

# **CRIME RISK ASSESSMENT REPORT**

**330 CHURCH STREET, PARRAMATTA**

**JUNE 2013**

## 1. INTRODUCTION

This document comprises a Crime Risk Assessment Report prepared for an amended proposed development at 330 Church Street, Parramatta.

The amended proposal involves a residential and serviced apartment development with a total of 644 apartments over a podium containing retail space and basement and above ground car parking. The development also includes a gymnasium and areas of communal open space. 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
<b>Surveillance</b>	
<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 communal open spaces areas in the site. Balconies and courtyards face the street and riverfront 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 site.
<i>Effective lighting of public places</i>	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 parking areas will be well lit and walls painted white to increase reflective light, 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>	The landscaping proposed on the podium is accessible only to residents and guests of the development. The area will be clearly visible from all apartments in both towers.
<b>Access control</b>	
<i>Landscapes and physical locations that channel and group pedestrians into target areas</i>	The communal 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 proposal provides several nodes that will encourage people to gather at ground level.  The communal open space on the podium level 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 the entrance to the carparking and loading area of the building. Entrance to the car parking area will only be achieved via electronic security systems while visitors of residents 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.

PRINCIPLE	ASSESSMENT
<b>Territorial reinforcement</b>	
<i>Design that encourages people to gather in public space and to feel some responsibility for its use and condition</i>	The communal open space areas on the podium have been designed to accommodate for turfed and mass planted areas. The development will provide an attractive landscaped 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. 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 communal open space areas will be available for use by all residents of the development. Areas for seating and opportunities for leisure activities are clearly shown on the landscape plan that accompanies the application. The communal open space areas are designed as a welcoming area of landscaping for residents of the development and their visitors.
<b>Space management</b>	
<i>Space management strategies include:</i>	
▪ <i>activity coordination;</i>	The communal areas of the site provide for various types of activities with excellent casual surveillance from surrounding apartments.  The site will be maintained by various contractors who will form part of the building management regime set up by the owners association.
▪ <i>site cleanliness;</i>	
▪ <i>Rapid repair of vandalism and graffiti;</i>	
▪ <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 amended proposed development at 330 Church Street, Parramatta.

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.