21 – 41 Canberra Avenue and 18 – 32 Holdsworth Avenue, St Leonards

Crime Prevention Through Environmental Design (CPTED) Assessment

On behalf of
Top Spring Australia Property & Development Services Pty Ltd (Top Spring)
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mecone

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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

This Crime Prevention Through Environmental Design (CPTED) Assessment has been prepared to determine the potential for crime and the perceived fear of crime associated with the proposed development and the ways in which opportunities for crime have been reduced through design.

A CPTED assessment is a systematic evaluation of the opportunities for crime in an area. It is used to identify the magnitude of crime and potential criminal behaviour that may impact an area.

Mecone has prepared this assessment in accordance with the Department of Planning Industry and Environment's *Crime Prevent and the Assessment of Development Application Guidelines (2001)*. This assessment has been prepared by a suitably qualified CPTED professional, following their successful completion of the NSW Police Force *Safer by Design Course*.

Under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), a consent authority is required to take into consideration certain matters when determining a development application (DA). This includes 4.15(b) of the EP&A Act, 'the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality and 4.15(e) of the EP&A Act, 'the public interest'.

There are two key steps to the assessing the risk of crime, including:

- Identify the crime risk affecting an area; and
- Application of CPTED design measures to mitigate the risk of crime prevalent in an area.

The CPTED principles for assessing development applications are as follows:

- Surveillance
- Access Control
- Territorial Reinforcement
- Activity and Space Management
- Lighting and Technical Supervision
- Environmental maintenance
- Design, Definition and Designation

Architectural Drawings prepared by Bates Smart at **Appendix 3** and Landscape Drawings also prepared by Arcadia at **Appendix 4** of the Statement of Environmental Effects (SEE) on behalf of Top Spring Australia Property & Development Services Pty Ltd (Top Spring) have been reviewed as part of this assessment.

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 (BOSCAR); and
- A crime risk assessment, in accordance with the current NSW policy and practice.

This assessment has been completed following a site inspection undertaken on 25 May 2021.

1.1 Disclaimer

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

- there is no definitive measure of '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.
- 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 The Site

2.1 Site Location

The site is located at 21 – 41 Canberra Avenue and 18 – 32 Holdsworth Avenue, St Leonards and is owned by Top Spring Development Services Pty Ltd. It is situated on the eastern edge of the Lane Cove Local Government Area (LGA). The site is located 400m south of the St Leonards Strategic Centre, 800m of the Royal North Shore Hospital and associated health and education precinct, and 4km to the south west of Chatswood Station.

The site comprises a collection of individual sites identified by the recently adopted St Leonards South DCP (the DCP) as being Sites 7, 8, 9, 10, and 11, which combined have a cumulative area of 12,653m^2. The site has an eastern frontage to Canberra Avenue of approximately 226m, a southern frontage to River Road of 15m and a western frontage to Holdsworth Avenue of 137m.

An aerial image of the site is included below. **Figure 2** illustrates an extract from the DCP and identifies the location of the individual sites noted above with respect to the broader St Leonards South Precinct.

Figure 1. Site Aerial Context Map
Source: Mecone / Nearmap

2.2 Existing Development

The existing development contained within the site consists of 19 detached residential dwellings that range in height from one (1) storey to two (2) storeys. The

dwellings are typically setback from the street, with landscaping accommodated in the front setback. Each property is afforded vehicular and pedestrian access from the street frontages.

The site has an uneven topography. The site is affected by a considerable level change falling over 8m west to east, and 18m north to south. Holdsworth Avenue, on the western boundary falls 4.7m while the longer Canberra Avenue frontage falls 8.5m (refer to the Survey Plan at **Appendix 3**).

The existing development is shown in the figures below.

Figure 2. Dwellings Located Along Holdsworth Avenue
Source: Mecone

Figure 3. Dwellings Along Canberra Avenue Viewed Looking North
Source: Mecone

Figure 4. Dwelling Along Canberra Avenue
Source: Mecone

2.3 Surrounding Development

The surrounding development relates to the broader residential suburb of Lane Cove and typically comprises low scale detached residential dwellings.

South

The development to the direct south beyond River Road consists of single storey residential dwellings that are concealed by a generous landscape buffer. This landscape buffer obscures sightlines between these dwellings and the subject site, allowing minimal opportunities for surveillance. Further southward lies Smoothey Park and beyond this Wollstonecraft Station.

East

The development to the east also comprises detached residential dwellings. These dwellings fall within the bounds of the St Leonards South Precinct and will be redeveloped in the near future for medium to high density residential flat buildings in accordance with the St Leonards South Urban Design Guidelines as set out in the *Lane Cove Development Control Plan 2009* (LDCP 2009).

