prepared the landscape design for the care precinct as described in the landscape design statement contained in Appendix AV of Volume 7 and as shown on the application drawings contained in Volume 4.

6.3 Assessment

A review of the Stage 1 Project Application has been undertaken against the concept plan recommendations outlined in Section 4. The design of the Care Precinct accords with this guidance.

Residential scale landscaping responds to the intended use of each area, providing a legible, cohesive relationship between the individual spaces, whilst at the same time allowing for each area to take on its own unique identity.

The site layout ensures that all external areas are visible from RACF, ILU and SSC living accommodation (over several levels) proving natural surveillance. The numerous nursing staff and carers will further assist in the observation and supervision of residents and visitors within the premises offering added safety and security. The Precinct will also experience a high level of use during the day and early evening. The ILU and SSC entry lobbies are full secured and only accessible by swipe card access.

Our review has been undertaken of each distinct 'space' created by the design. This review has identified a number of features of the design which should be further investigated and finalised during the detailed design phase. These are -

Southern Boundary (Plan L06)

The RACF's interface (the Southern Courtyard) with its southern boundary is represented in Section C of Plan L09.

The wall is terraced, with its tallest length being 1.5m in height. This height, combined with the non-public adjacent land use, will discourage access external to the RACF. Note that the proposed placement of the corten steel sculptural screens could facilitate their use as a climbing aid. This is not necessary however as the Southern Courtyard is not gated and is publically accessible from Clissold Lane.

The courtyard has been designed with generous widths, with well placed landscaping which does not obscure sightlines or provide places for concealment. However a 1.5m sandstone wall divides the courtyard into two sections, an 'internal' and an 'external' section. This has the effect of enclosing the northern 'internal' half of the courtyard.

However it is noted that the RACF will be staffed 24 hours a day, 7 days a week ensuring that a capable guardian will generally be present and likely to observe the surrounds. Further, the courtyard is overlooked by several adjoining bedrooms, and acts as an extension to an internal seating area and kiosk, providing a space in which to sit and enjoy a tea or coffee. An adjoining meeting room will also use the southern half of the courtyard as a break-out space.

The dividing walls' design allows a gate to be installed to secure the internal courtyard, should it prove warranted in the future by misuse.

Western and Northern Frontage (Plan's L04 and L05)

External access into the site is restricted by the existing sandstone wall (approx 2m high) which bounds the northern and western frontages, as well as the 'sunken' nature of the proposed Main and Dementia Courtyards. The internal design of the Main and Dementia Courtyards has been reviewed and accords with the guidance provided within the Concept Plan assessment. The Dementia Courtyard has been designed to be safe and secure for patients. The Main Courtyard extends out from the main living/dining zone of the RACF (and can be used for outside dining), activating the space.

The sandstone boundary wall is proposed to be opened at several points along Clissold and Queen Streets, secured with palisade fencing. Increasing surveillance into the surrounding streets will provide a positive safety benefit to the neighbourhood. It is important that the design of these palisade fences prevents their climbing.

The design proposes a basement level fire escape egress to Clissold Street, recessed from the building line. Whilst not ideal it is considered to be low risk, as it occurs on a lightly trafficked street in a residential location.

Northern Pedestrian Entry from Clissold Street (Plan L07)

The entry has been designed with generous widths, with well placed landscaping which does not obscure sightlines or provide places for concealment. A recessed area on the western side will be densely landscaped to prevent access.

Northern ILU Building, Clissold Street Frontage (Plan L07)

External access into the site is restricted by a new sandstone wall, timber screens and dense landscaping along the boundary. Whilst this landscaping will dissuade access, it is still possible. Accordingly access points to the ground floor dwellings at this location should be 'hardened'. A gate to the timber screen located adjacent to basement car park entry should secure access to the dwellings at this frontage.

Northern ILU Building, Clissold Lane Entry (Plan L07)

The northernmost ILU building is accessible from Clissold Lane. Access is via a lift (externally and internally accessible) and a doorway (which leads to storage and service areas and the same lifts internal lobby).

This entry is slightly obscured as it is located approximately 1.5m below the adjoining street level, some sightlines are obscured by the building's awning, and a recessed area is positioned adjacent to the lifts' entry. The railing on top of retaining wall to the street is however visually permeable.

Convex mirrors should be installed to permit views into the recessed area from within the lift as well as the entry pathway. The entry door to the storage/ service area should be visually permeable.

Main Entry (Plan L03)

The main entry is wide, has clear sightlines, and will be well utilised. The reception counter located at the front entry of ground level of the RACF enables the monitoring of all people entering and exiting the building. The ILU and SSC buildings both overlook the entry courtyard, ensuring surveillance is maintained.

Design and landscaping conveys the primacy of the pedestrian within the space. The incorporation of a basement level car-parking area for visitors and staff will also help minimize traffic conflict with pedestrian activity.

Several ILU and SSC dwellings are accessed directly off the Main Entry. Sandstone entry walls, timber screens and dense planting screen the ground floor dwellings of the southern SSC building. Dense planting of medium height shrubs will screen the northern ILU dwellings. These ground floor dwellings which adjoin this entry should be 'hardened'.

