

Waterloo Estate (South)

Crime Prevention Through Environmental Design Report

On behalf of
Department of Planning and Environment



Project Director

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14 June 2022

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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 Introduction

1.1 Purpose and Content

This Crime Prevention Through Environmental Design (CPTED) has been prepared on behalf of the Department of Planning and Environment (DPE) to support a Planning Proposal to facilitate the redevelopment of the Waterloo Estate (South).

The proposal seeks to facilitate the redevelopment of the Waterloo Estate (South) precinct into a mixed-use precinct located adjacent to the under-construction Waterloo Metro Station.

Given the stage of the development as a Planning Proposal, this CPTED Report adopts a high-level assessment of the current masterplan and indicative building envelopes, as well as public spaces including the northern and southern parks and numerous through site links. A comprehensive CPTED assessment of proposed building forms and design will be undertaken during the Development Assessment (DA) phase once detailed design and interfaces with the public domain are developed.

This CPTED Report assesses the proposal in terms of the key principles of CPTED and provides recommendations that should be implemented as part of the future detailed design for the site.

1.2 About the Author

The author has completed the Safer by Design Course (Attendee ID: 51203146) by the NSW Police Force, which provides CPTED approved courses and qualifies the author to prepare this report.

1.3 Report Structure

The structure of this report is as follows:

- Chapter 1 introduces the report
- Chapter 2 provides an overview of applicable CPTED legislation
- Chapter 3 provides an overview of the site's context
- Chapter 4 outlines the proposed masterplan
- Chapter 5 details the methodology used in this assessment
- Chapter 6 provides an overview of applicable CPTED policy
- Chapter 7 provides an overview of crime in the surrounding area
- Chapter 8 provides an assessment* of how the proposal promotes the development of a safe urban environment
- Chapter 9 provides a summary of recommendations identified in Section 8
- Chapter 10 concludes the report and provides CPTED recommendations

*A detailed assessment of the proposed development is attached and marked **Annexure 1**, which aligns NSW Police requirements for assessing CPTED principles.

2 Legislative Requirements

Local and State Government organisations have an obligation to assess whether a development provides safety and security to users and the community. An overriding objective of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*

It should be noted that there is no legislative requirement to assess CPTED principles at the Planning Proposal stage of a development as this is typically reserved for detailed assessment stage. In accordance with the legislative requirements detailed below, all future Development Applications (DAs) to be lodged for the site will require further CPTED assessment.

Before a decision can be made on a DA in accordance with Part 4 of the EP&A Act, a consent authority (generally, a local council) must consider the DA under section 4.15 of the EP&A Act. Section 4.15 includes a number of sub-sections requiring the consent authority to consider the following matters:

- (a) *the provisions of—*
 - (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
 - (v) *(Repealed)**that apply to the land to which the development application relates,*

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

Crime prevention falls under the bold subsection above, and is generally considered as a key matter for consideration, under Section 4.15.

The NSW Department of Planning and Environment (DPE) has prepared guidelines under Section 4.15 of the EP&A Act entitled "*Crime prevention and the assessment of DAs: Guidelines under Section 4.15 of the Environmental Planning and Assessment Act 1979*" (the CPTED Guidelines). These guidelines aim to help consent authorities consider and implement CPTED principles when assessing DAs.

Some local councils have also incorporated specific CPTED provisions within their Development Control Plans (DCPs) as a matter for consideration under Section 4.15.

As a matter of best practice, public authorities usually consider the assessment of projects against the CPTED Guidelines as critical to the consideration of any matters likely to affect the environment.

If a development presents a crime risk, the CPTED principles and guidelines can be used to justify:

- modification of the development to minimise the risk of crime, or
- refusal of the development on the grounds that crime risk cannot be appropriately minimised.

A concept that has emerged more recently is that of Crime Prevention through Environmental Management (CPTeM). CPTED assessments now often consider, and make recommendations about, ongoing management arrangements. This is an important element of ensuring crime prevention is supported not only through the design process but also through on-going use of the development.

Any future detailed planning application (State Significant Development, Development Application or Part 5 Approval) within the Waterloo South Precinct will require a detailed CPTED assessment to be undertaken, as required by the relevant legislation referenced above.

3 Site Context

3.1 Site Location

The site known as Waterloo Estate (South) is located in the suburb of Waterloo. It includes public housing blocks owned by the NSW Land and Housing Corporation (LAHC), as well as private residential and commercial lots and strata apartment buildings.

As shown in Figure 1, the site is part of Waterloo Estate (outlined in green dotted line) and next to Waterloo Metro Quarter (outlined in purple dotted line). Of the public housing estate, the site comprises two blocks south of Raglan Street and west of George Street, and the remainder of blocks south of Wellington Street. It does not include the public housing blocks north of Wellington Street and east of George Street, and the blocks north of Raglan street.

The site is bounded by Raglan Street in the north, Cope Street in the west, McEvoy Street in the south, and Waterloo Park, Kellick Street, Gibson Street, Wellington Street and George Street to the east.

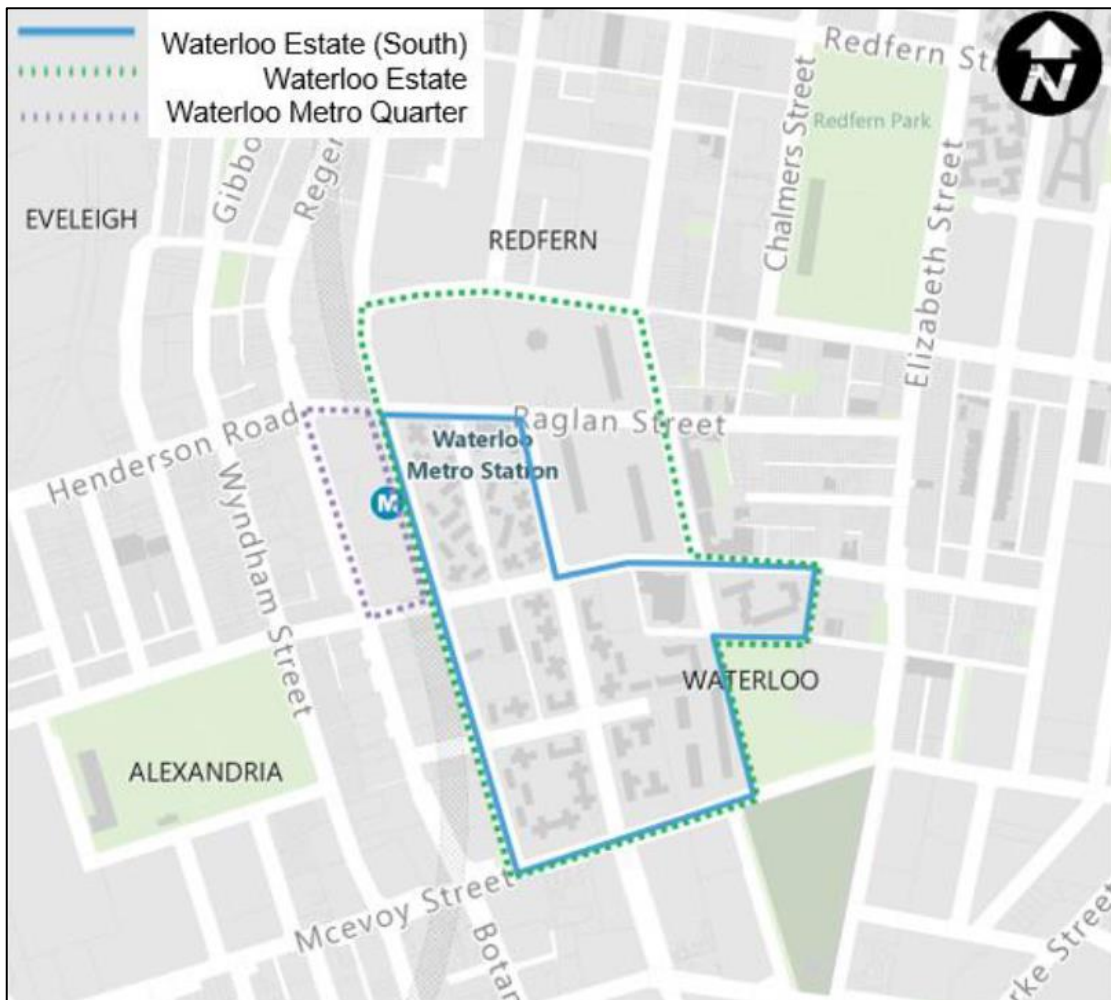


Figure 1: Waterloo Precincts Plan
Source: DPE

The site is located within the City of Sydney local government area, approximately 3 kilometres south of Sydney Town Hall and 1 kilometre north of Green Square Town Centre. As shown in Figure 2, the site is located between Redfern in the north and Green Square Town Centre to the south, with Alexandria to the west and the northern parts of the Green Square Urban Renewal Area to the east.

Following the approval of the Waterloo Metro Quarter concept proposal, the following State Significant Development (SSD) applications have been determined, or are near determination:

- SSD-10437 for the detailed design of the southern precinct providing a 25 storey student housing building for approximately 474 students (12,144sqm), a nine storey social housing building containing 70 apartments (5,431sqm), publicly accessible open space, and 1,214sqm of non-residential uses – approved July 2021
- SSD-10440 for the detailed design of the northern precinct providing a commercial building of varying heights (partly nine, 13 and 15 storeys) with publicly accessible open space, 34,150sqm of commercial floor area, and 588sqm of retail floor area – approved September 2021.
- SSD-10439 for the detailed design for the central precinct providing a part-three and part-23 storey mixed use building with public accessible open space, 12,025sqm of residential floor area, 2,283.8sqm of floor area for community facility, and 614.6sqm of commercial floor area – recommended for approval November 2021.