North

The development to the immediate north relates to 2 residential dwellings located at 19 Canberra Avenue and 16 Holdsworth Avenue. The dwelling at 19 Canberra Avenue reaches 1 storey and orientates towards the east away from the site. It is setback from the southern common boundary shared with the subject site.

The dwelling at 16 Holdsworth Avenue relates to a single storey dwelling that is also setback from the common boundary with windows primarily orientated towards the street. Both properties are located within the St Leonards South Precinct and will form part of a future through-site link that traverses the site's northern boundary from east to west.

East

Newlands Park is located to the immediate east and south east. It consists of an expansive recreational area surrounded by bushland. It contains play equipment and sporting facilities. It includes canopy tree planting; however, these trees are sparsely located and permit sightlines to and from the development.

The surrounding development is shown from **Figures 5 - 8.**

Figure 5 – Newlands Park Viewed Looking South
Source: Mecone

Figure 6 – Flat Building Along Duntroon Ave Looking North
Source: Mecone

Figure 7 – River Road and Adjacent Dwellings Looking South
Source: Mecone

Figure 8 – Contemporary Development to the North
Source: Mecone

3 The Proposal

3.1 Development Summary

The Development Application seeks consent for the construction of five (5) residential flat buildings and extensive public domain works including a through site link, comprehensive landscaping and public open space.

The Development Application will seek consent for the following:

- Demolition and site preparation works;
- Staged construction and use of five (5) residential flat buildings (ranging in height from 6 to 10 storeys) that include:
  - A total of 319 residential apartments;
  - A total of 10 terraces fronting Canberra Avenue;
  - A 2,500m^2 communal garden and roof terraces;
  - A 4 storey split basement with a total of 372 car parks;
  - Vehicular access provided from Canberra Avenue via a single egress/ingress point;
- Tree removal and replacement planting; and
- Associated landscape works including the provision of a through-site link connecting Canberra Avenue and Holdsworth Avenue.

This report provides a CPTED assessment of the detailed design associated with the development application.

3.2 Basement Design

The proposal seeks consent for a shared split level basement with four (4) levels of parking which connects all five (5) buildings.

Access to the basement is facilitated from the northern end of Canberra Avenue via a single two laned egress / ingress point. Visitor parking is concentrated near the driveway entrance within the basement.

The provision of storage is limited, with storage located in a separate area in half levels under Building 7, 8 and 9.

The typical basement layout is illustrated in the figure below.

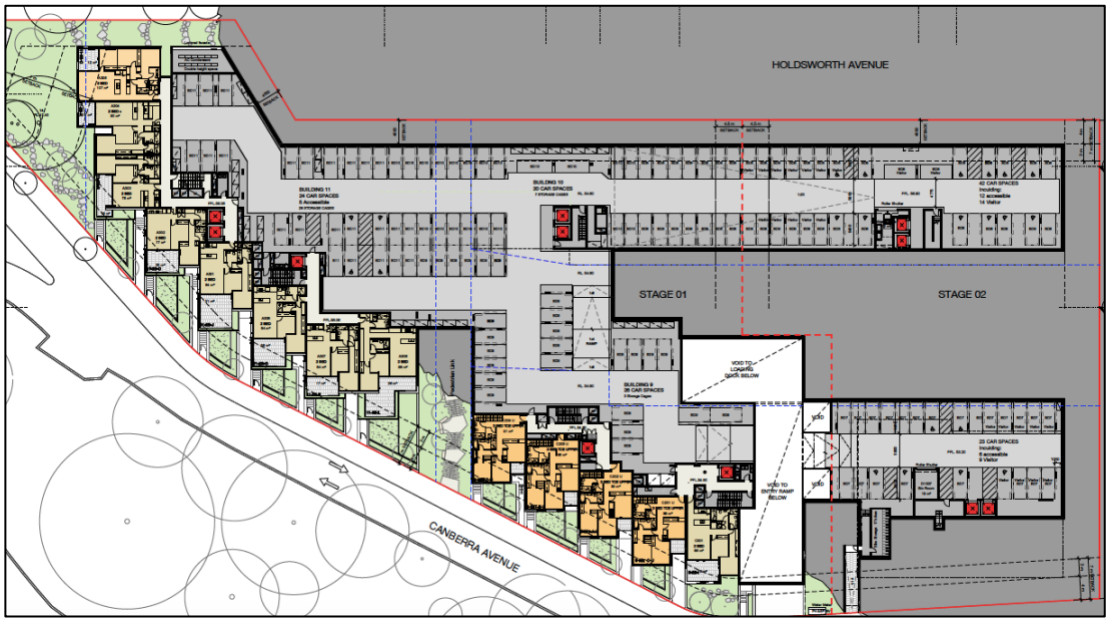

Figure 9. Typical Basement Design
Source: Bates Smart

3.3 Ground Plane

The proposed development comprises the delivery of five (5) residential flat buildings located above a common carparking and services basement. The buildings are identified in the figure below and are referred to as Building 7, 8, 9, 10 and 11 (refer to **Figure 10**).

