

Crime Risk Assessment

Construction of a new residential flat building containing thirty-nine (39) dwellings and basement car parking



15-17 Lupin Avenue, Fairfield East 2165
Lots 1 & 2 DP1154467 and Lot 185 DP15560

Prepared for: BlueCHP Limited
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Document Control

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1.0 Introduction

This Crime Risk Assessment is submitted to Fairfield City Council (**'Council'**) to accompany a Development Application (**'DA'**) for the construction of a residential flat building, lodged pursuant to the provisions of Part 2, Division 1 (In-fill affordable housing) of *State Environmental Planning Policy (Housing) 2021* (**'Housing SEPP'**) and *Fairfield Local Environmental Plan 2013* (**'FLEP 2013'**) at 15-17 Lupin Avenue, Fairfield East (Lots 1 & 2 DP1154467 and Lot 185 DP15560).

The application includes the construction of a seven (7) storey residential flat building containing thirty-nine (39) residential apartments, plus two (2) basement car parking levels. All thirty-nine (39) apartments are proposed to provide adaptable and affordable housing, to be managed by BlueCHP, a registered community housing provider. Each of the residential apartments will have its own private open space area, with varying areas and dimensions. A rooftop communal room and communal open space are also proposed.

Crime Prevention through Environmental Design (CPTED) is a set of design principles aimed at the creation of spaces that are unfavourable for criminal conduct or anti-social behaviour. CPTED places emphasis on spaces that enable their ongoing use by legitimate users and the minimisation of opportunities for offenders to perpetrate crime.

The assessment is based on a review of the Architectural Plans prepared by Loucas Architects and the Landscape Concept Plan prepared by Botanique Design.

This report has been overseen by Daniel Govers, who has completed the Safer by Design course held by the New South Wales Police Service.

1.1 Disclaimer

This report provides recommendations for the application of general CPTED principles to specific aspects of the subject development. Strategies implemented in accordance with CPTED principles are designed to minimise the risk of criminal behaviour and to improve the perception of safety for residents. CPTED strategies should be implemented on an ongoing basis, and monitored continually to ensure they remain effective over time. Criminal activity can occur in all manner of places, and the perception of safety does not guarantee the absence of crime. CPTED principles should form part of a wider strategy to address crime and anti-social behaviour, and should not be solely relied upon as a means of ensuring the safety of occupants of a building or place.

2.0 Proposed Development

2.1 Summary of the Proposed Development

The proposed development is for the construction of a new seven (7) storey residential flat building for affordable housing containing thirty-nine (39) residential apartments, plus two (2) basement car parking levels. The proposed development also includes the demolition of existing trees and buildings, and new landscaping. The development particulars are described separately in **Table 1** below.

Table 1 Development Summary

Element	Proposed
Site Area	1,414m ²
Gross Floor Area	3,096m ²
Total Apartments	Thirty-nine (39)
1-Bedroom Apartments	Six (6) (15.4%)
2-Bedroom Apartments	Thirty (30) (76.9%)
3-Bedroom Apartments	Three (3) (7.7%)
Parking Spaces	Two (2) level basement car parking comprising: <ul style="list-style-type: none"> Forty (40) car parking spaces, including four (4) disabled parking spaces Nineteen (19) storage cages Pump room and services room
Communal Open Space	Total 804m ² (56.9%) comprising: <ul style="list-style-type: none"> Ground level rear communal open space of approximately 433m² A rooftop communal space comprising a total area of approximately 371m²

3.0 Site and Surrounding Locality

3.1 Site Analysis

Development within the immediate surrounding area comprises a mixture of low and medium density residential development, consisting of detached dwelling houses, attached dual occupancies and multi dwelling housing.

In the wider context, the subject site is on the periphery of land within various non-residential zones. The area is serviced by Villawood Station, on the T3 Train Line, and located within 800m walking distance of the subject site. The area has good access to public transport as Villawood Station is located to south and approximately 570 metres walking distance from the subject site. Additionally, bus stops are located on River Avenue which is serviced by the S4 bus route. Bus Routes 4T3, 17T3 and N50 are also accessible from Villawood Station.



Figure 1 Aerial photo of the subject site (outlined in red) and the surrounding area (Source: NearMap, 3 February 2023)



Figure 2 Aerial photo of the subject site, outlined in red (Source: NearMap, 3 February 2023)

3.2 Locality Description

The subject site is located within the suburb of Fairfield East, which is located within the Fairfield City Local Government Area ('LGA'). The site is approximately 250m to the west of the Villawood Town centre, approximately 1.6km south-east of the Fairfield Town Centre, and approximately 21.5km west of the Sydney Central Business District ('CBD').

With exception of numerous pocket parks, the nearest recreation area to the site is Fairfield Park which adjoins Orphan School Creek. The reserve is approximately 2 kilometres to the west and includes sporting ovals, a leisure centre, playgrounds and walking trails.

3.3 Crime Opportunity

The suburb of Fairfield East includes suburban residential development, as well as industrial and employment areas to the north east, and is located a short distance from commercial facilities in Villawood Town Centre.

The land immediately surrounding the subject site is currently characterised by detached residential development, which is likely to undergo transition to higher density forms of residential development following the recent rezoning of the area.

4.0 Crime Risk Assessment

4.1 Incidence of Crime

The subject site is located within the Fairfield City Local Government Area ('LGA'). The NSW Bureau of Crime Statistics and Research (BOCSAR) provides statistical information on the incidence of crime within specified localities.

