



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT

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 and basement parking, associated landscaping and public domain works.

495 Fourth Avenue,
Austral

Prepared for: Fabcot Pty Ltd

REF. M230257

DATE: 18 June 2024





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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 excavation and construction of a commercial development involving the provision of an anchor supermarket (with ancillary liquor tenancy and direct-to-boot service), commercial and retail tenancies, public piazza and through-site link, with at-grade and basement parking, associated landscaping and public domain works at No. 495 Fourth Avenue, Austral ('site').

More specifically, the proposal will construct a commercial development comprising of commercial and 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 Gurner Avenue, and north-south through-site links, one through the internal mall area and another along the eastern boundary. The development also includes basement and at-grade parking for 348 spaces, 24 bicycle spaces and a loading bay.

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. 495 Fourth Avenue, Austral, and has a legal description of Lot 121 in DP 1220414. The total site area is 1.192 hectares or 11,192m². 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 site is zoned B1 Neighbourhood Centre land, as is the neighbouring property to the east, with RE1 Public Recreation and R3 Medium Density Residential zoned land to the south and west.

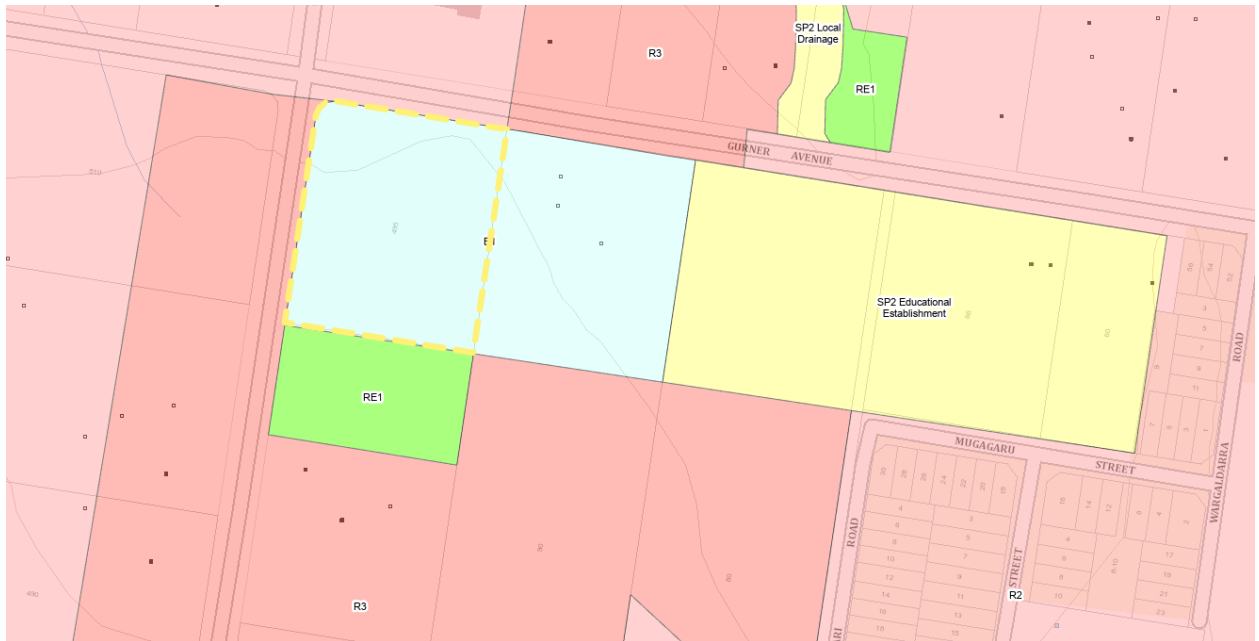


Figure 2 Aerial image of the subject site and zoning (source: NSW Planning Portal)

The site is regular in shape with a western frontage of 109.7m to Fourth Avenue and northern frontage of 91.5m to Gurner Avenue. The site has an eastern boundary (shared with No. 90 Gurner Avenue) of 118.7m and a southern boundary of 100.5m. The site has a total area of 1.192 hectares or 11,192m².

The site falls from the southern to northern boundary by approximately 7m across the length of the site and currently contains a dual frontage to both Fourth Avenue and Gurner Avenue. However, as part of the Precinct's Indicative Layout Plan (ILP) an additional roadway will be provided along the southern boundary which will provide a third streetscape frontage. Furthermore, the ILP indicates the provision of a town square in the north-eastern corner of the site and pedestrian through-site link along the eastern (side) boundary. The site is currently vacant and contains sparse vegetation.

The site as viewed from Fourth Avenue and Gurner Avenue is illustrated in **Figures 3** and **4** below.



