



UNITING EDINGGLASSIE

1-3 Emerald St, 6 Troy St, 8 Troy St, Emu Plains

Crime Prevention Through Environmental Design Assessment for
Development Application

We acknowledge First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.

We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

This report has been prepared and reviewed by Jenna Keyes, who has undertaken the Safer By Design Course with NSW Police.

Issue	Title	Date	Prepared	Checked
1	Draft issue	17/10/22	JK/DD	JK
2	Final draft issue	24/10/22	JK/DD	JK
3	Final Issue	25/10/22	JK/DD	JK
4	Final Issue for review	27/10/23	JK/MC	JK
5	Final Issue	28/10/23	JK/MC	JK

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Site Photograph taken looking South along Emerald Street
Image by GroupGSA

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 Uniting Edinglassie at 1-3 Emerald St, 6 Troy St, 8 Troy St, Emu Plains.

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.

GroupGSA 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.

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 a 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.

Architectural Drawings by GroupGSA, and Landscape Architecture Drawings by Taylor Brammer have been reviewed as part of this assessment. The following tasks were undertaken in the preparation of this report;

- 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

Territorial Reinforcement

Community ownership of public space sends positive signals to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers and criminals rarely commit crime in areas where the risk of detection and challenge are high. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it.

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

Given the current use of the site is as a retirement village there is a pre-existing sense of communal ownership of its grounds and community areas.

Clear delineation between public and private land will be important for the future development to ensure the ambiguity of the spaces and their use is minimised. This will assist in promoting the buildings prominence and function within the local context. Defined landscaping along the land ownership boundaries, and clear signage will also assist.

Surveillance

People feel safe in public areas when they can see and interact with others, particularly people connected with that space, such as shopkeepers or adjoining residents. Criminals are often deterred from committing crime in places that are well supervised.

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

Technical/mechanical surveillance is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high risk locations.

Formal (or Organised) surveillance is achieved through the tactical positioning of guardians.

It is important the clear site lines between public and private places maximise natural surveillance to the street.

Appropriate lighting throughout the grounds of the site will be required to ensure consistent surveillance of each residential building. Residents are spread evenly throughout the site, ensuring that there exists some passive surveillance at all times and spaces. This will ensure that there are minimal areas for potential offenders to conceal themselves on and around the site.

The site layout needs to promote clear sight lines, natural surveillance and ease of access and wayfinding. The proposed through-site circulation which follows east-west will provide a strong sight-line which bisects the site.

Access Control

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.

Natural access control includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.

Technical/Mechanical access control includes the employment of security hardware. Crime, Design and Urban Planning:

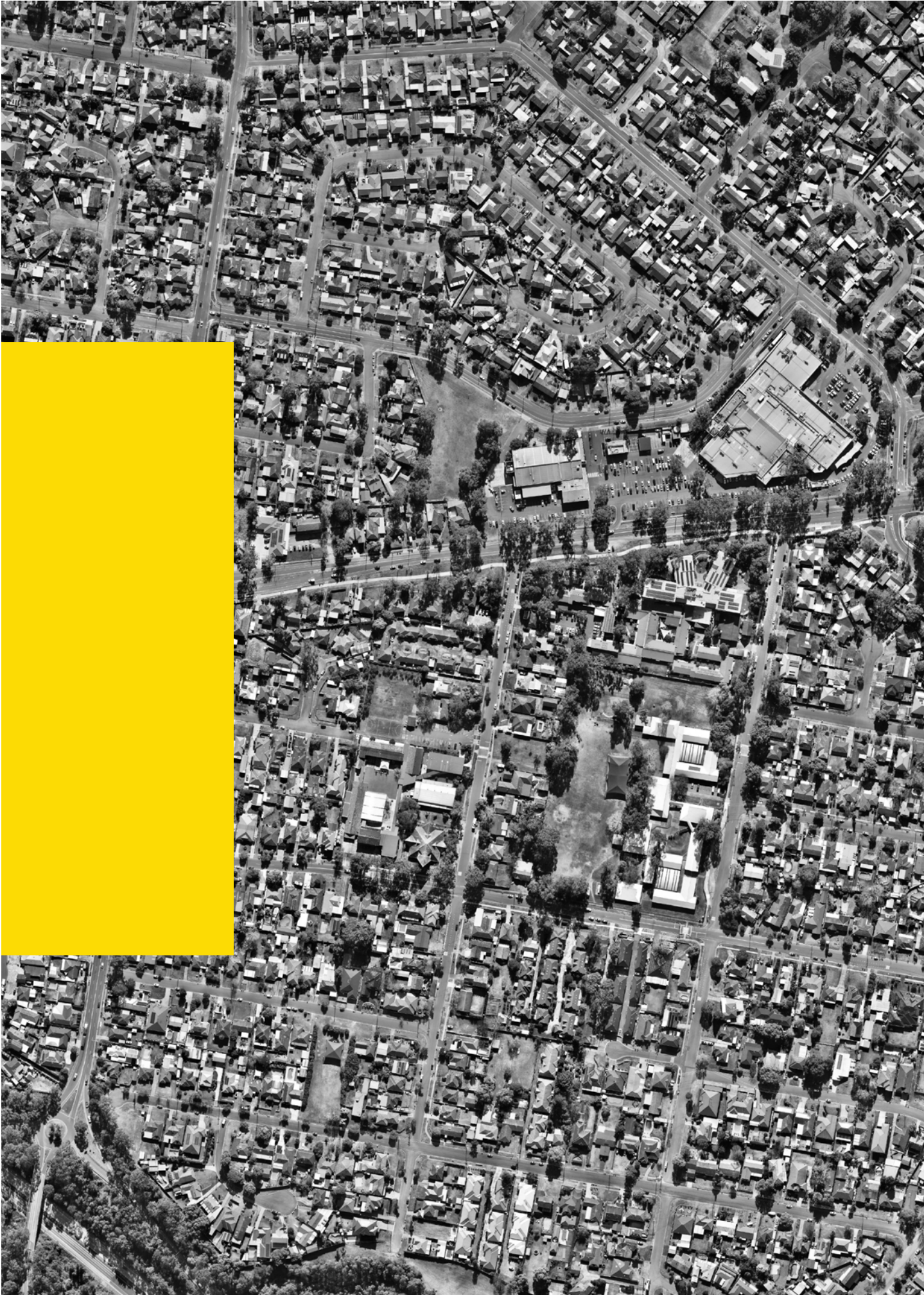
The existing surrounding canopy limits access to the site's interior and encourages movement through specified access points.