Fairfield Local Government Area

Statistics obtained from BOCSAR indicate the incidence of a variety of crimes that have been recorded within the Fairfield City LGA throughout each quarter. This data can be used to obtain information on those crimes that are more prevalent within the selected locality, and can provide a comparative analysis of the Fairfield City LGA with the remainder of NSW.

It is important to note that this information reflects only the recorded incidents of crime, and that many crimes can often be unreported to police. It is also important to note that the level of police activity, or focus on particular areas or crimes, can skew the recorded data.

Table 2 Incidence of Crime within Fairfield LGA and NSW for 2022 (Source: BOSCAR)

Offence Group	Offence Type	Number of incidents (LGA) Jan-Dec 2022	Rate per 100,000 population (LGA) Jan-Dec 2022	2022 LGA Rank	Rate per 100,000 population (NSW) Jan-Dec 2022
The major offences	Murder	1	0.5	*	0.7
	Domestic violence related assault	909	431.2	62	409.1
	Non-domestic violence related assault	527	250.0	86	375.5
	Sexual assault	116	55.0	96	95.1
	Sexual touching, sexual act and other sexual offences	143	67.8		90.8
	Robbery	58	27.5	34	22.4
	Break and enter dwelling	274	130.0	97	229.1
	Break and enter non-dwelling	71	33.7	104	90.5
	Motor vehicle theft	243	115.3	82	150.3
	Steal from motor vehicle	555	263.3	61	332.3
	Steal from retail store	417	197.8	50	272.3
	Other stealing offences	577	273.7	102	*
	Malicious damage to property	899	426.4	90	592.5
	Attempted murder	0	0.0	*	0.2
Other Homicide	Murder accessory, conspiracy	0	0.0	*	0
	Manslaughter	0	0.0	*	0.1
	Assault Police	59	28.0	*	33.6
Abduction and kidnapping		9	4.3	*	2.4
Robbery	Robbery without a weapon	30	14.2	*	11.9
	Robbery with a firearm	4	1.9	*	1.3

Offence Group	Offence Type	Number of incidents (LGA) Jan-Dec 2022	Rate per 100,000 population (LGA) Jan-Dec 2022	2022 LGA Rank	Rate per 100,000 population (NSW) Jan-Dec 2022
	Robbery with a weapon not a firearm	24	11.4	*	9.2
Blackmail and extortion		3	1.4	*	10.1
Intimidation, stalking and harassment		1,095	519.4	*	522.6
Other offences against the person		36	17.1	*	16
Other Theft	Receiving or handling stolen goods	322	152.7	*	94.6
	Steal from dwelling	193	91.5	*	185
	Steal from person	33	15.7	*	23.9
	Stock theft	0	0.0	*	3.1
	Fraud	1,031	489.0	*	566.7
	Other theft	351	166.5	*	219.9
Arson		41	19.4	*	40.9
Drug offences	Possession and/or use of cocaine	35	16.6	*	32.2
	Possession and/or use of narcotics	185	87.8	*	14.6
	Possession and/or use of cannabis	317	150.4	*	190.1
	Possession and/or use of amphetamines	172	81.6	*	77
	Possession and/or use of ecstasy	8	3.8	*	10.7
	Possession and/or use of other drugs	252	119.5	*	74.7
	Dealing, trafficking in cocaine	34	16.1	*	15.6
	Dealing, trafficking in narcotics	37	17.6	*	4.5
	Dealing, trafficking in cannabis	19	9.0	*	7
	Dealing, trafficking in amphetamines	34	16.1	*	23.5
	Dealing, trafficking in ecstasy	9	4.3	*	2.3
	Dealing, trafficking in other drugs	11	5.2	*	4.7
	Cultivating cannabis	19	9.0	*	9.9
	Manufacture drug	6	2.8	*	0.7
	Importing drugs	2	0.9	*	1.9
	Other drug offences	134	63.6	*	67.1

Offence Group	Offence Type	Number of incidents (LGA) Jan-Dec 2022	Rate per 100,000 population (LGA) Jan-Dec 2022	2022 LGA Rank	Rate per 100,000 population (NSW) Jan-Dec 2022
Prohibited and regulated weapons offences		363	172.2	*	160.5
Disorderly conduct	Trespass	163	77.3	*	126.2
	Offensive conduct	38	18.0	*	43.9
	Offensive language	37	17.6	*	19.6
	Criminal intent	61	28.9	*	31.9
Betting and gaming offences		n.a	n.a	*	10.6
Liquor offences		508	241.0	*	133.8
Pornography offences		17	8.1	*	12.5
Prostitution offences		0	0.0	*	0.3
Against justice procedures	Escape custody	4	1.9	*	1.8
	Breach Apprehended Violence Order	444	210.6	*	275.3
	Breach bail conditions	1,369	649.4	*	648.3
	Fail to appear	30	14.2	*	11.7
	Resist or hinder officer	145	68.8	*	69.1
	Other offences against justice procedures	21	10.0	*	29
Other offences		397	188.3	*	251.7

Fairfield East

BOCSAR does not provide a breakdown of crime offences for each suburb within an LGA. However, BOCSAR's NSW Crime Tool does provide crime hotspot maps for some offence groups and types which provide an indication of how the density of reported offences varies across the LGA and surrounding area. The hotspot maps show the parts of an area with the highest density of recorded crimes per square metre, and therefore can help to identify specific areas within an LGA or suburb where the highest density of a particular crime offence occurs. Red areas represent a high density of reported offences, and yellow areas represent a low density.

