

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT OF THE
PROPOSED COMPASS 2 WAREHOUSE AND DISTRIBUTION CENTRE' AT LOT 1
DP 1274322, EASTERN CREEK DRIVE, EASTERN CREEK (SSD-30923027)**



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Prepared for:
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Table of Contents

1.0	INTRODUCTION.....	1
2.0	SITE & PROPOSED DEVELOPMENT.....	2
2.1	Subject site.....	2
2.2	Proposed development.....	3
3.0	LOCALITY CHARACTERISTICS.....	5
3.1	Locality	5
3.2	Existing crime data	5
3.3	Hotspots	5
4.0	CONSULTATION WITH LOCAL POLICE	7
5.0	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	8
5.1	Principle 1 – Surveillance	8
5.2	Principle 2 – Access Control	9
5.3	Principle 3 – Territorial Reinforcement	11
5.4	Principle 4 – Space Management.....	12
5.5	Operational considerations and on-site management	12
6.0	CONCLUSION.....	14

1.0 INTRODUCTION

Charter Hall Pty Ltd are seeking consent for a warehouse and distribution centre at Lot 1, DP 1274322, Eastern Creek Drive, Eastern Creek. The application is the subject of a State Significant Development (SSD – 30923027) and consent is sought for site works and the construction of a warehouse, main office, ancillary office, dock office, loading docks, car parking, forklift charging room and site landscaping.

Sarah George Consulting has been engaged by Charter Hall Pty Limited to prepare a Crime Prevention Through Environmental Design (CPTED) Report to accompany the SSD application.

This report has been based on site inspections and a review of the proposed plans, with consideration of CPTED Principles. Numerous attempts were made to speak with Senior Constable Bates at Mount Druitt Police Station in May and June 2022, to discuss the proposal and to seek preliminary input from NSW Police on key CPTED inclusions, however, at the time this report was finalised, no discussions with NSW Police had been possible. Other information relied on for the preparation of this report includes the Blacktown City Council *Crime Prevention Through Environmental Design Fact Sheet for Development Applications*; *Crime Prevention Through Environmental Design Handbook* and *Fact Sheets* prepared by Crime Prevention NSW; NSW Department of Planning, and Environment and NSW Police.

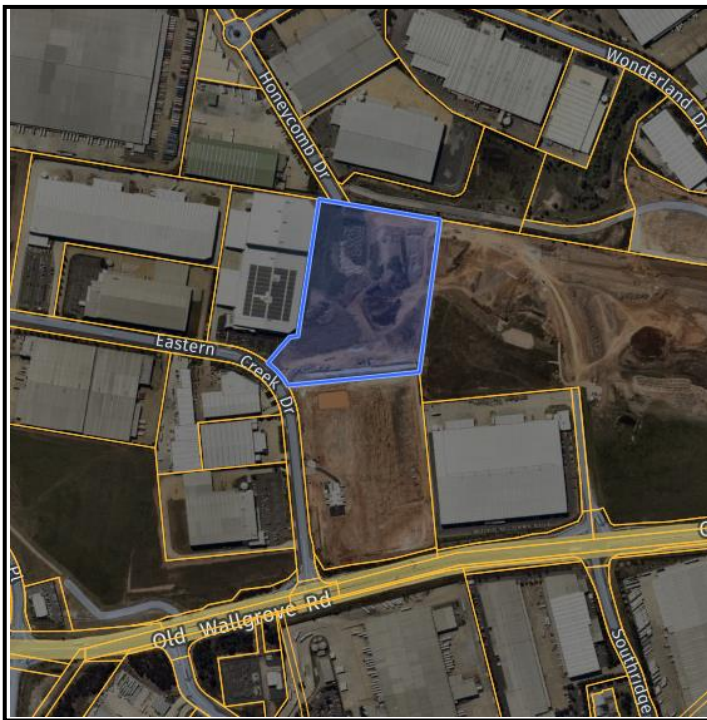
2.0 SITE & PROPOSED DEVELOPMENT

2.1 Subject site

The subject site is irregular in shape and has a total area of 48,053m². The site is known as Lot 1, DP 1274322 is located on Eastern Creek Drive, Eastern Creek. The site is zoned *IN1 – General Industrial* under State Environmental Planning Policy (Industry and Employment) 2021. The objectives of the IN1 Zone are:

