

Prepared by:



366 Jamison Road
Jamisontown

**CPTED
Assessment**

On behalf of
SummitCare

13 March 2025 [Final]

everything starts with Country

We acknowledge the Traditional Custodians of the lands and waters across Australia - in particular the Dharug people who have occupied and cared for the area we now call City of Penrith - and pay our respect to Elders, past and present.

We deeply respect the continued connection to Country of Australian First Nations Peoples through stories of place, culture and custodianship. We value + celebrate Australian First Nations peoples as part of the oldest living culture - the original storytellers, planners, designers. We also acknowledge the impacts of displacement and the need for truth telling + deep listening to First voices to heal.

We are committed to listen, learn and walk alongside as we plan with communities for equitable, sustainable, generous and connected places and communities.

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INTRODUCTION

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities of crime created by the proposed development by reviewing the design of the site in its context and assessing the development in accordance with design and place management principles of CPTED.

Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), a consent authority is required to take into consideration certain matters when determining a development application (DA). This includes “the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality” and “the public interest”.

The principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime, or prevent a determined perpetrator from committing such crimes.

CPTED strategies must work in conjunction with other crime prevention and social intervention strategies and police operations. By using the recommendations contained in this assessment, it must be acknowledged that:

- There is no definitive measure of ‘safety’. Therefore, this assessment cannot be used as confirmation of a definitive measure of safety for the community, and public and private property.
- Assessment and recommendations are informed by information provided, with observations made and in consideration of the established CPTED principles at the time the document was prepared.
- This document does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed.
- This assessment and recommendations do not guarantee complete safety for the community, and public and private property.
- This assessment has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.

Purpose of this Report

This **Crime Prevention Through Environmental Design (CPTED)** has been prepared by The Planning Studio to accompany a detailed State Significant Development Application (SSDA) for seniors housing and residential care development at 266 Jamison Road, Jamisontown with the Penrith local government area (Penrith LGA).

The purpose of the project is to facilitate the redevelopment of an established, but dated, residential care facility, owned and operated by SummitCare Penrith, and its conversion into a new seniors housing development that also includes a residential care facility. The aim of this redevelopment is to deliver a more contemporary built form outcome and improved service for residents.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SSD-68603709) that was issued in relation to this SSDA on 21 March 2024. Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of Requirement	Section Reference (this Report)
7. Public Space	Address how Crime Prevention through Environmental Design (CPTED principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.	CPTED Assessment (Page 17-20)

Table 1: SEARs Requirements



CPTED Assessment Approach

This CPTED assessment has been undertaken in accordance with relevant NSW planning legislation, policy and guidelines and has considered the objectives outlined in the Penrith Council DCP (2014).

The aim of the CPTED strategy is to influence the design of buildings and places by:

- Increasing the likelihood and/or perception to criminals and those engaged in anti-social behaviour of detection, challenge and capture;
- Increasing the effort required to commit a crime by increasing the time, energy or resources needed to undertake criminal and/or anti-social acts;
- Removing conditions that create confusion about required norms of behaviour;
- Acknowledging the importance of people in adjoining buildings and spaces being able to see what is happening and encouraged to respond and help;
- Considering CPTED thinking at different scales and for different types of people (ie, older people, children, women, culturally diverse, LGBTIQ+, and people with disability etc); and
- Considering a variety of built environment solutions that give people safe choices about where to be and how to anticipate, and respond to, problems.

The assessment has also considered a variety of best practice and leading research in developing the assessment framework, guided by the following CPTED principles:

1. Activation
2. Surveillance
3. Ownership + Territoriality
4. Legibility + Access
5. Vulnerability + Space Management
6. Design + Function

Overall Assessment

Overall, the introduction of a greater number of people and activity to the site will increase territorial reinforcement and increase the presence of informal guardians which enhance the risk to offenders and crime effort. It also provides a good level of natural surveillance within the development itself and towards the surrounding streets.

This report concludes that the proposed development is suitable and is supported from a CPTED assessment perspective.



CONTEXT

The Site and Surrounding Locality

The 11,100m² site is located at 366 Jamison Road, Jamisontown NSW 2750 (Lot 10 DP 804382) within the City of Penrith local government area (LGA). The development site is part of the Greater Western Sydney region. See Figure 1.

The site is bounded by Jamison Road to the north, McNaughton Street to the east, and Harris Street to the west. The irregular shaped lot is bounded by 10 residential lots to the south end of the site.

The site currently accommodates an existing residential aged care facility, owned and managed by SummitCare. The larger front portion of the site is surrounded by roads on three sides. Also towards the north of the site is a council car park. A small portion of land towards the rear (south) of the site is landlocked.

The adjacent properties are primarily low scale residential excepting the existing 6-storey seniors living development (Royce Retirement Village- 'The Royce') which sits directly opposite the site, on the northern side of Jamison Road.

The Royce retirement living community includes aged care services and dementia specific units, alongside curated social infrastructure on site such as a cafe, gymnasium, communal courtyards, and gardens.

Adjoining the site at its Northern boundary is a council owned parking lot, separating the site from the south side of Jamison Road.

The existing street network is an atypical suburban layout with a number of cul de sacs and local connecting streets, feeding to the main roads - Jamison Road and Mulgoa Road. Figures 2-7 (page 8) illustrate the immediate surrounding urban context.

A principal focus of CPTED assessment is the proposed development site and its surrounding context - the public spaces, buildings and local area - so that residents and visitors can access safe, inclusive areas that support independence, health, dignity, equality, community connection and social cohesion.

The site is located approximately 1.7kms in distance to both the Penrith and Jamisontown town centre. Both are accessible within a 20-minute walk or 5-minute car trip.