The former Australian Technology Park, now known as South Eveleigh, is within walking distance of the site. South Eveleigh is a growing centre for employment and has seen significant addition of commercial and retail floor space in recent years, with more planned soon.

Green Square Town Centre is close to the site and offers a train station connecting to Central Sydney and Sydney Airport, as well as a growing employment, retail and services offering. Green Square Library, Joynton Avenue Creative Centre, Perry Park Recreation Centre and Gunyama Park Aquatic and Recreation Centre are among the recently delivered community facilities.

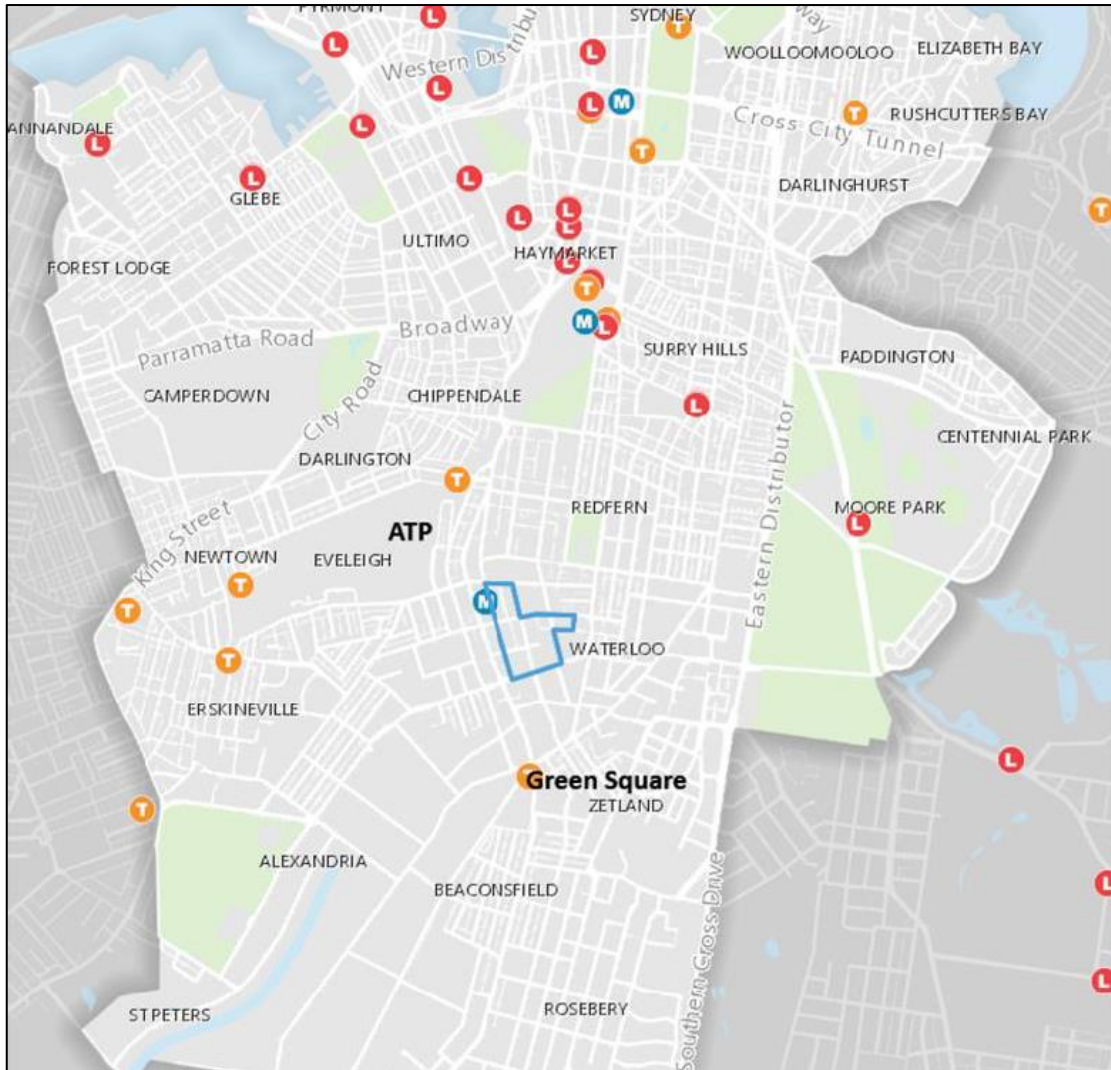


Figure 2: Local government area context
Source: DPE

3.2 Site characteristics

Including internal roads, the site is 10.6 hectares in area and has a perimeter of 1,720 metres. The total site area of all lots is 90,942 sqm. There are 21 lots in total, of which LAHC own 12, making up 91% of the total site area.

The LAHC-owned sites are all currently used almost exclusively for the provision of social housing, with small amounts of space also being used for community rooms and offices. Other uses in the precinct include commercial offices at 221-223 Cope Street, light industrial at 116 Wellington Street, infrastructure at 336 George Street, strata multi-unit residential at 233 Cope Street, 291 George Street and 110 Wellington Street, and single residential dwellings at 225-227 Cope Street and 111 Cooper Street.

Figure 3 shows the land uses distributed across the site, with social housing owned by LAHC in green, strata residential in blue, private single houses in yellow, commercial offices in red, industrial in purple and infrastructure in orange.

The site contains 749 social housing dwellings and 120 private dwellings. There is 82,365 sqm GFA of existing built LAHC-owned social housing, about 12,000 sqm GFA of private residential, and about 3,000 sqm GFA of commercial and other uses. There are about 60 workers currently on the site, based on the City of Sydney's 2017 Floor Space and Employment Survey.

Jobs are located at the commercial office building at 221-215 Cope Street, the industrial premises at 116 Wellington Street, and the local Department of Communities and Justice office located in the Drysdale building at 232 Pitt Street.

The existing building typologies represented on the site are:

- single-storey cottages located on Cooper Street, built in the 1950s and 60s with three or more compact studios in each cottage;
- two and three storey walk-ups built in the 1950s and 60s with one and two bedroom apartments;
- infill development built in the 1990s (111 Cooper Street, a privately owned terrace, and 97-109 Cooper Street, with a mix of two and three storey adjoined social housing terraces, and 44 Cooper Street, a small apartment building in the 238-246 George Street block);
- taller buildings up to seven storeys built in the 1980s, including those named 'Dobell' and 'Drysdale' featuring larger three and four bedroom apartments;
- commercial and industrial warehouses at the corner of Cope Street and Wellington Street;
- four storey private strata residential development at 233 Cope Street, built in the 1990s;
- heritage listed Duke of Wellington Hotel, which is currently a strata multi-unit residential development;
- heritage listed terraces at 229-231 Cope Street;
- heritage listed house at 225-227 Cope Street, which was a childcare centre; and
- heritage listed substation at 336 George St, facing McEvoy Street.

4 Proposed Development

A planning proposal request was submitted by LAHC in May 2020 to change the planning controls that apply to Waterloo Estate (South). LAHC have indicated later requests will be made for Waterloo Estate (Central) and Waterloo Estate (North).

The request applies to both LAHC-owned land and privately-owned land and is to facilitate the redevelopment of the site for social housing units, affordable housing by a Community Housing Provider, housing to be sold, commercial space, community services, open space, new streets and access.

4.1 Proposed Amendments to Sydney LEP 2012

The Planning Proposal is intended to:

- repeal the South Sydney LEP 1998 to the extent it applies to the land;
- incorporate new planning controls and maps into Sydney LEP 2012 for LAHC-owned sites currently subject to South Sydney LEP 1998; and
- amend the planning controls that currently apply to privately owned land in the Sydney LEP 2012.

4.2 Development Outcomes

The planning proposal will facilitate the redevelopment of the Waterloo Estate (South) for:

- about 3,012 dwellings, including about 847 social housing dwellings (about 28.2% of dwellings and 26.5% of residential gross floor area (GFA)), about 227 affordable dwellings (about 7.5% of dwellings and 7.0% of residential GFA) and about 1,938 market dwellings (about 64.3% of dwellings and 66.5% of residential GFA) on LAHC owned sites, plus about 127 additional market dwellings on privately owned sites;
- a main park adjoining Waterloo metro station of more than two hectares and a small park in the south of the site in the block bounded by Cope, John, George and McEvoy Streets;
- about 255,000sqm GFA, including no less than 12,000 sqm for commercial premises and 5,000 sqm for community facilities, childcare and health facilities;
- four tall buildings of between 27 and 33 storeys (maximum RL 126.4m refer section 5.1.6) and most other buildings generally around 8 storeys (with some 4 storeys and others up to 13 storeys where development fronts a park or George or Pitt Street);
- new streets and through site links; and
- a new cycleway along Wellington Street.

The proposal is supported by the Waterloo Estate (South): Design Guide 2021, which establishes a masterplan for the site and provides detailed provisions for the redevelopment of the Estate. An extract of the masterplan and key supporting figures that have been considered as part of this CPTED Assessment are provided below.



