

4 Delmar Parade and 812 Pittwater Road, Dee Why

Crime Risk Assessment and Security Management Plan

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**4 DELMAR PARADE AND 812 PITTWATER ROAD,
DEE WHY**

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Prepared under instructions from
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1.0 INTRODUCTION

1.1 Introduction

This document comprises a Crime Risk Assessment and Security Management Plan for a proposed development comprising the demolition of existing structures and construction of a mixed use development containing 3 commercial tenancies and 230 apartments over 2 storey basement containing 340 car parking spaces, lot consolidation and subdivision at 4 Delmar Parade and 812 Pittwater Road, Dee Why.

This Report has been prepared with consideration to the Department of Planning's guidelines entitled "Crime prevention and the assessment of development applications" and comprises a Crime Risk Assessment as well proposed Security Measures.

1.2 Proposed Development

The proposal is for a mixed use redevelopment of the site comprising the following:

- Demolition of existing buildings;
- Erection of 2 buildings above two common basement levels as follows:
 - Building A – a 5 storey building presenting to Delmar Parade containing a ground floor commercial tenancy and 123 apartments
 - Building B – a 7 storey building to Pittwater Road containing two ground floor commercial tenancies and 107 apartments.
- All vehicular access into the development is provided via a driveway on the eastern end of the Delmar Parade frontage, which provides access to a ground level loading bay and garbage collection area behind the commercial tenancy, as well as to the basement levels. The basements levels will accommodate 340 car spaces, bicycle parking, garbage rooms, storage and plant. The basement will be accessed from all levels of the building via a lift or ramp.
- A central open space on the western side of Building A and also between Buildings A and B provides for communal open space for the residents of the development.
- Torrens title subdivision of the development into 2 allotments.

The proposed development is detailed on the architectural plans prepared by Rothelowman Architects.

1.3 Locality

The site is located within the suburb of Dee Why and is within Northern Beaches Local Government Area.

The site is located at the southern entry into the Dee Why town centre and along with its neighbours forms an important gateway function for the town centre, referred to as the 'Delmar Precinct'. The precinct comprises four allotments zoned B4 Mixed Use bounded by Delmar Parade to the north, Pittwater Road to the west, Stony Range Botanic Garden to the south and low density residential context to the east.

The Delmar Precinct is undergoing transformation and conversion from a predominantly commercial and semi-industrial pocket into a vibrant mixed use precinct. Construction is well progressed for a 7 storey mixed use development at 2 Delmar Parade on the corner of Delmar Parade and Pittwater Road, also by Landmark Group which is the proponent for the subject application. The subject proposal represents the balance of the Delmar Precinct with the exception of the AVIS site at 816 Pittwater Road.

The location of the site is illustrated in Figure 2 below.



Figure 1:

Aerial view of
the site

1.4 Crime Rates

The NSW Bureau of Crime Statistics and Research provides an overview of the crime profile for Northern Beaches LGA. The data can assist in identifying specific crimes prevalent in an area and guide design to limit the recurrence of anti-social behaviour.

A review of the local statistics for 2021 found that the Northern Beaches LGA is subject to the following crimes relevant to residential development:

- malicious damage to property;
- stealing from motor vehicles;
- motor vehicle theft; and
- breaking and entering dwellings.

The BOCSAR data provides crime hotspot maps and the crime hotspots for break and enter dwellings is provided at Figure 3 below and for motor vehicle theft at Figure 4.

The hotspot maps show that there is a hot spot for break and enter dwellings further north in the Dee Why town centre where there is greater existing residential population, and motor vehicle theft is dominant along Pittwater Road.

