



Deicorp Projects (Ashfield) Pty Ltd

Crime Prevention through Environmental Design Assessment

Proposed Mixed Use Development

73 - 75 Norton Street, Ashfield

November 2020

© Copyright Barker Ryan Stewart Pty Ltd
2020 All Rights Reserved

Project No.	SY200086
Author	BM
Checked	LW
Approved	BM

Rev No.	Status	Date	Comments
1	Draft	07/05/2020	
2	Final	11/6/2020	
3	Final v2	24/6/2020	
4	Final v3	03/11/2020	Inclusion of pedestrian link

COPYRIGHT

Barker Ryan Stewart reserves all copyright of intellectual property in any or all of Barker Ryan Stewart's documents. No permission, licence or authority is granted by Barker Ryan Stewart to any person or organisation to use any of Barker Ryan Stewart's documents for any purpose without the written consent of Barker Ryan Stewart.

REPORT DISCLAIMER

This report has been prepared for the client identified in section 1.0 only and cannot be relied on or used by any third party. Any representation, statement, opinion or advice, expressed or implied in this report is made in good faith but on the basis that Barker Ryan Stewart are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in any respect of any representation, statement, or advice referred to above.



SYDNEY
P (02) 9659 0005
E sydney@brs.com.au

CENTRAL COAST
P (02) 4325 5255
E coast@brs.com.au

HUNTER
P (02) 4966 8388
E hunter@brs.com.au

SOUTH EAST QUEENSLAND
P (07) 5582 6555
E seqld@brs.com.au

TABLE OF CONTENTS

1	Introduction.....	4
1.1	Overview	4
1.2	Site and Locality	4
2	Crime Statistics.....	6
2.1.1	Break and Enter (Dwelling)	7
2.1.2	Assault (Non Domestic).....	8
2.1.3	Steal from Person	9
3	Proposed Development	10
4	CPTED Principles.....	13
4.1	Surveillance	13
4.2	Access Control	15
4.3	Territorial Reinforcement.....	16
4.4	Space Management	17
5	Conclusion	19

1 Introduction

1.1 Overview

The purpose of this report is to consider the potential crime risk caused by the proposed mixed use redevelopment of the site and to identify proactive and preventative building design measures to minimise opportunities for crime. This report has been updated to address inclusion of the pedestrian link through 182 Liverpool Road within design documentation.

The report has been prepared in accordance with the Crime Prevention Through Environmental Design (CPTED) guidelines prepared by the NSW Police in conjunction with the Department of Planning.

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the '*planning, design and structure of cities and neighbourhoods*'. The main aims of the policy are to:

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

The NSW Police guidelines provide four key principles in limiting crime through design. These are:

1. Surveillance;
2. Access control;
3. Territorial re-enforcement; and
4. Space/activity management.

We have inspected the site and undertaken a preliminary assessment of the architectural plans against the above guidelines. This report recommends design principles for the mixed use development to reduce the potential for crime.

1.2 Site and Locality

The site is located at 73 - 75 Norton Street, Ashfield and encompasses the following real property descriptions:

- Lot 12 DP 592302;
- Lot 1 DP 180145; and
- Lot B DP 336541.

The pedestrian link will be provided through Lot 11 DP 592302 located at 182 Liverpool Road, Ashfield.

The site is zoned B4 Mixed Use pursuant to the Ashfield Local Environmental Plan 2013 as shown in Figure 2.

The surrounding locality supports a mix of residential, commercial and industrial development including the following:

- To the north: Polish House and commercial development orientated to Liverpool Road;
- To the east: mix of residential flat building development and commercial premises;

- To the south: medium density residential development; and
- To the west: commercial development orientated to Holden Street.

Figure 1 identifies the site and surrounding development.



Figure 1: Aerial view of site and locality (Sixmaps)

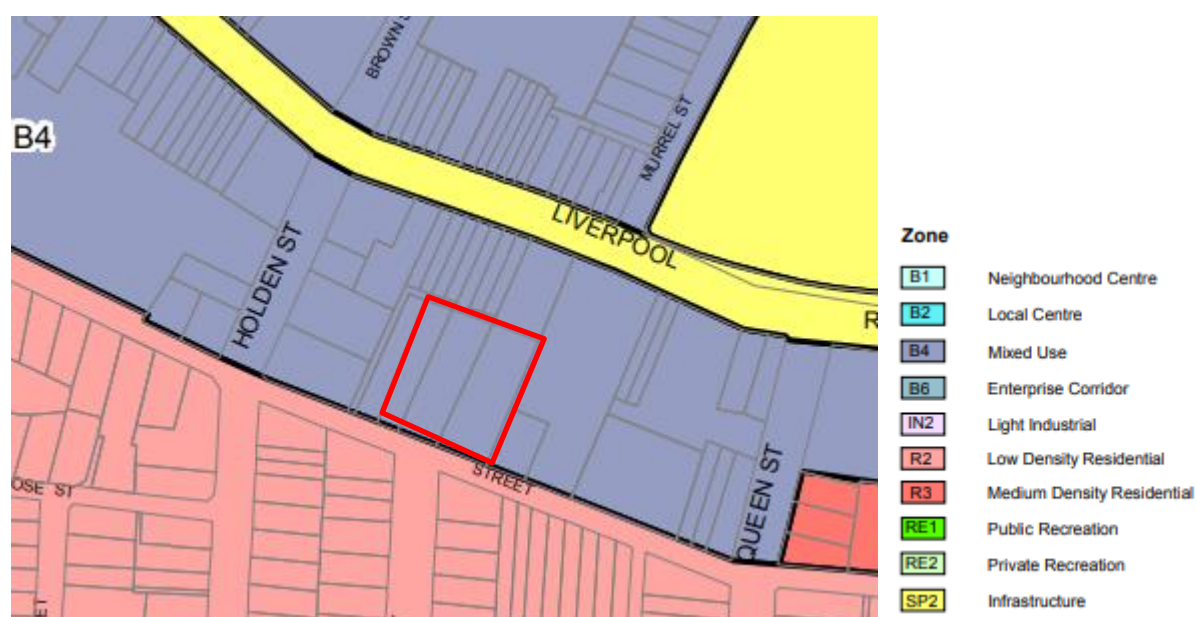


Figure 2: Ashfield LEP 2013 Zoning Map

2 Crime Statistics

The NSW Bureau of Crime Statistics and Research provides an overview of the crime profile during the previous calendar year. The data can assist in identifying specific crimes prevalent in an area and guide design to limit the recurrence of anti-social behaviour.