Figure 3: Waterloo Estate (South) Urban Strategy
Source: DPE



Figure 4: Street blocks and building lots
Source: DPE

5 Methodology

The following key tasks and stages have been undertaken as part of this CPTED assessment.

Part 6: Policy Review

- NSW Government CPTED Guidelines
- City of Sydney Community Safety Action Plan 2019-2023
- Sydney Development Control Plan (SDCP) 2012

Part 7: Crime Profile

- Desktop site analysis – a safety audit was conducted to assess potential situational crime risks related to the proposed masterplan design, in accordance with the current NSW policy and practice. The analysis took into consideration the following regulation and assessment principles:
 - Surveillance
 - Lighting/technical supervision
 - Territorial reinforcement
 - Environmental maintenance
 - Activity and space management
 - Access control
- Review of crime data and statistics to identify potential crime issues - collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR).
- Consult with South Sydney Police Area Command (PAC).

Part 8: CPTED Assessment and Recommendations

- Review and assessment of the proposed development and identification of potential crime risks associated with the proposed development.
- Identification of potential mitigation measures.

6 Policy Overview

6.1 NSW Government CPTED guidelines

This report utilises the principles of CPTED, which are based on a situational approach to crime prevention, which seek to minimise the risks for possible crime offences to occur. This is achieved by:

- increasing the possibility of detection, challenge and capture;
- increasing the effort required to commit crime;
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- removing conditions that create confusion about required norms of behaviour.

Notwithstanding this, the report and approach acknowledges that any design strategy proposed cannot operate effectively in isolation and is one element of a broader approach to a crime prevention strategy that includes social and community inputs and complementary strategies.

There are four key CPTED principles laid out in the CPTED guidelines:

- Natural Surveillance;
- Access Control;
- Territorial Reinforcement; and
- Space Management.

These are discussed in greater detail below.

Natural Surveillance

NSW police defines natural surveillance as:

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space.

It relates to keeping intruders under observation. Natural surveillance allows people to engage in their normal behaviour while providing maximum opportunities for observing the space around them.

This is achieved by:

- Orienting buildings, windows, entrances and exits, car parks, rubbish bins, walkways, landscape trees and shrubs, in a manner that will not obstruct opportunities for surveillance of public spaces;
- The placement of persons or activities to maximise surveillance possibilities; and
- Provide lighting for night-time illumination of car parks, walkways, entrances, exits and related areas to promote a safe environment.

Access Control

NSW Police defines access control as:

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations.

Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.

It relates to decreasing criminal accessibility. This is achieved by:

- Using footpaths, pavement, gates, lighting and landscaping to clearly guide the public to and from entrances and exits; and
- Using of gates, fences, walls, landscaping and lighting to prevent or discourage public access to or from dark or unmonitored areas.

Territorial Re-enforcement

NSW Police defines territorial re-enforcement as:

Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

It relates to clearly defining private space from semi-public and public spaces that creates a sense of ownership.

This is achieved by:

- Enhancing the feeling of legitimate ownership by reinforcing existing natural surveillance and natural access control strategies with additional symbolic or social ones;
- Design of space to allow for its continued use and intended purpose; and
- Use of landscaping and pavement finishes, art, screening and fences to define and outline ownership of space.

Space and Activity Management

NSW Police defines space/activity management as:

Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

The placing activity where the individuals can engage in an activity becomes part of the natural surveillance is known as activity support. This is achieved by:

- Locating safe activities in areas that will discourage would be offenders;
- Locating activities that increase natural surveillance; and
- Locating activities that give the perception of safety for normal users, and the perception of risk for offenders.

6.2 City of Sydney Community Safety Action Plan 2019-2023

The Community Safety Action Plan (the plan) sets out the City of Sydney's contribution to making Sydney a safe and resilient place to live, visit, work and study. It describes our commitment to safety and our areas of focus for the next five years.

One of the four priority areas is 'crime prevention and response', which amongst other things, seeks to reduce the opportunities for crime to occur. Specifically, the Plan seeks to 'design out crime':

The public domain can be designed to discourage criminal activity by ensuring there is more chance for offenders to be seen, challenged or caught; reducing opportunities for criminal activity; and creating the impression that more effort is required to commit a crime, with limited rewards. This approach is referred to as Crime Prevention Through Environmental Design (CPTED). Aspects such as poor lighting, amenity, visibility and wayfinding, limited natural surveillance and patronage may present greater opportunities for crimes to occur.

CPTED provides strategies for urban designers and planners to contribute to local crime prevention and increase perceptions of safety.

6.3 City of Sydney Development Control Plan 2012

Section 3.13 of the Sydney Development Control Plan (SDCP) 2012 provides CPTED provisions. An assessment against these provisions has been undertaken in the table below.

Table 1 Sydney DCP Assessment	
Clause	Assessment
Section 3 General Provisions	
Section 3.12 Social and Environmental Responsibilities	
(1) Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space.	The proposed building envelopes have been located to enable surveillance of both the public domain and internal communal open space areas/through site links.
(2) In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.	N/A
(3) Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.	The proposed through site links are straight and do not provide blind corners or potential areas for concealment or entrapment.
(4) Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development.	Building entries have not been detailed. Capable of

Table 1 Sydney DCP Assessment

Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.	complying subject to detailed design.
(5) Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.	Detailed design of ground floors and foyers has not yet been undertaken. Capable of complying subject to detailed design.
(6) Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.	Pedestrian routes from carparking areas have not yet been identified. Capable of complying subject to detailed design.
(7) Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.	Entry locations have not yet been identified. Capable of complying subject to detailed design.
(8) Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.	Building details will be determined during detailed design. Capable of complying subject to detailed design.

7 Crime Profile

The proposed development is located in the suburb of Waterloo, in City of Sydney Local Government Area (LGA).

The crime figures discussed in this section of the report are those crimes that have been recorded by NSW Police, and as such cannot be seen to necessarily be all crimes committed in City of Sydney LGA.

Levels of reported crime are sensitive to a range of factors, including but not limited to the willingness or ability of people to report a criminal activity, the levels and nature of police activity, and actual levels of criminal activity in the area.

The consideration of recommendations included in this report are intended so that the proposed development does not become attractive to perpetrators of these types of crime.

7.1 Crime Trends

A review of the crime statistics indicates that when compared to the rest of NSW, the City of Sydney LGA has a considerably higher rate of crime.

The top four offences across the Sydney LGA from 2017-2021 include 'fraud'; 'other theft'; 'transport regulatory offences'; and 'malicious damage of property'.

The offences that have particular relevance to the study area and subject land use include:

- Assault – non-domestic
- Robbery (all)
- Sexual offences
- Theft - steal from person
- Malicious damage to property
- Disorderly conduct (offensive conduct, offensive language and criminal intent)

The crime statistics for the Sydney LGA from Jan 2017 to Dec 2021 are shown in Table 2 below.

Table 2 Sydney LGA Crime Overview – Jan 2017 to Dec 2021						
Offense	2017	2018	2019	2020	2021	5 year trend
Murder	1	4	5	3	4	No change
Attempted murder	1	0	2	1	2	No change
Murder accessory	0	0	0	0	0	No change
Manslaughter	1	0	1	1	0	No change
Domestic violence assault	1015	1008	1113	1117	1013	Stable
Non DV assault	3231	3223	3217	2239	2014	-11.1%
Assault police	278	316	315	314	318	Stable

Table 2 Sydney LGA Crime Overview – Jan 2017 to Dec 2021

Sexual assault	248	285	283	279	289	Stable
Sexual touching	502	450	481	332	290	-12.8%
Abduction and kidnapping	7	9	7	15	13	No change
Robbery without a weapon	190	207	183	113	83	-18.7%
Robbery with a firearm	8	7	6	2	3	No change
Robbery with a weapon not a firearm	79	70	70	50	31	-20.9%
Blackmail and extortion	11	6	7	8	9	No change
Intimidation	1125	1169	1388	1471	1448	+6.5%
Other offences	30	50	72	63	100	+35.1%
Break and enter dwelling	707	761	764	574	409	-12.8%
Break and enter non-dwelling	583	504	477	289	269	-17.6%
Receiving and handling stolen goods	1038	1120	1358	1345	1228	+4.3%
Motor vehicle theft	332	397	317	249	198	-12.1%
Steal from motor vehicle	1164	1295	1207	720	594	-15.5%
Steal from retail	3110	2760	2947	2029	1685	-14.2%
Steal from dwelling	1004	1102	1047	983	973	Stable
Steal from person	1217	1159	922	358	267	-31.6%
Stock theft	0	0	1	0	1	No change
Fraud	4664	4433	4024	2811	2676	-13%
Other theft	3540	3535	3496	1950	1744	-16.2%
Arson	55	50	68	28	37	-9.4%
Malicious damage to property	2488	2719	2523	2047	1801	-7.8%

Table 2 Sydney LGA Crime Overview – Jan 2017 to Dec 2021

Possession and/or use cocaine	622	870	736	552	695	Stable
Possession and/or use narcotics	224	228	233	243	201	Stable
Possession and/or use cannabis	1750	1655	1680	1477	1360	-6.1%
Possession and/or use amphetamine	724	721	807	932	864	+4.5%
Possession and/or use ecstasy	803	993	808	440	118	-38.1%
Possession and/or use other drugs	655	751	893	1128	977	+10.5%
Cultivating cannabis	6	2	4	13	12	No change
Manufacture drugs	0	1	3	8	2	No change
Importing drugs	25	5	19	41	30	No change
Other drug offences	853	1154	1218	613	623	-7.6%
Prohibited and regulated weapons	726	733	987	982	928	+6.3%
Trespass	686	663	717	687	564	-4.8%
Offensive conduct	953	950	987	797	811	Stable
Offensive language	274	251	219	192	202	-7.3%
Criminal intent	183	183	299	214	217	Stable
Betting and gambling offences	9	10	24	24	20	No change
Liquor offenses	2749	2968	3038	1845	1909	-8.7%
Pornography offences	20	21	24	29	17	No change
Prostitution offences	57	19	11	3	1	No change
Escape custody	19	7	13	17	18	No change
Breach AVO	409	415	548	584	622	+11%

Table 2 Sydney LGA Crime Overview – Jan 2017 to Dec 2021						
Breach bail conds	2862	2928	3500	3478	3408	+4.5%
Fail to appear	68	66	53	66	69	Stable
Resist or hinder officer	697	784	763	645	656	Stable
Other offences	75	66	98	135	120	+12.5%
Transport regulatory offense	12546	9168	10594	6901	7684	-11.5%
Other offences	1238	1273	1247	2954	12143	+77%

In terms of trends, the majority of crime rates have been stable or reducing over the past five years in the Sydney LGA (Jan 2017-Dec 2021).

