

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT

**Boarding House over basement car park
No. 144 – 150 Boronia Street, Greenacre**

Nov 2018

1.0 Background

- 1.1 The proposal comprises the demolition of existing dwellings and structures and construction of a boarding house comprising 52 boarding rooms, managers residence over basement car parking. As part of the development application Council requires the consideration the Crime Prevention Through Environmental Design Criteria (CPTED).
- 1.2 Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 a development application is to address a number of planning instruments, plans and policies. In terms of CPTED each application is to consider the likely impacts of the development, including the environmental impacts on the natural and built environments, and social and economic impacts on the locality together with the public interest.

2.0 The Built Environment and Crime Prevention

- 2.1 Council has requested the preparation and submission of a Crime Prevention Through Environmental Design (CPTED) report with the Development Application. For this assessment, the applicant has adopted the 2001 Department of Urban Affairs and Planning (DUAP) document "*Crime prevention and the assessment of development applications - Guidelines under section 79C of the Environmental Planning and Assessment Act 1979*". This guideline contains the four (4) principles adopted by the NSW Police Service and used by Councils in assessing crime risk and methods to minimise opportunities for crime within development proposals.
- 2.2 In relation to crime the guideline states the following:

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*
- *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.*

- 2.3 Developments are required to promote the consideration of the above at the design stage with a view to the enhancement of community safety. The following is a general response to the following four (4) CPTED principles:

- **surveillance:** *providing opportunities for effective surveillance, both natural and technical.*
- **access control:** *Physical and symbolic barriers to minimize opportunities for crime and increase the effort required to commit crime.*
- **territorial reinforcement:** *creation of or perception of community ownership of public space.*
- **space management:** *space is appropriately utilised and well catered for.*

3.0 Bankstown Crime Statistics

Council's website states:

"When looking at four-year trends for Canterbury-Bankstown, crime statistics have predominantly remained stable or shown a downward trend. Canterbury-Bankstown has remained under the NSW state averages for many different kinds of crime, including sexual offences, steal from person, malicious damage, break and enter (dwelling and non-dwelling) and arson".

The following statistics (Table 1), is an extract of the NSW Recorded Crime Statistics July 2013-June 2018 - Incidents of crime recorded by the NSW Police Force by Local Government Area: number, rates taken from the following website. They were published in March 2018 and generally reflect Council's statement above.

http://www.bocsar.nsw.gov.au/Pages/bocsar_crime_stats/bocsar_latest_quarterly_and_annual_reports.aspx

The area of increase within the LGA as a whole appears to be drug related crimes. This does not necessarily mean that Greenacre, as a suburb, reflects these statistics. A review of the suburb statistics in relation to drug related crime (Figure 1 below) shows that this is the case. Greenacre is currently 'stable' and well below the NSW average.

Table 1: Canterbury-Bankstown Crime Statistics

LGA - Canterbury- Bankstown	Offence type	Jul 17 - Jun 18	Rate per 100,000 population Jul 17 - Jun 18	2 yr trend & annual % change (Jul 16 - Jun 18)	5 yr trend & average annual % change (Jul 13 - Jun 18)
	Murder *	5	1.4	nc	nc
	Attempted murder	1	0.3	nc	nc
	Murder accessory, conspiracy	0	nc	nc	nc
	Manslaughter *	0	nc	nc	nc
	Domestic violence related assault	1109	306.7	Down 17.3%	Down 5.9%
	Non-domestic violence related assault	1070	295.9	Stable	Stable
	Assault Police	59	16.3	Stable	Stable
	Sexual assault	180	49.8	Stable	Stable
	Indecent assault, act of indecency and other sexual offences	194	53.7	Stable	Stable
	Abduction and kidnapping	12	3.3	nc	nc
	Robbery without a weapon	86	23.8	Stable	Down 7.6%
	Robbery with a firearm	13	3.6	nc	nc
	Robbery with a weapon not a firearm	43	11.9	Stable	Down 20.6%
	Blackmail and extortion	13	3.6	nc	nc
	Intimidation, stalking and harassment	1299	359.3	Down 13.4%	Stable

