

STRATEGY > DEFINITION > DELIVERY > TRANSITION

# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT STAGE 2 DA FOR NEW MIXED-USE DEVELOPMENT



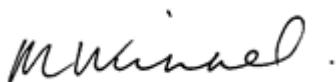
**167 Northumberland Street, Liverpool**  
APP Corporation Pty Limited

**March 2020**

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This report has been prepared and reviewed in accordance with our quality control system. The report is a preliminary draft unless it is signed below.

This report has been prepared by: Madison Winnel

A handwritten signature in black ink, appearing to read 'M Winnel'.

22.02.2020

This report has been reviewed by:

A handwritten signature in black ink, consisting of stylized initials.

10.03.2020

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## 1. Introduction

Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended) (EP&A Act) includes guidelines for the consideration of crime risks, requiring consent authorities to ensure that development provides safety and security to users and the community.

This Crime Prevention Through Environmental Design (CPTED) assessment supports a Stage 2 Development Application (DA) submitted to Liverpool City Council for the development of a mixed-use building at 167 Northumberland Street, Liverpool (the site).

This DA follows the recent lodgement of a Concept DA (Council ref. DA-82/2020) under Clause 4.22 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) on 3 February 2020 for a mixed use development on the site. This proposal seeks consent for the detailed design of serviced apartment building comprising commercial, retail and indoor recreation within the Liverpool CBD.

The DA seeks approval for:

- construction of a 32 storey building comprising a 4 storey podium and 28 storey tower;
- a Gross Floor Area (GFA) of 15,650m<sup>2</sup> (FSR 10:1) comprising:
  - 3,130m<sup>2</sup> of retail / commercial floor area which provides opportunities for shops, business premises, recreation facilities and 80 place childcare centre (being 20% of the total floor space of the development); and
  - 12,520m<sup>2</sup> of serviced apartment floor area with 163 serviced apartments
- 163 serviced apartments;
- 64 vehicle spaces within two basement levels;
- vehicular access from Laurantus Serviceway; and
- public domain works.

This CPTED assessment has been undertaken to identify the potential opportunities for crime and the perceived fear of crime resulting from the design of the development.

CPTED is a situational crime prevention strategy concerned with the design, planning and structure of the built environment, providing a framework including a set of principles for identifying the potential opportunities for crime and to assess the design and place management of a development to mitigate opportunities for crime and understand crime risk. The four principles of CPTED are:

- Natural Surveillance
- Natural Site Access
- Territorial Reinforcement
- Environmental Maintenance

In accordance with the NSW Department of Planning and Environment's guidelines (2001) the aim of CPTED strategy is to influence the design of buildings and places by:

- Increasing perceived risk to criminals by increasing the possibility of detection, challenge and capture (i.e. enabling passive surveillance and removing visual obstructions);
- Increasing the effort required to commit crime by increasing the challenge (time, energy, and resources which need to be expended) (i.e. creating obstacles);
- Reducing the potential and perceived rewards of crime by minimising, removing or concealing 'crime benefits' (i.e. hiding valuables); and
- Removing conditions that create confusion about required norms of behaviour (i.e. clear ownership and standards of behaviour).

