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Low Impact Development Consulting

Designing Out Crime (Crime Prevention Through Environmental Design - CPTED) Initiatives

1-5 Rainbow Road, Mittagong

Prepared for: TBG Constructions
Prepared by: PM – Low Impact Development

24/01/2024

Table of Contents

1 Introduction

1.1 Purpose and Scope of the CPTED Assessment

This Crime Prevention Through Environmental Design (CPTED) report presents a comprehensive assessment of the security and safety measures within the proposed residential development at 1-5 Rainbow Road, Mittagong. This report is based on standard CPTED principles which offer a framework for enhancing safety through design and environmental modifications.

This report aims to identify vulnerabilities, strengths and opportunities for improvements in common areas such as entry/exit points, ramps, pedestrian walkways, communal terraces, playground, building entrance lobbies and basement carpark, ensuring a safer environment for residents.

1.2 Proposed development Information

The proposed residential apartments development is for 50 apartments over shared basement carpark. The site has 1 vehicular entrance which leads to the basement carpark and other 3 entrances are for pedestrians, all access points are from Rainbow Road.

The site is surrounded by residential developments with Mittagong RSL club located at the end of Rainbow Road.
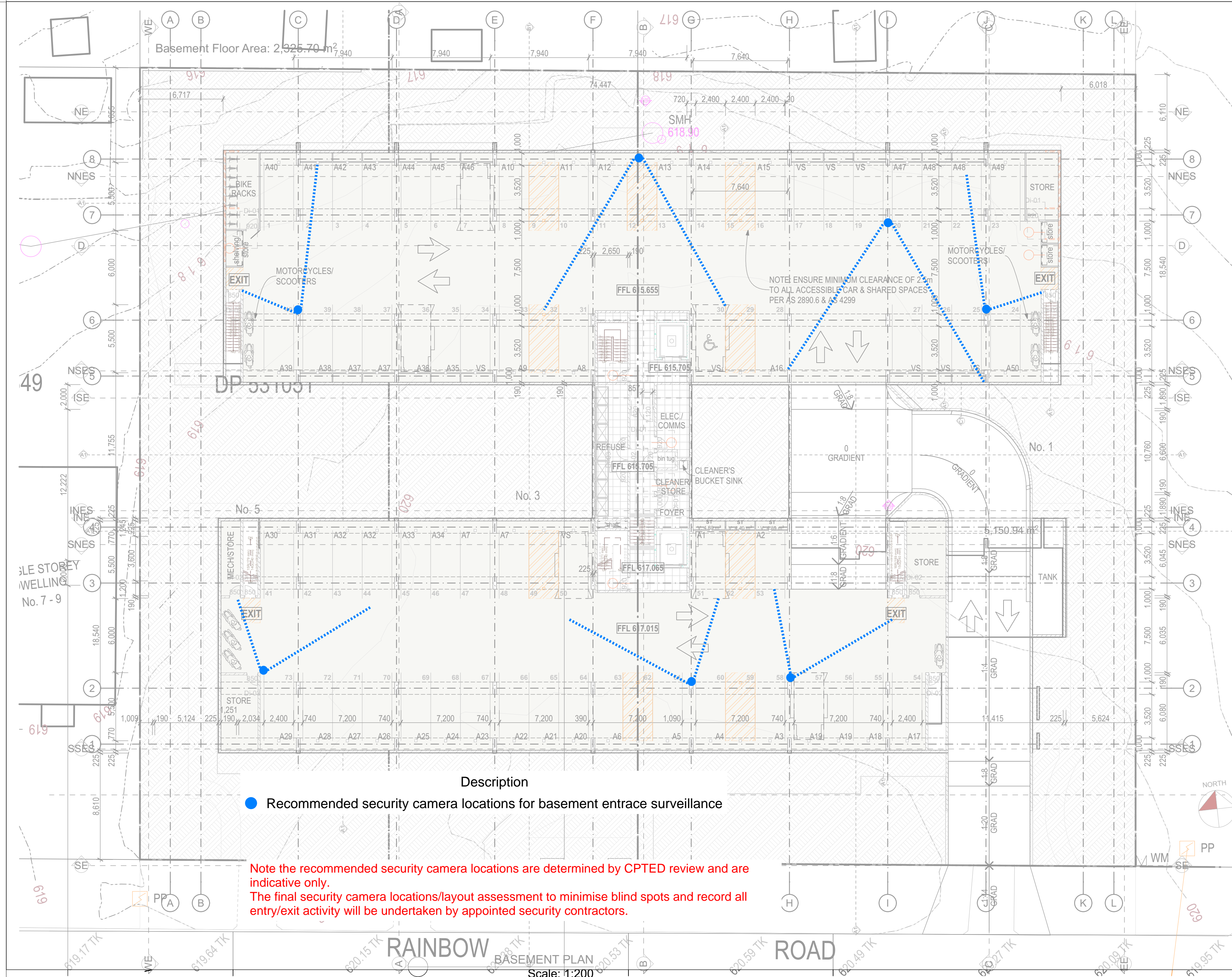
2 CPTED Principles and Initiatives