As shown in **Figure 11**, these buildings are positioned around a centrally located private communal open space area. They also orientate towards the streetscape, including the frontages of Canberra Avenue, Holdsworth Avenue and River Road. Cumulatively, these buildings will provide 329 residential apartments, including 10 townhouses fronting Canberra Avenue.

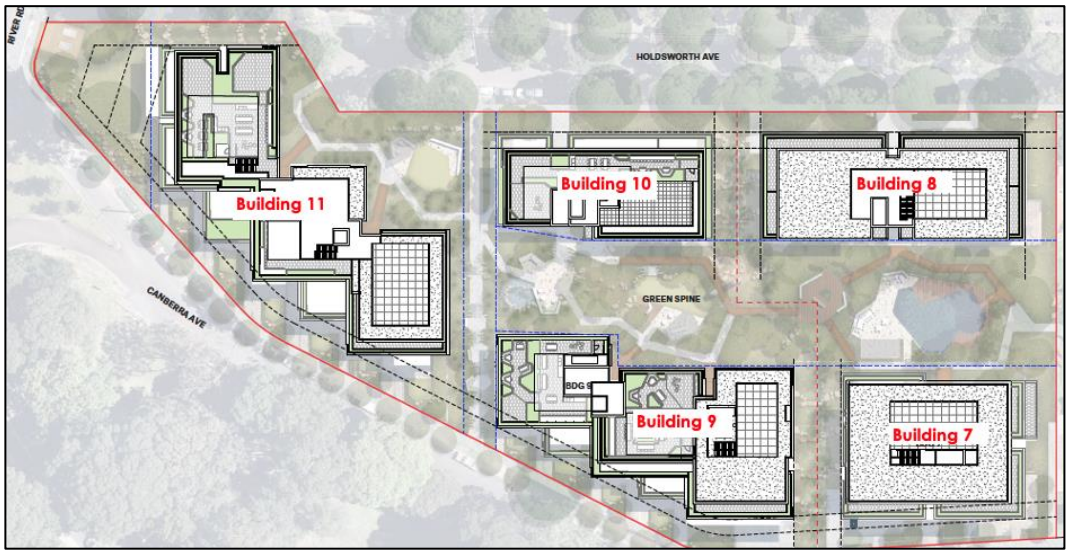

Figure 10 – Proposed Building Locations
Source: Bates Smart

Figure 11. Proposed Ground Floor of Building 11 Showing the Street Interface
Source: Bates Smart

3.4 Pedestrian Access

Building 9, Building 7 and Building 11

Pedestrian access for the townhouses contained within Building 9 and Building 11 is from Canberra Avenue via individual dedicated footpaths which connect each townhouse to the streetscape (refer to **Figure 12**).

The residential units located above in Building 9, Building 7 and Building 11 will be accessible from their main lobbies located on Canberra Avenue. Each lobby contains a lift which will facilitate access to the upper levels. In addition they have access via internal pathways within the Green Spine.

In addition, Building 7 incorporates two apartments at street level which orientate towards Canberra Avenue. These apartments are afforded direct access from Canberra Avenue. Due to the change in level, these apartments are also accessible via an internal corridor. Entry to this corridor is permitted via the lobby area and lift core located at the level above.

Building 8 and Building 10

Building 8 and Building 10 interface with Holdsworth Avenue and the Green Spine (refer to **Figure 13**). Each building's primary access point is facilitated from Holdsworth Avenue. For each building, this footpath provides entry to a lobby area containing a dual lift core which facilitates access to the upper levels.