An analysis of available maps for those offences with the highest reported incidences has been undertaken to identify crimes that are more prevalent within and around the suburb of Fairfield East. This has also been considered against the data in **Table 2** to provide an analysis of how the rate of offences across the LGA compare to NSW as a whole.

Robbery and Theft

As illustrated in **Table 2**, the rate of robbery per 100,000 population in the Fairfield LGA is higher than the rate across NSW as a whole, with the main hotspot within the LGA being Fairfield City Centre, with other localised hotspots in Cabramatta and Canley Heights (**Figure 3**).

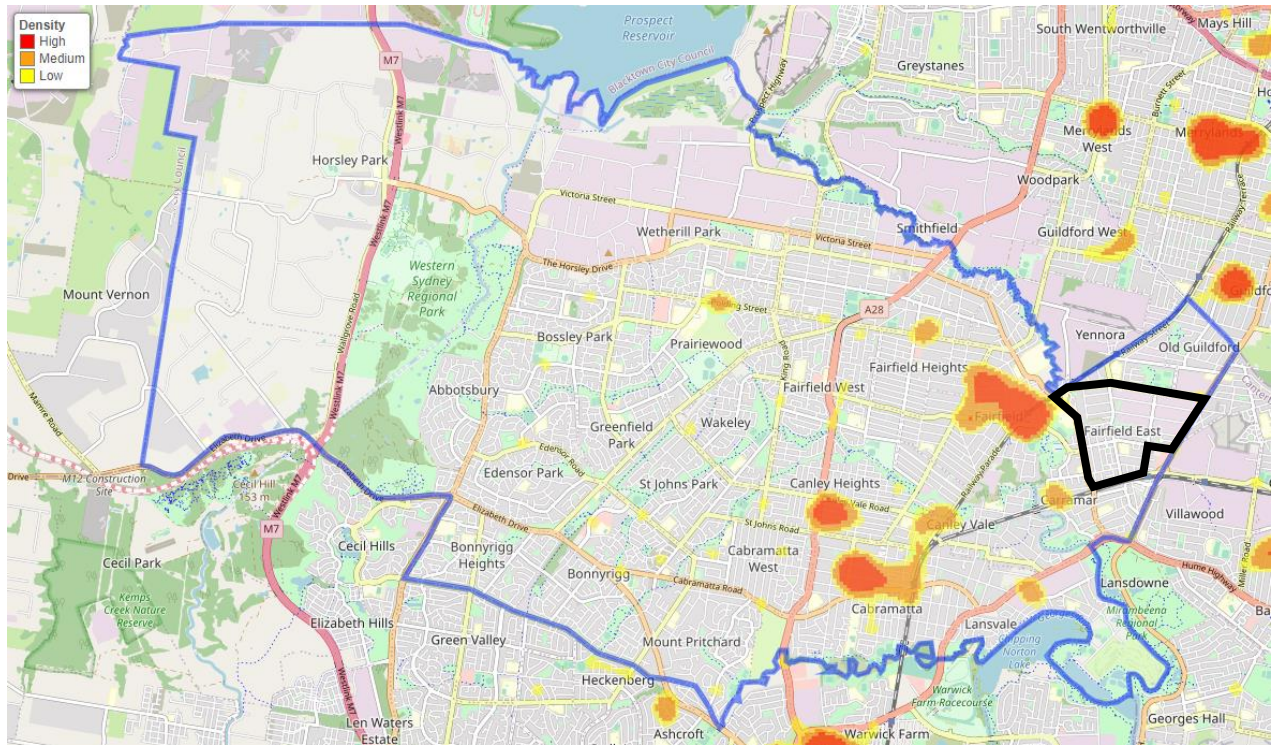


Figure 3 Crime Hotspot Map for Fairfield LGA: Incidents of Robbery from Jan to Dec 2022 - Fairfield East suburb outlined in black (Source: NSW Crime Tool, BOCSAR)

As illustrated in **Table 2**, the rates of theft related to ‘break and enter dwelling’ and ‘steal from dwelling’ are both relatively low, being approximately half that of NSW, although there is a particular hotspot within the LGA in and around Villawood Town Centre in relation to breaking and entering, including the southern part of Fairfield East (**Figure 4**). The same pattern of hotspots is not however observed in relation to stealing from dwellings (**Figure 5**).

The rate of ‘motor vehicle theft’ is also comparatively low, however the rate of ‘receiving or handling stolen goods’ is relatively high.

