

Crime Prevention Through Environmental Design Report

134-142 PARRAMATTA ROAD
26-38 GOOD STREET AND 59-61
COWPER STREET GRANVILLE

31 OCTOBER 2019



QUALITY ASSURANCE

Project:	CPTED Report – Gran Central
Address:	Gran Central 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville.
Council:	City of Parramatta
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BACKGROUND AND INTRODUCTION

This Crime Prevention Through Environmental Design report has been prepared in support of a development proposal for lot consolidation, demolition of existing structures and the construction of a 25-storey mixed use development at 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville (Gran Central).

CPTED is the term that encompasses the philosophical theory and practical application of design practices for buildings and places that seek to prevent crime. A building or place designed with CPTED principles in mind achieves –

- deterring crime by increasing the perception and chance of crime being detected, witnessed, challenged or criminals captured;
- making the opportunities for crime occurrence more difficult; and
- limiting or concealing opportunities for crime.

The NSW Police Force describe the “Safer by Design” approach in the following manner:

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space.

Predatory offenders often make cost-benefit assessment of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- *Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension);*
- *Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime);*
- *Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards); and*
- *Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).*

CPTED employs four key strategies. These are territorial re-enforcement, surveillance, access control and space/activity management.

All CPTED strategies aim to create the perception or reality of capable guardianship.

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

- Review of relevant literature on CPTED;
- Collection and Analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR);
- Audit of matters and principles relating to:
 - o Surveillance
 - o Lighting/technical supervision
 - o Territorial reinforcement
 - o Environmental maintenance
 - o Activity and Space Management
 - o Access Control.

A preliminary CPTED checklist has also been undertaken, noting a number of matters are premature for this stage of the design and matters of final design detail will occur as the design progresses beyond Development Application concept plans.

CPTED strategies must work in conjunction with other crime prevention strategies and police operations. By using recommendations contained within this document, any person who does so must acknowledge that:

- it is not possible to make areas assessed completely safe for the community and their property;
- recommendations are based upon information provided to, and observations made at the time the document was prepared, noting that CPTED should not be 'static' and CPTED should be further considered during the ongoing detailed design stages of the project; and
- this document does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

SITE CONTEXT

The subject site is located at 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street Granville and is legally defined as the following:

- Lot 1 DP 604204
- Lot 1 DP 76041
- Lot 1 DP 998948
- Lot 1 DP 783581
- Lot 1 DP 979437 Section A
- Lot 2 DP 979437 Section A
- Lot 7 DP 979437 Section A
- Lot 1 DP 1075357
- Lot 2 DP 1075357
- Lot 3 DP 1075357
- Lot 4 DP 1075357
- Lot 5 DP 1075357
- Lot 6 DP 1075357
- Lot 12, DP 575064
- Lot 1 DP 721626.

The land is located within the Granville Town Centre and is within proximity to local areas including Parramatta, Carlingford, Castle Hill, Homebush and Merrylands.

The site comprises of 15 allotments which once consolidated can be best described as an irregular shaped allotment located on a prominent corner with frontages to Parramatta Road to the north, Good Street to the east and Cowper Street to the south with a total site area of approximately 5,150m². The subject land is located within a walking distance of approximately 220m from Granville Station, and is a short distance from the Parramatta CBD. The site is within proximity to recreational activities, educational establishments and employment opportunities.

The site itself currently contains a mix of older style commercial land uses including; used vehicle sales premises, furniture store (heritage listed item), butcher, food and drink premises and a catering store.

The immediate locality is characterised by a mix of uses and built form. Comprising the following:

- North: Parramatta Road which is one of the busiest arterial roads in Sydney.
- South: 2 storey mixed commercial building containing (Granville fresh fruit market), older style 3 storey brick construction walk-up apartments.
- East: mixed commercial use including a car yard and 2 storey commercial building.

- West: Caltex service station along Parramatta Road and a contemporary 8 storey residential flat building which directly adjoins the site at the south western corner.

The precinct is undergoing a significant amount of urban regeneration with various high density apartments and mixed use buildings currently under construction. The location is undergoing a dramatic period of change which will create a new and vibrant revitalised community.