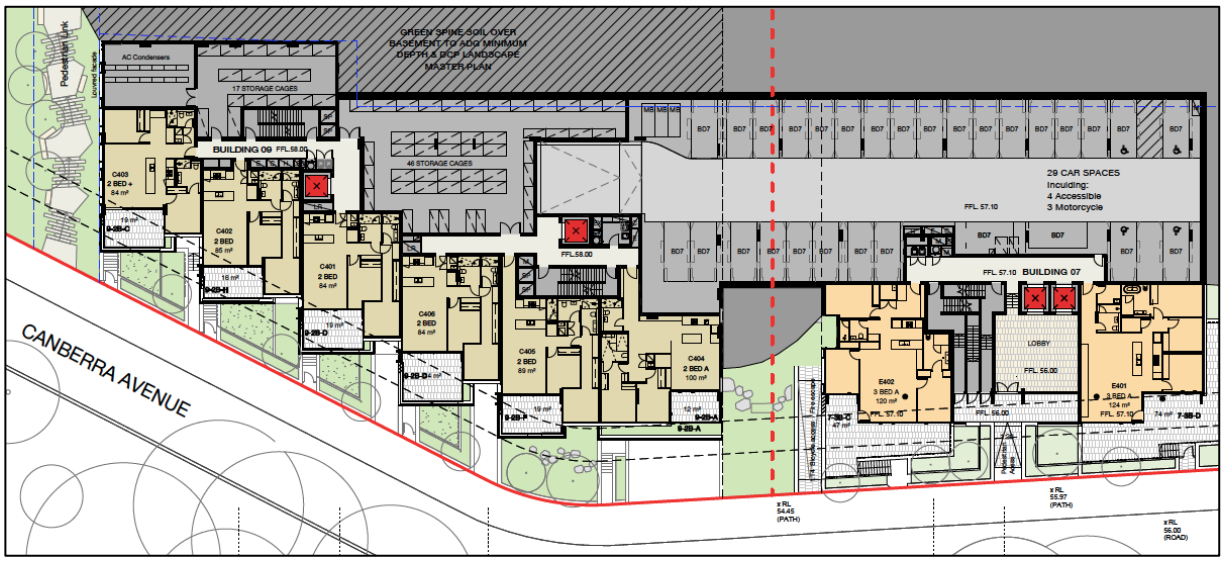

Figure 12. Proposed Ground Floor of Building 9 and Building 7 Illustrating the Street Interface
Source: Bates Smart

Figure 13. Proposed Communal Area (Green Spine) and Floor Plan of Building 8
Source: Bates Smart

3.5 Landscaping

The landscaping scheme has been designed to ensure the proposal integrates with the surrounding residential area which has a leafy character with dense canopy planting located along River Road and in Newlands Park.

Perimeter planting is proposed along the edges of the precinct including Holdsworth Avenue and River Road. The trees are evenly spaced. Additional tree planting is also proposed along the River Road frontage (refer to **Figure 15**). In addition to this planting, the landscaping scheme provides a new pathway extension, a creekline and a kiosk sub-station are also proposed in the area fronting River Road.

Private communal areas are located centrally to the site in the 'Green Spine'. These areas are connected via elevated board walks and pathways that traverse the site from east to west. Planting consists of ferns and low lying trees is located through-out.

Through-Site Link

The communal area connects to a through-site link that separates Buildings 11, 9 and 10. The link provides a connection between Canberra Avenue and Holdsworth Avenue. As shown in **Figure 14** the through-site link incorporates a low-lying planting such as ferns, a raised board walk, and river rocks to create the impression of dry creek beds.

Private Pool

The northern portion of the Green Spine incorporates a pool area surrounded by raised timber decking. Perimeter planting consisting of palms surrounds the pool to promote privacy for the adjacent dwellings to the north (refer to **Figure 16**). A complementary pool pavilion and a separate raised decking area are also provided to the south of the pool.

The proposed landscaping concept is illustrated in the figure below.

Figure 14. Proposed Landscaping Master Plan
Source: Arcadia

Figure 15. Landscaping Fronting River Road
Source: Arcadia

Figure 16. Proposed Landscaping and Pool Located in the Northern Portion of the Site
Source: Arcadia

3.6 Vehicular Access and Parking Provisions

The proposal accommodates a shared 4 level split basement that connects each building. This basement is accessible from a single egress / ingress point from Canberra Avenue.

The shared basement makes provision for the following parking arrangements:

- Residential Parking – 372 spaces;
- Visitor Parking – 66 spaces; and
- Car Wash Bays – 5 spaces.

It is noted that 6 visitor spaces have the potential to be utilised as car share spaces.

4 Nature of Recorded Crime

To understand the prevalent crimes affecting the locality, crime statistics from the NSW Bureau of Crime Statistics and Research (BOSCAR) have been obtained. A review of the local statistics for the suburb of Lane Cove found that the most commonly occurring crimes within the locality were:

- Steal from Motor Vehicle;
- Steal from Dwelling;
- Robbery;
- Non-Domestic Assault;
- Motor Vehicle Theft;
- Malicious Damage to Property;
- Domestic Assault;
- Break and Enter Non-Dwelling; and
- Break and Enter Dwelling.

The frequency of the aforementioned crimes, between December 2018 to December 2020 are detailed below.

