



Crime Prevention Through Environmental Design Assessment Report

Rozelle Village

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1 Introduction

This report has been prepared by Urbis to undertake a Crime Prevention through Environmental Design (CPTED) assessment of the likely community and patron safety implications of the proposed mixed use redevelopment of the former Balmain Leagues Club site and adjoining lands at Victoria Road, Rozelle. This assessment accompanies a project application (MP 11_0015) under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The development proposal is for the construction of 304 dwellings within two residential towers of 20 and 26 levels, sitting above a podium (5-6 storeys to Victoria Road and reducing to 3 storeys to Waterloo Street and Darling Street) accommodating 18,838sqm of retail and commercial floor space and the new premises for the Balmain Leagues Club.

1.1 AIM OF THIS STUDY

According to the NSW Department of Urban Affairs and Planning's *Crime Prevention and the Assessment of Development Applications* (2001), CPTED seeks to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- Removing conditions that create confusion about required norms of behaviour.

This CPTED assessment will identify and report on impacts associated with the Rozelle Village development, considering principles such as accessibility, lighting, design, pedestrian safety, and impacts on local amenity. Where negative impacts are identified, prospective mitigation measures and recommendations will be provided in accordance with professional standards and statutory obligations.

1.2 METHODOLOGY

This assessment has included a review of:

- CPTED principles endorsed by NSW Police;
- Section 79C of the EP&A Act, which includes guidelines for the consideration of safety issues in the development approvals process; and
- NSW Department of Urban Affairs and Planning's *Crime Prevention and the Assessment of Development Applications* (2001).

1.3 SITE LOCATION AND CONTEXT

The site is located in the suburb of Rozelle, approximately four kilometres west of the Sydney central business district. An aerial image of the site is included below in Figure 1.

The site is situated on the southern side of Victoria Road and has primary frontage to this busy road which is characterised by three storey commercial development, interspersed with residential properties. Secondary frontage is available to Waterloo Street, a predominately residential street. Limited frontage is also available to Darling Street which is occupied by single and two storey retail premises. The site is situated on a ridge line and therefore visually prominent over a considerable distance.

FIGURE 1 – ROZELLE VILLAGE SITE, AERIAL IMAGE



The site benefits from good public transport being located immediately adjacent to a high frequency bus corridor, and it is connected to the Sydney CBD by a cycle and pedestrian network.

The site is highly accessible to existing residential populations and key areas of residential growth. The locality is characterised by a diverse mix of land uses including medium density housing, retail strip development (on Darling Street), commercial uses aligning Victoria Road, educational facilities and some light industrial uses. There are a number of larger civic and institutional facilities in Rozelle that complement the diverse residential accommodation including schools, churches and the former mental health institution at Callan Park. The site is generally bound by Waterloo Street, Victoria Road, retail shops which front Darling Street to the south east and residential development to the west and north west. Rozelle Public School is located directly opposite on the eastern side of Victoria Road.

1.4 THE PROPOSAL

The proposed development involves the comprehensive redevelopment of the former Balmain Leagues Club site and adjoining lands for predominantly residential use complemented by commercial, retail and community floor space. The form of development proposed has been influenced by a range of factors including location, surrounding uses and developer/owner aspirations.

On completion of construction, Rozelle Village will comprise:

- 304 apartments (including a mix of one, two and three bed units);
- 13,971sqm retail uses (including a full line supermarket, speciality and general retail, food court and restaurants);
- 4,867sqm commercial uses (shop office / home office units, medical centre and gymnasium);
- 2,781sqm club (to be occupied by Balmain Leagues Club);
- 672sqm childcare centre and community rooms;
- Public and private recreational spaces;
- 834 car parking spaces (including 31 accessible spaces for residential use and a further 12 accessible spaces for the commercial component of the development) accommodated within seven of the eight basement levels; and
- More than 500 bicycle spaces accommodated at ground floor level and within basement levels seven and eight (together with locker and changing facilities).

2 Demographic Analysis

This section provides an overview of the key social and demographic characteristics of the local community. It considers the population profile of the urban renewal site based on Australian Bureau of Statistics (ABS) 2006 Census data at suburb (Rozelle – shown in Figure 2), local government area (LGA – Leichhardt), and statistical division (SD – Sydney) levels.

FIGURE 2 – ROZELLE SUBURB, SITE SHOWN AT RED (SOURCE: ABS)



2.1 POPULATION PROFILE AND INCOME

Table 1 below provides a summary of key demographic and socioeconomic indicators for Rozelle, Leichhardt LGA, and Sydney SD. These issues are discussed in greater detail in the remainder of Section 2.

TABLE 1 – POPULATION PROFILE AND INCOME INDICATORS (SOURCE: ABS CENSUS 2006)

FEATURE	ROZELLE	LEICHHARDT LGA	SYDNEY SD
Population	6,873	48,776	4,119,190
Proportion born overseas	28.6%	27.1%	31.7%
Main countries of origin	England, New Zealand	England, New Zealand	England, China
Median weekly household income	\$2,070	\$1,733	\$1,154
Proportion rented dwellings	38.0%	38.5%	29.7%
Lone-person households	26.1%	28.7%	21.6%
Average household size	2.2	2.2	2.7
Unemployment rate	3.0%	3.2%	5.3%
SEIFA Score	1,178	1,083	n/a

The data shows:

- Rozelle has a lower proportion of overseas-born population (28.6%) than the Sydney SD (31.7%), though this is moderately higher than the Leichhardt LGA (27.1%);

- Its overseas-born population is predominantly from English-speaking backgrounds, with England, New Zealand, Ireland, United States, and Scotland being the five most significant countries of origin;
- Rozelle's median weekly household income (\$2,070) is above the Leichhardt LGA median (\$1,733) and significantly above the Sydney SD median (\$1,154);
- The proportion of dwellings rented in Rozelle (38.0%) is much higher than the Sydney SD (29.7%), though broadly in line with the Leichhardt LGA (38.5%);
- The number of lone-person households in Rozelle (26.1%) is above the Sydney SD proportion (21.6%). Appropriately, the average household size in Rozelle (2.2) is significantly below the Sydney SD average (2.7);
- Unemployment is relatively low in both Rozelle (3.0%) and Leichhardt LGA (3.2%) when compared to the Sydney SD (5.3%); and
- The Socio-Economic Indexes for Areas (SEIFA) scores, measuring relative socio-economic disadvantage, for Rozelle (1,178) and Leichhardt LGA (1,083) are in the last decile of measurement, indicating the area is among the least disadvantaged areas in Sydney.