Figure 3 Subject Site viewed from Fourth Avenue



Figure 4 Subject Site viewed from Gurner Avenue

2.2 SURROUNDING DEVELOPMENT

As described within Section 2.1 of this Statement, directly to the south of the allotment is RE1 Public Recreation zoned land, with R3 Medium Density Residential land further to the south. Per the ILP, this includes two local roadways running in an east-west direction as accessed from Fourth Avenue. These parcels of land are currently vacant, with a single residential dwelling located on the neighbouring property. Further adjoining this boundary, at No. 485 Fourth Avenue, also contains a single residential dwelling.

To the west of the subject site and on the opposite side of Fourth Avenue is No. 510 Fourth Avenue which contains an open grass field and residential structures to the far west. Of relevance, this land is zoned R3 Medium Density Residential where it directly adjoins the street, with R2 Low Density Residential zoned land further to the west.

Adjoining the subject site to the east is a similarly zoned B1 Neighbourhood Centre at No. 90 Gurner Avenue which forms part of the Gurner Avenue Neighbourhood Centre per the DCP and ILP. Where this property adjoins the subject site, a public piazza and pedestrian through-site are required as is proposed as part of this application. In addition, this neighbouring property must provide for a community centre which is to be dedicated to Council. The neighbouring property is currently occupied by a residential dwelling, ancillary structures and is interspersed with vegetation.

To the north of the subject site and on the opposite side of Gurner Avenue is the existing Al-Faisal College (**Figure 10**). Further to the east, adjoining No. 90 Gurner Avenue is No. 80 Gurner Avenue, which is proposed to accommodate an expansion of the Al-Faisal College. This is currently under assessment for a State Significant Development (SSD-10445) which seeks to redevelop the existing school to the north and propose the construction of a new secondary school to the east. The proposal will increase the number of students to a maximum of 5,460, including 2,940 primary and 2,520 secondary school students.

3. Description of the Proposal

The development application proposes the excavation and construction of a commercial development, involving the provision of an anchor supermarket (with ancillary liquor tenancy and direct-to-boot service), commercial and retail tenancies, public piazza and through-site links, with at-grade and basement 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, public piazza and through-site links. The fit out and use of the commercial and retail tenancies will form part of separate applications.

Integrated into the proposal are pedestrian access ways, identified as the north-south through-site links which provides access from Gurner Avenue to the future ILP road. The through-site link is provided through the mall area and along the eastern boundary. In addition, the proposal includes a public piazza which is orientated to Gurner Avenue and is connected to the through-site link.

The at-grade parking is orientated to the future unnamed road (to the south) which will provide for 91 at-grade parking spaces and includes access to basement parking. The basement parking area, which can also be accessed from Gurner Avenue, will provide for a further 257 car parking spaces, for a total of 348 spaces across the site. These spaces include 8 accessible spaces, 4 electric charging spaces and 6 direct-to-boot spaces (DTB). A loading bay is provided as accessed from Fourth Avenue and is necessary for the building to function.

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 and steeply sloping topography.