The Penrith town centre is north east of the site offering a number of social activity (cinema, museum, leisure centre), retail, and food outlets. Whilst the Jamisontown town centre is south west of the site with primarily industrial and retail shops, and some fast food and cafe options.

The site is also near a number of parks and green spaces; a 20-minute walk to Jamison Park; a 6-minute walk to Penrith Park and Howell cricket oval; an 18-minute walk to Tench Reserve on the Nepean River; and an 8-minute walk to The 19th Golf Driving Range.

The site is located South of Penrith and 600m (by foot) to the Penrith Panthers BlueBet Stadium and leisure precinct. The stadium is due to undergo refurbishment in 2025, with plans to increase capacity to 25,000.

The site is well serviced by local open space, being approximately 400m (by foot) to Penrith Park, 1km to Jamison Park and 1.4km to Tench Reserve on the Eastern Bank of the Nepean River. Figure 8 illustrates the spatial distribution of these facilities.

Nearby infrastructure includes Penrith Community Services Centre (1.9km by foot) Penrith Library (1.5km by foot) Penrith Police Station (2.2km by foot) and Nepean Hospital (3.5km).

Figure 1: Location of the Development Proposal site
Source: Six Maps (NSW Government)





Figure 2: Jamison Road, from Mulgoa Road (The Royce in foreground) (source: The Planning Studio)



Figure 3: Existing SummitCare unit, from Mulgoa Road (source: The Planning Studio)



Figure 4: Existing unit, from corner of Jamison Road and Mulgoa Road (source: The Planning Studio)



Figure 5: The Royce Retirement Village, from Jamison Road (source: The Planning Studio)



Figure 6: Existing unit, from Jamison Road South side looking East (source: The Planning Studio)



Figure 7: Existing unit, from Jamison Road South side looking West (source: The Planning Studio)

Figure 8: Social locality surrounding facilities



Penrith city centre

- Penrith Train Station (access to Sydney CBD)
- Penrith City Library
- Various medical centres / health infrastructure
- Penrith RSL Club
- HOYTS cinema
- Joan Sutherland Performing Arts Centre
- Westfield shopping centre
- Museum of Fire and Museum of Printing
- Parks + reserves: Ron Mulock Oval, Triangle Park, Memory Park

Jamisontown

- Various food and retail franchises + outlets
- Parks + reserves: Jamison Park, Robinson Park, Clyburn Reserve

Nepean River

- Tench Reserve (alongside the river) - paved walking track, toilets, playground, picnic + BBQ area
- Great Nepean River Walk - path can be joined from Jamison Road, and walked north for 2km alongside the river and Nepean Avenue to the cafes near Yandhai Nepean Crossing bridge



The Site



Public open Space



Sport Facilities



Aquatic Facilities



Residential



Penrith Panthers Precinct



Industrial / Commercial



Retail Area



Main Road

Mulgoa Rd; Jamison Rd



Bus Stop

(Routes 793; 795; 797, 799),
2-minute walk from SummitCare
Penrith to nearest bus stop



Pedestrian crossing at
lights



Proposed Development

The proposed development is for:

- Demolition of the existing residential care facility and construction of new seniors housing and residential care facility to be contained within 4 distinct buildings.
- Buildings A to C: will contain 93 independent living units and 5 residential care rooms.
 - Building A: 5-storeys consisting of 5 x one-bedroom units, 24 x two-bedroom units and 5 x three-bedroom units; a total of 34 units. Building A also contains a workshop on the ground floor level and a game room on level 4.
 - Building B: 5-storeys consisting of 5 x residential care facility rooms, 1 x one-bedroom units, 19 x two-bedroom units and 6 x three-bedroom units; a total of 26 units, 5 residential care rooms.
 - Building C: 5-storeys consisting of 1 x one-bedroom unit, 27 x two-bedroom units and 5 x three-bedroom units; a total of 33 units.
- Building D: single storey that is interconnected with Building B, consisting of a reception area, kitchen, café, multi-purpose function room, private dining, storage room and WC amenities on the ground floor. An indoor pool with an outdoor terrace, salon room, two spa rooms, jacuzzi room, gym and WC amenities in the basement. The ground floor level of Building D will be open to the community for use.
- Basement car park to accommodate 117 resident and visitor car spaces and basement services including plant rooms, switch room, rainwater tank, waste rooms, storage rooms/ cages, laundry, staircase and lift cores and lobbies.
- New landscape design that will include the planting of new native trees with the retention of some significant trees and proposes amenities including lawns and gardens, a green roof, water features / sculptures, courtyards, pavements, outdoor seating, café terrace area, green roof and entry plaza. The redesigned landscape will be a beneficial outcome to support the residents in their wellbeing.

Pedestrian and vehicular access

Access to all buildings is via the communal open courtyard space, with pedestrian access from both Harris Street and Jamison Road.

Vehicular access to the carparking will be via Harris Street with an additional visitor and pick-up / drop off zone via driveway access from McNaughton Street.

Landscaping

The landscaping proposes various amenities to support the residents in their wellbeing. These include lawns and gardens, floral displays, water features, courtyards, pavements, outdoor seating, and an alfresco area. The accessible internal pathways link pedestrians to the existing verge path which connects to local public transport.

The new landscaping design will retain existing trees and proposes large and endemic tree planting to the northern boundary, which will provide a screen between the existing carpark and the development.

Towards the south end of the development, an elevated deck and southern courtyard provides outdoor seating areas for the residents and guests within a private and secure landscape setting. Borders of evergreen planting adjacent to boundary lines provide further screening and visual privacy for both adjacent neighbouring properties and SummitCare residents.