Furthermore, the allotment is close to the Parramatta CBD which has a variety of health, education and emergency services. In a broader context the subject site is proximate to Westmead Hospital and the University of Western Sydney (Parramatta campus) which are regional institutions. Illustrated below is an aerial map demonstrating the site location.

Figure 1: Aerial Map Extract of Subject Site (Six Maps)



 The site

PUBLIC DOMAIN

In response to the desired future character of the precinct set down by Parramatta Council the proposal has incorporated a series of public spaces including new retail/commercial space fronting Parramatta Road, Good Street and Cowper Street.

The proposed tenancies will have a large impact on the existing public domain. The new tenancies will create a place for retail, entertainment, cultural and community activities to occur on a regular basis.

This is reflected on extracts of the submitted plans.

Figure 2: Extract from landscape plan of the public domain fronting Parramatta Road, Good Street and Cowper Street.

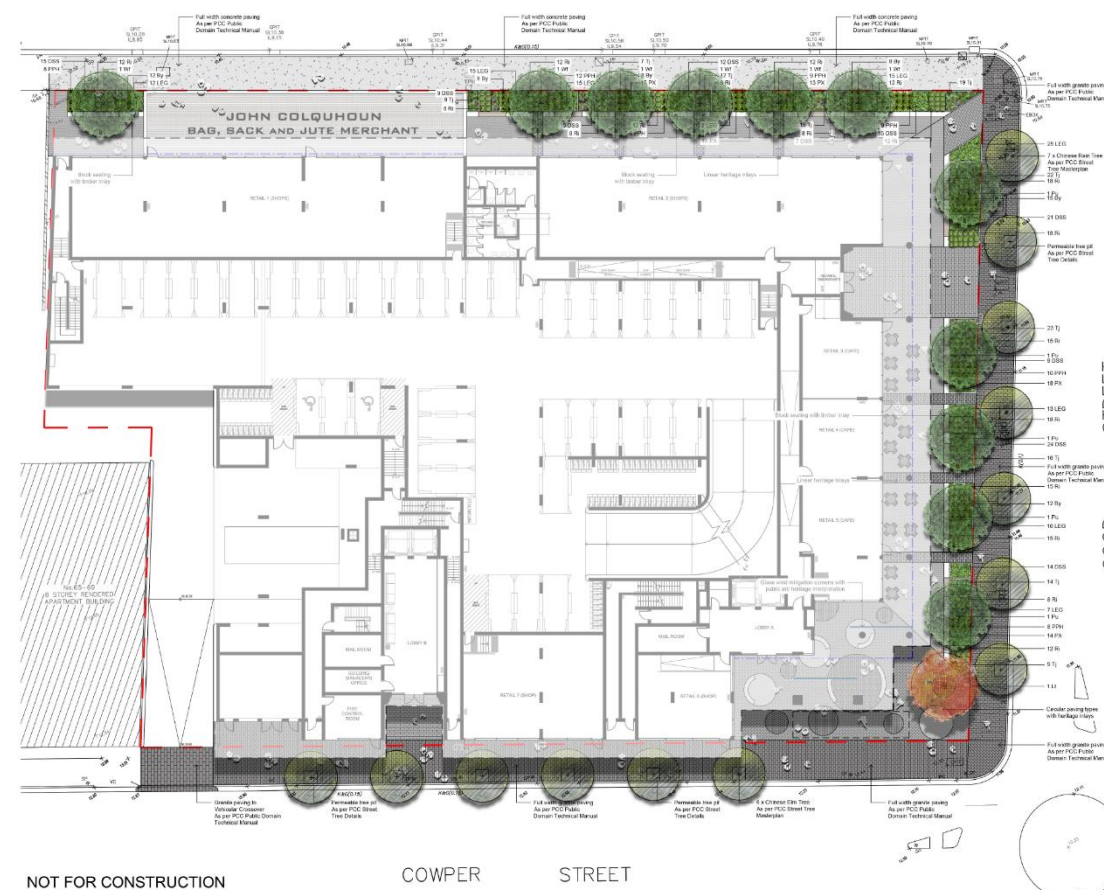




Figure 3: CGI of public domain at the intersection of Good Street and Cowper Street.

