



As part of The Ponds latest Display Village, the NSW Department of Attorney General and Justice has collaborated with UrbanGrowth NSW and Eden Brae Homes to develop a Safe Design Home that incorporates contemporary best practice safe design for residential dwellings.

The Safe Design Home provides visitors with an insight into safe design considerations and products that the residential building industry is incorporating within new homes.

Features

The Safe Design Home showcases a range of design features, techniques and building products that the design and home building industry utilise to enhance safety within individual homes and across local communities. Design techniques and features have been incorporated to provide:

- 1. Indications of home occupancy** through the use of design features that promote high visibility and a strong building presence to the street.
- 2. Defined property boundaries** and visitor access routes around the home's exterior through the use of landscaping materials, plantings and sensor lighting.
- 3. Passive surveillance** through the layout of internal rooms and window placement to enhance visibility throughout the home.
- 4. Protection against unauthorised entry** through security products including security doors, window and door locks and home alarm systems.

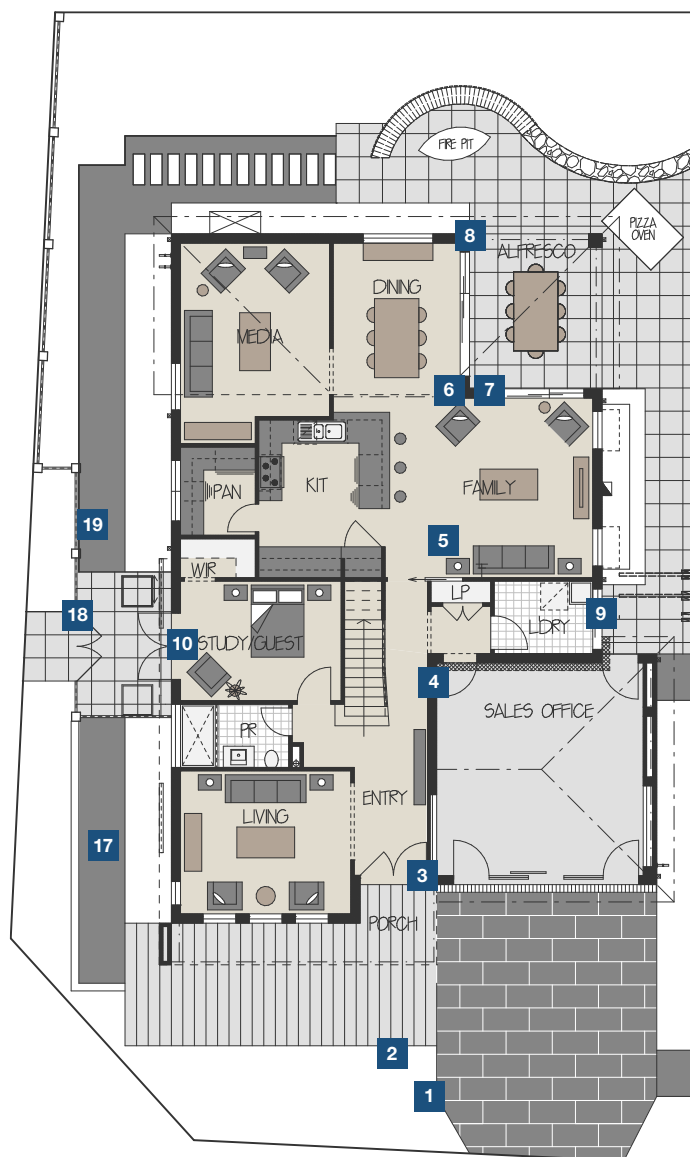
Passive surveillance

Passive surveillance is about providing the opportunity for occasional sightlines and views to the street and local neighbourhood from within the home. Households and neighbourhoods that provide opportunities for passive surveillance assist in establishing connections and awareness between households which, together with other neighbourhood activities, fosters care and wellbeing within residential communities.

Signage map

An interpretative signage trail throughout the Safe Design Display Home highlights the design features and products and provides you with practical examples of measures that can be adopted to secure housing and promote safe communities.

Ground floor



1. Keyed and oversized mailbox

The oversized mailbox allows for the delivery of a range of letter and parcel sizes without overflowing. The keyed lock secures mail providing simple protection from identity theft and fraud.

Alternative mail collection measures while away (such as redirection or having neighbours collect) reduce indications that you are away and the likelihood of property offences to your home.

2. Landscaping

The plants in this garden have been designed to maintain sightlines (particularly between 600–1800mm) and provide visual, climatic and environmental qualities without providing opportunities for

concealment. Further to this, visual design clues within the landscaping and outdoor lighting provide a clear guide for visitors to the front door.

3. Front door

Visibility of the home's key entry point is the best defence against unauthorised entry. The extensive glazing of this door allows easy observation and identification of visitors.

4. Alarm

This alarm provides a back to base monitored response service and incorporates additional features such as a panic alarm and zonal operation, providing a higher level of home security than regular alarms. It is important to use accredited installers and licensed security providers in the selection and installation of your new alarm.

5. Interior floor plan

The interior floor plan maximises the northern aspect to the family, dining and alfresco living areas and is designed to maximise visibility, connections and sightlines between these rooms and the rear yard. The layout allows for seamless indoor-outdoor living whilst providing visibility and occupancy as a key defence against household crime.