Space/Activity Management

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

The effective management of activity and space within the proposed development is critical given the various uses that will occupy the Site.

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.





1.0 SITE AND CONTEXT

01

GROUP GSA

1.1 SITE CONTEXT

Emu Plains is a residential suburb in Sydney's west, located within the City of Penrith Local Government Area, between the Nepean River and the foothills of the Blue Mountains.

The region is primarily residential in character, consisting largely of single lot dwellings and strata properties concentrated around the Emu Plains Train Station and Town Centre.

Emu Plains is a quiet, leafy suburb, with commercial and industrial activity located to its north and separated from its residential community via the intersecting train line.

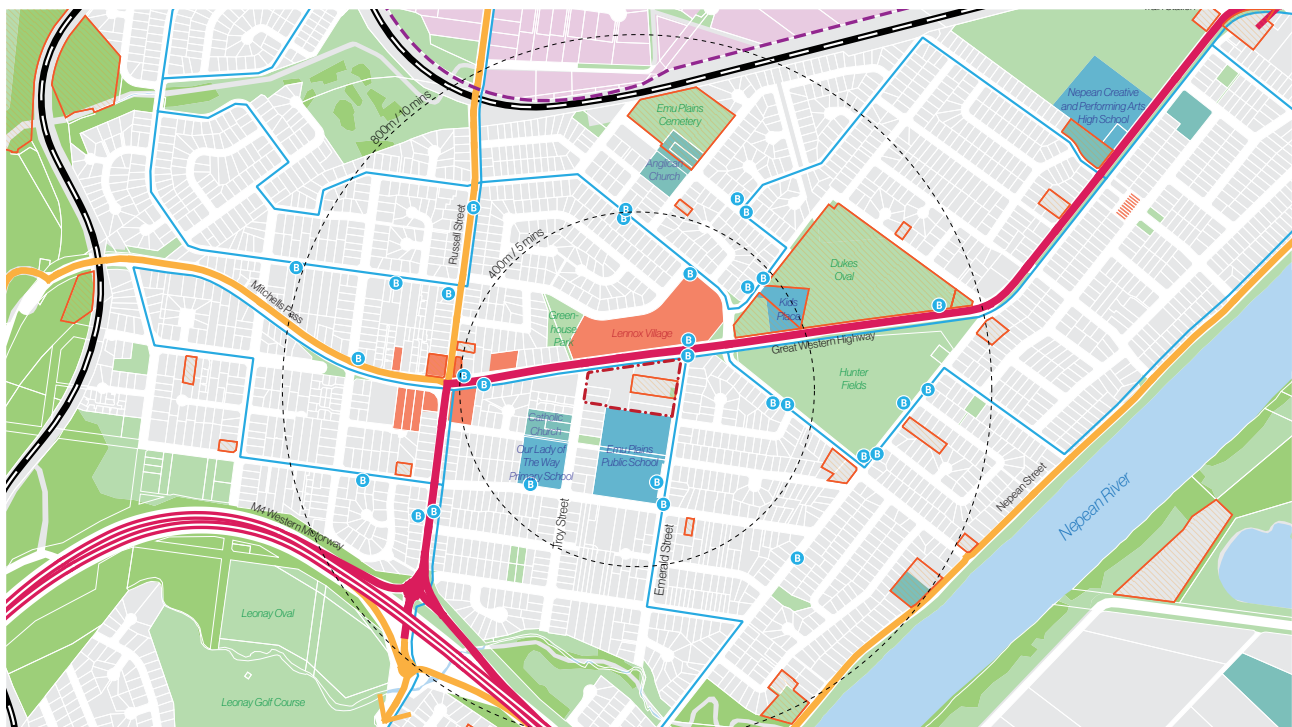
The site is situated within the suburb's centre within close proximity of the Lennox Village shopping centre, Hunter Fields recreational precinct, and the Great Western Highway which is the region's primary east-west thoroughfare.

Activity within the suburb is primarily concentrated between two commercial areas, one of which is located surrounding the Emu Plains Train Station to the site's far north-east, while the other faces the site's northern interface surrounding Lennox Village.

The Great Western Highway continues towards the M4 Western Motorway via Russell Street, which then extends west towards the Blue Mountains.

To the immediate south of the site are situated two of Emu Plains' largest primary schools which cater for students up to sixth year. These schools do not provide for older students, with the local high-school located to the site's far north-east.

The large recreational precinct consisting of the Hunter Fields and Dukes Oval brings a large local population to the site's vicinity on weekends.



LEGEND

Subject site	Commercial	Motorway	Heritage Item - General
Open Public Space	Education	Arterial Road	Emu Plains Industrial Area
Native Vegetation	Community	Distributor Road	Bus Network
Lots	Industrial / Employment	Railway	Bus Stop

1.2 SUBJECT SITE

The site is located on the Great Western Highway, with primarily residential frontages to the east and west. A sensitive interface exists to the south, which is an existing local school.

The site comprises a recently completed RACF and deconsecrated Church building, that is located on Emerald Street. Remaining built form will be redeveloped to accommodate for the new buildings that are the subject of this Development Application.

The proposal for the site will see the redevelopment of low-rise ILU dwellings to accommodate a larger Senior's Housing community, while maintaining the current RACF located in the north east portion of the site.

The site has two frontages to its east and west which interface with local roads, Emerald Street and Troy Street being primarily residential in character aside from the adjacent school and community amenities.

To its north, the Great Western Highway intersects between the site and the Lennox Village, which features a considerable setback and mature boundary canopy. An upgraded pedestrian footpath provides a link to the easterly recreational precinct and is frequented by cyclists.

Much of the site's southern boundary interfaces with the Emu Plains Public School, with a single residential property otherwise located to its south-west.

There are access points along each local road, though no public access is permitted to the site unless a resident of the village, an employee, or a family member of a RAC resident.



Aerial photograph identifying site boundary

Source: Nearmap, GroupGSA

1.3 EXISTING SITE

Photographs of the site were collected to identify and establish the potential risks in relation to current conditions.

Site photographs were collected on 13th August and 23rd November 2021.