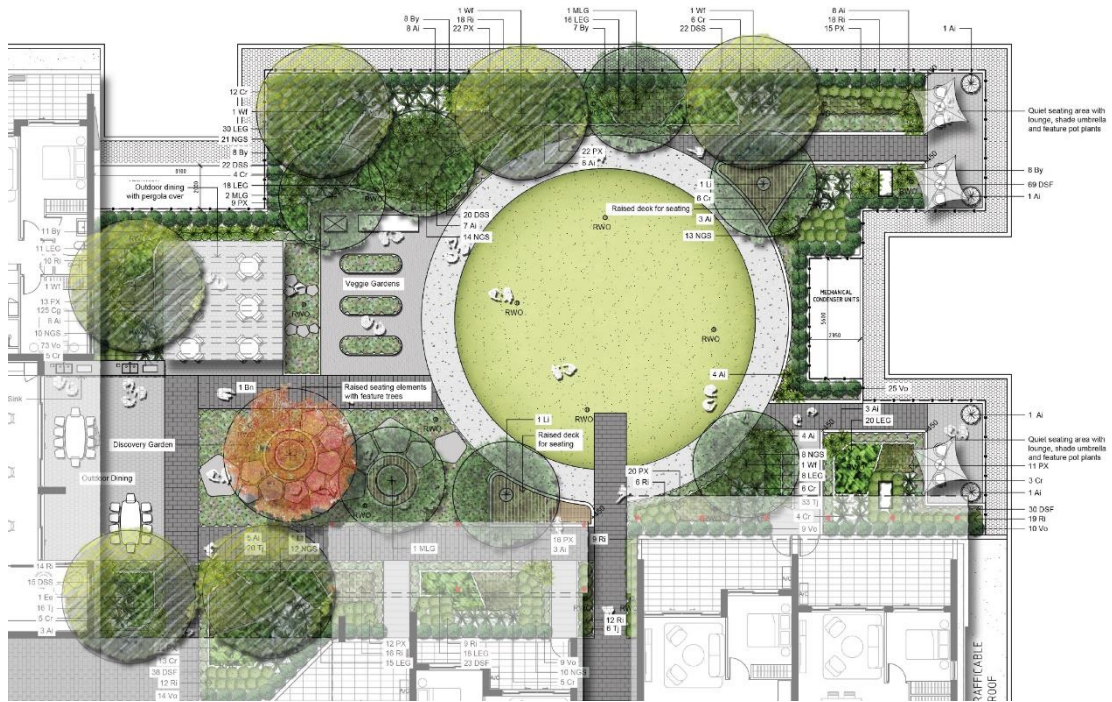


Figure 4: CGI of public domain fronting Parramatta Road.



In addition, the proposal also provides for a large common open space area private to the residents on Level 4. This is reflected on extracts of the submitted plans.

Figure 5: Extract of Communal Open Space on Level 4.



CRIME AND SAFETY CONTEXT AND REVIEW OF BOCSAR

Notwithstanding the transformation of the urban character of the site, and the broader area, contemplated in the planning controls, a review of crime and safety issues identified in the Parramatta LGA, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR), provides a relevant baseline of data.

It is important to point out that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR i.e. Recorded Incidents (RI), not necessarily all crimes committed in the Parramatta LGA. Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity.

In addition, it is pointed out that crime data must be interpreted with caution as many factors may influence apparent trends. Police “crackdowns”, for example, on particular types of offences may push up recorded crime rates for those categories of offences. The increase in figures therefore does not necessarily translate to an increase in that type of crime, but rather an increase in convictions for that type of crime.

The table below shows crime trends within the Parramatta LGA between July 2016 to June 2018. These figures are not disaggregated to the suburb level. They show that most recorded crimes were stable.

Figure 6: Crime Statistics Table 1: Crime Trends in the Parramatta LGA (Source: NSW Bureau of Crime Statistics and Research 2018).