Table 1 shows the threat levels in Ashfield and Inner West Local Government Area (LGA) for crimes relevant to the proposed mixed use residential development. BOCSAR data ranks crime rates out of 5 levels, with one being the lowest and five being the highest.

Table 1: Threat levels in the Ashfield suburb and Inner West LGA (2019)

Level of Crime	Crime Type by Location	
	Ashfield	Inner West LGA
HIGHEST LEVEL CRIME	No relevant crimes	No relevant crimes
HIGH LEVEL CRIME	No relevant crimes	Steal from Motor Vehicle Robbery Steal from Dwelling
MEDIUM LEVEL CRIME	No relevant crimes	Assault (Non Domestic) Steal from Person
LOW LEVEL CRIME	Break and Enter (Dwelling)	Break and Enter (Dwelling) Malicious Damage to Property
LOWEST LEVEL CRIME	Steal from Dwelling Assault (Domestic) Assault (Non - domestic) Malicious Damage to Property Steal from Person Robbery Steal from Motor Vehicle	Assault (Domestic)

The figures below show “hotspot” crime mapping for some of the most relevant crimes shown above for mixed use development in Ashfield. They compare the crime rate occurrence in a five-year period.

This form of crime mapping is useful as it shows where the high crime areas are and can be used to help understand the factors that affect the distribution and frequency of crime. The “hotspot” indicates where crime occurrences are clustered in particular areas, the cluster is identified from highest to lowest, indicated in dark orange, light orange and yellow.

The location of the subject site is identified on the hotspot maps below with the following symbol 

2.1.1 Break and Enter (Dwelling)

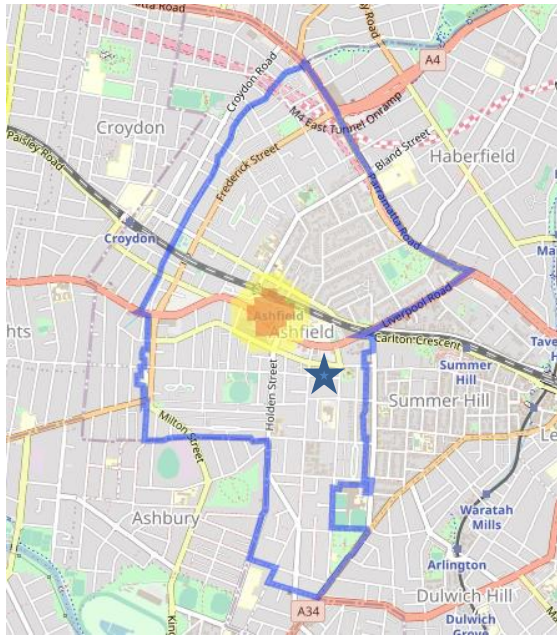


Figure 3: Break & Enter (Dwelling) 2015

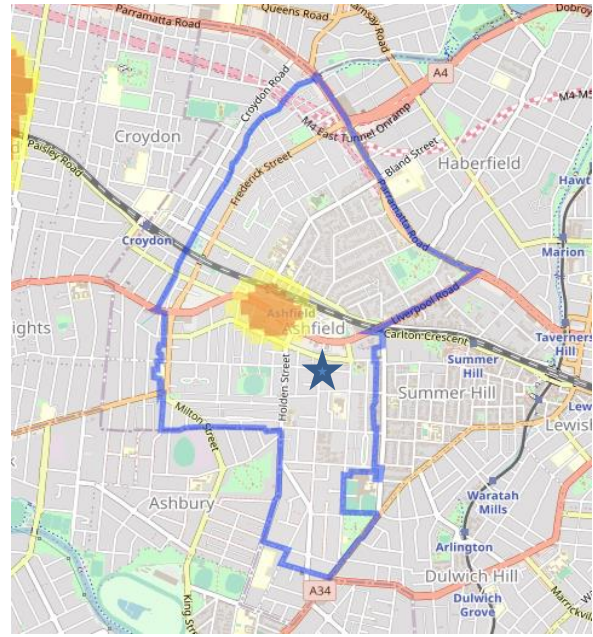


Figure 4: Break & Enter (Dwelling) 2019

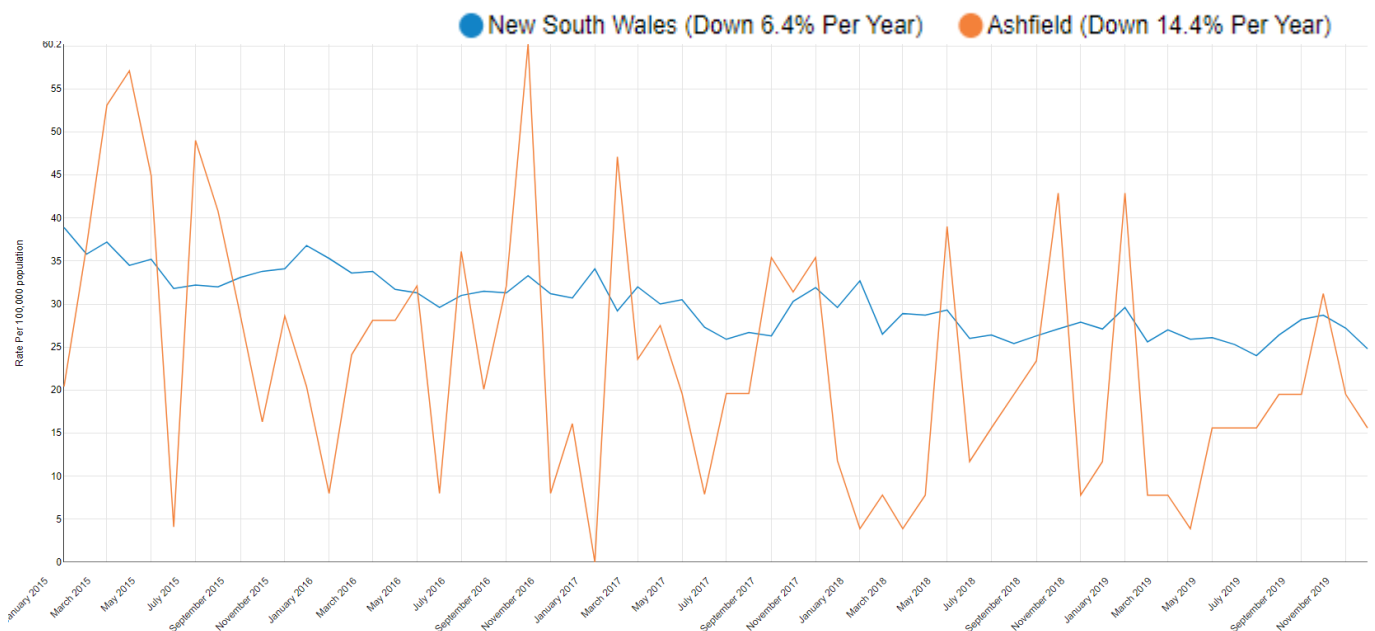


Figure 5: Rates of Break and Enter (Dwelling) 2015 to 2019

Figures 3 and 4 show changes to the hotspot rates of *Break and Enter (Dwelling)* in Ashfield from 2015 to 2019. The figures confirm that the hot spot crime rate within the immediate site vicinity has remained generally stable. The subject site is not located within a low, medium or high hotspot.