Crime	2018	2019	2020	Trend
Steal from Motor Vehicle	14	22	5	Decline
Malicious Damage to Property	31	27	31	Stable
Motor Vehicle Theft	151	162	107	Decline
Break and Enter Dwelling	9	8	1	Decline
Robbery	2	0	0	Stable
Non-domestic Assault	17	33	27	Stable
Domestic Assault	8	7	8	Stable
Break and Enter Non-Dwelling	12	13	4	Decline
Steal from Dwelling	11	14	18	Increase

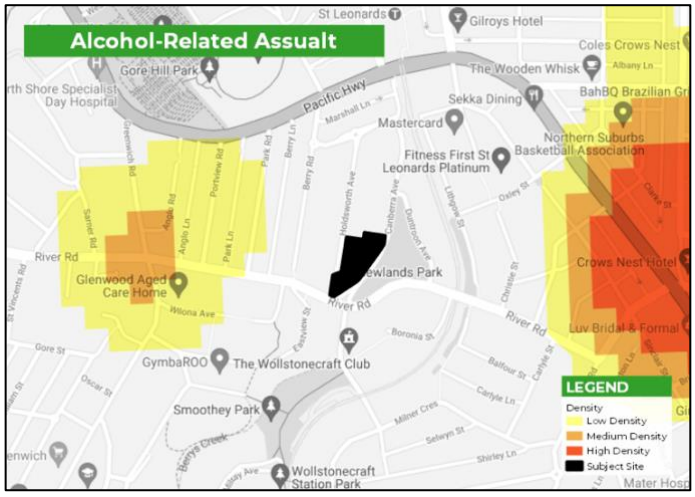

Figure 17. – Alcohol Related Assault

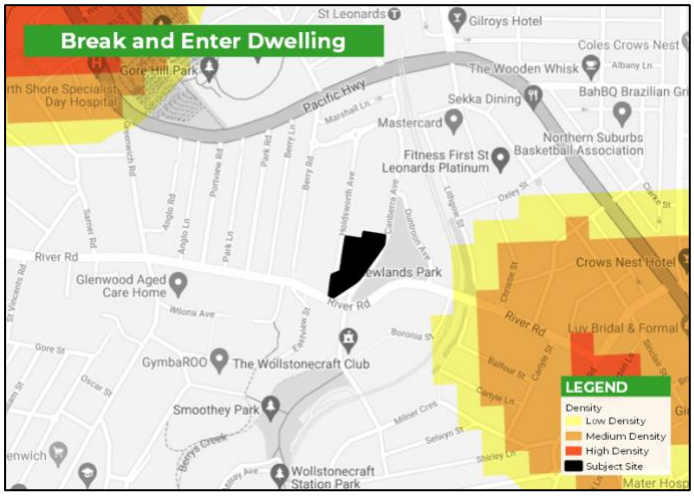

Figure 18. – Break and Enter Dwelling

Figure 19. – Break and Enter Non-Dwelling

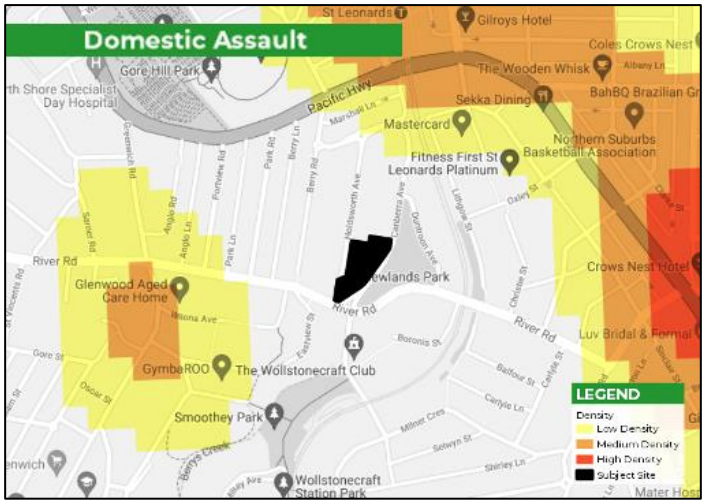

Figure 20. – Domestic Assault

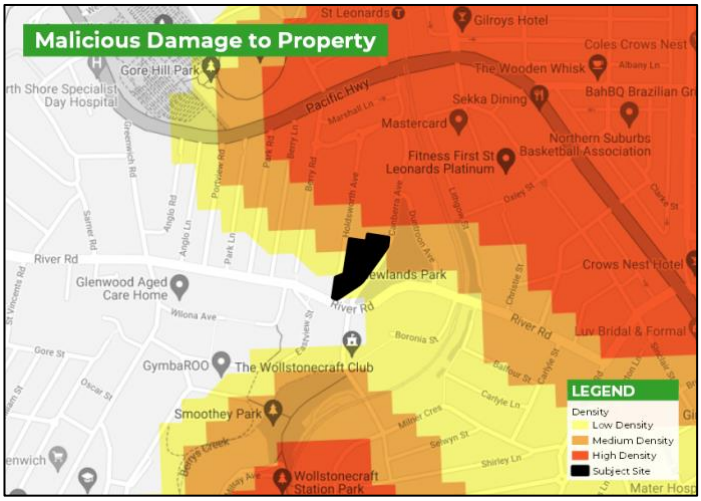

Figure 21. Malicious Damage to Property

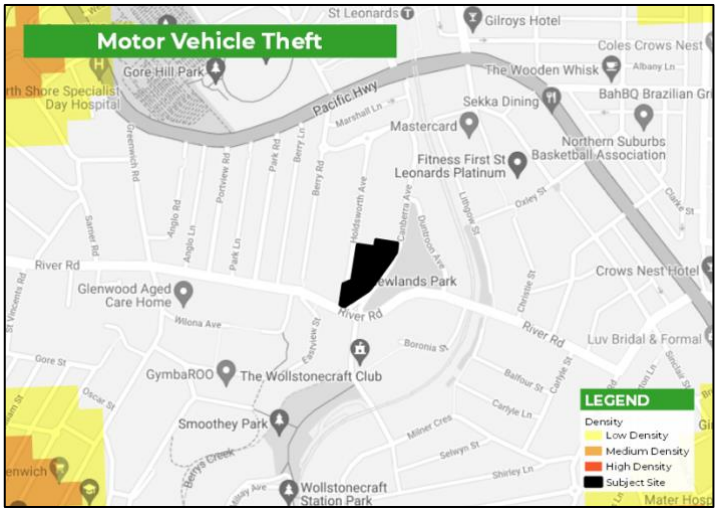

Figure 22. Motor Vehicle Theft

The BOCSAR database indicates that the Site is located within or in close proximity to the following 'hotspots' (refer to **Figure 17 - 22**) relating to high incidences of crime which include:

- Steal from Motor Vehicle;
- Steal from Dwelling;
- Robbery;
- Non-Domestic Assault;
- Motor Vehicle Theft;
- Malicious Damage to Property;
- Domestic Assault;
- Break and Enter Non-Dwelling;
- Break and Enter Dwelling; and
- Alcohol Related Assault.

5 Assessment of CPTED Principles

5.1 Surveillance

Incident of crime and perceived risk of crime on the site and its surrounds can be minimised by enhancing opportunities for increased natural and incidental surveillance to ensure that individuals can observe their surrounds. Improved perception of good surveillance on the site can also deter criminal offences occurring on the site. Effective surveillance on the site can be enhances through a number of measures, including:

- The provision of clear sightlines to and from the development;
- The provision of clear lines of sight in and around the development;
- The inclusion of landscaping that does not impede sightlines or afford opportunities to hide or entrap victims; and
- Providing technical surveillance to create the perception that potential offenders are at risk of potentially been detected.