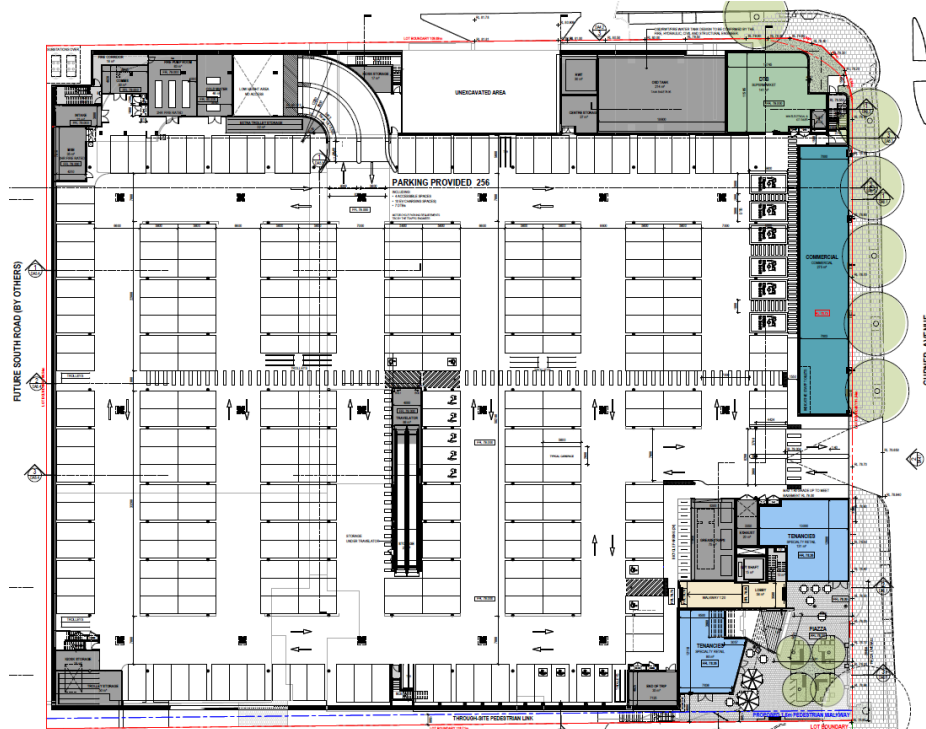


Figure 5 Lower Ground Floor prepared by *Clarke Hopkins Clarke*

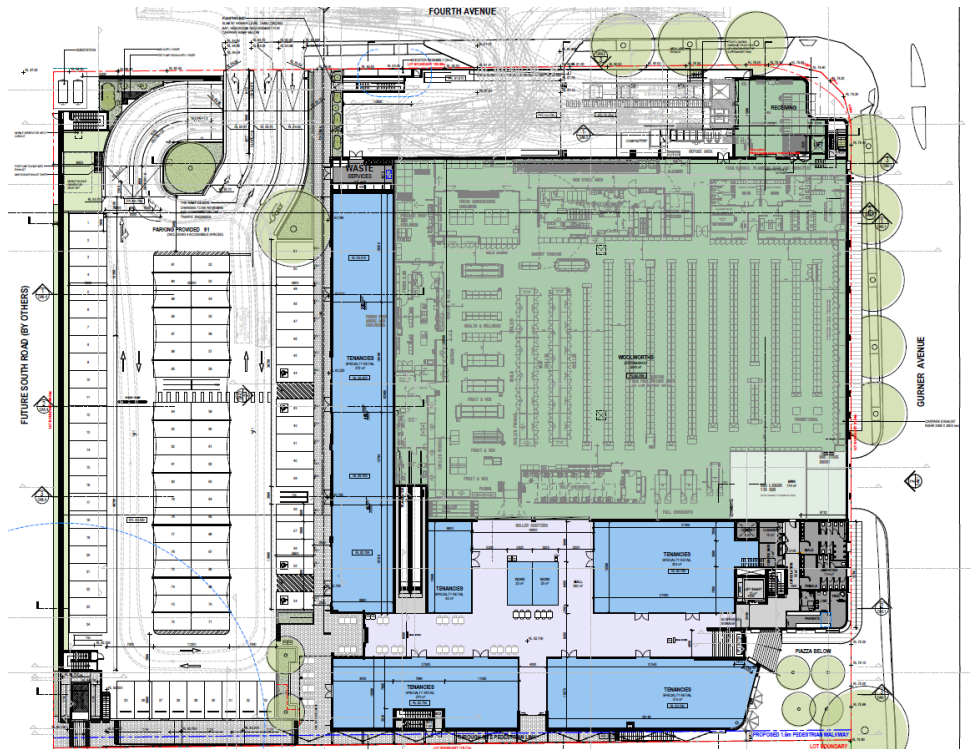


Figure 6 Ground Floor prepared by *Clarke Hopkins Clarke*

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 first floor commercial floor area is purposefully orientated to the public domain and pedestrian through-site link (**Figure 7**). The design and orientation of these spaces assist with casual surveillance to the streets and internally within the site.

