



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT

Demolition of existing structures, excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site link, with at-grade parking, associated landscaping and public domain works.

260 Eighth Avenue,
Austral

Prepared for: Fabcot Pty Ltd

REF. M220565

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1. Introduction

This Crime Prevention through Environmental Design Report ('Report') has been prepared for the applicant of this Development Application. It undertakes a Crime Risk Assessment and Safety Audit in relation to the proposed demolition of existing structures, excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site link, with at-grade parking, associated landscaping and public domain works at No. 260 Eighth Avenue, Austral ('site').

More specifically, the proposal will remove any existing vegetation, excavate and subsequently construct a commercial development comprising of commercial tenancies, retail tenancies, kiosks and one anchor supermarket, with ancillary liquor tenancy and direct-to-boot service. In accordance with the intent of the Indicative Layout Plan (ILP) per the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Appendix 4) and *Liverpool Growth Centres Precinct Development Control Plan* (Schedule 1), the design incorporates the provision of a public piazza orientated to Eighth Avenue, and north-south through-site link. The development also includes on-site at-grade parking for 303 spaces, 24 bicycle parking spaces and a loading bay, alongside public domain works.

The purpose of this Report is to undertake an assessment of the crime profile of the area and the likely crime risks associated with the development to ensure that the proposal adequately minimises crime opportunity through implementation of the Crime Prevention through Environmental Design Principles ('CPTED'). This report is provided as a five-part assessment instrument designed to identify situational crime opportunities and risk and treatment (crime mitigation) options.

This CPTED Report is to be read in conjunction with the Statement of Environmental Effects prepared by *Planning Ingenuity* as well as the Architectural Plans prepared by *Clarke Hopkins Clarke* and Landscape Plans prepared by *Ground Ink*.

2. Site Analysis and Context

2.1 THE SITE

The subject site is known as No. 260 Eighth Avenue, Austral (also identified as Nos. 330-350 Eighth Avenue) and has a legal description of Lot 940 in DP 1265677. The site has a total area of 18,170m² (1.817ha). The location of the site is shown edged in red, per the aerial image provided at **Figure 1**.



Figure 1 Aerial image of the subject site and surrounds (source: Near Maps)

The zoning of the subject site is demonstrated in **Figure 2** below. The subject site is zoned B1 Neighbourhood Centre, with R3 Medium Density Residential zoned land to the south and west and RE1 Public Recreation and SP2 Infrastructure Educational Establishment to the north and north-east.



Figure 2 Aerial image of the subject site and zoning (source: NSW Planning Portal)

The site is rectangular in shape with a northern frontage of 120.545m to Eighth Avenue, a southern frontage of 120.28m to Auger Street and a western frontage of 150.875m to the proposed unnamed western road. The site has an eastern boundary, shared with Lot 941 in DP2475 which is zoned B1, of 150.86m.

The site falls from the southern to northern boundary by approximately 4.5m across the length of the site and currently contains a dual frontage to both Eighth Avenue and Auger Street. As part of the Austral Precinct's Indicative Layout Plan (ILP), an additional roadway will be provided along the western boundary which will provide a third streetscape frontage. Furthermore, the ILP indicates that the subject site should accommodate a plaza and pedestrian through-site link along the eastern (side) boundary, which connects Eighth Avenue and Auger Street. The site currently contains residential dwellings with detached metal sheds and sparse vegetation.

It is noted that the proposal will include public domain works for land to the south-west of the site as part of a Works-In-Kind Agreement. This will have no bearing on the analysis of the CPTED Report. The site as viewed from Eighth Avenue is illustrated in **Figures 3** and **4** below.



Figure 3 Subject site as viewed from Eighth Avenue in a south-easterly direction



Figure 4 Subject site as viewed from Eighth Avenue in a south-westerly direction

2.2 SURROUNDING DEVELOPMENT

Directly to the north of the allotment on the opposite side of Eighth Avenue is SP2 Infrastructure Educational land, RE1 Public Recreation land and R3 Medium Density Residential land. Per the ILP, this is to include an educational facility, public open space, residential dwellings and a local roadway running in a north-south direction as accessed from Eighth Avenue. These parcels of land are generally vacant, with dwellings and ancillary structures located on the southern end of Nos. 245 and 345 Eighth Avenue. At Nos. 355-357 Eighth Avenue, the site has been approved for the subdivision of 1 allotment into 33 lots with new roads. Works have commenced as a part of DA-932/2020 *Demolition of existing structures, Subdivision into 33 Torrens title subdivision with new roads and associated stormwater works*.

To the east of the subject site is Nos. 310-320 Eighth Avenue (also known as No. 250 Eighth Avenue) which contains a single storey residential dwelling. Of relevance, this land is zoned B1 Neighbourhood Centre where it directly adjoins the street, with R3 Medium Density Residential zoned land further to the east. It is also anticipated to contain a Council owned community facility, as required by the SEPP and ILP.

To the south of the subject and on the opposite side of Auger Street is No. 255 Seventh Avenue, which contains an approval for subdivision under DA 2018/377, described as '*Torrens Title Subdivision of Thirty Five (35) Residential Lots with Three (3) Residue Lots for OSD and Two (2) Super Lots (to excise other future land uses for R3 zoned land), and Construction of Roads and Associated Civil Works, Demolition of One (1) Dwelling and Associated Outbuildings, Dam-Dewatering and Site Remediation*'. Following the subdivision, these properties have been approved for the construction residential dwellings and a childcare centre. Further to the south-west of the subject site are similarly subdivided and recently constructed residential dwellings, located to the west of Nemean Road.