2.1 Natural Surveillance	**2.1.1 Architectural design supporting natural surveillance:** • The property includes clearly defined property lines with fencing where appropriate. Landscaping as a physical barriers is provided across the Rainbow Rd frontage of the site. • Ground level living rooms and/or kitchens facing inwards on both wings overlook and provide good passive surveillance / clear lines of sight into the community terrace and playground. • Units 1 to 7 bedroom windows and balconies overlook the main front entry which supports night time surveillance. Cameras at the entrance per below would support 24 hour surveillance of the front entrance. • All ground level units overlook site boundary fence or landscaping including rear landscape area. • More site entrances create more requirements for monitoring. The side access pedestrian walkways are overlooked by windows from the kitchen/living areas of ground level units 1,2 and 7. • There is a potential blind spot on the right-hand side, side entrance pedestrian path. An additional window in dwelling 7 providing daytime supervision of this entrance and path, or camera, may be worth including. • <u>Where privacy screens/battens are provided to the apartments on ground level which minimise the natural surveillance, security cameras must be placed in a way that there are no blind spots</u>. • Full height windows are proposed to both lift lobbies allowing further overlooking of centrally located courtyard terrace with walkways. • There are some corners not visible from the basement foyer access point. Convex mirrors could be used to create visibility of these spots from the basement foyer access point into the carpark. • Ground level corners where certain areas would be hidden from direct view should also have convex mirrors to help residents monitor all areas while walking. (See appendix 1 for recommended convex mirror locations covering entrances and blind spots)
	2.1.2 Landscape design supporting natural surveillance: • All ground and first floor balcony planters should be of a height to not obstruct sightliness. • Ground level landscaping along the walkways should be low in height (600mm at full growth) and/or be sparse to promote transparency / visibility.

2.2 Adequate Lighting	• Lighting design is to ensure there are no dark spots along common area paths or spaces. Motion activated lighting can be used in less frequently used areas to increase visibility while saving energy. • Adequate lighting is to be provided to all common areas including the front main entrance, side pedestrian walkways, driveway ramp, pedestrian ramps, ramp corners, community terrace and playground and basement carpark.
2.3 Controlled Access and Security Cameras	• Ensure that all entry and exit points to the development, are secured with robust access control systems such as card readers, key FOBs or secure PIN code systems for residents and authorised personnel entry. This includes the front main entrance and basement car park vehicle ramp which do not have daytime passive surveillance from nearing ground level living rooms and / or kitchens. • Access control system to be integrated with intercom or video entry system so the residents can verify visitors and grant access remotely. • Installation of security cameras at strategic locations such as the front entry and exit points to monitor activity. • Ensure that the camera placement covers all parking spaces, entry/exit points and pedestrian walkways. (See appendix 1 for recommended camera locations covering entrances and blind spots)
2.4 Signage	• Post signs describing entry requirements to authorized non-residents at all access points (i.e., waste contractors, delivery personnel, visitors etc.) This may include restricted times of entry/exit. • Post signage indicating that the property is under surveillance. • Clearly mark emergency contact information, emergency exits, fire escapes, and evacuation routes.
2.5 Management and maintenance	• Educate residents about the importance of natural surveillance and encourage them to report any suspicious activity. • Establish clear lines of communication between owner's corporation and residents for reporting maintenance and security concerns. • Maintain an up-to-date database of residents and authorised personnel with an access to the development. • Conduct regular checks and maintenance of security cameras and recording equipment to ensure they are operating properly. • Establish a routine maintenance schedule for all common area lighting fixtures throughout the development. Malfunctioning lighting fixtures to be replaced and light covers to be kept clean to maintain optimal illumination. • Maintain common area landscaping and plants along the pedestrian pathways to prevent overgrowth and ensure clear sightliness. Planter boxes to balconies should also be regularly trimmed to maintain low height. • Periodically review and update security assessment of the development to identify new vulnerabilities or changing security needs.

