



Security and CPTED Report

Project Address: 216-238 Keira St, 221-291 Crown Street and
86-90 Burelli Street, Wollongong, NSW
2500

Prepared for: Wollongong Developments No.8 Pty Ltd

Report Ref: 390844-Wollongong Developments No.8-
CPTED-Report-RevK

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Report Reading Guide

The scope of this CPTED review is to document the crime statistics pertinent to the proposed development at 216-238 Keira St, 221-291 Crown Street and 86-90 Burelli Wollongong, analyse these statistics to identify areas of concern and conduct a CPTED review based on site architectural drawings.

The project stakeholders will have varying degrees of involvement in the crime prevention design and implementation process with an interest in different sections. It is recommended that each stakeholder read the entire document, paying particular attention to the sections indicated in Table A.

Table A – Recommended reading guide table for project stakeholders

Stakeholder	Executive Summary	1	2	3	4	5	6	7	8	9	Annex A	Annex B
Client	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Architect	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Project Manager	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Reviewer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping Designer	✓								✓		✓	✓
Electrical Services Designer	✓								✓		✓	✓

Table of Contents

EXECUTIVE SUMMARY	9
1.0 INTRODUCTION	10
2.0 DISCLAIMER AND LIMITATIONS	11
3.0 METHODOLOGY	11
3.1 REFERENCE DOCUMENTS	11
4.0 CONDUCT OF THE REVIEW	12
5.0 PROJECT APPRECIATION	12
5.1 PROJECT DESCRIPTION	12
5.2 SITE DESCRIPTION	14
5.3 BACKGROUND	15
5.4 LOCATION	15
5.5 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS	16
5.6 PROXIMITY TO EMERGENCY SERVICES	16
6.0 STATISTICAL ANALYSIS	19
6.1 WOLLONGONG CITY COUNCIL CRIME STATISTICS	19
6.2 WOLLONGONG CBD CRIME STATISTICS	19
6.3 CRIME HOTSPOT ANALYSIS	20
6.4 NSW RECORDED CRIME STATISTICS 2020-2024	21
7.0 CRIME MAPS AND CRIME HOTSPOT MAPS	26
7.1 RISK MATRIX	26
7.2 NON-DOMESTIC VIOLENCE RELATED ASSAULT	30
7.3 HOMICIDE	32
7.4 ROBBERY	33
7.5 SEXUAL OFFENCES	34
7.6 INTIMIDATION, STALKING AND HARASSMENT.	35
7.7 MALICIOUS DAMAGE TO PROPERTY	36
7.8 THEFT	37
7.9 DRUG OFFENCES	38
7.10 PROHIBITED AND REGULATED WEAPONS OFFENCES	39
7.11 ARSON	40
7.12 TRESPASS	40
7.13 SUMMARY	41
8.0 CPTED ANALYSIS	42
8.1 NATURAL SURVEILLANCE	42
8.1.1 Blind Corners	42

8.1.2	Site and Buildings Layout	42
8.1.3	Public Access	43
8.1.4	Common Areas	43
8.1.5	Entrances	43
8.1.6	Landscaping	44
8.1.7	Lighting	44
8.2	ACCESS CONTROL	44
8.2.1	Landscaping	44
8.2.2	Security	44
8.2.3	Doors	45
8.2.4	Balconies	45
8.2.5	Windows	46
8.3	TERRITORIAL REINFORCEMENT	46
8.3.1	Entrances	46
8.3.2	Signage	46
8.3.3	Perimeters	46
8.3.4	Design Elements	46
8.4	THROUGH SITE LINK FROM EAST TO WEST	46
8.5	SPACE MANAGEMENT	48
8.5.1	Maintenance	48
8.5.2	Materials	48
8.5.3	Bollards	50
8.5.4	Ongoing Action	50
8.6	ACTIVITY SUPPORT	50
8.6.1	Social Cohesion	50
8.6.2	Community Connectivity	50
8.6.3	Community Culture	51
8.6.4	Threshold Capacity	51
8.6.5	Community Guardianship	51
8.6.6	Developing a Management Strategy – Community Guardianship	51
8.7	SITE HARDENING	51
8.7.1	Errant Vehicles	51
8.7.2	Emergency Management Planning	52
8.8	GRAFFITI MANAGEMENT PLAN	52
8.8.1	Graffiti Deterrent	52
8.8.2	Graffiti Removal	52

8.9 FIRE ISOLATED STAIRWAY RE-ENTRY PROVISIONS	52
8.10 SUMMARY	55
9.0 CONCLUSION	58
10.0 ANNEX A – CPTED MARK-UP OF ARCHITECTURAL PLANS	59
11.0 ANNEX B – NSW POLICE CHECKLIST	60

Executive Summary

This Security and CPTED Report for Wollongong Developments No.8 Pty Ltd provides a comprehensive assessment of the Crime Prevention Through Environmental Design (CPTED) principles for the proposed mixed-use development at 216-238 Keira St, 221-291 Crown Street and 86-90 Burelli Street Wollongong, NSW 2500. Prepared by Lote Consulting Pty Ltd, this report incorporates Australian and international standards, including the Safer by Design guidelines by NSW Police and other key documents like the ANZCTC Hostile Vehicle Guidelines and the National Construction Code.

The CPTED review highlights crime statistics for the Wollongong City Council LGA, focusing on sexual assault, offences against the person, other drug offences and breach apprehended violence order. The crime rates in Wollongong are higher than the NSW average, necessitating risk mitigation treatments during the construction stage.

The report emphasises the need for security measures such as lighting, video surveillance, access control, and wayfinding signage to mitigate crime risks. Recommendations include addressing blind spots, enhancing surveillance, and implementing anti-graffiti measures. Additional security measures have been recommended to address pedestrian safety from errant or hostile vehicles and security vulnerabilities that arise from requirements to comply with NCC fire isolated stairway re-entry requirements owing to the effective building heights exceeding 25m. The report also suggests the development of a Total Security Management Plan (TSMP) for ongoing management of security outcomes.

1.0 Introduction

This Crime Prevention through Environmental Design report (CPTED) prepared by Lote Consulting on behalf of Wollongong Developments No.8 Pty Ltd supports a State Significant Development Application (SSDA) for an Infill Affordable Housing Development, SSD-76440958, for the site at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong.

Specifically, consent is sought for the following development in this SSDA:

- Demolition of existing structures on the site, retention of heritage facades, tree removal and site excavation for new basement.
- Construction of a new mixed-use development consisting of:
 - Four residential towers, ranging from 16 to 38 storeys and comprising 540 apartments including:
 - Approx. 416 market apartments.
 - Approx. 124 affordable apartments.
 - Residential lobbies and podium.
 - Communal open space.
 - A 10-storey commercial office building, an 8-storey hotel comprising 80 rooms, and numerous retail tenancies consisting of:
 - 9,479 sqm of commercial GFA.
 - 7,443 sqm of hotel GFA.
 - 7,110 sqm of retail GFA.
- Car, motorcycle and bicycle parking for residents, workers and visitors across two basement levels, mezzanine, lower ground and levels 1 and 2 including:
 - 675 car parking spaces, including:
 - 525 residential spaces (including 55 accessible spaces).
 - 78 residential visitor spaces.
 - 52 commercial/retail
 - 10 hotel (staff only) spaces.
 - 10 Share spaces
 - Four (4) loading bays.
 - 180 Residential bicycle parking spaces.
 - 45 Residential visitor bicycle parking spaces.
 - 79 commercial and retail bicycle parking spaces.
 - 47 motorcycle parking spaces.
- New public open space including a new public plaza.
- Associated landscaping and public domain works.

This report recommends targeted security measures such as lighting, surveillance, access control and anti-graffiti treatments to address elevated local crime rates and vulnerabilities related to pedestrian safety and fire stairway re-entry, while proposing a Total Security Management Plan for ongoing risk mitigation.

2.0 Disclaimer and Limitations

Nothing contained in this report is intended to be, and nor should it be construed as, the provision of legal advice. The opinions and recommendations contained herein are based on information provided to the reviewer by the architect and other sources during the review. All reasonable attempts have been made to confirm and verify the information thus provided within the time frame allowed for the review. This report has been prepared based on the instructions of the party to whom it is addressed and may not be suitable for other purposes.

3.0 Methodology

This report has been prepared in accordance with ISO 22341:2021 – Security and Resilience – Protective Security – Guidelines for Crime Prevention through Environmental Design. It has also been prepared in consideration of the NSW Department of Urban Affairs and Planning publication: ‘Crime prevention and the assessment of development applications – Guidelines under Section 4.15 of the Environmental Planning and Assessment Act 1979’, 2001. The Wollongong Development Control Plan 20091 also makes up the core documentation for the development of this report.

3.1 Reference Documents

- Critical State Significant Infrastructure Standard Secretary’s Environmental Assessment Requirements (SEARs. 2015)²
- Industry Specific SEARS. 2024)
- Planning Secretary’s Environmental Assessment Requirements 2024
- Wollongong DCP mixed-use development³
- Wollongong DCP Development in Centres and Peripheral Sales Precincts⁴
- Wollongong DCP Car Parking, Access, Servicing/Loading Facilities and Traffic Management⁵
- ISO 22341:2021 – Security and Resilience⁶
- AS/NZS 4282:2023 – Outdoor Lighting Obtrusive Effects
- AS/NZS 1428:2021 – Design for Access and Mobility
- AS 2208:2023 – Buildings Safety Glazing Materials
- AS/NZS 62676.1.1:2020 – Set Video Surveillance Systems
- AS/NZS 2201.1:2007 – Set Alarm and Electronic Security Systems⁷
- AS/NZS 1680.0:2009 – Interior Lighting – Safe Movement⁸

¹ ‘Wollongong Development Control Plans (DCP) 2009’.

² ‘Critical State Significant Infrastructure Standard Secretary’s Environmental Assessment Requirements (SEARs)’.

³ ‘Wollongong DCP Mixed-use Development’.

⁴ ‘Wollongong DCP Development in Centres and Peripheral Sales Precincts’.

⁵ ‘Wollongong DCP Car Parking, Access, Servicing/Loading Facilities and Traffic Management’.

⁶ ‘ISO 22341:2021 Security and Resilience’.

⁷ ‘AS/NZS 2201.1:2007 - Intruder Alarm Systems’.

⁸ ‘AS/NZS 1680.0:2009 - Interior Lighting’.

4.0 Conduct of the Review

The review will involve the steps shown in Figure 4-1:

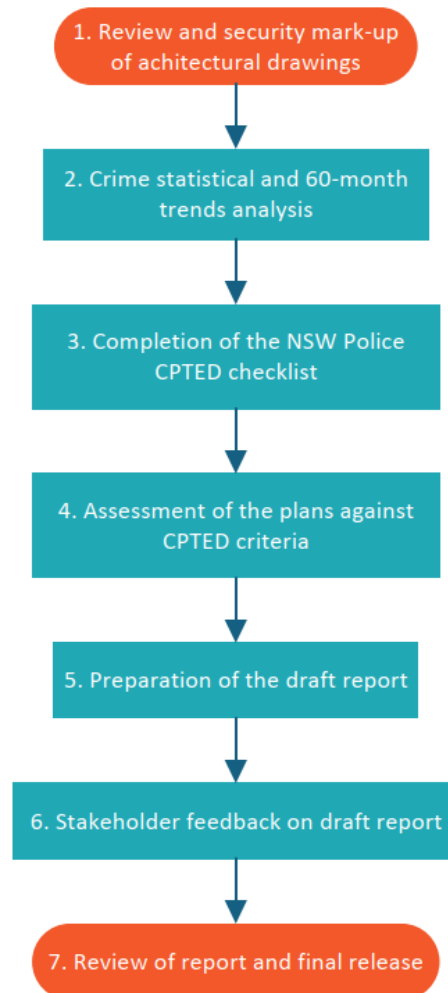


Figure 4-1 – Review Flowchart

5.0 Project Appreciation

5.1 Project Description

The site is situated at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong, within the Wollongong Local Government Area (LGA). The site forms part of the Wollongong City Centre Precinct, as identified in the Wollongong Local Environmental Plan 2009 (WELP). It is well located, being approximately 280m from Wollongong Train Station which provides services within Wollongong and to the Sydney CBD. It is adjacent to Wollongong Central shopping centre, a major regional retail hub. The site has ample access to public open space being less than 50m from MacCabe Park. The site comprises a significant landholding of approximately 13,088m² with frontages to Crown Street, Keira Street, Burelli Street and Atchison Street. The site is owned by Wollongong Developments No.8 Pty Ltd.

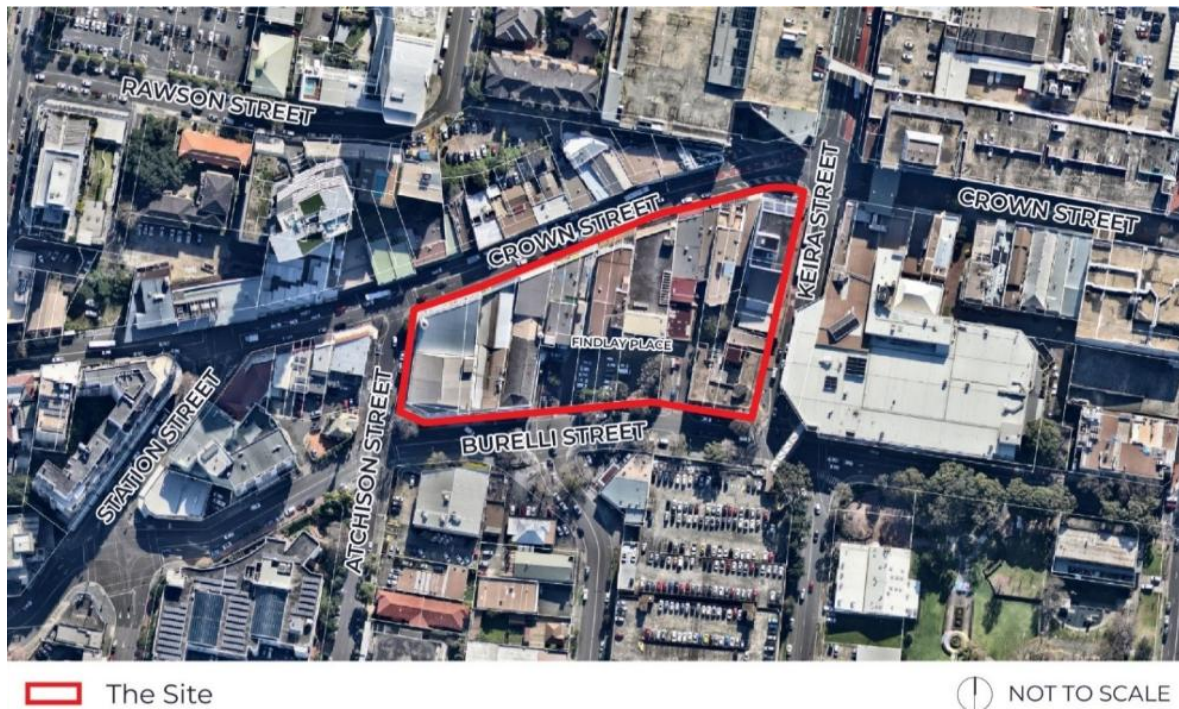


Figure 5-1 Source aerial - Nearmap, edits by Ethos Urban



Figure 5-2 Proposed Development via DA5000- Eye of the Sun

5.2 Site Description

Table 5-1- Site Description

Legal Description	Address
Lot 1 in DP 112417	216-222 Keira Street
Lot 100 in DP 774957	226-230 Keira Street
Lot 9 in DP 551157	232-234 Keira Street
Lot 8 in DP 546125	236-238 Keira Street
Lot 1 in DP 88455	86 Burelli Street
Lot 4 in DP 17979	
Lot 5 in DP 17979	
Lot B in DP 395330	90 Burelli Street
Lot 1 in DP 220513	221-229 Crown Street
Lot 3 in DP 17979	231 Crown Street
Lot 2 in DP 17979	233-235 Crown Street
Lot 1 in DP 17979	
Lot 7 in DP 878243	237-241 Crown Street
Lot 1 in DP 1135333	243-251 Crown Street
Lot 1 in DP 226374	253-259 Crown Street
Lot 1 in DP 183348	
Lot 2 in DP 226374	
Lot 3 in DP 319452	261 Crown Street
Lot 2 in DP 319452	269-271 Crown Street
Lot 1 in DP 319452	
Lot 2 in DP 181570	273-279 Crown Street
Lot 1 in DP 1116034	
Lot 1 in DP 82673	281-291 Crown Street
Lot 1 in DP 117019	
Lot 1 in DP 927806	281-291 Burelli Street
Lot 1 in DP 1198873	
Lot 1 in DP 1087986	

5.3 Background

An existing consent approved on 12 December 2022 (DA-2021/957) applies to the site. The consent was granted for the demolition of existing structures, retention of heritage facades, tree removal, excavation for basement car parking and construction of a mixed-use development at the street block bound by Crown, Keira, Burelli and Atchison Streets, comprising three (3) residential towers (shop top housing), one (1) commercial building, retail shops, entertainment facilities (cinema, exhibition/performance space) and a wellness centre (pool, gym, and health services).

5.4 Location

The site is shown by the aerial view in Figure 5-3. The proposed development will span across 221-291 Crown Street, 216-238 Keira Street, and 86-90 Burelli Street and is situated within an E2 Commercial Centre zone on Kiera Street. The neighbourhood features numerous shops, cafes, and restaurants. As Wollongong's commercial centre, it experiences high foot traffic and frequent vehicle-pedestrian intersections. The development will maintain the façade of the hotel and the Marcus Clarke building which is a heritage-listed building with the floorspace re-purposed for retail & commercial purposes.



Figure 5-3 Aerial view of Proposed Development (Courtesy of Six Maps)

5.5 Secretary's Environmental Assessment Requirements

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARS) dated 8 October 2024 for SSD-76440958. Specifically, this report has been prepared to respond to those SEARS summarised in the table below.

Table 5-2- SEARS Requirements & Response

Requirement	Response
7. Public Space - Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. - Demonstrate how the development: - ensures that public space is welcoming, attractive and accessible for all. - maximises permeability and connectivity. - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. - maximises street activation. - minimises potential vehicle, bicycle and pedestrian conflicts. - Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>.	This CPTED Report addresses Public Space SEARs requirements through the integration of First and Second Generation CPTED principles. These include surveillance, access control, territorial reinforcement and community activation, supported by targeted recommendations to enhance safety, permeability, connectivity and overall public domain amenity. Section 8.0 presents the detailed CPTED analysis demonstrating how these principles are applied.

5.6 Proximity to Emergency Services

Since the development will be located in the Wollongong CBD, it will be conveniently within close proximity to all emergency services. This ensures a rapid response in case of any emergencies, as tabulated in Table 5-3. Figure 5-4, Figure 5-5, Figure 5-6 and Figure 5-7 show these distances.

Table 5-3 Distance to Emergency Services

Emergency Services	Distance	Figure
Wollongong Hospital	1.5 km or approximately a 4-minute drive	Figure 5-4
NSW Ambulance Station, Wollongong	2.1 km or approximately a 6-minute drive	Figure 5-5
Wollongong Police Station	900 m or approximately a 3-minute drive	Figure 5-6
Rural Fire Brigade, Wollongong	1.1 km or approximately a 3-minute drive	Figure 5-7

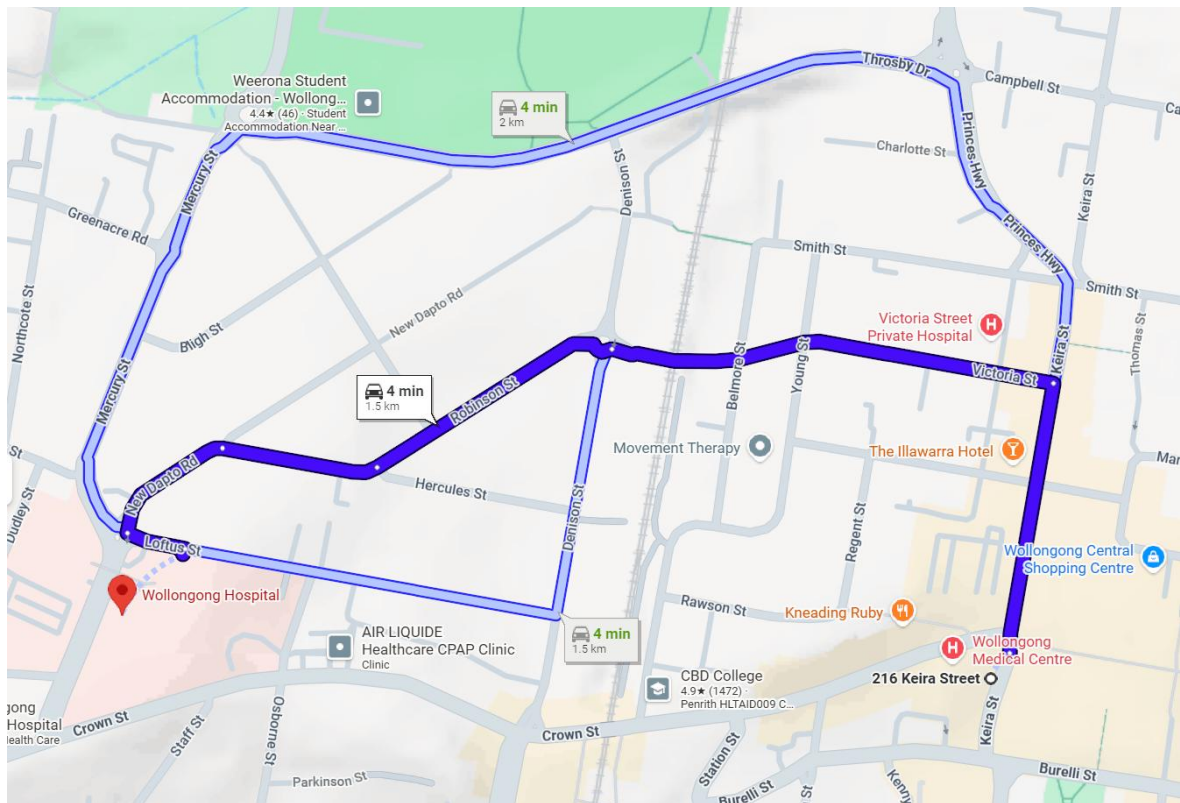


Figure 5-4 Proximity to Wollongong Hospital and Approximate Drive Time (courtesy of Google Maps).

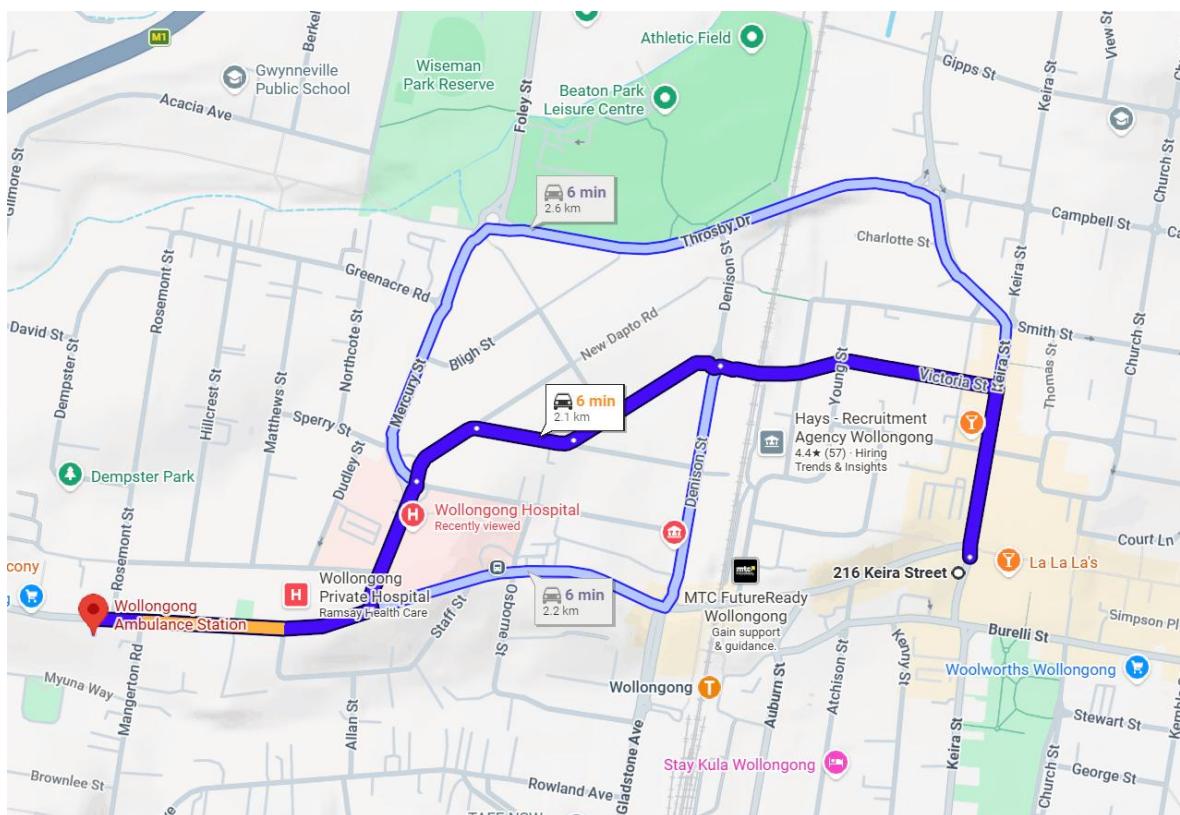


Figure 5-5 Proximity to NSW Ambulance Station Wollongong and Approximate Drive Time (courtesy of Google Maps).