To the west of the subject site and on the opposite side of the proposed roadway (under the ILP) is R3 Medium Density Residential Land, including No. 360 Eighth Avenue and a parcel of land subject to a recent subdivision. No. 360 Eighth Avenue contains a single storey residential dwelling with ancillary farm structures located to the western portion of the site. An existing overhead electricity line (easement) is also located to the west of the site.

3. Description of the Proposal

The development application proposes the demolition of existing structures, excavation and construction of a commercial development, involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site link with at-grade parking and associated landscaping. The proposal will attain a building height of one to three storeys and is designed to address the various street frontages.

The proposal will include the provision of retail tenancies and kiosks, commercial tenancies, an anchor supermarket and associated liquor store. The fit out and use of the commercial and retail tenancies will form part of separate applications.

Integrated into this is a pedestrian access way, identified as the north-south 'through-site link' which provides access from Eighth Avenue to Auger Street. In addition, the proposal includes a 'public piazza' which is orientated to Eighth Avenue and is connected to the through-site link. The at-grade parking area is orientated to Auger Street will provide for 303 on-site, at-grade car parking spaces, including 7 accessible spaces, 4 electric charging spaces and 6 direct to boot spaces (DTB). A loading bay is provided as accessed from the unnamed western road. Additional public domain works will be proposed to the various frontages, which will include roadworks, pedestrian pathways, landscaping and 16 on-street parking spaces.

As outlined in the Statement of Environmental Effects, works will also be proposed to the south-west of the subject site within the Council owned land. This is to form part of a Works-In-Kind Agreement and will have no bearing on the analysis in this CPTED Report.

The proposed development is depicted on the plans prepared by *Clarke Hopkins Clarke*, which are submitted with this application. **Figures 5 and 6** provides excerpts of the lower ground and ground floor which demonstrate the relationship of the built form to the public domain.