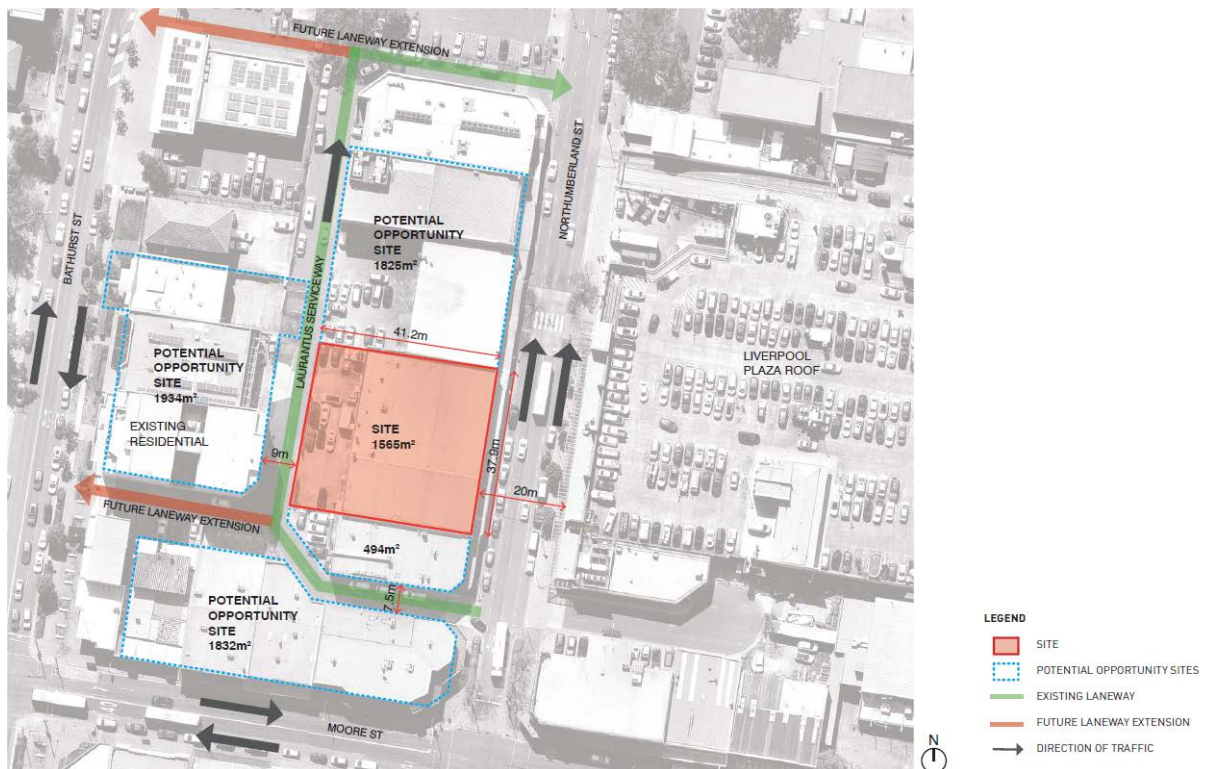
In preparing this report, the following tasks have been undertaken:

- A site inspection was undertaken on 17 December 2019
- Review of the site context
- Review of Safer by Design principles
- Review and assessment of Concept Plans
- Review of NSW Crime Statistics
- Assessment of Crime Risk
- Develop recommendations for design

This report should be read in conjunction with the Statement of Environmental Effects prepared by APP Corporation dated March 2020 and the Architectural Plans prepared by PTW Architects.

## 2. The Site

The site is located at 167 Northumberland Street, in the heart of the Liverpool CBD. It is legally described as Lot 6 in Deposited Plan 628996 and is positioned on the western side of Northumberland Street between Moore Street (to the south) and Elizabeth Drive (to the north). As shown in **Figure 1** the site is also positioned within the block bounded by Bathurst Street to the west and Northumberland Street to the east. It is approximately 300m to the east of the Hume Highway (Copeland Street) and within 400m of the Liverpool Train Station and Bus Terminal to the south east.



**Figure 1** Site Locality (Source: PTW Architects)

The site is currently occupied by a large two storey commercial plaza housing multiple specialist retail stores including loan services, a European supermarket, travel agency and commercial offices on the first floor. The building occupies roughly 75% of the total site area, a building footprint of approx. 1,170m². A gated, hardstand parking and loading area is positioned at the rear of the site, accessible from Laurantus Serviceway.

The surrounding site context is best characterised as mixed business. The two-storey commercial building to the immediate north of the site at 159 Northumberland Street houses numerous retail tenancies including a hairdresser, florist and gift shop, money lenders and grocery store.





**Figure 2** The Site (Source: SIXmaps)

## 2.1 Crime Risk Assessment – Existing

In 2016, the NSW Police Force released a publication/checklist for the assessment of crime risk in accordance with the principles of CPTED. A Crime Risk Assessment of the site in its existing context has been undertaken in accordance with this publication.

Key positive characteristics of the site include:

- The site is located within an established urban centre and therefore has good access to local essential services and amenities.
- The site fronts Northumberland Street, a busy road that supports generally high levels of pedestrian and vehicle traffic.
- Northumberland Street, as well as the surrounding street network benefits from dedicated footpaths with active commercial frontages.
- Given its location, there is strong potential for incidence of passive surveillance.