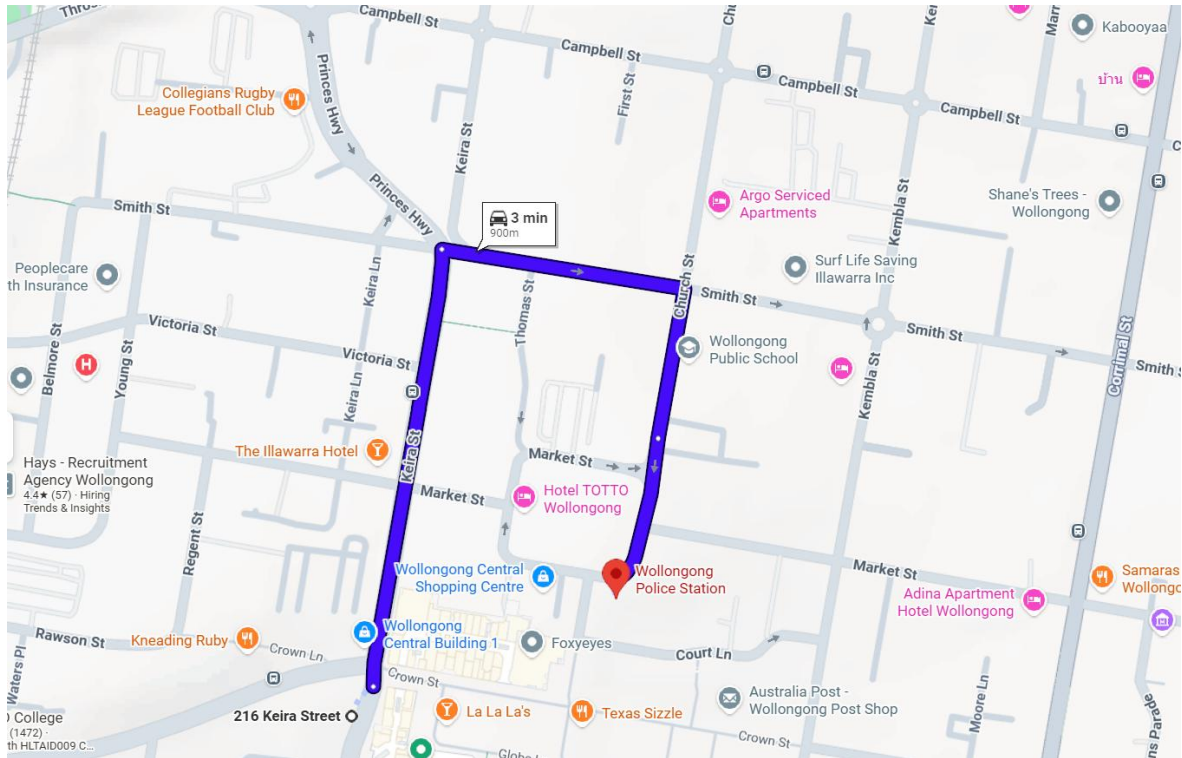


Figure 5-6 Proximity to Wollongong Police Station and Approximate Drive Time (courtesy of Google Maps)

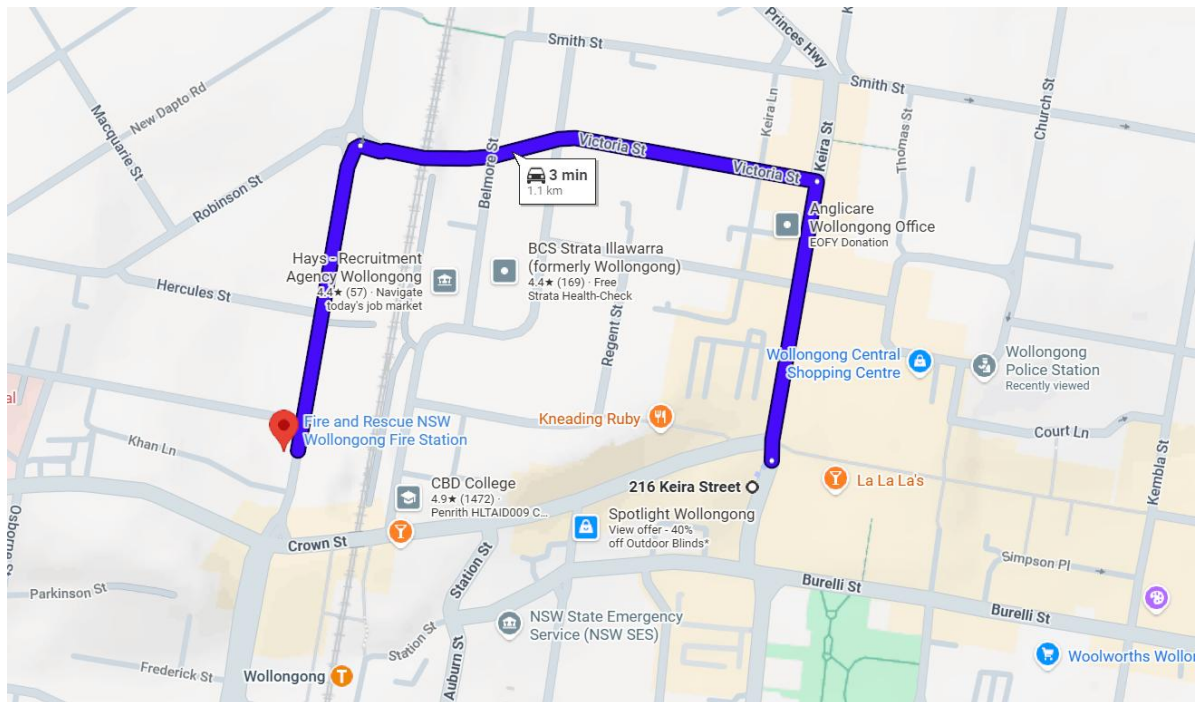


Figure 5-7 Proximity to Wollongong Fire and Rescue NSW and Approximate Drive Time (courtesy of Google Maps)

6.0 Statistical Analysis

Wollongong is a coastal city in Australia, south of Sydney and a part of the Wollongong City Council LGA with a population of 214,564. According to the 2021 Census date, the median age of the population is 39 years with an approximate even distribution across the genders and a median weekly income of \$1,682 (ABS, 2021 Census).

6.1 Wollongong City Council Crime Statistics

Wollongong experiences higher crime rates than the NSW state average and has high number of incidents across most major crime categories. Looking into 120-months of crime statistics for the Wollongong City Council LGA, tabulated in Table 6-2, there are four crime categories warranting attention, and they include: sexual assault incidents, other offences against the person, possession and/or use of cocaine and possession and/or use of other drugs.

6.2 Wollongong CBD Crime Statistics

The location of the development within the Wollongong CBD positions it in a high crime area. It experiences higher than average rates and incidents in comparison to the rest of NSW, as illustrated in Table 6-1. The following crime categories are flagged for further consideration:

- Wollongong experiences a rate of 1020.1 per 100,000 population for non-domestic assault incidents which is significantly higher than NSW rates (401.8 per 100,000 population). The number of incidents, between October 2023 and September 2024, have reached a total of 229.
- Wollongong has a considerably higher theft incident rate (6182.9 per 100,000 population) compared to NSW (2313.9 per 100,000 population) with an alarming total number of incidents of 1388.
- Wollongong experiences a higher rate of sexual assault (454.4 per 100,000) in comparison to the state of NSW (255.8 per 100,000). It has seen a significant rise with a 11.5% increase in the past 120-month period.
- Wollongong's rate of malicious damage to property incidents is high at 1153.7 per 100,000 people compared to the NSW average of 552.1 per 100,000, with 259 incidents in the past year.
- From January 2025 to December 2025, the drug-related crime incident rate for Wollongong (2507.9 per 100,000 population) has seen a significant increase and is much higher than NSW's rate (471.1 per 100,000 population), suggesting a relatively higher occurrence of drug offences ranging from possession, manufacture and dealing.

It is important to recognise that trends in crime statistics do not necessarily indicate actual risk levels. While some data may reflect a decline in crime rates over a year, the frequency of such incidents can still be high and thus warrant mitigation measures. Additionally, the indication of higher rates and increases over the years should prompt the consideration of extra measures when coordinating security efforts for the site.

6.3 Crime Hotspot Analysis

Further, specific analysis was conducted on the various crime categories in Wollongong in relation to its geography. This is presented in Section 7 Crime Maps and Crime Hotspot Maps.

Table 6-1 - Wollongong Crime Trends

Crime type	NSW Rate per 100,000 population, January 2025 to December 2025	Wollongong Rate per 100,000 population, January 2025 to December 2025	Number of Incidents
Non-domestic assault incidents	401.8	1020.1	229
Intimidation, stalking, harassment	588.8	868.6	195
Robbery	21.2	66.8	15
Homicide	1.3	4.5	1
Sexual offences	255.8	454.4	102
Theft incidents	2313.9	6182.9	1388
Malicious damage to property incidents	552.1	1153.7	259
Drug offences incidents	471.1	2507.9	563
Prohibited and Regulated Weapons Offences	170.1	761.7	171
Arson	54.4	35.6	8
Trespass	157.9	267.3	60

6.4 NSW Recorded Crime Statistics 2020-2024

Wollongong City Council Local Government Area: Number of recorded incidents and rate per 100,000 population; 24 and 120-month trend.

Table 6-2 – Recorded incidents of selected offences in the Wollongong City Council Local Government Area (Annual Totals and 120-month trend from January 2021 to December 2025) [source: NSW Bureau of Crime Statistics and Research]

Offence group	Offence type	Two year trend (%)^^	Ten year trend (annual average % change)^^	Number of incidents					Rate per 100,000 population				
				January 2021 - December 2021	January 2022 - December 2022	January 2023 - December 2023	January 2024 - December 2024	January 2025 - December 2025	January 2021 - December 2021	January 2022 - December 2022	January 2023 - December 2023	January 2024 - December 2024	January 2025 - December 2025
The major offences	Murder^	nc**	nc**	0	1	2	2	2	0.0	0.5	0.9	0.9	0.9
	Domestic violence related assault	17.3%	Stable	654	658	707	735	862	304.6	304.0	322.6	335.4	393.4
	Non-domestic violence related assault	Stable	Stable	709	769	847	783	760	330.2	355.3	386.5	357.3	346.8
	Sexual assault	Stable	11.5%	189	261	299	326	393	88.0	120.6	136.4	148.8	179.3
	Sexual touching, sexual act and other sexual offences	Stable	5.9%	196	201	203	222	232	91.3	92.9	92.6	101.3	105.9
	Robbery	Stable	-3.4%	52	48	47	38	47	24.2	22.2	21.4	17.3	21.4
	Break and enter dwelling	Stable	-5.9%	566	476	528	461	481	263.6	219.9	240.9	210.4	219.5
	Break and enter non-dwelling	Stable	-7.1%	272	179	189	221	241	126.7	82.7	86.2	100.8	110.0
	Motor vehicle theft	Stable	Stable	353	337	366	372	422	164.4	155.7	167.0	169.8	192.6
	Steal from motor vehicle	Stable	-5.5%	1,116	984	1,186	812	824	519.8	454.6	541.2	370.5	376.0

	Steal from retail store	Stable	3.1%	701	871	1,143	1,157	1,123	326.5	402.4	521.6	528.0	512.5
	Other stealing offences	Stable	-2.9%	994	889	1,007	1,103	1,149	463.0	410.7	459.5	503.3	524.3
	Malicious damage to property	Stable	-3.9%	1,302	1,361	1,309	1,347	1,272	606.4	628.8	597.3	614.7	580.4
Other Homicide	Attempted murder	nc**	nc**	1	0	0	0	0	0.5	0.0	0.0	0.0	0.0
	Murder accessory, conspiracy	nc**	nc**	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0
	Manslaughter^	nc**	nc**	0	0	0	1	0	0.0	0.0	0.0	0.5	0.0
Other Assault	Assault Police	Stable	Stable	82	69	75	63	61	38.2	31.9	34.2	28.7	27.8
Abduction and kidnapping		nc**	nc**	11	5	5	3	3	5.1	2.3	2.3	1.4	1.4
Robbery	Robbery without a weapon	Stable	nc**	22	18	26	21	25	10.2	8.3	11.9	9.6	11.4
	Robbery with a firearm	nc**	nc**	6	3	3	0	2	2.8	1.4	1.4	0.0	0.9
	Robbery with a weapon not a firearm	nc**	nc**	24	27	18	17	20	11.2	12.5	8.2	7.8	9.1
Blackmail and extortion		Stable	nc**	2	40	86	32	31	0.9	18.5	39.2	14.6	14.1
Coercive Control		nc**	nc**	0	0	0	6	16	0.0	0.0	0.0	2.7	7.3
Intimidation, stalking and harassment		Stable	4.3%	784	867	984	1,020	1,171	365.2	400.6	449.0	465.5	534.4
Other offences against the person		100.0%	9.3%	52	30	34	30	60	24.2	13.9	15.5	13.7	27.4
Other Theft	Receiving or handling stolen goods	Stable	Stable	206	226	269	255	241	95.9	104.4	122.8	116.4	110.0
	Steal from dwelling	Stable	-2.1%	442	375	426	443	491	205.9	173.3	194.4	202.2	224.1

	Steal from person	Stable	-12.7%	41	31	35	37	26	19.1	14.3	16.0	16.9	11.9
	Stock theft	nc**	nc**	1	0	2	0	1	0.5	0.0	0.9	0.0	0.5
	Fraud	Stable	Stable	1,040	1,153	1,136	991	871	484.4	532.7	518.4	452.2	397.5
	Other theft	Stable	-2.8%	510	483	544	623	631	237.5	223.2	248.2	284.3	287.9
Arson		Stable	-5.8%	126	84	119	101	111	58.7	38.8	54.3	46.1	50.7
Drug offences	Possession and/or use of cocaine	Stable	13.4%	60	52	65	57	65	27.9	24.0	29.7	26.0	29.7
	Possession and/or use of narcotics	Stable	nc**	40	42	47	51	64	18.6	19.4	21.4	23.3	29.2
	Possession and/or use of cannabis	Stable	Stable	399	475	601	482	487	185.8	219.5	274.3	219.9	222.2
	Possession and/or use of amphetamines	Stable	3.9%	274	254	232	378	385	127.6	117.4	105.9	172.5	175.7
	Possession and/or use of ecstasy	Stable	nc**	23	10	38	22	28	10.7	4.6	17.3	10.0	12.8
	Possession and/or use of other drugs	Stable	10.3%	111	172	225	228	212	51.7	79.5	102.7	104.0	96.7
	Dealing, trafficking in cocaine	nc**	nc**	122	12	49	6	36	56.8	5.5	22.4	2.7	16.4
	Dealing, trafficking in narcotics	nc**	nc**	21	5	13	9	13	9.8	2.3	5.9	4.1	5.9
	Dealing, trafficking in cannabis	nc**	nc**	23	8	10	11	9	10.7	3.7	4.6	5.0	4.1
	Dealing, trafficking in amphetamines	Stable	-20.5%	281	25	27	63	23	130.9	11.6	12.3	28.7	10.5

		nc**	nc**	8	1	3	8	6	3.7	0.5	1.4	3.7	2.7
	Dealing, trafficking in ecstasy	nc**	nc**										
	Dealing, trafficking in other drugs	nc**	nc**	10	1	10	13	5	4.7	0.5	4.6	5.9	2.3
	Cultivating cannabis	nc**	nc**	23	28	14	18	10	10.7	12.9	6.4	8.2	4.6
	Manufacture drug	nc**	nc**	1	1	1	4	1	0.5	0.5	0.5	1.8	0.5
	Importing drugs	nc**	nc**	1	1	1	0	2	0.5	0.5	0.5	0.0	0.9
	Other drug offences	Stable	4.2%	177	217	313	269	213	82.4	100.3	142.8	122.8	97.2
Prohibited and regulated weapons offences		Stable	Stable	362	454	556	545	530	168.6	209.8	253.7	248.7	241.9
Disorderly conduct	Trespass	Stable	Stable	209	220	273	328	317	97.3	101.6	124.6	149.7	144.7
	Offensive conduct	-44.6%	-12.2%	86	119	80	101	56	40.1	55.0	36.5	46.1	25.6
	Offensive language	nc**	nc**	39	43	48	28	13	18.2	19.9	21.9	12.8	5.9
	Criminal intent	Stable	Stable	50	40	73	74	73	23.3	18.5	33.3	33.8	33.3
Betting and gaming offences		nc**	nc**	1	1	0	0	0	0.5	0.5	0.0	0.0	0.0
Liquor offences		-57.3%	-11.0%	145	281	303	281	120	67.5	129.8	138.3	128.2	54.8
Pornography offences		Stable	nc**	24	29	32	41	39	11.2	13.4	14.6	18.7	17.8
Against justice procedures	Escape custody	nc**	nc**	6	2	5	4	3	2.8	0.9	2.3	1.8	1.4

	Breach Apprehended Violence Order	Stable	6.8%	520	534	623	767	857	242.2	246.7	284.3	350.0	391.1
	Breach bail conditions	-14.3%	1.9%	1,787	1,678	1,585	1,745	1,495	832.3	775.3	723.3	796.3	682.2
	Fail to appear	nc**	nc**	19	28	45	2	1	8.8	12.9	20.5	0.9	0.5
	Resist or hinder officer	Stable	Stable	153	204	184	177	185	71.3	94.3	84.0	80.8	84.4
	Other offences against justice procedures	Stable	nc**	32	38	51	40	48	14.9	17.6	23.3	18.3	21.9
Transport regulatory offences		30.6%	-6.1%	2,988	2,892	2,839	2,306	3,011	1,391.7	1,336.1	1,295.5	1,052.3	1,374.0
Other offences		Stable	-6.3%	2,627	581	413	361	314	1,223.6	268.4	188.5	164.7	143.3

^ For murder and manslaughter, the data are counts of recorded victims, not criminal incidents.

^^ The trend test used was a two-tailed Kendall's rank-order correlation test with a 0.05 level of significance.

For the 24-month trend the annual percentage change is provided if the trend was significant.

For the 60-month trend the average annual percentage change is provided if the trend was significant.

* Ranks and rates are only calculated for Local Government Areas (LGAs) with populations of 3000 people or more (n = 120).

Sydney LGA is excluded from the rankings because the resident population does not reflect the number of people present each day.

Ranks and rates are not calculated for the 'In Custody' category.

Rates are only calculated for the major offences. Ranks are not calculated for murder due to the low number of recorded victims per LGA.

The robbery and sex offence categories are combined because the numbers are too small within the individual categories to calculate reliable rate estimates.

** Trend information is not calculated (nc) if at least one 12-month period in the selected timeframe had less than 20 incidents.

Source: NSW Bureau of Crime Statistics and Research

Red highlighted statistics indicate rising crime trends or high incidents of crime occurrence.

Green highlighted statistics indicate declining crime trends.

7.0 Crime Maps and Crime Hotspot Maps

This section illustrates the crime maps and crime hotspot maps, along with graphs comparing certain crime trends to the rates in NSW. It is recommended that these are examined prior to viewing the CPTED Analysis below.

7.1 Risk Matrix

The following risk matrix will be used to conduct a comprehensive risk analysis in Table 7-2. This matrix categorises the severity of potential incidents into five levels: Insignificant, Minor, Moderate, Major and Catastrophic. Each level is assessed based on the likelihood of occurrence, ranging from Almost Certain to Rare. It is crucial to understand the implications of each category to implement appropriate safety measures and enhance overall crime prevention efforts.

Table 7-1 Risk Matrix

		Consequence				
		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood	Almost Certain	Medium	High	High	Extreme	Extreme
	Likely	Medium	Medium	High	High	Extreme
	Possible	Low	Medium	Medium	High	High
	Unlikely	Low	Low	Medium	Medium	High
	Rare	Low	Low	Low	Medium	Medium

Table 7-2 Crime Map analysis

Crime type	Link to Figure	Crime Maps and Comparison Graphs	Analysis	Risk Analysis	Crime Mitigation Strategies
Non-Domestic Violence Related Assault	Figure 7-1	Crime Rate Map	Wollongong City LGA has a high rate of non-domestic violence per 100,000 population.	Likelihood: Likely Consequence: Moderate Level of risk: High	Implementing video surveillance in areas with limited passive surveillance to deter potential offenders and provide evidence in case of an incident. Ensure that all areas, especially common areas like car parks, corridors and entrances are well-lit, this can
	Figure 7-2	Crime Hotspot Map	Development found within a high-density location of non-domestic violence incidents.		
	Figure 7-3	Rates by Premises	Majority of non-domestic		

			violence found on residential, retail and street/footpath premises.		further reduce the likelihood of assault.
	Figure 7-4	Comparison with NSW Rate	Non-Domestic Violence related assault rates in Wollongong City LGA are higher than the state average.		
Homicide	Figure 7-5	Crime Rate Map	Wollongong City LGA has a mid-high rate of homicide per 100,000 population.	Likelihood: Possible Consequence: Catastrophic Level of risk: High	Maximising opportunities for natural surveillance by eliminating hidden spaces that could provide concealment for potential offenders.
Robbery	Figure 7-6	Crime Rate Map	Wollongong City LGA has a high rate of robbery related crimes per 100,000 population.	Likelihood: Possible Consequence: Moderate Level of risk: Medium	Implementing access control systems such as card readers to ensure only authorised people can gain access to the buildings. Install surveillance cameras around the perimeter of the site to deter offenders.
	Figure 7-7	Crime Hotspot Map	Development found within a high-density location of robbery related incidents.		
Sexual Offences	Figure 7-8	Crime Rate Map	Wollongong City LGA has a high rate of sexual offences per 100,000 population.	Likelihood: Possible Consequence: Major Level of risk: High	Install CCTV cameras and security lighting across the perimeter of the site to deter offenders and allow them to be caught if an incident occurs.
	Figure 7-9	Comparison with NSW Rate	Sexual offence rates in Wollongong City LGA are higher than the state average.		

Intimidation, stalking and harassment	Figure 7-10	Crime Rate Map	Wollongong City LGA has a high rate of intimidation, stalking and harassment crimes per 100,000 population.	Likelihood: Likely	Install surveillance cameras in common areas, such as hallways, stairwells, parking lots and entrances. Establish a supportive community culture for residents to feel comfortable to report any incidents.
	Figure 7-11	Rates by Premises	Majority of non-domestic violence found on residential, and street/footpath premises.	Consequence: Minor Level of risk: Medium	
Malicious Damage to Property	Figure 7-12	Crime Rate Map	Wollongong City LGA has a high rate of malicious damage to property crime per 100,000 population.	Likelihood: Possible	Security lighting and surveillance cameras can be used as a form of deterrence as well as a mechanism to catch offenders.
	Figure 7-13	Crime Hotspot Map	Development found within a high-density location of malicious damage to property incidents.	Consequence: Moderate Level of risk: Medium	
Theft	Figure 7-14	Crime Rate Map	Wollongong City LGA has a high rate of theft related crimes per 100,000 population.	Likelihood: Likely	Security lighting and surveillance cameras can be used as a form of deterrence as well as provide evidentiary recordings in which can be used as a means to identify possible offenders.
	Figure 7-15	Comparison with NSW Rate	Theft rates in Wollongong City LGA are higher than the state average.	Consequence: Moderate Level of risk: High	
Drug Offences	Figure 7-16	Crime Rate Map	Wollongong City LGA has a high rate of drug offences per 100,000 population.	Likelihood: Likely Consequence: Moderate	Encouraging a sense of community and social cohesion amongst residents

	Figure 7-17	Comparison with NSW Rate	Drug offence rates in Wollongong City LGA are higher than the state average.	Level of risk: High	can help create a safer environment.
Prohibited and Regulated Weapons Offences	Figure 7-18	Crime Rate Map	Wollongong City LGA has a high rate of weapons related offences per 100,000 population.	Likelihood: Possible Consequence: Major	Implementing video surveillance in areas with limited passive surveillance can help deter potential offenders and provide evidence in case of an incident.
	Figure 7-19	Comparison with NSW Rate	Prohibited and regulated weapons offence rates in Wollongong City LGA are higher than the state average.	Level of risk: High	
Arson	Figure 7-20	Crime Rate Map	Wollongong City LGA has a low rate of arson related crimes per 100,000 population.	Likelihood: Unlikely Consequence: Minor Level of risk: Low	Implementing surveillance cameras and access control to limit access to the site to residents only to prevent unauthorised access.
Trespass	Figure 7-21	Crime Rate Map	Wollongong City LGA has a low-mid rate of trespass related crimes per 100,000 population.	Likelihood: Possible Consequence: Moderate Level of risk: Medium	Landscaping should not allow anyone to hide within it. It is recommended to use harsh landscaping in certain areas of the site to deter access.