- Site is located within a low-density suburban area
- Emu Plains is subject to relatively little crime in comparison to the wider City of Penrith LGA
- Site fronts an arterial highway and shopping village, providing passive surveillance
- Northern interface appears well kept and features existing fencing along the RACF building inner gardens, with a protective mature canopy.
- Site is adjacent to a primary school, which discourages street crime, though may attract malicious property damage during inactive hours
- Internal layout of retirement village encourages site-wide passive surveillance with few blind spots
- No visible evidence of graffiti within the site
- No visible evidence of litter and dumping within vicinity of the site
- Great Western Highway pavement is well kept and frequented by locals, encouraging passive surveillance
- Existing entrances are clearly marked and lit
- The site is relatively flat, and does not experience any significant changes in topography that would impact visual surveillance



1. Northern interface is well kept and frequented by locals.



2. A tall fence currently protects the site's northern interface.



3. The adjacent shopping village encourages passive surveillance



4. The adjacent Emu Plains Primary School



7. A mature, dense canopy surrounds the site's extents



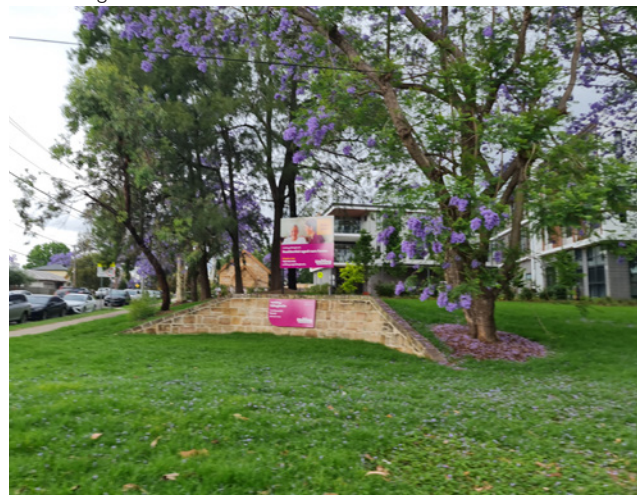
5. Neighbourhood local roads are quiet and well kept



8. Existing entries are well lit and secured



6. A tall fence distinguishes the site from the adjacent school



9. Community grounds are clear, open, and well kept

1.4 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 2021 found that the most commonly occurring crimes relevant to CPTED within the City of Penrith Local Government Area were:

- Malicious damage to property
- Intimidation, stalking, and harassment
- Steal from motor vehicle
- Domestic violence related assault
- Other stealing offences
- Non-domestic violence related assault

The frequency of the above crimes in the City of Penrith Local Government Area between 2018-2021 are summarised below.

		2018	2019	2020	2021	
Major Offence Types	Rate per 100,000 population	Number of incidents	Number of incidents	Number of incidents	Number of incidents	24-month trend
Domestic violence related assault	512	1,242	1,331	1,383	1,107	-20.0%
Non-domestic violence related assault	433	962	1,112	1,101	936	Stable
Sexual assault	101	196	214	242	219	Stable
Sexual touching, sexual act and other sexual offences	113	253	260	216	245	Stable
Robbery	31	92	103	84	68	Stable
Break and enter dwelling	266	854	767	625	576	Stable
Break and enter non-dwelling	91	300	260	234	197	-15.8%
Motor vehicle theft	173	488	446	380	375	Stable
Steal from motor vehicle	514	1,378	1,311	1,041	1,112	Stable
Steal from retail store	335	780	1,023	794	724	Stable
Other stealing offences	464	1,491	1,409	1,077	1,004	Stable
Malicious damage to property	751	1,831	1,990	1,862	1,624	-12.8%
Other stealing offences	464	1,491	1,409	1,077	1,004	Stable

Summary of Major Offence Types

Source: BOCSAR

Crime Hotspots

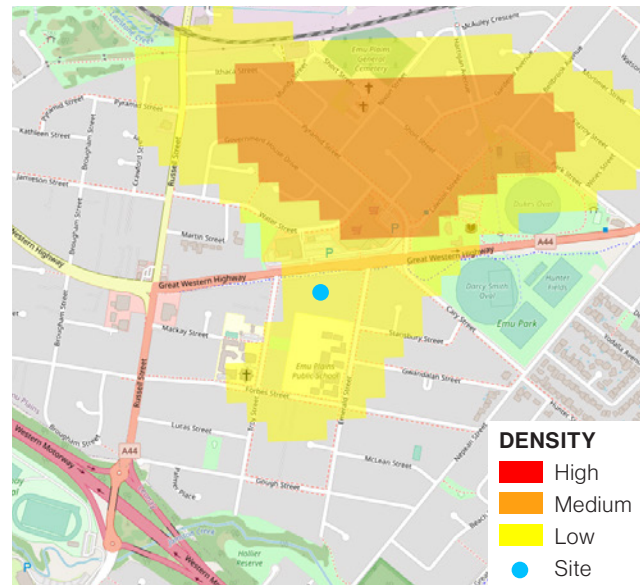
Hotspots indicate areas of higher crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not reflect the risk of victimisation.

The adjacent maps were the only hotspots within the vicinity of the site, which indicate low crime rates generally within proximity to the site. Hotspots are generated from 2016 and 2017 data and do not reflect current trends in local crime.

The most prevalent crime within the vicinity of the site appears to be incidents of theft from a motor vehicle throughout the site's immediate context and surrounding the Lennox Village and Hunter Fields activity precinct. There is a low density of theft from a motor vehicle within the site itself.

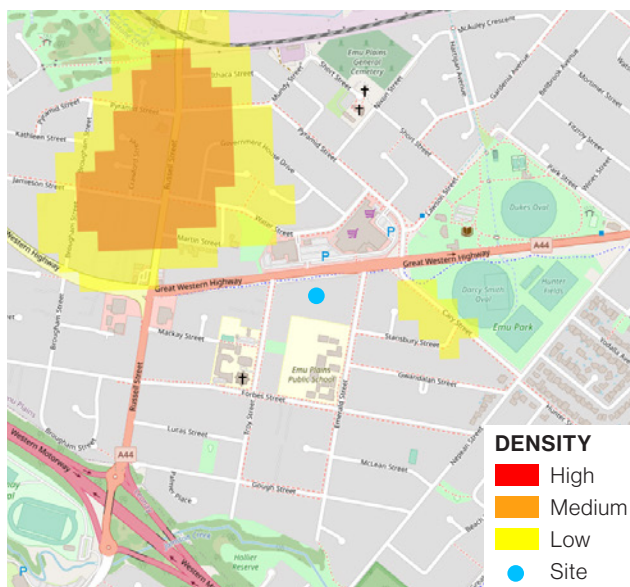
Incidents of motor vehicle theft are concentrated along Russell Street to the site's north-west, with some thefts occurring along the south-western edge of the Hunter Fields recreation precinct.

