

1 February 2022

218757

Amy Watson
Team Leader – Key Sites Assessment
Department of Planning, Industry and Environment
320 Pitt Street
Sydney NSW 2000

ATTN: David Glasgow, Principal Planning Officer, Key Sites Assessments

Dear David,

**RE: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STATEMENT
EDEN STREET, ARNCLIFFE COMMUNITIES PLUS PROJECT, PROPOSED AMENDMENTS**

This Crime Prevention Through Environmental Design Statement (CPTED Statement) has been prepared by Ethos Urban on behalf of Arncliffe Eden Property Pty Ltd, and is submitted as part of a package to the Department of Planning, Industry and Environment (DPIE) which provides a consolidated response to submissions and key issues raised through the exhibition of the original Environmental Impact Statement (EIS) for the Eden Street Communities Plus project in Arncliffe (SSDA-11429726), lodged pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as State Significant Development (SSD).

It is understood that a recent Request for Information (RFI) to SSD-11429726 was provided on 9 July 2021, in which an amended EIS was issued and then was re-exhibited. As part of the recent submissions received during this re-exhibition of the project, it is understood that design amendments were required to the project in order to respond appropriately to both agency, Council and public submissions.

Ethos Urban has reviewed the amended design and provides this CPTED Statement to appropriately address the key design changes to the development with regards to the relevant CPTED principles, being:

- Natural Surveillance;
- Lighting and Technical Supervision;
- Territorial Reinforcement;
- Activity and Space Management;
- Access Control; and
- Design, Definition and Designation.

We understand that the key design change with relation to the ground floor plane and proposed uses within relates directly to the relocation of the childcare centre from the Princes Highway frontage at the south-east to the Eden Street frontage in the north-west.

On this basis I advise that:

- the proposed amendment to the location of the childcare centre from the Princes Highway to the Eden Street frontage eliminates previous issues associated with the site constraints being the dramatic topography of the land in this location. The topography of the land in this location meant that the roadway and public domain were slightly higher than the ground level of the childcare outdoor space. Despite the 1.8m high solid Princes Highway fence in the previous location, there was always an element of risk in privacy impacts would be breached by persons being able to view the childcare centre from the streetscape, since the childcare tenancy abutted the site boundary in this location. The new location of the childcare centre at the Eden Street frontage is provided in a tenancy location that is setback from the site boundary, concealed by landscaping, seating

devices and wide structural columns in this location, creating an obstruction of view from the public domain the new location of the outdoor play area.

- It is known that offenders are often deterred from committing a crime in areas with high levels of natural surveillance that foster communal activity. The revised location of the childcare tenancy (adjacent to the centralised park and Tower C residential lobby) means that a greater level of natural surveillance is afforded to the boundaries of the childcare tenancy, increasing the level of informal guardians over the space. The childcare centre, residential lobby and centralised open space area are likely to be occupied at various times, benefitting opportunities for natural surveillance from the development to the surrounds.
- Lighting and technical supervision are integral in increasing the safety and perceived safety. Effective lighting and discrete technical supervision can reduce fear, increase community activity, improve visibility and increase the likelihood of offenders being detected. While CCTV should ideally be placed at the entry points of the childcare centre, placement of technical supervision throughout the centre is at the discretion of the management of the childcare centre and will require installation with the relevant guidelines and best practice standards. CCTV and other surveillance devices should consider capturing curtilage spaces within the immediate vicinity of the boundary of the revised childcare tenancy location.
- Access control strategies restrict, channel and encourages movement through designated areas. Unauthorised entry is reduced by physical and technical barriers, as they increase the effort required to commit a crime. The design of the revised childcare centre tenancy ensures that access in this location separates the entries of the childcare centre, residential dwellings and retail spaces.
- Other amendments to the overall precinct design do not give rise to any new CPTED impacts not already addressed by the original CPTED report.
- On this basis, and subject to its recommendations, the findings and conclusions documented in the original CPTED Report remain valid.
- Other proposed amendments related to tower architecture, deep soil and tree retention and the open space will result in positive overall impacts that will contribute to the safety of the precinct via increased persons and activity on site.

Yours sincerely,



Julia Moiso
Senior Urbanist
jmoiso@ethosurban.com