Some negative characteristics of the site are:

- Laurantus Serviceway is a quiet laneway and is visually separated from Northumberland Street.
- Buildings along Laurantus Serviceway aren't particularly well maintained, there is a lack of cleanliness and disorganisation.
- Some evidence of minor vandalism/graffiti.
- Poor lighting of the site and Laurantus Serviceway.

This part of the assessment has not included any consideration of future conditions. A risk assessment of future conditions is contained in following sections of this report.



### 3. Proposed Development

The proposed development includes:

- construction of a 32 storey building comprising a 4 storey podium and 28 storey tower;
- a Gross Floor Area (GFA) of 15,650m<sup>2</sup> (FSR 10:1) comprising:
  - 3,130m<sup>2</sup> of retail / commercial floor area which provides opportunities for shops, business premises, recreation facilities and 80 place childcare centre (being 20% of the total floor space of the development); and
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- 64 vehicle spaces within two basement levels;
- vehicular access from Laurantus Serviceway; and
- public domain works.

Architectural drawings have been prepared by PTW Architects and are included at **Appendix B**. Photomontages of the proposal are provided in **Figure 3** below.



**Figure 3** Photomontage of the new Meriton Suites proposal

## 4. Crime Statistics

Statistics of criminal incidents recorded by NSW Police are obtained from the NSW Bureau of Crime Statistics and Research (NSW BOCSAR). The types of offences include, but are not limited to assault, theft, disorderly conduct and malicious damage to property. A review of the local statistics for the Liverpool Local Government Area (2016-2019) found that the most commonly occurring and relevant crimes to CPTED were:

- Assault – domestic violence related
- Assault – non-domestic violence related
- Break and entering dwelling
- Break and entering non-dwelling
- Theft from motor vehicle
- Malicious damage to property

**Table 1 Crime Statistics for Liverpool**

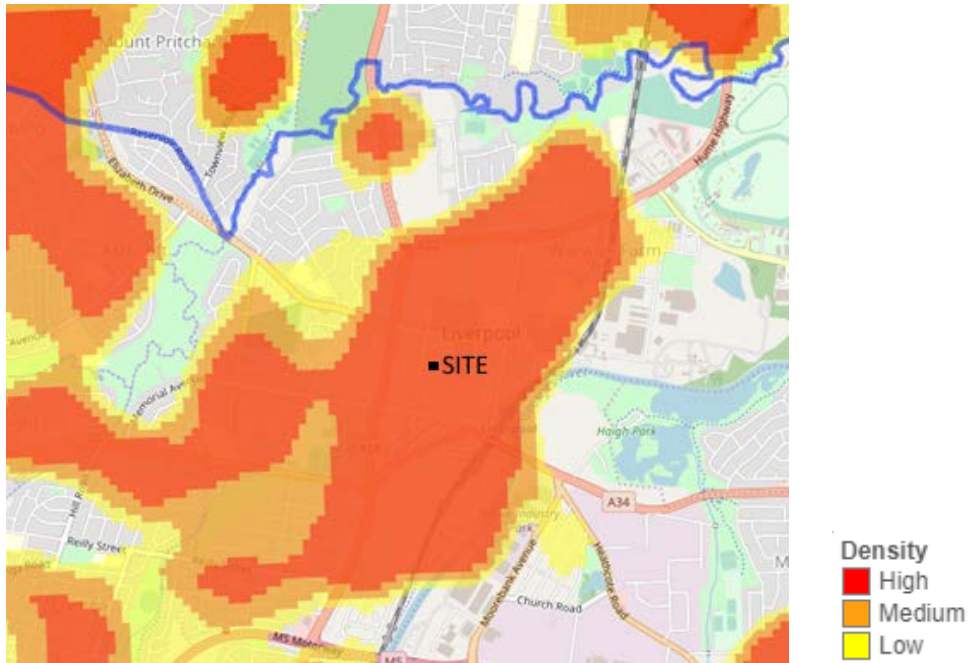
Crime	Number of incidents 2016-2017	Number of incidents 2017-2018	Number of incidents 2018-2019	2016-2019 trend	Rate per 100,000 population (2019)	Rating category
Assault domestic violence	904 (418.7)	870 (399.8)	900 (413.6)	Stable	413.6	
Assault non-domestic violence	746 (345.2)	683 (313.9)	776 (356.6)	Stable	356.6	
Breaking and entering – dwelling	739 (341.6)	703 (323.1)	677 (311.1)	Stable	311.1	
Breaking and entering – non-dwelling	235 (108.7)	157 (72.2)	184 (84.6)	Stable	84.6	
Theft from vehicle	1344 (622)	1058 (486.2)	1199 (551)	Stable	551	
Malicious damage to property	1419 (656.9)	1328 (610.3)	1374 (631.5)	Stable	631.5	