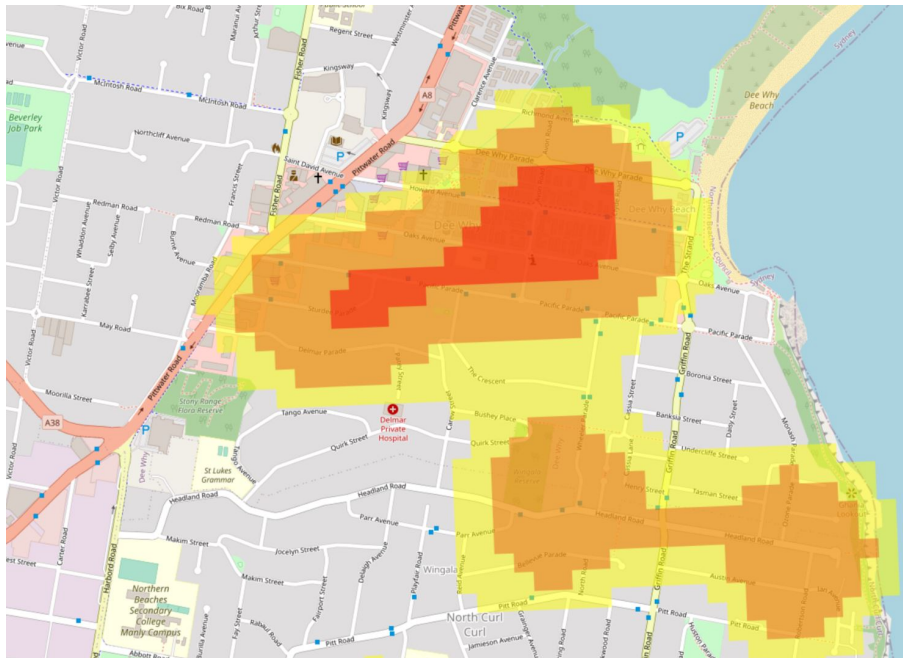


Figure 3:

Incidents of Theft (Break and enter dwelling) July 20 – June 21

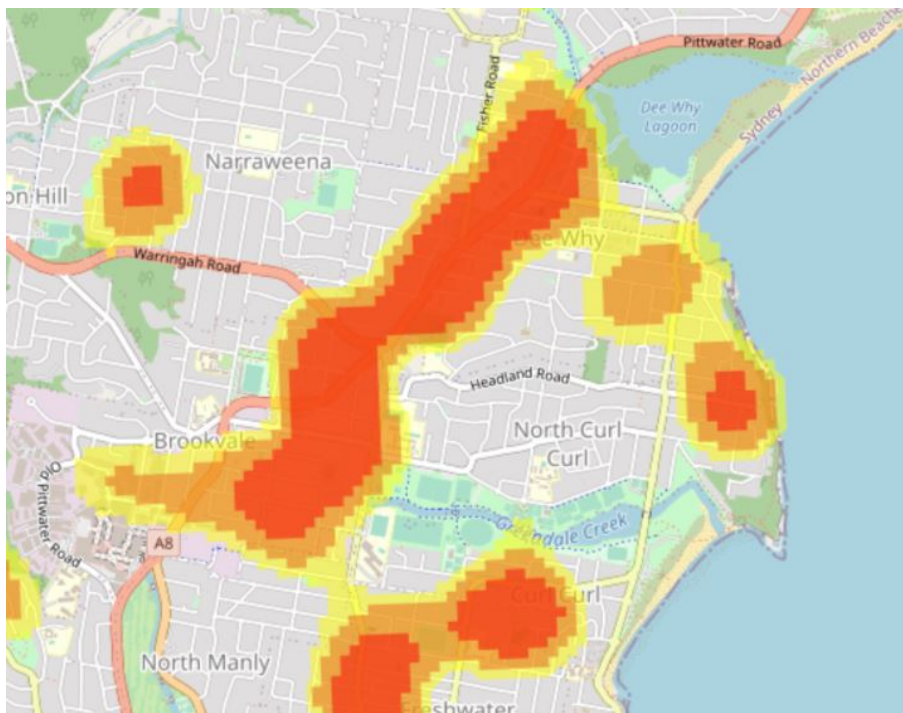


Figure 4:

Incidents of Theft (Motor vehicle theft) July 20 – June 21

2.0 CRIME RISK ASSESSMENT

2.1 Objectives of Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'
- removing conditions that create confusion about required norms of behaviour

2.2 Principles of Crime Prevention Through Environmental Design

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

2.2.1 Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance

2.2.2 Access Control

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

2.2.3 Territorial Reinforcement

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for.

Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.

2.2.4 Space Management.

Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism

and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements

2.3 Assessment

The table below provides an assessment of the development against the Crime Prevention Through Environmental Design principles.

Principle	Comment
Surveillance	
Clear sightlines between public and private places	The proposed development has been designed to provide clear sightlines between the streets and the buildings. The habitable rooms of the dwellings within the development face all surrounding streets and ensure that a high level of passive surveillance has been achieved. The development maintains open front setback areas which maintains clear sightlines around the development and adjacent streets. The building design has also avoided any elements behind which offenders could hide.
Effective lighting of public places	The apartment lobbies will be well lit to avoid poorly lit dark spaces with the use of automated lighting.
Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims	The landscape design, whilst generous, also ensures that it is difficult for offenders to hide. This is also assisted by the high level of passive surveillance from surrounding apartments.
Access Control	
Landscapes and physical locations that channel and group pedestrians into target areas	The proposed development has been designed to define the street edges of the site and the lobbies are used to channel pedestrians into the building through security controlled entry.
Public spaces which attract, rather than discourage people from gathering	The public domain surrounding the site will be upgraded and improved as part of the proposed development which will attract people to the site.
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.	All entries into the private areas of the development will be security controlled and entry into the car park is security controlled with swipe access for residents and intercom security for guests.
Territorial Reinforcement	
Design that encourages people to gather in public space and to feel some responsibility for its use and condition	The proposed development does not include any public spaces.

Principle	Comment
Design with clear transitions and boundaries between public and private space	The development defines the street edges of the site. A high level of permeability is provided within the development and delineation between public and private space is achieved through security access control for lobbies and also private courtyard walls.
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	The private spaces within the development including lobbies will include a different surface treatment to the adjacent public domain and also publicly accessible areas within the development which signifies that it is private property. The development also uses changes in materials to indicate the intended purpose for the various private and common spaces within the development.
Space Management	
Space is appropriately utilised and well cared for	Building management will be responsible for ensuring that the development is routinely maintained. This signifies a sense of care and ownership within the development which serves to prevent crime.

The Crime Risk Assessment Rating of the proposed development is considered to be low and it is considered that the proposed development will:

- Provide significantly increased passive surveillance opportunities within and around the site;
- introduce a greater number of future residents into the site which will help to increase surveillance opportunities and territorial reinforcement;
- provide access control mechanisms;
- provide the opportunity for improvement of the site and immediate locality which will increase the perception of the area as a high quality and safe environment; and
- reinforce visitor’s perception of safety and legibility of the development.

3.0 SECURITY MEASURES

Recommendations to further improve the safety and security of the development include:

- Introduce way finding signage to reinforce the perception to safety and legibility of the development. The signage is to provide clear means of identifying lobby entrances to the building, restrict access to unauthorised areas of the development and provide a clear means of how to access the community facilities.
- Provide adequate lighting which is, fit for purpose and well distributed throughout the proposed development and ensure it meets the minimum Australian and New Zealand Standards and objectives for crime and fear reduction as outlined in Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas.
- Ensure the landscaping design within the development and adjacent public domain areas does not give rise to concealment opportunities.
- Provide restricted electronic access keys or the like to the secure gates/ doors at the entrance/exit of the car park.
- Provide an intercom system and electronic access keys or the like at the residential lobbies in the residential flat development to ensure access is only for residents and authorised visitors.
- Ensure mechanisms are in place for on-going maintenance of landscaping and external areas of the building, which includes:
 - rapid removal policy for vandalism repair and the removal of graffiti; and
 - maintenance of landscaped spaces.

4.0 CONCLUSION

This Crime Risk and Security Report for the proposed mixed use development at 4 Delmar Parade and 812 Pittwater Road, Dee Why concludes that the proposed development has been designed in a manner consistent with the principles of Crime Prevention through Environmental Design subject to the implementation of the recommendations of this report.

The proposed development provides a high level of engagement with the street and introduces passive surveillance both within the development over the surrounding public domain. The security measures proposed will contribute to the achieving of the objectives outlined above.