**Recorded incidents of selected offences in the Parramatta Local Government Area
Annual totals and 24 month trend from July 2016 to June 2018**

Offence	Jul 2016 to Jun 2017	Jul 2017 to Jun 2018	24 month trend
Break and enter - dwelling	907	941	Stable
Break and enter - non-dwelling	254	214	Stable
Motor vehicle theft	291	321	Stable
Steal from motor vehicle	1191	1356	Up
Steal from dwelling	605	589	Stable
Steal from person	218	236	Stable
Malicious damage to property	1461	1378	Stable

Furthermore, the proposed development will be designed in a manner that will permit the safe and efficient use of the site. The proposal has incorporated CPTED principles where relevant including the provision of appropriate landscaping and access to the basement will be security controlled.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN & MATTERS FOR CONSIDERATION

SURVEILLANCE

Crime can be reduced by providing opportunities for effective surveillance. In areas with high levels of natural and passive surveillance offenders are deterred from committing a crime. Natural and passive surveillance in relation to the proposal needs to be understood at the macro / site level and the individual occupant level.

Macro / Site Level

The scale of the subject site and the proposed development results in the need for the introduction of a series of frontages to public places and the creation of internalised movement spaces.

The following passive surveillance attributes are demonstrated in the proposal:

- The provision of retail/commercial tenancies along the site's frontages and sleeving the movement areas will contribute towards activating the streetscape, significantly increasing pedestrian activity and surveillance through new pathways, public seating, alfresco dining areas and glass shopfronts.
- Sight lines from the public spaces are generally to the external outer edges of the proposed buildings, lobby spaces and driveway entrances. The site lines are clear and are not overly complicated or blocked by landscaping. They are also a 'straight' link to ensure clear lines of vision.
- Landscaping provides for designation of spaces without creating "blind" spots or concealment areas.

Individual Occupant Level

The proposal creates a series of communal open spaces in a public setting and then more private areas allocated to individual commercial/retail occupants. The proposal is characterised by a series of private lobbies throughout the building that create individual address and sense of ownership.

The following passive surveillance attributes are demonstrated:

- A series of entry and exit points to the buildings with retail space at the ground level and living areas and balconies at the upper levels designed to overlook the various street frontages as well as the internal communal open space area.
- Clear sight lines to the building from the street and from the building to the street are provided.
- Landscaping does not result in "blind" spots or areas for hiding with the proposed landscape plantings design to enable clear sightlines to entry points to the building.

- The apartments are orientated toward the street at the upper levels with retail space designed to sleeve and activate the ground floor areas. These spaces, in combination with the communal areas provide numerous opportunities for passive surveillance of public spaces to act as a deterrent for criminal activity.
- The 'eyes on the street' approach to the street frontage and communal area and site link will serve to discourage anti-social behaviour.
- Concealment opportunities are limited and appropriate lighting will be provided to publicly accessible areas.
- The series of individual entry points to the building assist in creating ownership of each space and improved recognition and familiarity with fellow residents peculiar to each lobby. Accordingly, it is more likely that non-residents are likely to be identified and subject to additional surveillance.

ACCESS CONTROL

The use of physical and symbolic barriers to attract, channel or restrict the movement of people assists in minimising opportunities for crime and increases the effort required to commit a crime.

In this regard the proposal provides:

- Clear and identifiable entry points to the site and retail spaces. This is achieved with the difference in physical levels and landscaping to define the edge of in-trafficable areas.
- Separation of retail and residential entry points on the ground level assist in clearly identifying public and private access points.
- The design allows for ease in clearly marking entrance points and way finding features such as pathways, lighting and signage.
- Security systems are provided within the basement to distinguish between the public and private parking areas. Thereby preventing unauthorised access to the private basement parking areas.
- Opportunity exists to incorporate security access doors to lobby's which could be controlled by cards, codes or keys. This would be recommended.

TERRITORIAL REINFORCEMENT

Places that are well maintained and designed are often more regularly visited and endowed with a sense of community ownership.

Accordingly, well used spaces reduce crime opportunities. In this regard the proposal provides:

- High quality landscaped open space to encourage its use by residents.
- Fostering of ownership of open space areas given allocation to units.

- Delineating between public and private areas using landscaping and boundary walls or screens around courtyards etc.
- The provision of several lobbies that discharge to banks of lifts that give some opportunity for familiarisation with neighbours and occupants.

SPACE / ACTIVITY MANAGEMENT

Well maintained and cared for spaces discourage crime as they tend to be more actively used and unwelcome persons are readily identified.