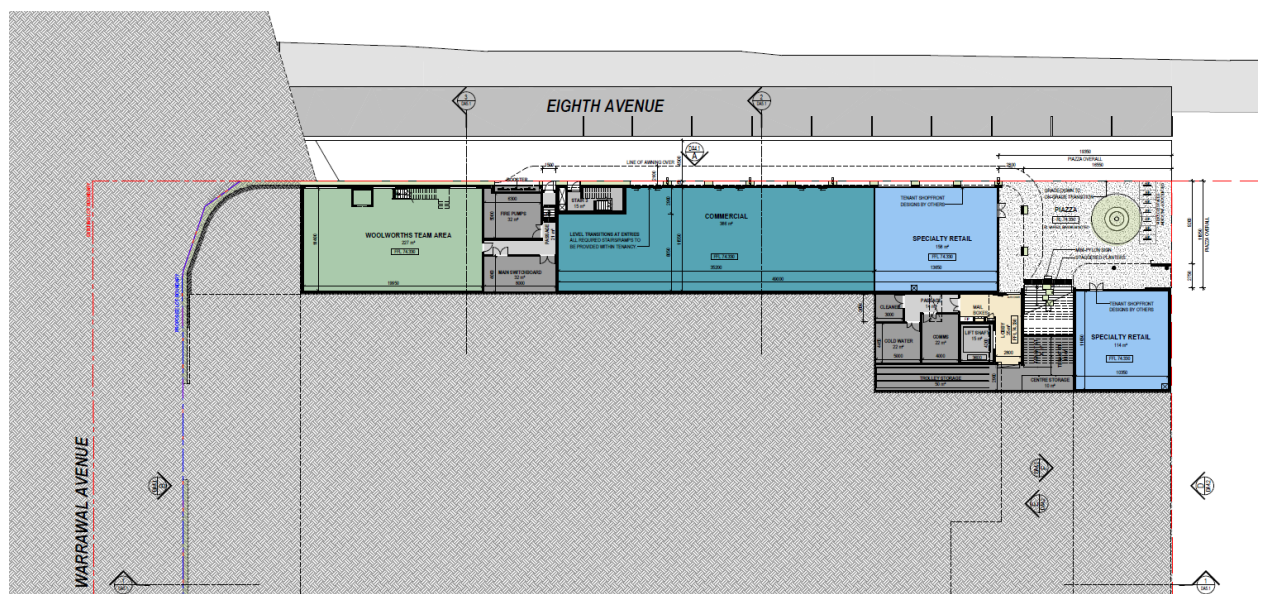


Figure 5 Lower Ground Floor prepared by *Clarke Hopkins Clarke*

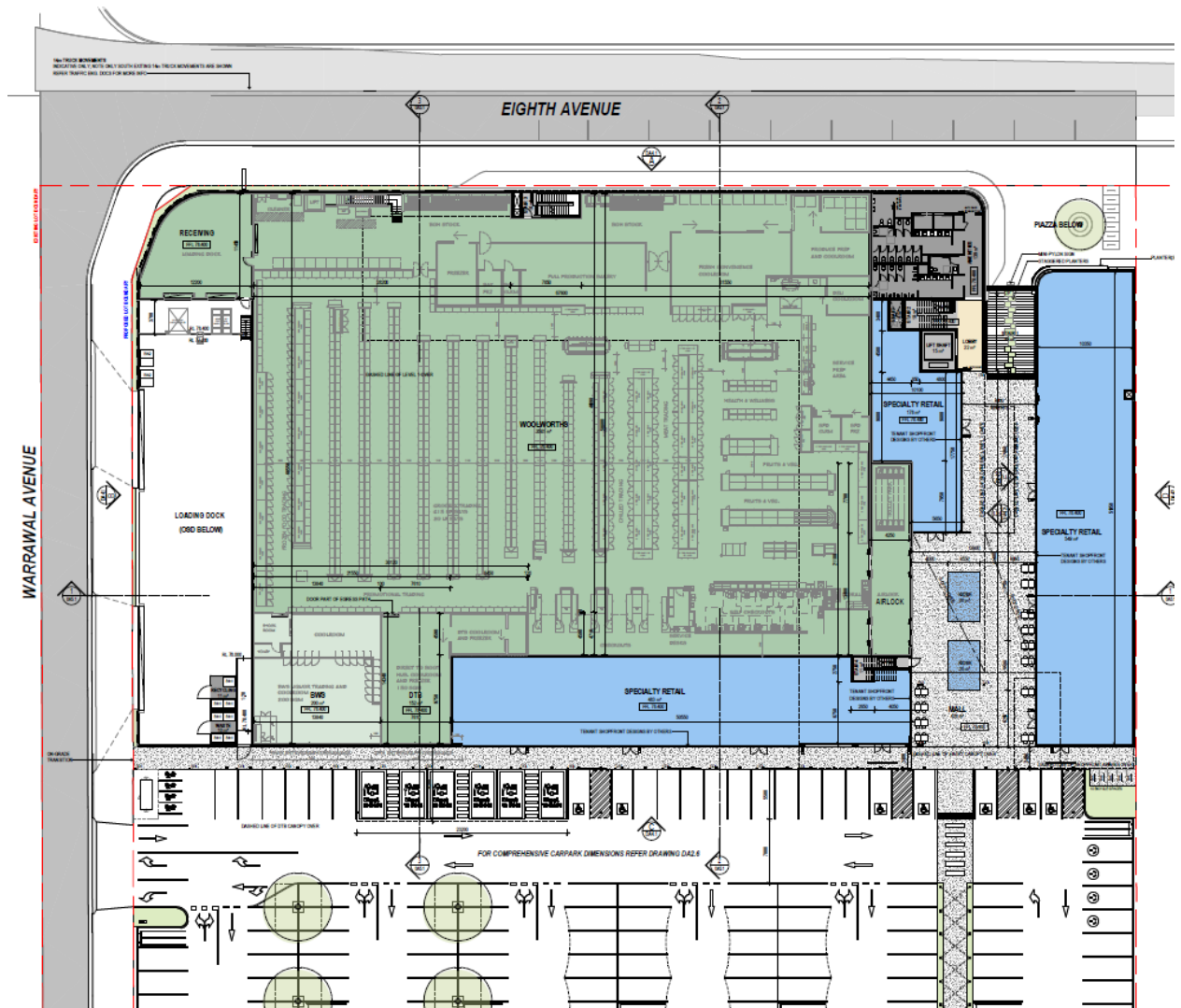


Figure 6 Ground Floor prepared by Clarke Hopkins Clarke

As shown in the above lower ground and ground floor plan, the proposal has been designed to address the respective street frontages, public piazza and through-site link, to enable flexibility of pedestrian movement and access throughout the site. The arrangement of non-residential uses enables casual surveillance to the streetscape and public spaces, activation throughout the site and removes areas of concealment through clear sightlines and transparency, as detailed throughout this Report. The provision of at-grade non-residential uses (as desired in the ILP) activates the locality, whilst the upper-level commercial floor area is purposefully orientated to the public domain and pedestrian access way (Figure 7). The design and orientation of these spaces assist with casual surveillance to the streets and internally within the site.