7.2 Non-Domestic Violence Related Assault

(Please note that the project site is in proximity to the red circle in the following maps.)

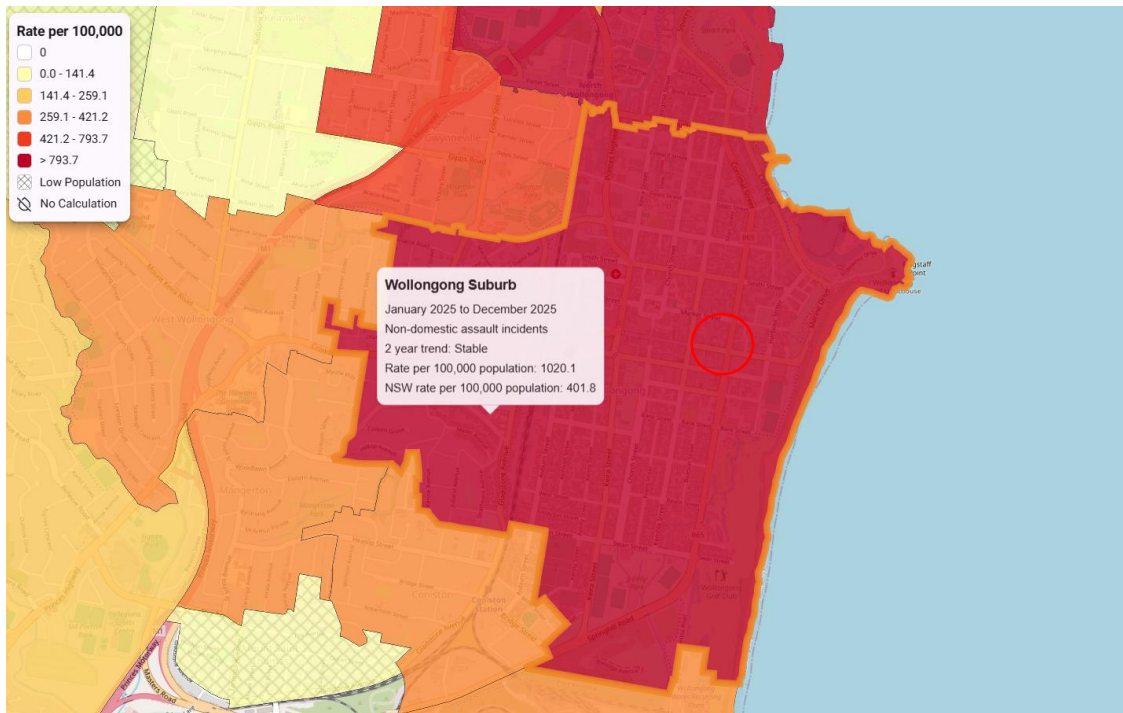


Figure 7-1 Non-Domestic Violence Related Assault – Crime Rate Map of Wollongong from January 2025 to December 2025. There were 229 incidents of non-domestic violence related assault recorded for this period.

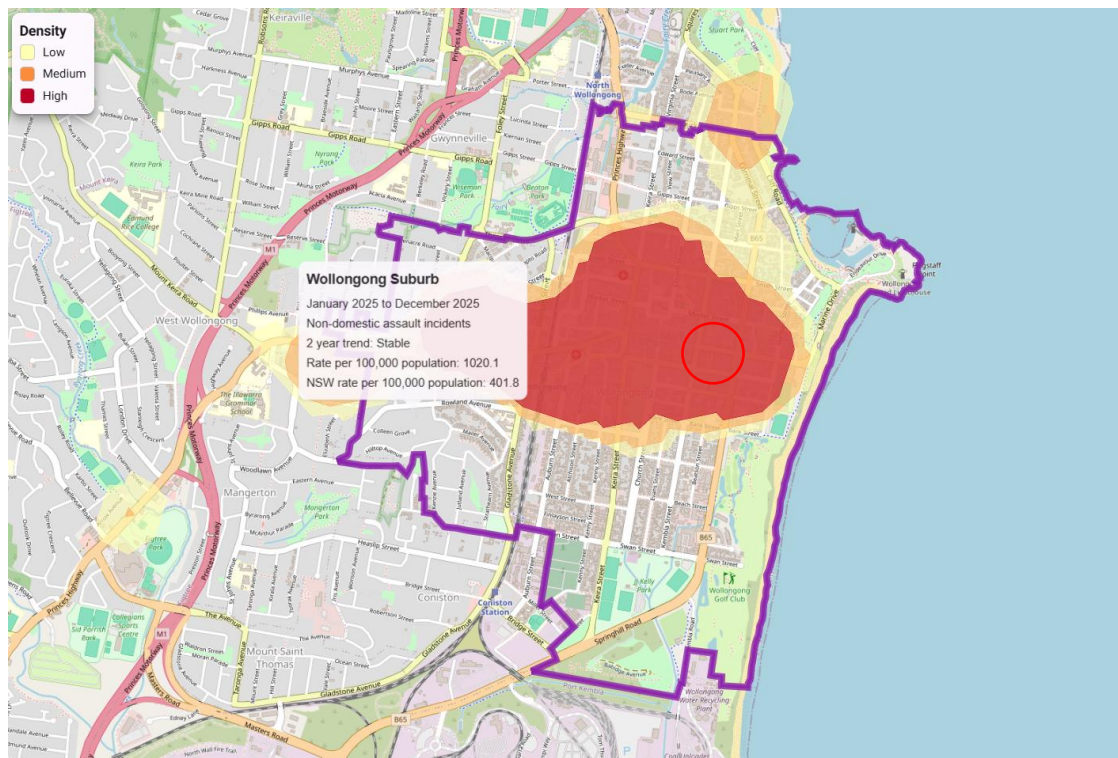


Figure 7-2 - Non-Domestic Violence Related Assault – Crime Hotspot Map of Wollongong from January 2025 to December 2025. There were 229 incidents of non-domestic violence related assault recorded for this period.

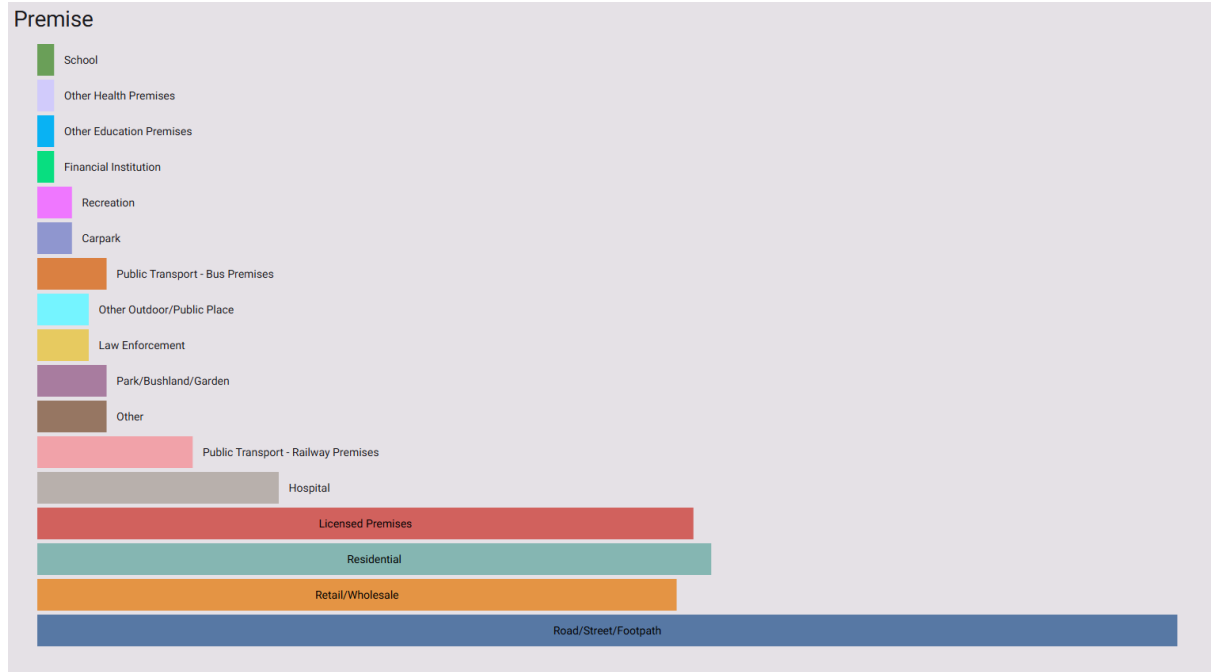


Figure 7-3 - Non-Domestic Violence Related Assault by premises in Wollongong from January 2025 to December 2025. There were 229 incidents of non-domestic violence related assault recorded for this period.

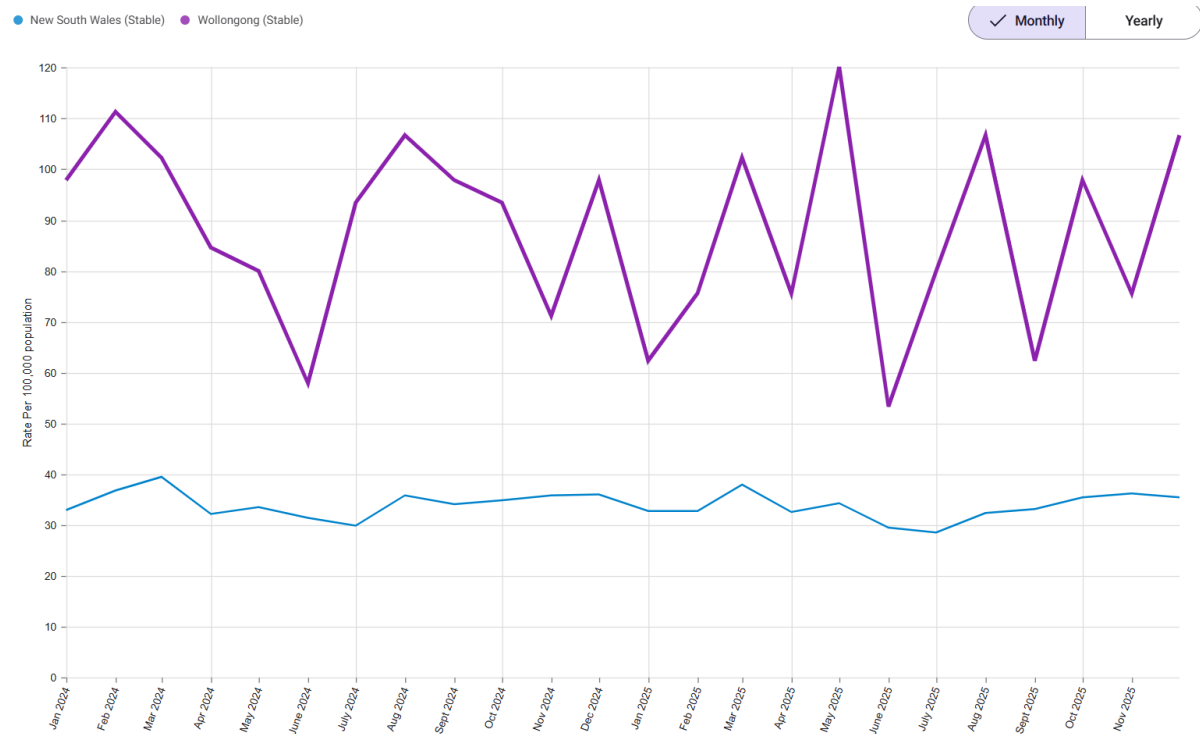


Figure 7-4 - Non-Domestic Violence Related Assault NSW rate as compared Wollongong from January 2025 to December 2025. There were 229 incidents of non-domestic violence related assault recorded for this period.

7.3 Homicide

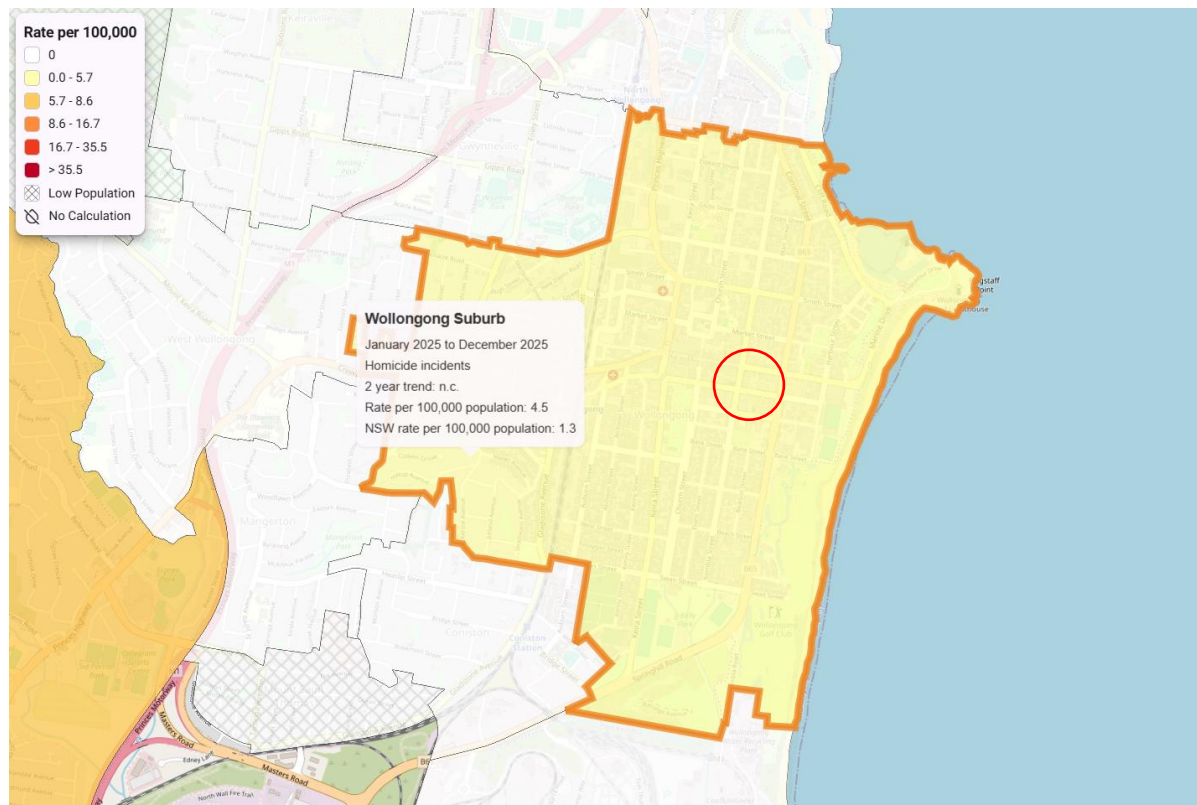


Figure 7-5 - Homicide – Crime Rate Map of Wollongong from January 2025 to December 2025. There were 1 incident of homicide recorded for this period.

7.4 Robbery

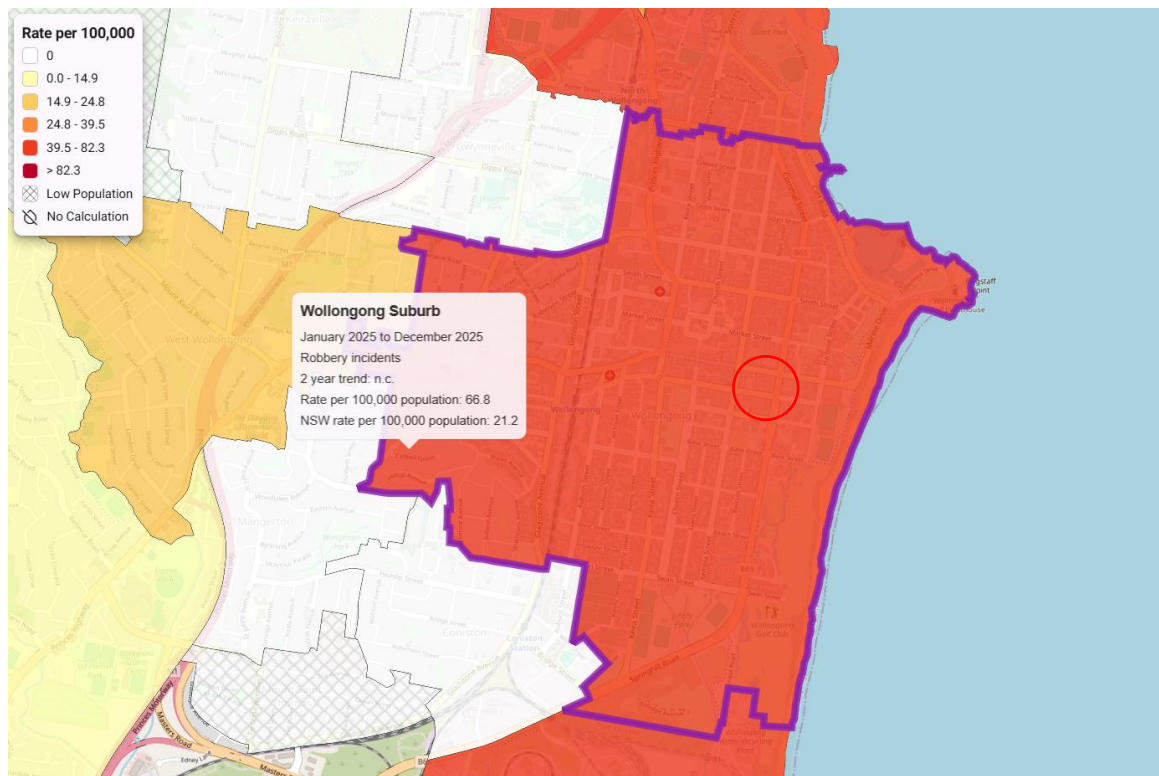


Figure 7-6 - Robbery – Crime Rate Map of Wollongong from January 2025 to December 2025. There were 15 incidents of robbery recorded for the suburb of Wollongong during this period.

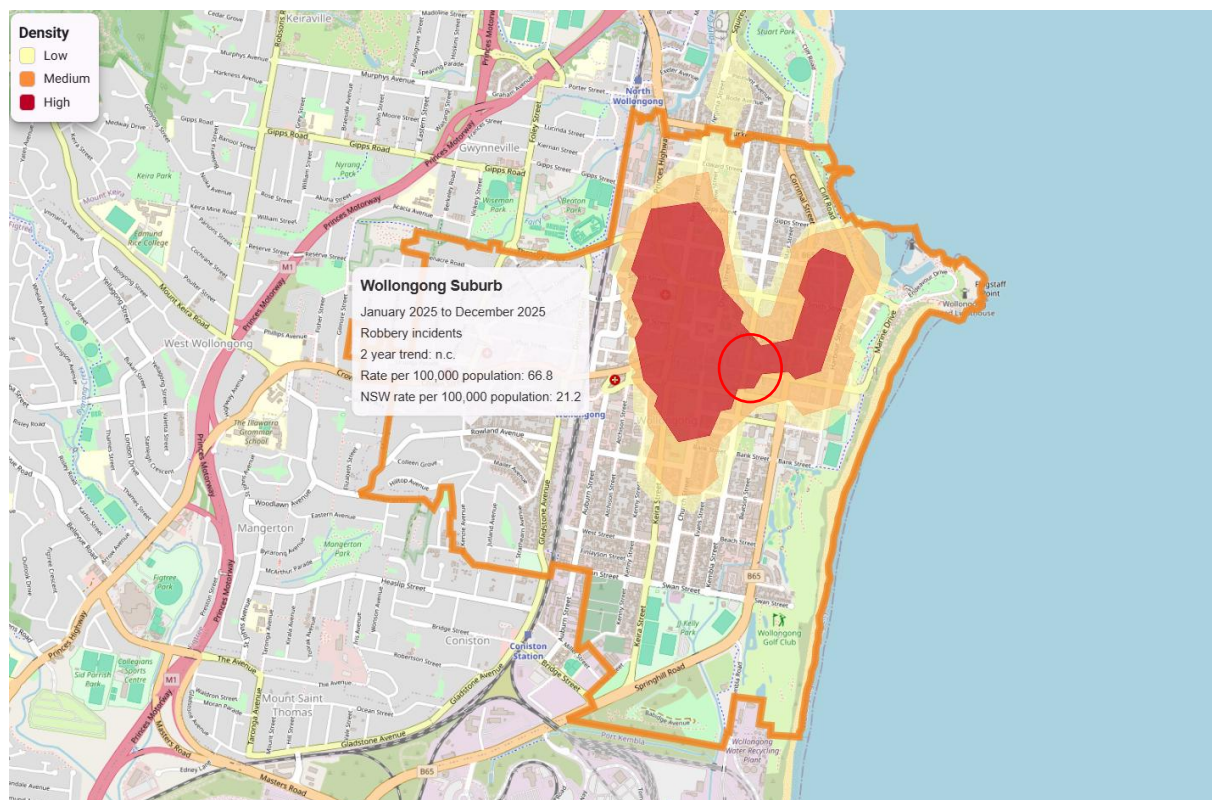


Figure 7-7 - Robbery – Crime Hotspot Map of Wollongong from January 2025 to December 2025. There were 15 incidents of robbery recorded for the suburb of Wollongong during this period.

7.5 Sexual Offences

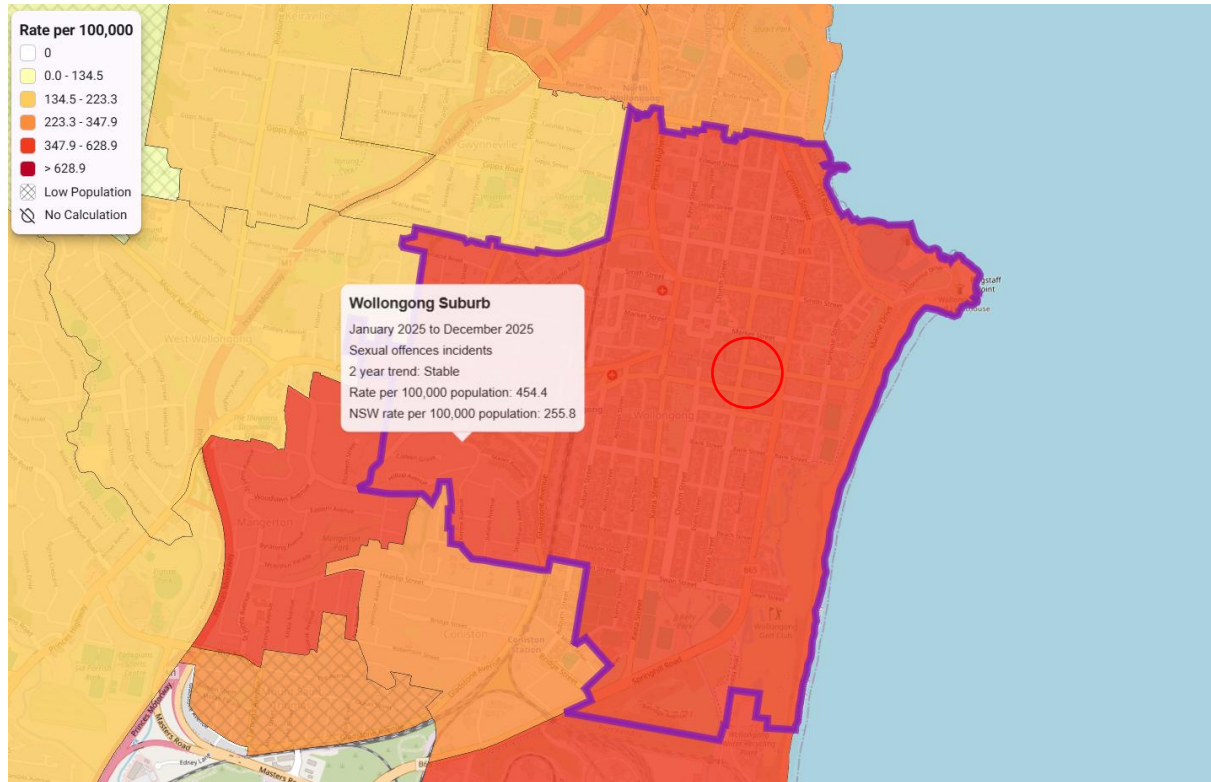


Figure 7-8 - Sexual Offences – Crime Rate Map of Wollongong from January 2025 to December 2025. There were 102 incidents of sexual offences reported during this period.