- To facilitate a wide range of employment generating development including industrial, manufacturing, warehousing, storage and research uses and ancillary office space.
- To encourage employment opportunities along motorway corridors, including the M7 and M4
- To minimise any adverse effect of industry on other land uses
- To facilitate road network links to the M7 and M4 Motorways.
- To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment.
- To provide for small-scale local services such as commercial, retail and community facilities (including child care facilities) that service or support the needs of employment-generating uses in the zone.

Warehouses or distribution centres are permitted, with consent, under the IN1 zoning.

Figure 1 - Subject site

The subject site is currently vacant.

Development surrounding the site is a mix of vacant sites all zoned for residential uses, and sites already developed and used for industrial uses. There are no residential dwellings near the subject site.

Vehicular access to the site is via Eastern Creek Road.

2.2 Proposed development

The proposed development seeks consent for:

- minor earthworks involving cut and fill works;
- site preparation works and servicing;
- warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room; and
- external hardstands and landscaping.

On completion, it is proposed to use the site as a 24 hour a day, 7 day a week warehouse and distribution centre for pharmaceutical products. The nature of the products to be housed at the site include illicit substance and are of high monetary value.

Parking is provided on site for 181 cars, with vehicle access via Eastern Creek Road. Truck access to the site is also via Eastern Creek Road, via an entrance only driveway, with trucks exiting the site via an exit only driveway to Honeycomb Drive.

On completion, the proposed warehouse and distribution centre will employ approximately 166 staff with an estimated 136 warehouse workers and 30 office workers.

2.1m high perimeter fencing, topped with 3 rows of barbed wire to 2.4m, is proposed for the site perimeter, with the fencing height increasing to 2.4m at site entrances and exits. Vehicle entrances and exits will be controlled by keypad.

Plans of the proposed development prepared by Reid Campbell accompany the application.

3.0 LOCALITY CHARACTERISTICS

3.1 Locality

The suburb of Eastern Creek is in the south-western part of Blacktown LGA and is characterised by a mix of industrial, commercial and retail uses, and uses associated with Eastern Creek Precinct.

The area is undergoing significant changes with an increasing number of industrial uses, in addition to residential developments as part of recent land releases.

3.2 Existing crime data

Data compiled by the NSW Bureau of Crime Statistics and Research (BOCSAR) indicate the following in terms of crimes, in the Blacktown LGA compared to NSW. Rate per 100,000 population data for the suburb of Eastern Creek is not available due to the low resident population in the suburb, however, BOCSAR provides density indicators which are included below.

Offence	Eastern Creek suburb (rate per 100,00 population)	Blacktown LGA (rate per 100,000 population)	NSW (rate per 100,000 population)
Assault	Second lowest density	1008.8 (medium density)	769.7
Domestic Assault	Medium density	562.7 (medium density)	393.4
Non-domestic assault	Second lowest density	413.8 (second highest density)	344.6
Assault police	Lowest density	32.4 (medium density)	31.7
Theft	Second highest density	2376.0 (second highest density)	2071.7
Malicious damage to property	Medium density	712.1 (medium density)	601.6

January 2021 to December 2021 – www.bocsar.nsw.gov.au

3.3 Hotspots

BOCSAR also prepares 'hotspot' maps of some crimes. The 'hotspot' maps for the suburb of Eastern Creek indicate that the subject site is not currently in a 'hotspot' for any crimes.