2.2 AGE PROFILE

Rozelle is an established residential area, with some industrial land uses located nearby facing onto White Bay. Of the 6,873 residents in Rozelle, 0.6% identify as Aboriginal or Torres Strait Islander, below the Sydney SD measure (1.1%).

TABLE 2 – AGE PROFILE AND DISTRIBUTION (SOURCE: ABS CENSUS 2006)

FEATURE	ROZELLE	LEICHHARDT LGA	SYDNEY SD
Total population	6,873	48,776	4,119,190
Median age	35	36	35
0-4 years	7.1%	7.0%	6.6%
5-14 years	6.6%	7.3%	13.0%
15-24 years	7.3%	9.2%	13.8%
25-54 years	62.6%	56.2%	44.1%
55-64 years	9.9%	10.7%	10.2%
65 years and over	6.5%	9.6%	12.3%

The data shows:

- A concentration of Rozelle's population is of working age (62.6% aged 25-54 years), much higher than both the Leichhardt LGA (56.2%) and the Sydney SD (44.1%);
- Older age groups, including 55-64 years (9.9%) and 65 years and over (6.5%), are below the Sydney SD figures (10.2% and 12.3% respectively); and
- The proportion of young people in Rozelle (6.6% 5-14 years and 7.3% 15-24 years) is significantly below the Sydney SD (13.0% 5-14 years and 13.8% 15-24 years), however the proportion of very young children aged 0-4 in Rozelle (7.1%) is moderately above the Sydney SD (6.6%).

2.3 FORECAST POPULATION GROWTH

As shown in the extract in Table 3, data published by the NSW Department of Planning¹ shows that population growth for the Leichhardt LGA is expected to be much slower than for the Sydney SD as a whole between 2006 and 2036. Annual population growth in Leichhardt LGA (0.38%) is much lower than for the Sydney SD (1.12%).

TABLE 3 – FORECAST POPULATION GROWTH FOR LEICHHARDT LGA AND SYDNEY SD, 2006-2036 (SOURCE: NSW DEPARTMENT OF PLANNING 2010)

YEAR	LEICHHARDT LGA	SYDNEY SD
2006	51,600	4,282,000
2011	52,700	4,550,300
2016	53,800	4,822,000
2021	54,900	5,104,100
2026	55,700	5,394,500
2031	56,700	5,688,600
2036	57,800	5,982,100
2006-2036 annual growth rate	0.38%	1.12%

2.3.1 YOUNG PEOPLE

Although the proportion of young people in Rozelle is currently significantly below the proportion of young people across Sydney SD (see Table 2), Table 4 forecasts that the population growth of young people (0.73% per annum) will be almost double the overall growth of the Rozelle population (0.38% per annum), and hence contribute to a larger share of the population in the future.

TABLE 4 – FORECAST POPULATION GROWTH FOR LEICHHARDT LGA, 0-24 YEARS, 2006-2036 (SOURCE: NSW DEPARTMENT OF PLANNING 2010)

AGE GROUP	2006	2011	2016	2021	2026	2031	2036	TOTAL INCREASE	ANNUAL GROWTH RATE
0-4 years	3,540	3,760	3,700	3,790	3,910	4,070	4,230	690	0.6%
5-9 years	1,960	2,570	2,680	2,630	2,660	2,740	2,830	870	1.2%
10-14 years	1,660	1,730	2,150	2,210	2,150	2,180	2,230	570	1.0%
15-19 years	1,780	1,750	1,770	2,080	2,120	2,080	2,100	320	0.6%
20-24 years	3,040	3,140	3,170	3,170	3,370	3,480	3,520	480	0.5%
0-24 years TOTAL	11,980	12,950	13,470	13,880	14,210	14,550	14,910	2,930	0.7%

¹ NSW Department of Planning, Demography Unit, NSW SLA Population Projections, 2006 to 2036, 2010, available <<http://www.planning.nsw.gov.au/?tabid=124>>

2.3.2 SENIORS

TABLE 5 – FORECAST POPULATION GROWTH FOR LEICHHARDT LGA, 65 YEARS AND OVER, 2006-2036 (SOURCE: NSW DEPARTMENT OF PLANNING 2010)

AGE GROUP	2006	2011	2016	2021	2026	2031	2036	TOTAL INCREASE	ANNUAL GROWTH RATE
65-69 years	1,490	1,860	2,280	2,140	2,060	2,090	2,120	630	1.2%
70-74 years	1,180	1,240	1,530	1,870	1,760	1,710	1,750	570	1.3%
75-79 years	920	920	970	1,200	1,450	1,390	1,370	450	1.3%
80-84 years	670	650	660	710	880	1,070	1,050	380	1.5%
85 years +	540	550	560	580	620	760	960	420	1.9%
65 years + TOTAL	6,806	7,231	8,016	8,521	8,796	9,051	9,286	2,480	1.0%

Table 5 shows the forecast growth of the Rozelle population aged 65 years and older. The data reflect an overall ageing of the population, particularly evident in the rapid growth of population aged 85 years and older. The growth of the aged population has important implications for the design of buildings: extra considerations must be made for hand rails, anti-slip floors, clear signage and well lit spaces.

