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1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed development at Edmondson Park Town Centre, as envisaged in the Statement of Environmental Effects (SEE) to which this report is appended.

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities of crime created by the proposed development by assessing the development in accordance with design and place management principles of CPTED

Ethos Urban has prepared this assessment in accordance with the methods and resources of the NSW Police Force *Safer by Design Course*. This assessment has been prepared and reviewed by experienced CPTED professionals, following their completion of the NSW Police Force *Safer by Design Course*. The assessment uses qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located, and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

Architectural Drawings prepared by Group GSA and Landscape Plans prepared by HASSELL have been reviewed as part of this assessment.

In accordance with the NSW Department of Planning and Environment's guidelines (2001) the aim of the CPTED strategy is 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'; and
- removing conditions that create confusion about required norms of behaviour.

The following tasks were undertaken in the preparation of this assessment:

- review of the *Safer by Design Manual* by the NSW Police Force;
- collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR); and
- a crime risk assessment, in accordance with the current NSW policy and practice, of the following regulation and assessment principles:

1. Surveillance
2. Lighting/technical supervision
3. Territorial reinforcement
4. Environmental maintenance

5. Activity and Space Management

6. Access control

7. Design, designation and definition

A site inspection was undertaken on the 25th November 2016 between the hours 12.00pm and 3.00pm to assess the current site conditions, situational crime prevention measures and perceived safety of the existing environment.

1.1 Disclaimer

CPTED strategies must work in conjunction with other crime prevention strategies and police operations. By using the recommendations contained in this assessment, a person must acknowledge that:

- there is no definitive measure 'safety'. Therefore, this assessment cannot be used as proof of a definitive measure of safety.
- this assessment does not ensure complete safety for the community, and public and private property.
- assessment and recommendations are informed by information provided, with observations made at the time the document was prepared;
- this document does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed; and
- this assessment has been undertaken on behalf of the applicant, and does not represent the opinions and expertise of the NSW Police Force.

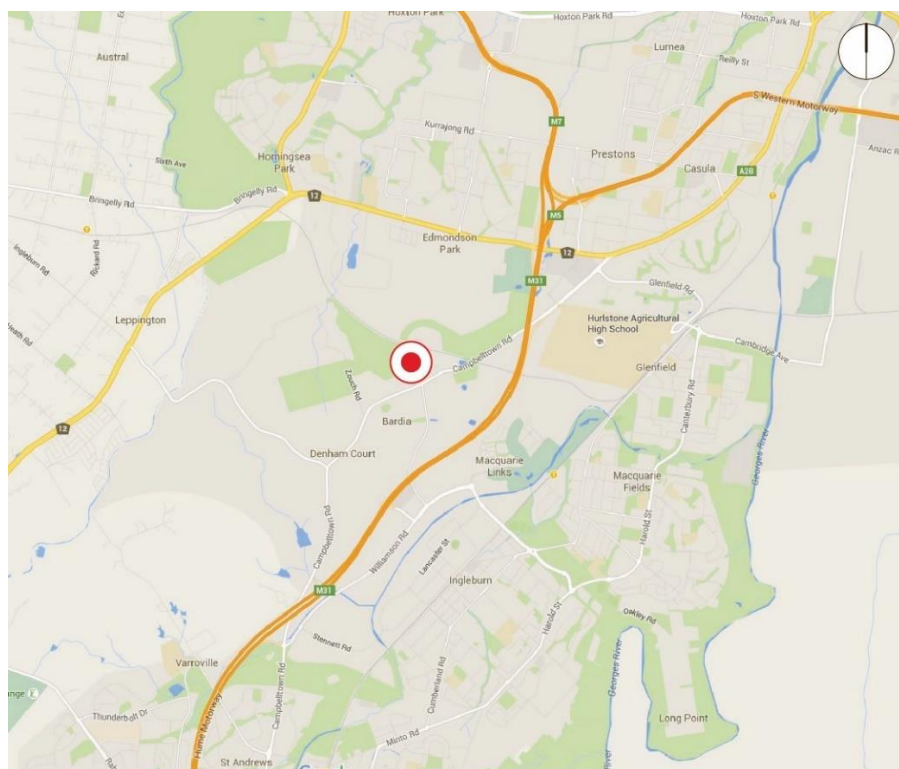
The principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime, or prevent a determined perpetrator from committing such crimes.

