

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT

PROJECT: BGZ4J | Proposed Multi Dwelling Housing Development
ADDRESS: 48 New Orleans Crescent MAROUBRA NSW
CLIENT: Land and Housing Corporation
DATE: 15 December 2023 | Issue A

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1.0 INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) report has been prepared on behalf of Land and Housing Corporation for the proposed multi dwelling housing development located at 48 New Orleans Street Maroubra, NSW.

The CPTED assessment aims to ensure environmental factors take into account potential crime risk factors to promote safety amongst residents living in the proposed development and is prepared in accordance with NSW government publication Crime Prevention and the assessment of Development Applications – Guidelines Under section 79c of the EP and A Act. This report should be read in conjunction with associated planning reports and supporting documentation lodged with the development Application.

This report has been prepared in accordance with Section C2.5.6 (Safety and Security) of the Randwick Development Control Plan (DCP) 2013 and NSW Land and Housing Corporation Design Guidelines (February 2023) and provides an assessment of the proposal against the four key principles associated with CPTED which include:

- Surveillance
- Access Control
- Territorial Re-enforcement
- Space Management

This report, and supporting plans and documentation demonstrate that the proposal adopts and implements the principles of the CTPED to minimise opportunities for crime and anti-social behaviour.

2.0 SITE LOCATION & CONTEXT

The site is commonly known as 48 New Orleans Crescent, Maroubra and is legally described as Lot 234, DP 36345. The site has an area of approximately 509.4m² and frontage of approximately 18.29m to New Orleans Crescent. The site is located within the Coral Sea Park Estate of the Randwick LGA and is surrounded by low to medium density residential housing.

The site location and context of the subject site is shown in Figure 1.