Figure 5 represents a graph of the rates of *Steal from Dwelling*, with comparisons between NSW and Ashfield. Between January 2015 and November 2019 the rate of *Break and Enter (Dwelling)* in Ashfield had decreased by 14.4% per year, while NSW has decreased by 6.4% per year.

2.1.2 Assault (Non Domestic)

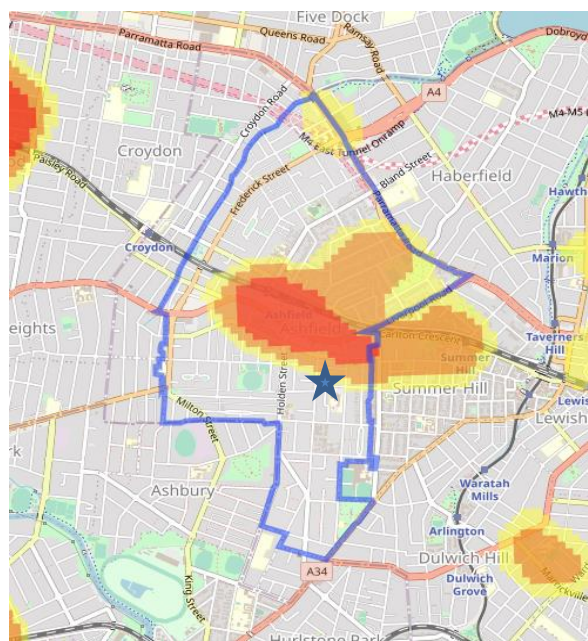


Figure 6: Assault (Non Domestic) 2015

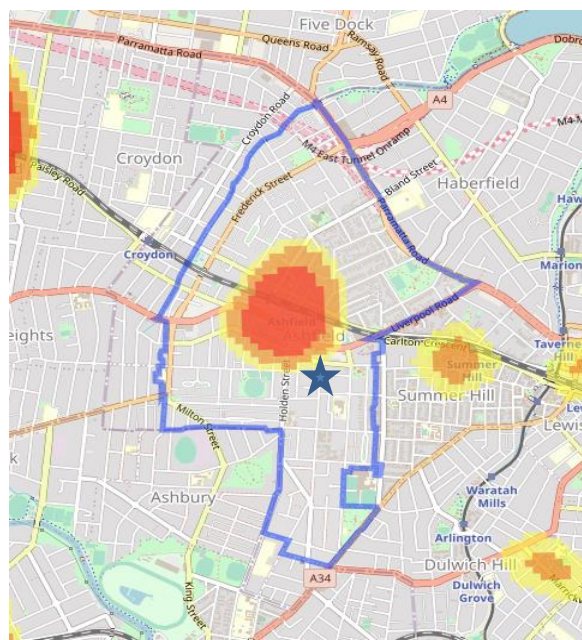


Figure 7: Assault (Non Domestic) 2019

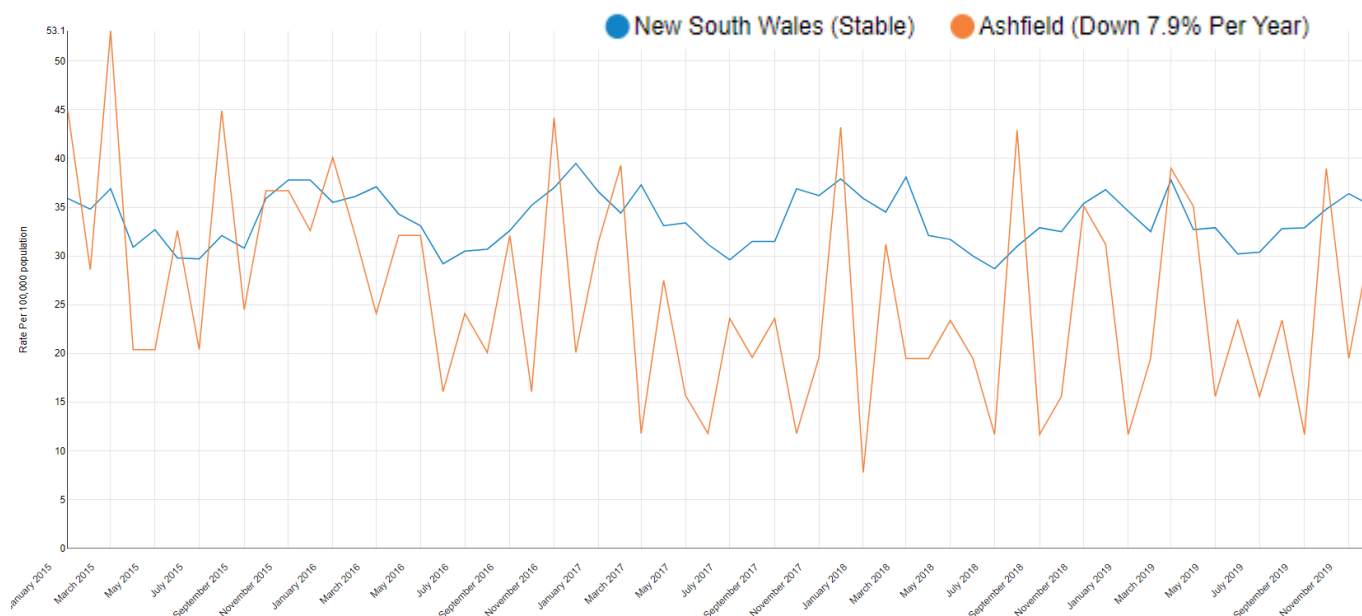


Figure 8: Rates of Assault (Non Domestic) 2015 to 2019

Figures 6 and 7 show changes to the hotspot rating of Assault (Non Domestic) in Ashfield from 2015 to 2019. Hotspot levels of this crime have slightly decreased in the vicinity of the subject site and the subject site was located within a low/medium hotspot area in 2019.