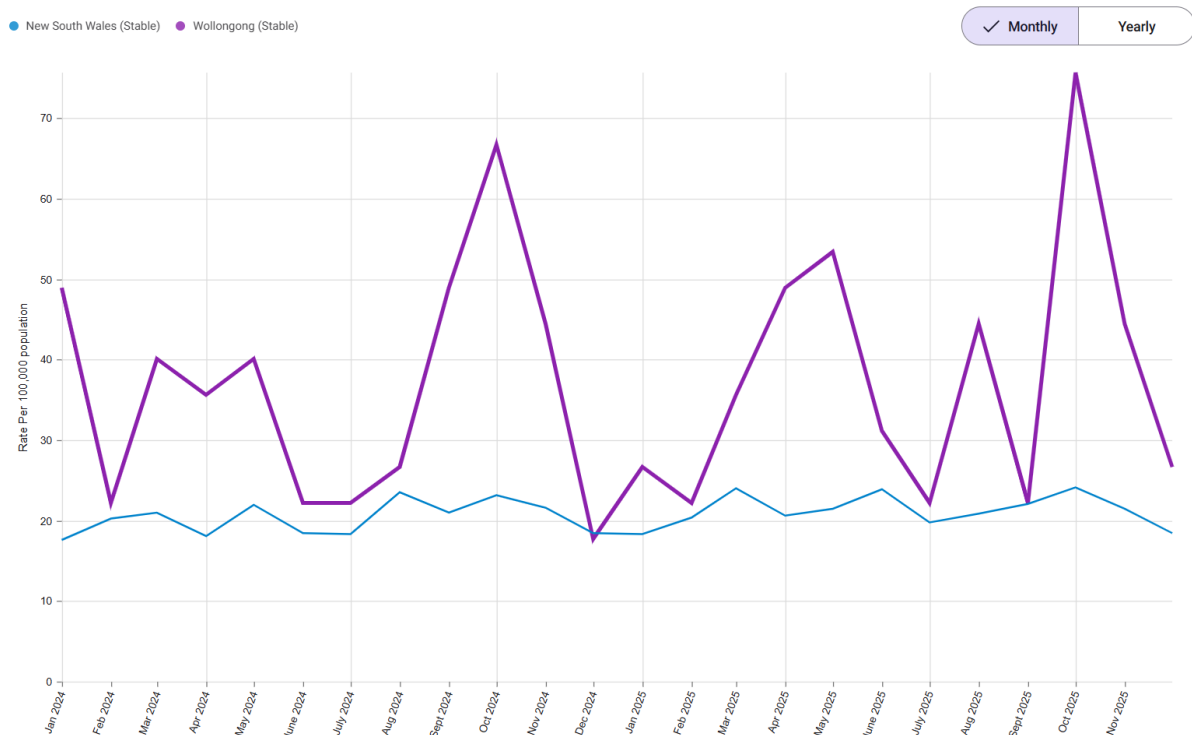


Figure 7-9 - Sexual Offences rate comparison – NSW and Wollongong from January 2025 to December 2025. There were 102 incidents of sexual offences reported during this period.

7.6 Intimidation, stalking and harassment.

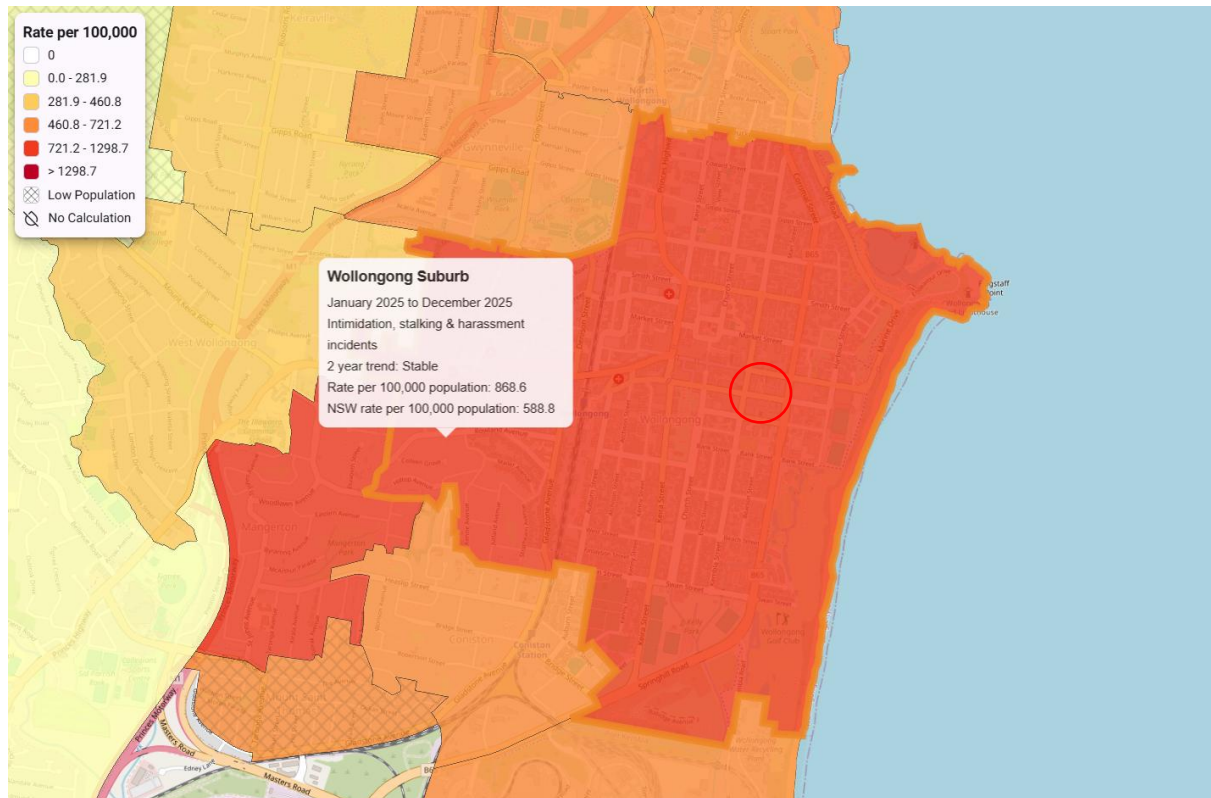


Figure 7-10 - Intimidation, stalking and harassment – Crime Rate Map of Wollongong from January 2025 to December 2025. There were 195 incidents of intimidation, stalking and harassment reported during this period.



Figure 7-11 - Intimidation, stalking and harassment by premises in Wollongong from January 2025 to December 2025. There were 195 incidents of intimidation, stalking and harassment reported during this period.

7.7 Malicious Damage to Property

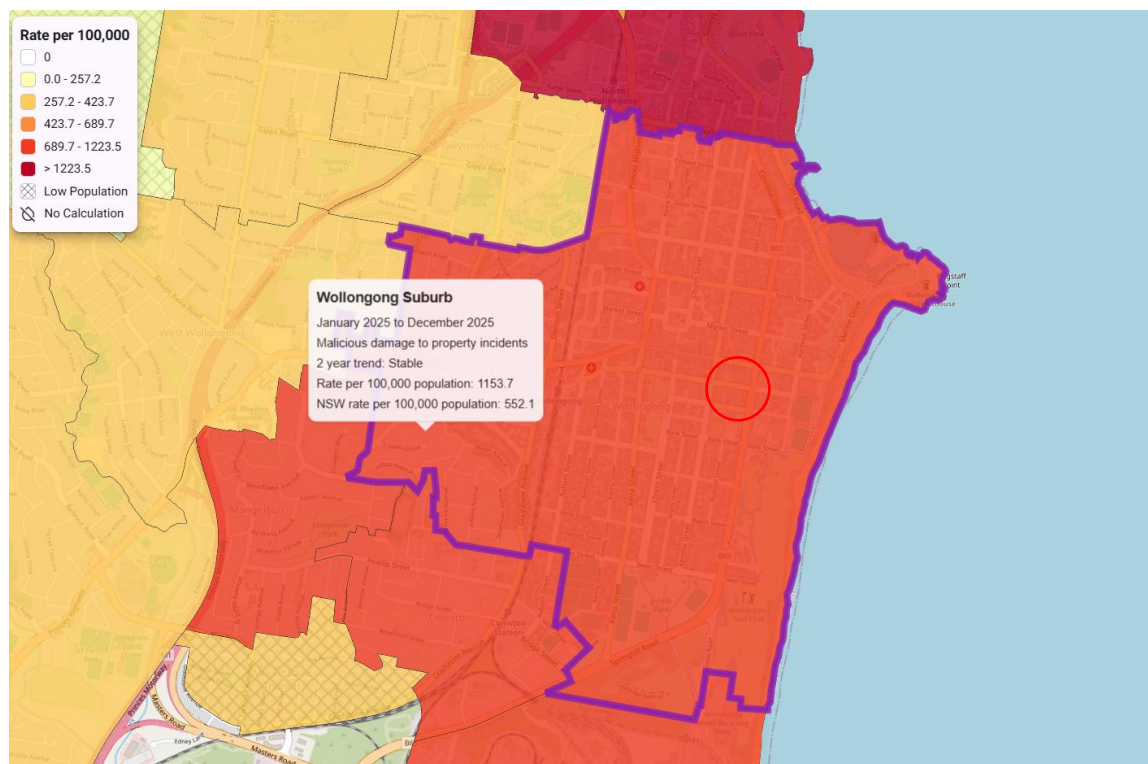


Figure 7-12 - Malicious Damage to Property Crime Rate Map of Wollongong from January 2025 to December 2025. There were 259 incidents of malicious damage to property during this period.

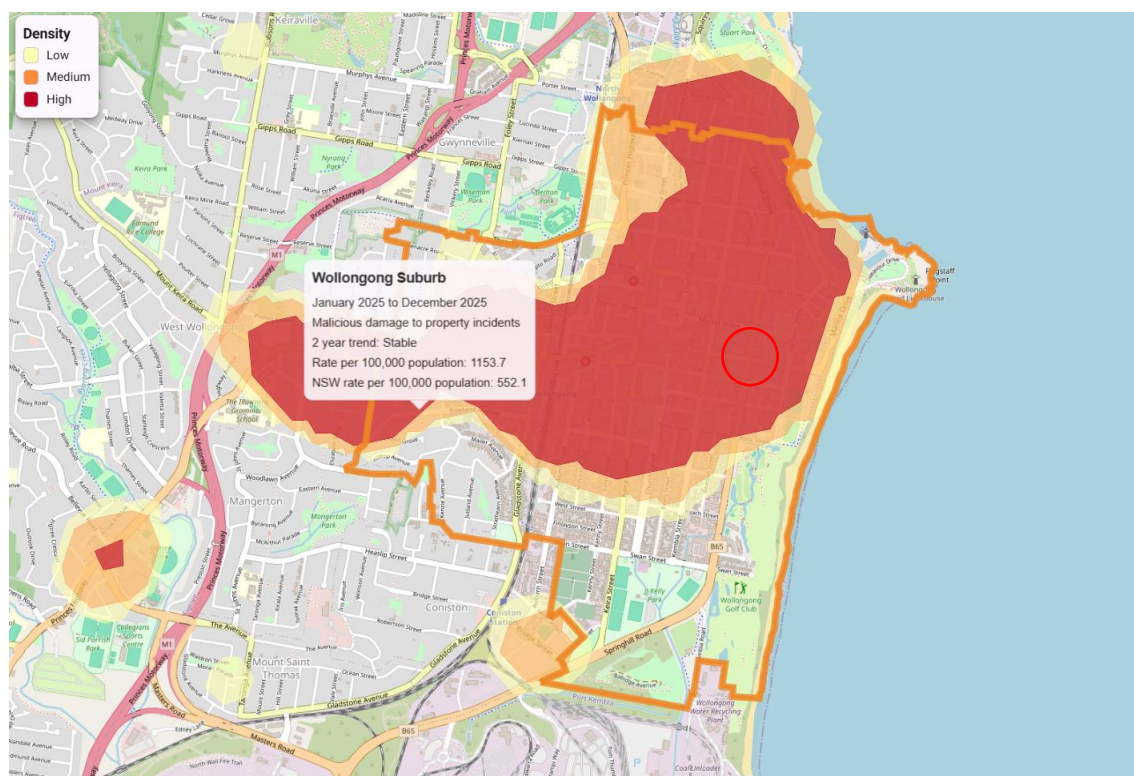


Figure 7-13 - Malicious Damage to Property – Crime Hotspot Map of Wollongong from January 2025 to December 2025. There were 259 incidents of malicious damage to property during this period.

7.8 Theft

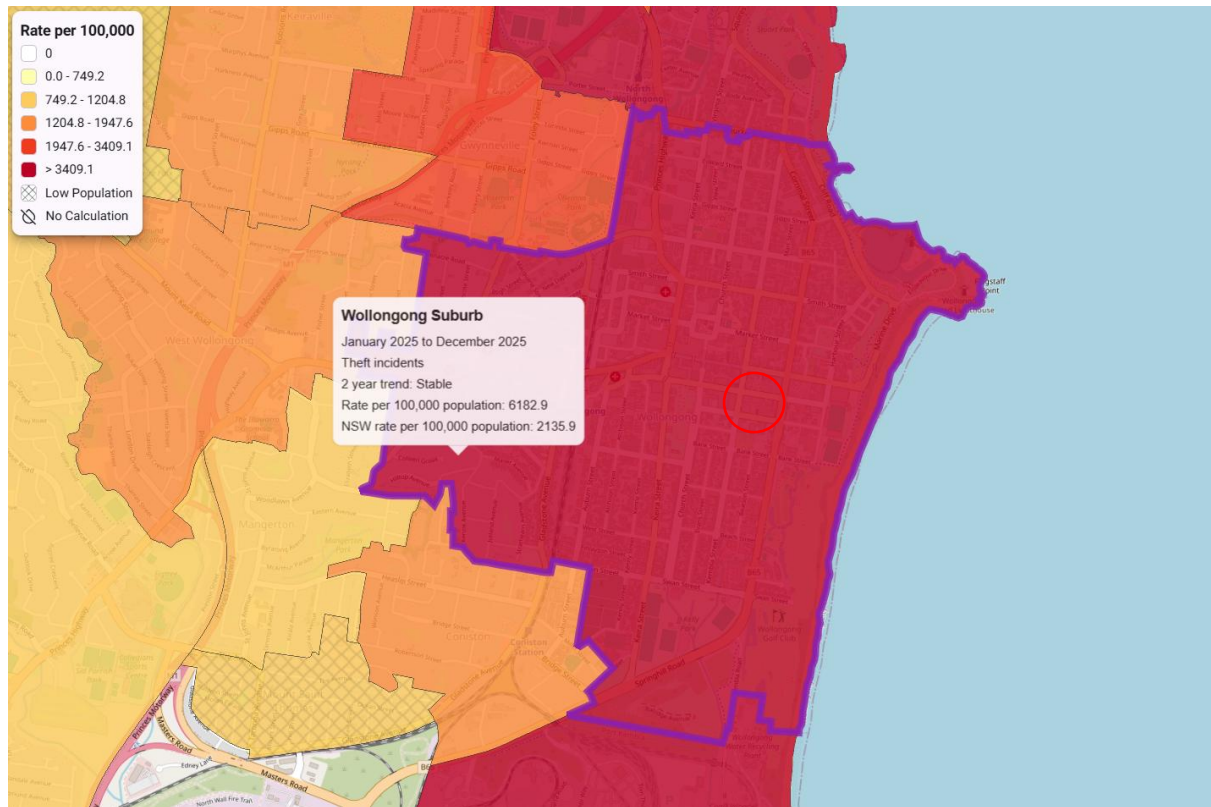


Figure 7-14 - Theft – Crime Rate Map of Wollongong from January 2025 to December 2025. There were 1388 incidents of theft during this period.

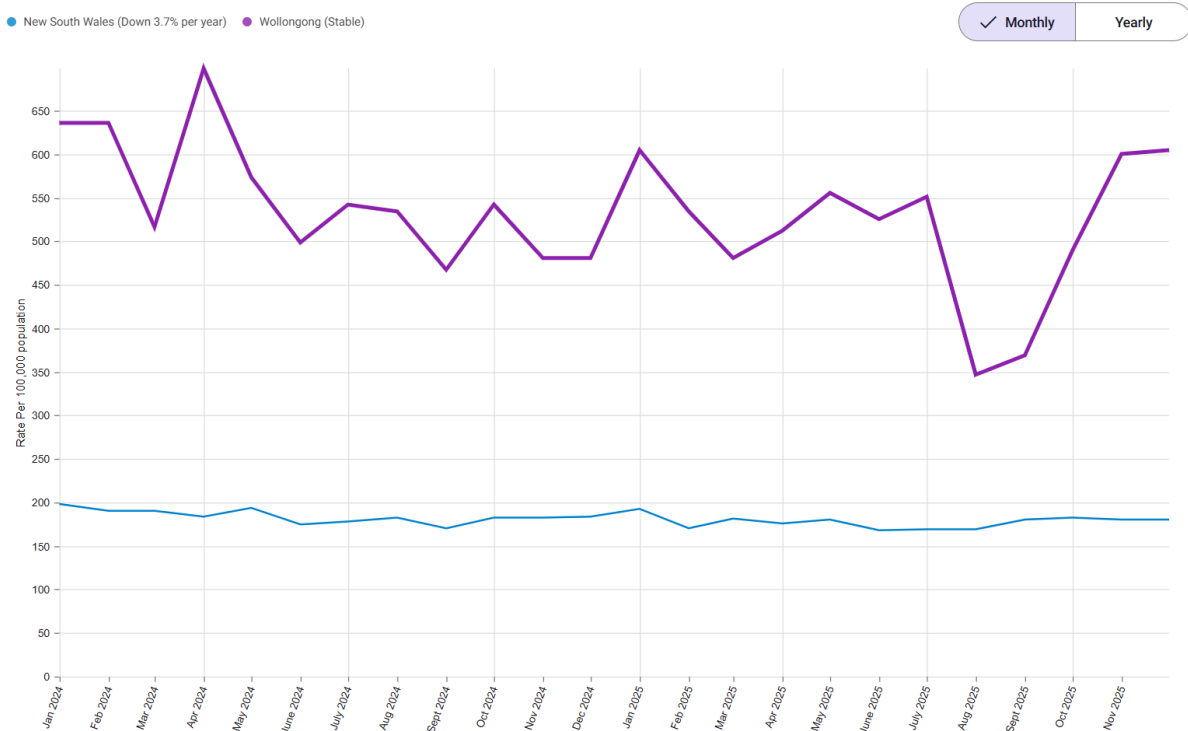


Figure 7-15 - Theft rate comparison – Wollongong vs NSW - from January 2025 to December 2025. There were 1388 incidents of theft during this period.

7.9 Drug Offences

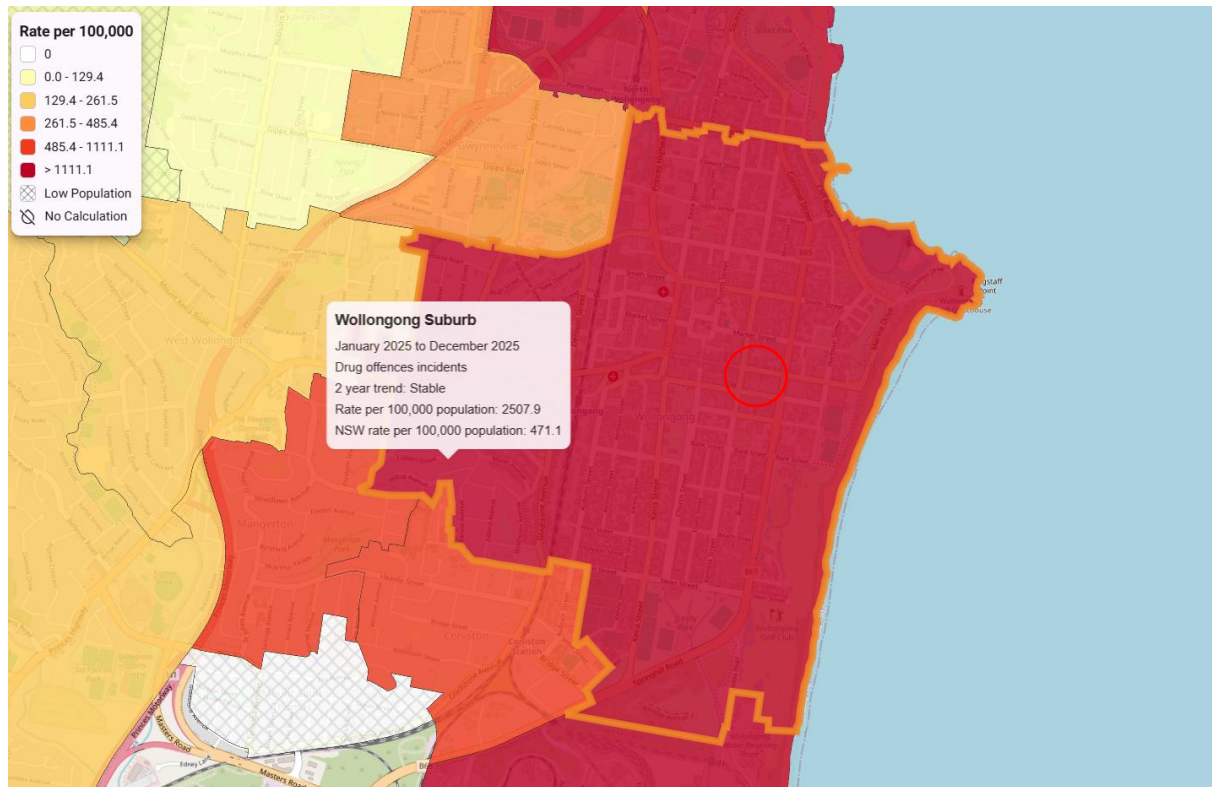


Figure 7-16 - Drug Offences – Crime Map of Wollongong from January 2025 to December 2025. There were 563 drug offences in Wollongong during this period.

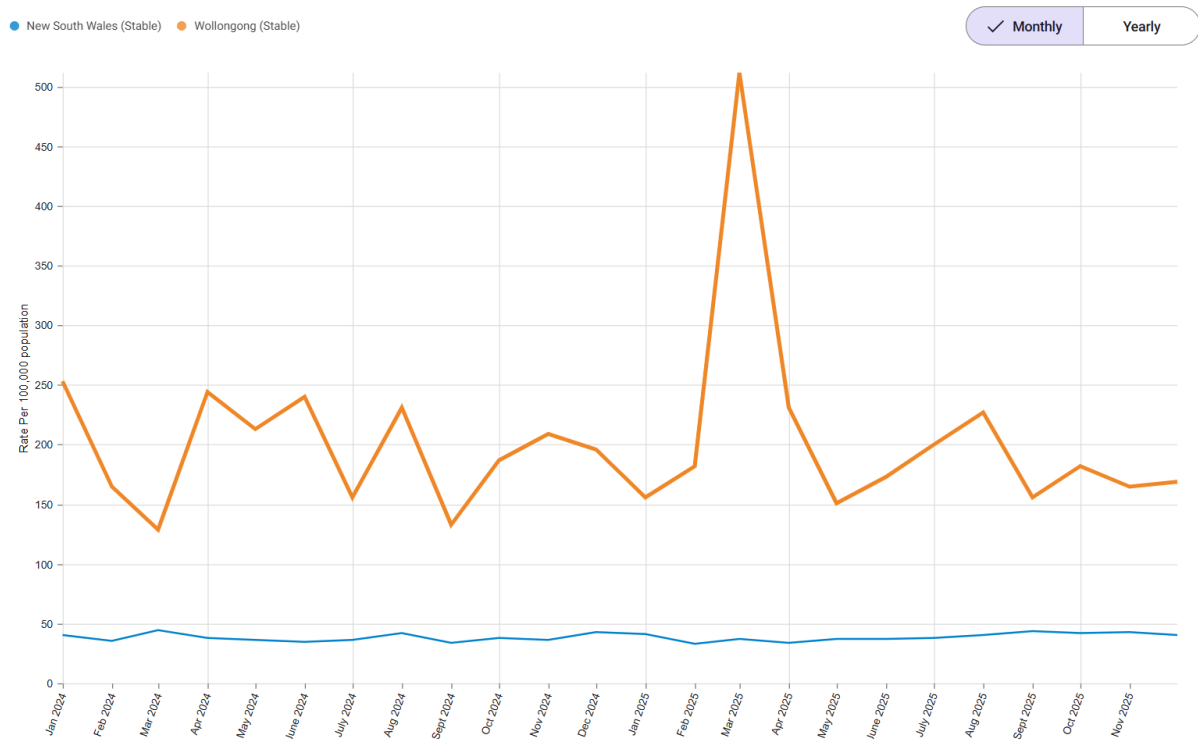


Figure 7-17 - Drug Offences – comparison with NSW rate - Wollongong from January 2025 to December 2025. There were 563 drug offences in Wollongong during this period.