\*\* All years are calculated October to September

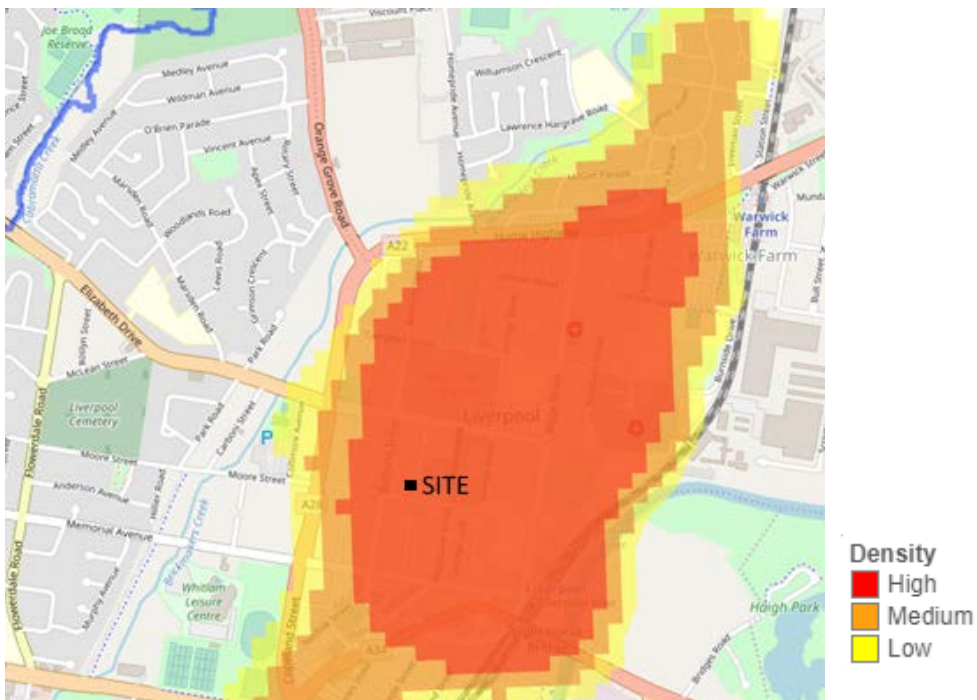
\*\* Rate per 100,000 population shown in brackets

The NSW BOCSAR shows crime hotspots. The sites location in relation to the hotspot maps is shown on the following pages. All maps show the incident hotspots for the period September 2018 to October 2019.