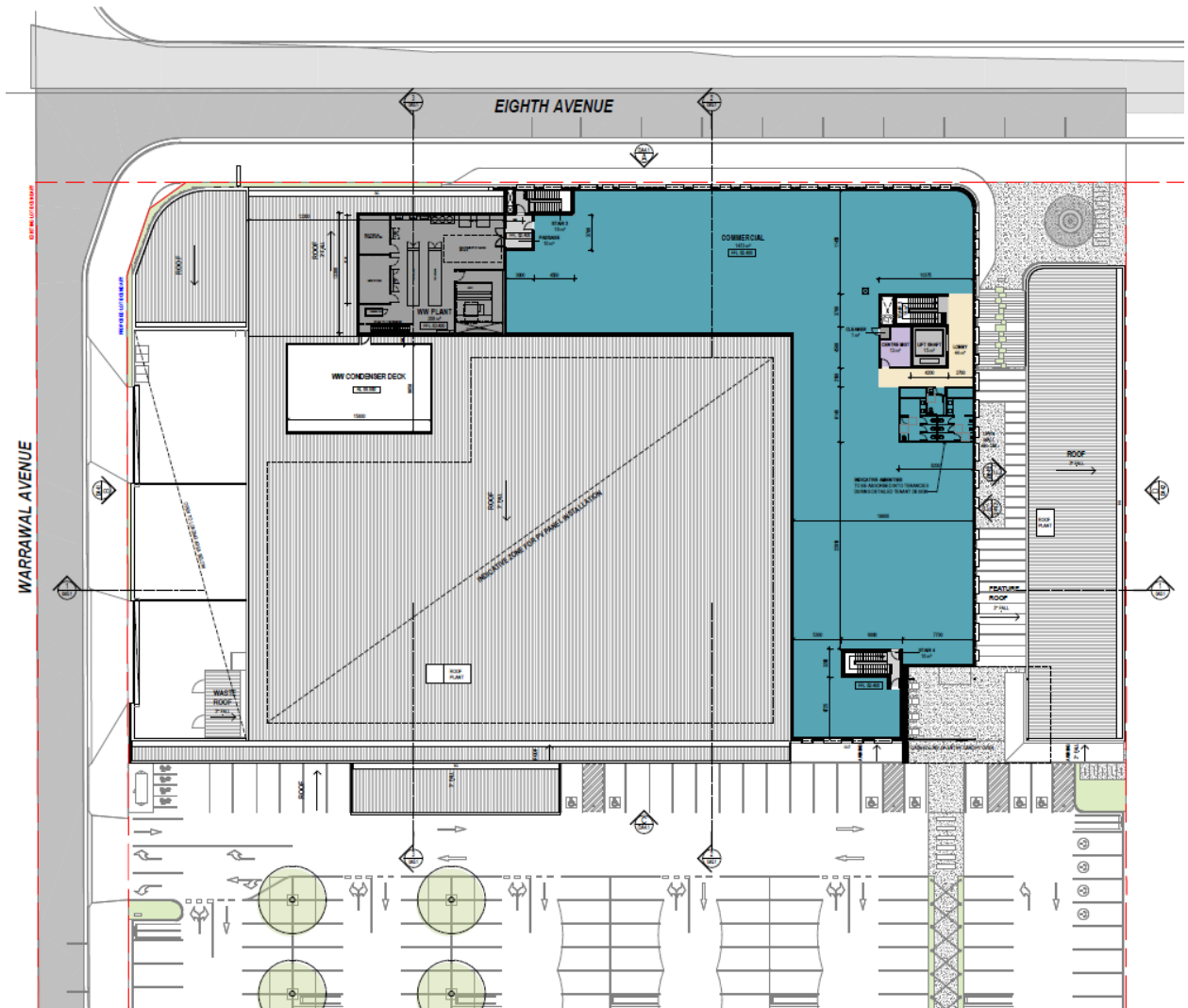


Figure 7 Level 1 Floor Plan prepared by *Clarke Hopkins Clarke*

This application is also submitted with a Landscape Plan prepared by Ground Ink which has considered the location and species of planting to maintain clear sightlines, reduced areas of concealment, mitigate graffiti and distinguish between public and semi-public spaces.



4. Crime Profile and CPTED Principles

4.1 CRIME PROFILE OF AUSTRAL SUBURB

Information published by the NSW Bureau of Crime Statistics (BOSCAR) between 2021 and 2022 have been gathered to provide a crime profile of the suburb of Austral and Liverpool LGA. **Table 1** below identifies a range of offences, their incidence in Austral (per 100,000 persons) as well as the state-wide trends in the occurrence of each offence. This data is relied on to determine the crime profile of the area.

Table 1 Austral and Liverpool LGA Crime Profile

Offence	Rate of Incidence per 100, 000 in Austral (YT June 2021)		Two year Trend – Austral	Rate of Incidence per 100,000 in Liverpool LGA		Two year trend	Incidence per 100,000 in NSW (YT December 2022)	Two year trend - NSW
	YT December 2021	YT December 2022		YT December 2021	YT December 2022			
Assault (Domestic)	656.7	577.9	Stable	478.6	447	Stable	409.1	Stable
Sexual Assault	78.8	78.8	n.c	69.2	69.2	Stable	95.1	Stable
Motor Vehicle Theft	288.9	394.0	n.c.	141.8	156.5	Stable	156.5	Up 17.0% per year
Steal from Motor Vehicle	499.1	367.7	n.c.	374.8	389.5	Stable	332.3	Stable
Steal from Retail Store	105.1	26.3	n.c.	164.3	261.1	Stable	272.3	Up 23.7% per year
Steal from Dwelling	656.7	557.9	Stable	156.1	148.3	Stable	185.0	Down 8.1% per year
Fraud	814.3	1129.5	Stable	667.1	592.7	Down 11.1% per year	566.7	Stable
Malicious Damage to Property	735.5	499.1	n.c	510.2	525.3	Stable	592.5	Stable



4.2 ANALYSIS OF THE INCIDENCE OF OFFENCES AND CRIME TRENDS

As indicated in **Table 1**, the Austral area generally experiences rates of crime which are higher in comparison to the NSW wide and Liverpool LGA statistics, with the only offence which was lower than the NSW and Liverpool LGA rate being *Stealing from retail store*.

Crimes which have fallen in Austral between December 2021 and December 2022 include *Stealing from dwelling*, *Malicious Damage to Property*, *Stealing from a retail store*, *Steal from Motor Vehicle* and *Assault (Domestic)*. Crimes which have seen an increase in Austral between December 2021 and December 2022 were *Motor Vehicle Theft* and *Fraud*.