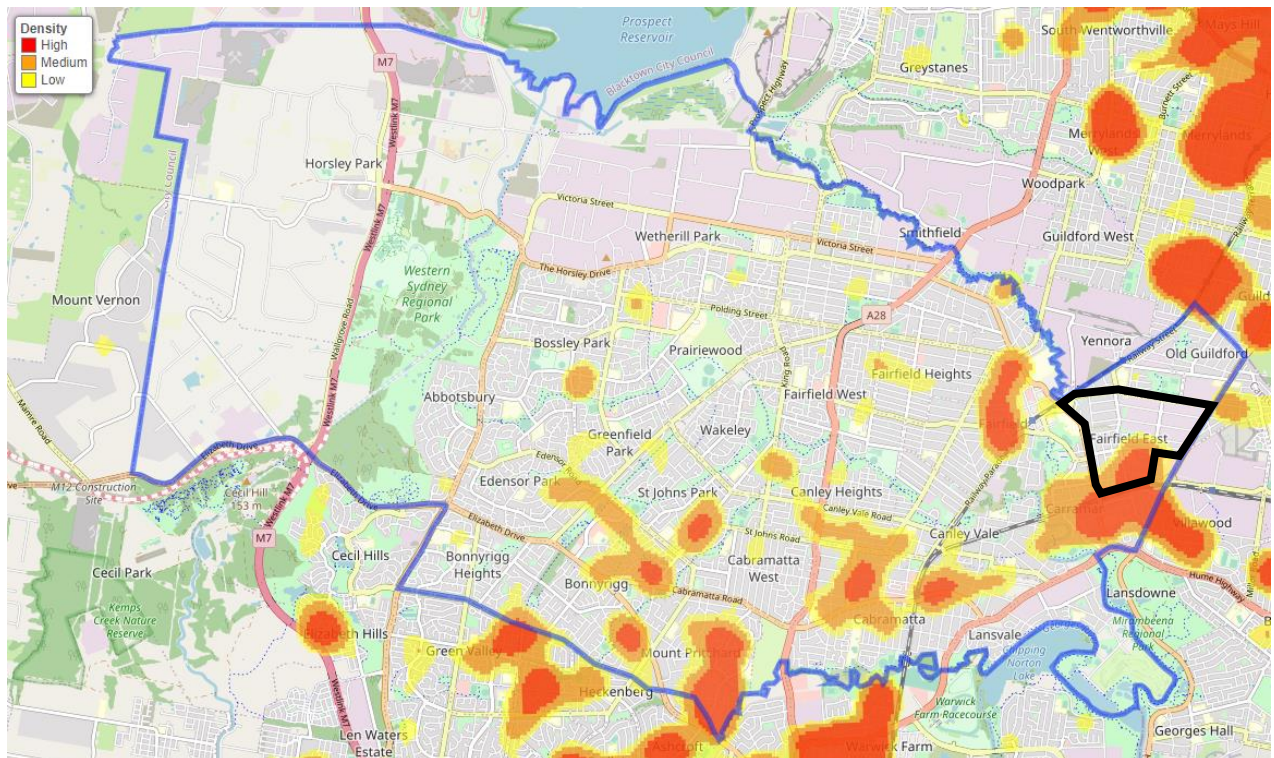


Figure 4 Crime Hotspot Map for Fairfield LGA: Incidents of Theft (Break & Enter Dwelling) from Jan – Dec 2022
(Source: NSW Crime Tool, BOCSAR)

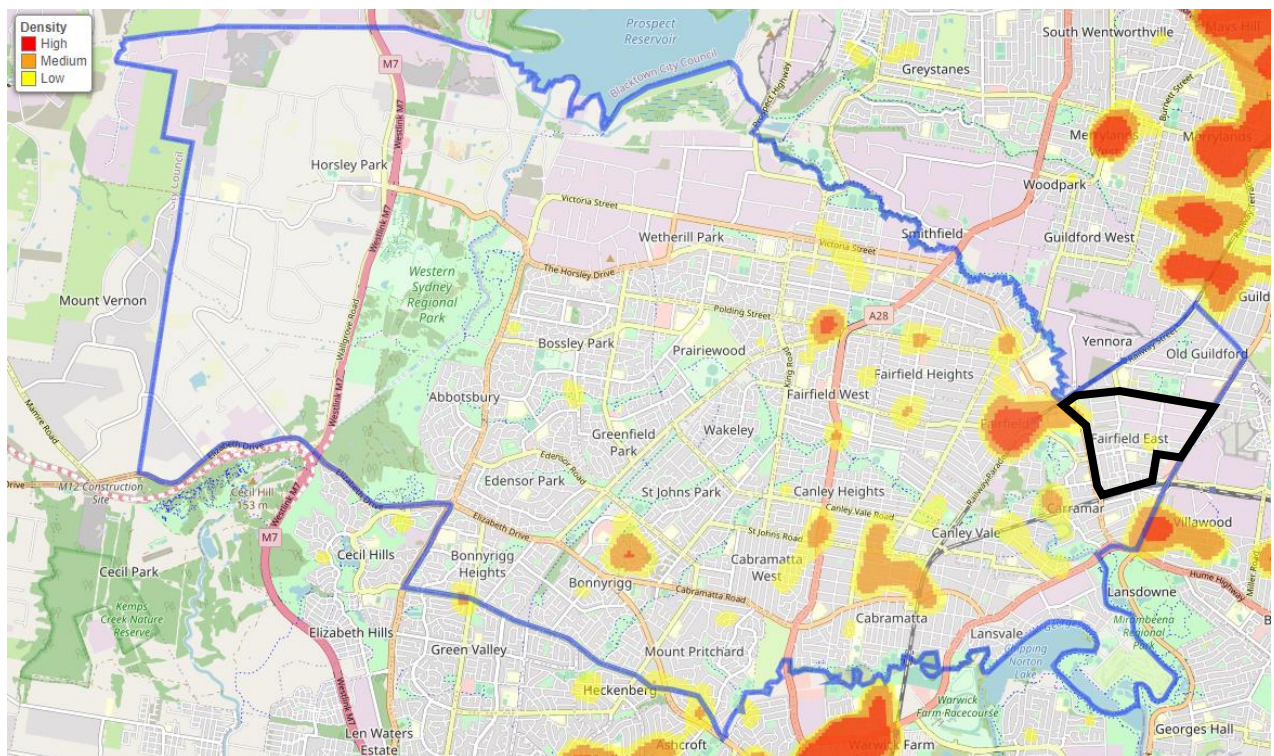


Figure 5 Crime Hotspot Map for Fairfield LGA: Incidents of Theft (Steal from Dwelling) from Jan – Dec 2022
(Source: NSW Crime Tool, BOCSAR)

Malicious Damage to Property

The rate of Malicious Damage to Property is approximately 30% lower in the LGA compared to NSW as a whole. Incidents are relatively dispersed across the populated areas of the LGA, with hotspots generally corresponding to areas in and around commercial centres (*Figure 6*).

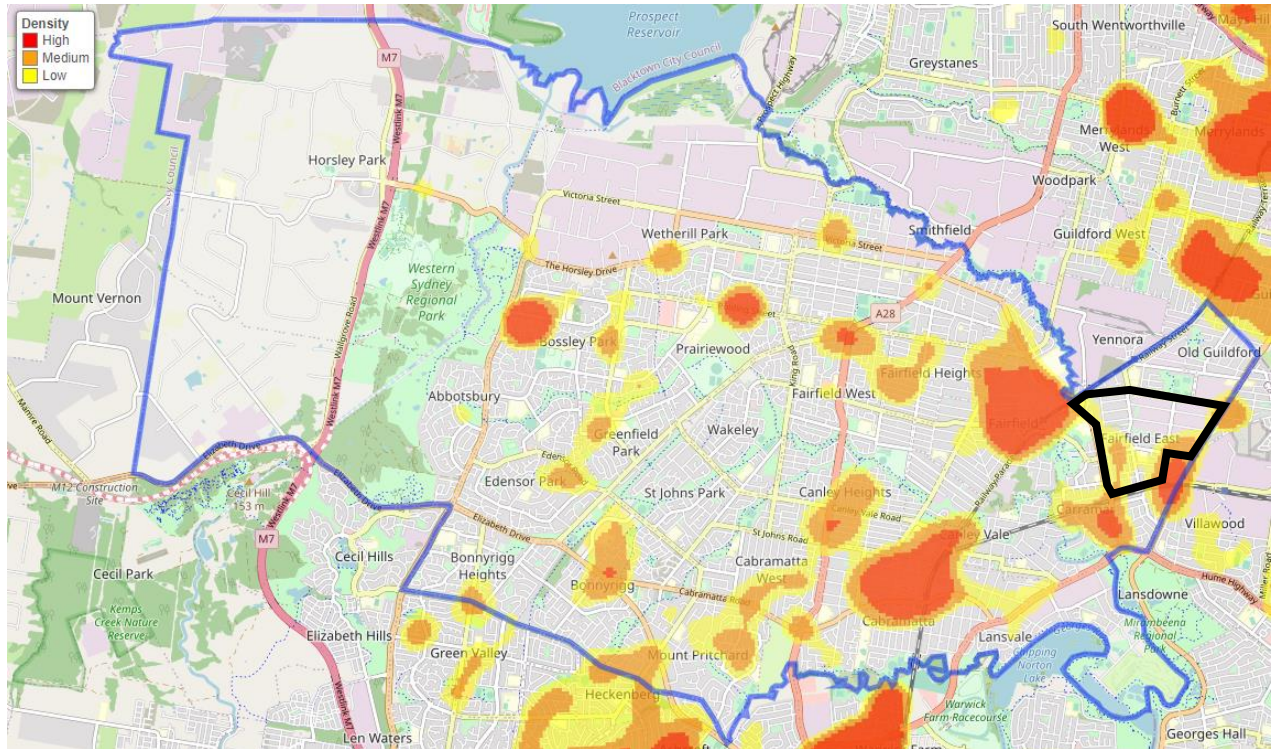


Figure 6 Crime Hotspot Map for Fairfield LGA: Incidents of Malicious Damage to Property from Jan – Dec 2022
(Source: NSW Crime Tool, BOCSAR)

Assault

The rates of domestic assault are comparable to the rates across NSW as a whole, whereas the rates of non-domestic assault are lower. There is a particularly high density of incidents of domestic assault evident across the south-eastern part of the LGA, including areas of Fairfield East (*Figure 7*).

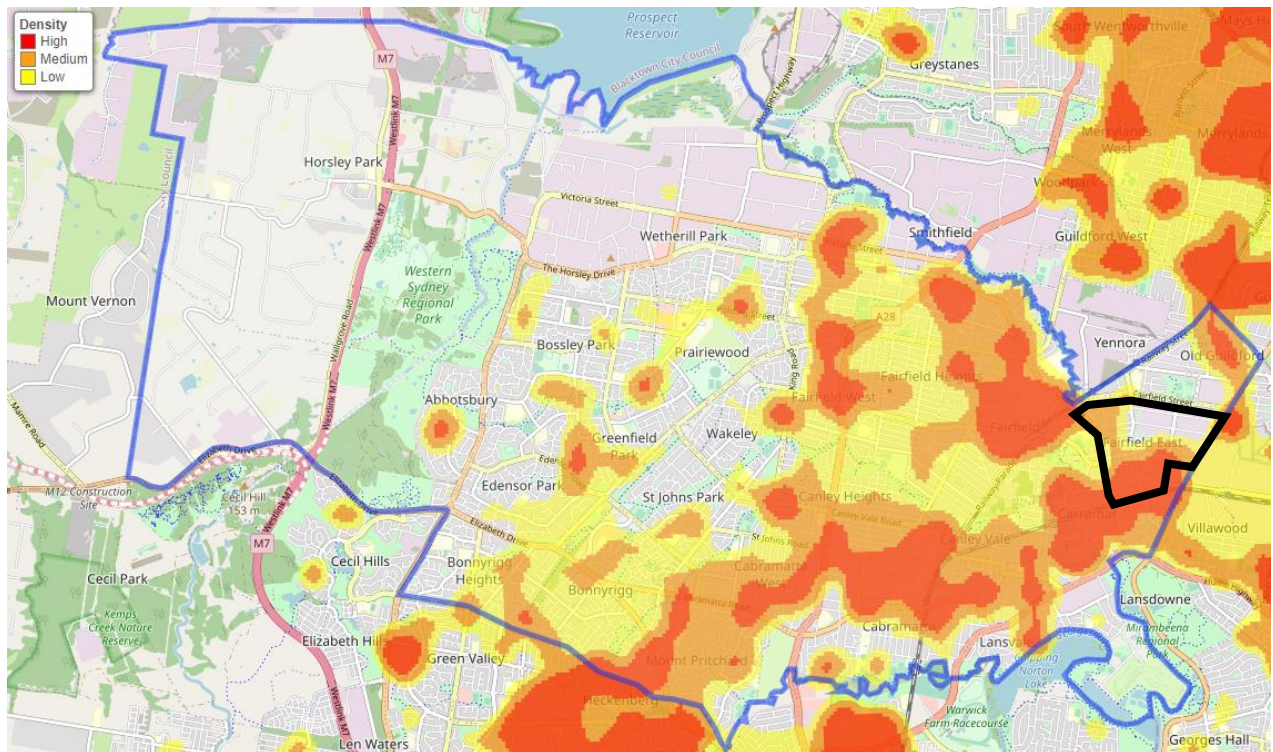


Figure 7 Crime Hotspot Map for Fairfield LGA: Incidents of Assault (Domestic Assault) from Jan – Dec 2022
(Source: NSW Crime Tool, BOCSAR)

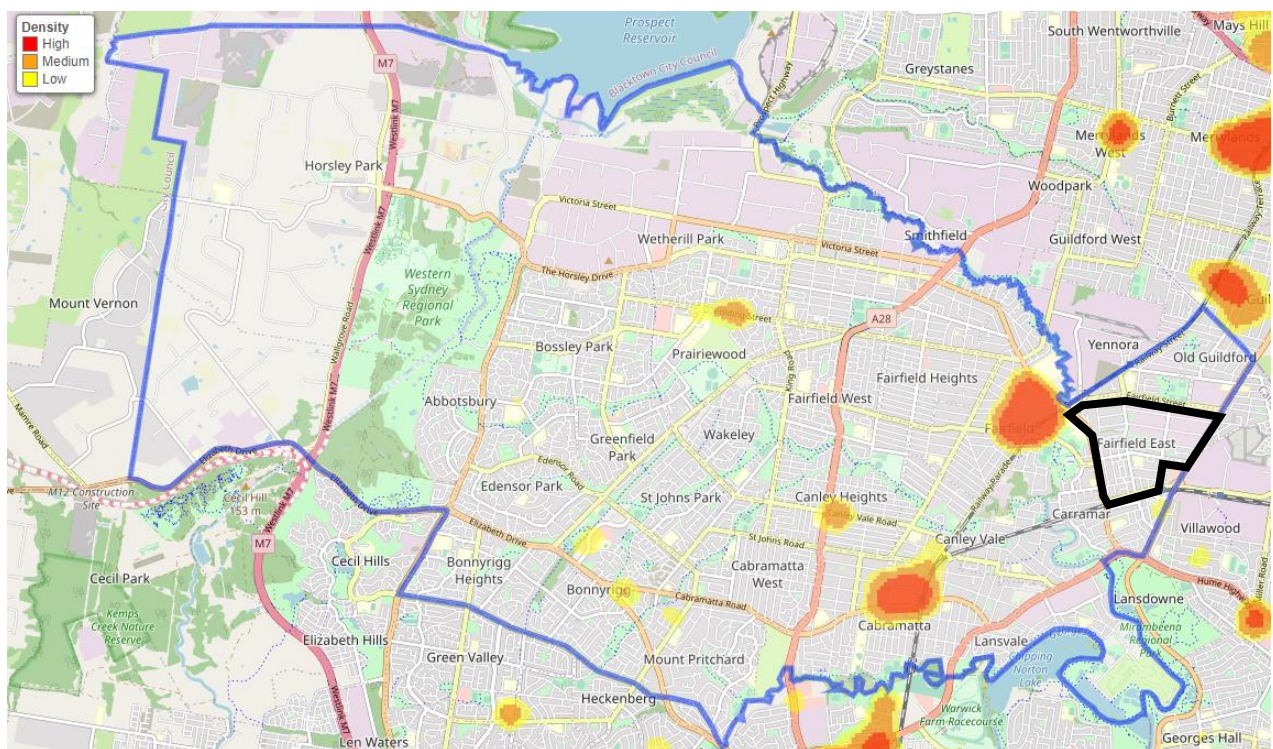


Figure 8 Crime Hotspot Map for Fairfield LGA: Incidents of Assault (Non-domestic Assault) from Jan – Dec 2022
(Source: NSW Crime Tool, BOCSAR)

4.2 Crime Risk Assessment Principles

A Development Advisory Meeting was held with Council on 2 June 2022. The meeting minutes issued by Council advised that information regarding Crime Prevention through Environmental Design (CPTED) should be submitted as part of any Development Application.

CPTED describes the use of environmental design to deter criminal and anti-social behaviour. CPTED strategies are founded on the notion of being able to influence the decision making of potential offenders, by increasing the perception and likelihood that crime may be witnessed, challenged or detected, and that criminals may be identified, or fail to escape crime scenes effectively.

CPTED uses design and place management principles to influence the cost-benefit appraisal of crime opportunities associated with given locations, such that potential perpetrators may rationalise that the benefit of offending is outweighed by the cost (real or perceived). CPTED also seeks to influence the behaviour of legitimate users of a space, such that their frequent use of the space discourages its use by potential offenders, and prevents legitimate users from becoming victims of crime.

The NSW Police stipulate that CPTED seeks to create environmental and social 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).

The four core principles of CPTED are surveillance, access control, territorial reinforcement, and space management and each principle is described below within **Table 3**.

Table 3 CPTED Principles

Principle	Description
Access Control	Access control uses physical and symbolic barriers to restrict, encourage and channel pedestrian and vehicle movements. Access control minimises the opportunities to commit a crime, and requires that greater effort be made on the part of a potential offender. It enables the casual observer to quickly identify when a person has infringed upon the appropriate physical boundaries, increasing the difficulty in obtaining access to victims or their property. Conversely, unclear or illegible boundary markers increase the potential for excuse-making opportunities. Effective access control can be achieved to ensure that spaces are designed to facilitate communal gathering, which attracts large numbers of people, or to restrict access to areas where the risk of crime is high (such as within areas provided with poor natural surveillance). Importantly, access control should not promote a confronting or hostile environment, which could reduce the likelihood of social interaction.
Surveillance	The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance. Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximise visibility and foster positive social interaction. Technical

Principle	Description
	surveillance is achieved through mechanical/electrical measures such as CCTV, mirrored building panels and lighting. Where relatively high levels of surveillance are provided, potential offenders feel increased scrutiny, perceive few escape routes, and can be deterred from committing crimes that might otherwise be committed in areas where surveillance is low. Key attributes of areas with high passive surveillance include sightlines between private and public/communal areas, lighting within public/communal areas, attractive landscaping and finishing, and an absence of opportunities for concealment or entrapment.
Territorial Reinforcement	Places that are well designed and maintained are more likely to be well frequented and encourage a sense of community ownership and pride. Design features can be used to encourage notions of community ownership and increase the likelihood that people will use a space on an ongoing basis. Ideally, the principles of territorial reinforcement will also confer upon residents a duty to seek to prevent crime, or to report a crime when it is witnessed or discovered. Principles of territorial reinforcement include design that encourages people to gather in public spaces and harness a sense of responsibility and pride for its state, provision of clear and conspicuous transitions and boundaries between public and private space, and design cues which indicate the purpose of a space. Territorial reinforcement should not promote the privatisation of public spaces, through inappropriate or excessive use of gates or enclosures.
Space Management	Space management is closely linked to the principles of territorial reinforcement. Space management strategies are an important means of generating activity and natural community control. Popular public space is often attractive, well maintained and well used space. In contrast, areas that are visibly neglected or appear to be abandoned, attract crime and anti-social behaviour, such as vandalism and graffiti. Effective space management can be achieved through activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of damaged lighting, and the removal or refurbishment of decayed physical elements.

An assessment of the proposed development against these principles is provided below in **Table 4**.

Table 4 Assessment of proposed development against CPTED principles

Principle	Design Approach
Access Control	<p>Physical barriers in the forms of fences, walls and planters have been designed to restrict and channel pedestrian and vehicle movements within the site.</p> <p>The main building entry will be controlled through the provision of a lock, to prevent non-residents from entering the building. This will ensure that both residents and visitors are provided with safe access. To guard against theft, basement and pedestrian entry doors shall be fitted with self-closing mechanisms. The letterboxes are proposed outside and adjacent to the main building entry to reduce the need for non-residents to access the building.</p> <p>The rear ground floor communal open space is accessible only via the main building entry and a gate providing external access from Belmore Street. The gate will be controlled through provision of a lock, to prevent non-residents from accessing the communal open space or gaining access to the rear or side of the building. It is recommended that the landscaping strip to the south of the driveway include defensive vegetation to restrict potential access from Lupin Avenue.</p>