Though common throughout the City of Penrith LGA, incidents of domestic assault are less common in Emu Plains, but there is a medium density of incidents within the residential community to the site's south-west.



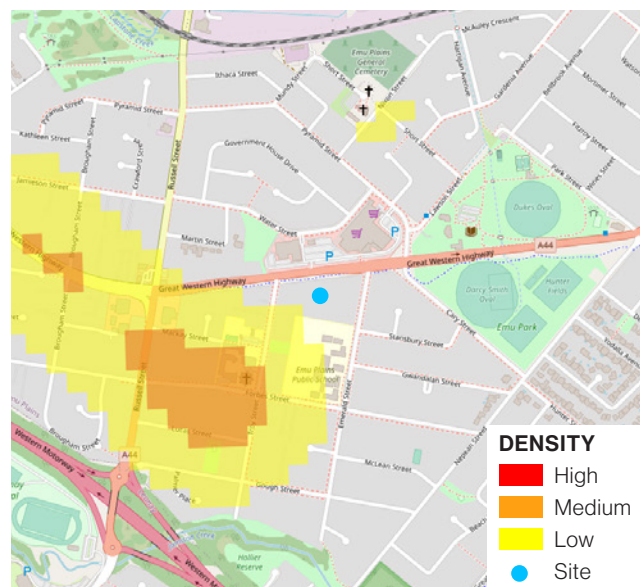
Incidents of Steal from Motor Vehicle

Source: BOCSAR



Incidents of Motor Vehicle Theft

Source: BOCSAR



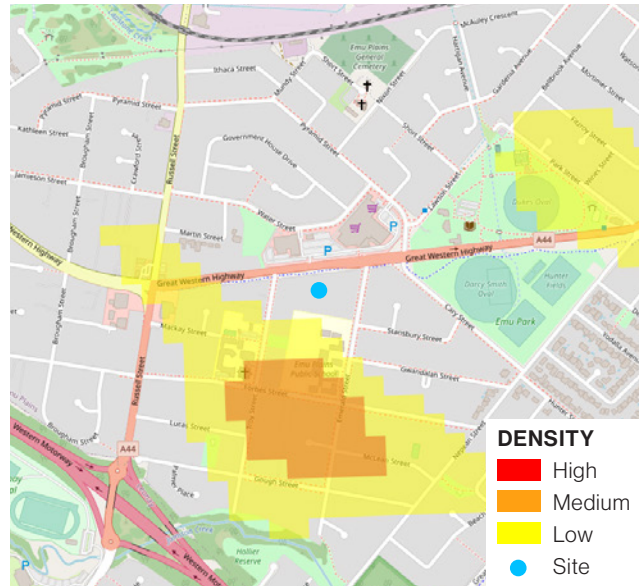
Incidents of Domestic Assault

Source: BOCSAR



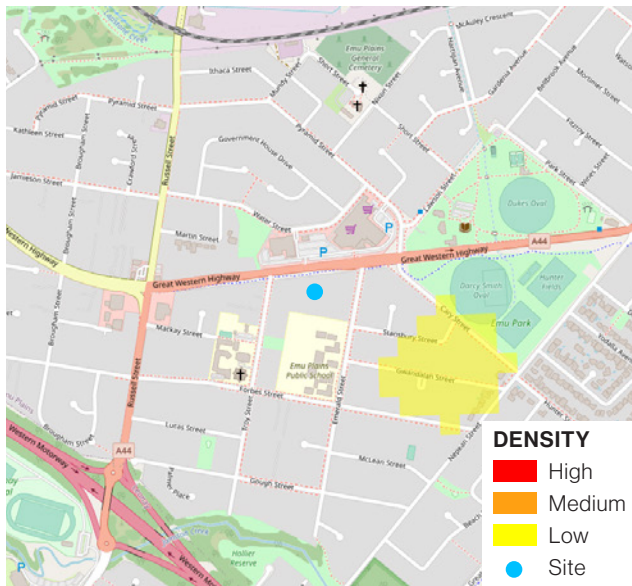
Incidents of theft from dwellings is of a medium density within the site's vicinity, including a residential community to the site's south which consists largely of strata properties.

Incidents of break and enter dwellings and malicious damage to property do occur within Emu Plains but are not common, with small clusters of a low density throughout the suburb. Malicious damage to property is primary focussed within the vicinity of the Emu Plains Public School.