7.10 Prohibited and Regulated Weapons Offences

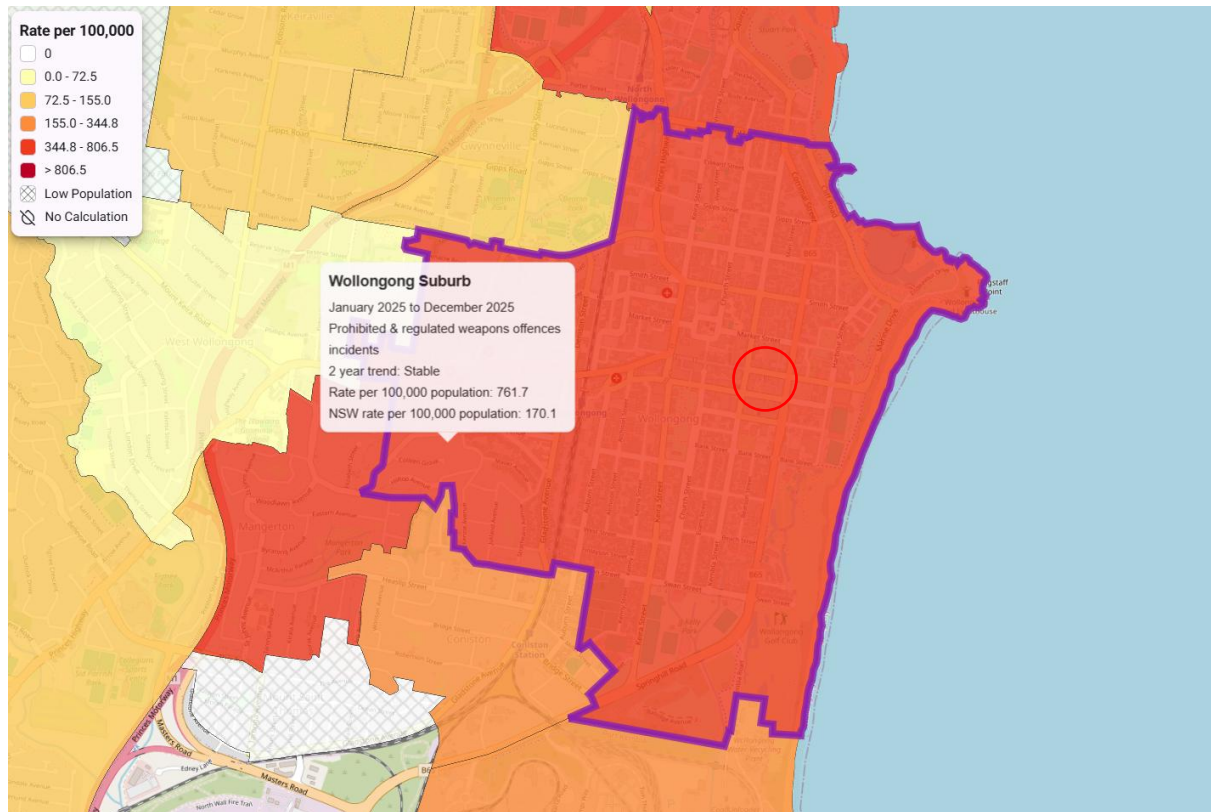


Figure 7-18 - Prohibited and Regulated Weapons Offences – Crime Rate Map of Wollongong from January 2025 to December 2025. There were 171 offences related to prohibited and regulated weapons during this period.

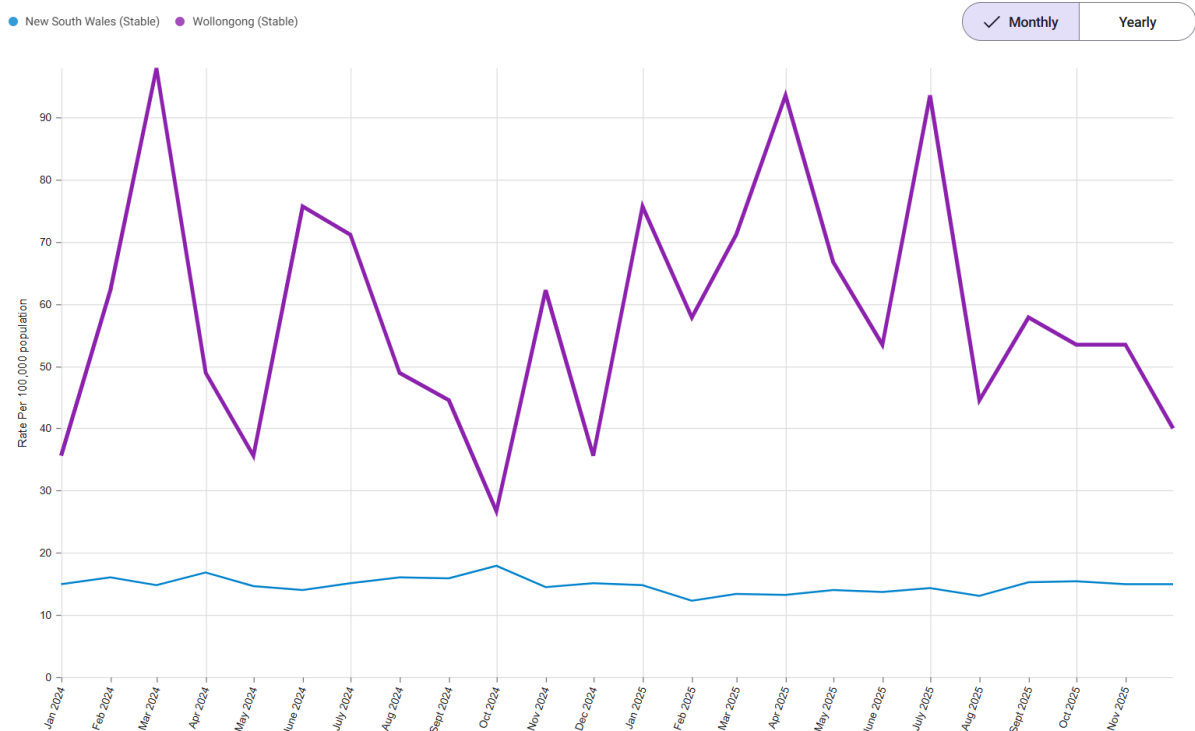


Figure 7-19. Prohibited and Regulated Weapons Offences – comparison with NSW rate – Wollongong from January 2025 to December 2025. There were 171 offences related to prohibited and regulated weapons during this period.

7.11 Arson

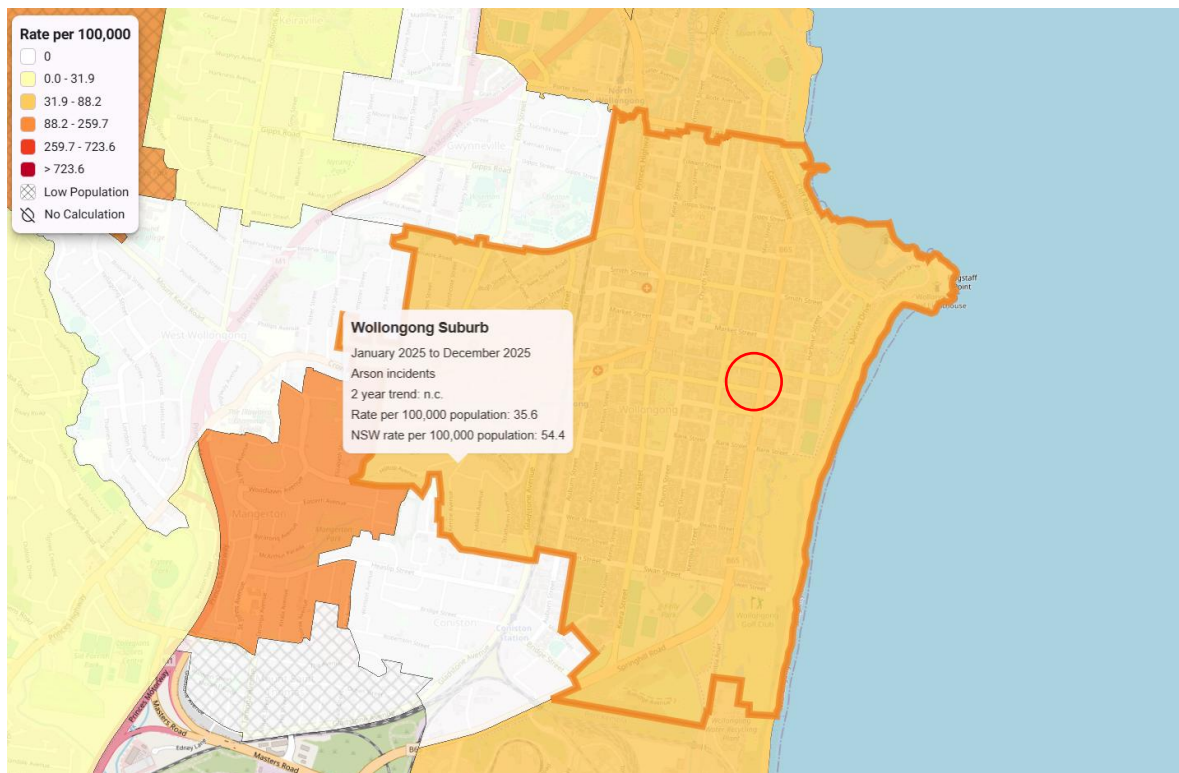


Figure 7-20 - Arson Offences – Crime Rate Map of Wollongong from January 2025 to December 2025. There were 8 offences related to Arson during this period.

7.12 Trespass

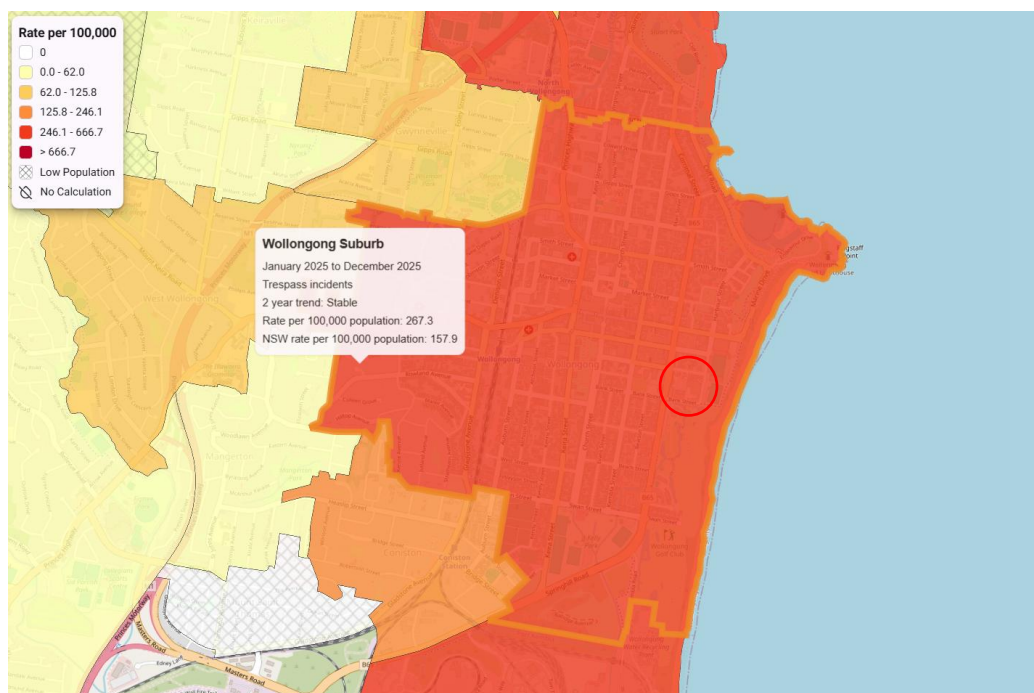


Figure 7-21. Trespass Offences – Crime Rate Map of Wollongong from January 2025 to December 2025. There were 60 offences related to trespass during this period.

7.13 Summary

With the project being situated in the heart of Wollongong CBD the development finds itself in many high crime hotspots as shown in Section 7.0. Following a 2-year trend analysis we found that the development is located within crime hotspots for non-domestic violence, robbery, theft, drug offences and malicious damage to property as illustrated. We also concluded that the Wollongong City LGA had an increased rate of crime in the past 120-months regards to crimes including sexual assault, intimidation, stalking and harassment, other offences against the person, possession and/or use of cocaine and possession and/or use of other drugs.

In addition, The most concerning trend requiring attention is the 100% increase in "Other offences against the person". While some decreasing trends (like liquor offences and offensive conduct) appear positive, authorities should investigate whether these reflect genuine reductions or changes in reporting/enforcement practices.

8.0 CPTED Analysis

Crime Prevention Through Environmental Design incorporates eight essential principles aimed at reducing crime opportunities. These principles are divided into two categories. The "First Generation" principles focus on designing the physical structure of environments to deter crime. The "Second Generation" principles concentrate on enhancing community and social measures to secure environments. Both categories are illustrated in Figure 8-1.

The following is an assessment of the site for Wollongong Developments No.8, against criteria identified within the CPTED guidelines. In addition to the completion of the CPTED Markup in Annex A, the NSW Police CPTED Checklist 2018 was completed, as shown in Annex B.

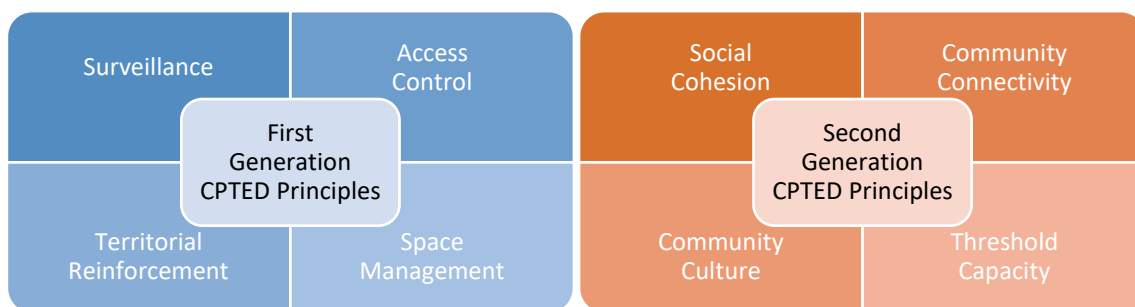


Figure 8-1 – CPTED Principles

8.1 Natural Surveillance

8.1.1 *Blind Corners*

CPTED principles require that the design eliminates any entrapment opportunity by ensuring no hidden spaces, vegetation, recesses or voids exist that could provide a person with the ability to conceal themselves or others from general view. There are many blind spots on site that have been identified in the markup of the architectural plans shown in Annex A; these locations include:

- Carpark and loading dock entrance/exit.
- Egresses to the façade of buildings for publicly accessible lifts
- Lift lobbies
- Areas of the basement - around the lifts and fire stairs

These locations especially communal areas are susceptible to crimes such as theft and non-domestic assault which the development finds itself in the middle of a high-rate hotspot, these rates increase after hours. Areas as such including carparks, loading docks and external public areas at an elevation need sufficient lighting and security surveillance to make up for the lack of passive surveillance.

8.1.2 *Site and Buildings Layout*

The site has multiple access points (including access from: Crown St, Burelli St, Kiera St, and Atchinson St), with plenty of passive surveillance opportunities. Sightlines within the site and common open spaces are obstructed due to different elevations and high-rise buildings. It is recommended that

security lighting and surveillance cameras are added to secure clear sightlines and proper surveillance, as marked up in Annex A.

8.1.3 Public Access

Given the nature of the mixed-use development, it is recommended to limit site access to different buildings. In accordance with the Industry Specific SEARS 2024⁹, It is recommended that access to the residential buildings should be limited to residents and authorised visitors. Access to the hotel should be limited to authorised staff and guests. The commercial building should be made accessible to the public during business hours. Access control systems such as card readers should be utilised to ensure that residents are only allowed to access common areas, the car park, their specific floor, and their respective lift depending on which block they reside in. Video Intercoms are to be placed at all authorised access points separating public access from residential, hotel and commercial access. After-hours access should be managed using a roller shutter door, card reader and video intercom to the basement parking, as marked in Annex A, separating residential carpark access from retail. Roller shutter doors allow for the restriction of unauthorised access from the public.

8.1.4 Common Areas

As per the Industry Specific SEARS 2024, it is recommended that all common areas are welcoming, attractive and accessible with aims to maximise permeability and connectivity. Furthermore, reducing potential conflicts between vehicles, bicycles, and pedestrians is a top priority, and our security mitigation strategies can help achieve this. Common areas in this mixed-use development include the retail carpark, corridors, retail spaces and common open spaces, are accessed by the public. The residential parking areas and communal spaces on levels 3,4,16,17 and 38 should have limited access. All common areas require adequate security lighting and video surveillance due to the limited passive surveillance and the presence of recesses that create opportunities for ambush. Additionally, wayfinding signage should be utilised to help guide residents through common areas.

8.1.5 Entrances

The site adopts an open and accessible design approach, with public spaces largely unrestricted while being appropriately defined through the use of access control measures where required. Multiple pedestrian entry points are distributed throughout the mixed-use development, supported by two vehicle access points and four loading bays. One vehicle entry provides access to the shared basement servicing the residential, retail, and hotel components, while a separate access point is designated for retail loading activities. Three pedestrian access points are located at an elevated level with limited passive surveillance, increasing the potential for concealed or ambush-prone areas. To mitigate this risk, vandal-resistant video surveillance and appropriate security lighting are recommended, as indicated in Annex A. The remaining pedestrian access points are exposed to potential hostile vehicle risk, requiring the implementation of bollards or suitable vehicle-rated alternatives such as architectural planters. Additionally, clear and legible wayfinding signage is to be provided at all entry points, supported by adequate lighting to ensure visibility during night-time conditions. All entry and exit points should incorporate video surveillance and appropriate security measures to enhance safety and user confidence.

⁹ Industry Specific SEARS. (2024)

8.1.6 Landscaping

It is recommended that all vegetation that impedes sight lines or can be used as climbing aids is assessed and replaced with plants that in their mature form do not impede sightlines nor serve as climbing aids. Landscaping should not allow anyone to hide within it. It is recommended to use harsh landscaping in certain areas of the site to deter access. Landscaping utilised within common areas of the site should also be maintained and not exceed sightlines to allow for passive surveillance in and out of units nearby.

8.1.7 Lighting

Effective lighting is crucial for the CPTED strategy and for the effective operation of the video surveillance systems. Design must align with AS 4282 to light building facades, entrances, exits, signage, approach vectors, vehicle entry points, car parks, and interiors. Each unit and common areas like corridors and garages should have sufficient lighting day and night. Security lighting is advised for car parks, perimeters, and entry points as marked in Annex A. Motion sensor vandal-proof lighting is recommended inside, following AS 1680. Balconies should have motion-activated sensor lights, and mailboxes should be well-lit to prevent theft. Light controls must be secure. Pedestrian walkways need clear marking with adequate lighting, considering vegetation that may obstruct light. Compliance with Australian Standards is required, focusing on uniformity and aiding video surveillance with proper illumination.

8.2 Access Control

8.2.1 Landscaping

Landscaping is recommended to be utilised at the front of all buildings and covering any blank spaces of the mixed-use development. The landscaping is effective in deterring access to the site façade and serves to control access, demarcating the public space from the private residential space.

8.2.2 Security

Site security measures such as signage are recommended to achieve a level of separation between all the different elements in the mixed development. Access to specific lifts should be restricted to residents in the residential buildings as well as hotel guests, retail workers, commercial workers where necessary. Vandal proof lighting and video surveillance is recommended for the car park areas. Additional security measures including video surveillance and access control are recommended for the mixed-use development. Emergency personnel should have access to the site in cases of an emergency with a designated parking space for emergency vehicles.

Access into common areas should be controlled. Only residents on a specific floor should have access to the corridor leading to apartments on that floor. Reed switches should be installed on fire doors egress to allow the door status to be monitored and alarms to be raised when doors are left opened for too long or used in non-emergency purposes. Access to the site should be restricted solely to stakeholders, including residents, residential visitors, building management, and tradespeople.

All letterboxes for residential buildings must be fitted with appropriate lock sets and kept locked unless opened by authorised residents. The mail room for residential buildings must be enclosed in the foyer window of the property or in a locked foyer with access for Australian Post via swipe cards stored in Safe Cylinder Storage.

All garages in the basement must have individual locks that the unit owner has access to. The garage facility must have floor to ceiling walls. The contents inside each individual unit's garage must not be visible from the outside. The main roller door must be secured with an electronic access system. All residents must be supplied with additional storage facilities so that items are not left in common areas.

Garage bays must be locked using a card reader and magnetic lock to restrict unauthorised access as shown in Annex A. Access must not be restricted by large garbage bins or other objects.

It is recommended that the security system should comprise of video surveillance with a minimum of 14 days of storage, electronic access control, intruder alarm system, and its purpose is to effectively manage and monitor entry to and activity on the site. Dummy cameras should not be utilised at the site.

For a development with an effective height over 25m, compliance with NCC Clause D3D27¹⁰ is essential to ensure safe re-entry from fire-isolated stairwells while mitigating potential security risks as per the Consultant Advice issued. We recommend implementing a fail-safe electronic door release system linked to the fire alarm, ensuring automatic unlocking during emergencies, however re-entry must be provisioned on every fourth level, with clear signage to indicate the same. To enhance security, consider restricting re-entry to every fourth storey by installing an intercom system within stairwells to allow controlled access. Additional measures, such as reed switches on doors to trigger alarms and video surveillance to monitor unauthorised access, will help maintain security while complying with the NCC requirements.

It is further recommended that the power distribution boards and mains power to the site are located within locked rooms or cabinets fitted with a lock set approved by the local authority. Access to mechanical and electrical utility rooms shall be restricted to authorised personnel as approved by the local authority.

8.2.3 Doors

All external door hinges must be mounted so they cannot be removed. External doors and frames must be of solid construction. The doors must be fitted with quality lock sets to restrict access when not in use. In the mixed-use development, these locks must be fitted in storerooms to prevent unauthorised people from entering. Peep holes must be installed on the front door of every unit as well as self-closing doors for all fire exits.

8.2.4 Balconies

The balcony should be designed to prevent it from acting as a natural ladder and should not have hand or foot holds, as specified in Annex A. The railings should be constructed to prevent the use of foot and hand grips. The sliding doors of the balconies and adjacent windows should be reinforced with adequate locks to restrict unauthorised access. Balcony doors should have a sliding security screen door and be fitted with a suitable lock set.

¹⁰ NCC, 'NCC - Exits'.

8.2.5 Windows

All external windows must be solidly constructed. All windows must be fitted with quality lock sets. All unused windows must be permanently closed & secured.

8.3 Territorial Reinforcement

8.3.1 Entrances

Entrances should be highlighted with lighting, video surveillance, and signage that emphasises site ownership and communicates a secure entry point to users and potential vandals or criminals in the vicinity. Entrances and exits for the carpark and loading dock should be outfitted with shutter doors to restrict public after-hours access and thus be adequately lit and with security surveillance.

8.3.2 Signage

The recommended signage should be appropriately lit to ensure day and night-time legibility. It is also recommended that wayfinding signage directs vehicle and pedestrian traffic. Additionally, the street number must be clearly visible from the road and adequately lit so that it is visible at night. Car park restrictions should also be clearly visible, as indicated in Annex A. Appropriate warning signage should also be utilised around necessary locations such as near the roller door. Unit block identification signage must be visible from the street frontage.

Wayfinders are to be installed at the entrances of common areas providing directions to various parts of the complex indicating current location and surround retail sections, residential access, hotel etc. A map is to be displayed on the way finder providing visual confirmation of location and surrounding buildings attached to the mixed-use development.

