



CPTED REPORT

Mixed Use Development

84 Broomfield Street and 137 to 151 Cabramatta Road, Cabramatta East



Crime Prevention Through Environmental Design (CPTED) Report

Mixed Use Development

84 Broomfield Street and 137 to 151 Cabramatta Road, Cabramatta East

Prepared for

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Disclaimer

By using the recommendations contained within this CPTED report, any person who does so acknowledges that:

- It is not possible to make all areas absolutely safe for members of the community or their property.
- It is based on the information provided at the time this report is prepared.
- It is anticipated that by using the recommendations contained within this report, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if the recommendations are followed.

Version	Issue To	Qty	Date	Prepared by
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Table of Contents

1	Introduction	1
1.1	Purpose of Report	1
1.2	Tasks undertaken	1
2	The Site and Locality	3
2.1	Site description	3
2.2	Site location	4
3	Proposed development	5
3.1	Operational details	7
4	Crime	8
4.1	Recorded crime	8
4.2	Risk assessment	10
5	CPTED matters for consideration	12
5.1	Territorial Reinforcement	12
5.2	Surveillance	14
5.3	Access Control	17
5.4	Space/Activity Management	19
6	Conclusion and recommendations	20
7	Glossary	22

Tables

Table 1	Assumed hours of operation	7
Table 2	Potential Crime Risk Rating	10
Table 3	Measure of Likelihood	11
Table 4	Measure of Consequence	11

Figures

Figure 1	Elements of CPTED	2
Figure 2	Survey of subject site	3
Figure 3	Location of development within Fairfield City Council LGA	4
Figure 4	Staging boundaries	5
Figure 5	Site Plan – Stage 1 and 2 (shown red)	6



Figure 6	Artists Impression – south west corner elevation (Building C)	7
Figure 7	Recorded crime offences at elevated levels within Cabramatta generally	9
Figure 8	Examples of materials to separate land uses and define areas	13
Figure 9	Connections to future stages	14
Figure 10	Design of mailbox rooms	16
Figure 11	Surveillance – Building B	16
Figure 12	Bollards	17
Figure 13	Storage areas to be lockable	18



1 Introduction

1.1 Purpose of Report

Crime Prevention through Environmental Design (**CPTED**) provides a foundation for problem solving using the principles of environmental design to lessen the opportunity for crime. This is achieved through a variety of measures with the aim of CPTED being to:

- Increase the risk to offenders and likelihood of being caught
- Increase the effort required to commit a crime
- Decrease the reward and perceived benefit of crime
- Remove the excuses by removing conditions that encourage/facilitate rationalism of inappropriate behaviour.

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 s4.15(1)(b) of the EP&A Act, 'the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality' and s4.15(1)(e) of the EP&A Act, 'the public interest'.

The elements of CPTED considered within this report relate to:

- Surveillance
- Access Control
- Territorial Reinforcement
- Activity and Space Management

The proposed development is located within the Fairfield City Council Local Government Area (**LGA**). This CPTED report has been prepared to review the design of a mixed use development located at 84 Broomfield Street and 137 to 151 Cabramatta Road, Cabramatta East and consider how the proposal achieves the principles of CPTED to minimise the opportunity for crime.

1.2 Tasks undertaken

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

- Review of architectural plans prepared by + plus architecture
- Review of CPTED information provided by NSW Police as part of the Safer by Design course
- Review of the site and surrounding area (desktop)



- Review of BOCSAR data produced by NSW Bureau of Crime Statistics and Research
- Assessment of the development against the CPTED principles
- Preparation of CPTED report.