Basement (Plan DA02)

Whilst the buildings lift lobby's have been provided as rooms separated from the car park, which restricts sightlines to and from their entry, the basement car park is secured by a roller-door. The ILU/SSC car park is further secured by its own roller-door. These two barriers will restrict illicit access. However, the joint use of the RACF car park as a loading dock as well as visitor access will increase its accessibility. Positively it will be located opposite the well used staff meal room and lounge. The design should consider constructing the lift lobby to the RACF with transparent walls to increase visibility.

Convex mirrors should be installed at any 'blind spots' within the car park, such as within the garbage room, or areas which need heightened visibility, such as near the staff room.

7. Conclusion

Cardinal Freeman Village is to be redeveloped with a replacement aged care facility, additional independent living units, new underground parking, a new open space and landscaping system, and new community facilities.

This report has identified and considered the potential risk of criminal activities at this site, including:-

- robbery or bag snatching from residents;
- theft of unattended vehicles or their contents; and
- burglary of homes.
- malicious damage (vandalism, graffiti, etc) of buildings or unattended vehicles; and
- anti-social behaviour within the landscaped open spaces, such as public drinking, particularly by young people.

As a Concept Plan application, this report provides principles to guide the project design process. Its aim is to ensure the basic design framework is sound, and establish principles with which to guide development of more detailed design in later stages.

It is proposed that each project application will be designed in accordance with these principles to further embed CPTED principles in the detailed design phases of the development. Assessments of the Stage 1 Project Applications for the development of the Village Green and Care Precincts have been undertaken in this manner.

These principles will minimise the risk of crime occurring at the site. It is noted that the risk of crime cannot be eliminated, only minimised.

APPENDICES

APPENDIX 1

BOSCAR LGA Crime Report - “Hotspot” Map Extracts

APPENDIX 2

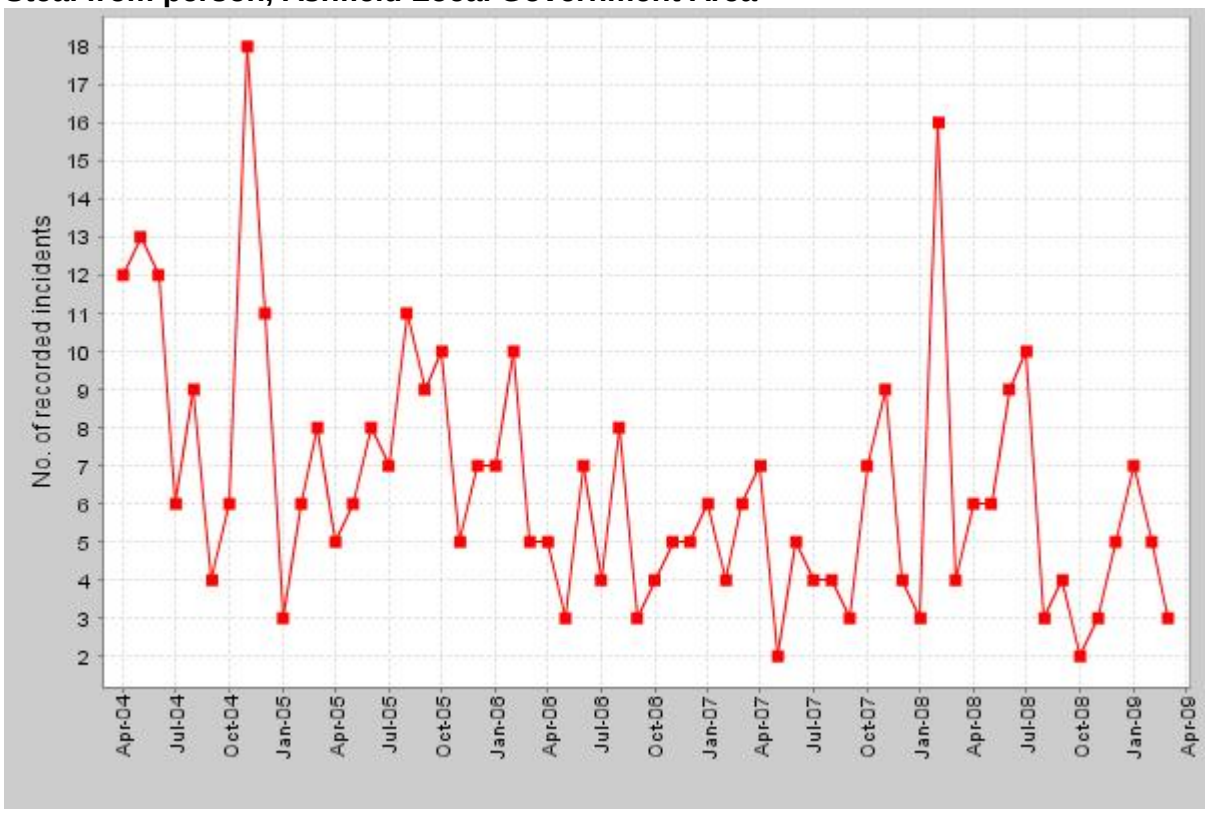
Crime Trends in Ashfield LGA

Recorded incidents of selected offences in the Ashfield Local Government Area
Annual totals and 60 month trend from April 2004 to March 2009