Appendix 1 - Recommended security camera locations

Basement Floor Area: 2,325.70 m²

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC
N	DA Amend - Consultants Issue	24.09.23	AJC
	DA Amend - Council submission	12.10.23	AJC
O	DA Amend - Client/Consultant Issue	22.11.23	AJC
P	DA Amend - Consultant Issue	15.12.23	AJC

PROJECT :

**PROPOSED NEW
AFFORDABLE HOUSING
PROJECT**

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

**Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd**

DRAWING :

BASEMENT FLOOR PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. :	**610-21-561**

SCALES **as shown**	No. IN SET **3 of 32**

DATE **15.12.23**	SHEET NUMBER
DRAWN BY **A J C**	**DA-03P**

SCALE 1:100 @ A2

0   1.0   2.0   3.0   4.0   5.0

Print date 15/12/2023

SMH
618.90

FFL 615.655
FFL 615.705
FFL 615.705
FFL 617.065
FFL 617.015

BIKE RACKS
MOTORCYCLES/ SCOOTERS
MOTORCYCLES/ SCOOTERS
STORE
EXIT
EXIT
EXIT
EXIT
ELEC/ COMMS
REFUSE
CLEANER'S BUCKET SINK
CLEANER STORE
FOYER
MECH STORE
STORE
TANK
STORE

NOTE! ENSURE MINIMUM CLEARANCE OF 2.5m
TO ALL ACCESSIBLE CAR & SHARED SPACES
PER AS 2890.6 & AS 4299

Description
● Recommended security camera locations for basement entrace surveillance

Note the recommended security camera locations are determined by CPTED review and are indicative only.
The final security camera locations/layout assessment to minimise blind spots and record all entry/exit activity will be undertaken by appointed security contractors.

BASEMENT PLAN
Scale: 1:200

RAINBOW   ROAD

Ground Floor Area (North): 899.76 m²
Ground Floor Area (South): 823.95 m²

WATER QUALITY & DETENTION BASIN
PER HYDRAULIC ENGINEER'S DETAILS

Landscape Area: 702.14 m²

37.91 m²   23.69 m²

FFL 618.615

ACTUAL SETBACK LINE
FOR GROUND FLOOR
ABOVE EGL

ACTUAL SETBACK LINE
FOR GROUND FLOOR
ABOVE EGL

vegetable
garden

2 BED APT

UNIT 15   UNIT 14   UNIT 13   UNIT 12   UNIT 11   UNIT 10   UNIT 09

2 BED APT   2 BED APT   2 BED APT   2 BED APT
B   A   A   B

1 BED APT   1 BED APT

UNIT 16   UNIT 08

ACTUAL SETBACK LINE
FOR GROUND FLOOR
ABOVE EGL

ACTUAL SETBACK LINE
FOR GROUND FLOOR
ABOVE EGL

FFL 618.615

Landscape Area: 305.73 m²

41.53 m²

COMMUNITY
GYM/ACTIVITIES

NOTE: ACCESSIBLE PATH MAX 1:20
TO LANDSCAPE ARCHITECT'S DETAILS

BBQ AREA

FFL 619.295   FFL 619.295   FFL 619.295

53.97 m²

BBQ AREA

COMMUNITY
TERRACE

NOTE: ACCESSIBLE PATH MAX 1:20
TO LANDSCAPE ARCHITECT'S DETAILS

FFL 619.295

Landscape Area: 57.71 m²
22.13 m²

PLAY
GROUND

26.80 m²

SEATING

ACTUAL SETBACK LINE
FOR GROUND FLOOR
ABOVE EGL

FFL 619.975

MAX 1:20 GRAD

UNIT 02   UNIT 03   UNIT 04   UNIT 05   UNIT 06   UNIT 07

2 BED APT   2 BED APT   2 BED APT   3 BED APT
C2   C1   C1   C2

2 BED APT

UNIT 01

FOYER
FFL 619.975

ACTUAL SETBACK LINE
FOR GROUND FLOOR
ABOVE EGL

43.25 m²

ENTRY

130.14 m²

125.00 m²

15.22 m²

140.93 m²

167.72 m²

LETTERBOXES

LETTERBOX BANK TO
AUSTRALIA POST STANDARDS

NORTH

Description

● Recommended security camera locations for ground level entrace surveillance

Note the recommended security camera locations are determined by CPTED review and are indicative only.
The final security camera locations/layout assessment to minimise blind spots and record all entry/exit activity will be undertaken by appointed security contractors.