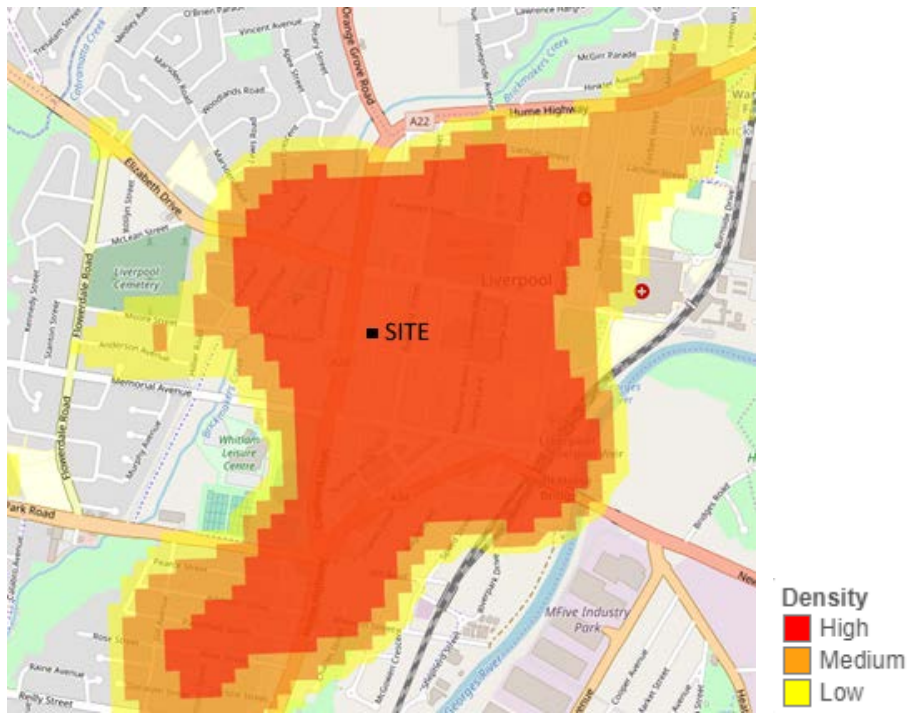
### Incidents of Assault (Domestic)



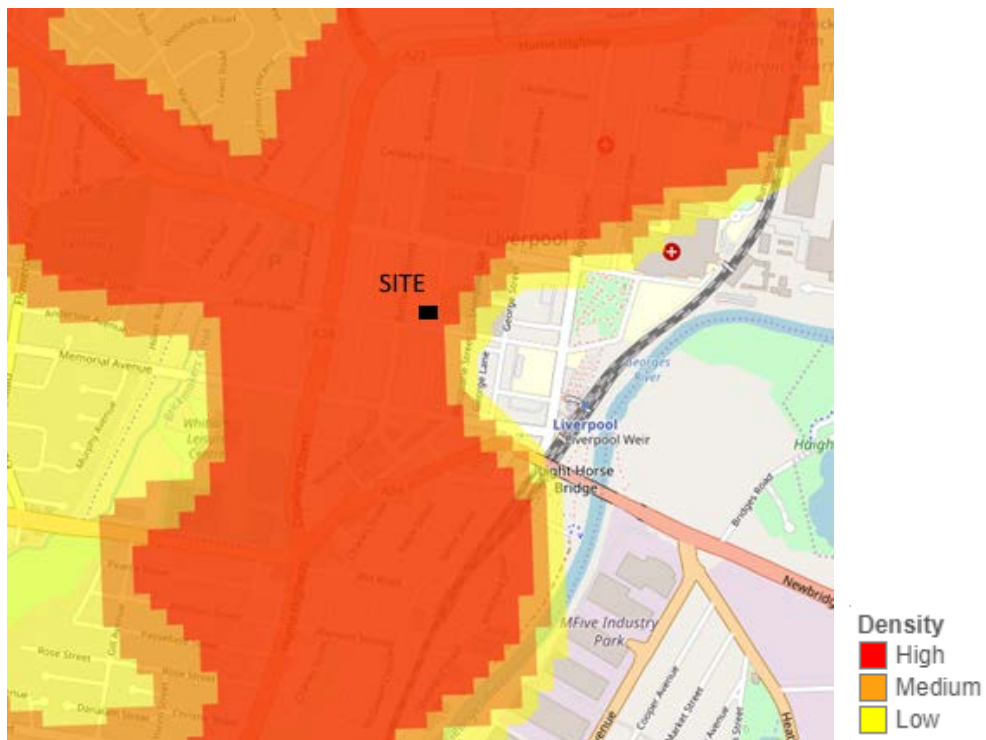
### Incidents of Assault (Non-domestic)