Figure 8 represents a graph of the rates of Assault (Non Domestic) with comparisons between NSW and Ashfield. The graph provides statistics between January 2015 and November 2019 where the rate of this crime in Ashfield has decreased by 7.9% per year, while NSW has remained stable.

2.1.3 Steal from Person

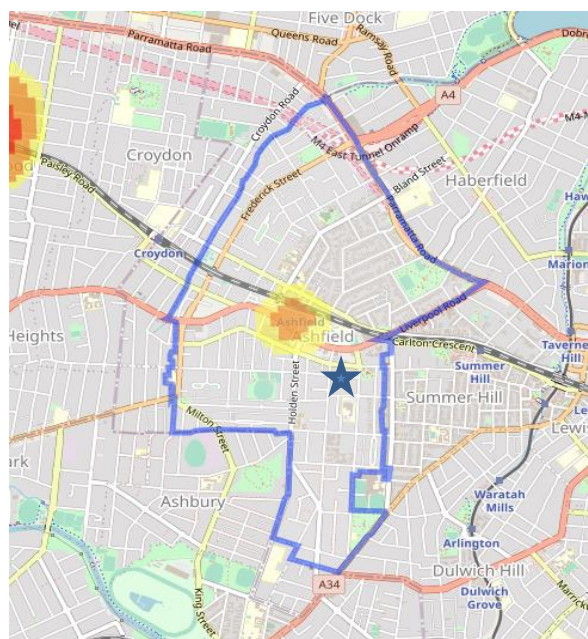


Figure 9: Steal from Person 2015

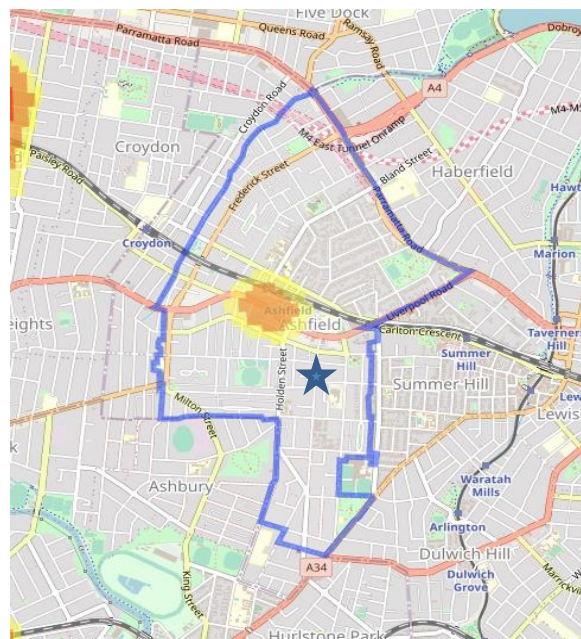


Figure 10: Steal from Person 2019

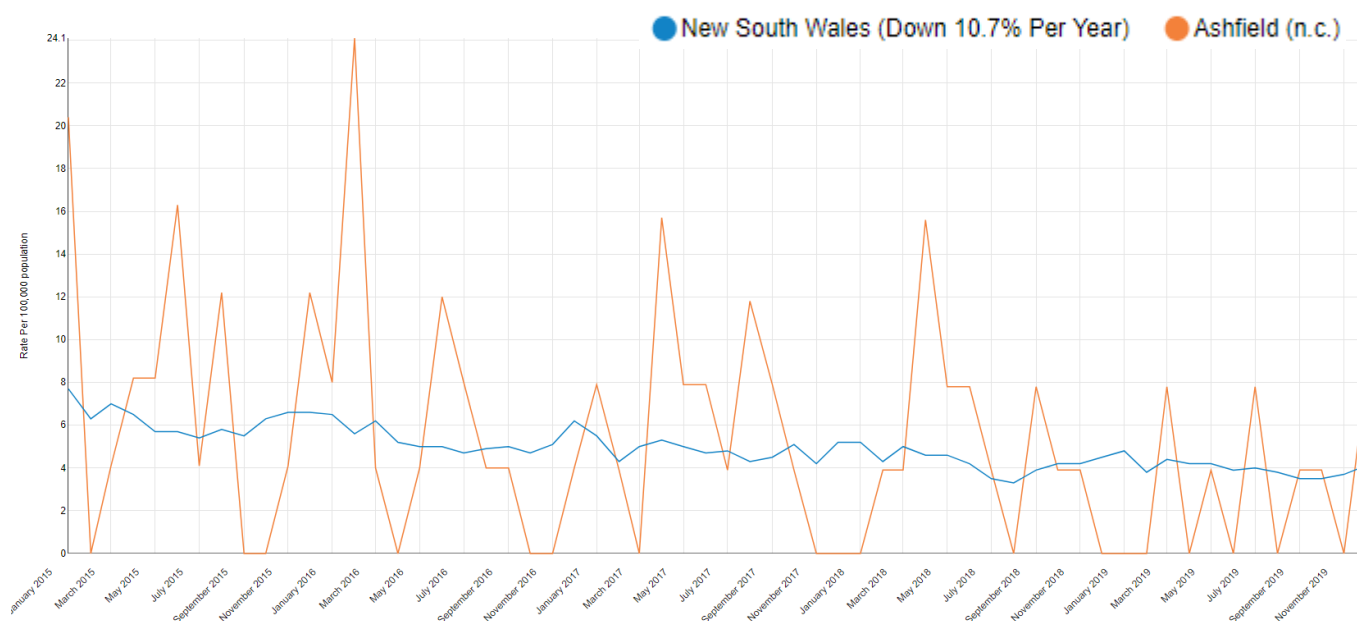


Figure 11: Rates of Steal from Person 2015 to 2019

Figures 9 and 10 show changes to the hotspot rate of *Steal from Person* in Ashfield from 2015 to 2019. The extracts confirm that hotspot ratings for this crime have remained stable in the vicinity of the site. The subject site was not located within a low, medium or high hotspot for this crime in 2019.

Figure 11 is a graph of the rates of *Steal from Person*, with comparisons between NSW and Ashfield. The graph indicates that between January 2015 and November 2019 the rate of this crime in Ashfield has registered no change, while NSW has decreased by 10.7% yearly.

3 Proposed Development

The mixed use redevelopment of the site will include commercial facilities associated with the Polish Club at ground level in addition to residential apartments, basement car parking and communal open space.

An extract of the proposed Club Plan is provided in Figure 12 with specific elements of the proposal discussed in more detail below.