City of Sydney LGA can be considered a special case since the population used to calculate the rate is much lower than the population using the area for work and entertainment. However, overall, most incidents remain high compared to the rest of NSW.

The varying crime trends reinforce CPTED principles and deterrence factors.

7.2 Crime Hotspots

Hotspots indicate areas of high crime density (number of incidents per 50m x 50m) relative to crime concentrations across NSW.

It should be noted that hotspots are common to medium and high-density urban areas and areas located around train stations and transport interchanges. It does not necessarily indicate a need for extraordinary design responses.

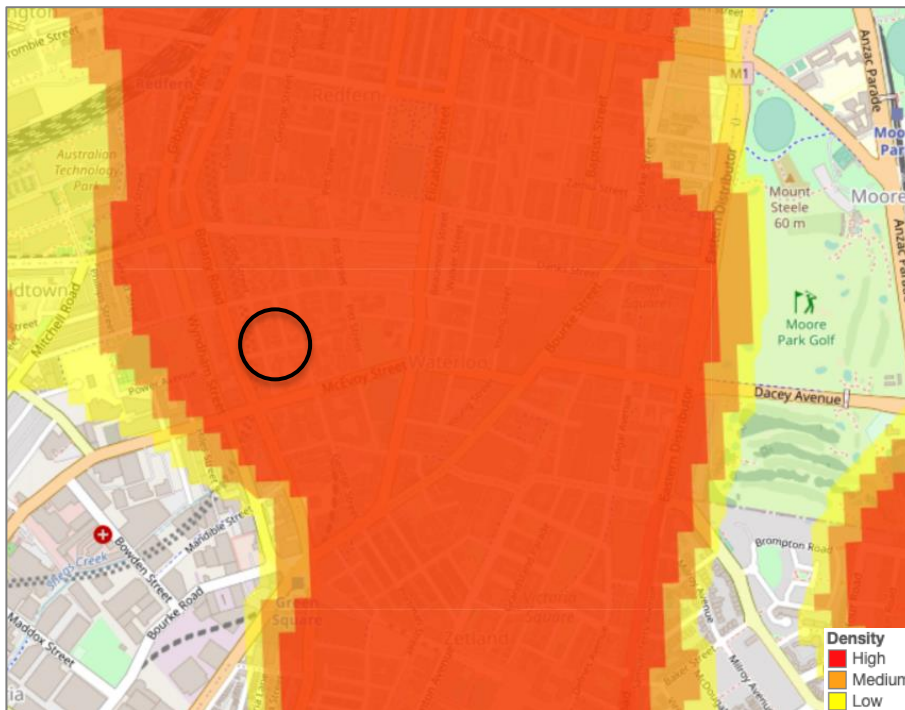


Figure 5: Hotspots Map – Domestic Assault
Source: BOCSAR

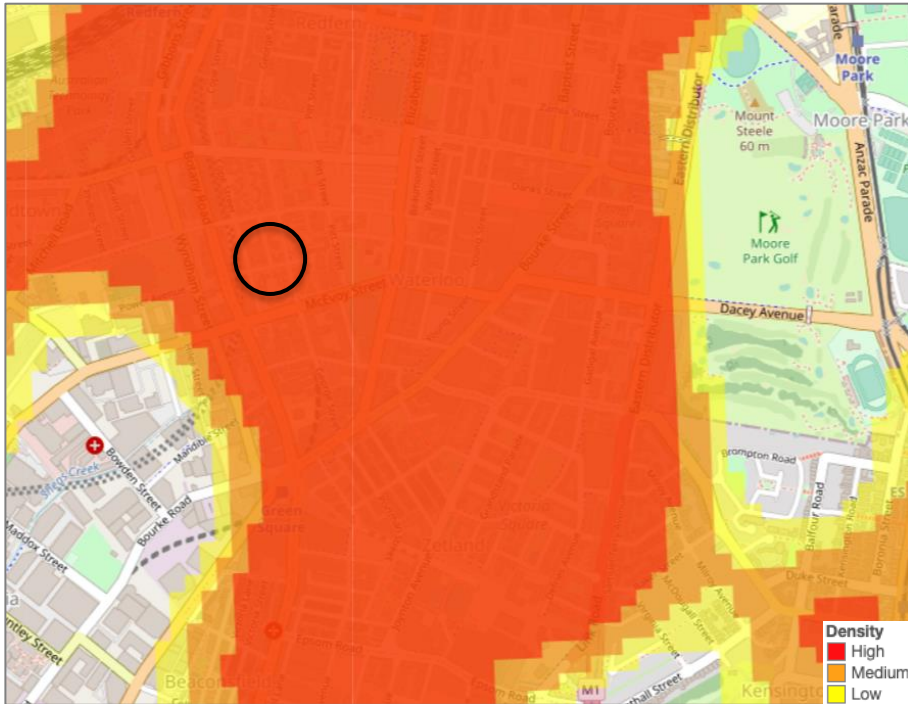


Figure 6: Hotspots Map – Break and Enter Dwelling
Source: BOCSAR

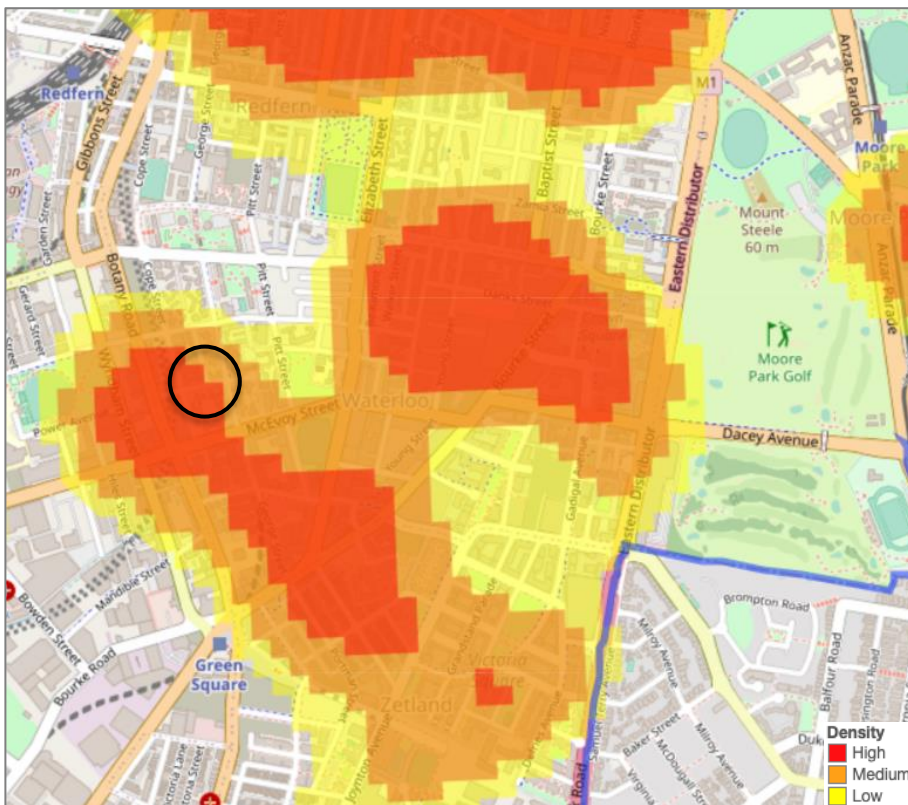


Figure 7: Hotspots Map – Break and Enter Non-Dwelling
Source: BOCSAR

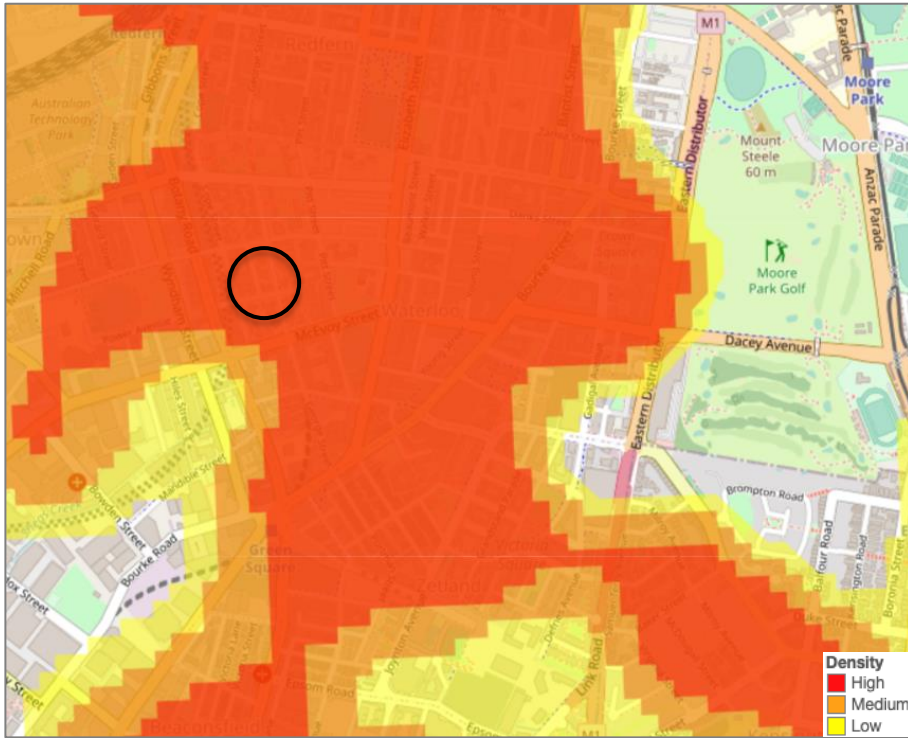


Figure 8: Hotspots Map – Motor Vehicle Theft
Source: BOCSAR

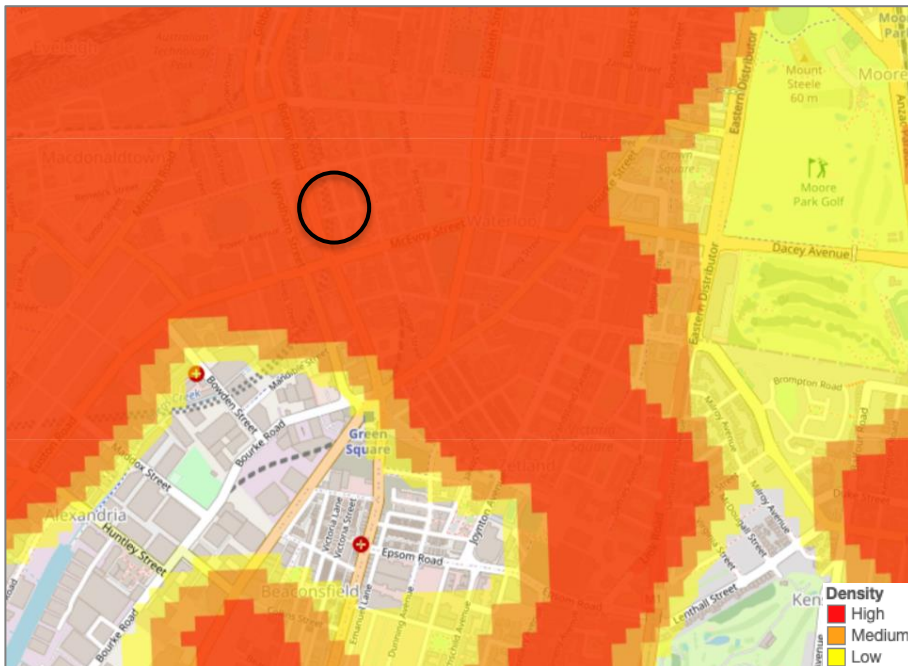


Figure 9: Hotspots Map – Steal from Motor Vehicle
Source: BOCSAR

Overall, the crime data indicates a **high crime environment** surrounding the subject site.

7.3 Discussion

An analysis of the crime profile and crime 'hotspot' areas of the wider Sydney LGA and the Waterloo Precinct indicates that a key focus of the CPTED assessment will need to be on minimising the risk of:

- Assault (Non-domestic)
- Steal from retail
- Break and enter dwelling
- Malicious damage to property
- Intimidation, stalking and harassment

Many of these crimes are opportunistic and can be minimised through the adoption of appropriate CPTED principles. It is important that appropriate CPTED measures are put in place to minimise future opportunities for crime in the development. Any recommendations made in terms of CPTED will have consideration of the above crimes.

7.4 Consultation with South Sydney PAC

Consultation was undertaken with the South Sydney Police Area Command (PAC), with detailed advice provided by Senior Constable David Kearney on 31 May 2022, via email. A follow up meeting was held between Mecone, DPE and Senior Constable Rebecca Leo on 6 June 2022 to discuss the comments and clarify recommendations.

Key themes raised by NSW Police are discussed below. Where appropriate, the recommendations have been included in Sections 8 and 9 of this report.

A copy of the advice provided by NSW Police has been provided as Appendix 2 of this report.

Key offences in the locality

Similar to the trends identified in this report, the offences of most concern to NSW Police in the locality included:

- Mail theft
- Further property theft offences such as bicycle thefts and storage cage theft
- Drug offences
- Domestic violence and non-domestic violence related offences (Assaults, intimidation, stalking etc.
- Break and enter offence
- Steal from motor vehicles and or motor vehicle theft
- Malicious damage
- Anti-social behaviour/knife crim
- Alcohol related offences
- Shoplifting

Of particular concern was mail and package theft, which has seen a marked increase over the past few years. NSW Police provided detailed design and operational recommendations to reduce the opportunity for each listed offence. This is further discussed below.

Design recommendations

NSW Police made a number of design and operational recommendations that will need to be considered during the detailed design stage of the development. No issues were raised with the masterplan proposed under the Planning Proposal, or any element of the Planning Proposal itself.

Recommendations ranged from letter box design, secure internal mailrooms, communication channels between the Police and Building Managers, sufficient lighting and CCTV, and the potential for roaming security guards around the locality.

The Police acknowledge that a Planning Proposal is a high-level masterplan only, with final development subject to detailed design. Notwithstanding, the recommendations provided should inform future design and operational procedures where possible and should be incorporated into the CPTED assessments that are prepared to support future DAs.

Further consultation with the NSW Police is also recommended as part of the planning process, particularly their input to the detailed design CPTED reports.

