



## CRIME RISK ASSESSMENT REPORT

### **SHEPHERDS BAY, MEADOWBANK**

*FOR ROBERTSON + MARKS ARCHITECTS,*

*NOVEMBER 2010*

### DECLARATION

This Crime Assessment Report provides a true and fair review of the Proposal in relation to its potential effects on crime and prevention. It addresses to the fullest extent possible, all matters affecting or likely to affect the site as a result of the Proposal. The Crime Assessment Report has been prepared with due consideration given to the principles of CPTED.

On the basis of the information presented in this Crime Assessment Report it is concluded that by adopting the safeguards identified in this assessment it is unlikely that there would be negative social impacts associated with the proposed works.

Renee Coull

*Town Planner*

Date: 18.11.2010

I have examined this Crime Assessment Report.

Deborah Sutherland

*Principal Planner*

Date: 18.11.2010

The subject site is located in Meadowbank in the local government area of Ryde. The subject sites include properties fronting Bowden, Belmore, Church, Waterview Streets, Nancarrow and Rothesay Avenues, Constitution Road and Hamilton Crescent West in the suburbs of Meadowbank and Ryde.

Effective design is known to reduce crime opportunities. A typical offender will assess a potential crime victim or a location before committing a crime. If the design and use of a building or place create the perception that the costs of committing the crime are greater than its benefits, the potential offender is likely to think twice about committing crime. Crime prevention through environmental design (CPTED) seeks 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, by increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended, by reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits', and by removing conditions that create confusion about required norms of behaviour.

This report assesses the proposed development against the principles laid out in CPTED (Crime Prevention Through Environmental Design), which is a requirement under the Director Generals Requirements.

## TABLE OF CONTENTS

<b>DECLARATION .....</b>	<b>2</b>
<b>EXECUTIVE SUMMARY.....</b>	<b>3</b>
<b>TABLE OF CONTENTS .....</b>	<b>4</b>
<b>SURVEILLANCE .....</b>	<b>5</b>
<b>ACCESS CONTROL .....</b>	<b>9</b>
<b>TERRITORIAL REINFORCEMENT.....</b>	<b>10</b>
<b>SPACE MANAGEMENT .....</b>	<b>11</b>

## RECOMMENDATION

It is recommended that the Shepherds Bay Concept Plan and Stage 1 Project Application be approved in terms of its compliance with the principles of CPTED (Crime Prevention Through Environmental Design).

### CRIME RISK ASSESSMENT OF DEVELOPMENT

NO.	CPTED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN) PRINCIPLE	CRIME RISK ASSESSMENT
1	<p><b>Surveillance</b>  <i>The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:</i></p> <ul style="list-style-type: none"> <li>• <i>clear sightlines between public and private places</i></li> <li>• <i>effective lighting of public places</i></li> <li>• <i>landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.</i></li> </ul>	<p><b>i. Passive Surveillance</b></p> <p><b>Concept Plan responses:</b></p> <ul style="list-style-type: none"> <li>• The development is surrounded by streets and encompasses streets that run through the site, which greatly increases the passive surveillance of the development from the public domain, as well as the surveillance of the public domain from within the development.</li> <li>• The safety and security of each street is enhanced by increased activity and surveillance provided by on-street visitor parking, living rooms and balconies overlooking the street, and multiple building entries that maximise the number of entries along the street frontage.</li> <li>• The perimeter style development of the Concept Plan have balconies and living areas overlooking a central communal space, and also overlooking the streets and public open spaces, which maximises opportunities for passive surveillance by the residents of the development.</li> </ul>