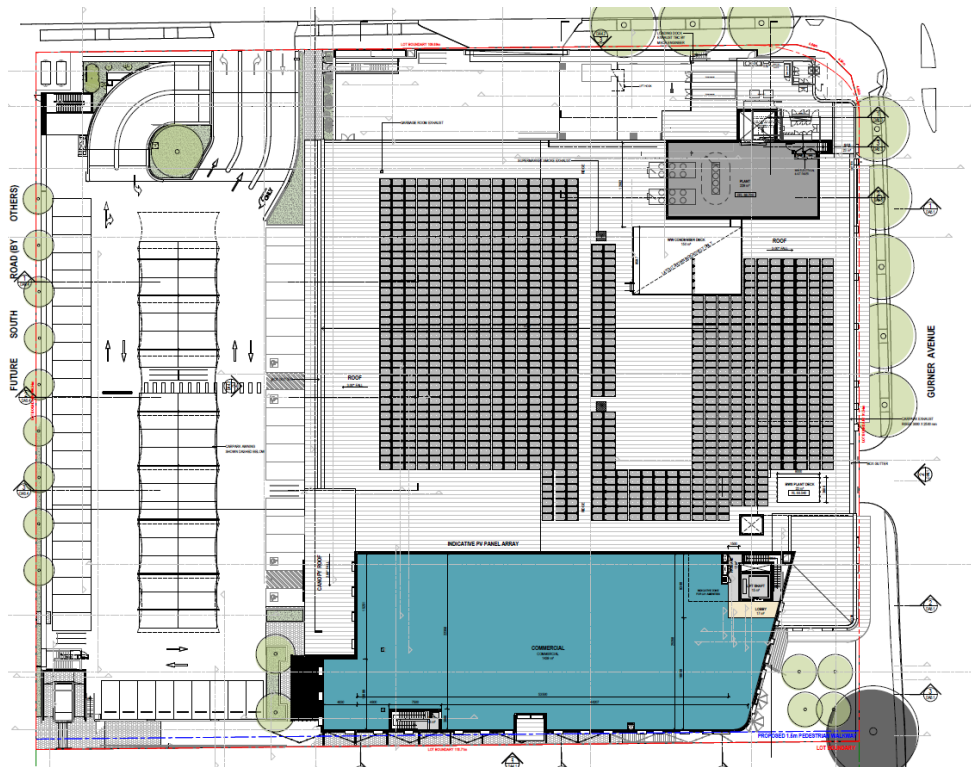


Figure 7 Level 1 Floor Plan prepared by *Clarke Hopkins Clarke*

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 2022 and 2023 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 December 2022)		Two year Trend – Austral	Rate of Incidence per 100,000 in Liverpool LGA		Two year trend	Incidence per 100,000 in NSW (YT December 2023)	Two year trend - NSW
	YT Decemb er 2022	YT Decemb er 2023		YT December 2022	YT Decemb er 2023			
Assault (Domestic)	321.0	583.6	Up 81.8% per year	452.3	558.5	Up 23.5% per year	445.7	Up 6.7% per year
Sexual Assault	43.8	131.1	n.c.	79.8	97.7	Stable	116.8	Stable
Motor Vehicle Theft	218.9	233.4	n.c.	154.5	188.2	Up 21.8% per year	176.9	Up 16.1% per year
Steal from Motor Vehicle	204.3	248.0	n.c.	384.9	415.2	Stable	358.7	Stable
Steal from Retail Store	14.6	0	n.c.	257.7	255.6	Stable	336.6	Up 21.8% per year
Steal from Dwelling	321.0	408.5	Stable	148.1	196.7	Up 32.9% per year	196.4	Stable
Fraud	627.4	539.8	Stable	596.1	536.8	Down 9.9% per year	578.4	Stable
Malicious Damage to Property	277.2	831.6	n.c.	519.3	531.6	Stable	609.1	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 consistent with those in the NSW wide and Liverpool LGA statistics. The offences which were higher than the NSW and Liverpool LGA rate are *Assault (Domestic)*, *Sexual Assault*, *Motor Vehicle Theft*, *Steal from Dwelling* and *Malicious Damage to Property*.

Crimes which have fallen in Austral between December 2022 and December 2023 include *Steal from Retail Store* and *Fraud*. Crimes which have seen an increase in Austral between December 2022 and December 2023 were *Assault (Domestic)*, *Sexual Assault*, *Motor Vehicle Theft*, *Steal from Motor Vehicle*, *Steal from Dwelling* and *Malicious Damage to Property*.

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. This is due to the site being underdeveloped relative to the planning controls. It is anticipated that the hotspot maps will change overtime and crime will increase in close proximity to the site, due to the increase in density.

Currently, the closest crime hotspots within proximity to the subject site are *Stealing from dwelling*, *Break and enter dwelling*, *Domestic assault*, *Break and enter non-dwelling*, *Motor vehicle theft*, shown in **Figures 8 to 12**.