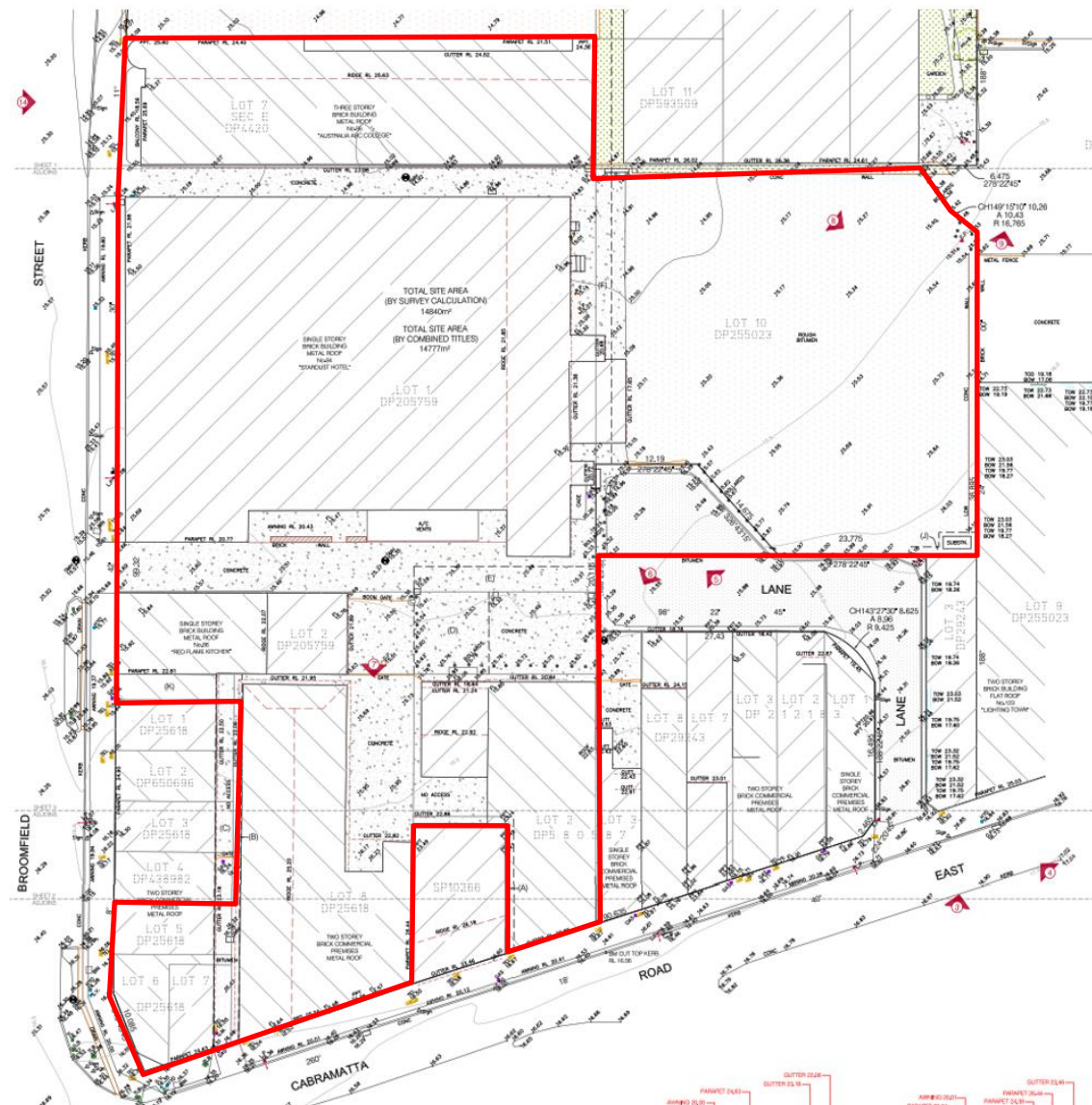
Figure 1 **Elements of CPTED**

2 The Site and Locality

This section of the report describes the physical characteristics of the site, the adjoining development and character of the locality relevant to the site.

2.1 Site description

The legal description of the property is Lot 7 Section E DP 4420, 76 Broomfield St; Lot 1 DP 205759 and Lot 10 DP 255023, 84 Broomfield St; Lot 2 DP 205759, 86 Broomfield St; Lots 5, 6, and 7 DP 25618, 151 Cabramatta Road East; Lot 8 DP 25618, 147-149 Cabramatta Road East; Lot 2 DP 580587, 139 Cabramatta Rd East.



Source: Nearmap (20 September 2021)

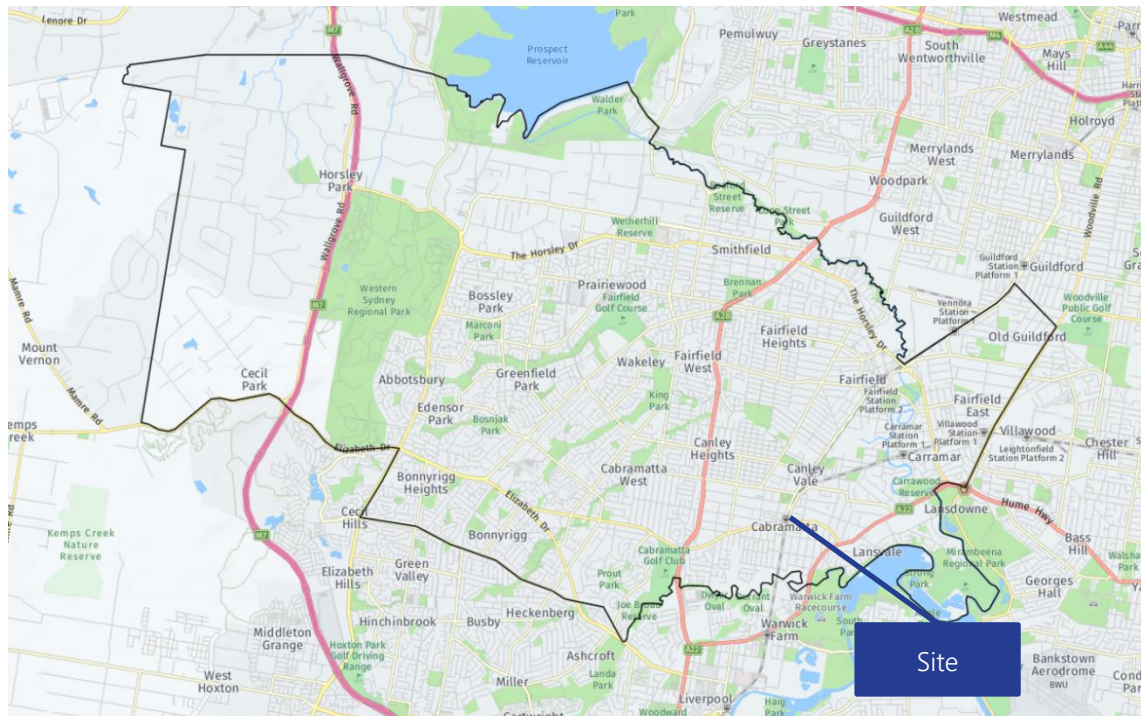
Figure 2 Survey of subject site



To the rear is an at-grade public car park off Cumberland Street. A private lane traverses from Broomfield Street to access private car parking to land within the development site and links with the public lane off Cabramatta Road East. Opposite the site along Broomfield Street is Cabramatta Station.

The land has a gentle slope generally toward the northwest with no significant existing vegetation.

The site is located within Fairfield City Council LGA (**Figure 3**). On a regional scale, the site is located within Sydney metropolitan area, a distance of approximately 42km to the south west of Sydney CBD and 5km to the north of Liverpool CBD and Liverpool Hospital.



