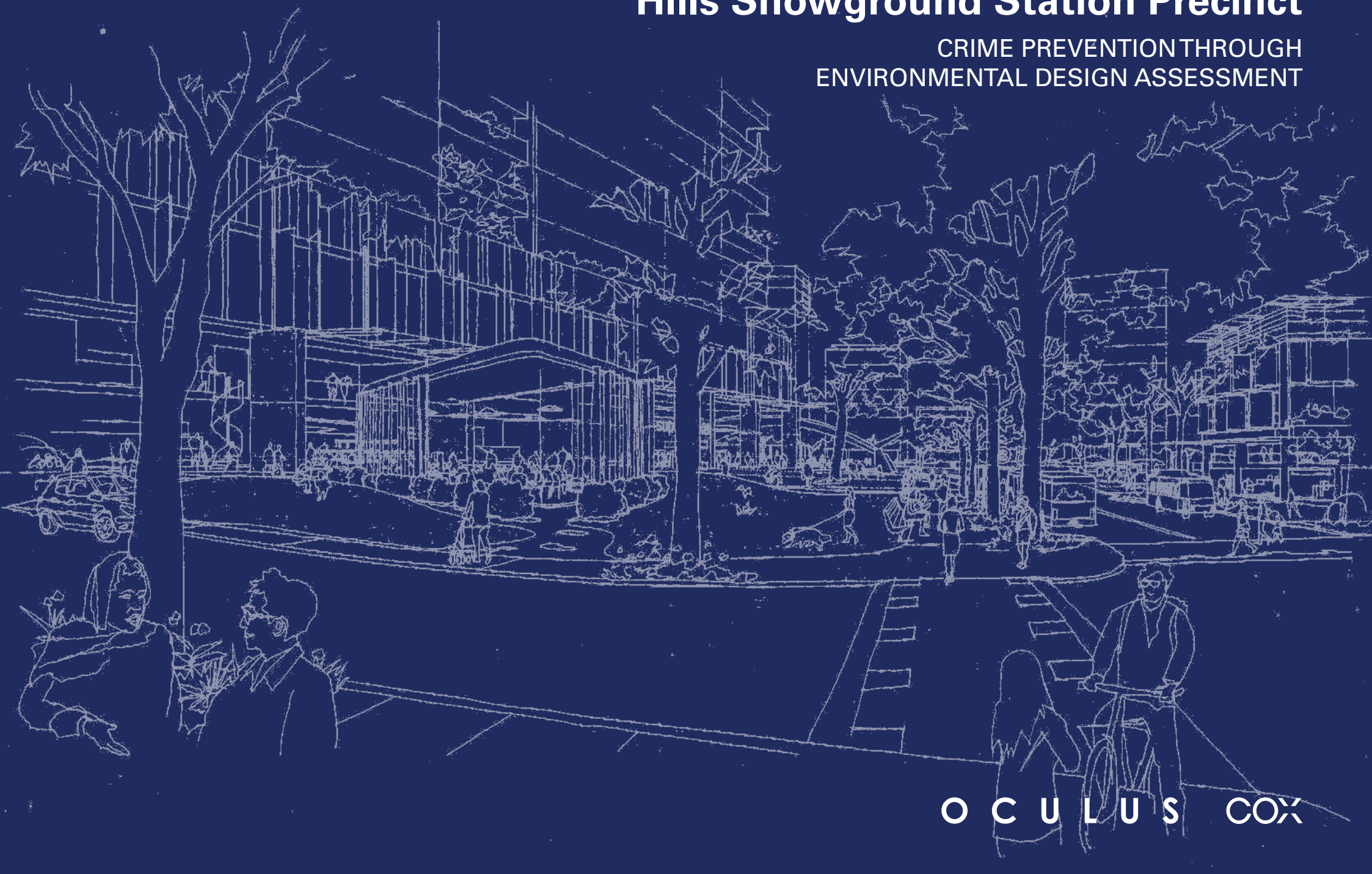
Hills Showground Station Precinct

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT



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A	29/10/2019	For Submission
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Safety in Design/CPTED Assessment

Considered urban design must address community safety as part of a holistic approach. Community crime prevention incorporates social, environmental and community development strategies.

Crime Prevention Through Environmental Design (CPTED) seeks to influence the design of buildings and places by:

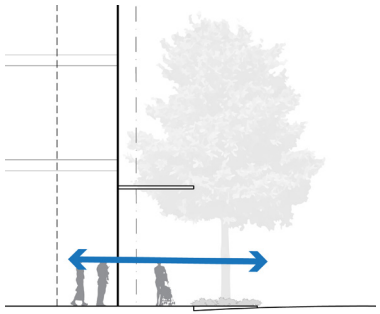
- Reducing opportunities for crime or antisocial behaviour by increasing the possibility of detection, challenge and capture, therefore risk of perpetrators;
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits or targets; and
- Defining acceptable public community behaviour.