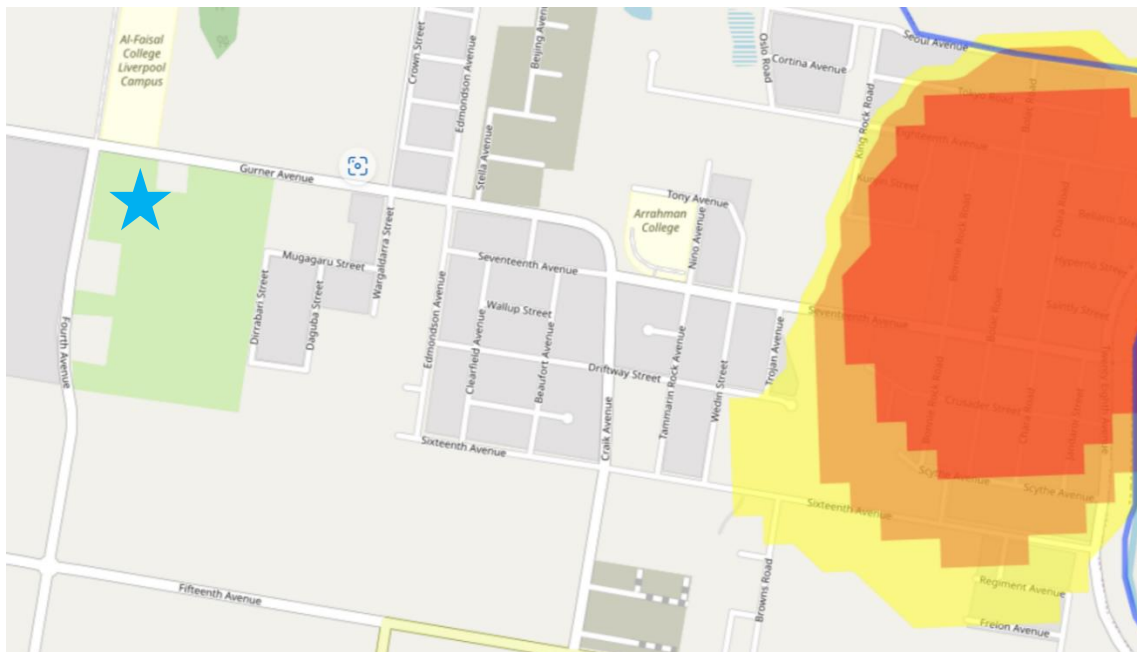


Figure 8 Crime hotspot map - Incidence of Steal from dwelling (Site shown as star)

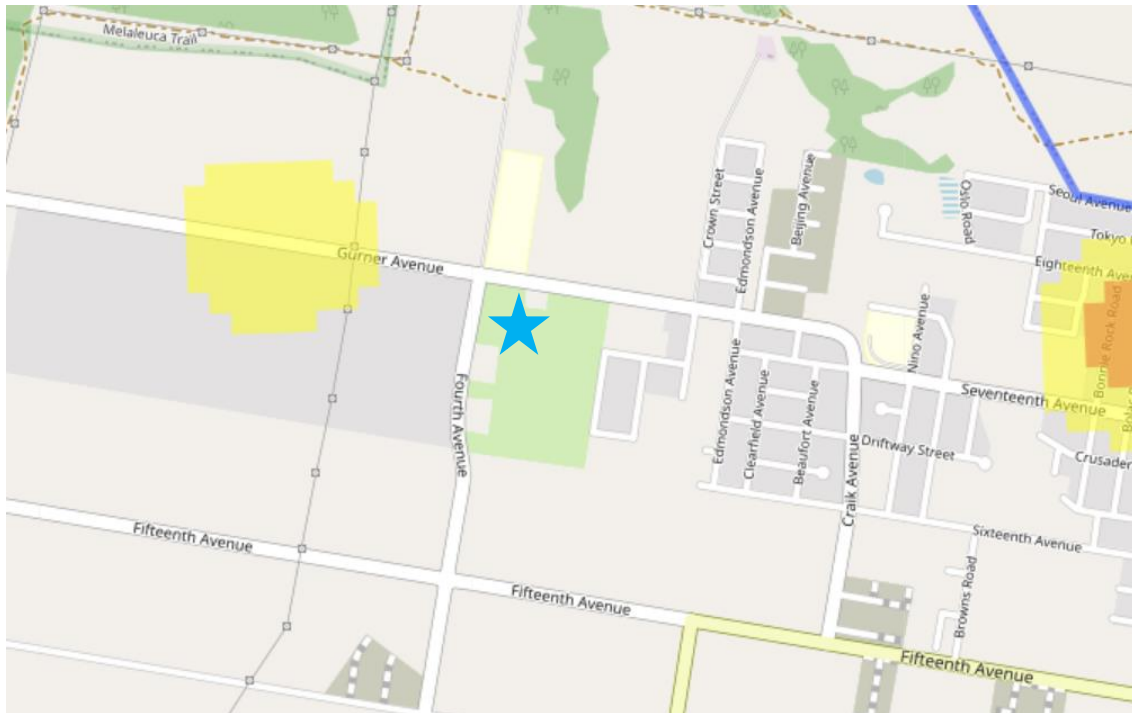


Figure 9 Crime hotspot map – Break and enter dwelling (Site shown as star)