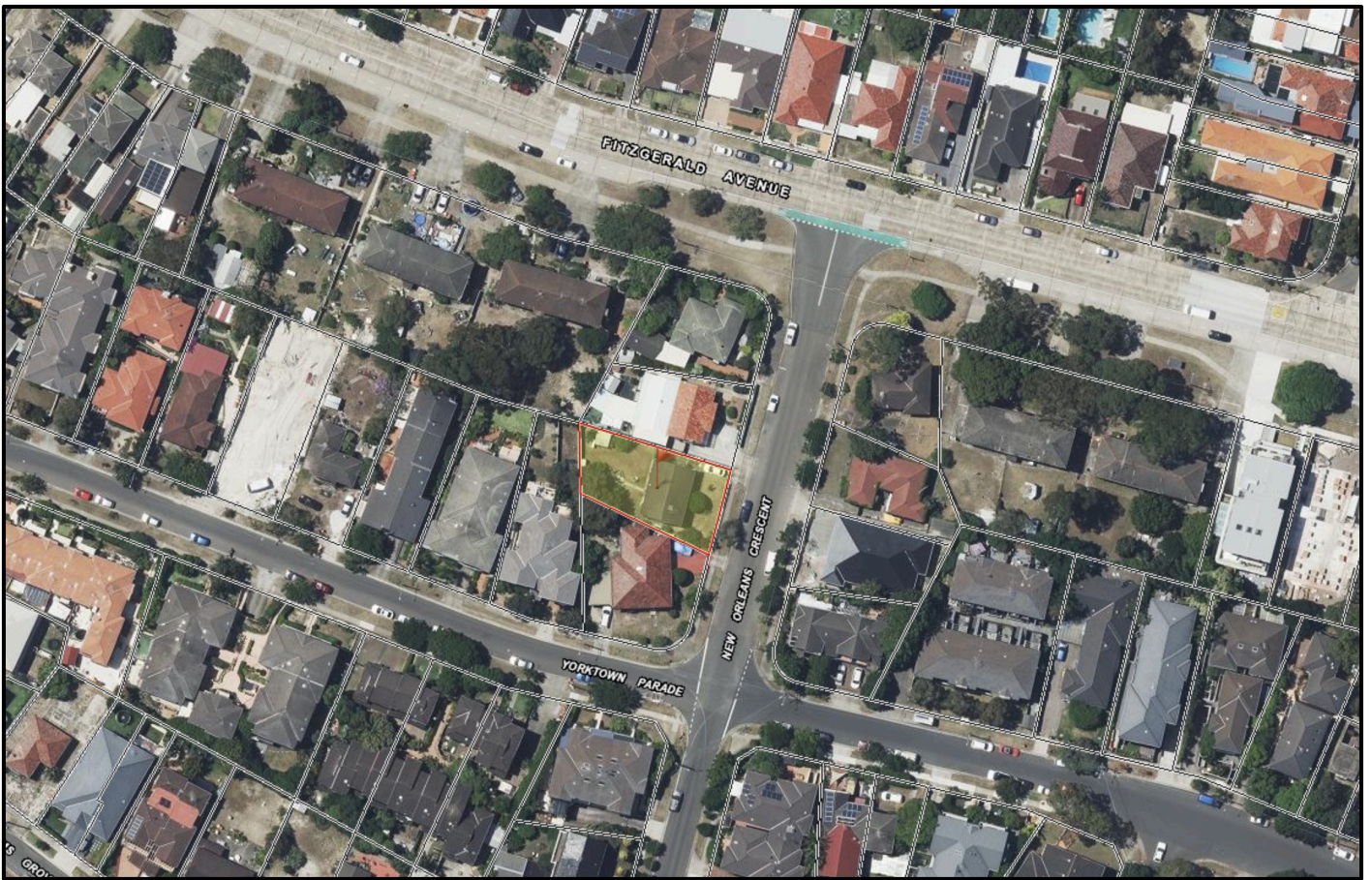


Figure 1: Location and Context of Site

3.0 PROPOSED DEVELOPMENT

The development application proposes the construction of 5 units (1 and 2 bedroom mix), associated parking and site works at 48 New Orleans Crescent, Maroubra.

The building is 3 storeys in height with the ground floor containing building entry, a single unit, building carparking (in open) and landscaping area. The two levels above have 2 units on each floor with a lift lobby.

Refer to Planner's and Architectural documentation submitted with this DA application for further detail of the proposal.

4.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES AND REVIEW

4.1 NSW CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES REVIEW

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy aimed at identifying crime risk and minimizing opportunities for crime through building design and ongoing place management strategies. CPTED design principles rely on the ability to influence offender decisions preceding crime by affecting the social and built environment.

As stated by the NSW Government, CPTED principles seek to influence the design and maintenance of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'
- removing conditions that create confusion about required norms of behaviour.

CPTED employs four key strategies outlined below:

TABLE 1: CPTED KEY PRINCIPLES

NO.	PRINCIPLE	DEFINITION
1	Surveillance	Involves providing both natural and technical effective surveillance which promotes safe interactions in public areas. Deterrence can be achieved through design considerations such as sightlines between public and private spaces, effective lighting of public places, landscaping which does not offer spaces to hide or entrap victims.
2	Access Control	The use of barriers is effective in directing the movement of people and minimises the opportunities for committing crime. Physical and symbolic barriers assist in spatial definition and boundary markers which eliminate the potential for criminals to make excuses for being in restricted areas. Ensure access control barriers are not intimidarig in height or hostile to ensure amenity of public use spaces. Considered access control through design can include landscaping which channels pedestrians into target areas, public spaces which attract, rather than discourage gathering and restricted access to internal areas within the development, often through physical barriers.
3	Territorial Re-enforcement	Promoting community ownership of public space increases likelihood for people to gather and participate in the available amenities. Activated public spaces reduce opportunities for crime through increased likelihood that people will witness crime, report it or attempt to prevent it. Passive surveillance afforded through well managed, active spaces can be achieved through design which encourages people to gather in public space and encourages community responsibility for shared spaces, design with clear delineation between public and private spaces and clear design cues ensuring public spaces are made into private spaces.
4	Space Management	Public space should be attractive, promote positive community space and well maintained. Linked to territorial reinforcement, space management strategies include site cleanliness, prompt repair of vandalism and graffiti, maintainence of lighting, onsite waste management and refurbishment of decayed physical elements.

A review of the proposal in relation to the four key CPTED principles is provided below:

PRINCIPLE 1 - SURVEILLANCE

- Landscaping should include low level ground cover species to maintain view lines to and from the building and minimise concealment opportunities (Refer to landscape plan for more detail).
- The building form and unit orientation generally provides good passive surveillance of the private landscape area and public streetscape from apartments, balconies, external lobby and open stair.
- CCTV to be installed as per LAHC requirements provides technical surveillance within development.
- Habitable rooms at front of the development encourage passive and natural surveillance of the property entry and the street.

- In accordance with LAHC requirements, screen doors are fitted to all unit front doors enabling passive surveillance and security. Additionally peep holes fitted to all front doors.
- All external areas will be well lit, especially at night to minimise concealment in building design. Ground floor areas have been designed to avoid concealed spaces when entering and exiting the building.

PRINCIPLE 2 – ACCESS CONTROL

- Building form provides clear pedestrian and vehicle entry points to development and proposes clear signage.
- Non-climbable fences with height 1.8m around ground floor unit private open space, consistent with neighbours as per Randwick DCP 2013.
- No large trees proposed near to building which could provide vertical access to units above ground storey.
- Entry doors to have deadlocks, windows to be deadlocked to reduce opportunities for forced entry as per LAHC guidelines.
- Entry lobby has secured access for resident safety.