6. Door lock

The locking mechanism in this door allows for a 'privacy-lock' feature, which secures your home but allows for simple and quick exit. The 'deadlock' option requires keyed opening from inside or outside of the property.

7. Performance glazing

The security glass has a clear vinyl interlayer invisibly inserted between the two sheets of glass. This provides additional resistance to impact blows whilst optimising environmental performance of the home. The glazing also provides additional safety following accidental breaking of glass by holding the glass in position following impact.

8. Sensor lighting

While unauthorised entry generally occurs during daylight when homes are unoccupied, community perceptions of crime at night are strong. Sensor lighting at the property boundary and specifically at entry and exit points increases both the visibility and amenity of the home while providing a greater sense of security.

9. Security door (laundry)

A quality security door provides protection to unauthorised entry as well as allowing additional home ventilation in summer months without compromising security of the property. Security doors are a recommended addition for all external door openings.

10. Home office and study

Unauthorised entry typically occurs during business hours when the home is unoccupied. Working from home in this office provides a constant presence throughout the day contributing to home and wider neighbourhood safety. This office could also be converted to self-contained living to cater for extended family living arrangements.

11. Window locks

Keyed locks on all windows allows these points to be secured against possible unauthorised entry. The lockable winder enables these secured windows to be opened for ventilation without compromising home security.

12. Passive surveillance of Riverbank Drive and neighbouring properties

Large windows on the first floor allow for informal surveillance of Riverbank Drive and the front yards of neighbouring properties. These windows also allow for easy supervision of the neighbouring park.

13. Corner balcony

In many new communities balconies have been confined to the rear of homes. This balcony provides functional space and amenity to the main bedroom as well as an additional presence to both street frontages.

14. Sightlines to park

Larger windows on the first floor encourage passive surveillance of the adjoining street and public park, promoting greater accountability and contributing to community safety and use of these public spaces.

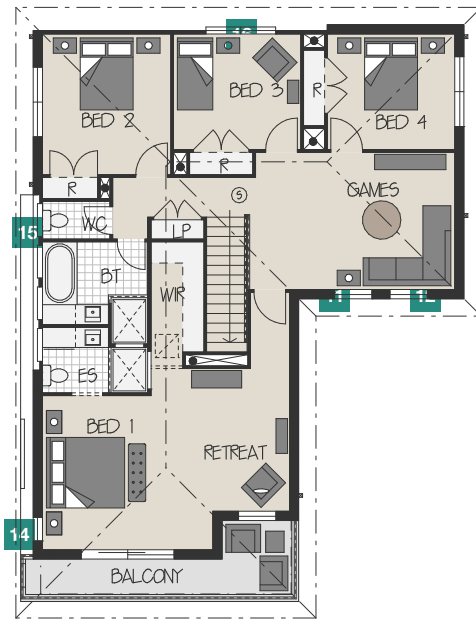
15. Utility windows on 1st floor

Standard size windows in the utility rooms on the first floor allow for easy observation of Riverbank Drive and properties across the street. The windows convey the appearance of habitable rooms as viewed from the street which also contributes to neighbourhood safety.

16. Screen window

The proximity of this window to the roof line and rear of the house makes it vulnerable to unauthorised entry. The installation of a security screen adds a level of security without impeding ventilation and operation of the window.

First floor



17. Gravel pathway

A variety of landscaping materials can contribute to the safety of your property. This loose gravel when walked on provides subtle noise for an intruder to reconsider unauthorised access to the rear yard.

18. Future demarcation fence and gate to rear yard

A return fence and access gate to this yard would add to the safety in the final configuration of the rear yard fencing. Limiting the number of easily accessible points to your home can reduce opportunistic home burglary.

19. Side yard fence

This boundary fence is integrated with the landscaping and provides greater opportunity for passive surveillance than traditional solid panel fencing. The fencing also provides amenity to the rear yard and maintains an attractive elevation as viewed from the secondary street frontage.

The secondary street fencing to the front is set back from the front facade of the property and reduced in height to highlight prominence of the building and promote passive surveillance to the street.

Home owner adoption

The Safe Design Home demonstrates a range of design ideas and products to increase safety that can be easily incorporated into your existing home or undertaken as part of a renovation.

Quick Quiz

1. What features of this house increase the risk of detection an intruder would face when attempting to break in?

2. Which safe design features work to actively prevent unauthorised entry to the home?

3. Name three (3) features of how this house increases the natural surveillance of the property surrounds and neighbourhood?

4. What are the main identified points of unauthorised entry into a home?

5. What time of the day is your home most vulnerable to unauthorised entry?

6. What safety and security features are provided by performance glazing?

7. Which openings in your home should be fitted with a keyed locking mechanism?

8. What are the two (2) main benefits to installing a back-to-base alarm in your home?

9. How can you achieve a greater level of home security and safety within your neighbourhood?

For more information please visit NSW Department of Justice website
www.crimeprevention.nsw.gov.au/homesecurity

SAFE DESIGN DISPLAY HOME

Eden Brae Display Home
Corner of Riverbank Drive and Tomah Crescent, The Ponds