8.3.3 Perimeters

The perimeter of the site should be designed to reinforce ownership and jurisdiction of the site as opposed to the general footpath and road. Landscaping effectively marks the ownership and separates mixed-use development from public spaces. Landscaping must then be maintained allowing for passive surveillance.

8.3.4 Design Elements

Clearly defining the use of spaces, with particular attention to the pedestrian walkway in between and around the site. Clear signage restricting entry and use of the car park should be stipulated as seen in the markup in Annex A. Common areas such as lobbies, garbage areas and common public access should be appropriately separated from the private unit's garage and storage space.

8.4 Through Site Link from East to West

As illustrated in Figure 8-2 Figure 8-3 and Figure 8-4, it is recommended that a series of electronically controlled sliding doors be introduced along the east to west pedestrian link to support a coordinated security response. These doors are intended to maintain an open and continuous pedestrian connection during retail operating hours, while enabling controlled access outside of these periods. Each door should remain open during business hours and be secured after hours, with access restricted to authorised users via dual card readers on both sides aligned with CPTED principles.

All doors are to be integrated with reed switches to monitor their open and closed status, supported by video surveillance and appropriate security lighting to deter unauthorised access and assist with incident verification. Independent access control measures should also be implemented beyond each door to maintain separation between residential, retail and commercial areas. Collectively, these proposed measures provide a consistent approach to access management while preserving the design intent of a clear and unobstructed through site link.

The installation of an additional access controlled sliding door is recommended as a proactive CPTED measure. The door is to be configured in line with the operating hours of the retail precinct, remaining open during business hours and closed outside of these periods.

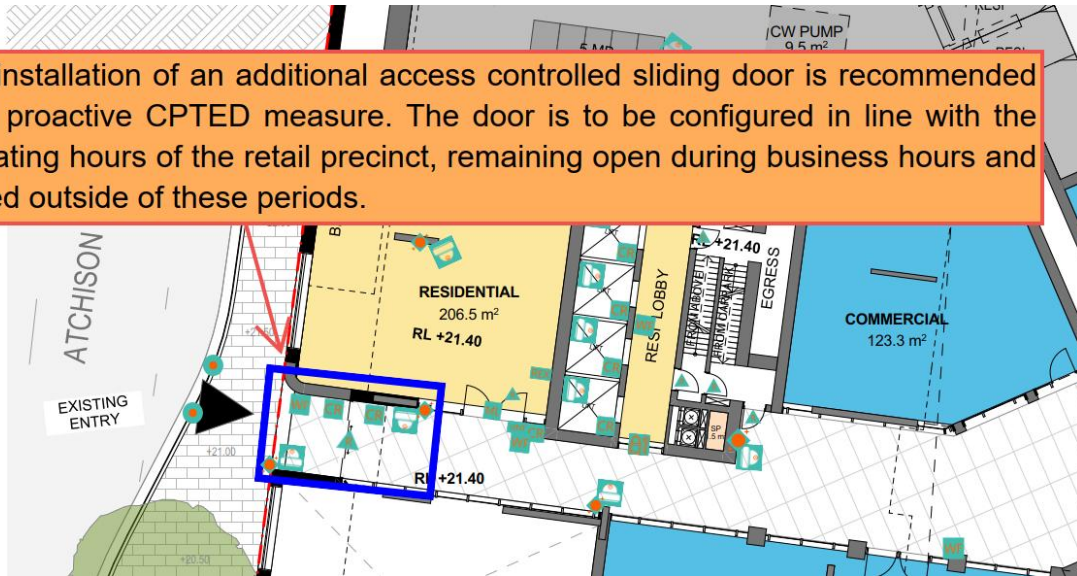


Figure 8-2- Atchinson Street East to West Link

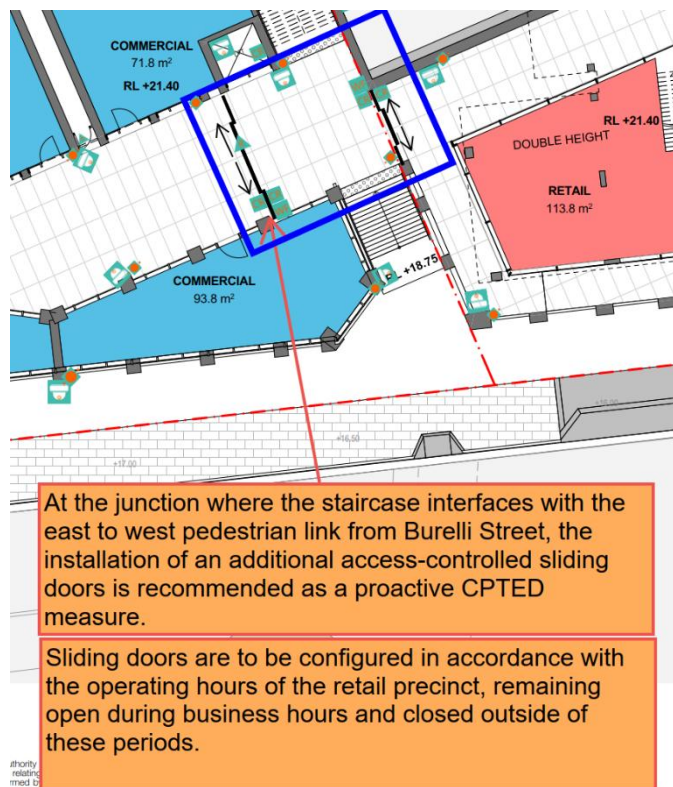


Figure 8-3- Burelli Street East to West Link

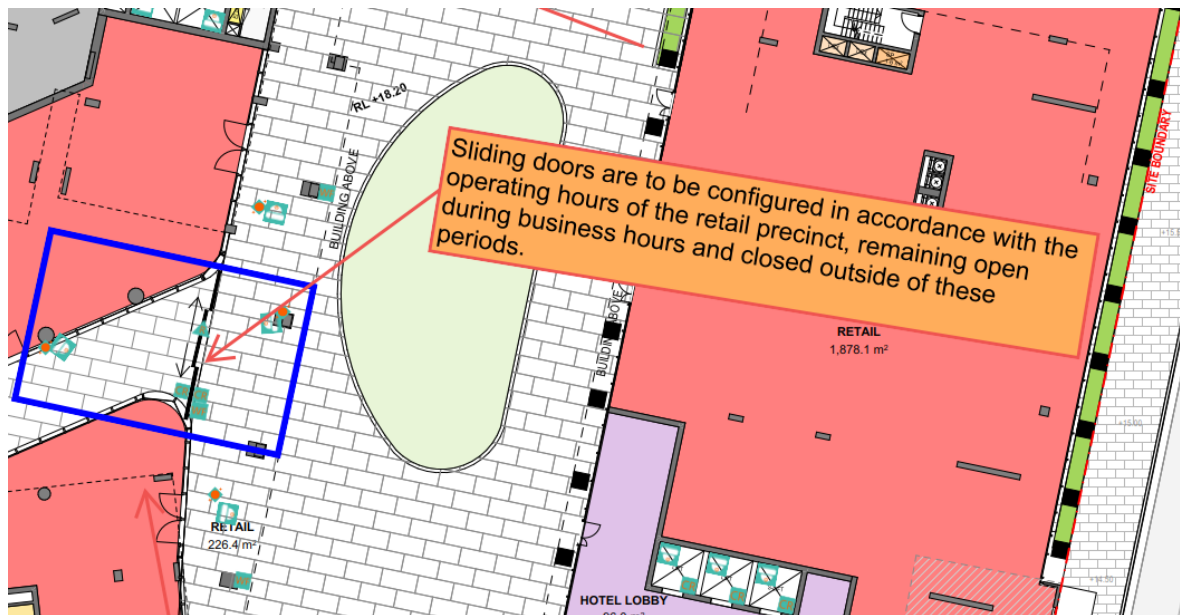


Figure 8-4- Lower Ground Electronic Sliding Door

8.5 Space Management

8.5.1 Maintenance

Create a “cared for” image. Ensure that landscaping is well maintained, to give an impression of ownership, care, and security in an ongoing manner. This can be provided for by creating a Total Security Management Plan (TSMP) that can be handed over to the Centre Management at the appropriate time.

Provisions to be specifically addressed in the Total Security Management Plan include:

- 1) All exit doors must be free from obstructions and/or rubbish.
- 2) The locks must be in good working order.
- 3) All high-risk doors must be locked at all times.
- 4) The access control system must be regularly purged to remove any old owners from the database.
- 5) The landscaping is regularly cared for and pruned to ensure that it does not impede sightlines.
- 6) Lighting around the premises should be regularly checked and replaced as required.
- 7) Walk-throughs of the premises should be regularly carried out to identify any left objects.
- 8) Gutters must be kept clean.

It may be prudent to treat the site with anti-graffiti paint at certain key locations to deter graffiti offenders targeting the site and to institute a policy of rapid graffiti removal as part of the TSMP. This will preserve the site and increase a sense of maintenance and ownership of the site.

8.5.2 Materials

Use materials which reduce the opportunity for vandalism. Consider using strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti

paints, and clear over sprays to reduce opportunities for vandalism. Avoid flat or porous finishes in areas where graffiti is likely to be a problem. Where large walls are unavoidable, consider the use of barriers and/or apply anti-graffiti treatment. There are not many large walls exposed to the street front. Methods to counter graffiti vandalism of property include: the context and susceptibility of the property, the design, selection, and use of construction materials that are resistant to graffiti, and surface protection. Rapid graffiti removal policies and the use of anti-graffiti coatings to prevent penetration into the substrate to facilitate the ease of removal of graffiti have been identified as the most effective means of combating graffiti. The graffiti resistance of exposed surfaces is a function of its susceptibility to penetration by the marking agent (e.g. aerosol spray paints) and its sensitivity to damage during cleaning. Hard, non-porous, impermeable, and smooth surfaces generally have a good graffiti resistance and cleanability. Permeable or porous surfaces are difficult to clean. Similarly, rough, and heavily textured surfaces also pose cleaning difficulties. Resistant substrates such as hand glazed ceramic tiles, glass, polished stone, hard glazed brick, and metals are recommended in high-risk areas. Protective anti-graffiti coatings are recommended where construction materials with lower graffiti resistant substrates are utilised such as concrete, sandstone, limestone, normal brick, timber, cement render and painted surfaces. These surfaces are difficult to clean, and repeated chemical and wet-abrasive blasting damages the surfaces and leaves unsightly markings.

Anti-graffiti coatings are recommended to be applied to exposed surfaces that utilise lower graffiti resistant substrates. These coatings facilitate subsequent graffiti removal. They act as a barrier between the graffiti marking agent and the substrate preventing penetration into pores and firm attachment of the markings to the surface. These coatings are available in both clear and pigmented coatings applied in two or more coats with some available with a priming sealer. Anti-graffiti coatings are either permanent long-life coatings that provide protective layer that can withstand repeated cleaning or temporary or sacrificial layer that gets partially or fully removed during cleaning.

Floors, walls, and ceilings must be constructed of solid materials.

Useful standards include:

- AS 1580.408.5 (Adhesion)
- AS 1580.602.3 (Boller Test)
- AS 1627.1 (Cleaning)
- AS 1627.4 (Abrasive Blast Cleaning)
- AS 2311 (Painting of Buildings)
- AS 2700 (Standard Colours)
- Australian Paint Approval Scheme (APAS) Specifications APAS 1441 Permanent Graffiti Barrier)
- APAS 1442 (Temporary Graffiti Barrier)
- APAS 1443 (Graffiti Remover)

8.5.3 Bollards

The use of bollards as a tool for space management helps define pedestrian and vehicular zones, as well as public and private zones. Effective use of bollards prevents accidental or purposeful harm to pedestrians from vehicles. The markup in Annex A shows an effective use of bollards to create a safe pedestrian path and to protect pedestrians from errant vehicles.

Bollards should be spaced at 1.2 metre centres as per recommended by ANZCTC¹¹. This should prevent most cars sold in Australia from driving between them. They should be approximately 1 metre in height and include a reflective panel. The space between a bollard and building should allow for pedestrian movement (including people with disabilities). Bollards are prone to vandalism and to unauthorised removal particularly if there is an ardent desire for vehicle access to a location. They should have sufficient foundation strength to resist being pushed by a large 4x4 vehicle. Bollards should conform to AS/NZS 3845:2015.

It should be noted that vehicle-rated landscaping (such as planters and concrete spheres) can be used instead of bollards, allowing architects to produce safety benefits and encourage Territorial Reinforcement without damaging the site's aesthetics.

8.5.4 Ongoing Action

Even the most robust security strategy requires frequent action to upkeep. Maintenance and ongoing security actions should be governed by a set schedule with responsible parties and accountability in-built. A Security Risk Register should work in conjunction with ongoing management of the site and appropriate security responses should be generated based on the type of events that are recorded as issues. It is recommended that all communications, custodial and management staff for the buildings should undergo police checks before being allowed to work on-site. This must be followed by security inductions and training to ensure they are aware of the upkeep of security at the site, both in terms of how security measures work and how they are to upkeep security operationally.

8.6 Activity Support

Maximising the safety and security of the proposed storage facility can also benefit from more intangible approaches to supporting the space. Second Generation 'Social' principles of CPTED can and should be explored here to encourage an environment that is safer through the development of a community, centred on the site.

8.6.1 Social Cohesion

Social cohesion involves nurturing an environment where there exist a mutual respect and appreciation of the similarities and differences between people and groups within a community. A socially cohesive community values diversity shares a common vision and a sense of belonging and works to develop positive relationships between people from different backgrounds.

8.6.2 Community Connectivity

Community connectivity involves partnerships within the community. These can be formal and informal, with businesses, community organisations and other potential user groups included. This connectivity can help to encourage and maintain community self-policing by encouraging a broader

¹¹ 'ANZCTC - Hostile Vehicle Guidelines for Crowded Places'.

range of parties to value the site and its wellbeing, maintenance and upkeep, freedom from crime, and so on.

8.6.3 Community Culture

This is present when users and user groups come together and share a sense of place and partly explains why they can display territoriality. Building a community culture around significant events and people builds community investment and appreciation. Individuals who value the spaces in their community are naturally less likely to commit crimes which damage or degrade these spaces and will also feel as though they have dedicated areas to engage and participate a lack of which can also contribute to criminal intent.

8.6.4 Threshold Capacity

Threshold capacity relates to neighbourhoods as ecosystems with a finite carrying capacity for certain activities and land uses. This threshold capacity is recognised and managed to maintain the local community ecosystem by promoting human-scale and pedestrian-oriented land uses and activities. By appropriately managing and curating the use of spaces for certain activities, site management can determine which kind of community engagement is important.

8.6.5 Community Guardianship

As alluded to in Section 8.6.2, the goal of this is to establish a community of individuals and groups who feel appreciated and engaged with the site and the activities which regularly occur there.

8.6.6 Developing a Management Strategy – Community Guardianship

Space and Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control, and care of these spaces. All space, even well-planned and well-designed, needs to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour. Developing Community Guardianship ensures that community members will fight this decay and become more likely to not only commit less crime but also stand up to those committing any. Therefore, we would strongly encourage site management to develop an operational management plan for fostering community guardianship. Importantly, appreciation of the space and a feeling of security will promote usage and drive business.

8.7 Site hardening

8.7.1 Errant Vehicles

Bollards and other landscaping measures can be utilised to control vehicle approach speed and paths in a manner that minimises the capacity to cause damage. The use of bollards is standard practice for pedestrian and vehicular shared zones such as near lift lobbies in the basement carpark, street access to common crowded areas and entrance to the hotel lobby; increasing the efficacy of bollards to higher impact standards and covering a wider area with this is recommended. Vehicle rated planters may also be used to ensure the aesthetic profile of the site is unaffected.

8.7.2 Emergency Management Planning

In addition to static security measures, site hardening relies on a critical human factor in order to be truly effective. Knowing how to act and what to do in the event of an emergency is a vital component that can save lives. A suitable emergency management plan is recommended to be developed for the site.

8.8 Graffiti Management Plan

8.8.1 Graffiti Deterrent

Graffiti vandalism can be minimised by using anti-graffiti material on the site buildings and windows, as outlined in Section 8.5.2. Harsh landscaping surrounding the site can help deter vandalism by preventing vandals from approaching the sides of buildings. Additional security measures such as security lighting and cameras can be used as a deterrent.

Graffiti vandalism can be minimised through a comprehensive approach integrating anti-graffiti materials, strategic landscaping, and security measures. Utilising anti-graffiti materials on buildings and windows as outlined in Section 8.5.2, facilitates easy paint removal. Strategic landscaping, particularly the implementation of harsh vegetation, serves as a natural barrier, physically deterring vandals from accessing building sides. Additional security measures, such as security lighting and cameras, illuminate potential blind corners. Regular maintenance and review of these strategies ensure their continued effectiveness and responsiveness to changing graffiti vandalism patterns.

8.8.2 Graffiti Removal

In the event of graffiti vandalism, all stakeholders must notify management. The relevant authorities should promptly remove the damages and create an incident register log with information on location and magnitude of vandalism. All graffiti must be removed within 48 hours of discovery. An annual review of any "management agreement" for the removal of graffiti to ensure the property is maintained at its optimum level can be undertaken. Landscaping should be maintained to minimise the potential of graffiti attacks. Refer to Table 8-1 for relevant activities.

Table 8-1 Graffiti Management activities

Activity	Description	Frequency
Graffiti Monitoring	Regular patrols to identify new graffiti.	Daily
Graffiti Reporting	Documenting instances of graffiti, including photographs and location details.	As needed
Graffiti Removal	Using appropriate methods to remove graffiti without damaging surfaces.	Within 48 hours of reporting
Preventive Measures	Installation of anti-graffiti coatings, surveillance cameras, or improved lighting.	As needed
Law Enforcement Liaison	Working with local law enforcement to report and track graffiti incidents.	As needed

8.9 Fire Isolated stairway re-entry provisions

This section is applicable because the development comprises buildings with an effective height above 25m. The following apply to all fire-isolated stairwells that service building heights above 25m. Note that these provisions do not apply to stairwells that service portions of the development that do not have an effective height above 25m. Refer [NCC Clause D3D27](#)¹². We recommend the following to the design team:

- A fail-safe electronic door release system linked to the fire alarm, ensuring automatic unlocking during emergencies.
- Under D3D27(2)(a), by deploying fail-safe electric strikes on all fire doors throughout the fire isolated exits, except on every **fourth** floor ensures that the fail-safe devices fitted to the fire exit doors automatically unlock the door upon activation of a fire alarm. See Figure 8
- Additionally, D3D27(2)(b) emphasises a more risk-mitigated approach by implementing fail-safe electric strikes on doors at **all** levels within the fire-isolated stairs, as well as installing intercoms and appropriate signage inside the fire stairwell. See Figure 8.

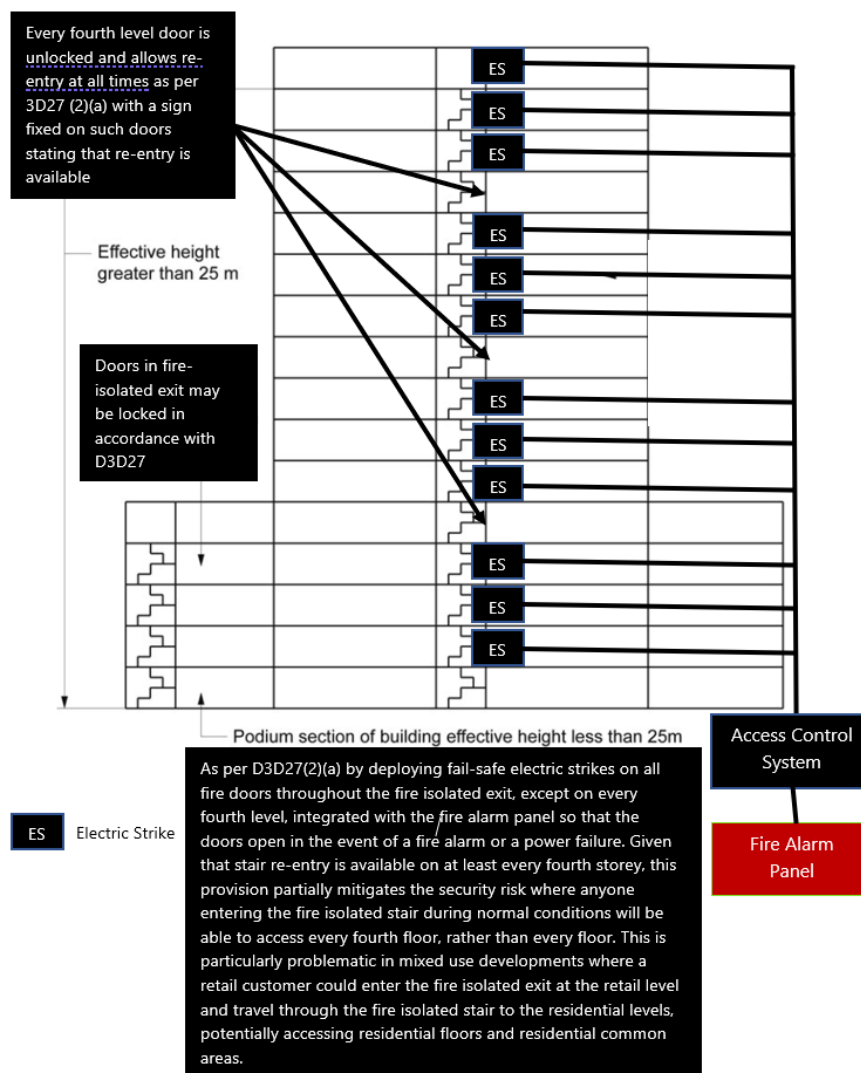


Figure 8-2 - DtS Re-entry from Fire Isolated Exits as per D3D27(2)(a).

¹² [NCC Clause D3D27](#)

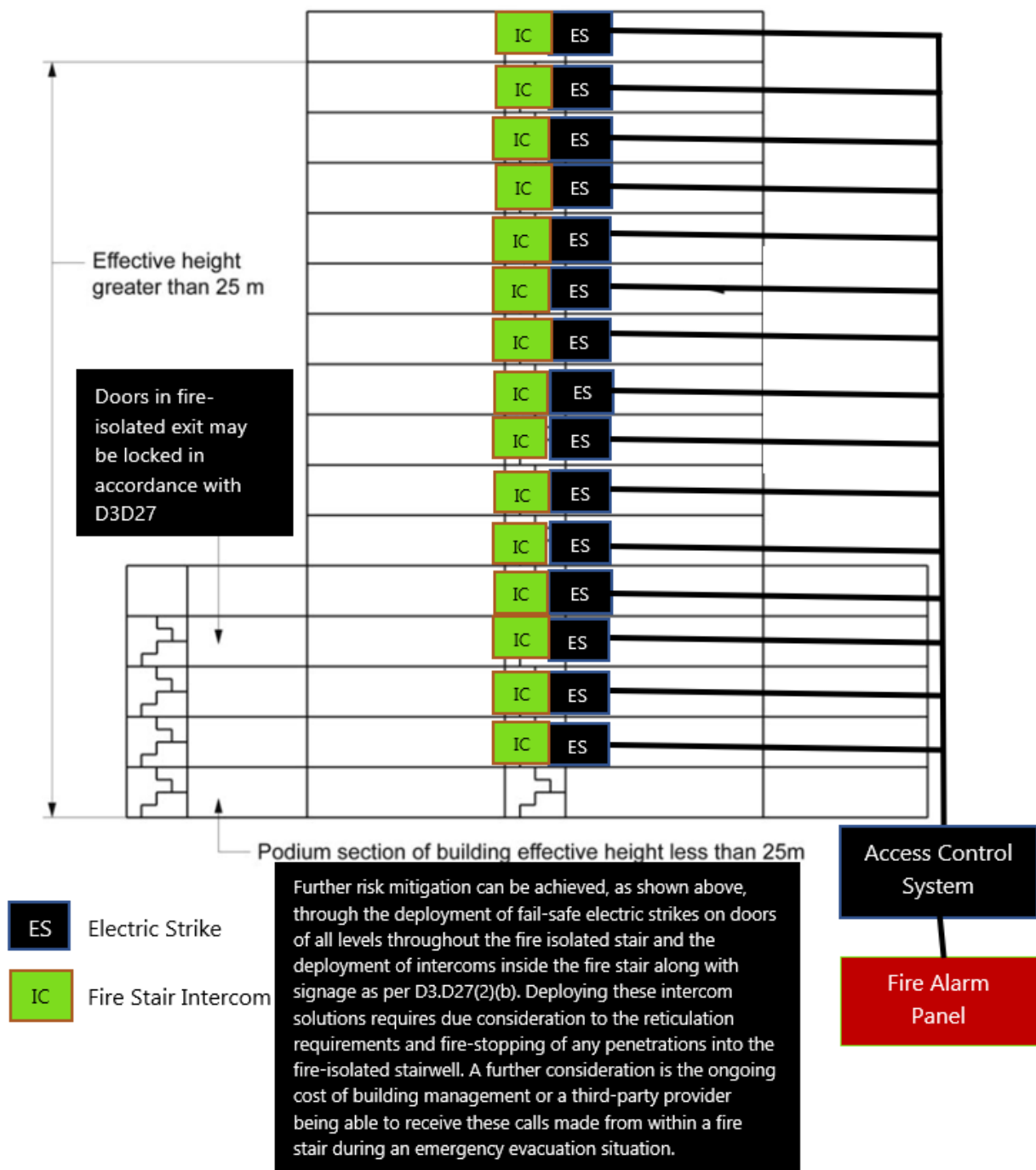


Figure 8-3 - DtS Re-entry from Fire Isolated Exits D3D27(2)(b)

8.10 Summary

A summary of the recommended crime risk mitigation measures is compiled below. For further detail, please refer to Sections 8.1 - 8.7.