8 Overview of Design Response

The focus of the assessment was to identify the broader urban design factors that drive the creation of safe and secure public spaces, through the principles of territorial reinforcement, natural surveillance, access control and activity and space management.

Given the stage of the development as a planning proposal, this CPTED Report adopts a high-level assessment of the current masterplan that focusses on identified building envelopes and placement, as well as public spaces including the northern and southern parks and numerous through site links. A comprehensive CPTED assessment of proposed building forms will be undertaken during the DA phase once final building forms and interfaces with the public domain are developed. As such, maintenance was given less attention as it requires a higher and construction level of design to undertake a complete assessment. It also requires the development to be physically built-in order to evaluate how well the building is maintained.

The proposal however is considered to benefit from the proposed land use outcome for a predominately affordable housing development from a CPTED perspective as it will introduce diversity of land uses and housing types. Along with the significant activation of George Street as a local centre, the myriad of land uses and proposed built form/open space masterplan will promote considerable activation through the entire site, lending itself to a safer environment and potentially reduced crime rates.

The figure below identifies the parks and through site links that are the focus of the assessment.



Figure 10: Land Dedications and Easements
Source: Draft Design Guide – Waterloo Estate (South) - DPE

A number of design elements presented in the masterplan have been considered in this assessment that may contribute to satisfying identified CPTED principles. These are summarised below.

Through site links and street network embellishment

The masterplan proposes embellishment of the existing street network, particularly the realignment and widening of Cope and West Street, and the extension of Pitt, West and Mead streets respectively. Pedestrian and cycleway network upgrades are also proposed, including regional cycleways along Wellington Street.

Traffic calming measures including low speed limits (<30km/h), pedestrian ramps and prohibited right turns will enable the development of a shared and safer road network which encourages pedestrian movement.

Multiple through site links are also proposed to improve the permeability of the street network, improving walkability and encouraging site activation. The through site links are short, straight and direct, limiting blind spots and avoiding the creation of concealed areas. Centrally located communal open space areas, the links provide satisfactory levels of activation, with the proposed building orientation expected to provide natural surveillance of these areas.

These improvements to the public domain will improve walkability within the site and improve connections outside the site, inviting the public into and through the site. This will encourage active use of the public domain and provide opportunities for natural surveillance that are not currently available with the site's existing arrangement. The figure below outlines the proposed access and circulation regime throughout the site.



Figure 11: Access and Circulation

Source: Draft Design Guide – Waterloo Estate (South) - DPE

Open Space Areas and Built Form

The two open space areas have been strategically located within perimeter roads and adjoining built forms that encourage activation and natural surveillance. The northern park has been located opposite the Waterloo Metro Quarter development, which will activate the park and provide overlooking opportunities from the

approved retail and residential uses. The southern park forms a courtyard for the buildings located within the Cope/John/George/McEvoy block and will be surrounded by a public perimeter road, as well as being located adjacent to a community building that will provide activation and overlooking opportunities.

Diversity of land uses

As discussed above, the proposed diversity of land uses and housing typologies will promote increased activation throughout the entire site, lending itself to a safer environment and potentially reduced crime rates.