Figure 9: View of Entry Plaza and Water Feature (Source: Arterra)



Figure 10: View from Harris Street looking towards Building A (Source: Arterra)

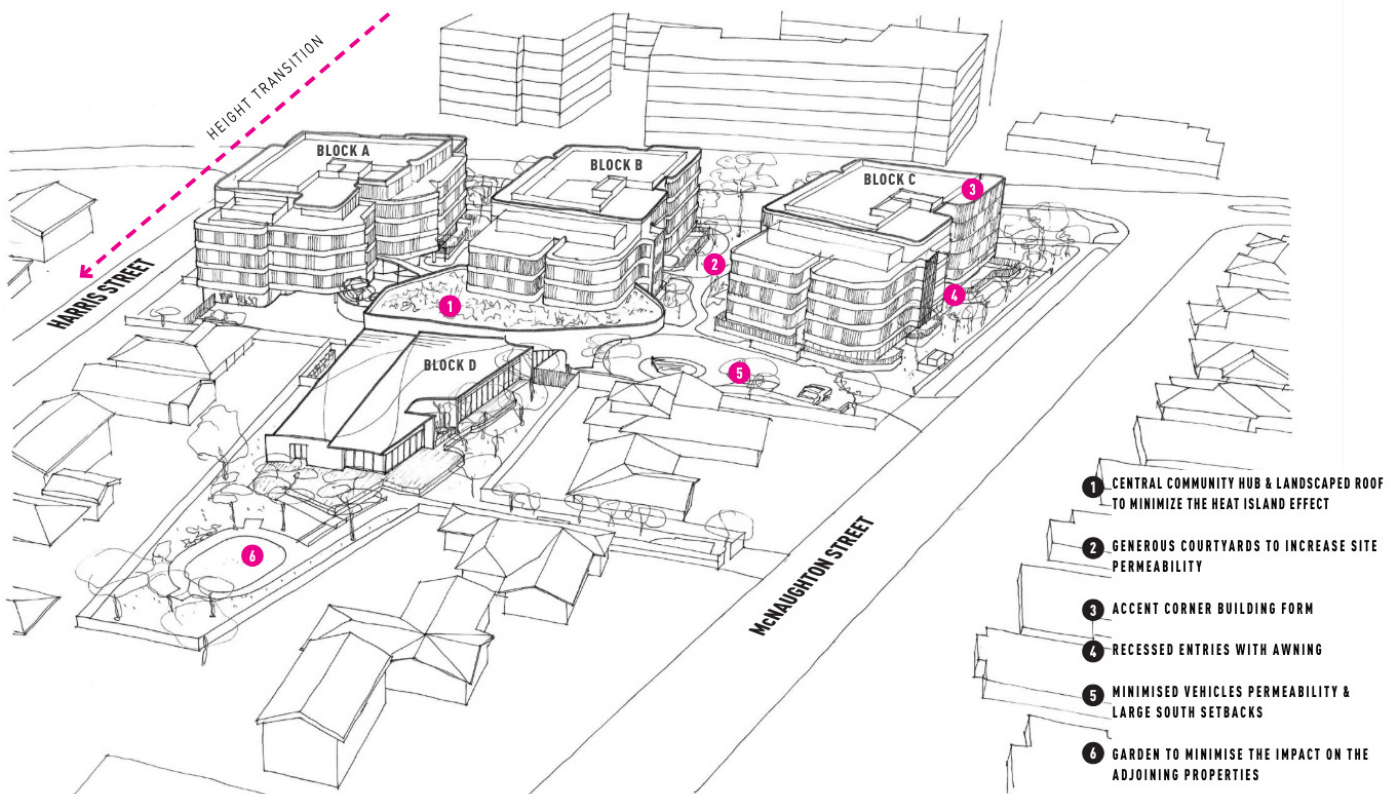


Figure 11: Aerial view of site looking north west from McNaughton Street (Source: Jackson Teece)



Figure 12: Landscape Plan (Source: Arterra)



Policy Context

Good policy and guidance supports design that considers the transition between public and private spaces as being an invitation for all people to participate and meet, enabling safe and dignified access and movement, sparks local interest and pride and enables positive social contact and connection.

This following summarises the relevant legislative requirements and policy directions as part of the baseline to the CPTED assessment.

Environmental Planning and Assessment Act 1979

Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), requires a consent authority to take into consideration certain matters when determining a development application (DA). This includes “the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality” and “the public interest”.

State Environmental Planning Policy (Housing) 2021 - Design Quality of Residential Apartment Development, Principle 7: Safety notes that “*good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*”

Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Crime Prevention Through Environmental Design (NSW Police) Principles

The Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy and the established assessment framework in NSW.

The CPTED employs four strategies with aim to create the perception or reality of capable guardianship.

The integration of the Crime Prevention Through Environmental Design principles and recommendations outlined in this assessment will contribute to people feeling physically, culturally, and psychologically safer and will reduce the risk and potential for criminal and anti-social activity.

NSW Public Spaces Charter

The NSW Public Spaces Charter, which includes streets within the definition of public space, includes ten principles. The following are relevant to this assessment:

Open and Welcoming (1): should be inclusive of all people regardless of their gender, age, sexuality, ethnicity, ability, neurodiversity, personal values and/or socioeconomic status. Design should provide clear entrances and exists, open sight lines, accessible wayfinding and clear navigation.

This CPTED Assessment considers that no one experience of space and the feeling of safety or perceptions of risk is the same, and that our characteristics - gender, ability, ethnicity, age - and our personal views and values contribute to a perception of safety and our actual safety - physically, culturally and psychologically.

Local Character and Identity (4): reflects the social value of the community, the past, present and aspiration for the future. The visibility of diverse stories, memory and identity through the built form and landscape design can enrich our lives and make us feel deeply connected to our community and surrounding area.