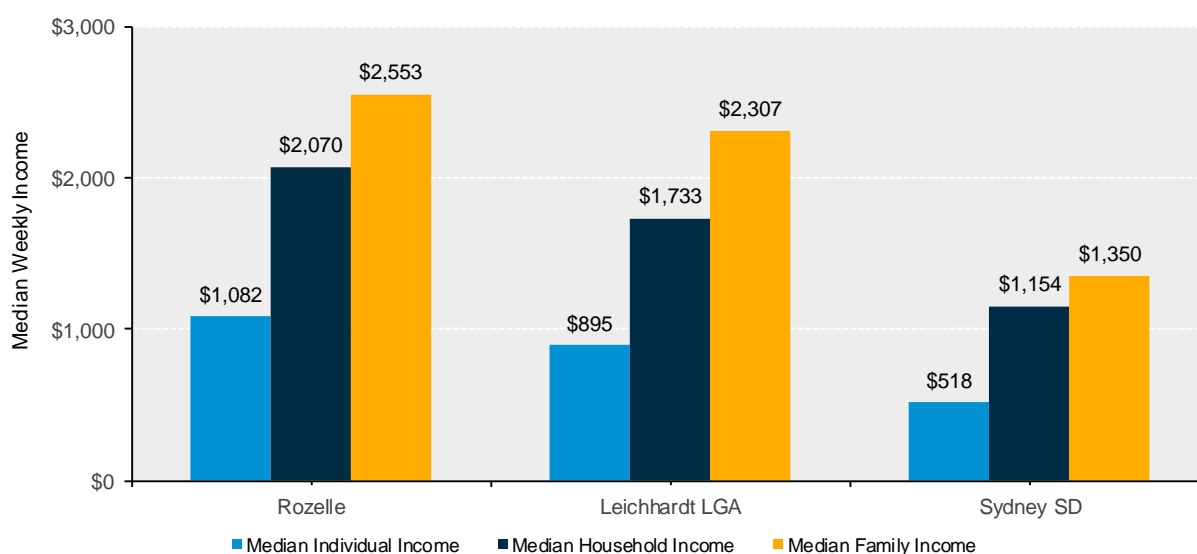
2.4 INCOME

Figure 3 illustrates the median weekly incomes for individuals, households, and families for Rozelle, Leichhardt LGA and Sydney SD.

FIGURE 3 – MEDIAN WEEKLY INCOMES FOR ROZELLE, LEICHHARDT LGA AND SYDNEY SD (SOURCE: ABS CENSUS 2006)

Median Weekly Incomes

ROZELLE, LEICHHARDT LGA AND SYDNEY SD



As indicated earlier in this report by the comparative SEIFA index, Rozelle is an area of relative socioeconomic advantage, when compared both to the remainder of the Leichhardt LGA and the broader

Sydney SD. Median incomes in Rozelle are approximately twice the measurement for the Sydney SD as a whole. The high household figure for Rozelle is reflective of the large proportion of the population, when compared to the Sydney SD, being of a working age: 72.5% of Rozelle's population is aged 25-64, compared to 54.3% for Sydney SD.

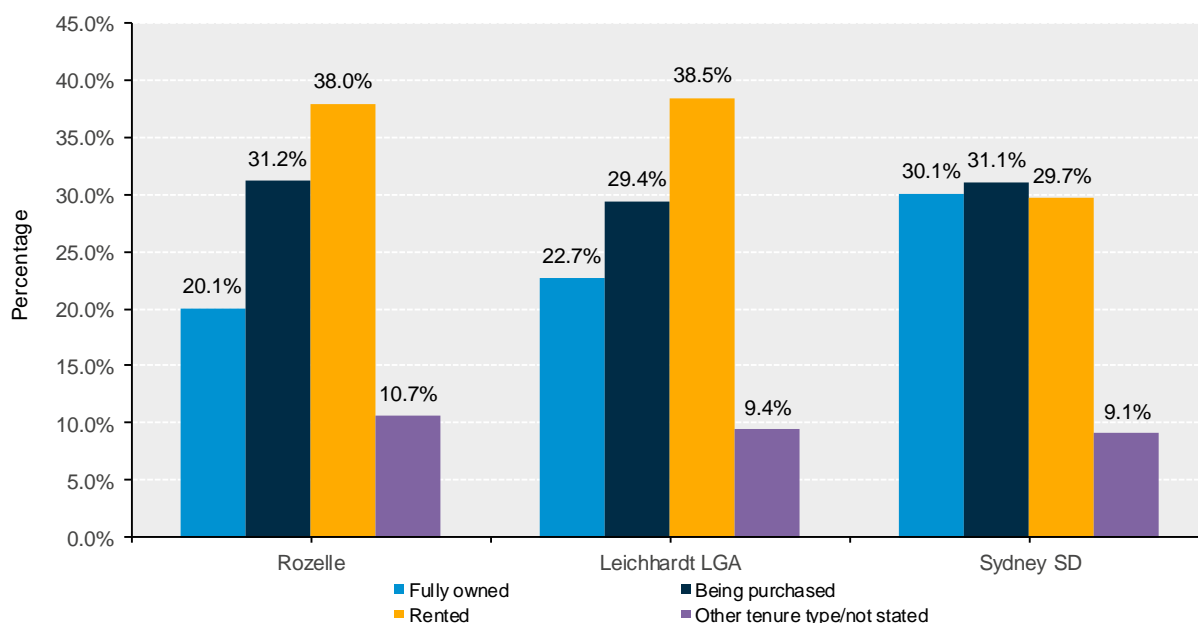
2.5 HOUSING TENURE AND HOUSEHOLD STRUCTURE

The form of housing tenure type for Rozelle, Leichhardt LGA and Sydney SD is shown in Figure 4.

FIGURE 4 – HOUSING TENURE FOR ROZELLE, LEICHHARDT LGA AND SYDNEY SD (SOURCE: ABS CENSUS 2006)

Housing Tenure

ROZELLE, LEICHHARDT LGA AND SYDNEY SD



Although the proportions for Rozelle are broadly indicative for the Leichhardt LGA, these areas have much higher proportions of renters and lower proportions of home owners than the Sydney SD as a whole. This may be indicative of a more transient population, particularly given the large proportion of young professionals with higher incomes choosing to live nearer to the Sydney CBD at a young age in smaller average household sizes.