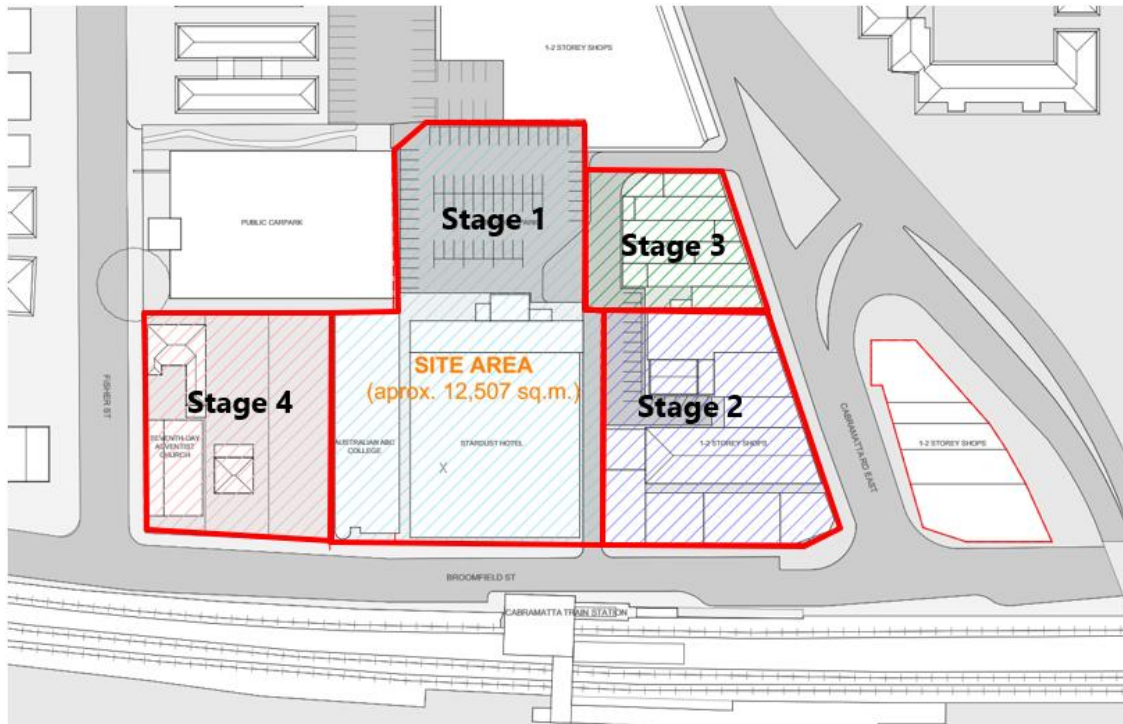
Source: Profile id

Figure 3 Location of development within Fairfield City Council LGA

Cabramatta is an established town centre. Council is currently progressing an accelerated Planning Proposal to increase the heights and FSR of the tail land east of the site along with Cumberland Street car park and north of the site including Fisher Street car park. This will ultimately facilitate more intensified developments on the eastern side of the railway line.

3 Proposed development

The proposed application seeks approval for a mixed use development forming Stage 1 and 2 of the works as illustrated within **Figure 4**.



Source: + plus architecture

Figure 4 Staging boundaries

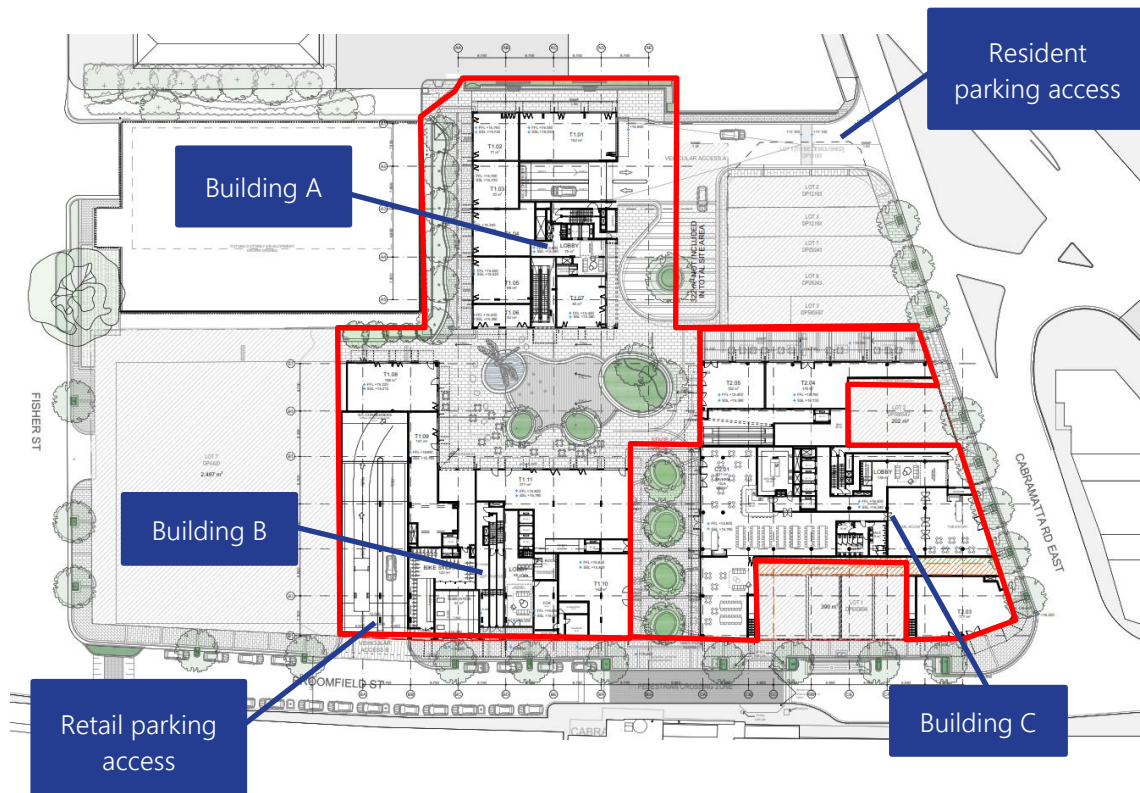
Stages 1 and 2 includes the demolition of existing buildings and construction of a mixed use development comprising:

- Basement carparking over three levels including:
 - 251 car parking spaces for the residential units which are proposed to be accessed via the existing public laneway off Cabramatta Road East
 - 183 car parking spaces for the retail and commercial uses which are proposed to be accessed off Broomfield Street. This will also include the loading and garbage collection access.
- Three building towers comprised of 358 residential units:
 - Building A – 96 units (18 storeys)
 - Building B – 134 units (16 storeys)
 - Building C – 128 units (19 storeys)

- Retail shops, commercial premises, a pub, gym, medical centre and childcare uses are proposed within the ground and first floor levels.
- New market square connected by laneways.

The non-residential uses are broken up within the three building towers as outlined below. The ground floor layout has been illustrated within **Figure 5**.

- Building A
 - Ground level – retail premises (shops)
- Building B
 - Ground level – retail premises (shops)
 - First level - Childcare
- Building C
 - Ground level - Pub
 - First level – Gym, medical centre and restaurant



Source: + plus architecture

Figure 5 Site Plan – Stage 1 and 2 (shown red)



3.1 Operational details

For the purpose of this report, the hours of operation outlined within **Table 1** have been assumed when undertaking an assessment against the proposed development.

Table 1 Assumed hours of operation

Land Use	Hours of Operation
Pub	24 hours* currently exists and is operating 24 hours a day
Childcare	7am to 6:30pm
Gym	6am to 10pm
Shops	6am to 10pm
Medical Centre	8am to 7pm

While these hours of operation are specified, there would also likely be buffer periods when staff are required to set-up and/or clean up before and after the use operates which has also been considered as part of this CPTED review.