CPTED is based on four design concepts. They are:

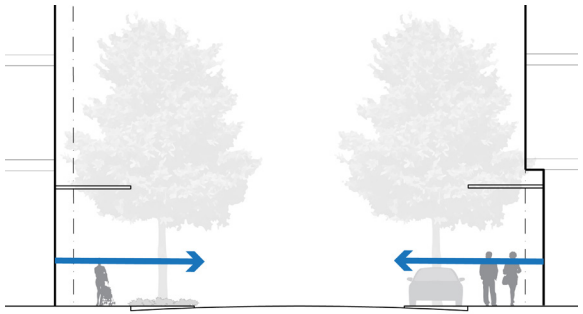
- Surveillance;
- Access control;
- Territorial reinforcement; and
- Space management/maintenance.

The aim of applying the CPTED principles and framework is to design and build safer, more productive and user-friendly environments. These principles have been embedded in the Hills Showground Station Precinct Concept Plan.

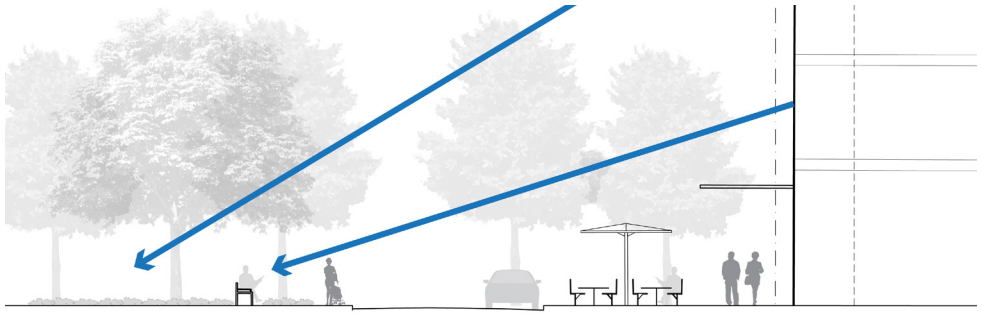
Active street frontages, streetscapes and open space with activities to encourage surveillance.



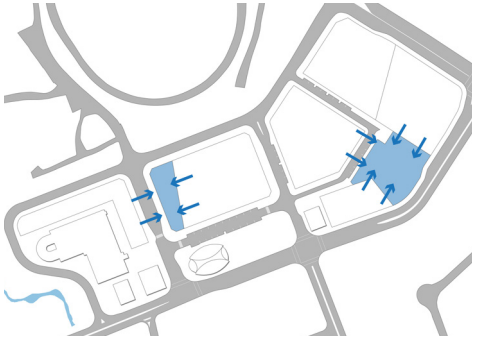
Active Frontages provide street level activation for ongoing passive surveillance



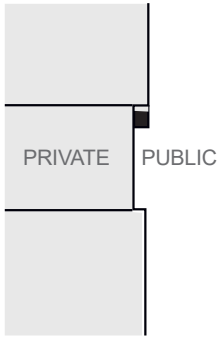
Low lying planting to public space for visual amenity and continuous sight lines



Public open space is overlooked from above, providing ongoing passive surveillance



Reducing opportunity for crime or antisocial behaviour through siting and location of actives/ gathering spaces in prominent areas



Separation of public and private space by using clear boundaries (i.e.. security measures, gated boundary separation, coded access)


Visual links maintain clear sight lines across the urban landscapes and sense of connection and safety
Active edges as prescribed by the UDG
Potential active edges
Potential access to ground floor residential/flexible uses from the public domain

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

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

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space.

Technical/mechanical surveillance is achieved through mechanical/electronic measures such as Closed Circuit Television (CCTV), help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high risk locations.

Formal (or Organised) surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors, e.g. security guards at higher risk locations.

Design	Concept Master Plan Response
	Buildings within the CMP are located and oriented to provide passive surveillance of the existing and new streets, existing and new public open spaces and new publicly accessible open spaces through the typical floorplans which ensure habitable rooms predominantly overlook the public domain.
	Townhouses, SoHo apartments and garden apartments are to be accessed via the public domain and private courtyards, providing additional surveillance of the public domain when accessing the ground floor dwellings
	A minimum 0.3m and maximum 0.6m stoop for ground floor apartments provides the opportunity for residents to have elevated views over the landscape primary setbacks over the public domain
	Communal open spaces within the development lots that are located on rooftops have provided access to the edge of the building so that unobstructed views over the public domain can be achieved from the rooftop communal open space. Where possible rooftop communal space within Doran Drive Precinct should also provide passive surveillance over the station plaza
	Where not enclosed in a courtyard, ground floor communal open spaces are generally planned to be part of a contiguous public and private realm and are therefore both passively surveilled by the residences accessing the communal open space via the courtyards to the garden apartments, but also surveilled from the public realm