		<ul style="list-style-type: none"> <li>• The siting of buildings incorporates clear sight lines between the public and private open space spaces.</li> <li>• All public and communal areas will be well-lit to maximise security.</li> <li>• Proposed landscaping is of a high quality and does not have potential 'dead ends' or spaces where offenders can hide.</li> <li>• The central private communal open space maximises opportunities for passive surveillance by all residents.</li> </ul> <p><b>Stage 1 Project responses:</b></p> <ul style="list-style-type: none"> <li>• The Stage 1 site is bordered on three sides by streets. Hamilton Crescent adjoins the site to the north, Rothesay Avenue to the south and Belmore Street (which connects to Anderson Park) abuts the eastern boundary of the site. These streets will provide passive surveillance of the development.</li> <li>• The proposed development will increase passive surveillance of Anderson Park and the adjacent foreshore.</li> <li>• The streets adjoining the Stage 1 development include public pathways which will link to existing pathways to provide access to the foreshore and public transport nodes. Multiple entries to the building are provided including a main entry through the communal open space from Rothesay Avenue and secondary entries from Belmore Street and Hamilton Crescent. A connection through the development to the pedestrian spine on the western side of the site is also provided.</li> </ul>
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		<ul style="list-style-type: none"> <li>• The permitter style building design places living areas and balconies overlooking the adjoining streets, public open spaces and communal area which will increase passive surveillance by the residents of the development.</li> <li>• The proposed Stage 1 Project incorporates clear sight lines between the public and private open space spaces.</li> <li>• All public and communal areas in the Stage 1 Project will be well-lit to maximise security.</li> <li>• The proposed landscaping of the Stage 1 Project is of a high quality and does not have potential 'dead ends' or spaces where offenders can hide.</li> <li>• The central communal open space leads and links to the existing public open space adjacent to the site and will provide passive surveillance of the public space.</li> </ul> <p><b>ii. Active Surveillance:</b></p> <p><b>Concept Plan responses:</b></p> <ul style="list-style-type: none"> <li>• The development will have a 24-hour manned estate management as part of the strata agreement. Their role would be to manage such things as the security systems and the general security of the development.</li> <li>• Use of the communal open space shall be actively encouraged which will provide for increased security of the development.</li> </ul>
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		<ul style="list-style-type: none"> <li>• The potential retail areas, located centrally on the site, will serve to attract people to it, thereby increasing the active surveillance of this area, and of the development as a whole.</li> <li>• Lobbies/shared entrances shall have buzzers and intercoms made of strong, vandal-proof materials.</li> <li>• Stairwells, lobbies and shared entrances shall be permanently lit from a control device located away from these areas.</li> </ul> <p><b>Stage 1 Project responses:</b></p> <ul style="list-style-type: none"> <li>• The Stage 1 development will have a 24-hour manned estate management as part of the strata agreement. Their role would be to manage such things as the security systems and the general security of the development.</li> <li>• The high amenity of the communal open space shall encourage use which will provide for increased security of the development.</li> <li>• Lobbies/shared entrances shall have buzzers and intercoms made of strong, vandal-proof materials.</li> <li>• Stairwells, lobbies and shared entrances shall be permanently lit from a control device located away from these areas.</li> </ul>
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2	<p><b>Access Control</b></p> <p><i>Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound. Effective access control can be achieved by creating:</i></p> <ul style="list-style-type: none"> <li>• <i>landscapes and physical locations that channel and group pedestrians into target areas</i></li> <li>• <i>public spaces which attract, rather than discourage people from gathering</i></li> <li>• <i>restricted access to internal areas or highrisk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers.</i></li> </ul>	<p><b>Concept Plan responses:</b></p> <ul style="list-style-type: none"> <li>• All building entries in the development shall be clearly marked.</li> <li>• A security system will be installed in the development which will consist of security cameras and swipe card access to buildings.</li> <li>• Transition between the public and private domains shall be controlled eg. private car parking areas and private and communal open space areas will be separated from the public domain by back-to-base security controlled gates with intercoms.</li> <li>• All accessways are proposed to be clear and well defined.</li> <li>• The central communal space and other public domain areas have been designed to be open and inviting, with direct access to all apartments in order to encourage pedestrian activity.</li> <li>• Ground floor private open space areas will be suitably fenced to ensure additional privacy and security.</li> </ul> <p><b>Stage 1 Project responses:</b></p> <ul style="list-style-type: none"> <li>• Building entries in the development shall be clearly marked and defined via the architectural design and landscape treatment including paving and lighting.</li> <li>• A security system will be installed in the development which will consist of security cameras and swipe card access to buildings.</li> </ul>
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		<ul style="list-style-type: none"> <li>• Transition between the public and private domains shall be controlled. The communal open space area will be separated from the public domain by landscaping and fencing. Additionally, Rothesay Avenue is a defined edge between the communal and public space.</li> <li>• All accessways proposed shall be clear and well defined.</li> <li>• The central communal space and pedestrian spine have been designed to be open and inviting, with direct access to all apartments in order to encourage pedestrian activity.</li> <li>• Ground floor private open space areas will be suitably fenced to ensure additional privacy and security.</li> </ul>
3	<p><b><i>Territorial Reinforcement</i></b></p> <p><i>Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.</i></p> <p><i>Territorial reinforcement can be achieved through:</i></p> <ul style="list-style-type: none"> <li>• <i>design that encourages people to gather in public space and to feel some responsibility for its use and condition</i></li> <li>• <i>design with clear transitions and boundaries between public and private space</i></li> <li>• <i>clear design cues on who is to use space and what it is to be used for. Care is</i></li> </ul>	<p><b>Concept Plan responses:</b></p> <ul style="list-style-type: none"> <li>• It is proposed that the central communal spaces become the common property of the residents of the development, thereby encouraging a sense of communal ownership of that space.</li> <li>• Boundaries between private and public spaces will be clearly defined.</li> <li>• The central courtyard is proposed to have high quality and attractive landscaping which will ensure its constant use, and in turn, enforce the principle of ‘territorial reinforcement’.</li> </ul>

	<p><i>needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.</i></p>	<p><b>Stage 1 Project responses:</b></p> <ul style="list-style-type: none"> <li>• The central communal space shall become the common property of the residents of the development, thereby encouraging a sense of communal ownership of that space.</li> <li>• Boundaries between private and public spaces will be clearly defined through landscape treatment including fencing.</li> <li>• The central courtyard is proposed to have high quality and attractive landscaping including water features which complement the setting of the development. The high standard of the design of this area will ensure its constant use, and in turn, enforce the principle of 'territorial reinforcement'.</li> </ul>
4	<p><b>Space Management</b>  <i>Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.</i></p>	<p><b>Concept Plan responses:</b></p> <ul style="list-style-type: none"> <li>• The development shall have 24-hour manned estate management as part of the strata agreement. Their role would be to manage such things as the security systems, waste removal, cleaning, maintenance and regular upgrading of all common property and spaces.</li> <li>• A security system shall be installed in all stages of the development which will consist of security cameras and swipe card access to buildings.</li> <li>• Communal spaces are proposed to be built and maintained to a high quality so that they remain attractive spaces for the frequent use of the residents.</li> </ul>

		<p><b>Stage 1 Project responses:</b></p> <ul style="list-style-type: none"> <li>• The development shall have 24-hour manned estate management as part of the strata agreement. Their role would be to manage such things as the security systems, waste removal, cleaning, maintenance and regular upgrading of all common property and spaces.</li> <li>• A security system shall be installed in the Stage 1 development which will consist of security cameras and swipe card access to buildings.</li> <li>• Communal spaces are proposed to be built and maintained to a high quality so that they remain attractive spaces for the frequent use of the residents.</li> </ul>
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