Source: + plus architecture

Figure 6 Artists Impression – south west corner elevation (Building C)



4 Crime

All development has the potential to introduce new victims, crime opportunities and offenders to the development site and its surroundings. Therefore, CPTED treatments need to be considered to reduce opportunities for anti-social and criminal behaviour.

4.1 Recorded crime

The NSW Bureau of Crime Statistics and Research (**BOSCAR**) provides information from NSW Police which summarises the statistical information on crimes to identify trends in crime.

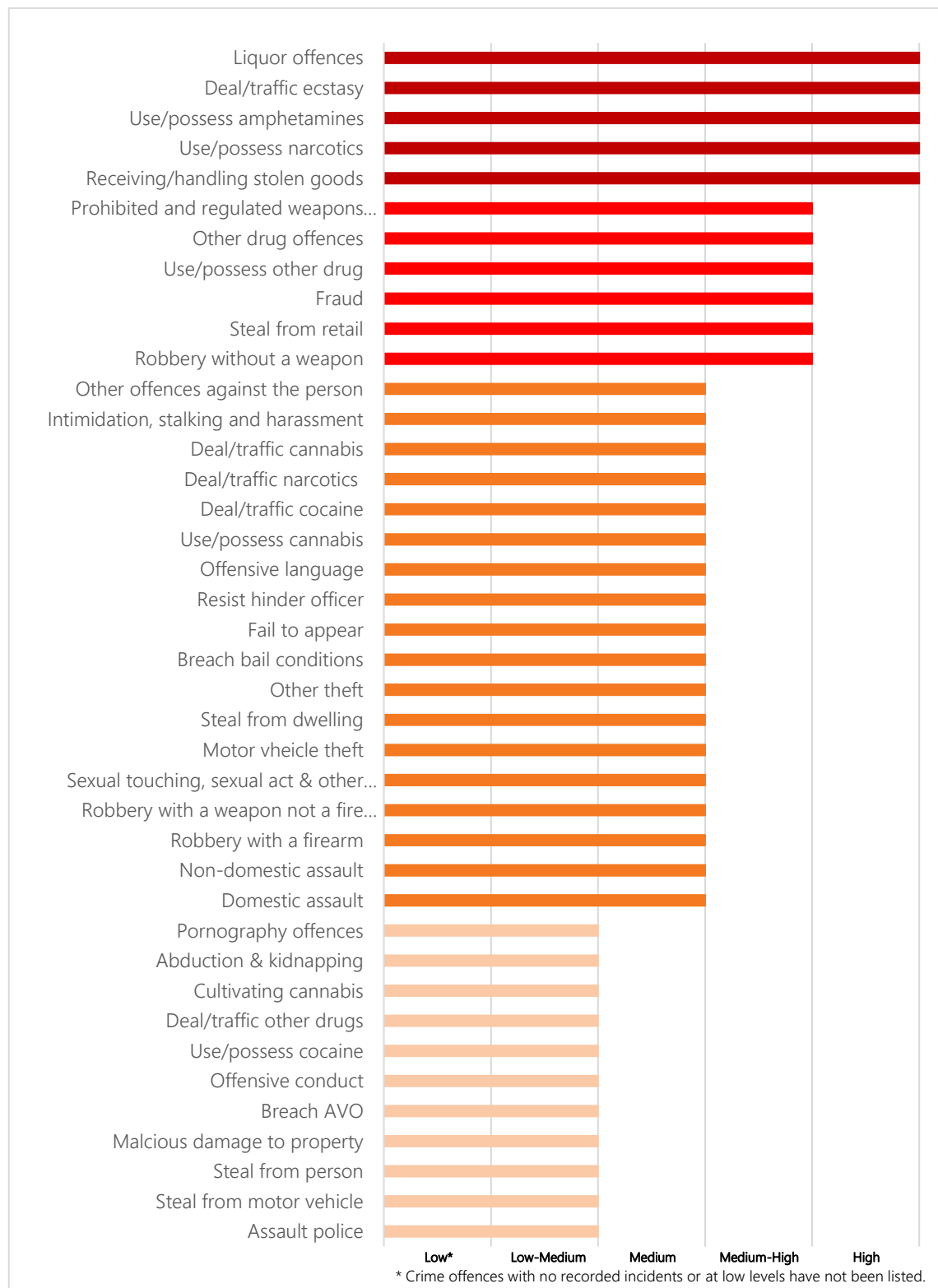
A review of BOSCAR identifies that there were a number of offences recorded at elevated levels in the Cabramatta area as illustrated within **Figure 7**. However, these results are anticipated to change and adapt over time with the intensification of land uses in the area and the population increasing.

Offences recorded at high levels include:

- liquor offences (↑ up 30.1% per year based on 5 year trend)
- deal/traffic ecstasy (nc)
- use/possess amphetamines (↓ down 8.9% per year based on 5 year trend)
- use/possess narcotics (stable based on 5 year trend) and
- receiving handling stolen goods (↑ up 6.9% per year based on 5 year trend).

Offences recorded at medium to high levels include:

- prohibited and regulated weapons offences (stable based on 5 year trend)
- other drug offences (stable based on 5 year trend)
- use/possess other drug (↑ up 10.9% per year based on 5 year trend)
- fraud (↓ down 6.8% per year based on 5 year trend)
- steal from retail (stable based on 5 year trend) and
- robbery without a weapon (↓ down 16.6% per year based on 5 year trend).



Source: Boscar data, GLN graphic

Figure 7 Recorded crime offences at elevated levels within Cabramatta generally



Looking at the offences rated as 'high' or 'moderate', they appear to be carried out throughout the week and also during the daytime and are not limited to the weekend / night time.

As identified, above, it is anticipated that the number of incidents and location of crime within the area will shift due to the intensification of the area with new developments. This is likely to have an impact on the types of offences and frequency due to the increased number of people that will be living within this area in the future. Due to the number of offences that have the potential to occur within the immediate area, the plans will need to ensure they do not encourage or enable existing and/or new offences to occur.

4.2 Risk assessment

In the context of the proposed mixed use development, the potential crime risk rating has been considered within **Table 2**.