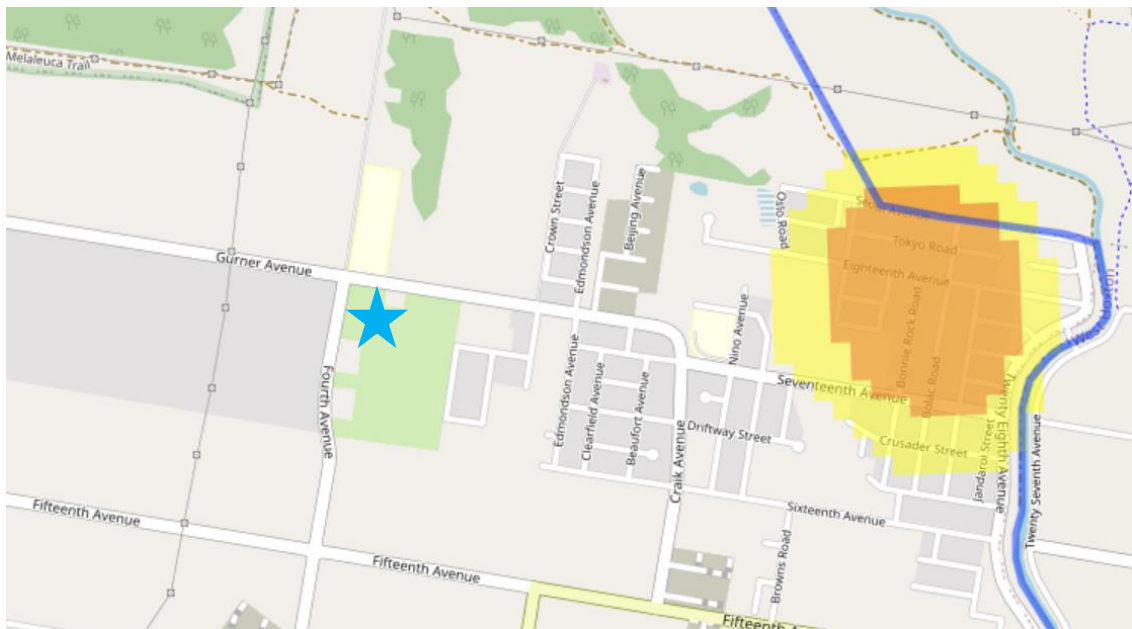


Figure 10 Crime hotspot map – Domestic Assault (Site shown as star)

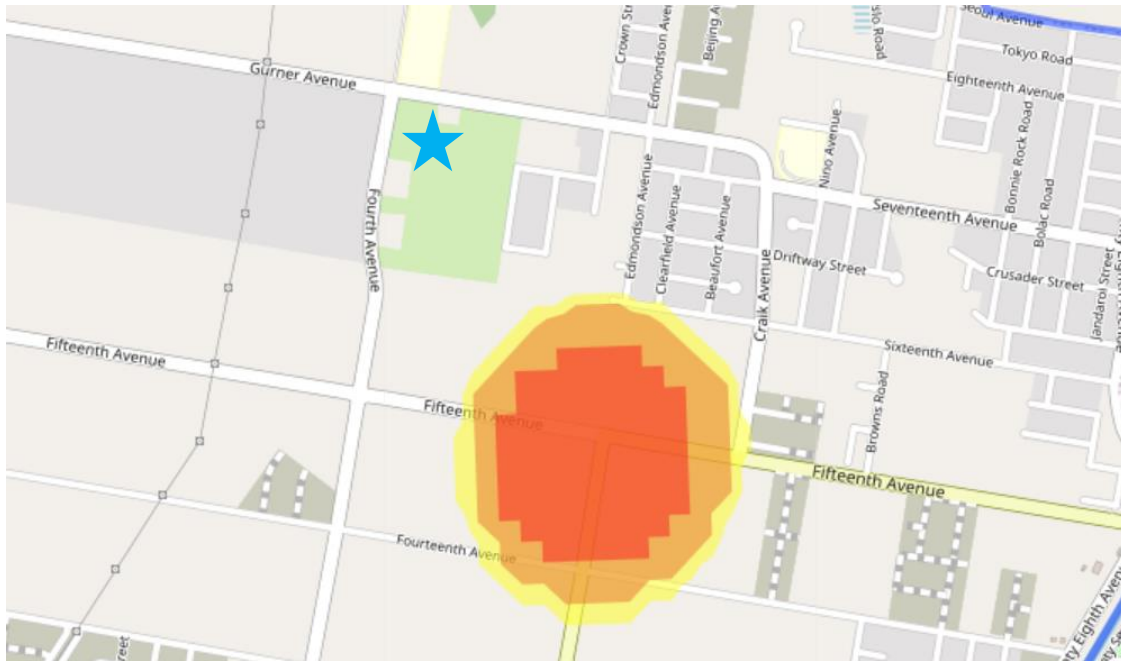


Figure 11 Crime hotspot map – Break and enter non-dwelling (Site shown as star)