4.0 CONSULTATION WITH LOCAL POLICE

NSW Police were contacted as part of the preparation of this report, and comment on the proposed development was sought. Numerous telephone calls were put through to Mount Druitt Police Area Command in an attempt to discuss the proposed development with Senior Constable Bates, Crime Prevention Officer, however, unfortunately none of the attempts were successful.

Bankstown City Council, in their *Crime Prevention Through Environmental Design Fact Sheet for Development Applications* refer to the NSW Police 2018 Crime Prevention Through Environmental Design Requirements (updated November 2020), which is a checklist that can be used to ensure a proposed development satisfies the Safer by Design and CPTED principles. The completed checklist is included in Appendix A to this report.

5.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods and can be applied to specific developments. It aims to reduce opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (*law, offender, victim or target, opportunity*) from intersecting in time and space¹.

The nature of the goods kept on the site make them potentially attractive to those seeking access to illicit substances. As such, security is a key feature of the proposed warehouse and distribution centre to ensure the safety of staff and stock.

The key principles of CPTED include surveillance, access control, territorial reinforcement and space management. These principles, as they apply to the proposed development, based on the supplied preliminary plans provided, dated 26/05/2022, are discussed below.

5.1 Principle 1 – Surveillance

Effective surveillance, both natural and technical, can reduce the attractiveness of crime targets. Good surveillance ensures that people can see what others are doing. In design terms, good surveillance includes:

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

Due to the nature of the stock to be held within the warehouse, there are limited openings to the warehouse, limiting surveillance from the warehouse building to the car parking/loading areas and surrounding development. The main warehouse

¹ https://www.police.nsw.gov.au/safety_and_prevention/policing_in_the_community/safer_by_design

building does not include windows to ensure better temperature regulation. Where possible, the proposed development ensures effective surveillance through the provision of clear sightlines from the car parking, outdoor staff areas, and offices. It is understood that CCTV monitoring is proposed for the warehouse and distribution centre to ensure effective electronic surveillance of the premises and to make up for the limited casual surveillance in and around the premises.

The proposed warehouse and distribution centre would result in use of the site 24 hours a day, 7 days a week, with staff having access to the site via a unique code. The active use of the site for 24 hours a day, 7 days a week increases the safety of the site with casual surveillance by staff moving around the site.

In addition, it is also advised that the facility will be monitored by remote security contractors who will monitor the premises and respond to any alarm events that may occur.

Recommendations:

As noted in the foregoing, as casual surveillance is limited due to the necessary design of the warehouse and distribution centre, CCTV monitoring of the premises is essential. CCTV monitoring should include surveillance of the site perimeters, entrances, exits, car parking areas, loading docks and warehouse area.

The inclusion of CCTV monitoring has the potential to increase a sense of safety in and around the development and will provide surveillance of the whole site. CCTV recording equipment/ technology should be located on any floor above the ground floor to reduce the potential for tampering.

The proposed development should include sufficiently bright and tamper-proof lighting at building entrances and exits to the building to ensure safety and visibility, while maintaining the integrity of the CCTV monitoring system.

5.2 Principle 2 – Access Control

Access control refers to the physical and symbolic barriers that can be included in a development to attract, channel or restrict the movement of people. Access controls can minimise the opportunities of crime and increase the effort required to commit crime.²

Development design can make it clear where people are permitted to go or where they are not permitted. By clearly identifying areas, it can become difficult for potential offenders to reach and victimise people or their property.

Access control features such as clear and legible boundary markers, and clearly defined spaces make it clear when someone is in a space, they are not supposed to be in.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas;
- public spaces that attract, rather than discourage people from gathering
- restricted access to internal areas or high-risk areas such as car parks or other rarely visited areas.

Access control is often achieved through physical barriers such as fences and doors as well as through signage, colour and textural changes denoting different areas.

Access control is a particular priority for the subject application to ensure only staff and authorised personnel are permitted on the site.

As noted in Chapter 2, the design of the proposed development includes the installation of fencing around the entire site, including a 2.1m tall fence with 3 rolls of barbed wire, with an increase in fence height close to site entrances and exits to 2.4m. The proposed fencing creates a barrier to those seeking to gain access to the site.