GROUND FLOOR PLAN
Scale: 1:200

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coble stephens
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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

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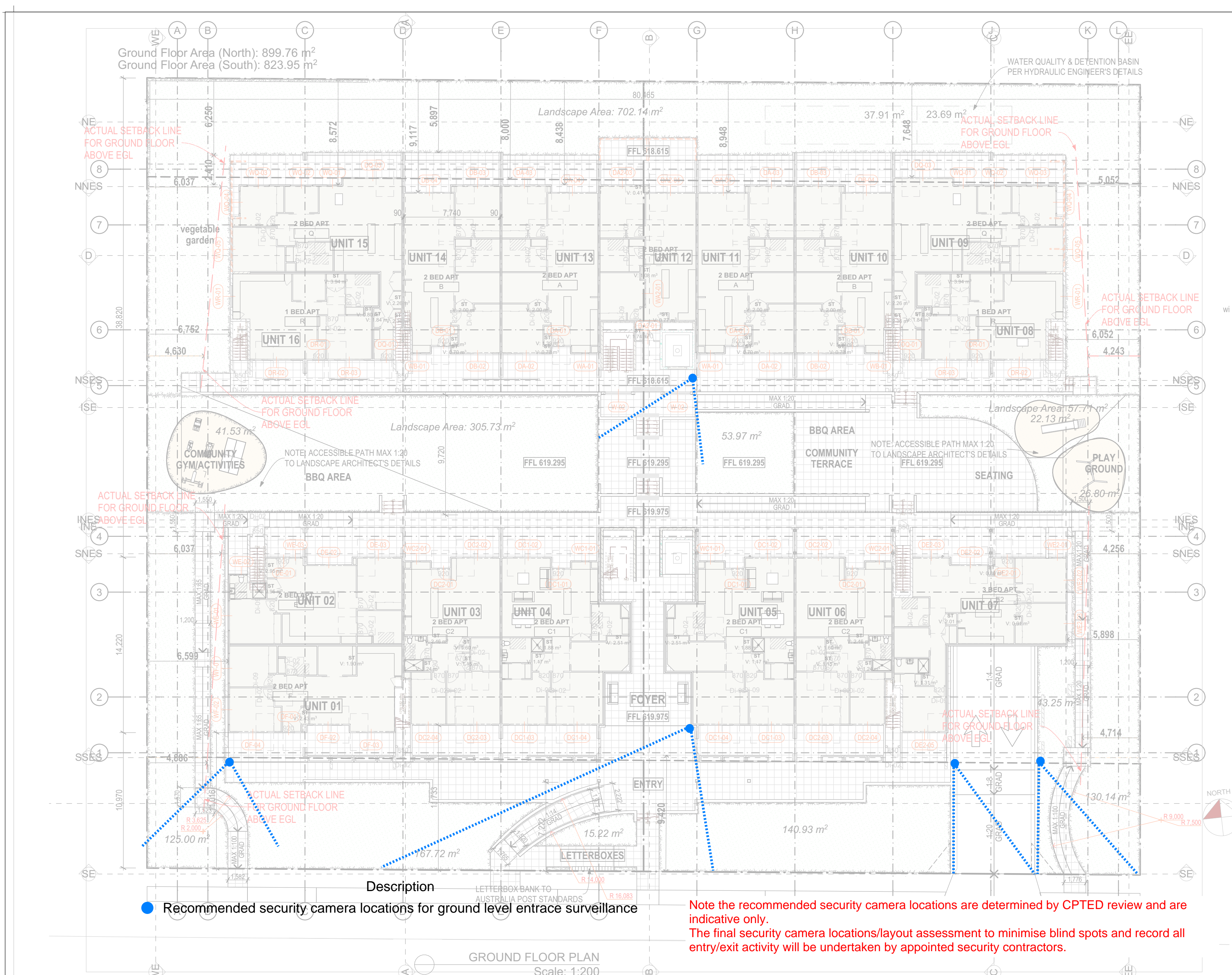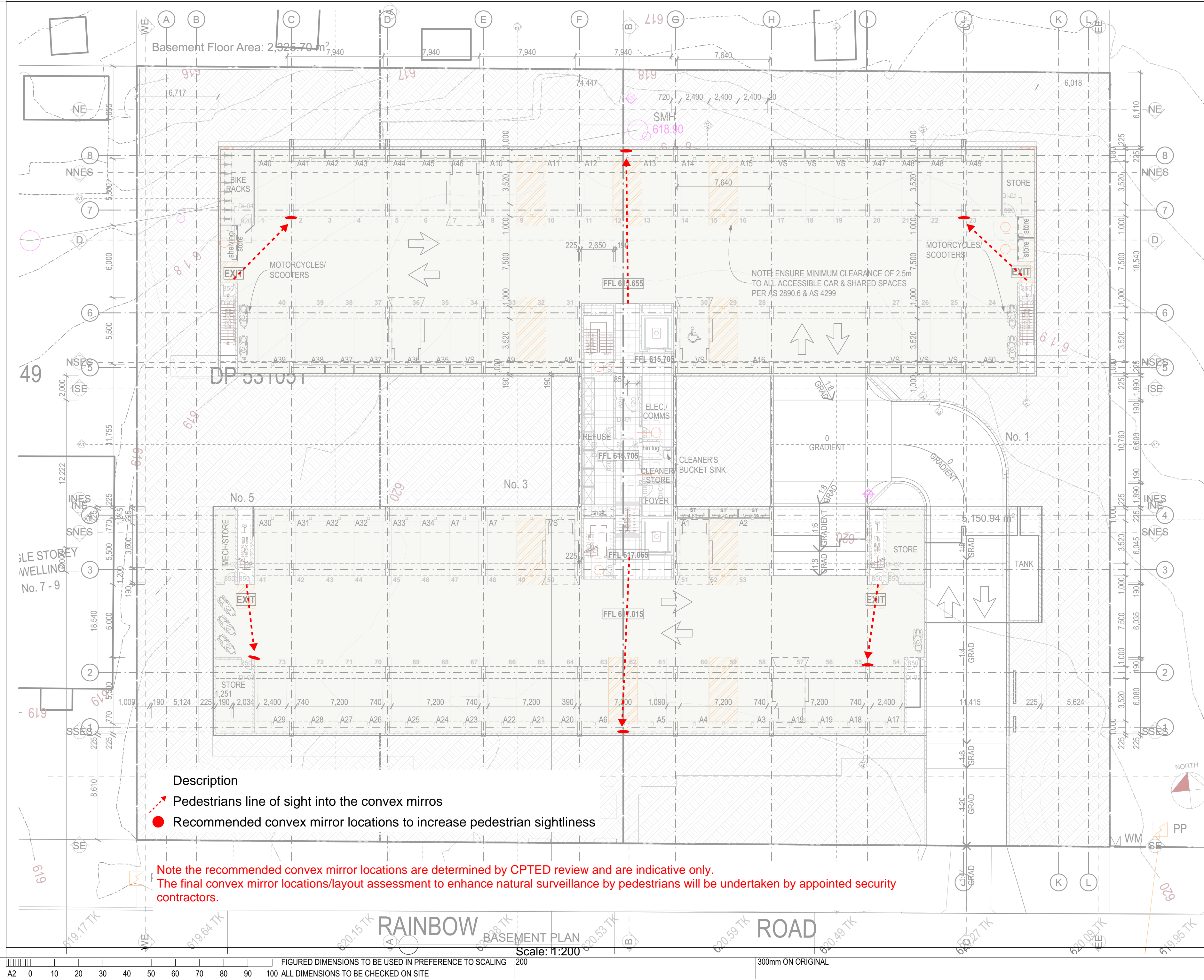
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GROUND FLOOR PLAN