Recommended Crime Mitigation Measures

Natural Surveillance

- Ensure sufficient lighting and security surveillance in communal areas, car parks, loading docks, and external public areas.
- Install video surveillance cameras in strategic locations to cover all vulnerable areas.

Site and Building Layout

- Add security lighting and surveillance cameras to secure clear sightlines.
- The unit complex must have a sight plan displayed in a prominent position
- Limit site access to different buildings based on their use (residential, hotel, commercial).
- Use architectural design to enhance natural surveillance.

Public Access

- Use access control systems such as card readers and video intercoms.
- Manage after-hours access with roller shutter doors and card readers.
- Restrict access to residential buildings to residents and authorised visitors.
- Limit hotel access to authorised staff and guests.

Common Areas

- Ensure communal areas are well-lit and have video surveillance coverage.
- Use wayfinding signage to guide residents through communal areas.
- Limit access to residential parking areas and communal spaces.

Entrances

- Install vandal-resistant video surveillance and security lighting.
- Use bollards or vehicle-grade alternatives to protect pedestrian access points.
- Provide clear wayfinding signage and maps at all entrances.

Landscaping

- Replace vegetation that impedes sightlines or can be used as climbing aids and use harsh landscaping to deter access.

- Use landscaping to demarcate public and private spaces.

Lighting

- Ensure effective lighting for building facades, entrances, exits, signage, vehicle entry points, and communal areas and comply with Australian Standards for lighting design.
- Use motion sensor vandal-proof lighting inside and outside.
- Ensure pedestrian walkways are well-lit and free from obstructions.

Access Control

- Restrict access to specific floors and communal areas using card readers and magnetic locks.
- Access to the site should be restricted solely to stakeholders.
- The main roller door must be secured with an electronic access system
- Ensure emergency personnel have access to the site.
- Secure garages and service rooms with individual locks and electronic access systems.

Doors and Windows

- Use solid construction for external doors and windows with quality lock sets.
- Reinforce sliding doors and windows with adequate locks.

Balconies

- Design balconies to prevent them from acting as natural ladders.
- Reinforce sliding doors and windows with adequate locks.
- Ensure balcony railings prevent the use of foot and hand grips.

Territorial Reinforcement

- Highlight entrances with lighting, video surveillance, and signage.
- Use landscaping to mark ownership and separate public and private spaces.
- Ensure clear signage for vehicle and pedestrian traffic.

Through Site Link from East to West

- Maintain clear sightlines and consistent lighting to support natural surveillance and visibility.
- Implement electronically controlled sliding doors to manage access and restrict unauthorised movement, particularly outside of retail operating hours.
- Retain a clear and continuous pedestrian link supported by wayfinding, while reinforcing controlled use of the space and separation between retail, commercial and residential areas.

Space Management

- Implement a Total Security Management Plan (TSMP).
- Ensure all exit doors are free from obstructions and rubbish.

Materials

- Use materials resistant to vandalism and graffiti.
- Apply anti-graffiti coatings to exposed surfaces.
- Use strong, wear-resistant materials in high-risk areas.
- Ensure floors, walls, and ceilings are constructed of solid materials.

Bollards

- Ensure bollards conform to AS/NZS 3845:2015 standards.
- Use vehicle-rated landscaping as an alternative to bollards.
- Space bollards at 1.2 metre centres to prevent vehicle access.

Ongoing Action

- Develop a Security Risk Register and conduct police checks for staff.
- Provide security inductions and training for all staff.

Activity Support

- Encourage social cohesion, community connectivity and community culture.
- Promote human-scale and pedestrian-oriented land uses.

Site Hardening

- Use bollards and vehicle-rated landscaping to control vehicle approach.
- Ensure compliance with NCC Clause D3D27 for safe re-entry from fire-isolated stairwells.
- Implement a fail-safe electronic door release system linked to the fire alarm.

Graffiti Management

- Use anti-graffiti materials and strategic landscaping to deter vandalism.
- Remove graffiti within 48 hours and maintain a graffiti management plan.
- Conduct regular patrols to identify new graffiti.
- Work with local law enforcement to report and track graffiti incidents.

Fire Isolated Stairwells

- Applies to buildings over 25m in height
- Relevant to fire-isolated stairwells servicing these heights
- Install a fail-safe electronic door release system linked to the fire alarm for automatic unlocking.
- Designer can implement either design for implementing fail-safe electric strikes throughout stairwells as Figure 8-2 and Figure 8-3 highlight.

9.0 Conclusion

In conclusion, the Security and CPTED Report for Wollongong Developments No.8 Pty Ltd underscores the critical need for comprehensive security measures to mitigate crime risks associated with the proposed mixed-use development at 216-238 Keira St, 221-291 Crown Street and 86-90 Burelli Street Wollongong, NSW 2500. The report highlights the higher-than-average crime rates in Wollongong, particularly in the CBD area, and emphasises the importance of integrating Crime Prevention Through Environmental Design (CPTED) principles to enhance safety and security.

Key recommendations include the implementation of effective lighting, video surveillance, access control systems, and wayfinding signage to address blind spots, enhance natural surveillance, and prevent unauthorised access. The report also advocates for the use of vandal-resistant materials, anti-graffiti coatings, and the development of a Total Security Management Plan (TSMP) to ensure ongoing maintenance and security management.

Additional security measures have been recommended to address pedestrian safety from errant or hostile vehicles and security vulnerabilities that arise from requirements to comply with NCC fire isolated stairway re-entry requirements owing to the effective building heights exceeding 25m.

By adhering to these recommendations and incorporating CPTED principles, Wollongong Developments can create a safer environment for residents, hotel guests, and commercial tenants, ultimately contributing to the overall security and well-being of the Wollongong community.

10.0 Annex A – CPTED Mark-up of Architectural Plans

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LEGEND

CR

Card Reader

R

Reed Switch

Oncoming Vehicle alarm

Camera Dome

ML

Mag Lock

INT

Intercom

REX

Request to Exit Button

Vehicle Loop

WF

Way Finding

AG

Anti Graffiti Coating

Lock and Key

GO ext

GO ext

ASD

Automatic Sliding Door

Ticket Machine

VSS

VSS Head End

Bollard

Security System Node

Mirror

ES

Electric Strike

INT Rx

Intercom Receiver

PIR Sensor

Security Lighting

VINT

Video Intercom

WRx

Wiegand Receiver

ACS

ACS Head End

Duress Button

Keypad

Break Glass

PADS

PADS Head End

VADS

VADS Head End

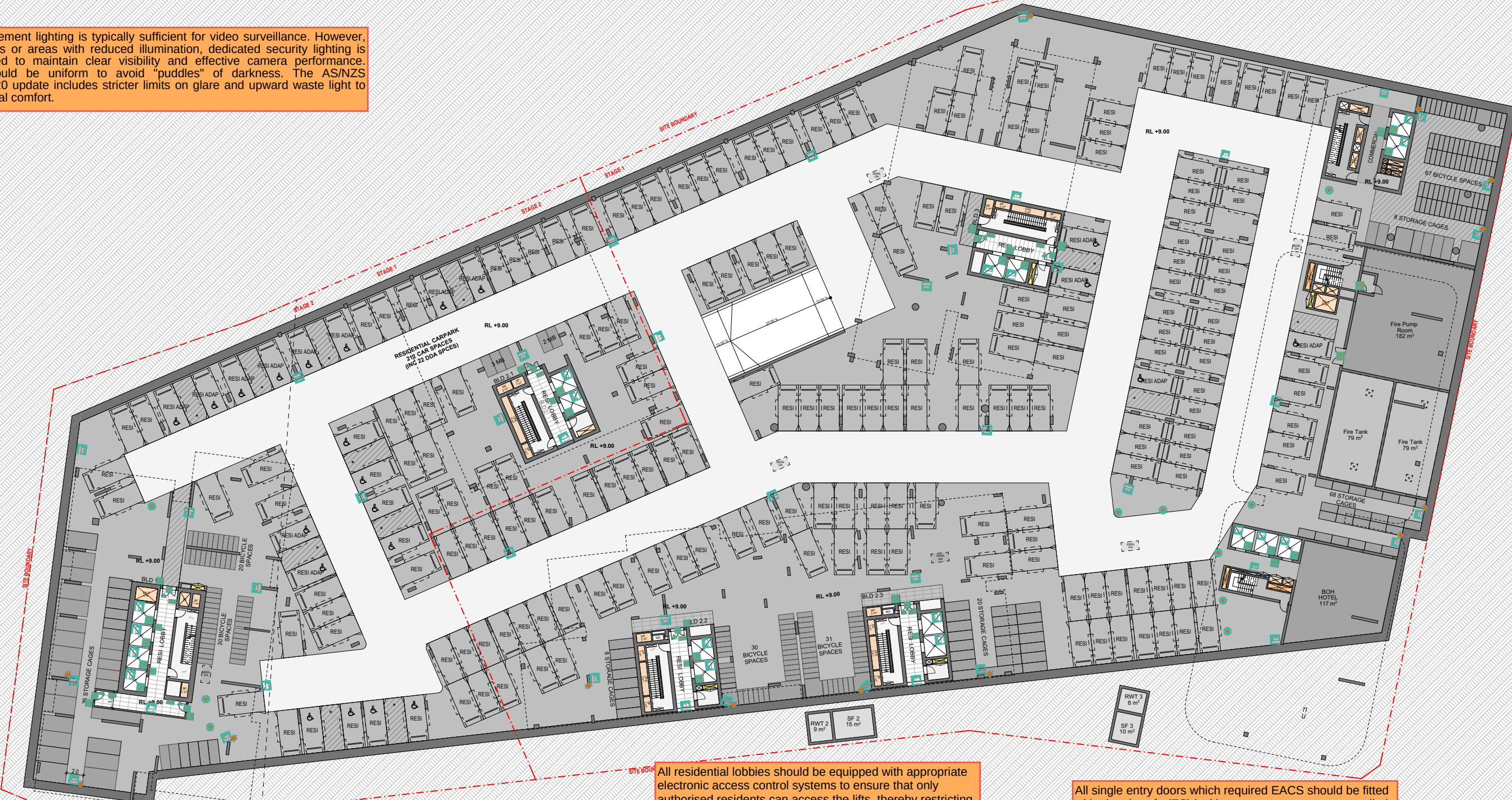
ISSUE	AMENDMENTS	DATE	PROJECT:	 LOTECONSULTING Fire Safety Security <i>Making the world safe & secure</i>	Lote Consulting Pty Ltd Gough Whitlam Plaza Suite 270, Level 1, 398 Pitt Street, Sydney NSW 2000 Email: security@loteconsulting.com	ABN: 75 166 888 544	TITLE: CPTED Markup				
Rev K	CPTED Markup	26-June-2026	Site Owner: Wollongong Developments No.8 Pty Ltd ABN: 73 675 184 531 30a Eva Street Riverwood, NSW 2210				PREPARED:	DATE:	DO NOT SCALE		
							JH	26-June-2026	SECURITY CONSULTANCY LICENSE 409836153		
							CHECKED:	DATE:			
					MM	26-June-2026					
					APPROVED:	DATE:	DOCUMENT NO.	ISSUE:	VERSION:		
					MM	26-June-2026	390844-087-000	Rev K	0		

All commercial unit storage areas are to remain locked, with access provided to commercial tenants only via a key and lock system.

Vehicle Approach Speed Management (VASM) measures are recommended within larger car park environments to regulate vehicle speeds. This is particularly important in areas that experience high levels of pedestrian activity, including locations adjacent to storage areas, lift lobbies and other internal access points, where reduced vehicle speeds are critical to maintaining safety and minimising risk.

Video surveillance shall be positioned to continuously monitor vehicle number plates and adjacent pedestrian routes, supporting effective oversight of vehicle and pedestrian movement within the car park.

General basement lighting is typically sufficient for video surveillance. However, in blind spots or areas with reduced illumination, dedicated security lighting is recommended to maintain clear visibility and effective camera performance. Lighting should be uniform to avoid "puddles" of darkness. The AS/NZS 1158.3.1:2020 update includes stricter limits on glare and upward waste light to improve visual comfort.



NSW Police recommend the installation of 'Park Smarter' signage advising motorists to secure their vehicles and remove valuables from view.

There should be a clear physical separation between pedestrian paths and vehicle aisles where possible.

All residential lobbies should be equipped with appropriate electronic access control systems to ensure that only authorised residents can access the lifts, thereby restricting entry to residential floors.

All single entry doors which required EACS should be fitted with electric safe (ES) locking systems to ensure controlled and secure access into the building.

Rev	Date	By	Chk	Description
A	11/04/2025	OSAK,KL		For DA Submission

- All work to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All boundary information to be confirmed by registered surveyor before commencing works.
- Refer to Arborist Report and Landscape Documentation for all information relating trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; and all relevant Planning and Conservation Easement Certificates.
- Minor changes to building form & configuration may be required after Developer Consent.
- Do not scale from drawing; figure dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.
- Restoration Works – refer to Schedule of Conservation Works.

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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Basement 02

Drawing Scale

DA2000

250 @ A1

A

All unit storage areas are to remain locked, with access provided to commercial tenants only via a key and lock system.

NSW Police recommend the installation of 'Park Smarter' signage advising motorists to secure their vehicles and remove valuables from view.

There should be a clear physical separation between pedestrian paths and vehicle aisles where possible.

Vehicle Approach Speed Management (VASM) measures are recommended within larger car park environments to regulate vehicle speeds. This is particularly important in areas that experience high levels of pedestrian activity, including locations adjacent to storage areas, lift lobbies and other internal access points, where reduced vehicle speeds are critical to maintaining safety and minimising risk.

All residential lobbies should be equipped with appropriate electronic access control systems to ensure that only authorised residents can access the lifts, thereby restricting entry to residential floors.

All single entry doors which required EACS should be fitted with electric safe (ES) locking systems to ensure controlled and secure access into the building.

Video surveillance shall be positioned to continuously monitor vehicle number plates and adjacent pedestrian routes, supporting effective oversight of vehicle and pedestrian movement within the car park.

Truck access to the loading bay should be controlled via an integrated roller shutter door. Access to the door should be electronically managed through a card reader and intercom system, mounted on a bollard or pole positioned on the driver's side to enable convenient operation. For egress, a vehicle loop detector should be installed to facilitate automatic opening of the shutter upon exit.

Boom gates should be supported by video surveillance, security lighting, card readers, and an intercom system to ensure a secure and controlled vehicle access point. These measures deter unauthorised entry, enable controlled access, and provide communication in the event of an emergency.

Residential lobbies should incorporate access control systems with video intercom, video surveillance, and adequate lighting to create a controlled and observable entry point. Video intercoms allow residents to verify visitors, while surveillance and lighting deter intrusion and support incident monitoring.

Rev A Date 11/04/2025 By OS/AL/CL Description For DA Submission

All works to be in accordance with authority & statutory approvals.
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Restoration Works - refer to Schedule of Conservation Works.

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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Mezzanine level

Drawing Scale
Drawing No.
DA2002

1:250 @ A1
Revision
A

All unit storage areas are to remain locked, with access provided to commercial tenants only via a key and lock system.

Video surveillance shall be positioned to continuously monitor vehicle number plates and adjacent pedestrian routes, supporting effective oversight of vehicle and pedestrian movement within the car park.

Ground level egress doors should be monitored by video surveillance, supported by appropriate security lighting and reed switches, to ensure they remain secure and are not misused. These measures enhance visibility, discourage unauthorised use, and provide alerts where doors are opened improperly or left unsecured, supporting both security and emergency management.

NSW Police recommend the installation of 'Park Smarter' signage advising motorists to secure their vehicles and remove valuables from view.

There should be a clear physical separation between pedestrian paths and vehicle aisles where possible.

All residential lobbies should be equipped with appropriate electronic access control systems to ensure that only authorised residents can access the lifts, thereby restricting entry to residential floors.

Vehicle Approach Speed Management (VASM) measures are recommended within larger car park environments to regulate vehicle speeds. This is particularly important in areas that experience high levels of pedestrian activity, including locations adjacent to storage areas, lift lobbies and other internal access points, where reduced vehicle speeds are critical to maintaining safety and minimising risk.

Sliding doors are to be configured in accordance with the operating hours of the retail precinct, remaining open during business hours and closed outside of these periods.

The building's recessed roofing design provides an opportunity for cameras and security lighting to be ceiling mounted at elevated heights, representing a positive security outcome. This enables wider fields of view, improved coverage of key areas, and reduced vulnerability to tampering or vandalism. The elevated positioning also supports more uniform lighting distribution and clearer image capture, enhancing overall surveillance capability and site visibility.

All communal open space on ground is to be designed and equipped with the following:

- Adequate video surveillance should be provided and integrated with the proposed lighting design along the pedestrian pathway areas to support effective monitoring and ensure consistent coverage of the surrounding area.
- Clear and legible way finding to appropriately direct pedestrian movement and manage foot traffic throughout this space.

Residential lobbies should incorporate access control systems with video intercom, video surveillance, and adequate lighting to create a controlled and observable entry point. Video intercoms allow residents to verify visitors, while surveillance and lighting deter intrusion and support incident monitoring.

Rev A Date 11/04/2025 By OS/AKL Ck Description For DA Submission

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- Restoration Works - refer to Schedule of Conservation Works.

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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Lower Ground Plan

Drawing Scale
Drawing No.
DA2003

1:250 @ A1
Revision
A

NSW Police recommend the installation of 'Park Smarter' signage advising motorists to secure their vehicles and remove valuables from view.

There should be a clear physical separation between pedestrian paths and vehicle aisles where possible.

Vehicle Approach Speed Management (VASM) measures are recommended within larger car park environments to regulate vehicle speeds. This is particularly important in areas that experience high levels of pedestrian activity, including locations adjacent to storage areas, lift lobbies and other internal access points, where reduced vehicle speeds are critical to maintaining safety and minimising risk.

The installation of an additional access controlled sliding door is recommended as a proactive CPTED measure. The door is to be configured in line with the operating hours of the retail precinct, remaining open during business hours and closed outside of these periods.

All residential lobbies should be equipped with appropriate electronic access control systems to ensure that only authorised residents can access the lifts, thereby restricting entry to residential floors.

Video surveillance shall be positioned to continuously monitor vehicle number plates and adjacent pedestrian routes, supporting effective oversight of vehicle and pedestrian movement within the car park.

Ground level egress doors should be monitored by video surveillance, supported by appropriate security lighting and reed switches, to ensure they remain secure and are not misused. These measures enhance visibility, discourage unauthorised use, and provide alerts where doors are opened improperly or left unsecured, supporting both security and emergency management.

The building's recessed roofing design provides an opportunity for cameras and security lighting to be ceiling mounted at elevated heights, representing a positive security outcome. This enables wider fields of view, improved coverage of key areas, and reduced vulnerability to tampering or vandalism. The elevated positioning also supports more uniform lighting distribution and clearer image capture, enhancing overall surveillance capability and site visibility.

All units should be equipped with an intercom receiver to allow residents to manage visitor access requests. In addition, each unit should be fitted with compliant Australian standard door locks and a peephole. This approach should be adopted as a consistent site wide design standard.

All communal open space on ground is to be designed and equipped with the following:

- Adequate video surveillance should be provided and integrated with the proposed lighting design along the pedestrian pathway areas to support effective monitoring and ensure consistent coverage of the surrounding area.
- Clear and legible way finding to appropriately direct pedestrian movement and manage foot traffic throughout this space.

Residential lobbies should incorporate access control systems with video intercom, video surveillance, and adequate lighting to create a controlled and observable entry point. Video intercoms allow residents to verify visitors, while surveillance and lighting deter intrusion and support incident monitoring.

At the junction where the staircase interfaces with the east to west pedestrian link from Burelli Street, the installation of an additional access-controlled sliding doors is recommended as a proactive CPTED measure.

Sliding doors are to be configured in accordance with the operating hours of the retail precinct, remaining open during business hours and closed outside of these periods.

NSW Police recommend the installation of 'Park Smarter' signage advising motorists to secure their vehicles and remove valuables from view.

There should be a clear physical separation between pedestrian paths and vehicle aisles where possible.

Vehicle Approach Speed Management (VASM) measures are recommended within larger car park environments to regulate vehicle speeds. This is particularly important in areas that experience high levels of pedestrian activity, including locations adjacent to storage areas, lift lobbies and other internal access points, where reduced vehicle speeds are critical to maintaining safety and minimising risk.

All residential lobbies should be equipped with appropriate electronic access control systems to ensure that only authorised residents can access the lifts, thereby restricting entry to residential floors.

Video surveillance shall be positioned to continuously monitor vehicle number plates and adjacent pedestrian routes, supporting effective oversight of vehicle and pedestrian movement within the car park.

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.

All communal open space on ground is to be designed and equipped with the following:

- Adequate video surveillance should be provided and integrated with the proposed lighting design along the pedestrian pathway areas to support effective monitoring and ensure consistent coverage of the surrounding area.

- Clear and legible way finding to appropriately direct pedestrian movement and manage foot traffic throughout this space.

NOTES:
1. Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention, removal, and all landscape works.
2. Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation, BASIX, NRM, and Section 4 Certificates.
3. Minor changes to building form & configuration may be required after Development Consent.
4. Do not scale from drawing; figure dimensions only to be used.
5. Building Contractor to verify all dimensions before commencing work.
6. Restoration Works - refer to Schedule of Conservation Works.

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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 1 Plan

Drawing No.
DA2005

1:250 @ A1
Revision
A

NSW Police recommend the installation of 'Park Smarter' signage advising motorists to secure their vehicles and remove valuables from view.

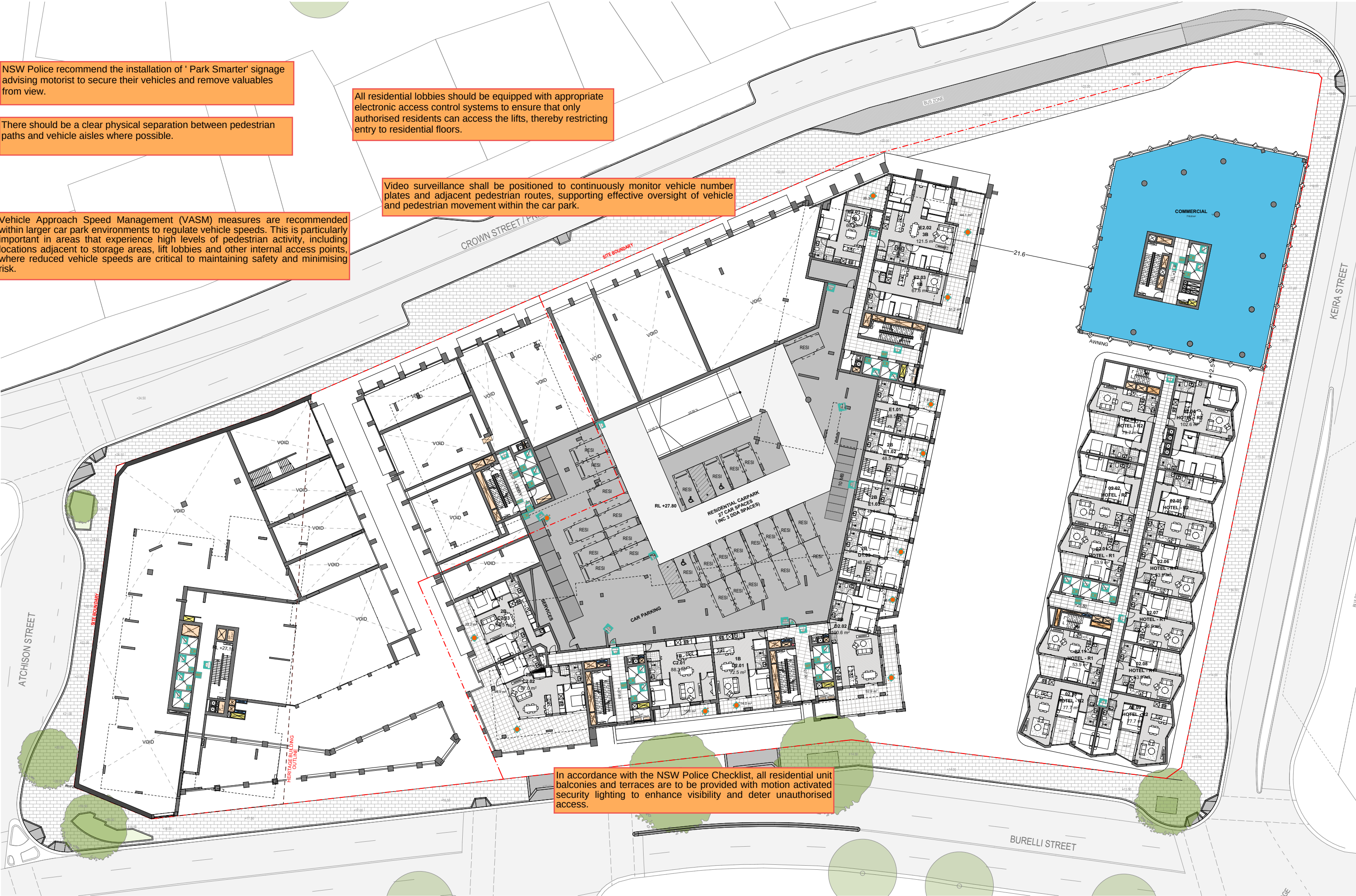
There should be a clear physical separation between pedestrian paths and vehicle aisles where possible.