Crime hotspot mapping sourced from BOSCAR shows where the specific offences are regularly occurring. What we find is that certain offences are clustered in particular areas. A review of the Crime Hotspot Maps provided by the Bureau of Crime Statistics and Research (BOSCAR) indicates that the site is not within any hotspots. Despite this, the closest crime hotspots to the subject site are *Stealing from dwelling* shown in **Figure 8**.

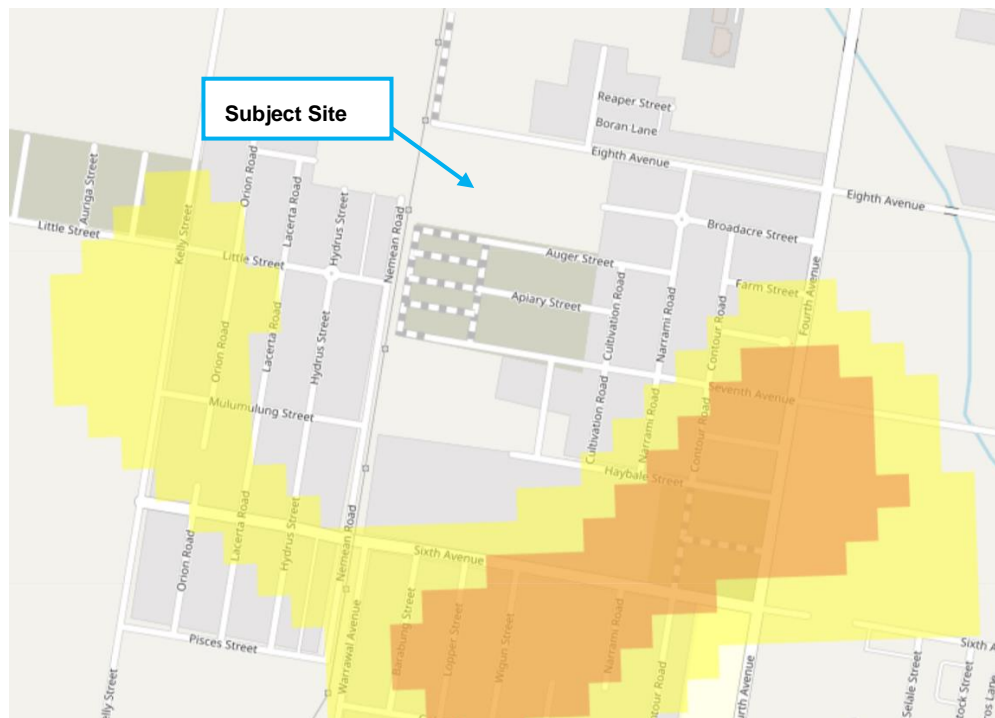


Figure 8 Crime hotspot map - Incidence of Motor Vehicle Theft between January 2022 to December 2022

The lack of crime hotspot mapping is due to the localities currently low-density characteristics. This is anticipated to undergo a change due to the increase of density envisaged within the Austral area, as a result of the planning controls. In this regard, the proposal has been specifically designed to address the CPTED Principles with the knowledge that the locality is anticipated to undergo a considerable change. This is discussed throughout this Report.

5. CPTED Principles

Part B of the Department of Urban Affairs and Planning's (now Department of Planning, Industry & Environment) *Crime Prevention and the Assessment of Development Applications: Guidelines* identifies four Crime Prevention through Environmental Design (CPTED) principles: surveillance, access control, territorial reinforcement and space management, each of which are addressed separately below.

CPTED is an integral element of the design process, to holistically account for the best environmental, physical and cultural influences in order to manage the risk of criminal activity, thus keeping the public safer. CPTED guidelines centre on minimising opportunistic crimes by applying design and management principles as early as possible in the design phase.

Four Crime Prevention through Environmental Design (CPTED) principles are identified below (**Table 2**). Each of the principles seeks to reduce opportunities for crime and have been used to inform the *NSW Police Safer by Design Guidelines for Crime Prevention*.

Table 2 CPTED Principles

Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:

- clear sightlines between public and private places;
- effective lighting of public places; and
- landscaping that makes places attractive but does not provide offenders with a place to hide or entrap victims.

Access Control

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas
- public spaces which attract, rather than discourage people from gathering
- Restricted access to internal areas or high-risk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers.

Territorial Reinforcement

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space.

Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:

- design that encourages people to gather in public space and to feel some responsibility for its use and condition
- design with clear transitions and boundaries between public and private space
- clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.



Table 2 CPTED Principles

Space management

Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.
Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.