2.0 The Site

Edmondson Park is located to the north-west of the M5 Motorway and lies approximately 40 km to the south-west of Sydney CBD and 10km south-west of Liverpool Town Centre. The Edmondson Park Town Centre site is bound by Campbelltown Road to the south, the South West Railway to the north and open grazing land to the west and falls within the Liverpool Local Government Authority (LGA).

Edmondson Park is undergoing significant transformation from rural to urban land, centred on the Edmondson Park railway station. Development of Edmondson Park will see the introduction of a new town centre featuring a diverse mix of commercial, mixed, retail and residential uses. The location on the Edmondson Park Town Centre (the Site) is identified in **Figure 1**.

The Site, the subject of this development application (as identified in **Figure 2**) is situated within the western portion of the proposed Edmondson Park Town Centre. It is legally described as Lot 1 in DP 1220978 and is owned by Fraser's Property Australia.



● The Site

Figure 1- Edmondson Park regional and context

Source: Google and Ethos Urban

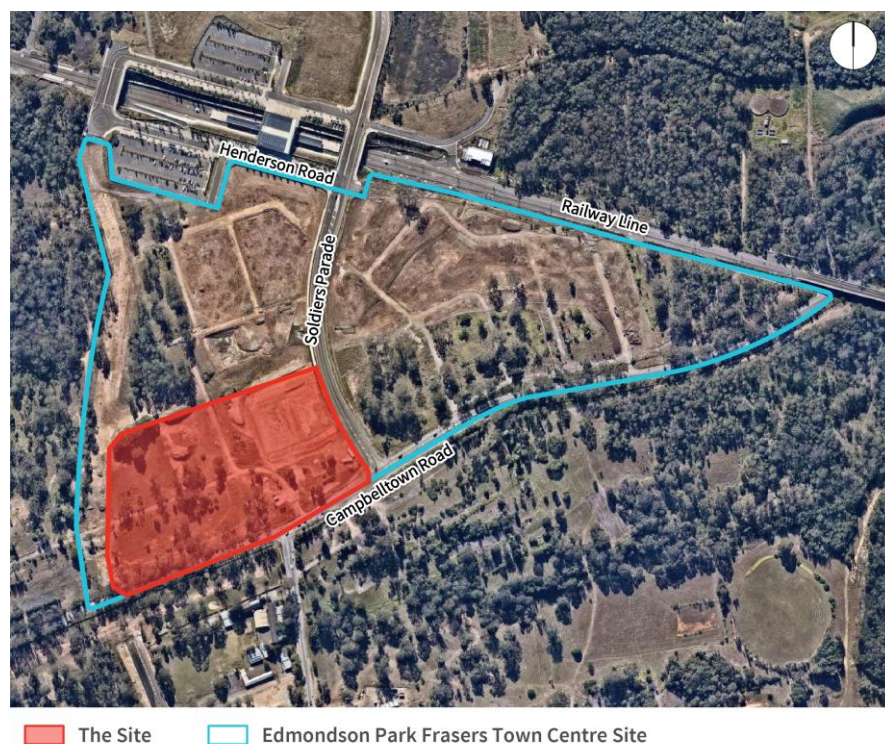


Figure 2- Aerial Photograph identifying Site

Source: Nearmap, Ethos Urban

2.1 Existing Development

As shown in **Figure 3-5**, the Site currently does not include any existing development or structure, apart from an unsealed road known as Stevens Road which bisects the Site. The Site is predominantly rural land and contains several established trees.



Figure 3- View of the Site from the western boundary, looking north.

Source: Ethos Urban



Figure 4- View of Site from western boundary, looking further west.

Source: *Ethos Urban*



Figure 5- View of the Site from Stevens Road, looking north.

Source: *Ethos Urban*

2.1.1 Access and Security

The Site is currently accessed from Stevens Road which connects to Soldiers Parade and Campbelltown Road to the east. Access to the Site is restricted by security fencing.

The fencing is clearly sign posted with security notices, including the notification of CCTV and security patrols. Monitoring of Site is provided by a private security company. Furthermore, no lighting is provided on the Site and street lighting is not provided along Stevens Road.