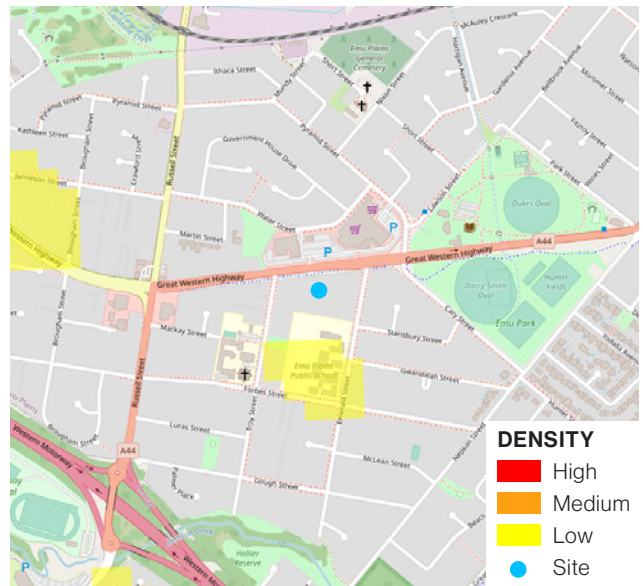
Incidents of Steal from Dwelling

Source: BOCSAR



Incidents of Break and Enter Dwelling

Source: BOCSAR



Incidents of Malicious Damage to Property

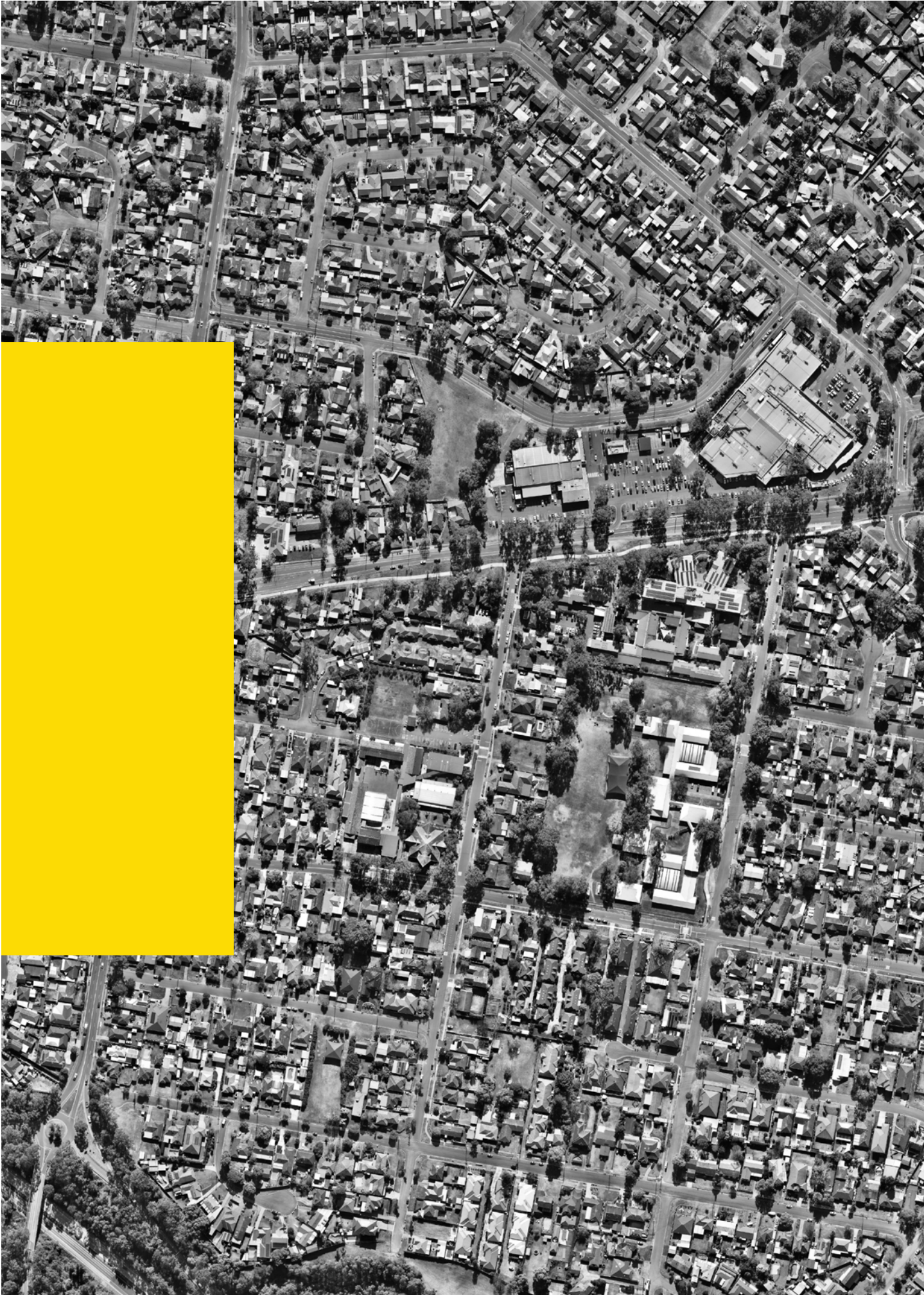
Source: BOCSAR

1.5 RISK ASSESSMENT

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 an existing urban area and established residential neighbourhood
- No visible evidence of graffiti on the site or surrounds
- Existing uses of the site, surrounding buildings are in good condition and well maintained.
- No visible evidence of litter or dumping
- Passive surveillance is high, due to the sites existing use and flat topography
- Incidence of crime noted identified







2.0 PROPOSED DEVELOPMENT

02

GROUP SA

2.1 DESCRIPTION OF THE PROPOSAL

The proposed master plan comprises of five individual buildings adjacent the existing RACF, integrating seamlessly amidst Emu Plains' residential community whilst reflecting the desired future character of the Lennox Village activity area.

A well integrated relationship between the proposed built form, existing vegetation, and landscaping elements has evolved into a layout that is distinct in its character, and provides for the needs of its residents.

This masterplan provides a precinct of stepped buildings ranging from 2 - 4 storeys in height. The master plan is arranged around a series of open spaces, and communal or public function, that provides residents and neighbours with a variety of experiences within the site.

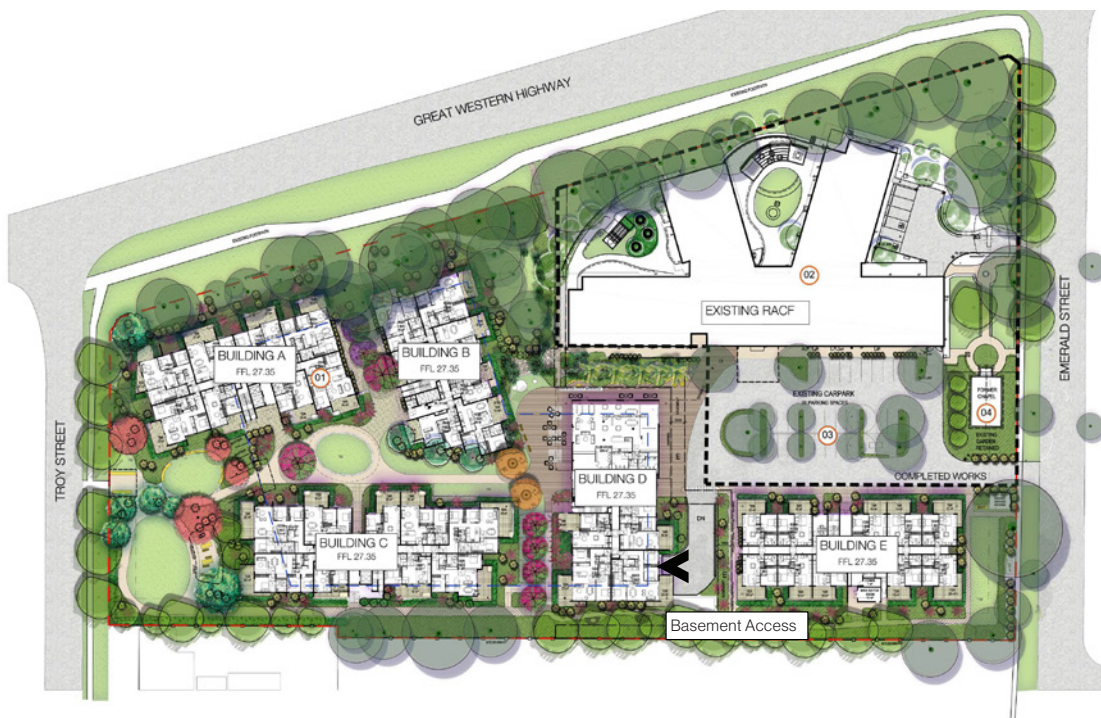
Access

Vehicular and pedestrian access is from the eastern edge of the site on Emerald Street. Cars travel through the existing RACF car park to enter the new basement between buildings D and E.