Principle	Design Approach
	<p>Ground floor private open space is enclosed by physical barriers in the form of fences and planters, with individual gate access from the street. The gates will be locked and accessible only to residents of each respective unit.</p> <p>Basement car park entry is to be restricted to residents only to control access and use of the basement car park. This will prevent unauthorised access from non-residents. Signage should be provided throughout the basement in order to provide users with information on entry and egress points and details on where to seek assistance if required.</p> <p>The overall dimensions of the internal vehicular manoeuvring areas limit opportunities for loitering within the basement. It is recommended that the services and plant rooms be restricted by a key or similar to prevent unauthorised access.</p> <p>It is recommended that the ground floor bin room be restricted by a key or similar to prevent unauthorised access to the building.</p> <p>The communal room and rooftop communal open space should be restricted to residents only, and should require access by a key or similar, to enable only authorised access.</p>
Surveillance	<p>The site comprises a corner lot and the proposed development has been designed to address both the adjoining streets to facilitate natural connections between occupants and visitors.</p> <p>The proposed development has been designed to have seventeen (17) units with an outlook over Belmore Street and eighteen (18) units with an outlook over Lupin Avenue (including six (6) corner units which have an outlook over both). The proposed development also includes twenty-two (22) units with an outlook over the rear ground floor open space. This facilitates opportunities for casual surveillance and reduces the risk of potential offenders.</p> <p>The ground floor terraces and upper floor balconies will also provide an outlook to the street and facilitate passive surveillance, with the rooftop providing passive surveillance over distant vistas.</p> <p>It is recommended that low landscaping be proposed for the communal areas located adjacent to entrances and within public areas to allow for clear sight lines. The proposed development is generally free from concealed or obscured spaces.</p> <p>The provision of off-street parking solely within the basement levels will reduce the potential for malicious vehicle damage or theft.</p> <p>Light fittings and fixtures should require minimal maintenance, be able to withstand the elements and be vandal resistant. The maintenance schedule for the site should incorporate the monitoring of the effectiveness of lighting within the development to ensure lights are operational, maintaining required lux levels and have not become obstructed by landscaping. All lighting is to meet the minimum Australian Standards and should be designed to comply with the relevant standards in Part 7.5.6 of the Fairfield Citywide Development Control Plan 2013.</p>
Territorial Reinforcement	<p>The dedicated pedestrian entry is clearly legible from Belmore Street and is likely to discourage trespassing onto the site and criminal activity. Private and public open space is also identified through boundary fencing and landscaping which establishes clear visual territorial lines and clarity of ownership; this is enhanced via the use of materials and finishes.</p> <p>Materials that retain colour and do not rot or decay in the short to medium term, should be preferred over materials that appear worn and unsightly within a short period of time. The use of a high standard of finish throughout the development will ensure that the physical appearance of the site will be retained for a considerable period of time, given these materials require minimal upkeep and maintenance.</p>

Principle	Design Approach
Space Management	<p>The design of the development provides a clear indication to any observer or passer-by about the nature of the use at the site being residential. This reduces the capacity for potential offenders to make excuses about their reason for their presence and their actions. There is limited potential for offenders to take advantage of opportunities to loiter within areas where there is unclear spatial definition, or a lack of clarity in relation to the appropriate borders and boundaries for visitors and occupants.</p> <p>Rapid repair of any incidents of vandalism and graffiti should be employed to prevent the appearance of neglect and discourage further such activities. It is recommended that all graffiti is removed within 48 hours of a graffiti incident, and any major vandalism should be remedied as promptly as possible.</p> <p>With respect to the communal open space, attention should be paid to ongoing maintenance and upkeep. The recommendations in relation to territorial reinforcement describe that low-maintenance materials should be selected for the communal open space. It is recommended that a regular maintenance schedule be prepared to ensure that vegetation is trimmed and kept tidy, with unhealthy vegetation replaced as required. A maintenance schedule should also be prepared for painting, repairs, inspection of plumbing and electrical equipment, and for general cleaning.</p>

4.3 Fairfield Citywide Development Control Plan 2013 Assessment

The Fairfield Citywide Development Control Plan 2013 (FDCP 2013) provides guidelines and controls for development in the Fairfield Council LGA.

Part 7.5.6 of the FDCP 2013 relates to safety and security in relation to residential flat buildings and shop top housing. The objective of 7.5.6 is to create an environment which is safe and secure from theft, personal threat, and accidents. An assessment of the proposed development against the controls in 7.5.6 is provided in **Table 5** below.

Table 5 Fairfield City Wide Development Control Plan 2013 – Part 7.5.6 Compliance Assessment

Control	Assessment
a) All areas in a development should be clearly recognisable as either private, common or public space.	Boundary treatments and landscaping clearly delineate between private, public and communal areas of the development.
b) A dwelling with street frontage should have a clear view of the footpath.	The communal entrance to the building has a clear and direct view of the footpath along Belmore Street. The four ground floor units with street frontage all have clear views of the nearest street footpaths.
c) Wall mounted night lighting in internal and external common area including along all driveways and footpaths must be provided throughout the site. As part of the Development Application a lighting plan may be required to be submitted that incorporates the following elements:	It is recommended that lighting in accordance with this control is incorporated as part of the detailed lighting design at the construction stage.

Control	Assessment
<ul style="list-style-type: none"> a. Use of energy efficient diffused lights and/or movement sensitive lights; b. Lights directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points; c. Lighting with a wide beam of illumination reaching the beam of the next light, or the perimeter of the site or area being traversed 	
d) Barriers to prevent movement between roof spaces of adjoining dwellings will be required.	The proposal does not include any accessible roof cavities. The roof is to be used for communal space.
e) Dwellings must have a child-proof storage place for poisons or other dangerous substances.	Each unit has sufficient space available for a child-proof storage space.

Other than the above, the FDCP 2013 does not include specific CPTED controls in relation to residential flat buildings, although many of the controls have objectives which overlap with the four core principles. A separate assessment of the proposed development against all other relevant controls in the FDCP 2013, as well as relevant provisions within the *Apartment Design Guide*, is provided in the Statement of Environmental Effects for the application.

5.0 Conclusion

The above Crime Risk Assessment prepared for the proposed residential flat building at 15-17 Lupin Avenue, Fairfield East, outlines the key design features which are consistent with best practice CPTED principles, and provides recommendations that are capable of being employed upon occupation and throughout the lifetime of the development.

As a result, the proposed residential development will not influence the level of crime and anti-social behaviour in the local area. Furthermore, the proposed development would result in an improvement to the conditions which discourage crime and anti-social behaviour. The design measures incorporated into the proposal ensure adequate levels of access control, surveillance, territorial reinforcement and space management.