² https://www.police.nsw.gov.au/_data/assets/pdf_file/0003/9390/duapguide_s79c.pdf

In addition, all site entrances and exits will be controlled via boom gates. Truck movements through the site are one way in and one way out via separate entrance and exit driveways.

Access to the warehouse and distribution centre, office areas and loading docks will be similarly controlled via security swipe access.

Recommendations:

The following recommendations should be included in respect of access:

- clear and legible signage and painted pedestrian pathways through the car parking area;
- clear signage on property boundaries/entrances identifying that the site is private property and monitored by CCTV; and
- fob/keypad/swipe card controls for access to different parts of the development.

5.3 Principle 3 – Territorial Reinforcement

Territorial reinforcement includes physical cues indicating the different uses of space, but also relates to a sense of use and ownership of a space.

Territorial reinforcement can be achieved through:

- design that encourages people to gather in public space and 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.

As detailed in the plans accompanying the application, the proposed development will include pylon signage at vehicle entrances and exits.

In addition, as mentioned, fencing is to be provided around the entire site.

Recommendations:

The proposed development can promote territorial reinforcement through the use of:

- clear signage to clearly delineate different areas within the overall development ;
- clear signage advising that the site is under 24-hour CCTV surveillance; and
- clear signage along the fencing identifying the subject site as private property.

5.4 Principle 4 – Space Management

Space management is linked to territorial reinforcement and 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 blown pedestrian and car parking lighting and the removal or refurbishment of decayed physical environments.

It is assumed that a *Waste Management Plan* will accompany the application providing detail of the waste removal and management of waste from the premises.

Recommendations:

The proposed space management practices suggested to be implemented at the proposed development include:

- regular maintenance of grounds, including cleaning up of litter or rubbish from the car parking areas and grounds;
- regular waste removal;
- application of CPTED principles to reduce the potential for graffiti or vandalism including CCTV monitoring and access control;
- rapid removal of any graffiti that may be undertaken on the site;
- regular checks of and rapid repairs to lighting and signage and any damage on the site.

5.5 Operational considerations and on-site management

For developments such as the subject development, CPTED relates to both potential crimes around the development, particularly around entrances, parking areas and on

the street surrounding the development, as well as to crime prevention within the facility.

In addition, CCTV monitoring providing surveillance of car parking areas and building entrances would provide a further deterrent for crime.

In addition to electronic monitoring and surveillance, regular patrols of the site will be undertaken by licensed security contractors. The qualified Security Vendor will send security personnel to the site on an agreed intervals any suspicious activities will be reported to the relevant responsible personnel.

As detailed in Chapter 5.2, there will be a boom gate at the truck entrance with telecom & buzzer. The truck driver has to press the buzzer and identify the delivery/pickup with the HCL Dock Officer via the telecom. Once the HCL Dock Officer confirms it is the booked schedule, the boom gate will be opened remotely, and the driver advised of the relevant dock number to progress to the nominated dock. Once the truck is uploaded or loaded and ready to leave, the driver will progress to the exit.

6.0 CONCLUSION

The proposed warehouse and distribution centre at Lot 1, DP 1274322 Eastern Creek Drive, Eastern Creek has been assessed in terms of potential for crime, and opportunities for application of Crime Prevention Through Environmental Design Principles.

It is noted that the nature of the product to be warehoused and distributed may be attractive to criminals. As such, security and safety are paramount considerations for the subject application.

Should the recommendations outlined in this report be included in the detailed design and operation of the development, including lighting on all entrances, walkways and in the car parking area; inclusion of security features such as CCTV coverage of external areas, entrances and communal areas; territorial reinforcement through clear signage and areas to clearly differentiate between public and private uses; secure doors; and regular maintenance and repairs on the premises with any damage or graffiti removed promptly, then the proposed development is unlikely to result in any significant risks in terms of crime generation.

