



143a Stoney Creek Road, Beverly Hills

# Crime Risk Assessment and Security Management Plan

# Crime Risk Assessment and Security Management Plan

**143A STONEY CREEK ROAD, BEVERLY HILLS**

**May 2020**

Prepared under instructions from  
**Cambridge Units Developments Pty Ltd**

by

**Aaron Sutherland**  
B Town Planning UNSW

aaron@sutherlandplanning.com.au  
Tel: 0410 452 371  
PO BOX 814 BOWRAL NSW 2576

1.0	INTRODUCTION	4
1.1	Introduction	4
1.2	Proposed Development	4
1.3	Locality	4
2.0	CRIME RISK ASSESSMENT	5
2.1	Objectives of Crime Prevention Through Environmental Design	5
2.2	Principles of Crime Prevention Through Environmental Design	5
2.2.1	Surveillance	5
2.2.2	Access Control	5
2.2.3	Territorial Reinforcement	5
2.2.4	Space Management.	5
2.3	Assessment	6
3.0	SECURITY MEASURES	8
4.0	CONCLUSION	9

## 1.0 INTRODUCTION

### 1.1 Introduction

This document comprises a Crime Risk Assessment and Security Management Plan for a proposed medical centre development at 143a Stoney Creek Road, Beverly Hills.

This Report has been prepared with consideration to the Department of Planning's guidelines entitled "Crime prevention and the assessment of development applications" and comprises a Crime Risk Assessment as well proposed Security Measures.

### 1.2 Proposed Development

The proposal comprises the demolition of existing structures, realignment of the Sydney Water culvert, construction of a new part 2 and part 3 storey medical centre over 3 basements levels containing 114 car spaces, and lot consolidation at 143a Stoney Creek Road, Beverly Hills.

The proposed development is detailed on the architectural plans prepared by Rothelowman Architects.

### 1.3 Locality

The land to which the proposal relates is located in the suburb of Beverly Hills which is within the northern tip of the Georges River local government area. Beverly Hills is located approximately 3 kilometres from the Hurstville CBD and 15 kilometres south west from Sydney CBD. Beverly Hills is served by the M5 motorway and Beverly Hills Station which provides convenient access to Sydney CBD, Sydney Airport and Campbelltown, via the T8 Airport & South Line.

The Beverly Hills Town Centre strip along King Georges Road is a well-known entertainment precinct with a high proportion of restaurants and cafes, as well as a Cinema. This strip is only 100 metres from the subject site.

## 2.0 CRIME RISK ASSESSMENT

### 2.1 Objectives of Crime Prevention Through Environmental Design

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

### 2.2 Principles of Crime Prevention Through Environmental Design

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

#### 2.2.1 Surveillance

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

#### 2.2.2 Access Control

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.

#### 2.2.3 Territorial Reinforcement

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.

#### 2.2.4 Space Management.

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

### 2.3 Assessment

The table below provides an assessment of the development against the Crime Prevention Through Environmental Design principles.

Principle	Comment
Surveillance	
Clear sightlines between public and private places	The proposed development has been designed to provide clear sightlines between the street and the building. The proposal includes significant glazing which faces both adjacent streets which ensure that a high level of passive surveillance has been achieved. The development maintains open front setback areas which maintains clear sightlines around the development. Also, the fence design across the western end of site between the north-western corner of the building and the western boundary is a palisade style fence which allows a clear sight line down the western setback of the building from the street. Similarly, the fencing which secures the site on Cambridge Street after hours is also a palisade style which allows a clear view along the southern side of the site from the street. The building design ensures that there are no elements behind which offenders could hide.
Effective lighting of public places	The lobby of the building is highly visible from the street and will be well lit. In addition, the landscaped areas will include low level automated lighting to avoid any poorly lit dark spaces.
Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims	The landscape design, whilst generous, also ensures that it is difficult for offenders to hide. This is also assisted by the high level of passive surveillance of the landscape spaces.
Access Control	
Landscapes and physical locations that channel and group pedestrians into target areas	The proposed development has been designed to define the street edges of the site and the lobby will be used to channel pedestrians into the building through security controlled entry. A fence is located across the western end of site between the north-western corner of the building and the western boundary which provides a physical barrier to entry at this part of the site. Similarly a fence arrangement and sliding gate is located at the vehicular entry

Principle	Comment
	from Cambridge Street to secure the entry into the site from this point after hours.
Public spaces which attract, rather than discourage people from gathering	The public domain surrounding the site will be upgraded and improved as part of the proposed development which will attract people to the site.
Restricted access to internal areas or high-risk areas (like carpark or other rarely visited areas). This is often achieved through the use of physical barriers.	All entries into the private areas of the building will be security controlled and entry into the car park is also security controlled with a boom gate and number plate recognition.
Territorial Reinforcement	
Design that encourages people to gather in public space and to feel some responsibility for its use and condition	There is no public space proposed as part of this application.
Design with clear transitions and boundaries between public and private space	The development defines the street edge of the site. A clear delineation between public and private space is achieved through the building lobby and security access control for the basement entry.
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	There are no public open spaces within the site. The private spaces within the development including lobby will include a different surface treatment to the adjacent public domain which signifies that it is private property.
Space Management	
Space is appropriately utilised and well cared for	Building management will be responsible for ensuring that the development is routinely maintained. This signifies a sense of care and ownership within the development which serves to prevent crime.

The Crime Risk Assessment Rating of the proposed development is considered to be low and it is considered that the proposed development will:

- provide passive surveillance opportunities within and around the site;
- introduce activity of the site which will help to increase surveillance opportunities and territorial reinforcement;
- provide access control mechanisms;
- provide the opportunity for improvement of the site and immediate locality which will increase the perception of the area as a high quality and safe environment; and
- reinforce visitor's perception of safety and legibility of the development.

## 3.0 SECURITY MEASURES

Recommendations to further improve the safety and security of the development include:

- Introduce way finding signage to reinforce the perception to safety and legibility of the development. The signage is to provide clear means of identifying lobby entrance to the building, restrict access to unauthorised areas of the development and provide a clear means of how to access the community facilities.
- Provide adequate lighting which is, fit for purpose and well distributed throughout the proposed development and ensure it meets the minimum Australian and New Zealand Standards and objectives for crime and fear reduction as outlined in Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas.
- Ensure the landscaping design within the development and adjacent public domain areas does not give rise to concealment opportunities.
- Provide restricted electronic access keys or the like to the secure gates/ doors at the entrance/exit of the car park.
- Use high quality materials for construction to lessen the likelihood of damage and help to reduce maintenance costs.
- Ensure mechanisms are in place for on-going maintenance of landscaping and external areas of the building, which includes:
  - rapid removal policy for vandalism repair and the removal of graffiti; and
  - maintenance of landscaped spaces.



## 4.0 CONCLUSION

This Crime Risk and Security Report for the proposed development at 143a Stoney Creek Road, Beverly Hills concludes that the proposed development has been designed in a manner consistent with the principles of Crime Prevention through Environmental Design subject to the implementation of the recommendations of this report.

The proposed development provides a high level of engagement with the street and introduces passive surveillance both within the development over the surrounding public domain. The security measures proposed will contribute to the achieving of the objectives outlined above.