5.1.1 Building Exterior

The proposed development includes or is capable of incorporating appropriate design measures to maximum natural and incidental surveillance. The increased bulk, form and massing proposed for the site transform the existing development from single detached dwellings to a vibrant residential precinct that accommodates a greater number of people. The increase in the number of residents and visitors to the site will ultimately result in an increased level of passive surveillance.

The proposed design orientates the development towards the street frontages of River Road, Holdsworth Avenue and Canberra Avenue. Glazed fenestration is proposed for each building's façade and will increase the opportunity for natural surveillance of pedestrian footpaths in the surrounds and the internal private communal open space area known as the 'Green Spine'. The terraces accommodated within the base of the buildings fronting Canberra Avenue are accessible directly from the streetscape and will encourage occupants to frequent the streetscape.

The private communal open space area known as the 'Green Spine' accommodates a range of pedestrian linkages, including a through site link and elevated board walks, that together will improve connectivity to the surrounding area. These through-site links will encourage the occupants of the apartment buildings to frequent the site's exterior which will maximise surveillance of the surrounding area.

Each building orientates towards the Green Spine, with primary habitable spaces located on the building's edges to maximise sightlines over this private communal area. The use of glazed fenestration on each façade will permit clear lines of sight to and from the Green Spine and will maximise surveillance of this area whilst creating a sense of enclosure, thereby reducing opportunities for crime.

5.1.2 Through-Site Link

The through-site link located at the ground plane that links Canberra Avenue and Holdsworth Avenue will contribute to a pedestrian network on the site and will improve connectivity.