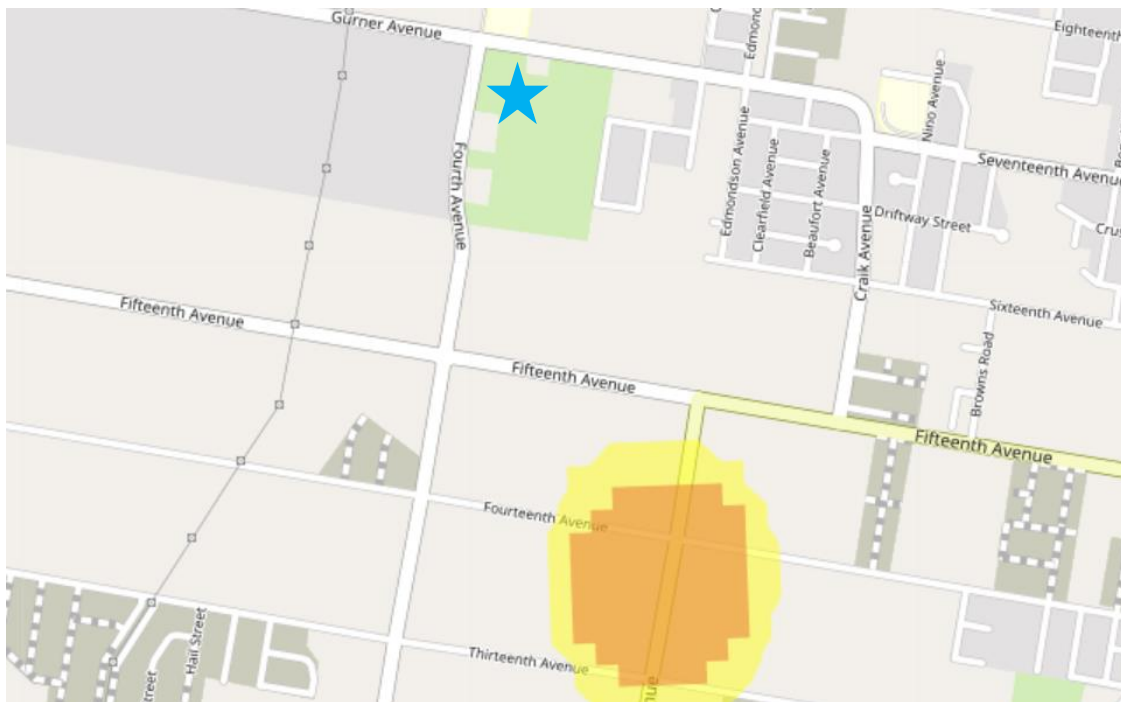


Figure 12 Crime hotspot map – Motor vehicle theft (Site shown as star)



As detailed, 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 Gurner Avenue, the public piazza, the north-south through-site pedestrian links and the at-grade car park that adjoins the future ILP road.</p> <p>The commercial tenancy proposed on the first floor is also designed to ensure the provision of appropriate glazing which is orientated towards street frontages and public areas. This provides natural surveillance to Gurner Avenue, the through site link, public piazza, and the at-grade car park area.</p> <p>A common lobby (with stair and lift access) is provided, which will be directly visible from Gurner Avenue, the public piazza, the basement and internally throughout the site.</p> <p>It is also noted that the at-grade car park area, which incorporates clear sightlines, will contribute to the casual surveillance of Fourth Avenue and the future ILP road. This parking area will be continually utilised throughout operational hours which will maximise activation of the streetscape and locality.</p> <p>The design of the public piazza and through-site links also ensures that they will continually utilised for social interaction and pedestrian movement, which also provides for an additional layer of natural surveillance to the commercial and retail uses, in addition to the parking areas.</p>	Safe
	The main entry to a building should face the street.	<p>The proposal includes entrances to the commercial and retail uses directly from the street frontage (Gurner Avenue) and internally via the public piazza, through-site pedestrian links 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.</p> <p>As accessed from the future ILP Road and the at grade car park, an additional main entrance is</p>	Safe

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

		<p>provided which is well designed with clear sightlines, lighting and appropriate building identification. Pedestrian access is also provided from the through-site link access from the future ILP road. Tertiary access is provided from Fourth Avenue, across the south facing retail tenancies.</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, at-grade car park and through-site link, located on the lower ground and upper 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 well-designed pedestrian access ways, which ensures hiding places are minimised. The through-site links will maintain clear sightlines from Gurner Avenue and the at-grade car park orientated towards future ILP road. They are designed with clear sightlines and are not obstructed by built forms or landscaping.</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. Importantly, the frontages along Fourth Avenue, including the loading bay, will be designed so that there are no areas of concealment.</p> <p>There are pedestrian pathways to be marked on the pavement within the at-grade and basement area to direct pedestrians to the main entry travelator, lift and entry.</p>	Safe – subject to recommendations
	Entry lobby areas to and from car parking areas should be transparent allowing viewing into and from these areas.	<p>The entry lobbies are predominantly clear glazing and will be identified with signage and lighting. The lobby entry from Gurner Avenue will be clearly identified and will not be obscured by built form.</p> <p>The basement parking area as accessed from Gurner Avenue will also include appropriate wayfinding signage, lighting and materiality to control entry. Internally, the basement car park has been designed to be generally open with good sight</p>	Safe