Primary pedestrian access to the village is from Troy St and from Emerald St. This is in addition to the existing on grade carparking that provides direct access to the RACF.

Carparking

Car parking will be provided within a single basement level. There is one proposed basement, under Buildings A, B, C and D. This is accessed via a ramp between buildings D and E.



2.2 CRIME PREVENTION

The Penrith Development Control Plan 2014 Section 1.2.5 Safety and Security outlines several CPTED Principles that should be applied to the design and management of development.

The objectives of these are as follows;

The following key principles should be applied to the design and management of development to reduce opportunities for crime:

- Natural Surveillance – providing opportunities for effective surveillance, both natural and technical.
- Access Control – physical and symbolic barriers can be used to attract, channel or restrict the movement of people.
- Territorial Reinforcement – the ownership of space increases the likelihood that people who witness crime in or adjacent to that space will respond by quickly reporting it.
- Space Management – public space that is attractive and well maintained is inviting to users and becomes a well used space.

Lighting

- Lighting plays a vital role in crime prevention and personal safety as you can see and respond to what is around you and ahead of you. Others can also see you, which further reduces the likelihood of a crime being committed.

Fencing

- If fencing is too high or made of inappropriate materials it reduces the opportunity for casual surveillance of the street and for users of the public domain to see what activities are taking place on your site. This then further increases the likelihood of a crime being committed.

Car Parking

- Poorly designed car parks whether underground or not can be a dangerous environment for their users.
- Through the provision of some basic design elements, such as lighting and signage these spaces can be made safer

Entrapment Spots and Blind Corners

- Entrapment spots and blind corners provide opportunities for perpetrators of crime to hide and or commit crime.

Landscaping

- Trees and shrubs that are inappropriately located can easily reduce surveillance opportunities and provide entrapment spots and blind corners

Communal / Public Areas

- Communal or public open space areas that do not have adequate natural surveillance are a risk to personal safety

Movement Predictors

- Movement predictors are routes which people move through on a regular and predictable basis such as a pedestrian underpass.
- Careful design is needed to ensure that they are not included in a development or are appropriately treated where included to reduce the risk.
- Through site links are another type of movement predictor, however, unlike under passes these can provide a benefit to the community if designed appropriately to ensure safety.

Entrances

- Entrances to all types of development that are not visible from the public domain provide an opportunity for perpetrators of crime to hide and or commit crime.
- Entrances to all types of development need to be clearly visible and legible so that the users can obtain entry quickly and expediently

Site Building and Layout

- Buildings should be sited so that they address the street and promote surveillance of the street from the dwelling and of the dwelling.

Building Identification

- Adequate building identification is essential to ensure that people can easily find a destination and do not have to walk up and down the street searching for it.

Security

- A crucial part of a crime prevention strategy is the use of security hardware and/or personnel to reduce opportunities for unauthorised access.

Ownership and Space Management

- It is important that people have a sense of ownership of a place whether it is residential or commercial as a person who feels attached to a place is more likely to watch out for it and the other users of it.

Wayfinding / Finding Help

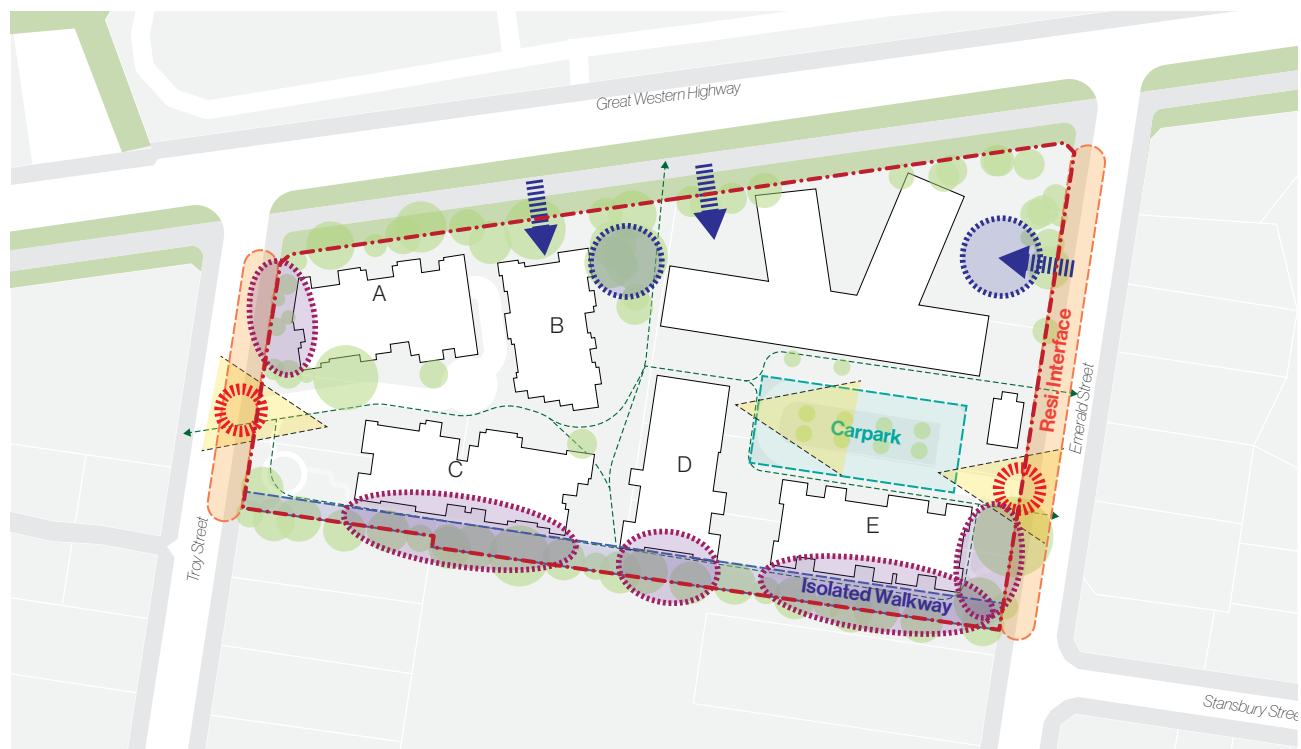
- The ability to escape, communicate or find help when in danger can be assisted through improved signage and legible design. Moreover, knowing where you are in a large open space or shopping centre contributes to a feeling of safety.