PRINCIPLE 3 – TERRITORIAL RE-ENFORCEMENT

- The use of a fence at the front boundary will assist in creating territorial reinforcement at the street frontage. This provides a delineation between public and private spaces.
- Signage at entry points to site will clearly identify the transition between public and private land in addition to the change of materiality to pavers for pedestrian pathways.
- The separation of vehicle and pedestrian site access, in accordance with LAHC design guidelines, guides people to preferred pathways and clearly indicates pedestrian shared areas for those in vehicles.

PRINCIPLE 4 – SPACE MANAGEMENT

- LAHC have a property maintenance plan, particularly with regard to the landscaped areas.
- Preventative measures against tampering vandalism such as fence around AC units.
- Prevention of vandalism and graffiti through robust/durable masonry material at ground floor frequented by pedestrian traffic.
- Garbage bin area secured for resident use and setback from frontage.

4.2 RANDWICK DEVELOPMENT CONTROL PLAN 2013

Section C2.5.6 (Safety and Security) in relation to Medium Density Residential outlines the safety and security objectives to be achieved within the Randwick LGA. The objectives of the DCP are:

- To consider safety and security of residents and the security of the neighbourhood through building and landscaping design.
- To provide for casual surveillance of footpaths and driveways important for the safety of residents and passing pedestrians, and for the security of the neighbourhood.

The following table provides a review of the proposed development against key principles of crime prevention detailed in Section C2.5.6 (Safety and Security) of Randwick DCP.

TABLE 2: RANDWICK DCP 2013 SAFETY AND SECURITY PRINCIPLES

NO.	PRINCIPLE	CONTROL	COMMENT
1	Access Control	i) Design buildings and spaces for safe and secure access to and within the development. Design solutions include, but are not limited to: - sheltered, well lit and highly visible entries to building and mail collection areas. - direct entry to ground level dwellings from the street rather than from a common foyer. - a clear line of sight between one circulation space to the next. - Avoiding recessed alcoves or potential entrapment points adjacent to entries, along hallways and within car parks. Providing direct access between car park and residential levels	The development uses site planning, building layout and path ways create safe and secure access to and within the development. Spatial cues, lighting and signage ensure safe wayfaring through site. Driveway onsite length is minimised.
		Provide illumination for all building entries, pedestrian paths and communal open space within the development.	All building entries will be fully illuminated and pedestrian entry paths and open carparking will be illuminated.
		For residential flat buildings, provide direct, secure access between the parking levels and the main lobby on the ground floor.	Main lobby has a secure gate access from resident parking.
2	Surveillance	Design window and door placement and operation to enable ventilation throughout the day and night without compromising security. The provision of natural ventilation to the interior space via balcony doors only, is deemed insufficient.	General building design and layout enable passive surveillance of site with habitable rooms located at building front and balconies overlooking landscaped open space.
		Avoid high walls and parking structures around buildings and open space areas which obstruct views into the development.	Palisade fences to private open space are 1.8m and permeable to enable security without obstructing views therefore facilitating natural, passive surveillance.
	Territorial Re-enforcement	Improve opportunities for casual surveillance without compromising dwelling privacy by designing living areas with views over public spaces and communal areas, using bay windows which provide oblique views and casual views of common areas, lobbies/foyers, hallways, open space and car parks.	Design and landscaping expresses a clear hierarchy of space ensuring separation between public, semi public and private spaces.
	Space Management	Provide adequate lighting for personal safety in common and access areas of the development.	As per LAHC guidelines, maintenance strategies will be in place to ensure regular upkeep of development and landscape including ensuring continual adequate lighting to common areas of site.

5.0 CONCLUSION

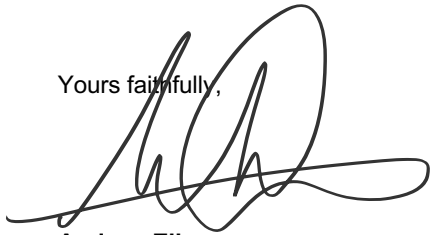
This Crime Prevention Through Environmental Design (CPTED) Report has been prepared on behalf of Land and Housing Corporation and accompanies a Development Application (DA) which proposes the construction of multidwelling housing and associated site works at 48 New Orleans Crescent, Maroubra.

This report has provided an assessment of the proposed building against the principles of CPTED and demonstrated that:

- The building design, layout and associated landscaping facilitate adequate levels of natural, passive surveillance
- The design of the development promotes an activated streetscape at its frontage, reducing likelihood of anti social behaviour whilst clearly delineating between public and private spaces
- Informed by LAHC guidelines, an appropriate maintenance and management strategy will be implemented for the building and landscaped areas

The proposed development is deemed to be appropriately designed to minimise crime risk and anti social behaviour consistent with key principles CPTED.

Yours faithfully,



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