The through-site link is linear in configuration and permits clear lines of sight from Canberra Avenue through to Holdsworth Avenue. It is recommended that a technical surveillance system be installed throughout the exterior of the development to form part of a wider CCTV network to monitor the through-site link.

5.1.3 Basement

The proposal will provide 327 parking spaces across a four storey basement. Access to the basement facilitated via a single driveway off Canberra Avenue and will be restricted to residents using a card / fob swipe system.

The basement incorporates linear paths of travel which provide minimal opportunities for concealment. Lift cores are located across the basement beneath each building and will encourage individuals to frequent the area. Additionally, building plant and services such as the waste rooms are accessible via secure doors.

it is recommended that CCTV and appropriate lighting be installed through to improve surveillance and allow for adequate CCTV coverage.

5.2 Lighting and Technical Supervision

Effective lighting and technical surveillance are important to promoting perceptions of safety. Adequate lighting can facilitate improved sightlines and will work in conjunction with technical surveillance (e.g., CCTV) to improve visibility and reduce fear by increasing the perceived risk of detection. Additionally, lighting can improve the appearance of the site particularly during night-time period.

In light of the above, it is important that sufficient lighting is provided in accordance with relevant Australian Standards to allow for adequate facial recognition. Further to this, lighting should also be maximised within areas that will experience high levels of pedestrian activity including pedestrian paths of travel and the Green Spine. Relevant recommendations are provided in **Section 7.0.**

5.3 Territorial Reinforcement

Territorial reinforcement relates to the perceived ownership of public spaces. It requires that a development is well maintained to encourage the usability of the site to increase visitation rates which reduces opportunities for crime to occur. Territorial reinforcement can be facilitated by a development in a number of ways, including:

- Well-designed public spaces that foster social interaction and encourage people to frequent the area;
- A clear delineation between public and private spaces
- A high quality and well-maintained built form that encourages people to feel responsibility for its ongoing used; and

- Providing clarity of use by incorporating design elements that convey cues as to who and how the space should be used.

The principal of territorial reinforcement will be maximised by the proposed design by adopting the following mechanisms

- The increased bulk, scale and form of the proposed development on the site will results in increased number of people frequenting the site;
- The ground floor provides the opportunities for communal uses which will increase the level of passive surveillance of the exterior and the through-site link;
- Proposed landscaping will ensure a clear delineation between the public and private space, particularly the landscaping along the site's boundary which will send cues that the development is for private use;
- The proposed lobby entrances accessible from the Green Spine will increase activity around the site and will promote a connection between the interior and exterior of the proposed development. The increased permeability of each lobby will maximise the passive surveillance of the building's exterior;
- Separate paths of travel, distinct from those accommodated along the street networks, are provided to direct pedestrian movement through the site and to separate the private and public domains;
- The buildings are arranged so as to align with the street frontages and to overlook the Green Spine. Gazed fenestration and clearly defined entrances which will increase the perception that the development is well cared for;
- The proposed private communal open space area and landscape features will ensure the development is well maintained and will heighten the sense of territorial reinforcement; and
- It is envisaged that wayfinding signage will be installed prior to the occupation phase which will assist in defining the building various uses and will discourage unauthorised access and loitering in and around the development.

Overall, it is considered that the proposal will facilitate and ensure a high level of territorial reinforcement. Combined, the mechanisms detailed above including the proposed orientation of the buildings, location of pedestrian paths of travel, and landscaping will ensure territorial reinforcement and deter occurrences of criminal behaviour. Relevant recommendations pertaining to territorial reinforcement are provided in **Section 7.0**.

5.4 Activity and Space Management

The management and upkeep of space is important to enhancing the attractiveness and ultimately the occupation of the development. Effective activity and space management can be achieved by ensuring the area is well maintained and clean. Operation strategies such as the removal of vandalism and graffiti can assist in ensuring the sites high standards of operation.

In designing the proposal, due consideration has been given to the design of the space and activity management. The proposal's architectural expression has a

distinct residential character. The building entrances are clearly defined, and the terraces located along Canberra Avenue are directly accessible from the street. The proposed access arrangements will send cues that the development is for private use and not accessible to the direct public. Further, the landscaping strategies proposed for the exterior of the site will assist in demarcating the private and public sphere.

In addition to the above, the development incorporates high quality material and comprehensive landscaping that will be easy to maintain. The proposed design along with the site's landscaping will ensure the site presents as being well cared.

Recommendations, relating to the sites ongoing operation and maintenances are provided in **Section 7.0**.