	Other offences against the person	37	10.2	Stable	Stable
	Break and enter dwelling	752	208	Stable	Down 12.1%
	Break and enter non-dwelling	248	68.6	Stable	Down 7.7%
	Receiving or handling stolen goods	291	80.5	Stable	Stable
	Motor vehicle theft	620	171.5	Down 16.3%	Down 11.5%
	Steal from motor vehicle	1499	414.6	Down 14.8%	Down 3.1%
	Steal from retail store	590	163.2	Stable	Stable
	Steal from dwelling	507	140.2	Stable	Stable
	Steal from person	93	25.7	Stable	Down 13.4%
	Stock theft	3	0.8	nc	nc
	Fraud	2206	610.1	Down 8.6%	Down 11.4%
	Other theft	794	219.6	Down 14.2%	Down 5.0%
	Arson	177	49	Stable	Stable
	Malicious damage to property	1844	510	Down 7.9%	Down 5.8%
	Possession and/or use of cocaine	67	18.5	Stable	Up 23.3%
	Possession and/or use of narcotics	76	21	Stable	Up 24.1%
	Possession and/or use of cannabis	816	225.7	Stable	Up 8.3%
	Possession and/or use of amphetamines	254	70.3	Stable	Up 12.8%
	Possession and/or use of ecstasy	20	5.5	Stable	nc
	Possession and/or use of other drugs	189	52.3	Stable	Up 8.2%
	Dealing, trafficking in cocaine	30	8.3	Stable	nc
	Dealing, trafficking in narcotics	14	3.9	nc	nc
	Dealing, trafficking in cannabis	38	10.5	Stable	Stable
	Dealing, trafficking in amphetamines	48	13.3	Stable	Stable
	Dealing, trafficking in ecstasy	10	2.8	nc	nc
	Dealing, trafficking in other drugs	10	2.8	nc	nc
	Cultivating cannabis	52	14.4	Stable	Up 25.4%
	Manufacture drug	7	1.9	nc	nc
	Importing drugs	4	1.1	nc	nc
	Other drug offences	138	38.2	Stable	Stable
	Prohibited and regulated weapons offences	416	115.1	Stable	Stable
	Trespass	222	61.4	Stable	Up 8.9%
	Offensive conduct	52	14.4	Stable	Stable
	Offensive language	62	17.1	Stable	Stable
	Criminal intent	70	19.4	Stable	Up 16.5%
	Betting and gaming	0	nc	nc	nc

	offences				
	Liquor offences	254	70.3	Up 62.8%	Up 30.3%
	Pornography offences	28	7.7	nc	nc
	Prostitution offences	0	nc	nc	nc
	Escape custody	3	0.8	nc	nc
	Breach Apprehended Violence Order	432	119.5	Down 20.0%	Stable
	Breach bail conditions	2714	750.7	Stable	Up 19.6%
	Fail to appear	17	4.7	nc	nc
	Resist or hinder officer	150	41.5	Stable	Stable
	Other offences against justice procedures	20	5.5	nc	nc
	Transport regulatory offences	7242	2003	Stable	Up 4.9%
	Other offences	385	106.5	Stable	Stable

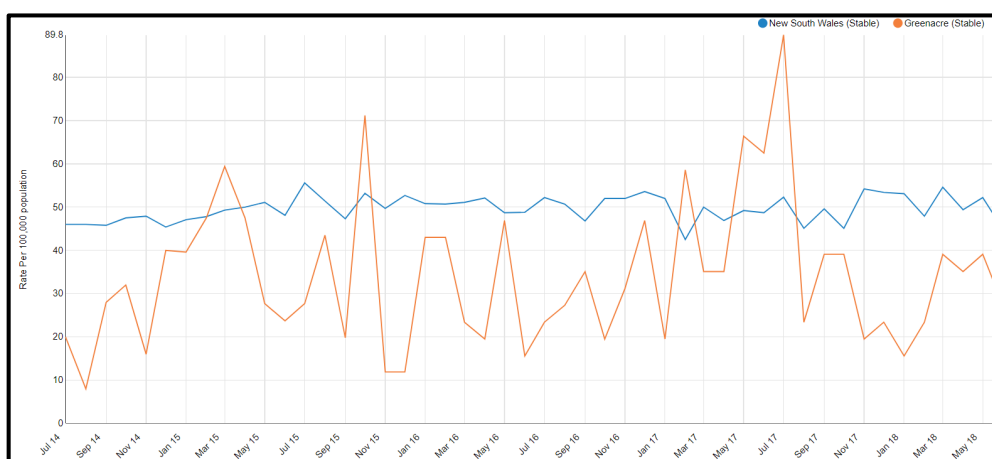


Figure 1: Greenacre – Drug related crimes over the last 4 years (2014 – 2018)