People that feel a strong connection to their local place are likely to become good neighbours and be alert in their community. By visibly representing the multi-faceted characteristics of a community and place, people may have greater feeling of responsibility and care which can in itself be a deterrent for anti-social and criminal activity.

Safe and Secure (8): acknowledges that perceptions of personal safety influence how public spaces are accessed and used. Incorporating crime prevention strategies can reduce crime and anti-social behaviour, making places and space feel safer - however designing and managing safety should not strip places of their amenity or result in exclusion of specific groups within the community.

Local Planning Policy

The Penrith Development Control Plan (2014)
[Section C1 Site Planning and Design Principles]
requires that development is to address the principles of Crime Prevention Through Environmental Design.

The built form objectives are to:

- Provide high levels of property safety as well as personal comfort and safety to minimise opportunities for criminal and anti-social behaviour through urban design; and
- Encourage the design and management of the built environment to reduce the opportunity for crime.

This assessment has given consideration to how this proposal achieves Council's stated objectives and guidance for community safety which include:

Site arrangement and building layout

Buildings should be sited so that they address the street and promote surveillance of the street from the dwelling and of the dwelling. Entrapment spots and blind corners provide opportunities for perpetrators of crime to hide and / or commit crime.

Poorly designed car parks whether underground or not can be a dangerous environment for their users. Through the provision of some basic design elements, such as lighting and signage, these spaces can be made safer.

Communal open space and landscaping

Communal or public open space areas that do not have adequate natural surveillance are a risk to personal safety. Trees and shrubs that are inappropriately located can easily reduce surveillance opportunities and provide entrapment spots and blind corners.

If fencing is too high or made of inappropriate materials it reduces the opportunity for casual surveillance of the street and for users of the public domain to see what activities are taking place on your site. This further increases the likelihood of a crime being committed.

Lighting also plays a vital role in crime prevention and personal safety as you can see and respond to what is around you and ahead of you.

Access and movement

Movement predictors are routes which people move through on a regular and predictable basis such as a pedestrian underpass.

Careful design is needed to ensure that they are appropriately treated where included to reduce risk. Through site links, unlike under passes, can provide a benefit to the community if designed appropriately to ensure safety.

Way finding/ finding helps with the ease by which people can escape, communicate or find help when in danger. This can be assisted through improved signage and legible design.

Entrances to all types of development that are not visible from the public domain provide an opportunity for perpetrators of crime to hide and or commit crime. Entrances to all types of development need to be clearly visible and legible so that the users can obtain entry quickly and expediently.

Ownership and management

It is important that people have a sense of ownership of a place whether it is residential or commercial as a person who feels attached to a place is more likely to watch out for it and the other users of it. However, it may be appropriate that part of a crime prevention strategy needs to include the use of security hardware and/or personnel to reduce opportunities for unauthorised access.



Local Crime Statistics

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents incidents recorded by NSW Police.

A review of the local BOSCAR statistics from 2021 to 2023 found that the most commonly occurring crimes reported within Jamisontown were: Fraud; Malicious damage to property; Intimidation, stalking and harassment; Domestic violence related assault; Non domestic violence related assault; Theft (breaking and entering); Theft from a motor vehicle.

Between January 2023 to December 2023, incidents of domestic assault occurred at a rate of 588.6 per 100,000 of the population. This is higher than the NSW average rate of domestic assault. The site is located within an identified hot spot for a high density of incidents for this type of offence.

For incidents of Malicious Damage to Property the site is located within an identified high density incident hotspot. For incidents of theft (break and enter dwelling), the site is located with an identified high to medium density incident hotspot.

The location of the hotspot extends predominantly over Mulgoa Road and the Penrith League Club/ BlueBet Stadium area which is likely a significant determinant for the level and types of crime occurring within the immediate area.

Given that the residents of this proposed development are older people, some which may have health and/or mobility issues, they are more vulnerable and are at higher risk of being a victim of these offences that have been identified as being prevalent in this area.

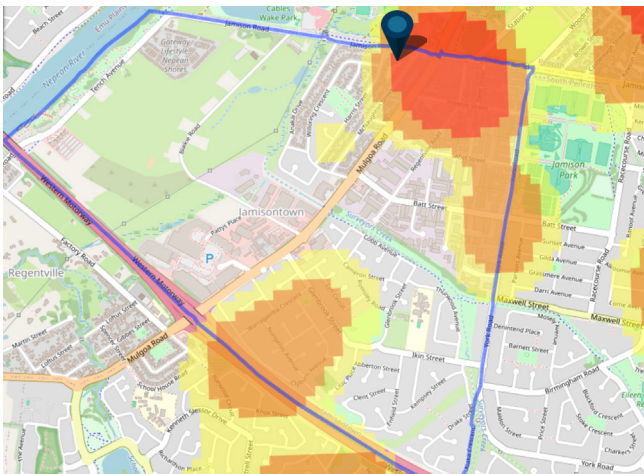
As such, the design will need to incorporate increased safety measures and crime prevention, that respond to the residents and users of the proposed independent seniors and residential care housing being a higher risk group.