## Incidents of Robbery

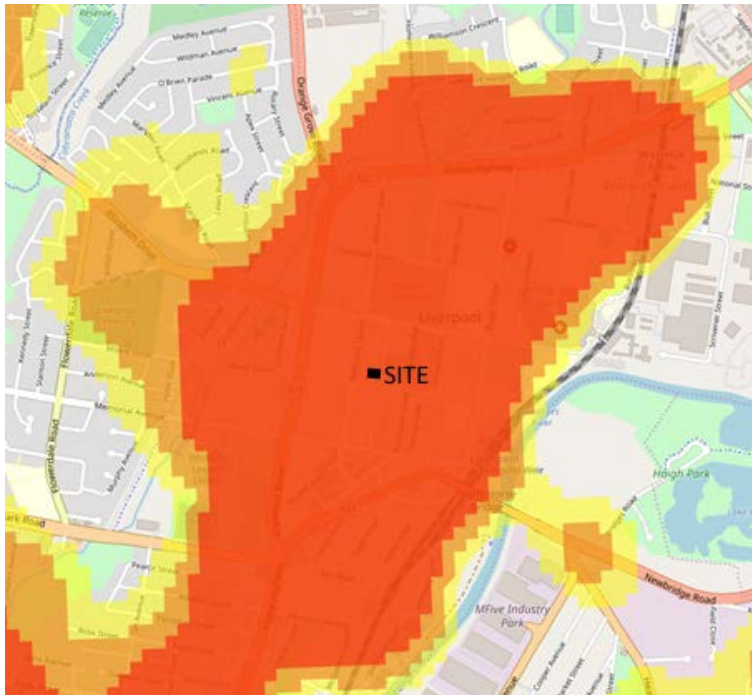


## Incidents of Theft (Break & Enter Dwelling)



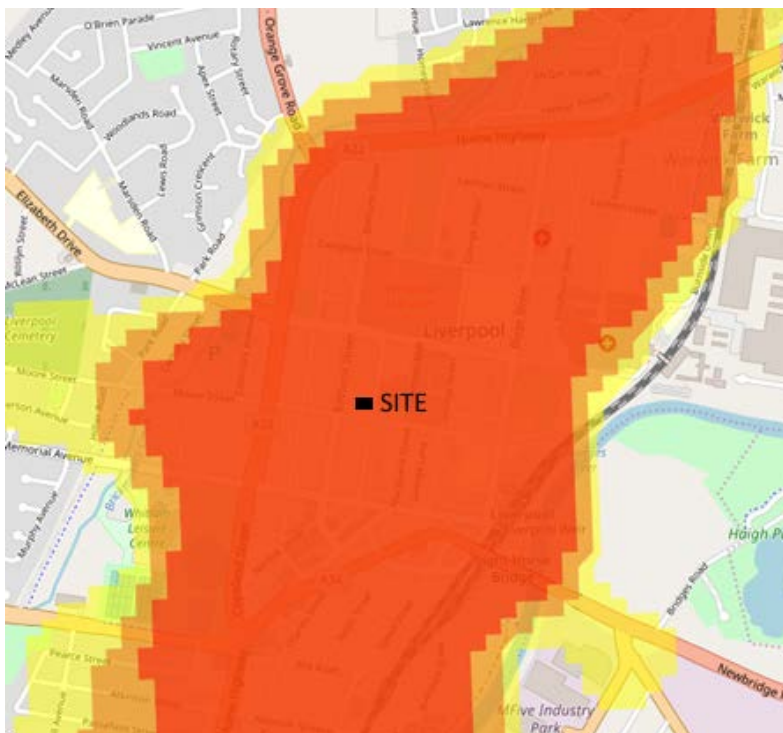


### Incidents of Theft (Steal from motor vehicle)



**Density**  
 High  
 Medium  
 Low

### Incidents of Malicious Damage to Property



**Density**  
 High  
 Medium  
 Low

Hotspots indicate areas of high crime density (number of incidents per 50m x 50m i.e. 2,500sqm) and is relative to crime concentrations across NSW. They are not adjusted to factor the concentration of residents and visitors within an area and therefore is not a great indicator of victimisation. BOCSAR hotspots indicate that the Sydney CBD, Parramatta CBD and Liverpool CBD are crime hotspots, which is not untrue, however, is misleading due to the higher density environments that characterise these key metropolitan areas.