6. Safety Audit

A safety audit of the proposed development against the *Crime Prevention Through Environmental Design* and *NSW Police Safer by Design Guidelines for Crime Prevention* is provided in **Table 3** below:

Table 3 CPTED & NSW Police Safer By Design – Safety Audit			
Requirement		Comments	Performance
Natural Surveillance	Building openings should be designed to overlook public places to maximise casual surveillance.	<p>There are multiple outlooks from different aspects of the building. The proposal provides active frontages from the commercial, retail and supermarket uses to facilitate passive surveillance to Eighth Avenue, the public piazza, the north-south through-site pedestrian link and the at-grade car park that adjoins Auger Street.</p> <p>The commercial tenancy proposed on the first floor is also designed to ensure the provision of appropriate glazing which is orientated towards the street frontages and public areas. This provides natural surveillance to Eighth Avenue, Auger Street, the through-site link, public piazza, and the at-grade car park area. Given the scale of the development, a lobby (with lift and stair access) is provided which will be overlooked by the above-mentioned design elements and is directly visible from Eighth Avenue.</p> <p>It is also noted that the at-grade car park area, which incorporates clear sightlines, will contribute to the casual surveillance of Auger Street and the unnamed western road. This parking area will be continually utilised throughout operational hours which will maximise activation of the streetscape and locality.</p>	Safe
	The main entry to a building should face the street.	<p>The proposal includes entrances to the commercial tenancies and retail uses directly from the street frontage and internally via the public piazza, through-site pedestrian link and at-grade car park. These are provided to activate the public areas and improve public movement throughout the site, thus improving safety and casual surveillance. The proposal also provides a primary building entry accessed from the public piazza (from Eighth Avenue) which provides lift and stair access to the remaining tenancies and north-south thoroughfare.</p> <p>As accessed from Auger Street and the at-grade car park, a secondary main entry is provided which is well designed with clear sightlines, lighting and appropriate building identification. Secondary</p>	Safe

Table 3 CPTED & NSW Police Safer By Design – Safety Audit

		<p>pedestrian access is also provided from the unnamed western road.</p> <p>Given the scale of the development and as described, multiple entrances are provided in prominent locations overlooked by the various uses. These primary entrances are provided directly from the public piazza and through-site link, located on the lower ground and ground floor, in accordance with the site topography. As detailed, commercial entries and lobby spaces are subject to passive surveillance ensuring a high level of safety.</p>	
	An external entry path and the foyer to a building must be direct to avoid potential hiding places.	<p>The proposal provides direct pedestrian access to commercial and retail uses, including the building lobby, from the street frontage and internalised public areas within the site. The proposal has been designed to maximise sightlines and transparency through integration well designed public piazza and a single, generously sized pedestrian access way, which ensures hiding places are minimised. This will maintain clear sightlines from Eighth Avenue and the at-grade car park orientated towards Auger Street.</p> <p>Furthermore, the design of the facades as they are located at-grade are linear and do not provide any significant recesses which will allow for hiding or concealment. This is consistent with the street frontages and internal public spaces.</p> <p>It is noted that the commercial lobby (including lift) will be clearly visible from the public piazza and Eighth Avenue. The lobby, where located at ground level, will be directly visible from the through-site link and surrounding tenancies. This is acceptable given the scale of the site, integration of appropriate landscaping, lighting and security measures.</p>	Safe – subject to recommendations
	Entry lobby areas to and from car parking areas should be transparent allowing viewing into and from these areas.	The at-grade car parking has been designed to be open sightlines provided from the streetscape, retail and commercial tenancies and the pedestrian link. Access to and from the carpark is provided directly from Auger Street and the future road as a part of the ILP.	Safe
	Landscaping must not conceal the front door to a building when viewed from the street	In accordance with the Landscape Plan, the landscaping incorporates pathways which allow for direct paths of travel and high levels of surveillance across the site, and to building entrances. Specially, the public piazza and through-site link will incorporate appropriate landscaped elements and vegetation which will not impede sightlines and not creates any areas of concealment to the commercial and retail entries.	Safe – subject to recommendations

Table 3 CPTED & NSW Police Safer By Design – Safety Audit

		<p>This includes low level planting proposed near entrances which are carefully placed to ensure hiding spaces are avoided. Landscaping will not obstruct the pathway and will be designed to provide clear and legible access to the buildings and will be enhanced with security lighting.</p> <p>Importantly, given the zoning and anticipated typology of development on the site, vegetation will not adversely impact safety.</p>	
	<p>Pedestrian access should be well lit and maximise sightlines</p>	<p>The public piazza, through-site link and carpark will be well lit during the evening and at night to reduce potential areas of concealment and provide clear sight lines.</p> <p>In addition to the above, the proposal will provide lighting to Eighth Avenue, Auger Street and the unnamed western road, including under-awning lighting to maximise visibility from the public domain in the evening.</p> <p>The lighting will be capable of supporting and maintaining CCTV surveillance during the evening.</p> <p>A detailed lighting plan is proposed to be submitted with the Construction Certificate.</p>	<p>Safe – subject to recommendations</p>
	<p>Landscaping should not inhibit sight lines</p>	<p>Landscaping is to be designed to avoid obscuring sight lines as detailed in the Landscape Plan prepared and submitted with the development application.</p> <p>As detailed above, the landscaping will not involve any significant planting which will impact views from the public domain or from public areas internally within the site, particularly the public piazza, through-site link and at-grade parking area.</p>	<p>Safe – subject to recommendations</p>
	<p>ATM design and location is within direct view of pedestrian paths so that they can be overlooked from vantage points.</p>	<p>Any future ATM is to be designed and located within the commercial and retail uses within direct view of pedestrian paths. This can be imposed as a condition of consent as required.</p>	<p>Safe – subject to recommendations</p>
	<p>The street number of a building must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.</p>	<p>Street numbering and signage are anticipated to be installed and maintained to enable easy identification and wayfinding. This will be provided throughout the site, including Eighth Avenue, Auger Street, the unnamed western road, public piazza and through-site links.</p> <p>Signage will also appropriately identify the various uses within the commercial and retail uses, provide clear directions for patrons of the shopping centre</p>	<p>Safe – subject to recommendations</p>