Future uses including retail, commercial, creative, enterprise and community spaces are expected to develop along George Street, as well as adjoining residential uses throughout the precinct. This will encourage a diversity of trips throughout the site, from both future residents and the surrounding public.

Active frontages

Active frontages are proposed throughout the site, primarily along George Street, Wellington Street, Cooper Street and McEvoy Street (see figure below). These frontages will encourage activation of the public domain and more broadly casual surveillance of the precinct. The active frontages of Wellington Street in particular will be beneficial in activating and overlooking the northern park.

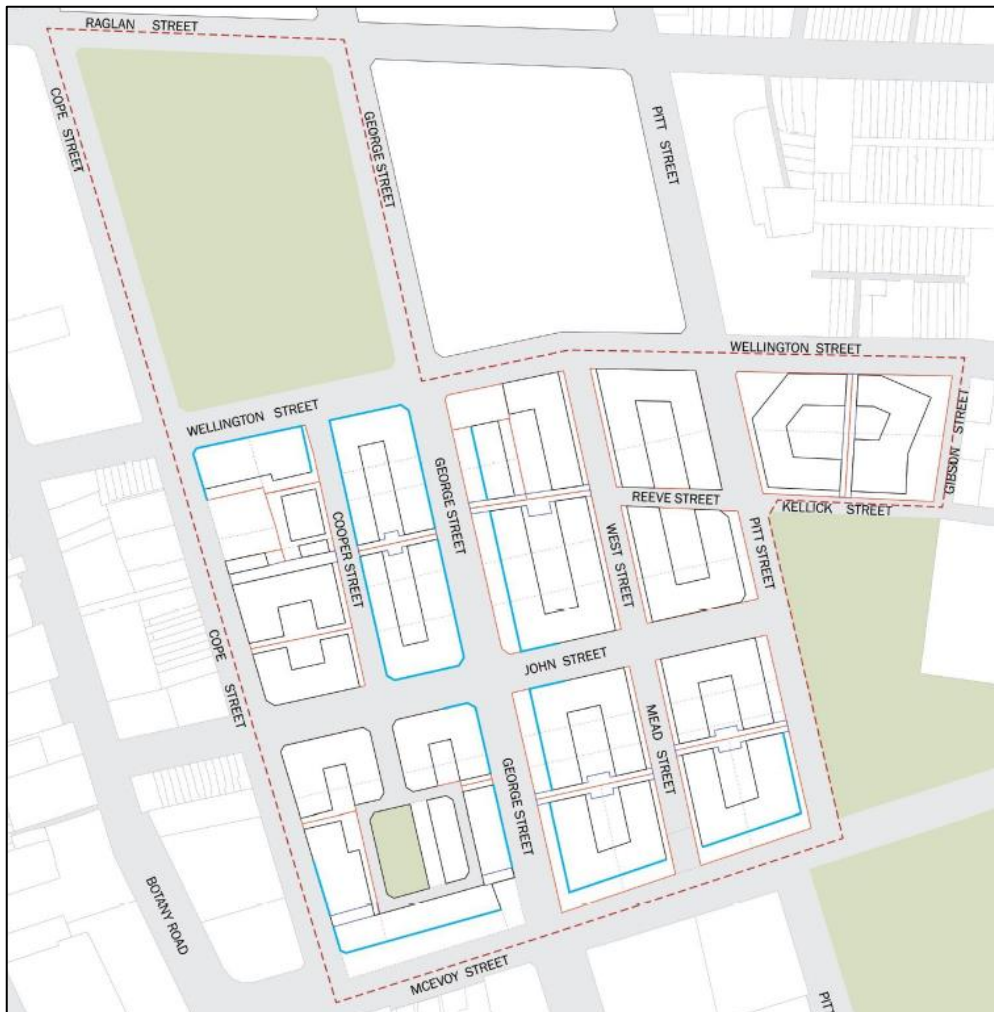


Figure 12: Active frontages

Source: Draft Design Guide – Waterloo Estate (South) - DPE

Building Envelopes and Design

The proposed building envelopes have been logically oriented to address all street frontages. Subject to future detailed design elements including balconies, windows, façade articulation and ground floor design, the proposed buildings will overlook public spaces including the parks, streets and through site links, providing adequate levels of public surveillance. The proposed density will introduce a critical mass of population on the site, activating the public domain and reducing the opportunity for crime to be committed.

8.1 Natural Surveillance

Natural surveillance relates to keeping intruders under observation. Natural surveillance allows people to engage in their normal behaviour while providing maximum opportunities for observing the space around them.

Evaluation:

Natural surveillance is achieved in the proposed development by:

- The building envelopes have been logically oriented across the site to address both parks and all through site links;
- The northern park has been located opposite the Waterloo Metro Quarter development, which will activate the park and provide overlooking opportunities from the approved retail and residential uses;
- The southern park forms a courtyard for the buildings located within the Cope/John/George/McEvoy block and will be surrounded by a public perimeter road;
- The southern park will be located adjacent to a community building that will provide activation and overlooking opportunities;
- The draft design guidelines require public open space to be designed in accordance with CPTED requirements and to be activated or have passive surveillance to create interest and ensure safety of users;
- Non-residential uses have been located across the site to front both the southern and northern park, providing surveillance opportunities;
- The through site links are located mid-block and will pass through the centrally located communal open space areas for residential buildings;
- Future building envelopes have been oriented to front both the street and internal communal space areas, providing overlooking opportunities to the through site links; and
- All through site links are open to the sky, promoting views from adjoining apartments and reducing the potential for concealed spaces.

Recommendations:

- Future buildings should address all street frontages and consist of facade elements that enable natural surveillance including windows, balconies and articulation elements that avoid long stretches of blank walls;
- The design of each building, particularly those with a frontage to either the park or through site links, should provide activity and use at ground level for the majority of each building's frontage;

- The centrally located communal open spaces areas should incorporate facilities and embellishments such as outdoor play equipment, BBQ facilities, etc that encourage frequent use and allow for natural surveillance of the area;
- Planters around internally fronting terraces and balconies should be provided to encourage surveillance whilst maintaining a degree of privacy for residents;
- See through fencing should be provided to the through site link/communal open space interface to avoid an enclosed 'tunnel' like environment and enable natural surveillance of both areas;
- Concave/convex mirrors should be installed at the through site link/street corners to improve range of sight into and out of these areas;
- Building entrances should be provided to the park edge street frontage to activate this area and encourage regular surveillance;
- Considered internal unit design is encouraged to locate bedrooms and living areas positioned to the internal facade of each building, providing ongoing monitoring of the public through site links and private communal open space areas;
- All areas intended to be used at night should allow for appropriate levels of visibility, with lighting installed along internal pedestrian paths and the through site links;
- CCTV in the through site links should be considered however, these should be discrete and incorporated into the building design having regard for the overall use of the site; and
- Landscaping should be regularly maintained to balance the needs of providing an urban tree canopy setting whilst maintaining sightlines at eye-level and minimising opportunities for concealment.

8.2 Territorial Reinforcement

Territorial reinforcement relates to clearly defining private space from semi-public and public spaces and creates a sense of ownership.

Evaluation:

Territoriality is achieved in the proposed development by:

- The northern park occupies an entire block for a specific purpose;
- The southern park is located within the centre of the block surrounded by perimeter roads, and will not be mistaken for private open space;
- The southern park will be located adjacent to a community building that will encourage impromptu interaction and activation by the public;
- The provision of open space across the masterplan reinforces an inclusive and social outdoor environment, establishing a sense of ownership and connection between residents via the communal open spaces, the parks and through site links;
- The widening and realignment of Cope Street and West Street will improve sightlines and encourage further activity in the public domain;
- The proposal incorporates communal open space areas within the through site links to enhance the feeling of belonging to the site.

Recommendations:

- A detailed public domain plan should be prepared to detail the proposed landscape embellishments of each park;
- High quality landscape embellishments are encouraged to these public areas, to encourage ownership by the local community;
- Appropriate signage and wayfinding is recommended for the parks to assist with legibility and reinforce the public ownership of these spaces;
- The transition between public and private opens space should be clearly marked, especially in relation to through site links;
- Particular design attention will be required to the southern park, which may be viewed as private open space due to its location within a block;
- The design should avoid perimeter fencing and should be distinctive in design from private communal open space areas;
- A landscape plan should be prepared that detail the interface between the private communal open space areas and public through site links;
- The design of the two spaces should be distinctive, to reinforce ownership patterns;
- Distinctive design will be key to assisting with legibility and direct movements from residents and the public into their intended destination and avoid unnecessary access or confusion through the site;
- Appropriate communal facilities and public domain elements should be provided to encourage use of both spaces by respective citizens – higher quality elements in one space may encourage the use of the other;
- The building entries should be carefully located to provide access directly off the through site links, to avoid visitors or the general public traversing the communal open space areas;
- Building numbers/names and through site link entries are to be clearly displayed and visible from the street both during the day and night;
- The through site links should incorporate appropriate entry signage and wayfinding signage, particularly within the communal areas between each block; and
- Care and maintenance of private and public space for its intended purpose should be provided as it will protect welfare and security in all existing structures.

8.3 Access Control

Access control relates to decreasing criminal accessibility.

Evaluation:

Access control in the proposed development is achieved by:

- The through site links are straight and can only be publicly accessed from either end;
- Parks are located within their own block, being surrounded by public perimeter roads on all frontages; and
- Through site links do not pass-through buildings and will be independent of all private land functions or requirements.