Offence	Apr-04 to Mar-05	Apr-05 to Mar-06	Apr-06 to Mar-07	Apr-07 to Mar-08	Apr-08 to Mar-09	60 mnth trend	Average annual % change
Assault - domestic violence related	139	112	124	97	96	Stable	**
Assault - non-domestic violence related	201	173	164	141	127	Down	-10.80%
Sexual assault	24	15	16	10	47	*	**
Indecent assault, act of indecency and other sexual offences	31	23	25	19	38	*	**
Robbery without a weapon	58	43	50	45	36	Stable	**
Robbery with a firearm	9	11	10	4	5	*	**
Robbery with a weapon not a firearm	42	31	25	27	15	*	**
Break and enter - dwelling	496	445	261	337	205	Down	-19.80%
Motor vehicle theft	246	167	172	149	100	Down	-20.20%
Steal from motor vehicle	366	262	347	418	270	Stable	**
Steal from dwelling	126	117	104	125	107	Stable	**
Steal from person	108	90	60	68	63	Down	-12.60%
Malicious damage to property	425	516	456	425	395	Stable	**

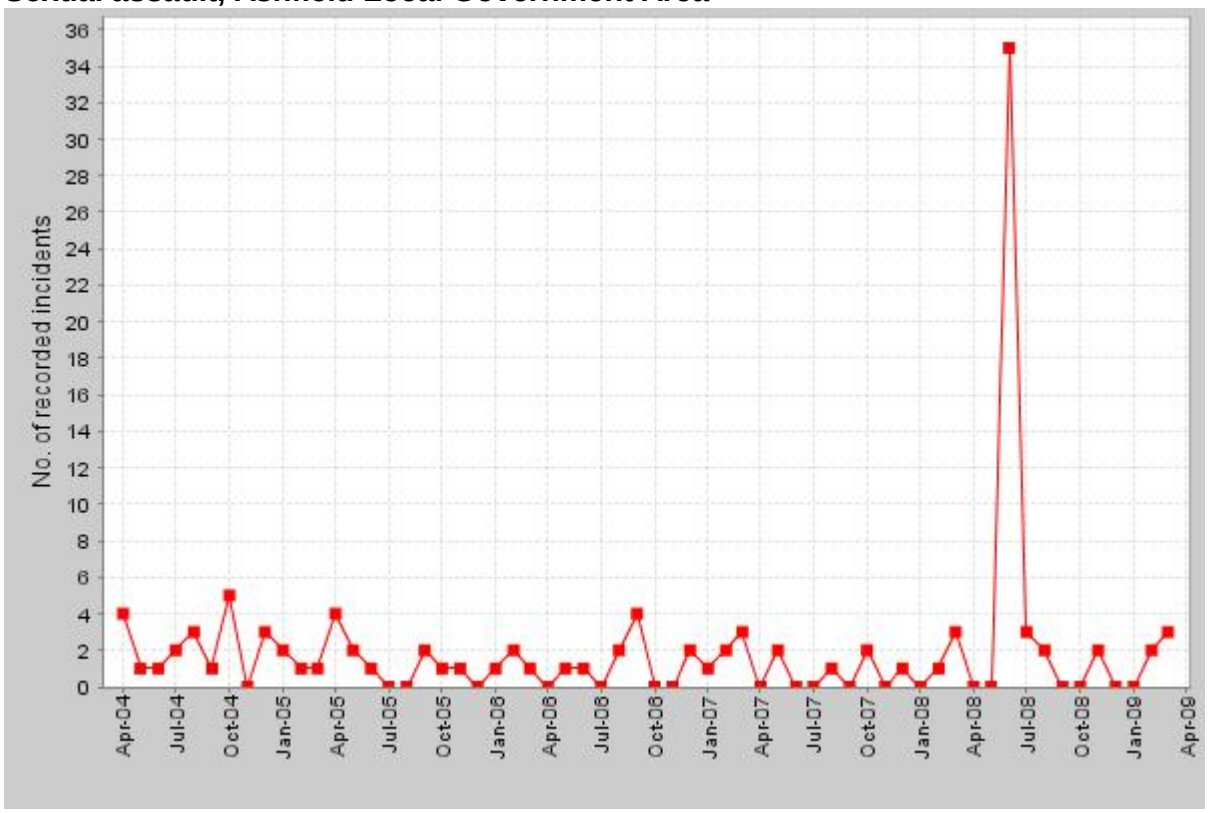
** A trend is not calculated if at least one 12 month period in the selected timeframe had less than 20 incidents.*
*** No annual percentage change is given if the trend is stable or if a trend has not been calculated.*

Steal from person, Ashfield Local Government Area



Source: BOCSAR On-line Crime Trends Tool

Sexual assault, Ashfield Local Government Area



Source: BOCSAR On-line Crime Trends Tool


B B C
CONSULTING PLANNERS