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

		<p>lines provided throughout and to the lift and travelator.</p> <p>The at-grade car parking has been designed to be open sightlines provided from the streetscape, retail and commercial tenancies and pedestrian link. Vehicular access to and from the at-grade carpark is provided directly from Fourth Avenue.</p> <p>Lifts and travelators are clearly identifiable from within the ground floor and basement to allow transparency and ensure the safety of the community. These entrances will be well sign posted.</p>	
	Landscaping must not conceal the front door to a building when viewed from the street	<p>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. Specifically, the public piazza and through-site links 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.</p> <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>	Safe – subject to recommendations
	Pedestrian access should be well lit and maximise sightlines	<p>The public piazza, through-site links and carparks (at-grade and basement) 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 Fourth Avenue, Gurner avenue and the future ILP 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>	Safe – subject to recommendations
	Landscaping should not inhibit sight lines	Landscaping is to be designed to avoid obscuring sight lines as detailed in the Landscape Plan	Safe – subject to recommendations

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

		<p>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>	
	ATM design and location is within direct view of pedestrian paths so that they can be overlooked from vantage points.	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.	Safe – subject to recommendations
	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>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 Fourth Avenue, Gurner Avenue, the future ILP 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 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>	Safe – subject to recommendations
	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 links 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, basement entrance, internal public areas (where they are to be secured), loading bay and 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 upper ground floors serving commercial and retail tenancies, and internal public areas, are to be made of commercial grade toughened glass.	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. The building be appropriately secured from the car parking area.	Safe

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

	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, loading dock and the basement.</p> <p>In addition, CCTV will be provided to the outdoor areas, including street frontages, pedestrian walkways, public piazza, through site links and at-grade parking.</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	<p>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 hours will be provided with secured swipe card access to nominated access points.</p> <p>The basement will be secured with a security door alarmed in the event of force entry. Basement access is restricted by way of a roller grille which will remain open during commercial operational hours and then only accessible via key card or the like after hours.</p> <p>The loading bay will also be secured with an alarm which will activate upon forced entry.</p>	Safe – subject to recommendations
	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 lift and stair access will be restricted by swipe card or security code system.</p> <p>Signage is anticipated to convey information to the public regarding allowable access for specific areas</p>	Safe – subject to recommendations

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

		<p>within the commercial and retail areas, including ownership and management.</p> <p>With regards to the basement areas typical access to the commercial basement will be permitted via a timed parking system. After hours, the parking for commercial areas will be locked with the security grille and not available to the public.</p>	
Lighting	Both natural and artificial lighting is used to reduce poorly lit or dark areas and therefore deterring crime and vandalism.	<p>Basement and at-grade parking areas, internal and external areas (including the public piazza and through-site links) and lobby areas are to be suitably illuminated.</p> <p>Under-awning lighting will also be provided throughout the development and will ensure appropriate standards of lighting at entrances. Namely, the proposal will illuminate Gurner Avenue, Fourth Avenue and the future ILP road, in addition to the public piazza and through site links.</p> <p>Lighting will be provided across the car park entry and exits, including the areas of at-grade parking and within the basement. All lighting will comply with the AS/NZS 1158 (2010) Lighting for public spaces and 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 within the basement, and to the at-grade area along the pedestrian pathways, including the through-site links, public piazza and various streetscapes. Lighting will be continuous after daylight hours to ensure safety is maintained.	Safe – subject to recommendations
	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</p>	Safe – subject to recommendations

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		details can be provided with a Construction Certificate.	
	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 and basement carparking, 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.</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 all main public areas are free of rubbish.	Building management will employ the relevant services to ensure public and semi-public spaces are free of rubbish.	Safe – subject to recommendations
	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, and basement are to be secured with a security door after hours. Access will be restricted to an intercom, code or card lock system after hours. 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 is to be readily identifiable from Gurner Avenue, Fourth Avenue, the future ILP road and within the public access areas, including the through-site links, public piazza and at-grade parking area;
- Security alarms are to be linked to the lobby, supermarket, commercial and retail tenancies, basement and loading dock, 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 and basement parking is to be illuminated in accordance with the Australian Standards;
- Install CCTV to monitor the perimeter of the development along Fourth Avenue, Gurner Avenue and the future ILP road. CCTV is to also be installed internally within the site, including the public piazza, north-south through-site links, basement parking 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 that the Austral locality has incidents of the following offences that are particularly relevant to this proposal including *Motor vehicle theft*, *Steal from motor vehicle* and *Break and enter non-dwelling*, amongst others.

The crimes addressed in this Report are expected to be resolved through designing the overall development with good surveillance, sight lines, appropriate lighting and CCTV. Importantly, the proposal has been designed so that the at-grade and basement parking areas, in addition to the public piazza, through-site links and various tenancies will be subject to causal surveillance, clear sightlines and minimal areas of concealment, with high quality lighting and CCTV. Furthermore, signage will be displayed throughout the development, namely within the parking areas, to indicate the area is under surveillance to discourage these types of crimes.

As described in this Report, 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.