2.6 EMPLOYMENT AND TERTIARY EDUCATION

Table 6 depicts the highest tertiary qualification achieved by residents of Rozelle, Leichhardt LGA and Sydney SD aged 15 years and over.

TABLE 6 – HIGHEST EDUCATIONAL QUALIFICATION ACHIEVED, 15 YEARS AND OVER (SOURCE: ABS CENSUS 2006)

HIGHEST QUALIFICATION ACHIEVED	ROZELLE	LEICHHARDT LGA	SYDNEY SD
Bachelor degree or higher	40.4%	38.6%	20.0%
Advanced diploma or diploma	10.2%	9.2%	8.1%
Vocational training (TAFE Certificate etc.)	10.4%	10.0%	14.9%
Level of qualification not stated	12.5%	11.2%	14.3%

HIGHEST QUALIFICATION ACHIEVED	ROZELLE	LEICHHARDT LGA	SYDNEY SD
No tertiary qualification	26.5%	31.0%	42.7%

The proportion of Rozelle residents with a bachelor's degree or higher qualification is twice the share of the Sydney SD as a whole. This is broadly reflective of the higher median incomes for the area. Equally, Rozelle has a much smaller share of population without tertiary qualifications when compared to both Leichhardt LGA and Sydney SD.

3 Crime and Safety

This section of the CPTED assessment provides a review of Leichhardt Council's policy response to CPTED-related matters, as well as consideration of crime data for Leichhardt LGA available from the NSW Bureau of Crime Statistics and Research (BOCSAR).

It is important to point out that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR, not necessarily all crimes committed in the Leichhardt LGA. Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity.

In addition, crime data must be interpreted with caution as many factors may influence apparent trends. Police 'crackdowns,' for example, on particular types of offences may push up recorded crime rates for those categories of offences. The increase in figures therefore does not necessarily translate to an increase in that type of crime, but rather an increase in convictions for that type of crime.

3.1 POLICY CONSIDERATIONS

The *Leichhardt Crime Prevention Plan (CPP)* was adopted by Council in November 2004 and provides a whole-of-Council approach to managing the impact of crime in the Leichhardt community, including the delivery of CPTED principles in Leichhardt's built environment. The four CPTED principles that have been incorporated into the CPP are:

- Surveillance;
- Access control;
- Territorial reinforcement; and
- Space management and maintenance.

The CPP includes three strategies relating to CPTED principles under Objective 3b of the CPP, 'to reduce the risk of assault'. These strategies are shown as an extract from the CPP in Table 7.

TABLE 7 – CPTED-RELATED STRATEGIES INCLUDED IN THE LEICHHARDT CRIME PREVENTION PLAN

STRATEGY	OUTPUTS	OUTCOMES
3b.5 (i) Incorporation of Department of Urban Affairs and Planning Guidelines 64 into local planning controls and the Leichhardt Town Plan 2000	Modified local planning controls	Formal identification of CPTED principles as design requirements
3b.5 (ii) The development and implementation of guidelines regulating Police/Council consultation to allow the implementation of CPTED principles as set out in the 'Safer By Design' strategy, NSW Police Service.	Adoption of Police/Council memorandum of understanding re. CPTED application. Adoption and application of consultation regime implementing CPTED	Consistent approach to the application of CPTED principles. Transparent working method of Council/Police liaison on planning matters relating to the risk of crime

STRATEGY	OUTPUTS	OUTCOMES
3b.5 (iii) Utilisation of police information to address design features enhancing safety.	<p>Modification of town plans to ameliorate identified issues.</p> <p>Provision of recommendations re. specific problem areas</p>	<p>Environmental modifications in response to identified design issues relating to crime prevention.</p> <p>Enhanced working relations with Police</p>

As discussed in the CPP extracts, the consideration of CPTED principles has not resulted in an explicit section of the Town Plan, which includes the Leichhardt Development Control Plan 2000 (the DCP), but rather an incorporation of CPTED principles into broader design considerations throughout the DCP.

Some of those concepts that feature regularly in the DCP as part of broader design controls include:

- Allowing passive and casual surveillance from both residential and non-residential developments;
- Control of access to and from sites;
- Territorial reinforcement, particularly through the development of landscaped areas; and
- Space management through the coordination of site activities

3.2 CRIME TRENDS IN LEICHHARDT LGA

The following information outlines local crime trends in Leichhardt LGA. A combination of BOCSAR numerical data and hot spot maps are provided and reviewed in order to provide an understanding of key crime issues in the area.

The five most prevalent types of offences recorded in the Leichhardt LGA over the 2010 calendar year were:

- Malicious damage to property (665 incidents in 2010);
- Steal from motor vehicle (523);
- Fraud (327);
- Dwelling break and enter (277); and
- Assault – non-domestic violence related (227).

As shown below in Table 8, the prevalence of all major offence types is either stable or trending down. Where the trend is described as 'not calculated', there have been too few instances of the offence to calculate a trend.

TABLE 8 – TYPES OF OFFENCES IN LEICHHARDT LGA, 24-MONTH TREND (2009-2010) (SOURCE: BOCSAR 2011)

OFFENCE TYPE	24-MONTH TREND (2009-2010)
Murder	Not calculated
Assault - domestic violence related	Stable
Assault - non-domestic violence related	Stable

OFFENCE TYPE	24-MONTH TREND (2009-2010)
Sexual assault	Not calculated
Indecent assault, act of indecency and other sexual offences	Stable
Robbery without a weapon	Not calculated
Robbery with a firearm	Not calculated
Robbery with a weapon not a firearm	Not calculated
Break and enter dwelling	Stable
Break and enter non-dwelling	Stable
Motor vehicle theft	Stable
Steal from motor vehicle	Stable
Steal from retail store	Stable
Steal from dwelling	Stable
Steal from person	-26.8%
Fraud	Stable
Malicious damage to property	Stable

The BOCSAR data also include information on the location of offence groups. Table 9 shows an extract of this data, including locations relevant to the Rozelle Village proposal. Although public places and retail areas are particularly vulnerable to crime, certain types of crime are prevalent in residential areas, including assault, sexual assault, and malicious damage to property.