#### 4.1 Community Safety

Council has a role in making the community a safer place and is involved with a number of programs that increase public safety and awareness in Liverpool. These are:

- The draft Community Safety and Crime Prevention Strategy 2019-2022
- The draft Crime Prevention Plan 2019-2022
- Liverpool Safety and Crime Prevention Advisory Committee
- Pan Pacific Safe Community Status
- Cleaning up graffiti

##### **Community Safety and Crime Prevention Strategy (2019-2022)**

The draft *Community Safety and Crime Prevention Strategy 2019 – 2022* has been prepared following review of the previous *Community Safety and Crime Prevention Strategy 2013 – 2017*. Preparation of the draft strategy has involved:

- Extensive consultation with Liverpool City Police Area Command (PAC), the local community and businesses.
- Conducting a Community Safety and Crime Prevention survey to identify and incorporate local community issues and concerns in the Strategy.
- Analysis of crime data from Liverpool City PAC as well as from the NSW Bureau of Crime Statistics and Research (BOCSAR).

The new Strategy encourages collaborative approaches to make the Liverpool Local Government Area (LGA) a safer place in which to live, work and visit.

##### **Liverpool Crime Prevention Plan (2019-2022)**

The draft *Liverpool Crime Prevention Plan 2019 – 2022* is currently being developed for endorsement by the NSW Department of Justice. The Plan will allow Council to apply for funding through the Safer Community Compact grant program.

##### **Liverpool Community Safety and Crime Prevention Advisory Committee**

The Safety Advisory Committee meets quarterly and aims to improve community safety as well as reduce crime and injury in the Liverpool LGA by adopting a collaborative approach to tackling local issues.



### **Pan Pacific Safe Communities**

Liverpool City is officially recognised as a Pan Pacific Safe Community – a strong, cohesive, vibrant community, where citizens actively participate in public life. Liverpool is only the second NSW city to join an international community of around 60 cities to achieve Pan Pacific Safe Community accreditation. The Safe Community Model is internationally recognised and follows a set of core criteria that emphasises community leadership, participation, communication and networking.

### **Cleaning up Graffiti**

Liverpool Council in collaboration with the Police Area Command are aiming to clean up graffiti in the community. To do so, they are asking residents to clean graffiti immediately to discourage this behaviour. Parents to keep an eye on the warning signs, and businesses to be responsible about the sale of spray paints.

## 5. Matters for Consideration

As identified in the Liverpool Crime Prevention Plan 2019-2021, the main criminal offences likely to occur in the Liverpool CBD are:

- People stealing from retail shops
- People breaking and entering dwellings
- People stealing from motor vehicles

As such, the occurrence of these criminal activities has been considered in accordance with the key principles of CPTED and are discussed below:

### **Natural/Passive Surveillance**

The development will encourage increased pedestrian activity along the Northumberland Street frontage and locate large, high glazed openings to provide excellent natural surveillance of the street. Limited physical obstructions between the private and public domain are proposed at the street frontage, ensuring the space remains light filled and capable of being observed throughout the day and night, a significant improvement on the current situation.

At the upper levels, the use of glazed external surfaces and strategically positioned balconies and other openings will ensure that natural surveillance to the street and laneway below is achieved and perceived.

Security and casual lighting will be integrated to ensure spaces are comfortably lit and excessive light-spill into the public domain is avoided. Lighting will be strategically designed to provide an ambient and welcoming lobby space whilst discouraging loitering, particularly within the rear service lane.

### **Natural Access Control**

Public and private domains will be made discernible without significant physical obstructions. This will be achieved through the use of casual directional signage, strategic lighting and physical markers, incorporation of landscaping, operational doors and controlled single points of access from Northumberland Street and Laurantus Serviceway for pedestrians. Vehicles will access the single driveway from the laneway which will be operated by a swipe card or similar. Internally, at the ground level, physical cues will be installed to control movement between semi-public and private / restricted areas and lift access to upper floors will be controlled via a swipe access or similar.

### **Natural Territorial Reinforcement**

Internal spaces will be controlled through the use of natural territorial reinforcement including, signage, physical cues and light barriers and landscape features. Staff will also be suitably trained to direct the public, guests and visitors to their destination.

Certain visual cues are likely to include:

- The display of security signage and CCTV cameras, particularly at internal access points
- Cordoning of private and restricted areas
- Placement of amenities in more open public areas to promote activity away from private / restricted areas
- Motion sensor lighting at entry points

CCTV cameras will also be positioned at external access points into the building from Northumberland Street and Laurantus Serviceway.