2.2 Surrounding Development

Given Edmondson Park's transition from a greenfield site to significant urban development, the Site's surrounding development is varied and demonstrates the process of staged construction. Located immediately north of Site is Edmondson Park Station. Immediately east, south and west of Site are cleared lands that are undergoing construction consistent with the Edmondson Park South Concept Master Plan. Further north, east and south of Site is established low density residential development. Further west of Site is a significant amount of large-lot low density residential development, a substation, Ingleburn Military Heritage Precinct and the Jehovah's Witnesses Headquarters.

2.3 Risk Assessment of Existing Site

A risk assessment of the Site in its existing context and form has been undertaken. Overall, the Crime Risk Rating is considered 'low'. The reasons for this are:

- The Site's location within a rural landscape.
- Concealment opportunities are minimised by the clear landscape.
- Access is controlled by fencing.
- There is a clear division of boundary using fencing.
- Low exposure of high risk property.
- Sign posted presence of formal security patrols.

3.0 The Proposal Development

This CPTED report has been prepared to support Stages 1-4 of Residential Precinct 1 of the Edmondson Park Frasers Town Centre. A comprehensive description of the Development Application is available in the Statement of Environmental Effects prepared by Ethos Urban to which this report is appended.

The detailed plans for Stage 1 and 2 and the Frasers Town Centre Master Plan will inform a general assessment of the precinct. It is noted that development of Stage 3 and 4 is established by the Masterplan, submitted with the Concept Approval. The Stage 1 and 2 detailed plans will be similar in form and layout to Stages 3-4 as outlined in the Masterplan, and is therefore sufficient in informing the built form of the residential precinct, with the exception of a Display Village incorporated within Stage 4 of the residential precinct. If the design of Stage 3-4 were to differ significantly from Stages 1-2, a CPTED assessment informed by their detailed plans is advised as this assessment would no longer be applicable.

4.0 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. A review of the local statistics for 2015¹ found that the most commonly occurring crimes within the LGA were:

- Steal of motor vehicle;
- Malicious Damage to Property;
- Fraud;
- Harassment, threatening behaviour and private nuisance;
- Domestic assault; and;
- Break and enter dwelling.

The BOCSAR database indicates that the Site is not located within any crime hotspots. This is a likely result of its rural locality.

¹ The most recent crime data available in relation all crimes affecting the Liverpool LGA

5.0 Matters for Consideration

Many predatory offences will take advantage of the environment, with access and the opportunity for concealment significantly affecting the safety and perceived safety of an environment. Given break and enter, malicious damage to property, assault, stealing and theft offences could potentially be the main criminal offences effecting the users of the proposed development, the following comments and recommendations are made in accordance with the CPTED principles.

As the proposed development is located within the Edmondson Park Fraser's Town Centre, its relationship to the existing and proposed surrounding uses is critical in forming a holistic approach to the reduction of crime. This context underpins an assessment of the proposed development in accordance with the CPTED principles

5.1 Surveillance

Effective natural and incidental surveillance can reduce the opportunities for crime. The principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance. The following design interventions benefit optimal natural surveillance:

- Clear sight lines between public and private places and maximising natural surveillance
- Appropriate lighting and effective guardianship of communal and/or public areas
- Minimal opportunity for offenders to conceal themselves or entrap victims

The Site in its current form has little natural surveillance opportunities, due to its rural nature and the restricted public access to the Site. As the proposed development will bring an unprecedented amount of users to the Site, opportunities for natural surveillance to public areas such as streets and footpaths, and to the private parks is significantly increased. Additionally, the proposed development increases the opportunities for natural surveillance to Campbelltown.

The design of the undercover car parks (as seen in Block A-North, Block A-South and Block B of Stage 1 Detailed Design) result in the concealment of cars and users from public spaces. Additionally, the car parks are concealed from the abutting residences, limiting natural surveillance from the adjacent dwellings. Opportunities for natural surveillance are significantly reduced in the undercover car parks.

As the majority of dwellings have dual frontages, natural surveillance to the proposed developments private parks is maximised. As these spaces are intended to provide private amenity to residents of the adjacent dwellings, natural surveillance is further benefited by effective guardianship created by these residents. The natural surveillance created by dwellings is critical in maximising safety and reducing the opportunity for crime. Recommendations of surveillance are made in Section 6.1 of this assessment.

5.2 Lighting and Technical Supervision.

Effective lighting and technical supervision provided by close-circuit television (CCTV) can reduce fear, increase community activity, improve visibility and increase the likelihood of offenders being detected. Lighting and technical supervision are integral in increasing the safety and perceived safety of an area. All lighting provided within and around the development, including the private parks should exceed the minimum Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas, and specifically address objectives of crime and fear reduction.