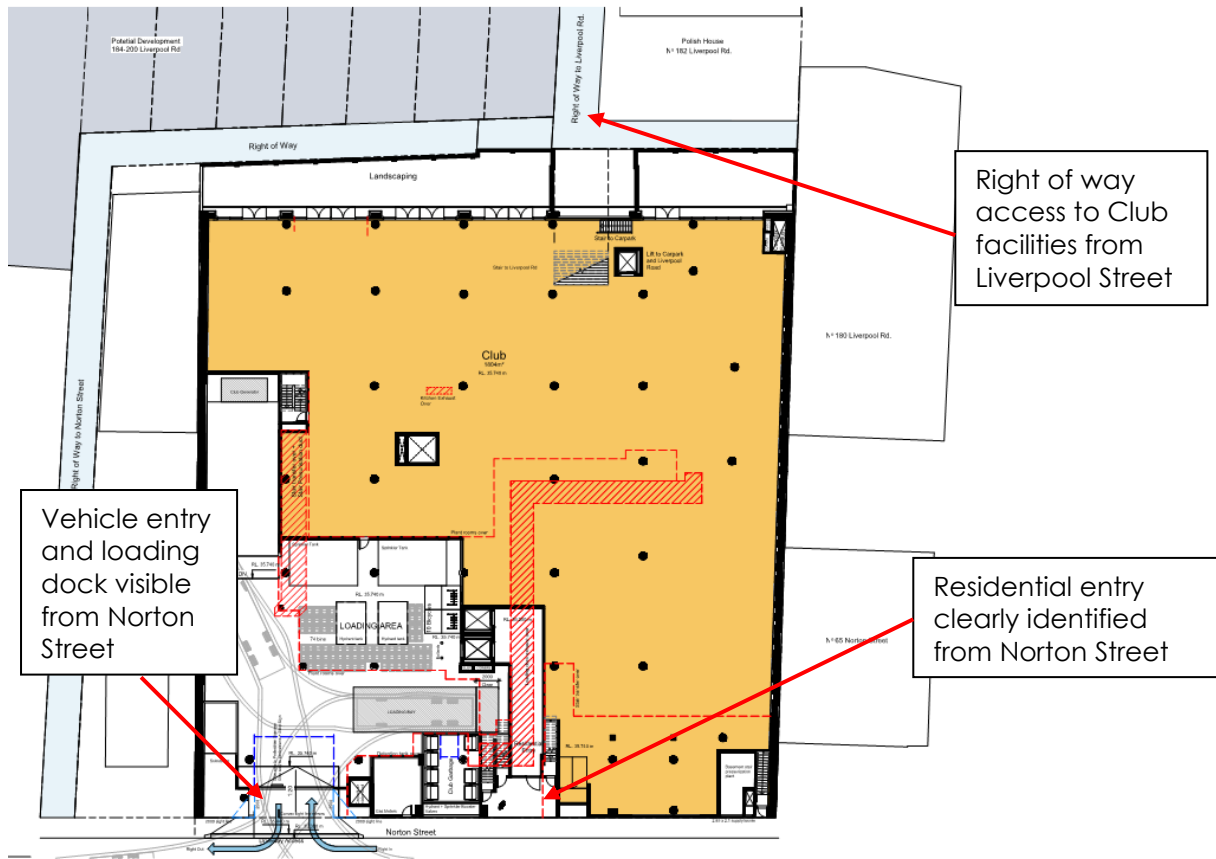


Figure 12: Proposed Club Plan (Ground floor)

Commercial Development

Polish Club facilities will incorporate a total area of 1800m² at ground level with main pedestrian entry located to the rear of the site. The main entry will be accessed through a proposed pedestrian right of way linking the site with Liverpool Street. Secondary club entrance is provided from Norton Street.

Loading dock will be integrated within the ground level vehicle entry to Norton Street as shown in Figure 12.

Residential Development

The proposed residential development will comprise 88 apartments as follows:

- 18 x 1 bedroom apartments;
- 64 x 2 bedroom apartments;
- 6 x 3 bedroom apartments.

The development has been designed to promote natural surveillance of the site and surrounding development through balconies and glazing. Communal open space is provided on upper levels 2 and 3 with suitable landscape design in accordance with CPTED principles.

Car Parking

Car parking is proposed in 3 basement levels with single ingress/ egress from Norton Street. Car parking will accommodate 117 residential vehicles, 75 vehicles associated with the Polish Club, 8 motorcycles and 14 bicycles. Boom gate and panel lift door access control will be provided to ensure commercial customers utilising club parking cannot enter Basement L2 or L3 residential parking.

Vehicle access is designed to be clearly visible from the streetscape and surrounding development in accordance with CPTED principles.

Communal Open Space

Communal open space is proposed at Level 1, Level 4 and the rooftop. Refer to Figure 13 below identifying proposed landscaping and communal areas at Level 1.

The provision of the entirety of communal open space on upper residential floors affords significant opportunity for authorised access control within the building. Access to upper lifts and stairs will be key lock/ swipe controlled to ensure public access to communal spaces is restricted.

Recommendations have been included to ensure CCTV options are explored for surveillance of lift and communal open space access points.