Design (cont..)	Concept Master Plan Response (cont...)
	Pedestrian access to all building entries is via the public domain to ensure adequate surveillance of residents, workers and visitors to buildings is surveilled from the public domain
	All residences are accessed via a straight corridor from the lift core to their door to provide for adequate surveillance of the internal movement areas
	The addition of a new local street within Precinct East will ensure that local traffic movements assist in the passive surveillance of all precincts and the two new public open spaces of Doran Drive Plaza and Precinct East Park
	Sleeving of large format retail with finer grain retail within the Doran Drive Plaza ensures that there is greater surveillance of the De Clambe Drive, Mandala Parade and Doran Drive interfaces
Design	Detailed Development Application Recommendations
	Fencing between the public and private realm should be of a scale and material that provides potential for overlooking of the public domain, whilst preventing the opportunity to be easily scaled from the public domain. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.
	Landscaping between the public and private domain should provide for some visual connection between the two elements and not be of plantings that are impenetrable to sightlines (i.e. thick hedges). The Concept Master Plan ensures that a future Development Application can comply with this recommendation.
	Lobbies for residential, commercial, community and other uses should, where possible, include a significant amount of glazing so that line of sight in to building entries from the public domain can be achieved. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.
	Lighting of the new street, on-street parking, public pathways and through-site links to be provided day and night. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.
	Internal lighting of the basement carparks to consider lighting of the external address points to be provided all night and the internal lighting of the basement carparks. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.
	Bike storage areas located within communal carpark areas should be secured with a material that allows for visual connections between communal areas/basement carparks and the storage cages. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.

Formal Surveillance	Concept Master Plan Response
	The Hills Showground Station includes the provision of formal CCTV monitoring of the station forecourt, plaza and station itself.
Formal Surveillance	Detailed Development Application Recommendations
	A CCTV master plan for the broader Hills Showground Station Precinct should be prepared with the minimum provision of CCTV covering building entries and foyers and all publicly accessible open spaces. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.
Landscaping	Concept Master Plan Response
	The Concept Master Plan and Urban Design Guidelines nominate locations for potential deep soil zones to provide for larger trees as part of the strategy to deliver an integrated and cohesive public and private realm across the broader Hills Showground Station Precinct. Deep soil zones ideally provide for higher canopy mature trees, so that sightlines to/from the public domain can be achieved.
Landscaping	Detailed Development Application Recommendations
	Detailed landscape plans and planting strategies will need to be prepared as part of future Development Applications. These future development applications should avoid locating low-medium level shrubs or thick hedges between the public and private domain that prevent passive surveillance and overlook of the public domain. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.

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.

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
- restricted access to internal areas or high-risk areas (like carparks or other rarely visited areas). This is often achieved through the use of physical barriers.

Natural access control includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.

Technical/Mechanical access control includes the employment of security hardware. Crime, Design and Urban Planning: From theory to Practice Formal (or Organised) access control includes on-site guardians such as employed security officers.

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Barriers	Concept Master Plan Response
	The Concept Master Plan identifies multi-level basements within each of the development lots. The entries to these basements are located in areas that would provide for appropriate barriers to be erected to control access to the basement and for access to the basements to be passively surveilled from the public domain.
Barriers	**Detailed Development Application Recommendations**
	Appropriate fencing is to be provided around the perimeter of each development lot and/or building that ensures secure access to communal open spaces and private courtyards to garden apartment can be provided either by swipe cards, keys or secure pin numbers. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.
	Future Development Applications are to demonstrate that areas of the building that area accessible from the ground level are to be secured by locks and other devices. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.

Vandalism/ Graffiti	Concept Master Plan Response
	The Concept Master Plan proposes a palette of materials to be used in both buildings and the public domain that can be resistant to graffiti and vandalism.
Vandalism/ Graffiti	Detailed Development Application Recommendations
	Future Development Applications should identify finishes and materials that have been assessed for their ability to resist graffiti and vandalism. This is particularly relevant for materials and finishes that are accessible from the ground floor of buildings, or communal open spaces, or are public open spaces, i.e. Doran Drive Plaza and Precinct East Park. The Concept Master Plan ensures that a future Development Application can comply with this recommendation.

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. Territorial reinforcement can be achieved through:

- 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
- 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.

Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

Guardians and Custodians	Concept Master Plan Response
	As a result of the significant amount of development activity planned within the Concept Master Plan the guardians and custodians of the development lots within the Hills Showground Station Precinct are anticipated to be comprised of a diverse range of people so that there is sufficient guardianship across the development lots day and night, weekday and weekend. These guardians include; ▪ residents within the dwellings ▪ workers within the retail and commercial spaces ▪ visitors to the local centre and Doran Drive Plaza and Precinct East Park ▪ building managers and body corporate who will manage the buildings and their communal open spaces on a daily basis

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.

Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

Space Management	Concept Master Plan Response
	The Concept Master Plan proposes a variety of users that will deliver an appropriate amount of natural community control of the spaces and places within the development lots. The mixture of uses, and the provision of movement networks through the Site will bring additional activity in to the development lots to ensure that surveillance during the middle of the day and at night is adequately provided. Lighting and robust fixtures/materials will follow Council guidance to ensure their effective ongoing maintenance.