5.5 Access Control

Both physical and symbolic barriers can be used to manage the movement of people and attract or restrict individuals. Appropriate access arrangement can increase the effort required to commit and crime and therefore, can minimised incidents of crime. Effect access controls can be mitigated through:

- Restricting access to internal area or high-risk area with appropriate access arrangements (e.g., locks, security cards etc.) of physical barries; and
- Providing landscaping and public domain treatments such as paving to channel the movement of people and increase the perceived presence of symbolic barriers.

The architectural plans that accompany the SEE highlight the proposed access points to the development. Linear paths of travel are accommodated throughout the Green Spine and facilitate access to the buildings. These paths do not afford opportunities for concealment. The buildings are also directly accessible from Canberra Avenue via lobbies located at the ground floor. Windows are provided to these lobbies and will facilitate a visual connection between each building, the street and the Green Spine.

Care will be needed to ensure that the landscaping is well maintained to ensure planting does not obscure lines of sight or impede view corridors or entrances.

It is envisaged that access to the basement and the building's entrance from Canberra Avenue will be secure through the use of a swipe card system or the like to prevent unauthorised access.

Recommendation pertaining to access control measures are included in **Section 7.0.**

5.6 Environmental Maintenance

Environmental maintenance relates to the maintained and upkeep of a specific area. Environmental maintenance is an important strategy to ensure territorial reinforcements. Areas that are well maintained and cared for will deter criminal behaviour. Areas that are poorly maintained often promote a sense of fear and danger.

Mechanism to ensure environmental maintenance include:

- The delivery of high-quality design that incorporates aesthetically pleasing materials with graffiti resistant coatings where possible;

- The inclusion of comprehensive landscaping that is regularly maintained;
- The provision of waste facilities; and
- The regular cleaning and ongoing maintenance of a site.

It is envisaged that once in operation, the site will undergo regular maintenance. It is recommended that as part of the sites ongoing operation, a repaid removal policy for graffiti and vandalism be adopted.

Recommendation pertaining to environmental maintenance are included in **Section 7.0.**

5.7 Design, Definition and Designation

Design, definition and designation is a principle that pertains to the achievement of clear special definition, clarity of uses and the inclusion of complementary uses that do not conflict. The principle is import as incidents of crime are typically higher in areas with unclear special definition.

The proposed design for the site is considered to be appropriate for its proposed use and reflects the purpose and nature of the development. Specifically, the development reflects a residential architectural expression and is clearly demarcated from the surrounding public domain by landscaping. The through-site link and communal areas throughout the development are all co-dependent and therefore complimentary to one another.

Refer to **Section 7.0** for relevant recommendations

6 Crime Risk Rating

The Crime Risk Rating refers to the site's susceptibility to occurrences of crime. The rating considers the proposed development as detailed in the Architectural Drawings at **Appendix 4** and the Landscape Plans at **Appendix 5** of the SEE, and the nature of the recorded crime in the locality and the likely future context.

In assessing the development against the principles of CPTED, the Crime Risk Rating of the proposed development is rated within the 'low' category due to its positioning on the outer periphery of a number of hotspots for criminal activity and location within an area that has historically accommodated low scale residential development.

Recommendations to manage crime prevention are provided below. It is considered that even with the adoption of these recommendations, the site's rating would remain within the 'low' category.

7 Recommendations

7.1 Surveillance

- Maintain sightlines to and from the proposed development.
- Ensure landscaping is well maintained so as to not obstruct sightlines to and from the development or to obscure technical surveillance.
- Ensure the entrance is free of items which may impede sightlines to the development's office and ancillary support areas.

7.2 Lighting and Technical Supervision

- It is recommended that a CCTV system be installed for both the interior and exterior of the development.
- Any future CCTV network should be developed in conjunction with an internal and external lighting strategy to allow for adequate facial recognition.
- It is recommended that a consistent level of lighting it provided throughout the exterior and interior of the development. An average lighting level of between 30-40 LUX with 0.4 uniformity is recommended. An appropriate lighting strategy should also be developed for the car park area.

7.3 Access Control

- All doors (both internal and external) should be fitted with appropriate locks and technical access arrangements to restrict entry to authorised personnel.
- Access to the basement should only be provided to authorised personnel.

7.4 Territorial Reinforcement

- Ensure clarity of ownership is well conveyed through the physical display of signage.

7.5 Activity and Space Management

- Security staff are recommended to conduct regular patrols of the interior and exterior of the development, particularly outside of operating hours.

7.6 Environmental Maintenance

- Ensure mechanisms are in place to facilitate the ongoing maintenance of the building and the surrounding landscaping.
- Implement a rapid removal policy for vandalism repair and the removal of graffiti.
- Provide waste facilities external to the proposed building, particularly in proximity to the external seating areas and the primary entrance point.

7.7 Design, Definition and Designation

- Security personnel are advised to patrol the site during in night time periods.

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