

CRIME RISK ASSESSMENT REPORT

**61 MOBBS LANE, EPPING: RESIDENTIAL STAGE 3
DEVELOPMENT**

BUILDINGS 11, 12, 13/14, 15/16 AND 17

SEPTEMBER 2012

1. INTRODUCTION

This document comprises a Crime Risk Assessment Report prepared for a proposed development at 61 Mobbs Lane, Epping – Residential Development Stage 3 (Buildings 11, 12, 13/14, 15/16 and 17).

A residential development is proposed on the site with a total of 324 apartments.

- Building 11 is proposed to accommodate 7 x 1 bedroom apartments, 38 x 2 bedroom apartments, 2 x 3 bedroom apartments, providing a total of 47 apartments and 57 car parking spaces (including 1 car wash bay);
- Building 12 is proposed to accommodate 6 x 1 bedroom, 76 x two bedroom apartments, 1 x three bedroom apartments providing a total of 83 apartments and 100 car parking spaces (including 1 car wash bay);
- Building 13/14 is proposed to accommodate 61 x two bedroom apartments, 8 x three bedroom, providing a total of 69 apartments and 87 car parking spaces are provided (including 1 car wash bay);
- Building 15/16 is proposed to accommodate 6 x 1 bedroom apartments, 75 x 2 bedroom apartments and 3 x 1 bedroom apartments, providing a total of 84 apartments and 103 car parking spaces (including 1 car wash bay);
- Building 17 is proposed to accommodate 7 x 1 bedroom apartments, 34 x 2 bedroom apartments, providing a total of 41 apartments and 49 car parking spaces (including 1 car wash bay);
- Associated Landscaping; and
- Strata subdivision and Staged occupation.

24 hour on -site management is 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 apartments, that is balconies have clear sightlines to the streets and the surrounding open space areas. The front yards/courtyards areas are located either towards the internal open spaces of the development or to the main access points. This will enhance casual surveillance. In addition, balconies are also orientated both to the front of the site and to the rear again increasing surveillance as it will be possible to observe vehicles and pedestrians approaching the building. These measures will promote surveillance and minimise crime risk.
<i>Effective lighting of public places</i>	Street lighting together with strategically placed lighting on the residential flat building 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 one secure access point for vehicular access for Buildings 11, 12, 13/14 and 15/16. Building 17 has a separate basement. The basements 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 ground level spaces is to consist of paving, turf and trees. The trees will have canopies high enough to ensure that no hiding places will be available amongst vegetation. Refer to the landscape plans in Annexure 5 prepared by Guy Sturt for detailed species lists.
Access control	
<i>Landscapes and physical locations that channel and group pedestrians into target areas</i>	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>	A large portion of Stage 3 is publically accessible and refers to the natural bushland to the west of the buildings. This area will be punctuated with paths. In addition a playground and BBQ area is provided to the south of Building 11. This Stage has the largest amount of public spaces which will provide an aesthetic and functional 'lung' to the development.
<i>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.</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.

PRINCIPLE	ASSESSMENT
Territorial reinforcement	
<i>Design that encourages people to gather in public space and to feel some responsibility for its use and condition</i>	As mentioned above there is a playground and BBQ area to the south of Building 11 and all open spaces have excellent surveillance. The primary area for people to gather is in the tennis court/cafe area in the centre of the development which will be well trafficked and surveyed.
<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 will be secured with courtyard fencing. 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 use of fencing and change in paving pertaining to driveways etc will clearly delineate which spaces are for private and which are for public use.
Space management	
<i>Space management strategies include:</i> <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 townhouses. 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>site cleanliness;</i> 	
<ul style="list-style-type: none"> ▪ <i>Rapid repair of vandalism and graffiti;</i> 	
<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 Residential Development – Stage 3 (Buildings 11, 12, 13/14, 15/16 and 17) at 61 Mobbs Lane, Epping.

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 given its proximity to the proposed public domain. The development has been designed to provide for a high level of casual surveillance and clear delineation of private and public spaces. (The public spaces which interface with this phase are outlined in the Early Works Package, (MP. No. 08_0258) approved 14 July 2010.