

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

FOR PROPOSED TOWNHOUSE DEVELOPMENT AT
43 OLD PITTWATER ROAD, BROOKVALE

SEPTEMBER 2018

1. INTRODUCTION

This Crime Prevention Through Environmental Design has been prepared as part of Development Application submitted to Northern Beaches Council.

2. PROPOSAL

The proposed development comprises 4 townhouses, including 1 level basement parking and 2 level above ground townhouses with attic.

3. CPTED

Surveillance:

In general, the development will provide 24-hour surveillance to Old Pittwater Road, Funda Place and proposed internal public area. Adequate lighting will be provided along the public walkway to illuminate any dark corners.

Within the basement parking, sufficient lighting and light colour painting will be provided to increase the sense of safety and to prevent any dark areas.

Access Control:

There are three access points between the basement and the public domain, that are the driveway ramp and 2 fire exists. The driveway will be appropriately secured to permit access only to desired users, being residents and their guests, and each fire-rated stair will be fitted with one-way opening door.

The access to the individual townhouse will be appropriately secured, and are designed to be under the passive surveillance of surrounding buildings and the proposed development.

Territorial Reinforcement:

The differentiation between the public and private domain is clear. In addition to access control, which clearly delineates public and private spaces, additional visual cues such as paving materials and external lighting will be used to distinguish between public and private spaces. Where necessary, appropriate signage will be incorporated to inform resident and the member of the public of territorial boundaries.

Space Management:

The public accessible areas of the site are designed to be under the passive surveillance of surrounding buildings and the proposed development. The future strata community will be responsible for the maintenance of the public domain for the site cleanliness, repaid repair of vandalism and graffiti and etc. to ensure the attractiveness and safety of the space.

The above statement and the design of the proposed building has been undertaken and directed by Leo Wang.



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