Table 1: Number of recorded incidents and trends for Penrith LGA (source: NSW BOSCAR Statistics)

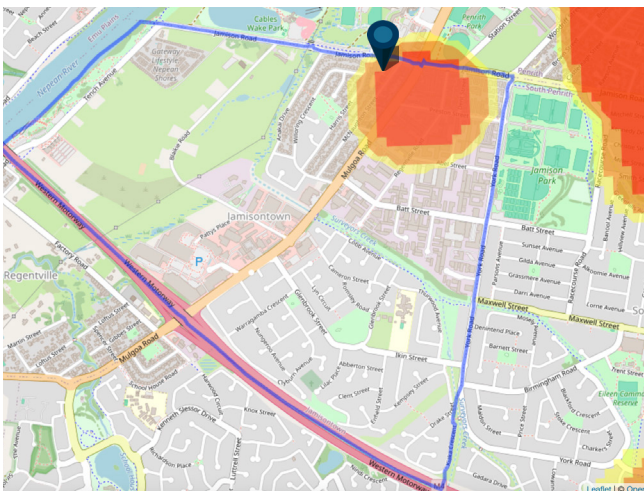
Crime Type	Incidents [LGA 2021]		Incidents [LGA 2022]		Incidents [LGA 2023]		5-year trend [LGA]	Incidents [2023-24] Rate per 100,000 pop
	No. of incidents	Rate per 100,000 pop'n	No. of incidents	Rate per 100,000 pop'n	No. of incidents	Rate per 100,000 pop'n		
Malicious damage to property	42	783.0	37	691.6	50	933.0	Stable	709.1
Fraud	40	746.7	59	1102.7	260	4403.8	Stable	1231.6
Intimidation, stalking and harassment	37	690.2	45	841.0	30	559.8	Stable	559.8
Domestic violence related assault	24	448.1	26	486.0	29	541.1	Stable	410.5
Non domestic violence related assault	27	503.3	28	523.1	22	410.5	Stable	522.5
Theft from motor vehicle	61	1139.3	37	691.4	49	914.3	Stable	783.7
Theft (Break and enter dwelling)	13	241.8	7	130.8	19	354.5	n.c	112.0

2 NSW Bureau of Crime Statistics and Research (BOCSAR) NSW Crime Tool
<https://crimetool.bocsar.nsw.gov.au/bocsar/>

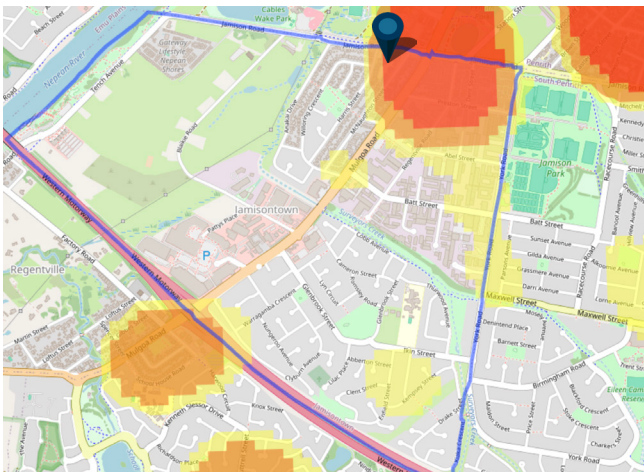
Figure 13: Suburbs Crime Statistics 2023 for Jamisontown (Source: BOSCAR)



13a. Incidents of Assault (Domestic), 2023



13b. Incidents of Theft (Break & Enter Dwelling), 2023



13c. Incidents of Malicious Damage to Property, 2023

-  Subject Site
-  Suburb Boundary
-  High density of incidents
-  Medium
-  Low



CPTED ASSESSMENT

The principles underpinning CPTED can promote safety both inside and outside a building. Importantly, building design and its uses contribute to the safety of the surrounding neighbourhood.

In applying CPTED principles, buildings should:

- Be designed, used and managed to promote activation and passive surveillance to adjoining public spaces
- Enhance neighbourhood legibility, territoriality and promote community ownership and pride
- Be designed to be defensible without impacting on character, function and relationship to private and public spaces that support strong community connections.

The following sets out the detailed assessment of the proposal against the established CPTED principles - territorial reinforcement, surveillance, access control and space/ activity management.

Assessment of Existing Site

An assessment of the site in its existing context has been undertaken as a baseline for the future development.

It is noted that this risk assessment is based on the current physical environment of the site and its surrounds. This assessment does not speculate on the future condition of the surrounding urban environment. A risk assessment of the site would likely change once the surrounding area is completed.

The potential factors of the existing physical environment that are a key consideration for the proposal and how best to manage and maintain safe access to, from and within the site by reducing levels of actual and perceived crime include:

- The site is located at the intersection of two busy main roads - Jamison Road and Mulgoa Road - which provides high accessibility to public transport but also a high volume traffic environment.
- The area has a high proportion of housing specific for older people with the existing Summitcare housing on site and the Royce Retirement Village, located directly opposite the site on Jamison Road.

- The site is located at the fringe of the Penrith Panthers Rugby Leagues Club, which typically experiences higher rates of crime, as indicated by the crime statistics and hot spot maps detailed in the previous section.
- Entrance to Penrith Panthers leisure complex is located approximately 350m from the site, increasing traffic volumes and parking on local streets at peak times with the potential for pedestrian traffic to and from the complex passing the site.
- The surrounding locality is generally well maintained and provides a clear delineation between public and private space. Surrounding buildings to the southern side of the site are single dwellings.
- The surrounding streetscape provides dedicated footpaths, though the volume of pedestrians are low, reflective of the existing low density suburban development.

Territorial Reinforcement

Territorial reinforcement involves the perceived ownership of public spaces. Users will be more inclined to visit areas that are maintained and to which they feel they have a connection to or interest in. A well-used and dynamic public space is made safer by natural surveillance.

The 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.

Designing with a clear transition between public and private space, and clear design cues indicating the intended use of space is critical. A well maintained public domain is critical in encouraging occupancy of space, both in the interior and exterior of the development.

Legibility applies to all urban environments and is important in CPTED. Legibility is about way-finding and helping people to confidently move through the area. An urban environment is legible if it allows people in public spaces to know where they are and how to get to where they are going. In other words, it is not confusing and does not cause people to get lost or confused.