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CSA JOB NO. : 610-21-561

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as shown

No. IN SET
4 of 32

DATE 15.12.23

SHEET NUMBER

DRAWN BY
A J C

DA-04P

SCALE 1:100 @ A2

0   1.0   2.0   3.0   4.0   5.0

THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print date 15/12/2023

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING   200   300mm ON ORIGINAL
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

Appendix 2 - Recommended convex mirror locations

Basement Floor Area: 2,325.70 m²

BIKE RACKS

MOTORCYCLES/ SCOOTERS

SMH
618.90

STORE

MOTORCYCLES/ SCOOTERS

NOTE! ENSURE MINIMUM CLEARANCE OF 2.5m TO ALL ACCESSIBLE CAR & SHARED SPACES PER AS 2890.6 & AS 4299

FFL 615.655

DP 531051

FFL 615.705

ELEC/ COMMS

REFUSE

bin tug

FFL 615.705

CLEANER'S BUCKET SINK

CLEANER STORE

FOYER

No. 3

No. 5

MECH STORE

GRADIENT

GRADIENT

No. 1

STORE

TANK

FFL 617.065

6,150.94 m²

FFL 617.015

STORE

Description

- - - → Pedestrians line of sight into the convex mirros

● Recommended convex mirror locations to increase pedestrian sightliness

Note the recommended convex mirror locations are determined by CPTED review and are indicative only.
The final convex mirror locations/layout assessment to enhance natural surveillance by pedestrians will be undertaken by appointed security contractors.

RAINBOW   ROAD

BASEMENT PLAN
Scale: 1:200

NORTH

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING   300mm ON ORIGINAL
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE