

Crime Risk and Security Report

100 Bennelong Parkway, Sydney Olympic Park

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1 Introduction

This document comprises a Crime Risk Assessment and Security Report prepared for a proposed development at 100 Bennelong Parkway, Sydney Olympic Park.

The proposed development involves construction of residential flat buildings with basement car parking and a childcare centre.

This Report has been prepared with consideration to the Department of Planning's guidelines entitled *Crime Prevention and the Assessment of Development Applications*.

2 Assessment

The Department of Planning has produced guidelines entitled *Crime Prevention and the Assessment of Development Applications*. These guidelines are designed to help in identifying crime risk and minimising opportunities for crime. The following paragraphs undertake an assessment of the proposal under these guidelines. It is demonstrated that the proposal addresses safety issues and ensures that the proposed development will provide for a safe environment during the day and night.

It is difficult to predict what types of crime may occur in or around the subject site. However, various design measures have been implemented in the proposal to minimise crime.

The table below provides an assessment of the proposal against the 'principles for minimising crime risk', as contained in the above guidelines.

PRINCIPLE	ASSESSMENT
Surveillance	
Clear sightlines between public and private places.	The private spaces of the proposed development, particularly the apartments, have clear sightlines with the street and public domain areas. Balconies face the street as do windows to habitable rooms. This will promote casual surveillance and minimise crime risk.
Effective lighting of public places.	The proposal will include appropriate lighting at street level and in all public areas of the building to mitigate crime and provide maximum safety.
Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.	The proposal includes publicly accessible landscape areas. The design has been to create attractive areas with high amenity, but to ensure that casual surveillance provides a safe environment. No related hiding places will result.
Access control	
Landscapes and physical locations that channel and group pedestrians into target areas	The public domain areas that surround the site at ground level are designed to guide pedestrians around the site and into gathering places. The proposal does not contain any 'stray' paths.
Public spaces which attract, rather than discourage people from gathering	The communal courtyard areas will encourage people into those spaces and will provide good amenity with good casual surveillance.
Restricted access to internal areas or high-risk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers.	Appropriate physical barriers will be put in place to all entrances of the building.
Territorial reinforcement	
Design that encourages people to gather in public space and to feel some responsibility for its use and condition	The courtyard space will be a vibrant place with well finished materials. The environment will instil civic pride in residents. This will promote a sense of ownership.
Design with clear transitions and boundaries between public and private space	All areas at ground level will have clear delineation between public and private spaces. The development has been designed to communicate effective space management.
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.	No concealed areas are proposed that would enable hiding. Management of the building will further ensure the security of all spaces.

PRINCIPLE	ASSESSMENT
Space management	
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.	The communal and public areas of the site provide for various types of activities within good casual surveillance. The site will be maintained by various contractors who will form part of the building management regime set up by the owners association.

The measures in the above table demonstrate that the proposal incorporates numerous design measures that will ensure that occurrence of crime is mitigated and the proposed development will provide a safe environment during the day and night.

3 Conclusion

This document comprises a Crime Risk Assessment Report prepared for a proposed development at 100 Bennelong Parkway, Sydney Olympic Park.

The development has been designed with close consideration to the crime minimisation measures identified in the Crime Prevention and the Assessment of Development Applications.

The proposal will provide a high level of site security at its public domain interface. The development has been designed to provide for a high level of casual surveillance and clear definition of communal and private spaces.