Bankstown Council has adopted a Community Safety and Crime Prevention Plan (2016 – 2019). The plan focuses on six priority actions, as follows:

- Domestic violence
- Fraud and fraud-related theft
- Community engagement and social cohesion
- Young people in Canterbury
- Safer streets
- Monitoring and evaluation

Of particular relevance to the design of this development is the recommendation in the CSCP Plan to amend the DCP regarding increasing security of mail boxes in order to address identity fraud from theft of mail. In this regard the boarding house mailboxes are securely locked and will have CCTV coverage. Entry will have CCTV with screen in managers room. The presence of the resident manager and the implementation of the Plan of Management and House Rules by that manager will also ensure that there is a sense of behavioural expectation and control within the premises.

4.0 The Boronia Road Development Proposal

The development plans have been reviewed and the following response is provided to each of the CPTED, Safer by Design principles.

4.1 Surveillance: *providing opportunities for effective surveillance, both natural and technical.*

- The main building frontage is orientated towards Boronia Road with habitable boarding rooms facing the street. This provides actual and perceived casual surveillance of the primary frontage.
- The access and foyer area into the building and lifts are to be well lit and secure with passive surveillance provided by location of the managers residence at the front of the building.
- CCTV to stairs entry and common areas with screens in managers room.
- Residents will be secure once inside the building at night. Internal spaces are clear and visible with well-lit passageways.
- Security grilles and security doors are to be installed which provide security at the same time as permit casual surveillance.
- Appropriate lighting will be installed at all entry points and throughout the development to provide security for residents.
- Landscaping has been designed to prevent concealment and entrapment opportunities and maximise sight lines into communal and public spaces.

4.2 Access Control: *physical and symbolic barriers to minimize opportunities for crime and increase the effort required to commit crime.*

- Access from Boronia Road into the boarding house is via two separate pedestrian pathways beside Block A and Block B. This is due to the central vehicular ramp to the basement level. Each entry acts individually and is secured individually.
- Vehicle access to the basement is via secure roller door only. Visitors to the boarding house will need to announce themselves and be let through.
- Lifts and stairways to the basement level will require secure access to stop members of the public having open access to the basement and upper communal areas.
- Mail boxes and garbage areas will be secure.
- Storage and motorcycle spaces will be secure.

4.3 Territorial reinforcement: *creation of or perception of community ownership of public space.*

- The building will be clearly numbered, reinforcing the public address for all occupants and/or visitors of the building.
- Lighting will be well maintained at the entrances to the building, from Boronia Road, reinforcing ownership and activating the street frontage.
- The application seeks approval of ground level private open space areas for rooms fronting Boronia Road.
- Landscaping and fencing will be well maintained to enhance security and openly show pride in place.
- The building, including communal spaces, will be well signposted, internally and externally with wayfinding signage and directions. Internationally recognised symbols will be used, as deemed appropriate.

- All rooms will be individually identified and accessways will clearly identify which rooms are accessed from each entry point.

4.4 Space management: *space is appropriately utilised and well maintained.*

- Communal and private spaces will be well delineated by appropriate landscaping, planter boxes, signage, fencing and the like.
- The site will be well maintained – pathways, plantings, lighting, signage, graffiti and security measures, assisted by the resident manager.
- Any areas of vulnerability will be identified and rectified eg unforeseen blind corners, underlit areas and surveillance of blind spots.

5.0 Conclusion

The proposed development comprises a 52-room boarding house with residential manager over basement car parking and service facilities. In terms of CPTED the building is capable of providing a secure and safe environment for residents, visitors and workers on site. CCTV with fixed screens in managers room will be provided. Commercial grade locks to be fitted.

The building will require the installation of appropriate lighting throughout to ensure well lit passageways, entry/exits, basement and communal areas at all times of day. Signage, directions and delineation of public, private and communal spaces are needed to ensure all users of the site understand the delineation of the public/private spaces.

Management of the site will need to provide a high degree of ongoing maintenance of landscaping, pathways, lighting, working lifts, secure doors and latches, clean and tidy pathways and street frontage.

With these measures in place, the development is considered to satisfactorily achieve the principles espoused by the CPTED and Safer by Design policy guidelines.