TABLE 9 – NUMBER OF INCIDENTS OF OFFENCE GROUPS BY LOCATION, LEICHHARDT LGA (SOURCE: BOCSAR 2011)

PREMISES TYPE	ASSAULT - DOMESTIC VIOLENCE RELATED	ASSAULT - NON-DOMESTIC VIOLENCE RELATED	SEXUAL OFFENCES	ROBBERY
Office	0	0	0	0
Retail/wholesale	0	20	0	13
Carpark	1	1	0	1
Outdoor/public place	16	105	11	16
Recreation	0	2	0	2
Residential	95	35	20	2
Leichhardt LGA TOTAL	118	227	37	40

PREMISES TYPE	BREAK AND ENTER NON-DWELLING	MOTOR VEHICLE THEFT	STEAL FROM MOTOR VEHICLE	STEAL FROM PERSON	MALICIOUS DAMAGE TO PROPERTY
Office	8	0	0	0	11
Retail/wholesale	41	3	3	18	60
Carpark	3	19	71	0	36
Outdoor/public place	1	161	390	16	231
Recreation	5	0	0	0	5
Residential	1	19	52	2	229
Leichhardt LGA TOTAL	79	203	523	52	665

3.3 COMPARISON WITH STATEWIDE DATA

BOCSAR published crime data for every LGA in the State, as well as cumulative statistics for NSW as a whole. Table 10 below compares the prevalence of offences in Leichhardt LGA to State-wide data. Offence types are in bold if the rate of incidence in Leichhardt LGA is above the NSW rate.

TABLE 10 – RECORDED CRIMINAL INCIDENTS FOR LEICHHARDT LGA AND NSW, 2010 CALENDAR YEAR (SOURCE: BOCSAR 2011)

OFFENCE TYPE	LEICHHARDT LGA		NEW SOUTH WALES	
	NUMBER OF INCIDENTS	RATE PER 100,000 POPULATION	NUMBER OF INCIDENTS	RATE PER 100,000 POPULATION
Murder	1	1.8	71	1.0
Assault - domestic violence related	118	216.4	26,006	364.5
Assault - non-domestic violence related	227	416.3	39,474	553.3
Sexual assault	13	23.8	4,492	63.0
Indecent assault, act of indecency and other sexual offences	24	44.0	5,216	73.1
Robbery without a weapon	15	27.5	3,510	49.2
Robbery with a firearm	14	25.7	410	5.7
Robbery with a weapon not a firearm	11	20.2	1,487	20.8

OFFENCE TYPE	LEICHHARDT LGA		NEW SOUTH WALES	
	NUMBER OF INCIDENTS	RATE PER 100,000 POPULATION	NUMBER OF INCIDENTS	RATE PER 100,000 POPULATION
Break and enter dwelling	277	508.0	41,215	577.7
Break and enter non-dwelling	79	144.9	17,046	238.9
Motor vehicle theft	203	372.3	20,256	283.9
Theft from motor vehicle	523	959.2	44,772	627.5
Theft from retail store	120	220.1	20,377	285.6
Theft from dwelling	159	291.6	20,849	292.2
Theft from person	52	95.4	8,820	123.6
Fraud	327	599.7	35,774	501.4
Malicious damage to property	665	1,219.6	91,321	1,280.0

Although Leichhardt LGA has a broadly lower instance of crime than the NSW average, there are some offence types that occur above the State average in Leichhardt. These include fraud, thefts from motor vehicle, motor vehicle thefts, and robberies with firearms. For all of these forms of offence, the 24-month trends are stable.

3.4 IDENTIFIED CRIME HOT SPOTS IN LEICHHARDT LGA

BOCSAR produces kernel density maps that depict 'hot spots' of crime. Areas that are shown on the map to have a 'high density of crime' are areas that first decile of crime rate in NSW.

There are 13 offence groupings for which density maps are available on the BOCSAR website. Figures 5-12 depict the offence groups where there is a high density of crime incidents at the site, or in close proximity to the site. These are:

- Assault – domestic violence related;
- Break and enter – dwelling;
- Break and enter – non-dwelling;
- Graffiti;
- Malicious damage to property;
- Motor vehicle theft;
- Theft from dwelling; and
- Theft from motor vehicle.

FIGURE 5 – ASSAULT – DOMESTIC VIOLENCE RELATED, 2010 INCIDENTS, LEICHHARDT LGA (SOURCE: BOCSAR 2011)