With the inclusion of the above, and the broader consideration of the CPTED principles in the design of the proposed development, the proposed development is unlikely to result in any discernible impacts in terms of crime rates in the area.

APPENDIX A

**NSW POLICE 2018 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN
CHECKLIST**

NSW POLICE 2018

(Updated November 2020)






Crime Prevention through Environmental Design Requirements

CPTED MEASURES	RECOMMENDATIONS	PLEASE NOTE * If this form is not completed correctly with an accompanying Safer By Design Report, the NSW Police will resubmit the application back to Council for completion.
ENGAGE SECURITY CONSULTANT	With all developments it is advantageous to engage a Security Consultant with qualifications in Crime Prevention through Environmental Design (CPTED). This consultant will be qualified to compile a Safer by Design Report that is required by Police.	<p>The measures that must be in the Safer By Design Report are listed in column 1.</p> <p>ALL DETAILS MUST BE COMPLETED AND PAGE AND PARAGRAPH REFERENCE ARE TO BE LISTED BELOW.</p>
1. STREET	<p>1.1 The street number must be clearly visible from the street.</p> <p>1.2 The street number must be visible at night.</p> <p>1.3 Unit block identification signage must be visible from the street frontage.</p>	<p>1.1 Street number and directional signage located at main entrance (vehicle and truck entrances), and on fence at proposed truck exit.</p> <p>1.2 Given the nature of the proposed warehouse and distribution centre proposes 24 hour operation, street</p>

		<p>number and signage will be illuminated at night.</p> <p>1.3 Not applicable.</p>
2. SIGNAGE	<p>2.1 There must be directional signage located at the entry to the estate/complex clearly indicating location of estate managers office, building names and unit numbers.</p> <p>2.2 There must be appropriate warning signs displayed.</p> <p>2.3 A map must be displayed of the complex.</p>	<p>2.1 Signage provided at site entrance directing vehicles to one entrance, trucks to another.</p> <p>2.2 Signage will be included to identify the premises as private property; note that the site is under 24hr CCTV surveillance; noting trespassers will be prosecuted.</p> <p>2.3 To comply. An indicative map will be on display once warehouse/distribution centre is operational.</p>
3. BUILDING DESIGN	<p>3.1 The orientation of buildings must allow for easy natural surveillance between the street, neighbouring property and the buildings.</p> <p>3.2 The floors, walls and ceilings must be of solid construction.</p> <p>3.3 There must be adequate steps taken to ensure that persons cannot utilise the design of the premises to climb structures from the outside.</p> <p>3.4 Entry/exit points to the estate and/ or buildings been limited.</p> <p>3.5 At entry/exit points there must be electronic entry for example keypad or swipe card entry.</p>	<p>3.1 Discussed in Chapter 5.1, as natural surveillance is inhibited by nature of the design of the warehouse, surveillance is boosted by CCTV monitoring.</p> <p>3.2 To comply – see Architects Report.</p> <p>3.3 The proposed warehouse has been designed to prevent access by unauthorised persons, including preventing anyone being able to climb structures. Fencing is provided between 2.1m-2.4m.</p>

	<p>3.6 Alcoves or recesses must be monitored by CCTV.</p> <p>3.7 Garbage bays must be locked to restrict unauthorised entry.</p> <p>3.8 There must be a 'Rapid Removal' policy for graffiti.</p> <p>3.9 There must be graffiti resistant materials utilized in the design of the building. For example, painted on masonry garden walls, fencing.</p>	<p>3.4 Trucks enter via entry and exit only driveways. All other vehicles via combined entrance/exit driveway.</p> <p>3.5 To comply.</p> <p>3.6 CCTV monitoring included throughout.</p> <p>3.7 To comply.</p> <p>3.8 See Chapter 5.4.</p> <p>3.9 To comply – see Architects Report.</p>
4 FENCES AND GATES	<p>4.0 There must be perimeter fences erected around the property.</p> <p>4.1 Access must not be restricted by large garbage bins or other objects.</p> <p>4.2 Fences and gates must be fitted with locks.</p> <p>4.3 Fences must be constructed of appropriate materials that cannot be cut through.</p> <p>4.4 If the estate complex is a gated complex local Ambulance, Fire Brigade and Police must have keys/swipe cards etc for access in an emergency. Please explain safe or cylinder system to store keys/swipe cards.</p>	<p>4.0 Perimeter fencing proposed around entire site to between 2.1m – 2.4.</p> <p>4.1 To comply – waste storage areas separated from vehicle entrances and exits and to be collected by private contactors.</p> <p>4.2 To comply. Key pads/swipes and boom gates proposed.</p> <p>4.3 To comply.</p> <p>4.4 To comply.</p>