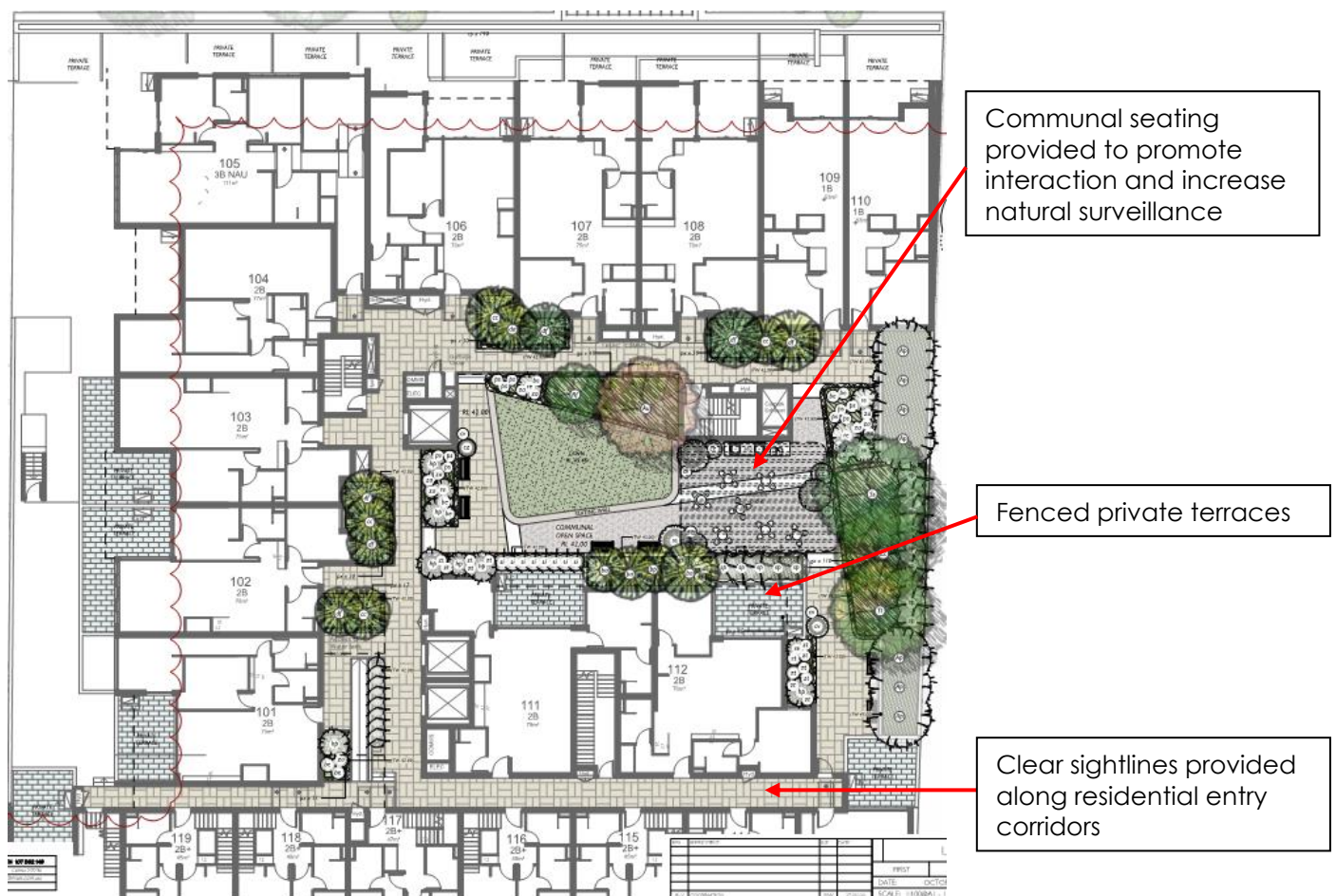


Figure 13: Extract from Level 1 Landscape Plan

Landscaping

A Landscape Masterplan has been prepared and submitted with the DA under separate cover. Refer to an extract in Figure 14 below for details.

The Landscape Plan has been prepared in accordance with primary CPTED design recommendations including access control, effective sightlines and natural surveillance from residential courtyards. The landscape design has been revised to incorporate the pedestrian link through the adjacent site at 182 Liverpool Road. CPTED design elements incorporated into the pedestrian link will include:

- Integrated bollards at the Liverpool Road entry to prevent vehicle entry and ram raids. Note emergency access for vehicles will be maintained ;
- Suitable planting mix designed to reduce the opportunity for offender concealment along the pedestrian link; and
- Pole top luminaires designed to ensure lighting will be provided in accordance with Australian standards.

Refer to Table 2 for recommended integration of CCTV and signage within the proposed pedestrian link.

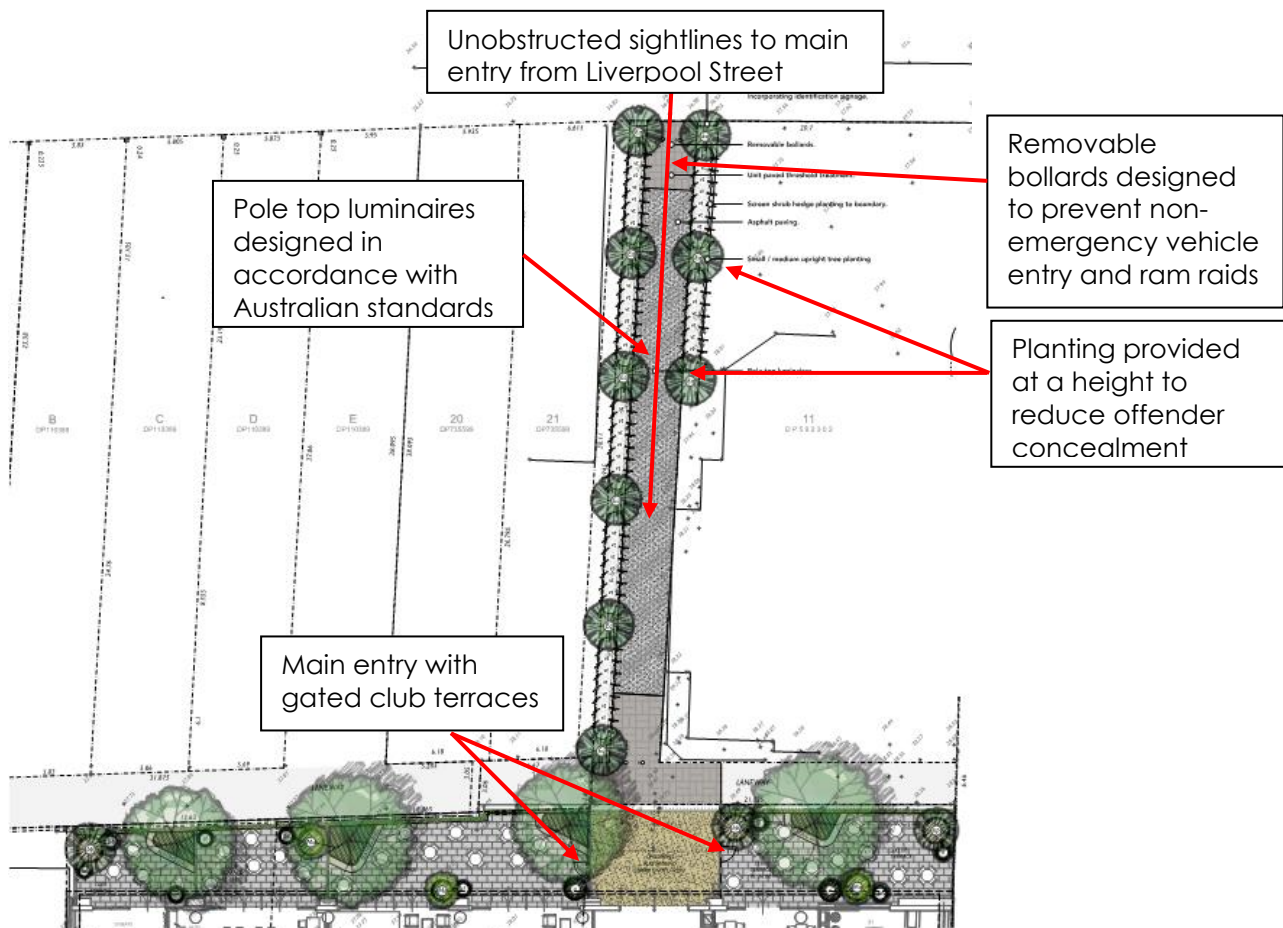


Figure 14: Extract from Landscape Plan - Polish Club Terrace & Public Domain Entry

4 CPTED Principles

4.1 Surveillance

The *Crime Prevention and the Assessment of Development Applications* states that 'the attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical'.

