

Crime Prevention Through Environmental Design Report

MIXED USE DEVELOPMENT AT 971 RICHMOND ROAD, MARSDEN PARK
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COUNCIL: Blacktown City Council
AUTHOR: Think Planners Pty Ltd

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1. Crime and Safety Context

Notwithstanding the transformation of the urban character of the site, and the broader area, contemplated in the planning controls, a review of crime and safety issues identified in the Blacktown LGA, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR), provides a relevant baseline of data.

It is important to point out that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR i.e. Recorded Incidents (RI), not necessarily all crimes committed in the Blacktown LGA. Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity.

In addition, it is pointed out that crime data must be interpreted with caution as many factors may influence apparent trends. Police “crackdowns”, for example, on particular types of offences may push up recorded crime rates for those categories of offences. The increase in figures therefore does not necessarily translate to an increase in that type of crime, but rather an increase in convictions for that type of crime.

The table below shows crime trends within the Blacktown LGA between January 2018 to December 2019. These figures are not disaggregated to the suburb level. They show that most recorded crimes were stable with robbery, break and enter and steal from motor vehicle trending downwards. These are used given the impact that COVID-19 have had on crime statistics- which are not considered representative of long term trends given the prevalence of working from home, lockdowns and the like.

Crime Statistics Table 1: Crime Trends in the Blacktown LGA

Crime Trends Tool

Download this report as a file: [CSV](#) or [PDF](#)

Table 1. Recorded incidents of selected offences in the **Blacktown Local Government Area**
Annual totals and 24 month trend from **January 2018 to December 2019**

Offence	Jan 2018 to Dec 2018	Jan 2019 to Dec 2019	24 month trend	Annual percentage change	
Robbery without a weapon	163	127	Down	-22.1%	View Graph
Robbery with a firearm	12	12	Not Calculated *	**	View Graph
Robbery with a weapon not a firearm	81	88	Stable	**	View Graph
Break and enter - dwelling	1536	1371	Down	-10.7%	View Graph
Break and enter - non-dwelling	430	363	Stable	**	View Graph
Steal from motor vehicle	2907	2484	Down	-14.6%	View Graph
Steal from dwelling	941	870	Stable	**	View Graph
Fraud	3654	3679	Stable	**	View Graph
Malicious damage to property	3426	3337	Stable	**	View Graph

* 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.

Source: NSW Bureau of Crime Statistics and Research 2020

It is noted that the proposed residential flat buildings will be designed in a manner that will permit the safe and efficient use of the site. The proposal has incorporated CPTED principles where relevant; which are discussed further in this report.

2. Crime Prevention Through Environmental Design (CPTED)

CPTED is the term that encompasses the philosophical theory and practical application of design practices for buildings and places that seek to prevent crime. A building or place designed with CPTED principles in mind achieves –

- deterring crime by increasing the perception and chance of crime being detected, witnessed, challenged or criminals captured;
- making the opportunities for crime occurrence more difficult; and
- limiting or concealing opportunities for crime.

The NSW Police Force describe the “Safer by Design” approach in the following manner –

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space.

Predatory offenders often make cost-benefit assessment of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

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

CPTED employs four key strategies. These are territorial re-enforcement, surveillance, access control and space/activity management. All CPTED strategies aim to create the perception or reality of capable guardianship.

The four key strategies have been applied to the development proposal and analysis and commentary is provided in below and within the following pages.

Surveillance

Crime can be reduced by providing opportunities for effective surveillance. In areas with high levels of natural and passive surveillance offenders are deterred from committing a crime. Natural and passive surveillance in relation to the proposal needs to be understood at the macro / site level and the individual occupant level.

Macro / Site Level

The scale of the subject site and the proposed development results in the need for the introduction of a series of frontages to public places (streets and open space and commercial premises) and the creation of internalised private open space and movement spaces. The following passive surveillance attributes are demonstrated in the proposal:

- The site is broken down by roads and introducing a number of publicly accessible components and places- noting a road to the north and southern edges of the building with a central 'north-south' pedestrian connection arrangement secured by gates at the public interface. It is also sleeved by the commercial space to activate the street frontages (whilst the businesses are operating)
- Sight lines from the public spaces (roads and pathways) are generally to the external outer edges of the proposed buildings, lobby spaces and driveway entrances. The site lines are clear and are not overly complicated or blocked by landscaping noting the use of ground covers and canopy trees to avoid blocking of sight lines.
- Landscaping provides for designation of spaces without creating "blind" spots or concealment areas.