Table 2 Potential Crime Risk Rating

Issue	Likelihood	Consequence	Crime Risk Rating
Anti-social behaviour (behaving inappropriately in public)	L4	C1	Moderate
Assault (attacked another person)	L3	C3	High
Drug offences	L3	C3	High
Malicious damage	L1	C2	Low
Robbery (unlawfully taking property by force or threat of force)	L3	C3	High
Sexual offences	L1	C3	Moderate
Theft (motor vehicle and steal from motor vehicle)	L2	C2	Low

It is important that new development does not create or contribute to the incidence of crime or transfer an issue from one area to another. The potential crime risk rating in **Table 2** is based on the BOSCAR data for incidents within the Cabramatta area of which the site is located within. The potential crime risk rating includes 'high', 'moderate' and 'low'. A 'high' potential crime risk rating is borderline unacceptable and must be given immediate attention within the proposed design of the development to ensure it does not contribute and/or support additional incidents occurring in the future. 'Moderate' potential is considered tolerable but should be further mitigated if additional measures can be implemented which would provide benefit.

Assault, drug offences and robbery were considered to have high crime risk ratings with anti-social behaviour and sexual offences having a moderate crime risk rating.



The crime risks outlined above have been addressed as part of the CPTED matters for consideration within Section 5 of this Report.

Table 3 Measure of Likelihood

Measure of Likelihood	
L1	Rarely likely to take place
L2	Unlikely to take place
L3	Possibly will take place
L4	Likely to take place
L5	Almost certain to take place

Source: NSW Police

Table 4 Measure of Consequence

Measure of Consequence	
C1	Very minor harm, or injury to people, financial loss (<\$2,000) or damage to property, reputation or operation.
C2	Minor harm or injury to people requiring on site medical treatment, financial loss (>\$2,000) or damage to property, reputation or operation.
C3	Some harm or injury to people requiring medical treatment, financial loss, or damage to property, reputation or operation
C4	Serious harm or injury to people requiring hospitalisation, financial loss or damage to property, reputation or operation.
C5	Death, serious harm or injury to people, significant financial loss or damage to property, reputation or loss of operation.

Source: NSW Police



5 CPTED matters for consideration

CPTED is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

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

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

CPTED employs a number of principles, surveillance, access control, territorial re-enforcement, space & activity management to reduce opportunities for criminal and anti-social behaviour.

5.1 Territorial Reinforcement

Places where there is an ownership of space and that are cared for are likely to be used, enjoyed and revisited by the community. In considering territorial reinforcement, it is necessary to minimise any conflict between the design, definition (use) and designation (whether it is used for the purpose built).

The site has well defined borders. This includes the perimeter roads along the southern boundary (Cabramatta Road East) and western boundary (Broomfield Street) with the proposed buildings generally built up to the boundary. To the southeast there is an existing public laneway which is proposed to service the development and provide access to Building A at the rear of the site. This access will also further be defined to utilise different materials for the footpath and road to delineate the different uses.

Through the site is a central pedestrian link to a market square located within the site. This has been purposely designed to encourage people into the site to access the different land uses. Uses within the central area of the site have been designed to orientate into this market square and are defined through the use of materials such as glazing to identify their space. Some uses open up into the central courtyard with tables/chairs proposed. The designation of these spaces can be done in different ways to ensure uses are contained and to identify the separation of uses to the general public. Examples of this include using planters, fencing and banners to separate space and delineate



seating areas (**Figure 8**). This may not be required but if there are competing uses within the Market Square these measures can be installed later.



Figure 8 Examples of materials to separate land uses and define areas

While the boundaries of the pub are defined by the building structure, there appears to be different entry / exit points which could allow uncontrolled access. This includes doors from Cabramatta Road East and doors to the internal Market Square with possible tables and chairs. Similar to the examples in **Figure 8**, it may require some type of barrier to contain patrons and prevent people taking alcohol to drink in other areas within the Market Square. If this becomes an issue, a more permanent barrier may need to be considered such as clear fencing to more formally identify what areas are appropriate to use as part of the pub.

The final security details are not known for the building. However, the following requirements are considered relatively standard for a residential flat building with basement parking to ensure the ownership of space is understood and to reinforce who is allowed at the site which could be conditioned to ensure it is provided.

- Roller doors to the basement
- Security doors to the lobby of each building, mailbox room, bike room, garbage room and lifts.

The landscaping should be regularly maintained to ensure it creates a sense of ownership to discourage crime at the site. This includes trimming tree branches to ensure that they do not provide climbing opportunities to upper levels. In addition, shrub planting should not be used around entry / exit points where it is over 1m in height which may provide opportunities for people to hide behind.

The body corporation, building manager, strata committee and individual owners of the residential units and retail spaces will act as the guardian of the site. In particular, the building manager/company will be responsible for maintaining landscaping, internal surfaces of the car park and pavement areas, replacing lighting and ensuring any maintenance or graffiti issues are resolved quickly. A system for reporting maintenance issues needs to be established by the building manager / strata committee / body corporation.

Due to this development forming Stage 1 and 2 of a larger development, there are areas which will ultimately be activated through pedestrian links, etc, however as part of this development create unused spaces. This includes the area in front of retail shop B04 shown in **Figure 9**. This area has the potential to create dead spaces with no purpose. Future uses of this shop will need to consider

how they activate this space to act as the guardian. When not in use it is recommended that no lighting be provided to this area to discourage people from using this space.

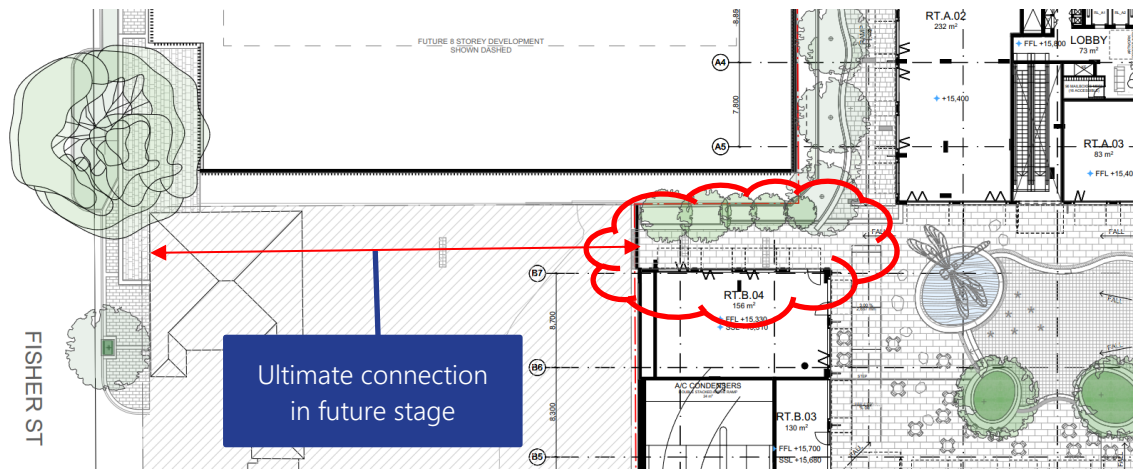


Figure 9 Connections to future stages

Recommendation:

1. Prior to Construction Certificate - Shrub planting should not be used around building entry/exit points or in close proximity/adjoining footpaths where the shrub is capable of growing over 1m in height.
2. Prior to Occupation - Clear internal signage should be installed directing people to the different land uses around the site.
3. Operational -The buildings shall have a system of reporting maintenance issues quickly and easily to the building manager.
4. Operational - The building and landscaping at the site shall be regularly maintained with any maintenance issues to be resolved quickly.
5. Operational – Where there are issues with conflicting land uses within the Market Square, the ground floor uses shall identify areas forming part of their operation through temporary materials including planter boxes, fencing, banners, etc.

5.2 Surveillance

Criminals are typically deterred from committing crime in places that are well supervised. There are three levels of surveillance which includes:

- Natural surveillance
- Technical / Mechanical
- Formal surveillance



It is anticipated that the site may, at times, have all three types of surveillance operating at the site.

Natural surveillance around the outside of the site will be provided by the local community, motorists, and land uses within the area including Cabramatta Railway Station which is located opposite the site. The centre has been designed with glazing along the ground and first floor levels which provides opportunities to look in and out of the building. However, the ground floor along Broomfield Street facing the railway includes a number of service equipment with limited activation providing poor surveillance opportunities so instead relies on external sources to provide surveillance opportunities of the building.

Due to the number of land uses within the development, there is likely to be a variety of people at the site for different reasons with each of the uses having different peak hours of operation. Further, the residential uses are orientated over the Market Square providing additional opportunities for surveillance into this area.

The development will require the installation of mechanical surveillance (**CCTV**). CCTV has a dual function of deterring potential criminals from undertaking a crime knowing they may be watched and more commonly enables it to be used for security should anyone commit a crime. CCTV shall also be provided at key points around the development including at a minimum entry/exit points to the basement parking, all lobby areas, mailbox rooms, waste room and bike room.

Depending on the requirements from NSW Police, the pub may also be required to have security on-site to help secure and manage the venue. Noting that alcohol is a significant contributor to certain crimes including assault, staff will be required to be trained in the service of alcohol and will provide a surveillance role in observing customers in addition to any formal security that may be required. Should issues arise with the operation of the pub or other non-residential use, the management of the pub should be further reviewed, and additional surveillance measures incorporated and/or tweaked as part of a regular review of processes at the site.

A roller door is required to be installed to the residential basement car parking area to restrict access and monitor movement. This is further addresses under 'Access Control'.

To provide for surveillance opportunities at night, all basement car parking along with the external building facade should be illuminated (either on an on-going basis or triggered by movement) with entry points permanently illuminated to assist in directing movement. A lighting plan should be provided as part of the Construction Certificate detail. Additionally, the lighting selected should be LED / white light to provide suitable visibility to pedestrians (not a yellow based light). It is not recommended that lighting be applied to places where people are discouraged from 'hanging out' in. This includes areas such as one shown in **Figure 9** and around retail shops A01 and A02. With no lighting it will help to deter people from accessing these areas.

Mailbox theft is increasing being targeted by criminals. This development provides for separate mailbox rooms which should be security activated by swipe card or similar to ensure only authorised people can access this area. Further, these rooms should provide for surveillance opportunities to ensure people are seen when accessing these rooms as identified within **Figure 10**.

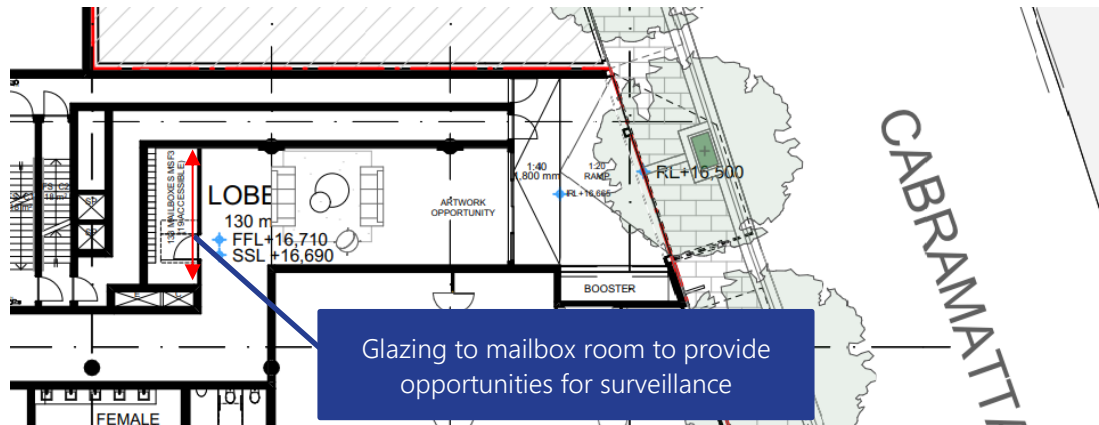


Figure 10 Design of mailbox rooms

Landscaping should be routinely maintained to ensure that it does not prevent surveillance opportunities throughout the site. The front of Building B appears to provide for plantings. The design of this planting should ensure that there are still clear sightlines through the lobby area.