In this regard the proposal provides:

- For the establishment of a body corporate responsible for space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the placement of lighting and the maintenance of common areas and furniture.
- As addressed the privatisation of retail spaces visible to the street will encourage a sense of ownership and ensure ongoing maintenance by operators at the lower levels where there is greater potential for damage to buildings and/or graffiti.

CONCLUSION AND RECOMMENDATIONS

Having regard to the design of the proposal; its inter-relationship with the public domain; and its provision of secure privatised and communal spaces it is noted that the design of the development proposal incorporates CPTED measures and demonstrably improves the safety of residents, while at the same time diminishing opportunities for crime. The safer by design theory has been appropriately applied at the design stage, ensuring the proposal will not necessitate retro fitting post construction, which tends to be more costly and less effective.

It is recommended that the following measures be implemented to mitigate potential crime risk associated with the development:

- All lighting should meet minimum Australia and New Zealand Lighting Standards. Lighting objectives relevant to crime and fear reduction are outlined in Australian lighting standard AS/NZS 1158 for pedestrian areas.
- Internal obstructions should generally be kept below waist height or above head height to maximize sight lines across the plaza.
- Graffiti resistance surfaces should be chosen where possible and retail tenants should have the maintenance and removal of graffiti incorporated into leases.
- Access to the residential lobbies should be restricted by a swipe card system or similar with an intercom system for visitors.
- Access to residential areas of the basement should be restricted by a swipe card system or like prevent unauthorised entry to the residential parking areas.
- Mailboxes should be physically secure to prevent mail theft and should be provided internal to residential lobbies where this aligns with Australia Post requirements.

NSW POLICE FORCE CHECKLIST

NSW POLICE

Crime Prevention through

Environmental Design Checklist



CPTED MEASURES	RECOMMENDATIONS	COMPLY * YES ✓ and description	IF NO, PLEASE PROVIDE JUSTIFICATION
* Where relevant, each item is to be shown on the architectural plans. A description of how the development complies, together with the corresponding plan reference number, should also be provided.			
1. STREET NUMBER / WAY FINDING SIGNAGE	1.1 The street number must be clearly visible from the street.	The street number of the site will be clearly legible from the street.	
	1.2 The street number must be visible at night.	Given the nature of the proposal lighting is anticipated to retail areas and to residential lobbies after dark.	
	1.3 Unit block identification signage must be visible from the street frontage.		
2. SIGNAGE	2.1 There must be directional signage located at the entry to the estate/complex clearly indicating the location of estate managers office, building names and unit numbers.	A directory and a map of the respective apartment layout will be provided within each of the foyer areas of the buildings affixed to the internal wall adjacent the entries. This will assist with wayfinding etc. A condition is requested to be imposed requiring a detailed plan of this to be submitted at the construction certificate stage.	
	2.2 There must be warning signs displayed.		
	2.3 The warning signs must be appropriate. A map must be displayed of the complex.	Given the nature of the proposal it is not intended to be provided on site.	
3. BUILDING DESIGN	3.1 The orientation of buildings must allow for easy natural surveillance between the street,	The orientation of the building on the site maximises passive surveillance opportunities of the site's	

neighbouring property and the buildings. three frontages and internal communal areas.

3.2 The floors, walls and ceilings must be of solid construction. The floors and ceiling as well as external walls will be of solid construction.

3.3 There must be adequate steps taken to ensure that persons cannot utilise the design of the premises to climb structures from the outside. The design of the building minimises climbable opportunities.

3.4 Have entry/exit points to the estate and/ or buildings been limited? If yes please comment. Pedestrian entry to each residential core and limited basement entries provided- acceptable given scale of development.

3.5 At entry/exit points there must be electronic entry for example keypad or swipe card entry. A swipe card system will be utilised in conjunction with an intercom system to appropriately control access to the building.

3.6 Alcoves or recesses must be monitored by CCTV. Foyer and letter box areas can be covered by CCTV.

3.7 Garbage bays must be locked to restrict unauthorised entry. The garbage bay is located at ground floor and are lockable and only accessed by authorised persons.

3.8 There must be a 'Rapid Removal' policy for graffiti. It is envisioned that a condition of development consent will require this.