2.3 IDENTIFICATION OF POTENTIAL ISSUES

Potential CPTED issues of the proposed master plan have been identified to highlight areas with potential risks.

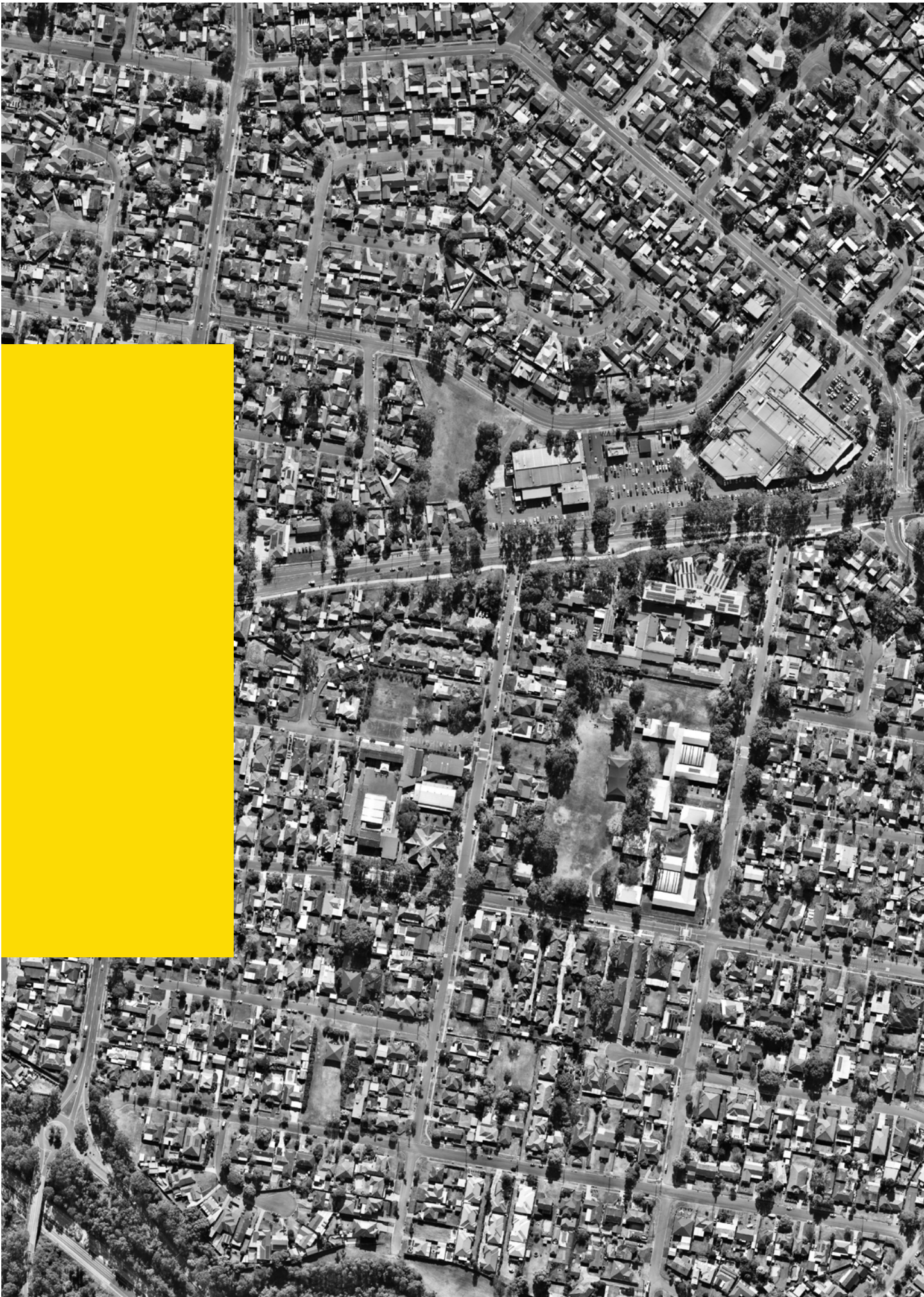
These vulnerabilities will be addressed in the Demonstration of CPTED Response, and are indicative based on site observations and an understanding of the scheme. These potential vulnerabilities include:

- Various locations which are subject to a single passive surveillance instance.
- An isolated walkway along the site's south will require lighting to ensure visibility is maintained at all times.
- Surveillance required at marked vehicular entry point on Emerald Street to ensure entries are secure and movement in and out of the site is monitored passively by residents and staff.
- Potential unpermitted access points along the site's northern interface and on Emerald Street and Troy Street where there is no fencing present and spaces between buildings
- Potential dark spots within the proposed landscaping which lacks active usage and may function as hiding places if not lit properly
- Open carpark requires active surveillance to monitor safety of residents' and visitors' vehicles, though considerable passive surveillance of space is proposed
- Lack of open facades between buildings in close proximity, leaving unmonitored spaces
- Internal pocket parks can be used as hiding spaces, and must be overlooked by passive or active surveillance methods such as CCTV.
- Additional planting elements along residential interfaces may deter intrusion into the site, acting as a visual blockade and bolstering existing landscaping.



LEGEND

	Subject site		Built Form		Potential Unpermitted Access Point		Residential Interface
	Open Space		Tree		Proposed Access Point		Isolated Walkway
	Lots		Circulation		Active Surveillance Required		Open Carpark
			Single Passive Surveillance Instance		Potential Landscape Dark Spot		





3.0 RISK RATING AND DEMONSTRATION OF CPTED PRINCIPLES

03

GROUP SA

3.1 DEMONSTRATION OF CPTED PRINCIPLES

The Crime Risk Rating considers the development as proposed in Development Application by GroupGSA.

Acknowledging the site context and issues discussed in all previous chapters of the report, the Crime Risk Assessment Rating of the proposed development is within the 'low' category. An assessment of the proposal using CPTED principles has found that if all of the principles and design elements that are included in the Development Application are included the rating would remain in the low category in a future assessment.