Table 3 CPTED & NSW Police Safer By Design – Safety Audit

		<p>and clearly indicate commercial uses and access to these spaces.</p> <p>Woolworths identification signage will clearly indicate the use of the proposed development.</p>	
	Landscaping should be designed to maximise sight lines.	Landscaping will not affect sight lines as is detailed in the submitted Landscape Plan. Specifically, the mixture of vegetation is appropriate to the typology of development and will maintain sightlines from the public domain through the piazza, through-site link and at-grade parking area.	Safe – subject to recommendations
Active Surveillance Measures – Security Devices	A security alarm system must be installed in a building.	A security alarm is to be linked to the commercial and retail premises, internal public areas and commercial lobby access points. The alarms will be activated in the event of forced entry.	Safe – subject to recommendations
	All windows and doors on the ground floor must be made of toughened glass to reduce the opportunities for ‘smash and grab’ and ‘break and enter’ offences.	It is recommended that windows and doors on the lower ground and ground floor serving commercial and retail tenancies, and internal public areas are to be made of commercial grade toughened glass. The building lobby at lower ground and ground level is to similarly be fitted with toughened glass to protect future users.	Safe – subject to recommendations
	Unless impractical, access to an outdoor car park must be closed to the public outside of business hours via a lockable gate.	This is not proposed and is not considered necessary for the development.	Safe
	CCTV system must cover all high risk areas and including all entry areas and the laneway.	<p>A CCTV system is to be installed throughout the development to monitor public spaces, lobby areas and commercial and retail premises.</p> <p>Specifically, CCTV will be provided at the main entry points, all commercial, retail and supermarket tenancies and the building lobby. In addition, CCTV will be provided to the outdoor areas, including street frontages, public piazza, through-site link and at-grade parking area.</p> <p>The loading dock will also to be provided with CCTV cameras to ensure safety.</p>	Safe – subject to recommendations
Access Control	Loading docks in the vicinity of main entry areas are secured outside business hours.	Roller shutters and screening will not allow entry outside of business hours.	Safe
	Access to a loading dock or other restricted areas in a building must only be available to tenants via a large security door with an intercom, code, or card lock system	All openings to restricted areas are to be lockable and fitted with an alarm system which will be activated upon forced entry after typical operating/delivery hours. All authorised persons granted access to the building and commercial/retail premises after typical visiting	Safe – subject to recommendations

Table 3 CPTED & NSW Police Safer By Design – Safety Audit

		hours will be provided with secured swipe card access to nominated access points.	
	Clear signage should be erected indicating loading docks should not be accessed by the general public.	Clearly defined signage and pavement markings can be located to define the loading facilities. CCTV real-time monitoring will also allow surveillance of the loading dock area to ensure appropriate use.	Safe – subject to recommendations
Territoriality/ Ownership	Site planning provides a clear definition of territory and ownership of all private, semi-public and public places	<p>The site planning has clearly defined the semi-public and public areas. Commercial, retail, internal and external public areas are clearly designated which will ensure that public access is restricted where necessary. Importantly, staff access will be restricted via security swipe card or security code system on designated doors prior to and after hours.</p> <p>With regards to commercial access on the first floor, the access lobby will be restricted by swipe card or security code system after operating hours.</p> <p>Signage is anticipated to convey information to the public regarding allowable access for specific areas within the commercial and retail areas, including ownership and management.</p>	Safe – subject to recommendations
Lighting	Both natural and artificial lighting is used to reduce poorly lit or dark areas and therefore deterring crime and vandalism.	<p>The public spaces, entry points, lobby area and parking area are to be suitably illuminated. Under-awning lighting throughout the development will ensure appropriate standards of lighting at the entrances. Namely, the proposal will illuminate Eighth Avenue, Auger Street, the unnamed western roadway, public piazza and through-site link.</p> <p>Lighting will be provided across the car park entry and exits, and within the area of the at-grade parking. All lighting will comply with AS/NZS 1158 (2010) Lighting for public spaces will also meet the requirements for illumination suitable for safe operation of CCTV. A detailed lighting plan will be submitted with the Construction Certificate.</p>	Safe – subject to recommendations
	Lighting must be provided to the following areas of a building to promote safety and security at night: A) An external entry path, foyer, driveway and car park to a building. B) The shop front. This may be in the form of motion sensitive lighting or timer lighting. C) The underside of an awning	Lighting is to be provided at the car park entries and exits, along the streetscape pedestrian pathways, internal public access way, pedestrian entrances and to the underside of awning. Lighting will be continuous after daylight hours to ensure safety is maintained.	Safe – subject to recommendations