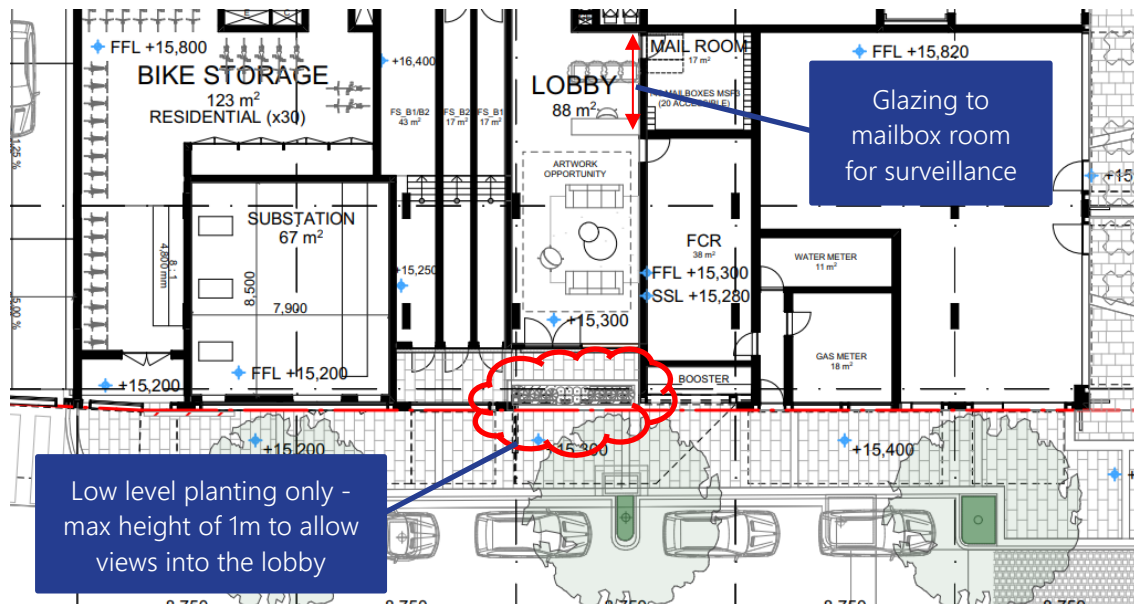


Figure 11 Surveillance – Building B

Internal corridors within the residential flat buildings are generally straight but are designed in 'T' shapes to access lifts. This is considered acceptable noting that the lifts should be securely accessed through swipe card or other security mechanism so only authorised people should be on each floor.

Recommendation:

1. Prior to Construction Certificate - A lighting plan shall be provided which provides for lighting within the basement car parking level and around the external façade of the building, pedestrian entry/exit points and within the Market Square which should be LED (white light) lighting.

2. Prior to Construction Certificate – a CCTV Plan shall be prepared showing the locations of all CCTV around the development to be installed. This should include key locations such as car park entry / exits, lobby entry/exits, mailbox rooms, waste rooms and bike storage areas.
3. Prior to Construction Certificate – All mailbox room entries shall be glass to allow for surveillance opportunities in and out of these areas.
4. Operational - the management of the pub shall be continually evaluated on a routine basis and any security measures considered necessary shall be incorporated where it could minimise the risk of crime occurring on site or as a result of patrons from the pub. This may include formal security including security guards at the site where there is ongoing issues.

5.3 Access Control

Access control is used to attract, channel, encourage and restrict people and vehicles into, throughout and out of an area. The environment within an area should provide cues in relation to access control which can include landscaping, barriers and personnel.

The site has been designed to encourage pedestrians into the development to activate the different land uses around the Market Square. There are central raised landscaping beds which deter vehicles onsite. However, to ensure vehicles can't pass through the site, bollards (or similar) are recommended between Building A and C to discourage vehicles accessing the site from the turning circle (**Figure 12**).

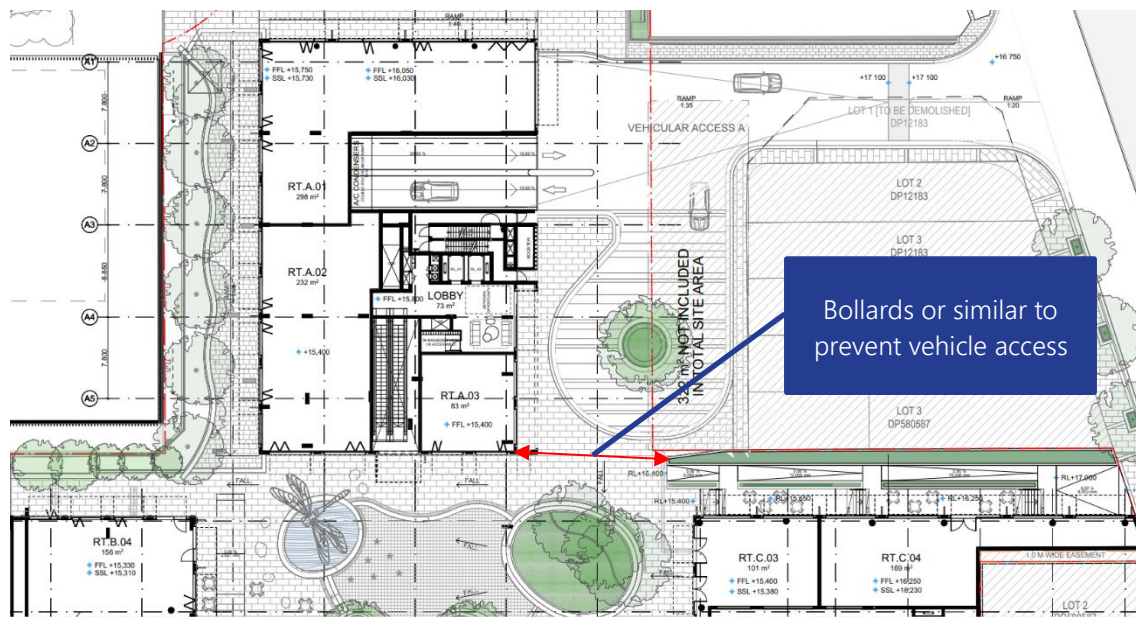


Figure 12 Bollards

Formal security measures shall be installed to prevent unauthorised access to the buildings. This includes security passes (or similar security measure), to restrict access to the following areas at a minimum:

- Residential lobbies
- Residential car park
- Bike storage
- Lifts (restricting access to relevant floors)
- Mailbox room
- Waste room
- Servicing / plant equipment
- Childcare centre

Each of the storage areas within the basement shall also be secured. This is recommended to be through the use of chain wire fencing or similar to ensure goods stored within the basement can be kept safety and are able to be locked by the tenant/owner – see **Figure 13**.

