

CRIME RISK ASSESSMENT REPORT

**61 MOBBS LANE, EPPING: RESIDENTIAL STAGE 2
DEVELOPMENT (BUILDINGS 6,9, 10 & 17)**

JUNE 2011

1. INTRODUCTION

This document comprises a Crime Risk Assessment Report prepared for a proposed development at 61 Mobbs Lane, Epping Park – Residential Development Stage 2 (buildings 6, 9, 10 & 17).

A residential development is proposed on the site with a total 221 apartments, allocated over four separate buildings, plus one retail unit, basement car parking and associated landscaping. 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 buildings have clear sightlines to the streets and the surrounding open space areas. The front balconies and windows are located towards the internal streets of the development which are also the main access points within the development. 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 of the residential 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 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 Early Works Landscape plans prepared by Aspect and subsequent Landscaping Plans prepared by Guy Sturt Associates..
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>	The public open spaces in this phase have been specifically designed to create a central meeting place for residents. The area has a tennis court and retail unit. The area will be visible from the surrounding buildings and will be an inviting space for all residents.
<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.

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>	The main public open space in this phase is the centrally located tennis court. This is a facility which is available for use by all residents therefore it will encourage a sense of joint ownership.
<i>Design with clear transitions and boundaries between public and private space</i>	All areas at ground level will have a clear delineation between public and private spaces. Ground levels will be secured with courtyard fencing. The development has been designed to communicate effective space management with clearly differentiated private and public space.
<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>	This application is restricted to private space only. It is clear by virtue of fencing and the change in paving pertaining to driveways, 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.
<ul style="list-style-type: none"> ▪ <i>site cleanliness;</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>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> 	
<ul style="list-style-type: none"> ▪ <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 2 (buildings 6, 9, 10 & 17) at 61 Mobbs Lane, Epping Road.

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 clearly in the Early Works Package, (MP. No. 08_0258) approved 14 July 2010.