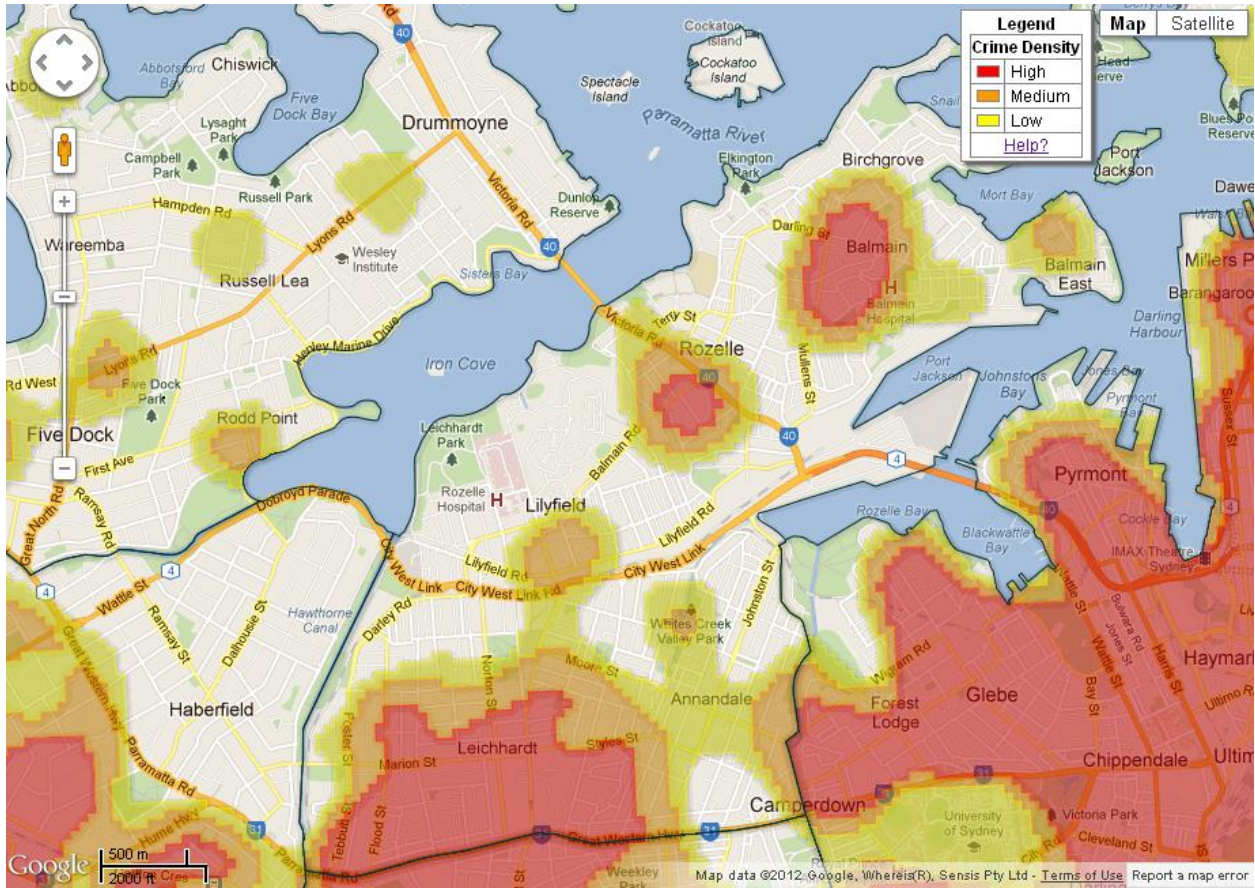


FIGURE 6 – BREAK AND ENTER DWELLING, 2010 INCIDENTS, LEICHHARDT LGA (SOURCE: BOCSAR 2011)

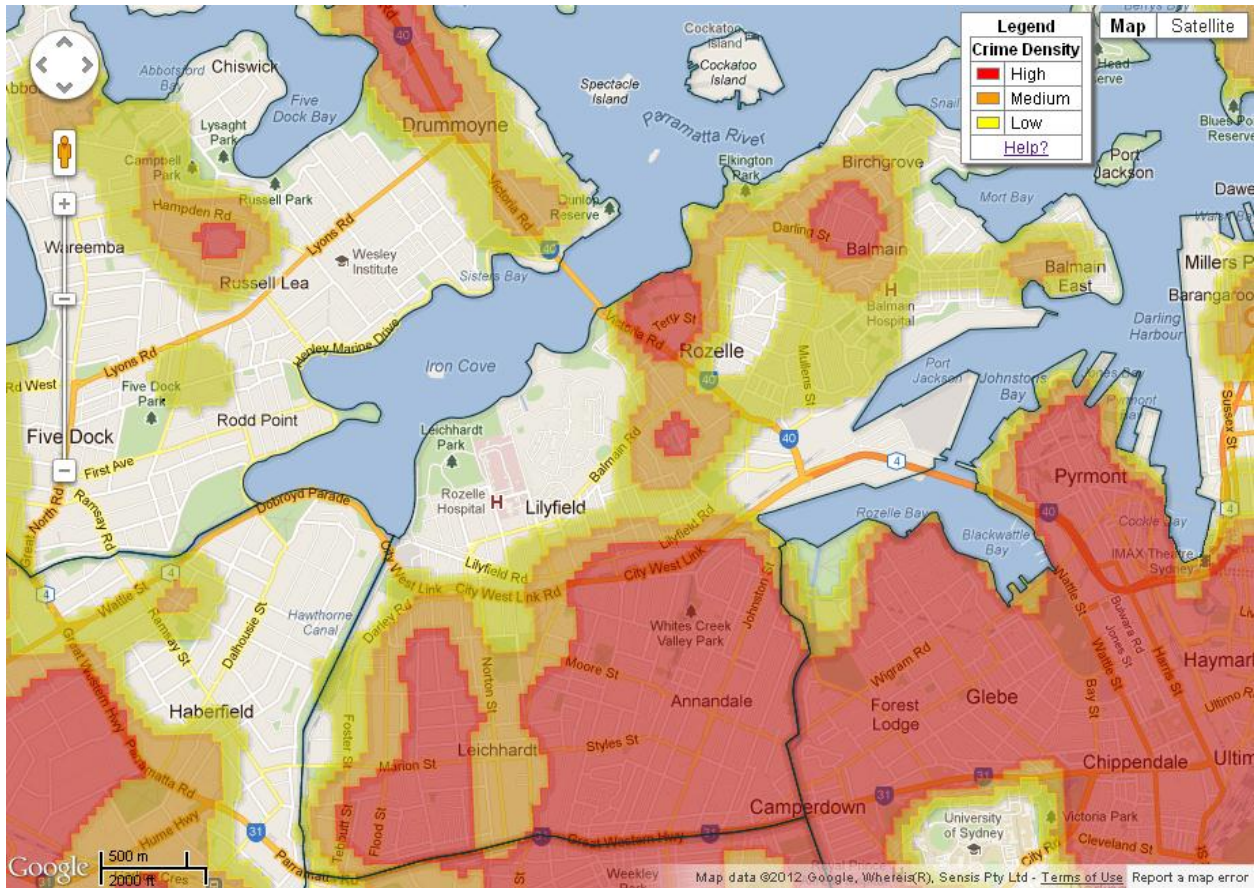


FIGURE 7 – BREAK AND ENTER NON-DWELLING, 2010 INCIDENTS, LEICHHARDT LGA (SOURCE: BOCSAR 2011)