#### Environmental Maintenance

- High Quality Materials
- Limiting opportunities for vandalism or graffiti
- Procedures to ensure the speedy removal of graffiti or fixing any damage caused by vandals
- Routine up-keep

#### 5.1 Public Domain Interface

**Figure 4** below provides a conceptual view of the proposed future interface of the development at the street level to Northumberland Street. It presents an inviting, open-style lobby to the street with activated retail / eatery to address the street frontage and serve pedestrian traffic. This will deliver significant improvements and benefits in terms of crime prevention and safety, economic activity and social cohesion within the public domain.

Detailed built form and design features, including landscaping at the interfaces to the public domain has been provided in support of the DA.



**Figure 4** *Concept Perspective along Northumberland Street frontage*

## 6. Crime Risk Rating and Recommendation

The Crime Risk Rating considers the development, as proposed in the Architectural Plans prepared by PTW Architects. An assessment of the proposal against CPTED principles and considering the below recommendations, the proposed development is considered capable of achieving a “low” level of risk for crime to occur.

More broadly, it is considered that development of the emerging Liverpool CBD will reduce crime/perceived fear of crime, if CPTED principles are a guiding factor in the built environment.

The following recommendations are provided for consideration by Council.

### Surveillance

- Ensure that opportunities for natural and passive surveillance are maintained.
- Where possible, use glazing in the lobby and along retail frontages adjoining the public domain.
- Limit any opportunities for concealment in designing the built form including car parking and loading areas.
- Ensure the development is well lit.
- Ensure that an effective CCTV strategy is developed in collaboration with a suitably qualified security consultant. CCTV should cover blind spots, be discreet and maximise opportunities for facial recognition.

### Territorial Reinforcement

- Establish clear delineation and transition between private and public spaces.
- Maintain clear identification of ownership and management of space.
- Provide wayfinding and security signage to enforce feelings of safety and legibility.

### Environmental Maintenance

- Ensure that any landscaping is well maintained
- Use high quality materials that don't require a lot of maintenance.
- Implement procedures to promptly remove graffiti or evidence of vandalism if such does occur.
- Frequently maintain publicly accessible areas of the development.

### Access Control

- Provide separate controlled access to each use - particularly upper level commercial tenancies, serviced apartments and child care centre.

## 7. Conclusion

This CPTED Assessment has been undertaken by APP Corporation to assess the potential opportunities for crime prevention and the perceived fear of crime that may be associated with the proposed mixed-use development.

Overall, the proposed development will improve the safety and security of the local area. In particular it is considered that the mixed-use development:

- Demonstrates strong ownership cues, to establish its territory.
- Provides an opportunity to improve surveillance along Northumberland, both natural and through CCTV.
- Is of a high-quality that provides a level of confidence in the environment and a higher degree of perceived safety.

Our assessment finds that the proposed development is generally consistent with the principles of CPTED and is of benefit to the local community, in terms of deterring criminal behaviour. The proposed development is in the public interest and should be supported.

**APP**

Property and Infrastructure Specialists

**Adelaide**

61 8 8409 4280

Level 1

151 South Terrace  
Adelaide SA 5000**Brisbane**

61 7 3238 0400

Ground Floor

143 Coronation Drive  
Milton QLD 4064**Canberra**

61 2 9957 6211

Level 9

121 Marcus Clarke Street  
Canberra ACT 2600**Melbourne**

61 3 8866 0200

Level 7

420 St Kilda Road  
Melbourne VIC 3004**Newcastle**

61 2 4928 7600

Level 2

426 King Street  
Newcastle NSW 2300**Perth**

61 8 9224 6300

Level 4

181 Adelaide Terrace  
Perth WA 6004**Sydney**

61 2 9957 6211

Level 7

116 Miller Street  
North Sydney NSW 2060**Tamworth**

61 421 959 484

Suite 6

493 Peel Street  
Tamworth NSW 2340**Wollongong**

61 2 4220 6300

Suite 3, Level 1

6-8 Regent Street  
Wollongong NSW 2500