While the proposed development will likely increase the opportunities for crime, purely by the increase of use and occupancy of the site, our assessment finds that the design is generally consistent with the principles of CPTED.

Territorial Reinforcement

As the proposal refers to a retirement community which features shared multi-dwelling ILUs and communal open space, the condition and safety of the site is the concern of a large body of residents. Shared ownership or custodianship between residents ensures a high degree of personal responsibility is felt for the proposal and for its grounds.

As surveillance of the site is to be the shared responsibility of residents and of the managing body, territorial reinforcement is required more so in the physical fortification of the site extents, and is less so required in encouraging a sense of communal ownership which is pre-existing.

Uniting requires wall-mounted or standing signage elements to be positioned at each vehicular entry point, which are proposed along Troy Street and Emerald Street, to clearly communicate the extent of the retirement village. Entries are further reinforced with planting and low-rise walls.

The shared architectural style of buildings A-E indicates a common ownership and distinguishes the site from its surroundings, reinforcing its shared ownership and communicating the extent of its community, deterring offenders.

Surveillance

Throughout the site's interior, proposed vegetation along the northern face of Building D and Building E consists primarily of low-rise trees and screen planting, with larger trees sparse or otherwise concentrated along boundary extents.

Proposed ILUs are positioned evenly throughout the site, with permeable facade elements (balconies, windows, and doors) facing towards internal communal spaces. Such an internal arrangement encourages passive surveillance as both buildings and communal spaces are visible at all times from multiple dwellings.

Buildings A, B, and C overlook the Troy Street pedestrian entry and primary east-west footpath, ensuring any incoming visitors can be monitored. Buildings C, B, and D overlook the proposed Village Heart, and clubhouse located at the northern end of building D.

Buildings D and E alongside the existing RACF overlook the Emerald Street entry and RACF porte cochere. The primary east-west footpath runs alongside the club house and provides visual surveillance.

Proposed buildings and the existing RACF are situated in clusters of three with active open space located at each clusters' centre, ensuring that accessible space is not subject to a single instance of passive surveillance.

The proposed ILUs are accessed via a ground floor foyer in each building. This minimises the isolation of individual residents and ensure that passive surveillance is both visual and audial in medium.

Clear sightlines are preserved through communal spaces and between residents, with active space located centrally and built from situated opposite one another. Buildings A, B, and C overlook one another's internal façades, though their outward facing façades lack any passive surveillance along the northern interface and will require either additional lighting, active surveillance, or a physical blockade such as fencing or planting. These measures will ensure that physical entry to the site by intruders is deterred, and that any malicious damage is recorded.

Little passive surveillance along the southern facade of Building D leaves and walking path partially unmonitored. The proposed residential house gardens between buildings C and D and D and E assist in providing visual surveillance and activity along the southern sit boundary, connected by a secondary footpath.

Passive surveillance is achieved via balconies and walking links that wrap around to the south side of the building, with additional lighting or more numerous openings possible to reduce its isolation.

Roller shutters will ensure resident-only access to basement parking.

Access Control

A clear distinction between the public domain and the boundaries of the site is established utilising a reinforced boundary canopy which extends along residential interfaces, and is especially dense along Great Western Highway.

Proposed landscaping elements includes additional planting along Emerald Street and Troy Street. The site's northern interface features an existing dense canopy and low fence which does not require significant fortifications to remain effective, and will be removed with the new development.

Boundary canopies are effective visual blockades which limit identification of the site's interior and dissuade further investigation.

The existing RACF building and associated landscaping is not impacted by the proposal and features pre-existing territorial elements. Tall metal fences and concrete block retaining walls along Great Western Highway restrict access to unpermitted persons and create an effective visual blockade. Additionally, fencing is supplemented by an unbroken series of landscaping elements which limit incoming visibility.

The vehicular access points on Emerald Streets allows unimpeded movement for residents, but feature clear boundary distinctions including signage and site-specific built form to the east of Building E and alongside ample lighting elements.

Built form within proximity of entries is limited, with Building E and considerably from the road to allow for defensive landscaping. These gardens provide the opportunity for greater internal passive surveillance and dissuade offenders from trespassing further into the site.

There is an extensive pedestrian network across the site, with a primary east west and secondary walking links that provide visual surveillance and also assist in access control. The east-west footpath from Troy to Emerald Street passes alongside the club, which will be the future village heart and centre of activity.

There is a proposed pedestrian thoroughfare linking common space between Buildings B, C, and D. As the Great Western Highway is a key local pedestrian link, greater control of this access point is required. Potential access control could include a small security gate, or camera system.

Space/Activity Management

Activation of communal space is compartmentalised into house gardens and parklets to provide each proposed ILU with a distinct collection of passive and active spaces spread evenly throughout the site. Activation is therefore not concentrated within certain locations, but occurs concurrently in multiple locations. There are five proposed areas of passive open space, and a large area of active open space, located centrally between buildings A,B and C and connect to the open space proposed in the setback on Troy Street.

Habitation is spread evenly throughout the site, reducing the possibility for disused spaces to manifest.

The clubhouse located on the ground level of Building D within the centre of the site lacks continual habitation and is likely to be less active during late night / early morning hours. The primary east-west link however runs around this space, meaning there will be a level of visual surveillance and different times of the day.

This risk will be reduced with the addition of active surveillance or lighting, or time-restricted access, allowing only residents or an access code during night hours.

Circulation throughout the site is achieved primary on foot, featuring an expansive network of walking links and internal parks which encourage movement and utilisation of the site's landscaped areas.

Landscaped areas will be well maintained within the site's interior and at its boundaries to communicate high levels of activity occurring within, and to dissuade potential offenders from committing malicious property damage.

Active space that may be utilised by offenders, particularly pocket parks located between Buildings C and D which lack major passive surveillance, should feature some fencing to dissuade malicious use, limiting access to residents and visitors only.



www.groupgsa.com

SYDNEY

Level 7, 80 William Street
East Sydney NSW 2011
Australia

MELBOURNE

Level 4, 152 Elizabeth Street (by appointment only)
Melbourne VIC 3000
Australia

BRISBANE

Level 14, 100 Edward Street
Brisbane QLD 4000
Australia

HO CHI MINH CITY

19th Floor – Havana Tower, 132 Ham Nghi,
Ben Thanh Ward, District 1, Ho Chi Minh City
Vietnam