Recommendations:

- Formal access control, such as security gates or swipe cards, should be considered to restrict unwanted guests from entering the communal open space areas;
- Mailboxes/delivery areas should be located internally within buildings (away from the through site links if possible) and only be accessible to residents through swipe keys;
- The design of ground floor courtyards and first floor balconies fronting the public domain or through site links should discourage opportunities for climbing points which may allow break and enter;
- Ground and first floor windows should have a degree of impact resistance to prevent unwanted access;
- Subject to urban design considerations, installation of overt or covert style bollards around the central park perimeter to prevent hostile vehicle access;
- Parks should avoid perimeter fencing to encourage access from the public, in particular the southern park;
- Through site link entries should be positioned to allow clear and direct access;
- Low-level bollard lighting should be considered around all pedestrian pathways to deter access to dark/unmonitored areas; and
- Common building entrances accessed off the through site links should have locks that automatically lock when the door closes.

8.4 Space/Activity Management

The placing activity where the individuals can engage in an activity becomes part of the natural surveillance and is known as activity support.

Evaluation:

Activity support in the proposed development is achieved by:

- Co-locating communal areas and through site links in the spaces between the apartment buildings, allowing residents to engage with the space and establish natural surveillance of the area;
- The location of parks within their own block, surrounded by public roads that will be regularly traversed by vehicles, cyclists and pedestrians;
- The intent to develop George Street into a 'high street' will activate the precinct and encourage the public to access the site;
- Non-residential uses have been located across the site to front both the southern and northern park, encouraging all day activation of these areas;
- Active frontages will be provided to Wellington Street, opposite the northern park;
- The co-location of the community centre and southern park will support constant activation of the area;
- The embellishment of the street network will improve walkability within the site and improve connections outside the site, encouraging active use of the public domain and increasing overall activity levels on these streets; and
- The development can provide suitable wayfinding and signage around the building and basement parking areas, subject to detailed design.

Recommendations:

- Graffiti management measures should be incorporated into the maintenance plan/strategy for the building;
- Ground floor residential apartments surrounding the southern park should be designed to provide a street address that interacts with the public domain and activates the streetscape;
- A building maintenance plan/strategy should include landscaping to ensure the site displays strong ownership; and
- The buildings should incorporate a robust material palette, particularly for outdoor spaces in order to reduce susceptibility to vandalism and wear and tear.

9 Design recommendations

A number of general recommendations that emerged in the section above for the masterplan are summarised in **Table 4** below. The prevalent crimes in the broader locality appear to be Assault (Non-domestic), steal from retail, break and enter dwelling, malicious damage to property, intimidation and stalking and harassment. The recommendations are made with these crimes in mind.

The assessment confirmed that the masterplan presented by the Draft Design Guide – Waterloo Estate (South) is acceptable from a CPTED perspective and does not require revision, subject to detailed design when a comprehensive CPTED analysis will be undertaken.

A number of design measures and principles have been identified that will need to be implemented during the detailed design phase of the development (DA) to ensure the proposal is capable of achieving specified CPTED principles.

Table 3 Design Recommendations – Development Application Stage	
CPTED Principle	Recommendations
Natural Surveillance	Future buildings should address all street frontages and consist of facade elements that enable natural surveillance including windows, balconies and articulation elements that avoid long stretches of blank walls
	The design of each building, particularly those with a frontage to either the park or through site links, should provide activity and use at ground level for the majority of each building's frontage
	The centrally located communal open spaces areas should incorporate facilities and embellishments such as outdoor play equipment, BBQ facilities, etc that encourage frequent use and allow for natural surveillance of the area
	Planters around internally fronting terraces and balconies should be provided to encourage surveillance whilst maintaining a degree of privacy for residents
	See through fencing should be provided to the through site link/communal open space interface to avoid an enclosed 'tunnel' like environment and enable natural surveillance of both areas
	Concave/convex mirrors should be installed at the through site link/street corners to improve range of sight into and out of these areas
	Building entrances should be provided to the park edge street frontage to activate this area and encourage regular surveillance
	Considered internal unit design is encouraged to locate bedrooms and living areas positioned to the internal facade of

Table 3 Design Recommendations – Development Application Stage

	<p>each building, providing ongoing monitoring of the public through site links and private communal open space areas</p>
	<p>All areas intended to be used at night should allow for appropriate levels of visibility, with lighting installed along internal pedestrian paths and the through site links</p>
	<p>CCTV in the through site links should be considered however, these should be discrete and incorporated into the building design having regard for the overall use of the site</p>
	<p>Landscaping should be regularly maintained to balance the needs of providing an urban tree canopy setting whilst maintaining sightlines at eye-level and minimising opportunities for concealment</p>
<p>Territorial Reinforcement</p>	<p>A detailed public domain plan should be prepared to detail the proposed landscape embellishments of each park</p>
	<p>High quality landscape embellishments are encouraged to these public areas, to encourage ownership by the local community</p>
	<p>Appropriate signage and wayfinding is recommended for the parks to assist with legibility and reinforce the public ownership of these spaces</p>
	<p>The transition between public and private opens space should be clearly marked, especially in relation to through site links</p>
	<p>Particular design attention will be required to the southern park, which may be viewed as private open space due to its location within a block</p>
	<p>The design should avoid perimeter fencing and should be distinctive in design from private communal open space areas</p>
	<p>A landscape plan should be prepared that detail the interface between the private communal open space areas and public through site links</p>
	<p>The design of the two spaces should be distinctive, to reinforce ownership patterns</p>
	<p>Distinctive design will be key to assisting with legibility and direct movements from residents and the public into their intended destination and avoid unnecessary access or confusion through the site</p>
	<p>Appropriate communal facilities and public domain elements should be provided to encourage use of both spaces by respective citizens – higher quality elements in one space may encourage the use of the other</p>

Table 3 Design Recommendations – Development Application Stage

	<p>The building entries should be carefully located to provide access directly off the through site links, to avoid visitors or the general public traversing the communal open space areas</p> <p>Building numbers/names and through site link entries are to be clearly displayed and visible from the street both during the day and night</p> <p>The through site links should incorporate appropriate entry signage and wayfinding signage, particularly within the communal areas between each block</p> <p>Care and maintenance of private and public space for its intended purpose should be provided as it will protect welfare and security in all existing structures</p>
Access Control	<p>Formal access control, such as security gates or swipe cards, should be considered to restrict unwanted guests from entering the communal open space areas</p> <p>Mailboxes/delivery areas should be located internally within buildings (away from the through site links if possible) and only be accessible to residents through swipe keys</p> <p>The design of ground floor courtyards and first floor balconies fronting the public domain or through site links should discourage opportunities for climbing points which may allow break and enter</p> <p>Ground and first floor windows should have a degree of impact resistance to prevent unwanted access</p> <p>Subject to urban design considerations, installation of overt or covert style bollards around the central park perimeter to prevent hostile vehicle access</p> <p>Parks should avoid perimeter fencing to encourage access from the public, in particular the southern park</p> <p>Through site link entries should be positioned to allow clear and direct access</p> <p>Low-level bollard lighting should be considered around all pedestrian pathways to deter access to dark/unmonitored areas</p> <p>Common building entrances accessed off the through site links should have locks that automatically lock when the door closes</p>
Space/Activity Management	<p>Graffiti management measures should be incorporated into the maintenance plan/strategy for the building</p> <p>Ground floor residential apartments and the community facilities surrounding the southern park should be designed to</p>

Table 3 Design Recommendations – Development Application Stage

	provide a street address that interacts with the public domain and activates the streetscape;
	A building maintenance plan/strategy should include landscaping to ensure the site displays strong ownership
	The buildings should incorporate a robust material palette, particularly for outdoor spaces in order to reduce susceptibility to vandalism and wear and tear

10 Conclusion

This CPTED report supports a Planning Proposal to facilitate the redevelopment of the Waterloo Estate (South).

The proposed development has been evaluated in the context of the four key principles of CPTED and relevant data from BOCSAR.

Section 8 of this report outlines measures that will enable the design and ongoing use of the facility to align with those CPTED principles to reduce opportunities for crime.

Section 9 provides a summary of recommendations that emerged from the assessment in Section 8, that will need to be considered during the detailed design (DA) phase.

The work/measures identified are minor in scope and can be achieved by means of condition of consent or otherwise detailed in Construction Certificate documentation.

This CPTED report demonstrates that the proposal will facilitate a future development capable of promoting passive and natural surveillance of the public domain, further activate the area and provide appropriate security measures to ensure the safety of residents and the broader public.

The alignment of the building envelopes along the street frontage overlooking the parks and internal through site links will establish additional passive surveillance and monitoring of the public domain, subject to detailed design.

Given the above, we conclude the current planning proposal masterplan is acceptable from a crime risk perspective for this phase of the project, subject to the recommendations being adopted at the development application phase.