Given the lack of existing natural surveillance opportunities from surrounding development, consideration should be given to high quality lighting throughout all publicly accessible areas, as well as the private parks and mews within the development.

Lighting should be adequate to permit facial recognition and should meet the minimum 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.

Given the residential nature of the proposed development, CCTV is considered inappropriate. However, CCTV may be considered in future if deemed an appropriate measure in deterring crime. CCTV may be appropriate for areas of shared amenity (such as the public toilets located in the private parks) and in the Display Suites.

The design of the undercover carpark does not have access to natural light, therefore lighting in the carpark is critical in insuring consistent surveillance is possible. Recommendations of lighting and technical supervision are made in Section 6.1 of this assessment

5.3 Territorial Reinforcements

Territorial reinforcement involves the perceived ownership of public spaces. Users will be more inclined to visit areas that are maintained and to which they feel they have a vested interest in. A well-used and dynamic public space is made safer by natural surveillance. Designing with clear transition between public and private spaces, and clear design cues indicating the intended use of space is critical.

Effective territorial reinforcement is highly dependent on the ownership structure of the development. This is specifically relevant to the mews and private parks within the development. The mews and private parks are incorporated under Community Title, and likely managed by the Owners Association. It is critical that measures of territorial reinforcement clearly indicate a change from public to private ownership. Territorial reinforcement is conflicted in these spaces as, despite being privately owned, appear unrestricted from public access. Design cues differentiating the public streets from the mews and private parks are the sole mechanism of territorial reinforcement. However, occupancy of these spaces is critical in improving perceived safety and reducing the opportunities for crime. Therefore, it is understandable why access to these spaces is not restricted from the public. The mews and private parks rely on their location away from arterial roads and other public spaces to reinforce ownership, while areas that invite the public such as the Display Suites are located along main roads. Recommendations of territorial reinforcement are made in Section 6.1 of this assessment.

5.4 Environmental Maintenance

There is a strong association between environmental maintenance and the fear or perceived fear of crime. General image can greatly affect the individual's desire to enter and engage with a space. Environmental maintenance and territorial reinforcement are co-dependent in achieving a safer space, and are integral in achieving optimal natural surveillance. The maintenance of the built form, landscaping and lighting will assist in communicating care and the presence of effective guardianship. Routine maintenance is a strong indicator of area management and safety.

The proposed development will greatly improve the quality of the environment by providing new landscaping and amenity for its residents, which encourages activity during both the day and night.

Landscaping also can provide shade, shelter and add to the attraction of environments. However, if landscaping is not appropriately designed or effectively maintained it can offer concealment opportunities and hinder the effectiveness of lighting and natural surveillance.

The proposed landscaping is suitable for this type of development, however the ongoing maintenance of landscaping will be critically important to balance safety and aesthetics. Well maintained spaces encourage regular use, which in turn creates the natural surveillance through the proposed development.

Environmental maintenance is significantly influenced by the ownership structure of the proposed development. The mews and parks within the proposed development will be incorporated within Community Title and likely managed by an Owners Association. Effective environmental maintenance may suffer as the Owners Association is unlikely to be independently resourced in maintaining shared environments. Furthermore, environmental maintenance is likely to rely on communication from residents/owners in reporting issues. Recommendations of environmental maintenance are made in Section 6.1 of this assessment.

5.5 Activity and Space Management

Similar to environmental maintenance, there is a strong association between activity and space management, and the fear or perceived fear of crime. Unlike environmental maintenance, this principle endeavours to manage the more dynamic activity and use of space.

The introduction of new forms of activity (i.e. residential accommodation and recreational private open space), and a significant increase of people on the Site will increase the activity of the area during both the day and night. This in turn can increase natural surveillance and natural community policing synonymous with Community Title developments.

As the development includes both residential dwellings and shared private amenity, clarity of ownership is critical in effective activity and space management. The proposed development relies solely on its separation from adjacent public spaces (including the Edmondson Park Station and civic areas as prescribed in the Fraser's Town Centre Master Plan) as a means of controlling public access to private spaces (such as the mews and private parks). It is essential for the managing body of these spaces, likely to be the Owners Association, to have adequate activity and space management practices in place. Recommendations of activity and space management are made in Section 6.1 of this assessment.