From a design perspective, 'deterrence' can be achieved by:

- clear sightlines between public and private places;
- effective lighting of public places; and
- landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Positive surveillance features of the development include:

- Opportunities for natural surveillance of the buildings south elevation from Norton Street and surrounding development;
- Clear sightlines to residential lobby entry facilitated by suitable landscaping; and
- Vehicle entry and loading dock clearly visible from the streetscape.

Table 2 lists potential 'surveillance' issues and recommended strategies to minimise crime risk.

Table 2: Surveillance issues and recommendations

Surveillance Issues	Recommendation
Perimeter	<ul style="list-style-type: none"> • Perimeters and internal vehicle driveway should be well lit at night. • Perimeter landscaping should be well maintained to ensure appropriate surveillance can occur. • Regular surveillance checks of these areas should occur and perimeter landscaping should allow appropriate sightlines for this to be achieved.
Entrances	<ul style="list-style-type: none"> • All entrances should be well lit at night especially in alcoves and corners. • Entrances should be well defined and clearly sign posted. • Consideration should be given to the use of sensor lights in some areas.
Car Parking	<ul style="list-style-type: none"> • Minimise density of planting around car park and loading dock entry to maintain clear sightlines to residential parking lobby entry. • The car park should be well lit at night and located away from potential entrapment areas. • Ensure the basement car parking is secured by remote access garage doors to reduce the need for permanent surveillance. • Ensure any basement car park fencing used to differentiate between commercial and residential parking does not inhibit sightlines or create potential places for entrapment. • Consideration should be given to the installation of Close Circuit TV (CCTV) within the basement car park areas and at car park entries.

Surveillance Issues	Recommendation
Positioning of CCTV cameras	<ul style="list-style-type: none"> • Consideration should be given to the installation of CCTV at commercial and residential lobby entries, communal open space access points and car park entries. • CCTV should provide surveillance of the pedestrian link to ensure any persons entering the site can be identified. Signage should be prominent identifying constant surveillance measures. • Position CCTV at places where the offender/s is most likely to have to pass or want to access, such as building entry/exit points or pedestrian access along the right of way lane. • CCTV should be: <ul style="list-style-type: none"> ◦ Clearly visible to deter potential offenders; ◦ Placed at a height that captures a full view of the offender's face whilst not being obscured by other interferences; and ◦ In areas where image capture will not be compromised by insufficient lighting
Landscaping	<ul style="list-style-type: none"> • The planting proposed in the Landscape Plan should not obstruct surveillance along road frontages and site perimeters. • Landscaping should be free from obstructions and allow clear sightlines along designated pedestrian paths. • Clear sightlines should be maintained within areas of mature tree planting. • Vegetation should be low (below 700mm) in areas where offenders could easily hide, particularly hedging throughout the pedestrian link. • Taller planting along the pedestrian link should be provided with a canopy height that will not obscure CCTV surveillance. • Foliage density should be effectively maintained to promote active surveillance from residents within upper level communal open space provisions. • Any vegetation or debris on pathways must be removed to maintain the sightlines required for crime preventing surveillance.
Lighting	<ul style="list-style-type: none"> • Lighting should be vandal resistant. • Lighting should satisfy the relevant Australian standard. • Effective illumination at ground level should reduce any opportunity for shadowing of commercial and residential building entry points. • Car parks should be illuminated to provide for increased visibility, particularly in storage areas or places of potential entrapment. • Street numbers on buildings should be illuminated to promote site identification.
General Recommendations	<ul style="list-style-type: none"> • Signs should be erected in areas which are restricted prohibited or under surveillance to discourage criminal or anti-social activity. • Consider contracting a local security firm for regular inspections of the site. • Prune all trees and shrubs around buildings to enable clear

Surveillance Issues	Recommendation
	visibility.

4.2 Access Control

Access Control can be defined as physical and symbolic barriers that are used to '*attract, channel or restrict the movement of people*'.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas;
- public spaces which attract, rather than discourage people from gathering; and
- restricted access to internal areas or high-risk areas (like car parks or other visited areas). This is often achieved through the use of physical barriers.

Positive access control aspects of the design include:

- Basement car parking limited to one ingress/ egress point;
- All residential terraces designed on upper levels to limit opportunities for unauthorised public access from the street; and
- Secured residential lobby entry, lift access and communal open space provisions through swipe card, keylock or intercom systems.

Table 3 lists potential 'access control' issues and recommended strategies to minimise crime risk.

Table 3: Access control issues and recommendations

Access Control Issues	Recommendations
Perimeter	<ul style="list-style-type: none"> • Secure fencing should be maintained within rear commercial/ retail open space provisions at Basement 01 level. • These areas should be regularly inspected by a security contractor. • Consider the use of sensor lighting in these areas.
Landscaping	<ul style="list-style-type: none"> • Avoid planting large trees adjacent to buildings to prevent use of "natural ladders" for access to roofs or balconies. • Landscaping should not inhibit entry to access gates, paths or building entries. • Fenced areas should define private spaces.
Entrances	<ul style="list-style-type: none"> • Entrances should be secured and controlled via electronic cards and intercom. • Elevator access to levels should only be available via an electronic swipe card or intercom system. • Regular maintenance to lobby, car park and building entrances is essential for effective access control.
Communal Areas	<ul style="list-style-type: none"> • Access to Level 1 and Level 2 communal areas should be restricted through lift access or swipe card system. • Signage should be present identifying nominated hours for use of common areas and management should consider locking these spaces outside these times.
Car Park	<ul style="list-style-type: none"> • Access to the residential car park should be controlled by an

Access Control Issues	Recommendations
	<p>electronic access door and secured by swipe card or intercom system to limit unauthorised access.</p> <ul style="list-style-type: none"> • Ensure fencing used to delineate between residential and commercial parking is regularly maintained to promote effective access control. • Access should only be available to commercial car parks in business hours to deter offenders using the space in the evening or early morning.
General Matters for Consideration	<ul style="list-style-type: none"> • Fully secure all external doors and windows with good quality locking devices. Make sure they are regularly maintained. All doors should be of solid construction and well fitted. • Make use of signage and stickers promoting security measures such as: security alarms, video surveillance and security contractors.