Individual Occupant Level

The proposal creates a series of communal open spaces in a semi-private setting as well as some commercial interfaces. The proposal is characterised by a series of private lobbies throughout the building that create individual address and sense of ownership for the residential component. The following passive surveillance attributes are demonstrated:

- A series of entry and exit points to the buildings with living areas and balconies designed to overlook the various street frontages as well as the internal communal open space area;
- The provision of commercial space at the ground floor level to maximise activation;
- Clear sight lines to the building from the street and from the building to the street are provided.
- Landscaping does not result in "blind" spots or areas for hiding with the proposed landscape plantings design to enable clear sightlines to entry points to the building.
- The apartments are orientated toward the street and communal areas and provide numerous opportunities for passive surveillance of public spaces to act as a deterrent for criminal activity;
- The 'eyes on the street' approach to the street frontage and communal area will serve to discourage anti-social behaviour;
- Concealment opportunities are limited and appropriate lighting will be provided to publicly accessible areas; and
- The series of individual entry points to the building assist in creating ownership of each space and improved recognition and familiarity with fellow residents peculiar to each lobby.

Access Control

The use of physical and symbolic barriers to attract, channel or restrict the movement of people assists in minimising opportunities for crime and increases the effort required to commit a crime.

In this regard the proposal provides:

- Enclosed commercial ground level will assist in clearly identifying public and private access points;
- Gates are provided to the street frontages to enable them to be locked to private courtyards and the central communal open spaces;
- The design allows for ease in clearly marking entrance points and way finding features such as pathways, lighting and signage;
- Security doors are provided within the basement to distinguish between the public visitor parking spaces and private parking areas. Thereby preventing unauthorised access to the private basement parking areas; and
- Opportunity exists to incorporate security access doors to lobby's which could be controlled by cards, codes or keys.

Territorial Reinforcement

Places that are well maintained and designed are often more regularly visited and endowed with a sense of community ownership. Accordingly, well used spaces reduce crime opportunities. In this regard the proposal provides:

- High quality landscaped private open space to encourage its use by residents;
- Fostering of ownership of open space areas given allocation to units;
- Delineating between public and private areas through the use of landscaping and boundary walls or screens around courtyards etc; and
- The provision of a number of lobbies that allow for increased opportunity for familiarisation with neighbours and occupants at least for the residential component.

Space / Activity Management

Well maintained and cared for spaces discourage crime as they tend to be more actively used and unwelcome persons are readily identified. In this regard the proposal provides:

- For the establishment of a body corporate responsible for space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the placement of lighting and the maintenance of common areas and furniture.
- As addressed the privatisation of open space areas visible to the street will encourage a sense of ownership and ensure ongoing maintenance by residents.

3. Conclusion

Having regard to the design of the proposal; its inter-relationship with the public domain; and its provision of secure privatised and communal spaces it is noted that the design of the development proposal incorporates CPTED measures and demonstrably improves the safety of residents, while at the same time diminishing opportunities for crime.


The safer by design theory has been appropriately applied at the design stage, ensuring the proposal will not necessitate retro fitting post construction, which tends to be more costly and less effective.


Brad Delapierre
Planning Manager
Think Planners Pty Ltd

NSW Police Force Checklist

NSW POLICE Crime Prevention through Environmental Design Checklist





CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES  and description	IF NO, PLEASE PROVIDE JUSTIFICATION
* Where relevant, each item is to be shown on the architectural plans. A description of how the development complies, together with the corresponding plan reference number, should also be provided.			
1. STREET NUMBER / WAY FINDING SIGNAGE	<p>1.1 The street number must be clearly visible from the street.</p> <p>1.2 The street number must be visible at night.</p> <p>1.3 Unit block identification signage must be visible from the street frontage.</p>	<p>The street number of the site will be clearly legible from the street.</p> <p>Given the level of lighting in this area provided from the future street lighting (contained in future roads) additional lighting is not required to be provided, or alternatively decorative bollard style lighting could be provided to indicate the entry pathways after dark.</p>	
2. SIGNAGE	<p>2.1 There must be directional signage located at the entry to the estate/complex clearly indicating location of estate managers office, building names and unit numbers.</p> <p>2.2 There must be warning signs displayed.</p> <p>2.3 The warning signs must be appropriate.</p> <p>2.4 A map must be displayed of the complex.</p>	<p>A directory and a map of the respective unit blocks will be provided within each of the foyer areas of the buildings affixed to the internal wall adjacent the entries. This will assist with wayfinding etc. A condition is requested to be imposed requiring a detailed plan of this to be submitted at the construction certificate stage.</p>	

CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES  and description	IF NO, PLEASE PROVIDE JUSTIFICATION
		Given the nature of the proposal and noting that the site only contains residential units a manager's office is not intended to be provided on site.	
3. BUILDING DESIGN	3.1 The orientation of buildings must allow for easy natural surveillance between the street, neighbouring property and the buildings.	The orientation of the building on the site maximises passive surveillance opportunities to planned road networks along the site's northern, eastern and western boundaries.	
	3.2 The floors, walls and ceilings must be of solid construction.	The floors and ceiling as well as external walls will be of solid construction.	
	3.3 There must be adequate steps taken to ensure that persons cannot utilise the design of the premises to climb structures from the outside.	The design of the building minimises climbable opportunities.	
	3.4 Have entry/exit points to the estate and/ or buildings been limited? If yes please comment.	One pedestrian entry to each Block and limited vehicular entries are provided to the basement areas.	
	3.5 At entry/exit points there must be electronic entry for example keypad or swipe card entry.	A swipe card system will be utilised in conjunction with an intercom system to appropriately control access to the proposed building.	
	3.6 Alcoves or recesses must be monitored by CCTV.	Foyer and letter box areas can be covered by CCTV. Noting letter box affixed to the walls between buildings beyond the secured gates to the lobby areas.	

CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES ✓ and description	IF NO, PLEASE PROVIDE JUSTIFICATION
	<p>3.7 Garbage bays must be locked to restrict unauthorised entry.</p> <p>3.8 There must be a 'Rapid Removal' policy for graffiti.</p> <p>3.9 There must be graffiti resistant materials utilised in the design of the building. For example painted on masonry garden walls, fencing.</p>	<p>The garbage bay is located within the basement level and is lockable.</p> <p>It is envisioned that a condition of development consent will require this.</p> <p>The retaining walls to the entrance of the driveway and the ground floor balustrades and external walls will be coated in a permeant graffiti resistant coating such as Dulux Durethane Clear.</p>	
4. FENCES AND GATES	<p>4.1 There must be perimeter fences erected around the property.</p> <p>4.2 Access must not be restricted.</p> <p>4.3 Fences must be fitted with locks.</p> <p>4.4 Fences and gates must be in good condition.</p> <p>4.5 Fences must be constructed of appropriate materials</p> <p>4.6 Gates must be secured.</p> <p>4.7 If the estate complex is a gated complex local Ambulance, Fire Brigade and Police must have keys/swipe cards etc for access in an emergency.</p>	<p>Given the site incorporates a series of street frontages no boundary fences are proposed on the perimeter- only low height 1.2m-1.5m (open style) high fences for symbolic access control.</p> <p>All gates will be secured.</p> <p>N/A</p>	
5. LANDSCAPING	<p>5.1 People must be able to see your unit/premises clearly from the street.</p> <p>5.2 Landscaping must be regularly maintained.</p> <p>5.3 No person should be able to conceal themselves behind vegetation or gardens.</p>	<p>As illustrated on the landscaped plan and architectural plans low level landscaping as well as trees are provided in the front setback. This vegetation minimises the opportunities for entrapment points and</p>	


CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES ✓ and description	IF NO, PLEASE PROVIDE JUSTIFICATION
		<p>provides clear views from the street to the centrally located pedestrian entry point.</p> <p>The future body corporate will ensure the maintenance of landscaping on the site.</p>	
6. SECURITY LIGHTING	<p>6.1 Security lighting must be installed.</p> <p>6.2 Security lighting must be operating.</p> <p>6.3 The entry and exit points must be adequately lit.</p> <p>6.4 Lighting must be positioned in a way to reduce opportunities for vandalism?</p> <p>6.5 The lighting must be sufficient to support images obtained from CCTV footage.</p>	<p>Given the residential nature of the proposal security lighting is not proposed to be installed. Appropriate down lighting will be provided on the entry path and within the ground level foyer.</p>	
	<p>6.6 Light switches for all lights must be located in a secure area within the premises.</p> <p>6.7 There must be light timers.</p>	<p>Light switches for common areas will operate on sensors and be provided within a locked cabinet.</p>	

CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES  and description	IF NO, PLEASE PROVIDE JUSTIFICATION
7. POWER BOARD & LETTERBOX	<p>7.1 The power board must be enclosed in a cabinet or room.</p> <p>7.2 The cabinet or room must be fitted with a lock set approved by the local authority.</p> <p>7.3 The cabinet or room must be kept locked?</p> <p>7.4 The letter box must be fitted with an appropriate lock set and kept locked.</p>	<p>The power board will be located in the secure basement. It will be located in accordance with Endeavour Energy's requirements. Details of this will be illustrated on plans submitted with the construction certificate and it is envisioned that Council's conditions of consent will address this.</p>	
	 <p><i>This is a strongly recommended method on how to secure the letter box system in a unit complex</i></p> <p>7.5 The letter box collection facility must be enclosed in the foyer window of the property that has street frontage.</p>	<p>The mailboxes are proposed to be located affixed to the walls between buildings beyond the secured gates to the lobby areas, noting that the mailboxes will be secured with a key lock system or similar and be monitored by CCTV.</p>	
8. GARAGE	<p>8.1 The garage must be lockable.</p> <p>8.2 The garage 'tilta' door must have a bolt lock installed.</p> <p>8.3 The garage facility must have floor to ceiling wall. For example strong mesh or masonry walls.</p> <p>8.4 The garage ceiling and walls must be painted white.</p>	<p>Access to the basement is to be secured with a roller door operable via the intercom system.</p> <p>The aisles within the basement will be light concrete to offset the need for painting white as sufficient reflectivity will be maintained.</p>	

CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES ✓ and description	IF NO, PLEASE PROVIDE JUSTIFICATION
	<p>8.5 The contents inside the garage facility must not be able to be visible from the outside.</p> <p>8.6 The garage facilities must have CCTV coverage.</p> <p>8.7 The garage facility area must be restricted to non-residents by way of security gates.</p>	<p>Separate storage areas are provided.</p> <p>A CCTV camera will monitor access to the basement.</p> <p>Access to the basement carpark will via a secured roller shutter.</p>	
9. BALCONY	<p>9.1 The balcony must be designed so as not to act as a natural ladder.</p> <p>9.2 The balcony must be adequately designed so as not to allow hand and foot holds to potential offenders trying to scale up the outside of the building.</p> <p>9.3 The railings must be designed so that foot or hand grips cannot be used by offenders.</p> <p>9.4 The balcony must have a sensor light to automatically activate when motion is detected.</p> <p>9.5 Sliding doors and windows adjacent to balconies must be re-enforced with adequate locks etc. to restrict unauthorised access.</p>	<p>The lower level balconies have been designed so as not to act as a natural ladder.</p> <p>Balconies are also not adjoined to provide access to an adjoining unit.</p> <p>Provided</p> <p>Given that the balconies have been designed to not be climbable sensor lights are not warranted.</p> <p>All sliding doors are provided with locks to provide an appropriate level of security.</p>	

CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES ✓ and description	IF NO, PLEASE PROVIDE JUSTIFICATION
10. DOORS AND FIRE EXITS	10.1 The external doors must be of solid construction.	Provided	
	10.2 The door frames must be of solid construction.	Provided	
	10.3 The doors must be fitted with quality lock sets to restrict access when not in use.	Provided	
	10.4 The locks must be in good working order.	Provided	
	10.5 A peep hole (door viewer) must be installed.	Provided	
	10.6 Keys must be removed from locks when house is unoccupied.	Encouraged	
	10.7 An Australian standard security/screen door must be installed on all doors.	Provided	
	10.8 Sliding doors must be fitted with a suitable lock sets.	Provided	
	10.9 Entry/exit points must be clearly identified.	Clearly defined pedestrian entry points are provided to the development.	
	10.10 All fire exit doors must be self-closing.	Provided	
	10.11 Fire exit doors must be used appropriately.	Encouraged	
	10.12 All exit doors must be free from obstructions and/or rubbish.	Encouraged	
	10.13 All high risk doors must be locked at all times?	Provided	
	10.14 All external door hinges must be mounted so they cannot be removed?	To be illustrated on the construction certificate plans	
11. WINDOWS	11.1 All external windows must be solidly constructed.	Provided	
	11.2 All windows must be fitted with quality lock sets.	Provided	

CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES ✓ and description	IF NO, PLEASE PROVIDE JUSTIFICATION
	<p>11.3 All unused windows must be permanently closed & secured.</p> <p>11.4 Windows must be able to be locked in a partially open position. For example with a bolt lock.</p> <p>11.5 Skylights must be suitably secured.</p> <p>11.6 Keys must be removed from locks when no persons are home.</p>	<p>Encouraged</p> <p>To be illustrated on the construction certificate plans</p> <p>Not applicable</p> <p>Encouraged</p>	
12. CARPARK	<p>12.1 There must be security car parking facilities available.</p> <p>12.2 Residents must have an individual secured garage spaces.</p> <p>12.3 The access to residential car park must be restricted to residents only.</p> <p>12.4 Access and control must be restricted to residents only by keypad, swipe card or remote system.</p> <p>12.5 'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property.</p> <p>12.6 CCTV system must be installed and monitor inside the car park facility.</p>	<p>Provided</p> <p>Not provided given open basement design which is appropriate given secure access to basement.</p> <p>Visitors will also be able to access the basement, although access will be facilitated by residents of the complex.</p> <p>Access to the basement will be via a remote system beyond the gates areas- noting only visitor areas can be accessed without a key.</p> <p>To be illustrated on the construction certificate plans</p> <p>A CCTV system that provides surveillance of the ground floor foyer, lift, the mailboxes and basement carpark will be provided. This will be stored in a locked communal cabinet</p>	

CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES  and description	IF NO, PLEASE PROVIDE JUSTIFICATION
	<p>12.7 All residents must be supplied with additional storage facilities so that items are not left in areas where they can be seen or easily removed.</p> <p>12.8 The car park must be well lit.</p> <p>12.9 The ceiling of the car park must be painted white.</p> <p>12.10 The car park entry must be restricted by a security roller shutter.</p> <p>12.11 Access to the security roller shutter must have access control measures such as swipe card, key pad or remote system.</p> <p>12.12 Bicycle racks must be positioned in visible areas from the street.</p> <p>12.13 Emergency Services parking should be provided in a large unit complex.</p>	<p>accessed via the building manager/strata corporation. Provided in basement and within units.</p> <p>Provided</p> <p>Aisles will be painted white</p> <p>Provided</p> <p>Access to the basement will be via a remote system to the residential secured areas.</p> <p>Bicycle parking is provided in the secured basement.</p> <p>N/A</p>	
13. SURVEILLANCE SYSTEM	<p>13.1 CCTV systems must be installed at vehicle entry points.</p> <p>13.2 CCTV systems must be installed at all foyer entry points.</p> <p>13.3 CCTV systems must be installed on the perimeter of the building.</p> <p>13.4 CCTV systems must be installed near to letter box collection facilities.</p> <p>13.5 CCTV systems must be installed near to waste facilities.</p> <p>13.6 CCTV systems must be installed near to fire exits.</p> <p>13.7</p>	<p>Provided</p> <p>Provided</p> <p>Provided to the letterboxes</p> <p>Provided</p> <p>Not considered warranted as the compound is locked</p> <p>Not provided given other CCTV.</p>	

CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES ✓ and description	IF NO, PLEASE PROVIDE JUSTIFICATION
	<p>13.8 Footage must be recorded appropriately.</p> <p>13.9 Footage must be kept for a minimum of 14 days.</p> <p>13.10 The property must be free of dummy cameras.</p> <p>13.11 The cameras must be placed in suitable locations to positively identify an individual from recorded images.</p>	<p>Can be provided.</p> <p>Can be achieved.</p> <p>N/A</p> <p>Provided</p>	
14. FIRE SAFETY	<p>14.1 Smoke detectors must be installed within foyer areas and garages of unit blocks to comply with the Building Code of Australia?</p> <p>14.2 Smoke detector must be installed in the unit complex.</p> <p>14.3 Gutters must be kept clean.</p> <p>14.4 The unit complex must have a site plan displayed in a prominent position.</p> <p>14.5 Waste bins must be stored in a secure place after hours.</p>	<p>Required by BCA and to be detailed at CC stage.</p> <p>Required by BCA and to be detailed at CC stage.</p> <p>Required by BCA and to be detailed at CC stage.</p> <p>Provided. (Refer earlier comments)</p> <p>Provided. (Refer earlier comments)</p>	