Assessment of development proposal

The proposal aims to preserve existing boundary markers, spatial clarity, and environmental cues. By introducing more people and activity to the site, the design strengthens territorial reinforcement and increases the presence of informal guardians, thereby heightening risks for potential offenders and deterring criminal behavior.

BOSCAR data indicates the site is in a locality that is more susceptible to incidents of 'malicious damage to property', 'theft from a dwelling', and 'assault'. The proximity to the Penrith Leagues Club and Bluebet Stadium, especially on game days when there is a significant increase in the number of people within the area is also a contributing factor.

Enhancing territorial reinforcement will therefore be important in reducing the likeliness of these crimes from occurring and the resulting impact.

In Building A, the residential entry access points are located within a secure fenced communal space which is separated from the car park and public space along Jamison Road.

There is a second pedestrian access point directly from Harris Street into an area within the property boundary located alongside the private outdoor terrace areas of the ground floor independent living units and leads to what appears on the plans to be a secondary entrance into Building A. This access, while within the property boundary is publicly accessible and reads as public land, despite it being private. The landscape plan identifies 5-9 trees to be planted along this boundary.

Building B, provides two entry points, one for the independent living units and a second for the residential aged care facility. The RACF entrance is located in close proximity to the main vehicle entry point and the ambulance bay. Residents and visitors entering this facility also have to pass the reception area and a small waiting room to access the RACF units.

The entrance for the independent living residents is accessed directly from the landscaped area between Buildings B and C. This area, while on private property is not secured and is directly accessible from the car park and Jamison Road and McNaughton Street. The green space is highly landscaped with several trees proposed in and around the main entry to the units.

Main entrance into Building C is directly from McNaughton Street. Similar to Building B, the building entry is not secured but within the publicly accessible private space surrounding Building C. There also appears to be an accessible ramp entrance into Building C accessed from the main vehicle entrance off McNaughton Street.

Building D is located at the rear of the property and is only accessible through the reception and lounge area that adjoins both Buildings B and D. The community hub, eastern courtyard and southern courtyard are secured by a fence.

The design and layout of the building has responded to the needs of the residents, with good demarcation between public and private communal spaces (eastern and southern courtyard and the Building B lawn).

The landscaped area located between Buildings B and C as well as the area along the Harris Street frontage (Building B), the corresponding area along McNaughton Street (Building C) is private space, but unlike the other areas is not fenced and therefore could read as being public space. Management of these areas along with the car park and providing clear signage to identify the public and private spaces will reinforce and increase the perceptions of safety.

Recommendations and considerations

- Provide wayfinding signage, building identification signage and signage in parking areas where appropriate to reinforce perceptions of safety and legibility in the development.
- Ensure the main building entrances are unobstructed by structures to ensure sightlines are provided to and from the development.
- Ensure that landscaping is well maintained and cared for to prevent vegetation from becoming overgrown and creating opportunities for concealment, especially at the entry of Buildings B and C.
- Use of landscaping to delineate between the public space and the communal open space to minimise loitering and access by non-residents and visitors.
- Ensure the entrances to the secure communal spaces remain secure and provide access to residents, their guests and workers.



Surveillance

The design of spaces and places can contribute to an individual or general perception of vulnerability or the fear of crime. The level of vulnerability that an individual feels is also influenced by various characteristics, such as gender, age, cultural background, ability, and sexuality.

Therefore, while designing with CPTED principles will contribute to spaces feeling safer and deterring criminal activity and anti-social behaviour, every person experiences spaces differently.

A person who is confident in their environment is more likely to be observant and interact with other people in the area and therefore increasing natural surveillance and activation of public and communal spaces. In general, people engaging in criminal and anti-social behaviour are often deterred in areas with high levels of natural surveillance.

BOSCAR crime data indicates that relative to surrounding suburbs, the site is in a locality that is more susceptible to the following crimes: 'malicious damage', 'assault' and theft (break and enter). The use of surveillance will therefore be important to reduce the likeliness of these types of crime from occurring.

Assessment of development proposal

The site benefits from three street frontages - Jamison Road, Harris Street and McNaughton Street. The arrangement of the buildings facilitates a natural connection between the occupants and passers-by, providing a high level of passive surveillance which is likely to reduce incidences of loitering and antisocial behaviour.

The private/ public green spaces around Building C and Building B are overlooked by multiple courtyards and balconies. Both of these buildings also provide some passive surveillance to the public car park on Jamison Road.

The proposed landscaping comprises primarily open paved and grassed common areas. The landscape plan proposes significant tree planting around the perimeter of the site and at the corner of the Harris Street and Jamison Road frontage which is an effective way to demarcate the public and private spaces. However, given the main entry to Buildings B and C are directly accessed from Jamison Road and McNaughton Street, it is important that the landscaping does not impede the sightlines from the street frontage to the building entrances.

The Landscape Plan also proposes tree planting around these main entry points. It is recommended that these trees be of a small scale and are well maintained to ensure that clear sight lines are provided and no hiding areas are created by the density of planting.

The proposed landscape plan has incorporated curved paths rather than sharp turns which enables pedestrians to see what is in and at the end of the path and to see through or past barriers.

Overall, the proposed design is considered to provide a good level of natural surveillance within the development itself and towards the surrounding streets.