		
5 LANDSCAPING	<p>5.0 People must be able to see your unit/premises clearly from the street.</p> <p>5.1 Landscaping must be regularly maintained. Please explain maintenance plan in report.</p> <p>5.2 No person should be able to conceal themselves behind vegetation or gardens.</p>	<p>5.0 Low level landscaping proposed. See plans accompanying application.</p> <p>5.1 Discussed in Chapter 5.4 - regular maintenance of landscaping will be scheduled and implemented by private landscape contractors.</p> <p>5.2 See plans accompanying application.</p>
6 SECURITY LIGHTING	<p>6.0 Security lighting must be installed and operating.</p> <p>6.1 The entry and exit points must be adequately lit.</p> <p>6.2 Lighting must be positioned in a way to reduce opportunities for vandalism.</p> <p>6.3 The lighting must be sufficient to support images obtained from CCTV footage.</p> <p>6.4 Light switches for all lights must be located in a secure area within the premises.</p> <p>6.5 There must be light timers.</p>	<p>6.0 To comply. Lighting proposed to ensure all entrances, exits, perimeters and car parking areas are sufficiently illuminated.</p> <p>6.1 To comply – lighting proposed at site entrances and exits. Lighting to be of a type and illumination not to interrupt CCTV systems.</p> <p>6.2. Lighting to be positioned at a height to prevent vandalism, and to be appropriately protected.</p> <p>6.3 To comply.</p> <p>6.4.To comply. Lighting to be controlled via central office/automated.</p> <p>6.5 To comply.</p>
7 POWER BOARD & LETTERBOX	<p>7.0 The power board must be enclosed in a cabinet or room.</p>	<p>7.0 – Power board will be located in close proximity to main office</p>

	<p>7.1 The cabinet or room must be fitted with a lock set approved by the local authority.</p> <p>7.2 The letter box must be fitted with an appropriate lock set and kept locked.</p>  <p>This is a strongly recommended method on how to secure the letter box system in a unit complex</p> <p>7.3 The letter box collection facility must be enclosed in the foyer window of the property or in a locked foyer with access for Australia Post via swipe card stored in Safe Cylinder Storage.</p>  <p>Safe Storage Cylinder</p>	<p>and will be located in a cabinet within the warehouse</p> <p>7.1 Will comply.</p> <p>7.2 – Single letter box provided on Eastern Creek Road Frontage and will include appropriate lock.</p> <p>7.3 N/A – no letter box collection facility/foyer window proposed – not a residential development.</p>
<p>8 BASEMENT CAR PARKING FACILITIES</p>	<p>8.0 The garage facilities must be individual lockable garage facilities.</p> <p>8.1 The garage 'tilta' door must have a bolt lock installed.</p> <p>8.2 The garage facility must have floor to ceiling wall. For example, strong welded mesh or masonry walls.</p> <p>8.3 The garage ceiling and walls must be painted white or a light-coloured concrete must be used. This will enhance the light in the basement.</p> <p>8.4 The contents inside the garage facility must not be able to be visible from the outside.</p>	