4.3 Territorial Reinforcement

Territorial reinforcement can be achieved by enhancing 'community ownership of public space' as it sends positive signals and reduces opportunities for crime.

Effective territorial reinforcement and community ownership can be achieved by creating:

- design that encourages people to gather in public space and to feel some responsibility for its use and condition;
- design with clear transitions and boundaries between public and private space; and
- clear design cues on who is to use space and what it is to be used for.

Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.

Positive territorial reinforcement aspects of the proposal include:

- Entrance design to the residential lobby will provide a clear demarcation between public and semi-private space;
- Clear design cues associated with fenced private terraces on upper levels delineate these spaces and identify who they are to be used by; and
- Separate entrance to commercial premises in the rear of the site to clearly distinguish between residential and club uses.

Table 4 lists potential 'territorial reinforcement' issues and recommended strategies to minimise crime risk

Table 4: Territorial reinforcement issues and recommendations

Territorial Reinforcement Issues	Recommendations
Creating a sense of place/ownership	<ul style="list-style-type: none"> • Common open space areas should allow resident maintenance and inclusion, in conjunction with a designated environmental contractor maintenance plan. • Clear distinction should be provided in landscaping and paving to identify separation between public and private spaces.
Way Finding	<ul style="list-style-type: none"> • Provide clear signage for pedestrians and motorists, particularly users of the commercial premises who may be

Territorial Reinforcement Issues	Recommendations
	<ul style="list-style-type: none"> unfamiliar with the vehicle entry point. Signage is recommended to be installed at foyer entries and primary pedestrian points identifying a masterplan map to enable residents and visitors to locate certain areas. Paths within the communal residential open space should be maintained and appropriate for all mobilities. Clearly identify entry and exit points, especially in basement car parks where way finding may be more difficult.
Communal Areas	<ul style="list-style-type: none"> Internal communal courtyard areas should be well maintained to allow the space to be used by residents and visitors. These areas should encourage social interaction between all residents which increases surveillance and ownership of these spaces.
General Recommendations	<ul style="list-style-type: none"> Prominently display any signs indicating the presence of a security system throughout the site. Signage should indicate the continual surveillance of the premises and any other security measures present to reinforce this.

4.4 Space Management

Space management 'ensures that space is appropriately utilised and well cared for'. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements.

Table 5 lists potential 'space management' issues and recommended strategies to minimise crime risk. The objective should be to minimise the perception of urban decay by maintaining clean and undamaged areas to minimise the fear of crime and avoidance behaviour.

Table 5: Space management issues and recommendations

Space Management Issues	Recommendations
Waste storage	<ul style="list-style-type: none"> Garbage bins and waste storage receptacles should be regularly emptied to prevent overflowing rubbish. The designated waste storage areas should be secured for authorised access only.
Graffiti	<ul style="list-style-type: none"> Remove graffiti as quickly as possible to minimise potential for cumulative graffiti and vandalism actions. Install vandal resistant lighting where applicable. Explore opportunities for shrub planting to the Norton Street frontage of the development to prevent graffiti on blank walls.
Toilets	<ul style="list-style-type: none"> Communal residential and commercial toilets should be regularly maintained and kept clean at all times. Lighting should be consistent and even to maximise visibility. Consider installing vandal proof mirrors in communal or commercial facilities.
Lighting Repair	<ul style="list-style-type: none"> The management regime should ensure that lighting is repaired as soon as possible after any lighting failure or

Space Management Issues	Recommendations
	damage.
Cleanliness and Maintenance	<ul style="list-style-type: none">• The management regime shall ensure that the site is kept clean and tidy at all times.• Clear all building perimeters including fences of rubbish and potential climbing aids.• Maintain well-built and adequately secured boundary gates and fences.

5 Conclusion

Our assessment of the proposal in accordance with the CPTED principles confirms that the development can be managed to minimise the potential risk of crime and a re-design of the proposal is not required. The recommended strategies are summarised as follows:

Surveillance

- *Lighting*: Pedestrian link, club and residential entrances, club terrace areas, level 1, 4 and rooftop courtyard, car parks and perimeters should be well lit at night;
- *Natural Surveillance*: Promote natural surveillance via balconies overlooking building entries;
- *Landscaping*: Maintain sight lines to entry points via effective landscaping techniques using CPTED principles;
- *CCTV*: Ensure building and vehicle entries, pedestrian link, club terraces and communal space on residential levels is monitored via CCTV. Signage should be present to identify permanent surveillance of these areas.
- *Concealment*: Reduce the opportunity for hiding in bushes and landscaping in secluded areas via low planting or taller trees and canopies; and
- *Formal Surveillance*: Potential contracting of a formal surveillance team to perform regular security assessments of the premises.

Access Control

- *Designated Key Card Access*: Key/ swipe card access should enforce restricted access to residential lobbies and lifts, residential premises, basement car park and loading areas;
- *Landscaping*: Large trees should not be planted immediately adjacent to balconies to prevent the vegetation being used as a "ladder";
- *Upper Level Communal Open Space Areas*: This area should be clearly designated with signage to identify who should be using communal spaces and when the spaces are accessible. Access should be regularly maintained to ensure public/ commercial access is restricted;
- *Signage*: Provide signage identifying restricted and monitored areas, including the car park; and
- *Security*: Ensure use of high quality locking systems, reinforced glass, signage and stickers.

Territorial Reinforcement

- *Landscaping*: Engage a landscape contractor to maintain club and residential entry and communal areas.
- *Fencing*: Ensure fencing identifies a clear distinction of areas within ground floor terraces;
- *Car Park*: Clearly delineate spaces through signage, boom gates, physical separation and other security measures;
- *Alarm*: Consideration should be given to the installation of an alarm and dedicated CCTV system; and
- *Signage*: Provide signage to any visitors to the site which outline access control measures, emergency evacuation measures and procedures.

Space Management

- Implementation of an on-going maintenance plan for waste, vandalism, toilets, community facilities, landscaping, fencing and lighting.

This report can be relied on as guide for security management across the site.