Recommendations and considerations

- Maintain sightlines to and from the proposed development and the surrounds by ensuring the landscaping is managed to provide high quality amenity and shading while also not creating a significant visual obstruction.
- Appropriate low level landscaping and plant selection so sight-lines are not blocked as the landscaping matures. This vegetation minimises opportunities for entrapment points and provides clear views from the street to the centrally located pedestrian entry point.
- Ensure the main building entrance are unobstructed by structures to remove opportunities for concealment and ensure sightlines are provided to and from the development. Areas of high risk, such as entrances, stairwells, pedestrian routes should have suitable visibility from a distance.
- Care should be given to the design of the facade and balconies to ensure that natural ladders are avoided. Natural ladders can provide unwanted access to the upper levels of the development.
- Maximise effective natural and incidental surveillance to reduce the opportunities for crime and anti-social behaviour in and around the site.
- Maintain a consistent level of lighting throughout the exterior of the proposed development. Lighting should be adequate to permit facial recognition and provide visibility into a vehicle. This will be especially important within and around the public car parking area on Jamison Road, in the private/public areas (Building B and C) and along main pedestrian routes in and around the site.

- All lighting will be installed in accordance with CPTED requirements to increase safety, and reduce any dark areas or blackspots within the site. In particular, entrances to the buildings will be illuminated to provide clear sightlines.

Access Control

Access control involves the designing of spaces to control entry to an area and to prevent unauthorised access. It can be categorised in three types:

- Natural access control includes use of landforms, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.
- Technical/Mechanical access control includes security hardware, on-site guardians such as employed security officers.
- Formal (or Organised) access control includes on-site guardians such as employed security officers.

Important crime prevention considerations for access control includes way-finding measures, desire-lines and the provision of formal and informal routes.

Assessment of development proposal

The vehicular entry and exit points are from Harris Street and McNaughton Street, and provide separation from the multiple pedestrian access entry points into the site.

Vehicular access from McNaughton Street provides visitor entry and drop off at the entrance of Building B, which is the main entry point for the Residential Aged Care Units and where the main reception area is located.

Vehicular access from Harris Street provides access to basement car parking for all residents, staff and visitors, through a boom gate. The urban design report prepared by Jackson Teece identifies that secure lift lobbies will be provided in the basement with video surveillance. Harris Street also provides access to an above ground loading bay for services only.

The controlled vehicle entry and exit points into the site will help to minimise the opportunity for motor vehicle theft and stealing from a motor vehicle.

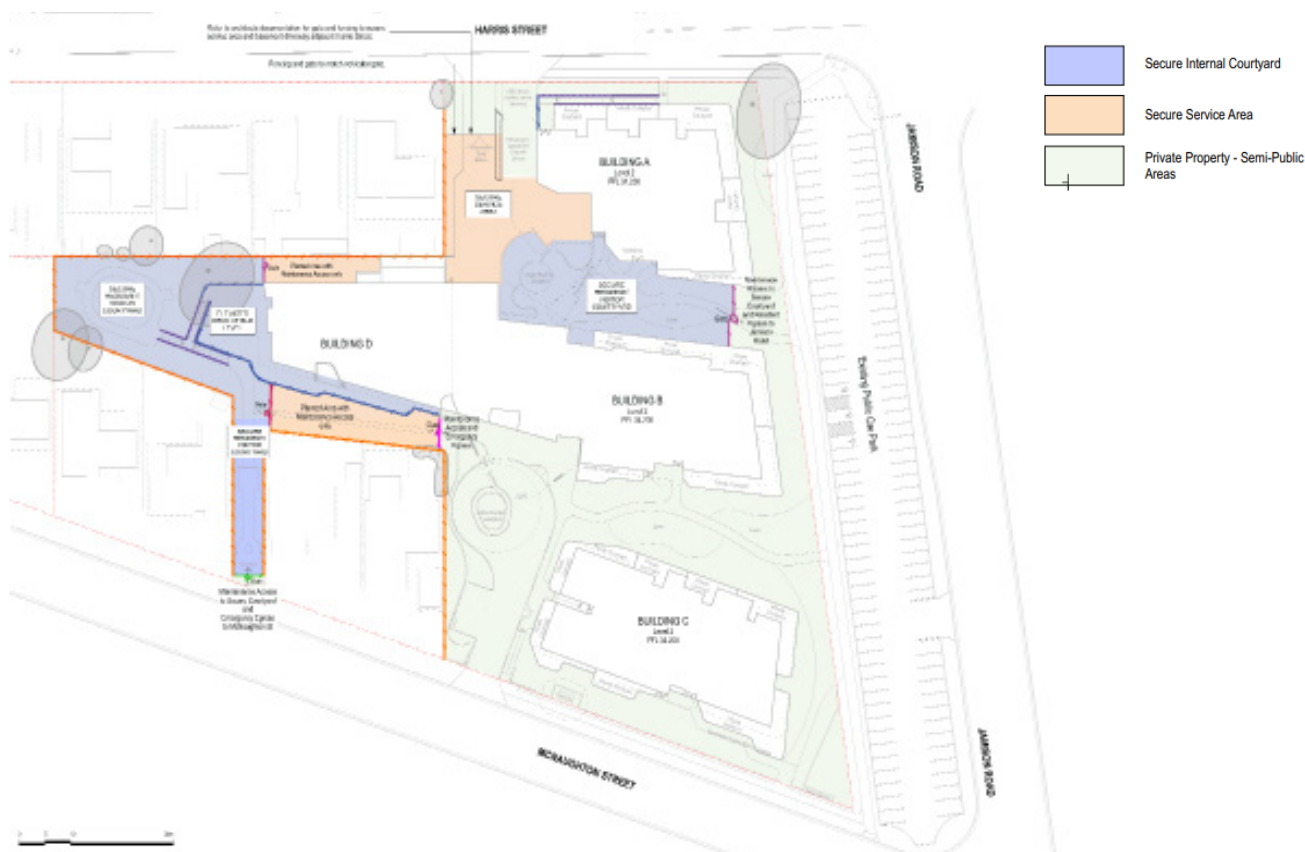


Figure 14: Fence and Access Diagram (Source: arterra)



The plant and services and storage areas are contained in the basement car parking zone. The building will have an intercom system that uses video so that no visitor will be able to gain access to the building without being sighted by a resident or security and granted access.