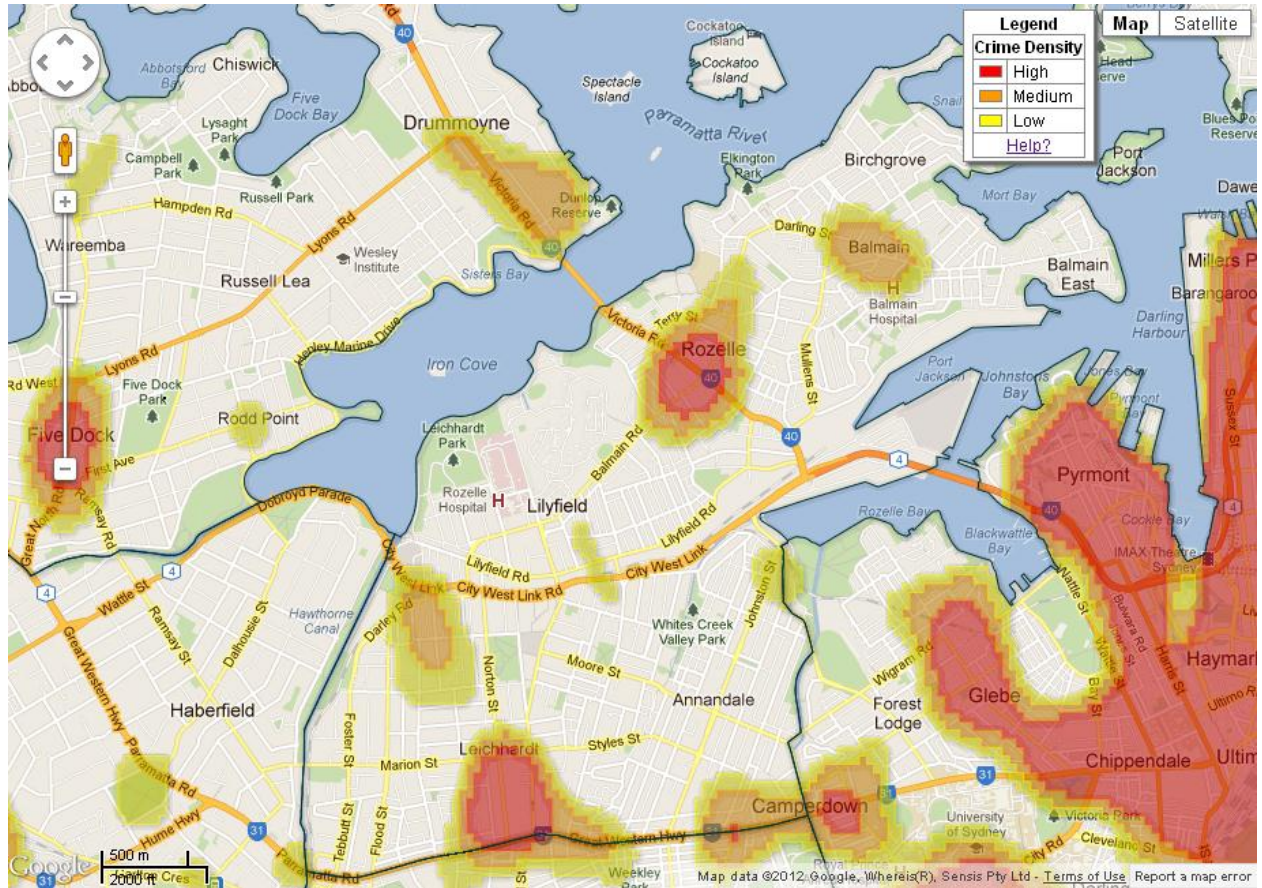


FIGURE 8 – GRAFFITI, 2010 INCIDENTS, LEICHHARDT LGA (SOURCE: BOCSAR 2011)