	<p>8.5 The garage facilities must have CCTV coverage.</p> <p>8.6 The garage facility area must be restricted to non-residents by way of security gates.</p>	
9 BALCONY	<p>9.0 The balcony must be designed so as not to act as a natural ladder.</p> <p>9.1 The balcony must be adequately designed so as not to allow hand and foot holds to potential offenders trying to scale up the outside of the building.</p> <p>9.2 The railings must be designed so that foot or hand grips cannot be used by offenders.</p> <p>9.3 The balcony must have a sensor light to automatically activate when motion is detected.</p> <p>9.4 Sliding doors and windows adjacent to balconies must be re-enforced with adequate locks etc to restrict unauthorised access.</p>	Not applicable – no balconies proposed.
10 DOORS AND EXITS	<p>10.0 The external doors and frames must be of solid construction.</p> <p>10.1 The doors must be fitted with quality lock sets to restrict access when not in use.</p> <p>10.2 The locks must be in good working order.</p> <p>10.3 A peep hole (door viewer) must be installed.</p> <p>10.4 An Australian standard security/screen door must be installed on the front door or any glass sliding doors.</p> <p>10.5 Sliding Security balcony screen doors are recommended from ground to 3rd Floor unit complexes.</p> <p>10.6 Balconies are to be designed with anti- climb features.</p> <p>10.7 Sliding doors must be fitted with a suitable lock set.</p> <p>10.8 Entry/exit points must be clearly identified by signage.</p> <p>10.9 All fire exit doors must be self-closing.</p>	<p>10.0 Refer to detailed architectural details.</p> <p>10.1 To comply</p> <p>10.2 To comply – due to the nature of product to be stored and distributed security is a priority.</p> <p>10.3 To comply in office building.</p> <p>10.4 Not applicable – no front or glass sliding doors proposed.</p> <p>10.5 Not applicable – not a residential development.</p> <p>10.6 Not applicable, no balconies proposed.</p> <p>10.7 Not applicable.</p> <p>10.8 To comply</p> <p>10.9 To comply</p>

	10.10 All external door hinges must be mounted so they cannot be removed.	10.10 To comply
11 WINDOWS	<p>11.0 All external windows must be solidly constructed.</p> <p>11.1 All windows must be fitted with quality lock sets.</p> <p>11.2 All unused windows must be permanently closed & secured.</p> <p>11.3 Windows must be able to be locked in a partially open position. For example, with a bolt lock.</p> <p>11.4 Skylights must be suitably secured.</p>	<p>11.0 to comply – see architectural details.</p> <p>11.1 To comply</p> <p>11.2 To comply</p> <p>11.3 Not applicable – warehouse requires artificial ventilation.</p> <p>11.4 Not applicable</p>
12 CARPARKING FACILITIES AT GRADE AND BASEMENT LEVEL	<p>12.1 There must be security car parking facilities available at grade level and basement level.</p> <p>12.2 The access to residential car park must be restricted to residents only. This must be done by roller shutter or boom gate at grade level car parks. Keypad, swipe card or remote systems must be used.</p> <p>12.3 'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property.</p> <p>12.4 CCTV system must be installed and monitor inside all car park facilities.</p> <p>12.5 All residents must be supplied with additional storage facilities so that items are not left in areas where they can be seen or easily removed.</p> <p>12.6 The car park must be well lit.</p> <p>12.7 The ceiling of the car park must be painted white.</p> <p>12.8 Bicycle racks must be positioned in visible areas from the street.</p> <p>12.9 Emergency Services parking should be provided in a large unit complex.</p>	<p>12.1 Complies – at grade car parking provided.</p> <p>12.2 Not applicable – no residential units provided.</p> <p>12.3 Can comply.</p> <p>12.4 CCTV will monitor car parking area, and all external site areas.</p> <p>12.5 Not applicable – no residents</p> <p>12.6 To comply.</p> <p>12.7 Not applicable – outdoor car parking.</p> <p>12.8 Complies – see plans.</p> <p>12.9 Not applicable – not a residential development.</p>
13 SURVEILLANCE SYSTEM	<p>13.0 CCTV systems must be installed at vehicle entry points.</p> <p>13.1 CCTV systems must be installed at all foyer entry points.</p> <p>13.2 CCTV systems must be installed on the perimeter of the building.</p> <p>13.3 CCTV systems must be installed near to letter box collection facilities.</p>	<p>13.0 Will comply – see Chapter 5.1</p> <p>13.1 Will comply – see Chapter 5.1</p> <p>13.2 – Will comply – see Chapter 5.1</p> <p>13.3 Will comply – letter box to be located close to site entrance, which will be monitored by CCTV.</p>