Vehicle Approach Speed Management (VASM) measures are recommended within larger car park environments to regulate vehicle speeds. This is particularly important in areas that experience high levels of pedestrian activity, including locations adjacent to storage areas, lift lobbies and other internal access points, where reduced vehicle speeds are critical to maintaining safety and minimising risk.

All residential lobbies should be equipped with appropriate electronic access control systems to ensure that only authorised residents can access the lifts, thereby restricting entry to residential floors.

Video surveillance shall be positioned to continuously monitor vehicle number plates and adjacent pedestrian routes, supporting effective oversight of vehicle and pedestrian movement within the car park.

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.



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A	11/04/2025	OS/AKL		For DA Submission

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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 2 Plan

Drawing Scale
Drawing No.
DA2006

1:250 @ A1
Revision
A



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DEVELOPMENT APPLICATION

Drawing Name
Level 3 Plan

Drawing No.
DA2007

1:250 @ A1
Revision
A



Rev	Date	By	Chk	Description
A	11/04/2025	OS/MKL		For DA Submission
B	12/02/2025	OS/MKL		For DA Submission

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- Restoration Works - refer to Schedule of Conservation Works.

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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 4 Plan

Drawing Scale
Drawing No.
DA2008

1:250 @ A1
Revision
B

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.

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In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.



Video surveillance should be installed within lifts to provide continuous monitoring of a key internal movement node within the building. Lifts connect multiple floors and restricted areas, making them critical points for tracking occupant movement and verifying access control events.

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.

Rev	Date	By	Chk	Description
A	11/04/2025	OS/MKL		For DA Submission
B	12/02/2025	OS/MKL		For DA Submission

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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 7 Plan

Drawing Scale
Drawing No.
DA2011

1:250 @ A1
Revision
B

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.



Rev	Date	By	Chk	Description
A	11/04/2025	OS/MKL		For DA Submission
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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 9 Plan

Drawing Scale
Drawing No.
DA2013

1:250 @ A1
Revision
B



Video surveillance should be installed within lifts to provide continuous monitoring of a key internal movement node within the building. Lifts connect multiple floors and restricted areas, making them critical points for tracking occupant movement and verifying access control events.

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.

Rev	Date	By	Chk	Description
A	11/04/2025	OS/MKL		For DA Submission
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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 10 Plan

Drawing No.
DA2014

1:250 @ A1
Revision
B



Video surveillance should be installed within lifts to provide continuous monitoring of a key internal movement node within the building. Lifts connect multiple floors and restricted areas, making them critical points for tracking occupant movement and verifying access control events.

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.

Rev	Date	By	Chk	Description
A	11/04/2025	OS/MKL	OS/MKL	For DA Submission
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- Restoration Works - refer to Schedule of Conservation Works.

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DEVELOPMENT APPLICATION

Drawing Name
Level 11 - 15 Plan

Drawing Scale
Drawing No.
DA2015

1:250 @ A1
Revision
B



Video surveillance should be installed within lifts to provide continuous monitoring of a key internal movement node within the building. Lifts connect multiple floors and restricted areas, making them critical points for tracking occupant movement and verifying access control events.

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.

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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 16 Plan

Drawing Scale
Drawing No.
DA2016

1:250 @ A1
Revision
B



Video surveillance should be installed within lifts to provide continuous monitoring of a key internal movement node within the building. Lifts connect multiple floors and restricted areas, making them critical points for tracking occupant movement and verifying access control events.

In accordance with the NSW Police Checklist, all residential unit balconies and terraces are to be provided with motion activated security lighting to enhance visibility and deter unauthorised access.

Rev	Date	By	Chk	Description
A	11/04/2025	OS/AKL		For DA Submission

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- Restoration Works - refer to Schedule of Conservation Works.

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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 18 - 23 Plan

Drawing Scale
Drawing No.
DA2018

1:250 @ A1
Revision
A



Rev	Date	By	Chk	Description
A	11/04/2025	OS/AK/L		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name
Level 24 Plan

Drawing Scale
Drawing No.
DA2019

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Revision
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A	11/04/2025	OS/AKL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name
Level 25 Plan

Drawing Scale
Drawing No.
DA2020

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Revision
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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 26 - 29 Plan

Drawing Scale
Drawing No.
DA2021

1:250 @ A1
Revision
A



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DEVELOPMENT APPLICATION

Drawing Name
Level 30 Plan

Drawing Scale
Drawing No.
DA2022

1:250 @ A1
Revision
A



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DEVELOPMENT APPLICATION

Drawing Name
Level 31- 35 Plan

Drawing Scale
Drawing No.
DA2023

1:250 @ A1
Revision
A



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DEVELOPMENT APPLICATION

Drawing Name
Level 36 Plan

Drawing Scale
Drawing No.
DA2024

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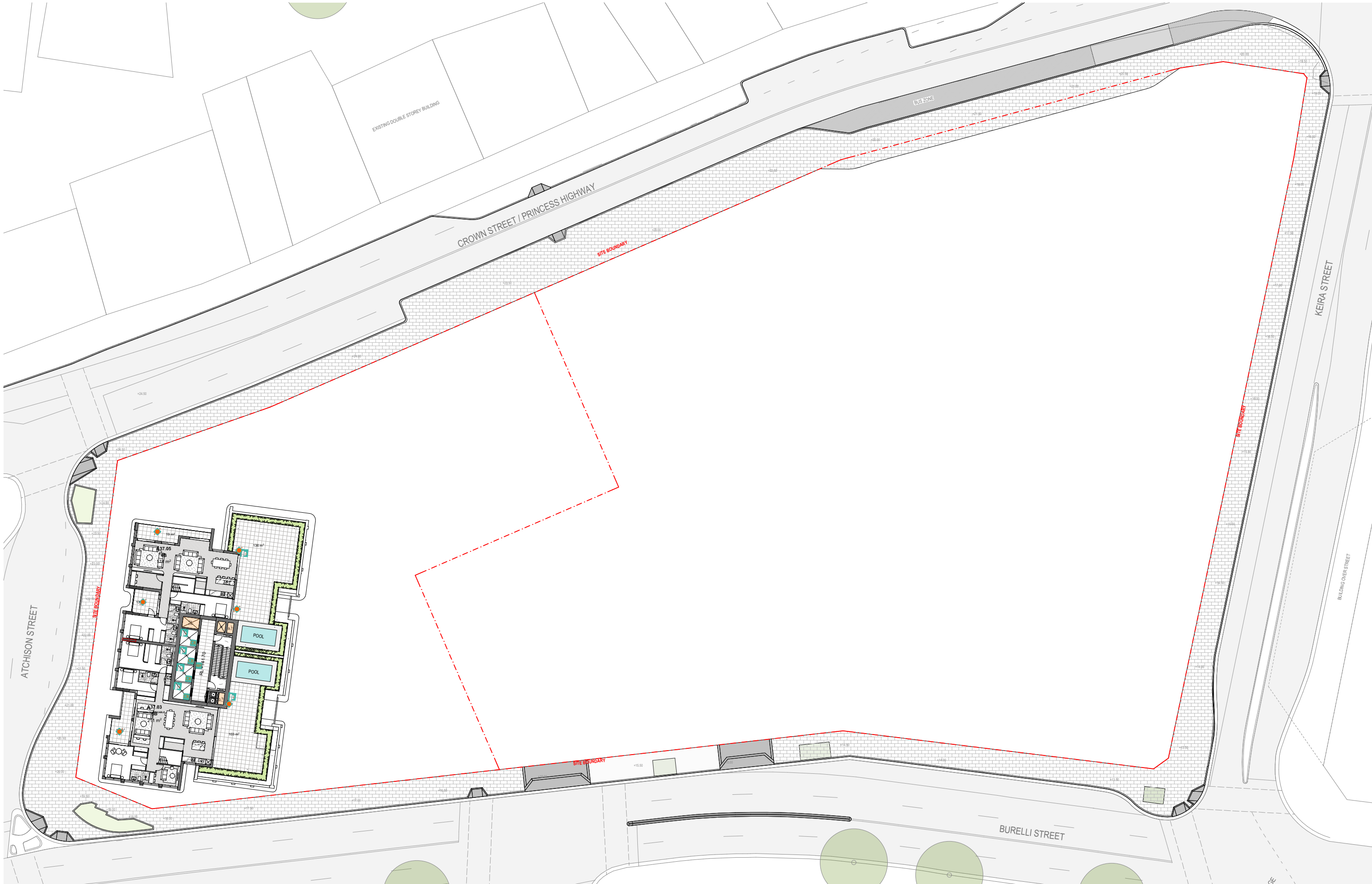
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DEVELOPMENT APPLICATION

Drawing Name
Level 37 Plan

Drawing Scale
Drawing No.
DA2025

1:250 @ A1
Revision
A



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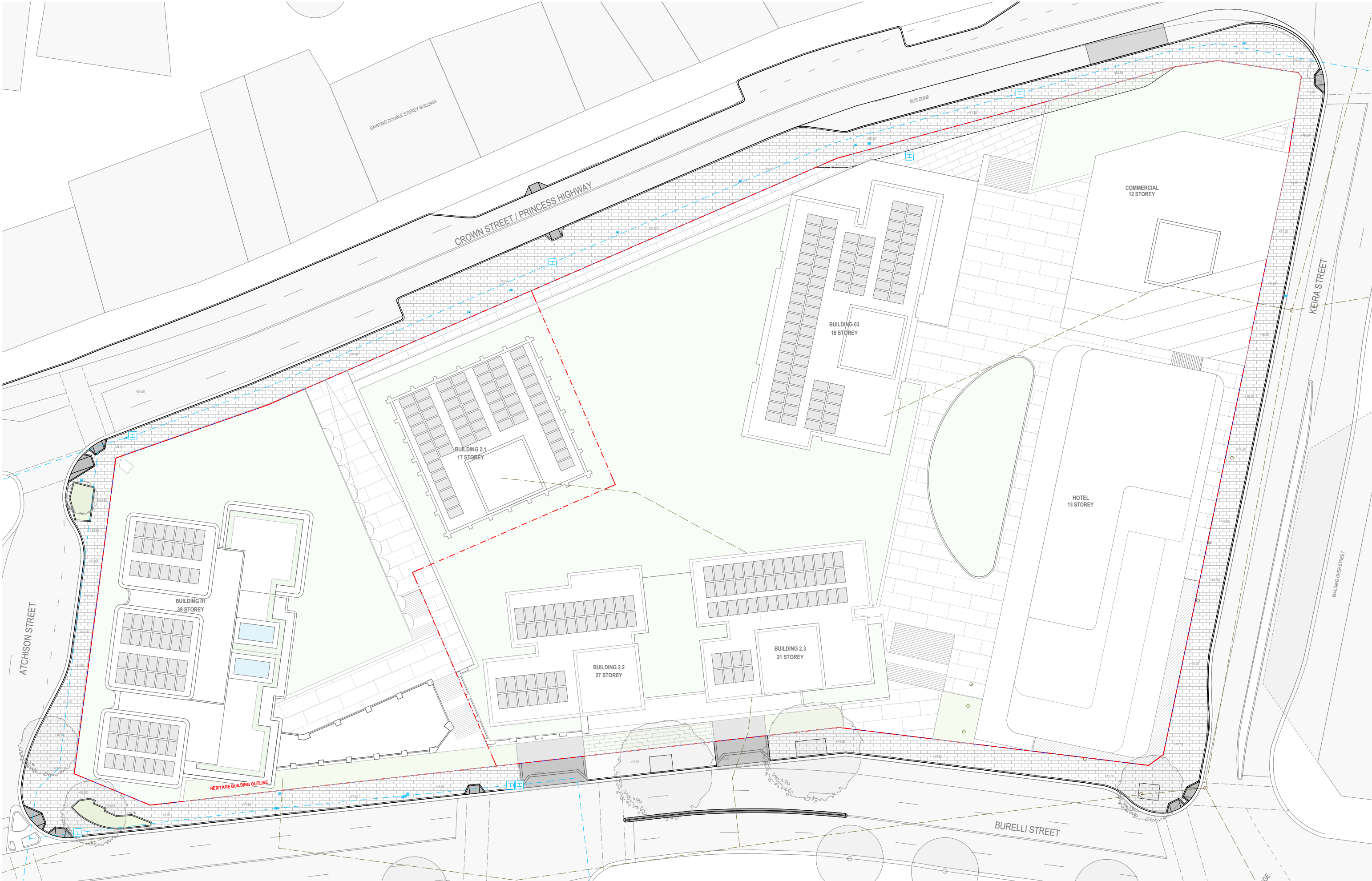
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DEVELOPMENT APPLICATION

Drawing Name
Level 38 Plan

Drawing Scale
Drawing No.
DA2026

1:250 @ A1
Revision
A



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DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Roof Level Plan

Drawing Scale
Drawing No.
DA2027

1:250 @ A1
Revision
A

11.0 Annex B – NSW Police Checklist

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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.	The measures that must be in the Safer By Design Report are listed in column 1. ALL DETAILS MUST BE COMPLETED AND PAGE AND PARAGRAPH REFERENCE ARE TO BE LISTED BELOW.
1. STREET NUMBER / WAY FINDING SIGNAGE	1.1 The street number must be clearly visible from the street. 1.2 The street number must be visible at night. 1.3 Unit block identification signage must be visible from the street frontage.	1.1 Section 8.3.2, Annex A 1.2 Section 8.3.2, Annex A 1.3 Section 8.3.2, Annex A
2. SIGNAGE	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. 2.2 There must be appropriate warning signs displayed. 2.3 A map must be displayed of the complex.	2.1 Section 8.3.2, Annex A 2.2 Section 8.3.2, Annex A 2.3 Section 8.3.2, Annex A
3. BUILDING DESIGN	3.1 The orientation of buildings must allow for easy natural surveillance between the street, neighbouring property and the buildings. 3.2 The floors, walls and ceilings must be of solid construction. 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. 3.4 Entry/exit points to the estate and/ or buildings been limited. 3.5 At entry/exit points there must be electronic entry for example keypad or swipe card entry. 3.6 Alcoves or recesses must be monitored by CCTV. 3.7 Garbage bays must be locked to restrict unauthorised entry.	3.1 Section 8.1.2, Annex A 3.2 Section 8.4.2. 3.3 Section 8.1.6. 3.4 Section 8.1.5 3.5 Section 8.1.3, Section 8.1.5 3.6 Section 8.1.1 3.7 Section 8.2.2

	3.8 There must be a 'Rapid Removal' policy for graffiti. 3.9 There must be graffiti resistant materials utilised in the design of the building. For example, painted on masonry garden walls, fencing.	3.8 Section 8.7.2 3.9 Section 8.4.2
4. FENCES AND GATES	4.0 There must be perimeter fences erected around the property. 4.1 Access must not be restricted by large garbage bins or other objects. 4.2 Fences and gates must be fitted with locks. 4.3 Fences must be constructed of appropriate materials that cannot be cut through. 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. 	4.0 n/a 4.1 n/a 4.2 n/a 4.3 n/a 4.4 n/a
5. LANDSCAPING	5.0 People must be able to see your unit/premises clearly from the street. 5.1 Landscaping must be regularly maintained. Please explain maintenance plan in report. 5.2 No person should be able to conceal themselves behind vegetation or gardens.	5.0 Section 8.1.2, Section 8.3.3, Section 8.1.6, Section 8.2.1 5.1 Section 8.3.3 5.2 Section 8.1.1
6. SECURITY LIGHTING	6.0 Security lighting must be installed and operating. 6.1 The entry and exit points must be adequately lit. 6.2 Lighting must be positioned in a way to reduce opportunities for vandalism. 6.3 The lighting must be sufficient to support images obtained from CCTV footage. 6.4 Light switches for all lights must be located in a secure area within the premises. 6.5 There must be light timers.	6.0 Section 8.1.7 6.1 Section 8.1.7, Section 8.3.1 6.2 Section 8.1.7, Section 8.7.1 6.3 Section 8.1.7 6.4 Section 8.1.7 6.5 Section 8.1.7

7. POWER BOARD & LETTERBOX	7.0 The power board must be enclosed in a cabinet or room. 7.1 The cabinet or room must be fitted with a lock set approved by the local authority. 7.2 The letter box must be fitted with an appropriate lock set and kept locked.  <i>This is a strongly recommended method on how to secure the letter box system in a unit complex</i> 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.  Safe Storage Cylinder	7.0 Section 8.2.2 7.1 Section 8.2.2 7.2 Section 8.2.2 7.3 Section 8.2.2
8. BASEMENT CAR PARKING FACILITIES	8.0 The garage facilities must be individual lockable garage facilities. 8.1 The garage 'tilta' door must have a bolt lock installed. 8.2 The garage facility must have floor to ceiling wall. For example, strong welded mesh or masonry walls. 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. 8.4 The contents inside the garage facility must not be able to be visible from the outside. 8.5 The garage facilities must have CCTV coverage. 8.6 The garage facility area must be restricted to non-residents by way of security gates.	8.0 Section 8.2.2 8.1 n/a 8.2 Section 8.4.2 8.3 Section 8.4.2 8.4 Section 8.2.2 8.5 Section 8.2.2 8.6 Section 8.2.2, Section 8.3.1

9. BALCONY	9.0 The balcony must be designed so as not to act as a natural ladder. 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. 9.2 The railings must be designed so that foot or hand grips cannot be used by offenders. 9.3 The balcony must have a sensor light to automatically activate when motion is detected. 9.4 Sliding doors and windows adjacent to balconies must be re-enforced with adequate locks etc to restrict unauthorised access.	9.0 Section 8.2.4 9.1 Section 8.2.4 9.2 Section 8.2.4 9.3 Section 8.2.4 9.4 Section 8.2.4
10. DOORS AND FIRE EXITS	10.0 The external doors and frames must be of solid construction. 10.1 The doors must be fitted with quality lock sets to restrict access when not in use. 10.2 The locks must be in good working order. 10.3 A peep hole (door viewer) must be installed. 10.4 An Australian standard security/screen door must be installed on the front door or any glass sliding doors. 10.5 Sliding Security balcony screen doors are recommended form ground to 3rd Floor unit complexes. 10.6 Balconies are to be designed with anti-climb features. 10.7 Sliding doors must be fitted with a suitable lock set. 10.8 Entry/exit points must be clearly identified by signage. 10.9 All fire exit doors must be self-closing. 10.10 All external door hinges must be mounted so they cannot be removed.	10.0 Section 8.2.3, Section 8.4.2 10.1 Section 8.2.3 10.2 Section 8.2.3 10.3 Section 8.2.3 10.4 Section 8.2.4 10.5 Section 8.2.4 10.6 Section 8.2.4 10.7 Section 8.2.4 10.8 Section 8.3.2 10.9 Section 8.2.3 10.10 Section 8.2.3
11. WINDOWS	11.0 All external windows must be solidly constructed. 11.1 All windows must be fitted with quality lock sets. 11.2 All unused windows must be permanently closed & secured. 11.3 Windows must be able to be locked in a partially open position. For example, with a bolt lock. 11.4 Skylights must be suitably secured.	11.0 Section 8.2.5 11.1 Section 8.2.5 11.2 Section 8.2.5 11.3 Section 8.2.5 11.4 Section 8.2.5

12. CARPARKING FACILITIES AT GRADE AND BASEMENT LEVEL	12.0 There must be security car parking facilities available at grade level and basement level. 12.1 Th access to residential car park must be restricted to residents only. This must be done by roller shutters or boom gate at grade level car parks. Keypad, swipe card or remote systems must be used. 12.2 'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property. 12.3 CCTV system must be installed and monitor inside all car park facilities. 12.4 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 12.5 The car park must be well lit. 12.6 The ceiling of the car park must be painted white. (We recommend the use of light-colored concrete and Australian Standards based lighting throughout the car parking areas) 12.7 Bicycle racks must be positioned in visible areas from the street. 12.8 Emergency Services parking should be provided in a large unit complex.	12.0 Annex A 12.1 Annex A 12.2 Annex A 12.3 Section 8.3.1 12.4 Annex A, with security measures 12.5 Annex A 12.6 Annex A, Section 8.3 12.7 Annex A, are evident throughout the car park and we have been provisioned with video surveillance and vandal resistance security lighting 12.8 Section 8.2.2
13. Surveillance System	13.0 CCTV systems must be installed at vehicle entry points. 13.1 CCTV systems must be installed at all foyer entry points. 13.2 CCTV systems must be installed on the perimeter of the building. 13.3 CCTV systems must be installed near to letter box collection facilities. 13.4 CCTV systems must be installed near to waste facilities. 13.5 CCTV systems must be installed near to fire exits. 13.6 Footage must be recorded appropriately. 13.7 Footage must be kept for a minimum of 14 days. 13.8 The property must be free of dummy cameras. 13.9 The cameras must be placed in suitable locations to positively identify an individual from recorded images.	13.0 Annex A and Section 8.2.2 13.1 Annex A and Section 8.2.2 13.2 Annex A and Section 8.2.2 13.3 Annex A 13.4 Annex A 13.5 Annex A and Section 8.2.2 13.6 Annex A and Section 8.2.2 13.7 Section 8.2.2 13.8 Section 8.2.2

14. FIRE SAFETY	14.1 Smoke detectors must be installed within foyer areas, garages and in the unit complex to comply with the Building Code of Australia? 14.2 Gutters must be kept clean. 14.3 The unit complex must have a site plan displayed in a prominent position. 14.4 Waste bins must be stored in a secure place after hours.	14.1 Action for BCA Consultant and/or Fire Safety Engineer 14.2 Section 8.4.1 14.3 Section 8.9 14.4 Annex A, 8.2.2
15. CONSTRUCTION STAGE	15.1 During Construction Stage all tools and building materials must be stored in strong rooms with tamper proof security systems. 15.2 Construction sites should be fenced with appropriate security fencing. 15.3 Security Guards should be used during high risk times. 15.4 CCTV should be used during construction stage. 15.5 Lighting should be installed on the grounds of the construction site. 15.6 Lighting should be installed near to containers/storage facilities.	15.1 Action for Project Team 15.2 Action for Project Team 15.3 Action for Project Team 15.4 Action for Project Team 15.5 Action for Project Team 15.6 Action for Project Team
16. ROOF TOP	16.1 The retaining walls/fencing/ barriers adequate to prevent accidental falls/ slips/suicide attempts. 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). 16.3 CCTV should be installed in these areas.	16.1 Annex A. 16.2 n/a. 16.3 Annex A
17. EMERGENCY MANAGEMENT	17.1 An Emergency Management/ Evacuation Plan must be developed for the building prior to occupation and forwarded to local Police Area Commands.	17.1. Note for project manager and operations manager.
18. NSW POLICE INSPECTION PRIOR TO OCCUPATION STAGE.	18.1 Police recommend that there must be an inspection with a Town Planner and the Building Manager prior to Occupancy Certificate Stage.	18.1 Action for Project Team.

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.