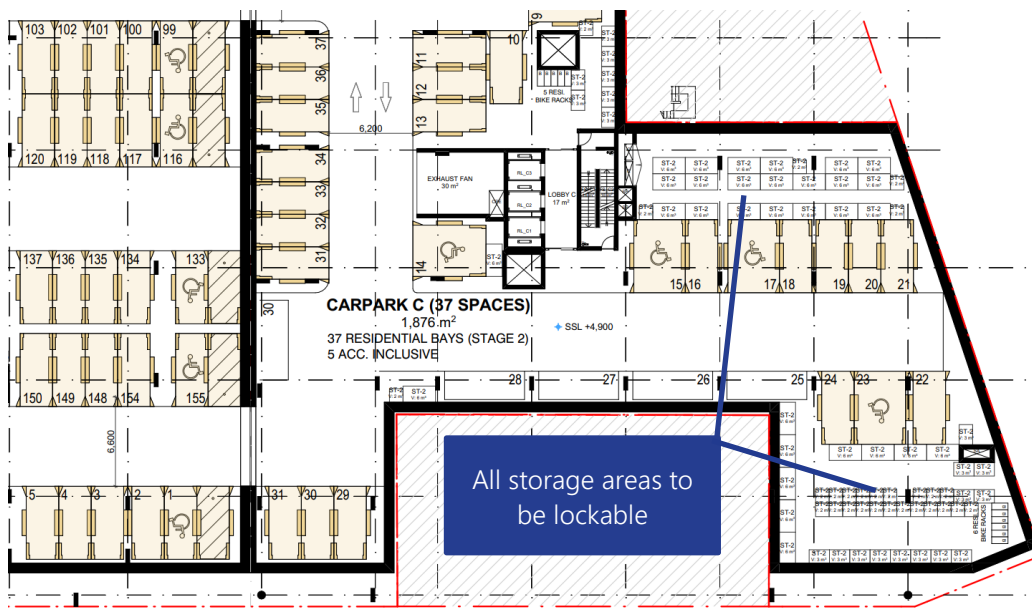


Figure 13 Storage areas to be lockable

While construction works are undertaken, the site will be secured with temporary fencing to prevent access during this period with controlled access points and signage identifying who should be accessing the site during this period.

Recommendations:

1. Prior to Construction Certificate - the plans shall nominate how the residential storage areas within the basement will be secured and capable of being locked.



2. Prior to Construction Certificate – bollards (or similar) shall be provided on the plans between Building A and C at ground level.
3. Prior to Construction Certificate – Details of the roller door to secure the residential basement car park shall be provided.
4. Operational – Access to the areas listed below shall be restricted by a security mechanism (swipe card or similar) to prevent unauthorised access. This includes residential lobbies, car parking, bike storage, lifts, mailbox room, waste room, servicing/plant equipment rooms and the childcare operation.

5.4 Space/Activity Management

Space and activity management involves the supervision, control and care of space. Typically, places that are infrequently used are commonly abused. Therefore, it is important that the space is well designed and achieves the intended purpose for patrons of the site.

The mixed use development will support a range of uses including residential apartments, retail shops, commercial premises, childcare centre, pub, restaurant, medical centre and gym. Due to the different uses, the space will be continually observed by the different users including general public, patrons and staff at the site over extended periods of the day and night as a result of the various uses.

The site will be routinely maintained by the appointed building manager and non-residential operators who will oversee the ground level space to ensure it is kept in a neat and tidy manner. Further, the residents and commercial operators are to be provided with an easy to use system for reporting maintenance issues for the site/buildings.

By caring for the site, including the external facades, and landscaping it will reduce the chance of any offences occurring at the site.

Recommendation:

1. The site should be regularly maintained to reduce the likelihood of offences occurring. This includes ensuring all lighting is operating effectively to illuminate the car park and building facades and landscaping is routinely managed.



6 Conclusion and recommendations

The design of the mixed use development is considered to respond to the key elements of CPTED with the intent to minimise crime, subject to changes in some cases. The anticipated crime risk related to this development is considered acceptable, provided the recommendations provided for within this report are implemented and the site is regularly maintained.

The recommendations outlined within this report are summarised below to assist in improving the safety and security and limit the incidents of crime across the site in addition to measures already designed for within the plans.

Recommendations:

Territorial Reinforcement

1. Prior to Construction Certificate - Shrub planting should not be used around building entry/exit points or in close proximity/adjoining footpaths where the shrub is capable of growing over 1m in height.
2. Prior to Occupation - Clear internal signage should be installed directing people to the different land uses around the site.
3. Operational -The buildings shall have a system of reporting maintenance issues quickly and easily to the building manager.
4. Operational - The building and landscaping at the site shall be regularly maintained with any maintenance issues to be resolved quickly.
5. Operational – Where there are issues with conflicting land uses within the Market Square, the ground floor uses shall identify areas forming part of their operation through temporary materials including planter boxes, fencing, banners, etc.

Surveillance

6. Prior to Construction Certificate - A lighting plan shall be provided which provides for lighting within the basement car parking level and around the external façade of the building, pedestrian entry/exit points and within the Market Square which should be LED (white light) lighting.
7. Prior to Construction Certificate – a CCTV Plan shall be prepared showing the locations of all CCTV around the development to be installed. This should include key locations such as car park entry / exits, lobby entry/exits, mailbox rooms, waste rooms and bike storage areas.
8. Prior to Construction Certificate – All mailbox room entries shall be glass to allow for surveillance opportunities in and out of these areas.
9. Operational - the management of the pub shall be continually evaluated on a routine basis and any security measures considered necessary shall be incorporated where it could minimise the risk of crime occurring on site or as a result of patrons from the pub. This may include formal security including security guards at the site where there is ongoing issues.



Access Control

10. Prior to Construction Certificate - the plans shall nominate how the residential storage areas within the basement will be secured and capable of being locked.
11. Prior to Construction Certificate – bollards (or similar) shall be provided on the plans between Building A and C at ground level.
12. Prior to Construction Certificate – Details of the roller door to secure the residential basement car park shall be provided.
13. Operational – Access to the areas listed below shall be restricted by a security mechanism (swipe card or similar) to prevent unauthorised access. This includes residential lobbies, car parking, bike storage, lifts, mailbox room, waste room, servicing/plant equipment rooms and the childcare operation.

Activity / Space Management

14. The site should be regularly maintained to reduce the likelihood of offences occurring. This includes ensuring all lighting is operating effectively to illuminate the car park and building facades and landscaping is routinely managed.



7 Glossary

Abbreviation	
BOCSAR	Bureau of Crime Statistics and Research
CPTED	Crime Prevention through Environmental Design
DA	Development Application
EP&A Act	Environmental Planning and Assessment Act