5.6 Access Control

Access control strategies restrict, channel and encourage the movement of people and vehicles into and around designated areas. Whilst physical barriers increase the effort required to commit crime, symbolic barriers such as defensive vegetation and logical access points greatly contribute to effective access control.

The proposed development includes dwellings of a townhouse typology that feature two access points, the primary door facing the street and a secondary door providing access to the ground floor undercover secure car park. Occupants are responsible for controlling access to their dwelling. Therefore, effective access control in the undercover car parks is critical in ensuring unwanted access to dwellings is minimised. The control of access to the undercover car parks are benefitted by the single vehicle access gate in the townhouse blocks.

On the ground floor, the proposed development includes fencing, separating abutting dwellings. This greatly benefits the control of pedestrian movement in street facing private open space.

The proposed development generally separates the private dwellings and shared amenity, and while access to share amenity such as the mews and private parks feature minimal physical access control, the surrounding dwellings and neighbourhood typology generally does not present a significant risk to these spaces.

5.7 Design, Definition and Designation

The design of the development reflects its purpose, and while opportunistic criminals will often exploit areas with unclear spatial definition and minimal natural surveillance, the design of proposed development is appropriate for its context. The design of the proposed development shows a logical consideration of future use as well as its existing environment.

Generally, the design and layout of dwellings within the proposed development assists surveillance, territorial reinforcement and access control. The design of private open spaces shows logical and contextual consideration of access control as well as activity and space management. The layout of the proposed development is considered well designed and in accordance with CPTED principles.

6.0 Crime Risk Rating and Recommendation

The Crime Risk Rating considers the Site environment and development as proposed in the architectural plans prepared by Group GSA and Landscape plans prepared by HASSELL.

The Crime Risk Assessment Rating of the proposed development is rated within the 'Low' category.

An assessment of the proposal using the Crime Prevention through Environmental Design (CPTED) principles has found that; provided the measures recommended below are implemented the opportunities for crime have been minimised to reasonable levels and the rating would remain in the "Low" category. Therefore, this would provide a safe environment for future residents and the public.

6.1 Recommendations

In informing the Conditions of Consent, recommendations to further improve the safety and security of the proposed development are detailed below.

Surveillance

- In the absence of technical supervision, ensure natural surveillance is maximised in areas of shared amenity, such as the toilets and barbeques of the private open spaces.

Lighting and technical supervision

- Ensure lighting in public areas and undercover car parks is adequate and meets Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas.
- Ensure natural surveillance in the undercover car park is maintained through lighting that is adequate to permit facial recognition and facilitates visibility into a vehicle.
- A Lux of 30 with a uniformity of 0.5 Uo should be consistently maintained in the undercover car parks.
- Consider the use of technical supervision, such as CCTV, if effective natural surveillance is not feasible.

Territorial reinforcement

- Ensure territorial enforcement is maintained and clearly shows definition of ownership. As fencing is limited within the proposed development, consider the uses of signage and wayfinding through private spaces of the proposed development.
- Ensure clarity of ownership is maintained to minimise conflict of the public and residents.

Environmental maintenance

- Ensure management of space is implemented where conflict between public and private use is likely to occur i.e. share paths and speed limits.
- Ensure a prompt response to environmental maintenance is specified in the management procedures of the Owners Association.
- Ensure environmental maintenance is consistent and thorough, and the management authority of private spaces (likely the Owners Association) is clearly understood by users.
- Encourage resident's participation in notifying the Owners Association of environmental issues.

- Ensure environmental maintenance considers the prevention of crime through the minimisation concealment opportunities and the effectiveness lighting.

Activity and space management

- Ensure the Owners Association has effective mechanisms in place for controlling activity in shared private spaces, and frequently review these mechanisms.

Access control

- Ensure pedestrian and vehicle access to the undercover carpark is restricted from the public.
- Promote the use of defensive vegetation and clarity of ownership by way of signage and wayfinding within shared private spaces.
- Ensure access to the undercover car parks is consistently controlled. The physical access control created by the car park security gates should be further assisted by technical access control, by way of electronic key/pass.

Design, definition and designation.

- Suggest the Owners Association engage in an annual review of safety and crime reduction techniques, following the construction and occupation of the surrounding Edmondson Park Town Centre.