Annexure 1 – NSW CPTED Guideline Assessment

Appendix 1. NSW Police CPTED Guideline Assessment

Standard	Provisions	Compliance
Natural Surveillance	Openings in buildings are located and designed to overlook public places to maximize casual surveillance.	Future entry points should be visible and clearly distinguishable.
	The main entry to a building should face the street.	The main entry for each building should be provided to a street.
	An external entry path and the foyer to a building must be direct to avoid potential hiding places.	Paths should be designed to provide no opportunity for potential hiding places and integrated into the development and concept landscape plan.
	Entry lobby areas to and from car parking areas should be transparent allowing viewing into and from these areas.	Entrances to lobby areas should be clearly defined. They are capable of being transparent subject to detailed design.
	Landscaping must not conceal the front door to a building when viewed from the street	Landscaping should be integrated into the design and compliments CPTED principles.
	Pedestrian access should be well lit and maximize sight lines.	Pedestrian through site links are direct and provide sight lines into the development.
	Landscaping should not inhibit sight lines.	Landscaping should be designed to balance the needs of providing an urban tree canopy and maintaining sight lines. Regular maintenance will be essential to achieving these aims.
	ATM design and location is within direct view of pedestrian paths so that they can be overlooked from vantage points.	N/A
	The street number of a building must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.	Able to be implemented.
Landscaping should be designed to maximise sight lines.	As discussed, landscaping should be designed to balance the desired landscaped setting with the need to maintain sight lines.	
Measures /security devices	All windows and doors on the ground floor must be made of toughened glass to reduce the opportunities for	Development is capable of complying subject to construction design.

Appendix 1. NSW Police CPTED Guideline Assessment

Standard	Provisions	Compliance
	'smash and grab' and 'break and enter' offences.	
	A security alarm system must be installed in a building.	Can comply subject to construction design.
	Unless impracticable, access to an outdoor car park must be closed to the public outside of business hours via a lockable gate.	It is expected that car parking will be located in the basement, which will be subject to future detailed design.
	CCTV system must cover all high-risk areas and including all entry areas.	Can comply subject to construction design.
Access control	Loading docks in the vicinity of main entry areas are secured outside of business hours.	Loading areas will be subject to future detailed design.
	Access to a loading dock, or other restricted area in a building must only be accessible to tenants via a security door, intercom, code or other mechanism.	Loading areas will be subject to future detailed design.
	Clear signage should be erected indicating loading docks and other areas which cannot be accessed by the general public.	Clear signage will need to be provided depicting the location of elements of the building.
Territoriality/ ownership	Site planning provides a clear definition of territory and ownership of all private, semi-public and public places.	The site and design will need to make a clear distinction between private and public, particularly within the public through site links and private communal space areas.
Lighting	Both natural and artificial lighting is used to reduce poorly lit or dark areas and therefore deterring crime and vandalism.	Through site links and parks are open to the sky, and will be illuminated subject to further detailed design.
	Lighting must be provided to the following areas of a building to promote safety and security and night; A – an external entry path, foyer, driveway and car park to a building b- shopfront. This may be in the form of motion sensitive lighting or timer lighting c – the underside of an awning.	It is expected the proposal is capable of providing appropriate lighting in accordance with the relevant standards to accommodate a variety of spaces for pedestrians and vehicles.
	Lift access to a car park that are intended for night use must be well lit	Can comply subject to detailed design.

Appendix 1. NSW Police CPTED Guideline Assessment

Standard	Provisions	Compliance
	using a vandal resistant, high mounted light fixture.	
	The lighting in a car park must confirm to Australian Standards 1158.1, 2890.1.	Can comply subject to detailed design.
	The use of lighting fixtures, and vandal resistant, high mounted light fixtures, which are less susceptible to damage in the car park and laneway areas.	Can comply subject to detailed design.
	Car parking areas should be painted in light colours which will increase levels of illumination.	Can comply subject to detailed design.
Vandalism and graffiti	Development minimizes blank walls along all street frontages.	The design will need to avoid long expanses of blank walls and include articulation and modulation in the façade and transparent materials to both express the building, but also avoid graffiti opportunities.

Annexure 2 – NSW Police Consultation

Appendix 2: NSW Police Consultation

Area	Comment
Current crime issues	<ul style="list-style-type: none"> • Mail theft • Further property theft offences such as bicycle thefts and storage cage thefts • Drug offences • Domestic violence and non-domestic violence related offences (Assaults, intimidation, stalking etc.) • Break and enter offences • Steal from motor vehicles and or motor vehicle theft • Malicious damage • Anti-social behaviour/knife crime • Alcohol related offences • Shoplifting
Mail theft	<ul style="list-style-type: none"> • Mail boxes/delivery areas should be installed internally of a building such as a foyer or near a building managers office. CCTV and lighting should cover this area well. Members of the public should not have access to this area • Mail boxes should be made of sturdy material, should not be easy to break open and the mail slot should be small enough to make it difficult for someone to reach inside the mail box. • Consider having a safe drop area in the various buildings and or a parcel drop box/cage where only the building manager/security staff can access upon request. • Cooperate with South Sydney Police on any new initiatives to address crime trends, such as the shared CCTV email address where building managers/security staff send through screen shots of mail theft offenders as close to the time of the offence as possible. • Consider having an email mailing list of each building for all the tenants so police can update tenants, via the building managers, and have information sent out about preventing crimes that are on the trend in the area. • Building managers/security staff should consider having regular meetings with Crime Prevention Officers to discuss any crime issues (Not just mail theft) that may emerge or are causing issues for tenants/area.

Appendix 2: NSW Police Consultation

	<ul style="list-style-type: none"> • Consider contacting Australia Post to see if a parcel locker can be installed in a frequent open community area for this development. • Signage: CCTV monitoring, trespassers will be prosecuted etc.
Property theft offenses	<ul style="list-style-type: none"> • Internal policies implemented such as valuables (Bikes etc.) not to be left outside units, in foyer areas or be noticeably visible in storage cages. • Storage cages in buildings should be covered with sufficient lighting and CCTV. They should also be made of material that is not easily cut/bent/damaged. Sturdy locks should be used and contents of the cage itself should not be visible from outside. • Consider roaming security guards for selected areas and times which can be adjusted depending on the circumstances. • Consider real time CCTV monitoring. • Installing garage doors/boom gates for exit/entry points for parking areas either above or below ground (FOB or code access required to gain entry). • Concave/convex mirrors should be installed in key areas.
Drug offences	<ul style="list-style-type: none"> • Strategic lighting and CCTV especially in any concealed areas. • Roaming guards for the different buildings and open areas around the estate. • Concave/convex mirrors should be installed in key areas. This is to help alert community members about any potential hazards near corners/blind spots.
Break and enter offences	<ul style="list-style-type: none"> • Access keys/fobs/passes/codes should be provided to police to allow quick access to these new buildings and levels in the event of emergencies. • After hours contact for either building managers/security guards to help with access if keys/fobs/passes/codes can't be provided. • Balcony railing/barriers should be high enough to make it difficult for occupants to climb over. • Glass windows/glass doors should have a degree of impact resistance
Steal from motor vehicles	<ul style="list-style-type: none"> • Secure parking either above or below ground. • Lighting and CCTV to cover the areas sufficiently.

Appendix 2: NSW Police Consultation

	<ul style="list-style-type: none"> • Strategic signage (Lock it or lose it) placed in relevant areas warning car owners about thefts from motor vehicles and the risk of motor vehicle theft. • Consider real time CCTV monitoring
Malicious damage	<ul style="list-style-type: none"> • Lighting and CCTV to cover the areas sufficiently. • Prompt repair of any common area damaged, this includes quick removal of graffiti. • Space utilisation i.e. parks/gardens etc. to encourage community members to utilise the area but also take ownership and to provide other forms of surveillance and deterrence for crime. (Can be used for other crime categories).
Anti-social behaviour	<ul style="list-style-type: none"> • Strategic lighting and CCTV placement. • Space utilisation and territorial reinforcement. • Consider roaming guards for the different buildings and open areas around the estate
Alcohol related offences	<ul style="list-style-type: none"> • Consult with local council for alcohol free zones and sign placement in the area. • Space utilisation and territorial reinforcement. • Strategic lighting and CCTV placement. • Roaming guards for the different buildings and open areas around the estate
Shoplifting	<ul style="list-style-type: none"> • Expensive products where possible to be kept behind the counter. • Lighting and CCTV to cover the areas sufficiently. • Consider putting out display products only and or empty product boxes. Customers must ask staff for the actual product and pay before receiving. • Regular safe drops and cash to be kept to minimal on premises. • Consider hiring loss prevention officers. • Conditions of entry (bag checking). • Coloured height markers at entrances and exit points covered by CCTV. • Shop frontage visible from the street should have sufficient or thick glass that is rated against impact damage. This is to make it harder for offenders to force entry. • Foster a "challenge culture" amongst staff members where they actively interact (Hi there, can I help you find what you are looking for) with suspected

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	shoplifters and make it obvious that they are being watched.
General/other	<ul style="list-style-type: none"> • CCTV to be provided to police promptly upon request. • Building managers/security staff/other staff to provide statements to police upon request; when witness to a crime or helping with CCTV follow up. • Regular white level inspections of buildings looking for anything out of place. Where appropriate contact police i.e. suspicious packages. • Building numbers/names to be clearly displayed and visible from the street both during the day and night (Will need lighting at night). • Any CCTV system that is installed should be of high quality and retained for a minimal of one month or more. • Consider integration of overt or covert style bollards to help with any hostile vehicle mitigation in the area (This will be more prominent near the train station and public transport hubs). • Where appropriate consider speed humps and pedestrian crossings for high foot traffic areas. • Take all reasonable steps to continually identify crime vulnerabilities as they emerge/discovered and where possible implement measures to address those vulnerabilities promptly



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