Table 3 CPTED & NSW Police Safer By Design – Safety Audit

	A pedestrian entry path and driveway to a car park that are intended for night use must be well lit using a vandal resistant, high mounted light fixture.	<p>The vehicular access points and pedestrian entry and exits along all street frontages are to be illuminated to <i>AS/NZS 1158 (2010) Lighting for roads and public spaces</i> and to the standards necessary to maintain CCTV surveillance.</p> <p>Lighting to the exterior and interior of the building will be activated during non-daylight hours subject to a detailed lighting plan to be submitted with the Construction Certificate and in a manner compatible with the effective operation of CCTV. Vandal resistant light fittings will be used, and details can be provided with a Construction Certificate.</p>	Safe – subject to recommendations
	The lighting in a car park must conform to Australian Standards 1158.1, 1680, 2890.1.	Lighting is to comply. A detailed lighting plan is to be submitted with the Construction Certificate.	Safe – subject to recommendations
	Car parking areas should be painted in light colours which will increase levels of illumination.	Light colours are recommended in the at-grade car park, where possible.	Safe – subject to recommendations
Vandalism and Graffiti	Development minimises blank walls along all street frontages	<p>Hoardings/fencing are required for the construction stages of the development. After construction is complete, there will be perimeter lighting and CCTV as is recommended. Any graffiti which may occur during construction and after completion will be removed quickly.</p> <p>The development includes articulated facades, glazing and high-quality materials to limit opportunity for vandalism. Along the western and north-western facades, the development is setback from the boundary to allow for vertical vegetation growth along the façades to mitigate any potential for graffiti.</p> <p>It is noted that building management will be responsible for graffiti removal after completion and during operation of the building.</p>	Safe – subject to recommendations
	The exterior to a building wall on the ground floor must be painted in a graffiti resistant coating.	External walls will be finished with a graffiti resistant coating.	Safe – subject to recommendations
	Maintenance regimes should be implemented which ensure all public areas are well maintained.	External and internal areas are to be regularly inspected and kept well maintained. Building management will be responsible for employing a company to maintain the landscaping.	Safe – subject to recommendations
	Cleaning regimes should be implemented which ensure	Building management will employ the relevant services to ensure public and semi-public spaces are free of rubbish.	Safe – subject to recommendations



Table 3 CPTED & NSW Police Safer By Design – Safety Audit

	all main public areas are free of rubbish.		
	Graffiti removal regimes should be implemented which ensure graffiti is promptly removed.	The building management should ensure that graffiti is removed if found anywhere on the premises.	Safe – subject to recommendations





7. Recommendations

As indicated in **Table 3**, the subject development performs well in terms of achieving the safer by design guidelines for crime prevention. The building is deemed to be either safe or safe subject to the implementation of the following recommendations:

- Vegetation at all entrances and within the public areas (including through-site link, public piazza and at-grade car park) are to be maintained to ensure that vegetation does not obstruct sight lines from the adjoining public roadways;
- The pedestrian access points to the buildings, as well as the facades of the building, loading dock area and areas beneath the awnings, are to be illuminated after daylight hours to a level that allows clear lines of sight from the street frontages and spaces immediately surrounding the building, as well as in a manner compatible with the safe operation of CCTV;
- The building lobby and access to supermarket, commercial and retail tenancies, are to be secured with a security door. Access will be restricted to an intercom, code or card lock system. It is noted that all tenancies will be accessible to the public during opening hours, however secured before and after hours as is reasonably anticipated;
- Street number and way-finding signage of all buildings is to be readily identifiable from Eighth Avenue, Auger Street, the unnamed western road and within the public access areas, including the through-site link, public piazza and at-grade parking area;
- Security alarms are to be linked to the lobby, supermarket, commercial and retail tenancies, and are to be activated in the event of forced entry;
- The loading dock will include appropriate barriers and will not allow for public access;
- Any ATM will be located amongst the commercial uses, adjacent to pathways and in areas of clear lines of sight;
- Windows and doors on the lower ground and ground floor tenancies and lobby areas are to be made of commercial grade toughened glass;
- The at-grade parking is to be illuminated in accordance with the Australian Standards;
- Install CCTV to monitor the perimeter of the development along Eighth Avenue, Auger Street and the unnamed western road. CCTV is to also be installed internally within the site, including the public piazza, north-south through-site link and loading dock entry and exits, in addition to any naturally secluded or dark areas;
- All painted surfaces on the external parts of the building are to be treated with a graffiti resistant coating, up to 3m in height;
- Remove graffiti as quickly as possible to minimise potential for cumulative graffiti and vandalism actions; and
- Building management is to be responsible for the maintenance of common property including landscaping and removal of any graffiti. Graffiti should be removed as quickly as possible as to reduce accumulative graffiti.



8. Conclusion

It is apparent from the data published by the NSW Bureau of Crime Statistics and Research for Austral that the suburb has a higher than average instances of most offences considered when compared in relation to the Liverpool LGA. This indicates a relatively high crime profile for Austral, increasing the need for good building design. Despite this, the crime hotspot maps illustrate that offences are not occurring at the subject site.

Further to the above, the locality is undergoing significant change. Given the existing underdeveloped nature of the locality, the statistics which apply are somewhat skewed. As such, the proposed development will need to incorporate the recommended advice regarding the CPTED principles as detailed in the Recommendation section above in order to provide and maintain a safe and secured mixed use development.

The safety audit assessment evaluates the proposal against the *Crime Prevention Through Environmental Design Principles* and the *NSW Police Safer by Design Guidelines for Crime Prevention*. The proposal satisfies the relevant principles and guidelines achieving the desired levels of safety in all aspects subject to the implementation of the recommendations of this CPTED Report.