

CRIME RISK ASSESSMENT REPORT

MP 09_0418

12-40 BONAR ST AND 5 LOFTUS ST, ARNCLIFFE

OCTOBER 2009

1. INTRODUCTION

This document comprises a Crime Risk Assessment Report prepared for a proposed development at 12-40 Bonar Street and 5 Loftus Street, Arncliffe.

A residential development is proposed on the site with a total of 305 apartments over basement car parking for 443 vehicles. The development also includes a gymnasium, indoor pool and large central open space precinct. On-site management is also proposed to deal with maintenance issues on the site.

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	
<i>Clear sightlines between public and private places</i>	The private spaces of the proposed development, particularly the apartments, have clear sightlines with the street and the internal courtyard. Balconies and courtyards face the street as well as windows from habitable rooms. This will promote casual surveillance and minimise crime risk. Due to the positioning of balconies, there will be particularly close casual surveillance of the public spaces that surround the development site.
<i>Effective lighting of public places</i>	Street lighting together with strategically placed lighting of the development will provide for the appropriate levels of safety to the development whilst not adversely impacting on resident amenity. The lighting provided throughout the development will help to mitigate crime and provide maximum safety. The proposed basement is entirely for private use with secure access only. The basement will be well lit and walls painted white to increase reflective light in the basement, thereby providing increased levels of security and minimising concealment opportunities.
<i>Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.</i>	All proposed landscaping at public accessible ground level spaces is to consist of trees only. The trees will have canopies high enough to ensure that no hiding places will be available amongst vegetation. Refer to the landscape plan prepared by Guy Sturt & Associates for detailed species lists.
Access control	
<i>Landscapes and physical locations that channel and group pedestrians into target areas</i>	The public domain areas that surround the site at ground level are designed to guide pedestrians around the site and towards main entrance points of the development. Main entrance points are controlled through key / pin code / intercom access and all entrance points will contain CCTV surveillance. The proposal does not contain any 'stray' paths.
<i>Public spaces which attract, rather than discourage people from gathering</i>	The central courtyard has been designed with gathering points and a simple access pathway system that will provide good amenity and gathering spaces with good casual surveillance.
<i>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.</i>	Appropriate physical barriers will be put in place to all entrances to the carparking and loading areas of the building. Entrance to the car parking areas will only be achieved via electronic security systems while visitors will need to contact the appropriate resident through an intercom system to access the visitor car parking spaces. All apartment storage areas located in the basement will be locked.
Territorial reinforcement	



PRINCIPLE	ASSESSMENT
<i>Design that encourages people to gather in public space and to feel some responsibility for its use and condition</i>	The communal central courtyard area has been designed to accommodate for open lawn and mass planted areas. The development will provide an attractive leafy environment that will instil pride in the residents of the site. This will promote a sense of ownership.
<i>Design with clear transitions and boundaries between public and private space</i>	All areas at ground level will have clear delineation between public and private spaces. Ground level dwellings will be secured with courtyard fencing or raised terraces with secured entry gates. The development has been designed to communicate effective space management.
<i>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.</i>	The proposed central courtyard area will be available for use by all residents of the development. Areas for seating and BBQ activities are clearly shown on the landscape plan that accompanies the application. The courtyard area is designed as a welcoming area of landscaping for residents of the development and their visitors.
Space management	
<p><i>Space management strategies include:</i></p> <ul style="list-style-type: none"> ▪ <i>activity coordination;</i> 	The communal areas of the site provide for various types of activities with excellent casual surveillance from surrounding apartments.
<ul style="list-style-type: none"> ▪ <i>site cleanliness;</i> ▪ <i>Rapid repair of vandalism and graffiti;</i> 	The site will be maintained by various contractors who will form part of the building management regime set up by the owners association.
<ul style="list-style-type: none"> ▪ <i>the replacement of burned out pedestrian and car park lighting; and</i> ▪ <i>the removal or refurbishment of decayed physical elements.</i> 	

The design measures described in the above table demonstrate that the proposal incorporates numerous aspects 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 the proposed development at 12-40 Bonar St and 5 Loftus St, Arncliffe.

The development has been designed with close consideration to the crime minimisation measures identified in the document, *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.