	<p>13.4 CCTV systems must be installed near to waste facilities.</p> <p>13.5 CCTV systems must be installed near to fire exits.</p> <p>13.6 Footage must be recorded appropriately.</p> <p>13.7 Footage must be kept for a minimum of 14 days.</p> <p>13.8 The property must be free of dummy cameras.</p> <p>13.9 The cameras must be placed in suitable locations to positively identify an individual from recorded images.</p>	<p>13.4 will comply.</p> <p>13.5 Will comply.</p> <p>13.6 Willy comply.</p> <p>13.7 Will comply</p> <p>13.8 Will comply</p> <p>13.9 Will comply</p>
14 FIRE SAFETY	<p>14.1 Smoke detectors must be installed within foyer areas, garages and in the unit complex to comply with the Building Code of Australia?</p> <p>14.2 Gutters must be kept clean.</p> <p>14.3 The unit complex must have a site plan displayed in a prominent position.</p> <p>14.4 Waste bins must be stored in a secure place after hours.</p>	<p>14.1 Will comply</p> <p>14.2 Will comply</p> <p>14.3 Not applicable – not a unit complex.</p> <p>14.4 Site is secured from unauthorised personnel.</p>
15 CONSTRUCTION STAGE	<p>15.1 During Construction Stage all tools and building materials must be stored in strong rooms with tamper proof security systems.</p> <p>15.2 Construction sites should be fenced with appropriate security fencing.</p> <p>15.3 Security Guards should be used during high risk times.</p> <p>15.4 CCTV should be used during construction stage.</p> <p>15.5 Lighting should be installed on the grounds of the construction site.</p> <p>15.6 Lighting should be installed near to containers/storage facilities.</p>	<p>15.1 To comply.</p> <p>15.2 Will comply.</p> <p>15.3 Will comply.</p> <p>15.4 To comply.</p> <p>15.5 To comply</p> <p>15.6 To comply</p>
16 ROOF TOP	<p>16.1 The retaining walls/fencing/ barriers adequate to prevent accidental falls/ slips/suicide attempts.</p> <p>16.2 There must be protocols in place to monitor and regulate the times in which the roof common areas can be used by residents (to minimise noise and antisocial issues).</p> <p>16.3 CCTV should be installed in these areas.</p>	<p>Not applicable – no rooftop access/communal roof space provided.</p>
17 EMERGENCY MANAGEMENT	<p>17.1An Emergency Management/ Evacuation Plan must be developed for the building prior to occupation and</p>	<p>To comply.</p>

	forwarded to local Police Area Commands.	
18 NSW POLICE INSPECTION PRIOR TO OCCUPANCY STAGE	18.1 Police recommend that there must be an inspection with a Town Planner and the Building Manager prior to Occupancy Certificate Stage.	To comply.

NSW POLICE DISCLAIMER



Disclaimer

NSW Police Force has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police Force absolutely safe for the community and their property.
- Recommendations are based upon information provided to, and observations made by NSW Police Force at the time the document was prepared.
- The evaluation/report is a confidential document and is for use by the person/organisation referred to at the start of this document.
- The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organisation referred to at the start of this assessment.
- NSW Police Force hopes that by using the recommendations contained within the document, **criminal activity will be reduced and the safety of the community will be increased.**