The entries will be continuously monitored by security. Access to the services and storage areas will be further restricted to authorised personnel.

The buildings are accessed via the basement car parking, dedicated footpaths, and resident / visitor courtyards which are secured by a variety of gates and fencing, as detailed above in Territorial Reinforcement.

Access to the ground floor apartments is restricted to the internal designed internal access arrangements. The apartments have deep courtyards with significant planting within the setback and a discreet fence integrated into the landscaping to ensure security and safety for residents. These measures balance high levels of amenity with security, discouraging access from non-residents or those from the street.

Significant tree planting along the northern boundary separates the site from the existing public car park, which is especially utilised during Penrith Panthers game days or nights, or by patrons to the Panthers Leagues Club. The trees create a natural boundary line and direct pedestrians to the dedicated walkways to access the site. Further tree planting lines the site

The landscaping and fencing provide a good balance between the transition of private to public, through both natural and formal access controls. These measures provide good levels of security at the access points.

Recommendations and considerations

- Ensure that vehicle entry and exit points on Harris and McNaughton Street provide appropriate identification signage, street numbering, and sightlines to increase safe access.
- Given the potential mobility limitations of residents, it is recommended that signage at the exit of basement parking be installed reminding drivers to watch for pedestrians.
- The walls and ceilings of the parking levels be painted white and proper surveillance devices be installed in accordance with CPTED requirements.

- Provide secure access (card/ key controlled entries / lifts etc.) to all entrances of the building to facilitate in defining and securing the site's communal and privately accessible areas.
- Provide suitable wayfinding signage at the perimeter and entrance to the development to reduce opportunities for people to find excuses to gain unauthorised access and/ or to loiter in areas of the development or immediately adjacent to entries. The proposed access points are legible and inviting, however signage will further enhance this perception.
- Adequate internal and external lighting should be installed around access points to increase the visibility, and create a strong sense of surveillance for passers-by.

Space Management

Spaces that are isolated, devoid of people, not maintained and containing areas of concealment or entrapment are less likely to be used. Activation and space management aim to manage the more dynamic activity and use of communal spaces.

Activation is about increasing the number of actual and potential interactions people make with public spaces, streets and buildings. There is a strong association between space management, and the fear or perceived fear of crime.

The ongoing maintenance of the proposed buildings, facilities and landscaping is important to balance the safety and aesthetics of the development. Well maintained spaces encourage regular use, which in turn creates natural supervision of publicly accessible areas.

Assessment of development proposal

The proposal effectively provides a clearly defined use for the site (i.e. seniors living) and will increase the occupation of the area both during the day and night.

The visible presence of residents and visitors in and around the development, along with frequent maintenance of the buildings, communal areas and landscaped areas will send cues that the facility is frequently occupied and well cared for. This will help to deter offenders as this increases the risk of being detected and challenged.

The proposed development provides opportunities for residents to connect and interact through the provision of dedicated, secure communal indoor and outdoor spaces provided around the Community Hub and in between the buildings.



Communal courtyard space is located in between Building A and B, in between Building B and C, and in the Southern Courtyard area. These areas contain lawn, trees, landscaping, winding pathways, seating, and a water feature.

The courtyard between B and C is part of the public realm and is the most open, which allows for maximised passive surveillance from the buildings, and respective balconies.

The Community Hub located in Building D provides a number of facilities (such as gym, cafe, lounge, salon) which will increase the passive and active use of these spaces.

Given the location of the public car park on Jamison Street, having clear signage and arrangements in place as to who is responsible for its management and maintenance is important. This space should be well lit and regularly maintained to ensure it remains safe and clean for users. If necessary, any parking restrictions and who is responsible for the enforcement should be clearly notified.

The site includes good landscape design which provides for suitable long-term space management and enhanced safety. It balances permeability, sight lines and natural access control with good amenity.

Overall, the proposed development will redevelop the existing use on site to provide a more contemporary provision of seniors housing and enhance its amenity and contribution to a sense of shared space and community with neighbouring aged care facility, The Royce.

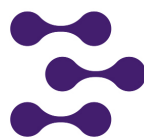
The site balances the appropriate and safe enclosure and openness of communal and private spaces. Both natural and formal designs of access control, surveillance, and territorial reinforcement contribute to the successful management of spaces within the site.

Recommendations and considerations

- Consider the inclusion of appropriate infrastructure within the communal open spaces (ie. seating, BBQ spaces) to increase the activity and use by residents and visitors which in turn will increase the visibility of people on site and also the connection between neighbours.
- Ensure mechanisms are in place to facilitate the on-going maintenance of the building, including the implementation of a rapid response policy for repair and maintenance issues.

- Prepare a Plan of Management prior to the occupation phase. This should include particulars on access and egress arrangements, management and operation of the community spaces and facilities such as cafe, salon, gym maintenance and cleanliness to ensure all tenants are aware of their responsibilities.
- Ensure clear signage and arrangements are in place to effectively manage the spaces in and around Buildings B and C which are publicly accessible but are within the boundaries of the property and therefore are private spaces.
- Given the location of the public car park on Jamison Road, ensure that there is an understanding as to who is responsible for its cleanliness and enforcement of any parking restrictions that are in place.
- Ensure landscaping and management of the courtyard and open space communal areas is undertaken consistently so that overgrown trees or foliage don't create unsafe pockets within the site.
- Ensure all buildings are capable of providing for a letter box collection point set within the residential entrance areas, thus allowing for surveillance and security. For further security, the entry points should be set back from the public street frontages.
- The garbage bay is located in the basement and is lockable and only accessed by authorised persons.





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