3.9 There must be graffiti resistant materials utilised in the design of the building. For example painted on masonry garden walls, fencing. Graffiti resistance materials will be used to high risk areas at the ground floor level.

4. FENCES AND GATES

- 4.1 There must be To be provided where perimeter fences appropriate, noting that the erected around the site has 3 frontages. property.
- 4.2 Access must not be restricted. Can comply.
- 4.3 Fences must be Can comply. fitted with locks.
- 4.4 Fences and gates must be in good Can comply. condition.
- 4.5 Fences must be constructed of Can comply appropriate materials.
- 4.6 Gates must be All gates will be secured. secured.
- 4.7 If the estate complex is a gated N/A complex local Ambulance, Fire Brigade and Police must have keys/swipe cards etc for access in an emergency.

5. LANDSCAPING

- 5.1 People must be As illustrated on the able to see your landscaped plan and unit/premises architectural plans, clearly from the appropriate landscaping street. within a commercial context is provided. It is noted that
- 5.2 Landscaping must planned landscape be regularly embellishment works maintained. minimises the opportunities for entrapment points and
- 5.3 No person should provides clear views from the be able to conceal street to the centrally located themselves behind pedestrian entry point. vegetation or gardens. The future body corporate will ensure the maintenance of landscaping on the site.

6. SECURITY LIGHTING

- 6.1 Security lighting Security lighting is to be installed and operating.
must be installed.
- 6.2 Security lighting must be operating.
- 6.3 The entry and exit points must be adequately lit. Appropriate down lighting will be provided for the entry and exit points.
- 6.4 Lighting must be positioned in a way to reduce opportunities for vandalism? Lighting will be positioned out of reach.
- 6.5 The lighting must be sufficient to support images obtained from CCTV footage. Lighting will be sufficient for CCTV footage.
- 6.7 Light switches for all lights must be located in a secure area within the premises. Switches for common areas will operate on sensors and be provided within a locked cabinet.
- 6.8 There must be light timers. Light timers to be provided.

7. POWER BOARD & LETTERBOX

- 7.7 The power board must be enclosed in a cabinet or room. The power board will be located in the secure basement. It will be located in accordance with Endeavour Energy's requirements. Details of this will be illustrated on plans submitted with the construction certificate and it is envisioned that Council's conditions of consent will address this.
- 7.8 The cabinet or room must be fitted with a lock set approved by the local authority.
- 7.9 The cabinet or room must be kept locked?
- 7.10 The letter box must be fitted with an appropriate lock set and kept locked. It is anticipated mailboxes will be installed in foyer areas of buildings.

This is a strongly recommended method on how to secure the letter box system in a unit complex

- 7.11 The letter box collection facility must be enclosed in the foyer window of the property that has street frontage.

8. GARAGE

- 8.7 The garage must be lockable. Access to the basement is to be secured with a roller door operable via the intercom system.
- 8.8 The garage 'tilta' door must have a bolt lock installed.
- 8.9 The garage facility must have floor to ceiling wall. For example strong mesh or masonry walls.
- 8.10 The garage ceiling and walls must be painted white. The aisles within the basement will be painted white.
- 8.11 The contents inside the garage facility must not be able to Complies.

be visible from the outside.

8.12 The garage facilities must have CCTV coverage. A CCTV camera will monitor access to the basement.

8.13 The garage facility area must be restricted to non-residents by way of security gates. Access to the basement carpark will via a secured roller shutter.

9. BALCONY

9.7 The balcony must be designed so as not to act as a natural ladder. The lower level balconies have been designed so as not to act as a natural ladder.

9.8 The balcony must be adequately designed so as not to allow hand and foot holds to potential offenders trying to scale up the outside of the building. Balconies are also not adjoining to provide access to an adjoining unit.

9.9 The railings must be designed so that foot or hand grips cannot be used by offenders. Provided

9.10 The balcony must have a sensor light to automatically activate when motion is detected. Given that the balconies have been designed to not be climbable sensor lights are not warranted.

9.11 Sliding doors and windows adjacent to balconies must be re-enforced with adequate locks etc. to restrict unauthorised access. All sliding doors are provided with locks to provide an appropriate level of security.

10. DOORS AND FIRE EXITS

- 10.7 The external doors must be of solid construction. Provided
- 10.8 The door frames must be of solid construction. Provided
- 10.9 The doors must be fitted with quality lock sets to restrict access when not in use. Provided
- 10.10 The locks must be in good working order. Provided
- 10.11 A peep hole (door viewer) must be installed. Provided
- 10.12 Keys must be removed from locks when house is unoccupied. Encouraged
- 10.13 An Australian standard security/screen door must be installed on all doors. Provided
- 10.14 Sliding doors must be fitted with a suitable lock sets. Provided
- 10.15 Entry/exit points must be clearly identified. Clearly defined pedestrian entry points are provided to the development.
- 10.16 All fire exit doors must be self-closing. Provided
- 10.17 Fire exit doors must be used appropriately. Encouraged

	10.18	All exit doors must be free from obstructions and/or rubbish.	Encouraged
			Provided
	10.19	All high risk doors must be locked at all times?	
	10.20	All external door hinges must be mounted so they cannot be removed?	To be illustrated on the construction certificate plans
11. WINDOWS	11.7	All external windows must be solidly constructed.	Provided
	11.8	All windows must be fitted with quality lock sets.	Provided
	11.9	All unused windows must be permanently closed & secured.	Encouraged
	11.10	Windows must be able to be locked in a partially open position. For example, with a bolt lock.	To be illustrated on the construction certificate plans
	11.11	Skylights must be suitably secured.	Not applicable
	11.12	Keys must be removed from locks when no persons are home.	Encouraged
12. CARPARK	12.7	There must be security car parking facilities available.	Provided
	12.8	Residents must have an individual basement design which is	Not provided given open

secured garage. appropriate given secure
spaces. access to basement.

12.9 The access to residential car park must be restricted to residents only. Visitors will also be able to access the basement, although access will be facilitated by residents of the complex.

12.10 Access and control must be restricted to residents only by keypad, swipe card or remote system. Access to the basement will be via a remote system.

12.11 'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property. To be illustrated on the construction certificate plans

12.12 CCTV system must be installed and monitor inside the car park facility. A CCTV system that provides surveillance of the ground floor foyer, lift, the mailboxes and basement carpark will be provided.

12.13 All residents must be supplied with additional storage facilities so that items are not left in areas where they can be seen or easily removed. Provided in basement and within units.

12.14 The car park must be well lit. Provided

12.15 The ceiling of the car park must be painted white. Concrete and lighting will suffice- painting white is unnecessary.

12.16 The car park entry must be restricted by a Provided

	security roller shutter.	
12.17	Access to the security roller shutter must have access control measures such as swipe card, key pad or remote system.	Access to the basement will be via a remote system
12.18	Bicycle racks must be positioned in visible areas from the street.	Bicycle parking is provided in the secured basements.
		N/A
12.19	Emergency Services parking should be provided in a large unit complex.	
13. SURVEILLANCE SYSTEM	13.7 CCTV systems must be installed at vehicle entry points.	Provided
	13.8 CCTV systems must be installed at all foyer entry points.	Provided
	13.9 CCTV systems must be installed on the perimeter of the building.	Provided.
	13.10 CCTV systems must be installed near to letter box collection facilities.	Provided
	13.11 CCTV systems must be installed near to waste facilities.	Provided.
	13.12 CCTV systems must be installed near to fire exits.	Provided
		Can be provided.

13.13 Footage must be recorded appropriately. Can be achieved.

13.14 Footage must be kept for a minimum of 14 days. Can be provided

13.15 The property must be free of dummy cameras.

13.16 The cameras must be placed in suitable locations to positively identify an individual from recorded images.

14. FIRE SAFETY

14.7 Smoke detectors must be installed within foyer areas and garages of unit blocks to comply with the Building Code of Australia? Required by BCA and to be detailed at CC stage.

14.8 Smoke detector must be installed in the unit complex. Required by BCA and to be detailed at CC stage.

14.9 Gutters must be kept clean. Provided. Required by BCA and to be detailed at CC stage.

14.10 The unit complex must have a site plan displayed in a prominent position. Provided.

14.11 Waste bins must be stored in a secure place after hours.