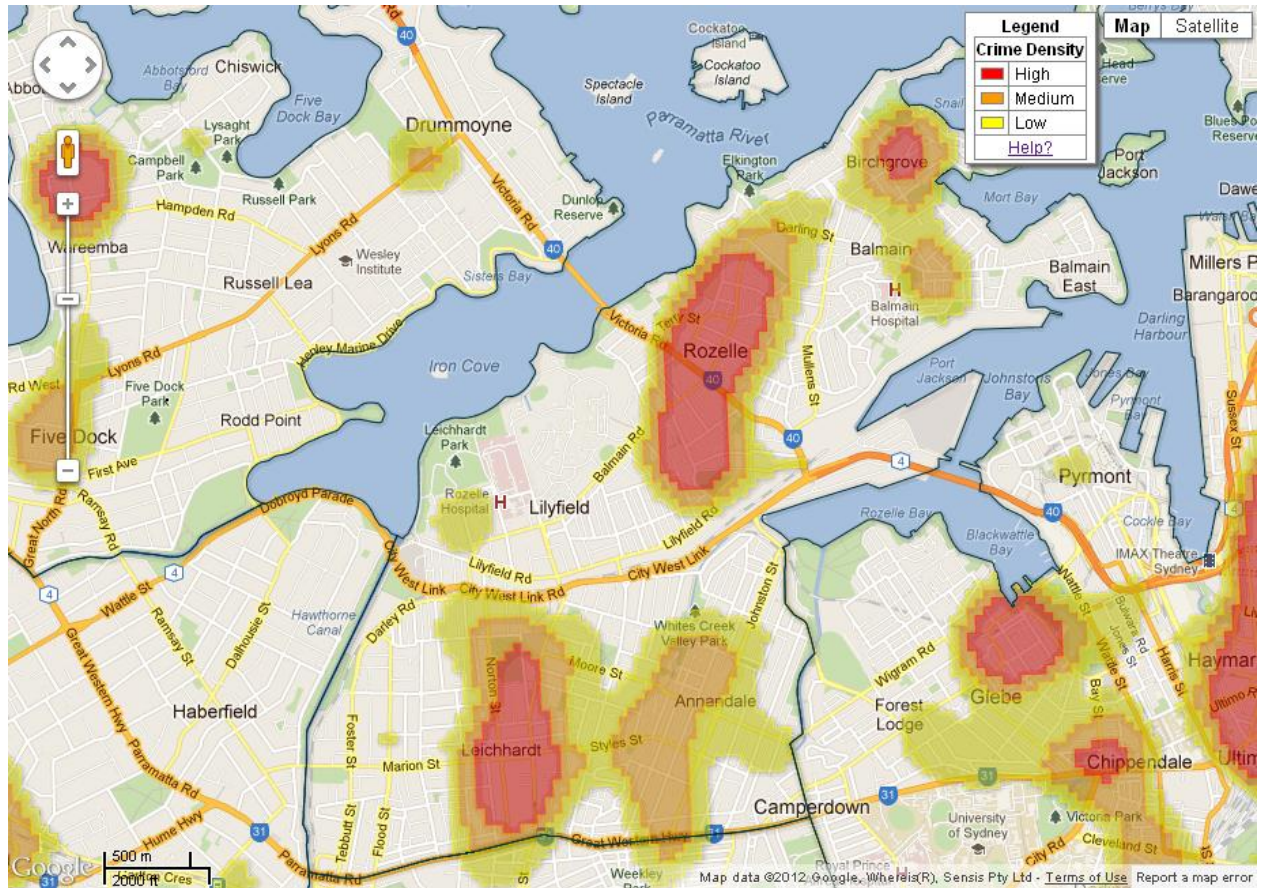


FIGURE 9 – MALICIOUS DAMAGE TO PROPERTY, 2010 INCIDENTS, LEICHHARDT LGA (SOURCE: BOCSAR 2011)

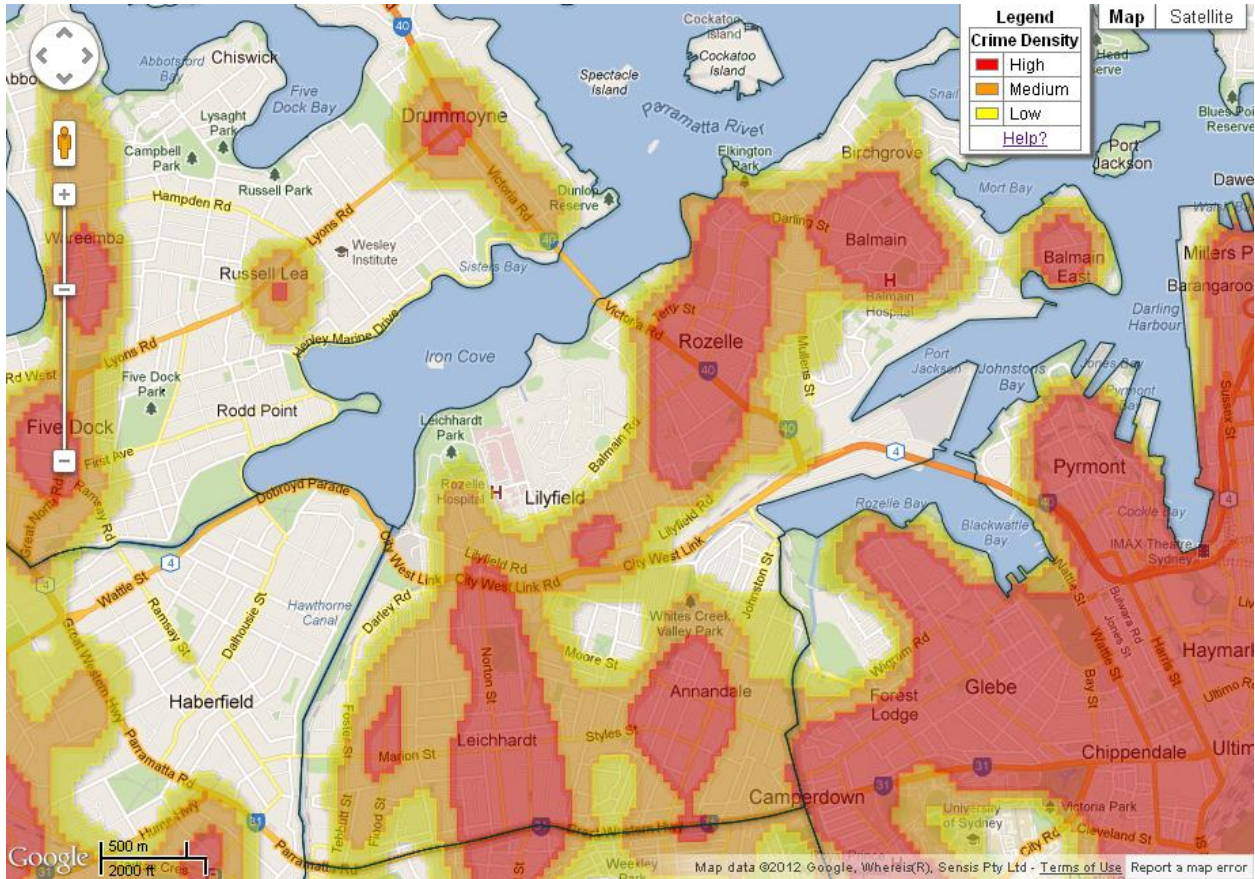


FIGURE 10 – MOTOR VEHICLE THEFT, 2010 INCIDENTS, LEICHHARDT LGA (SOURCE: BOCSAR 2011)

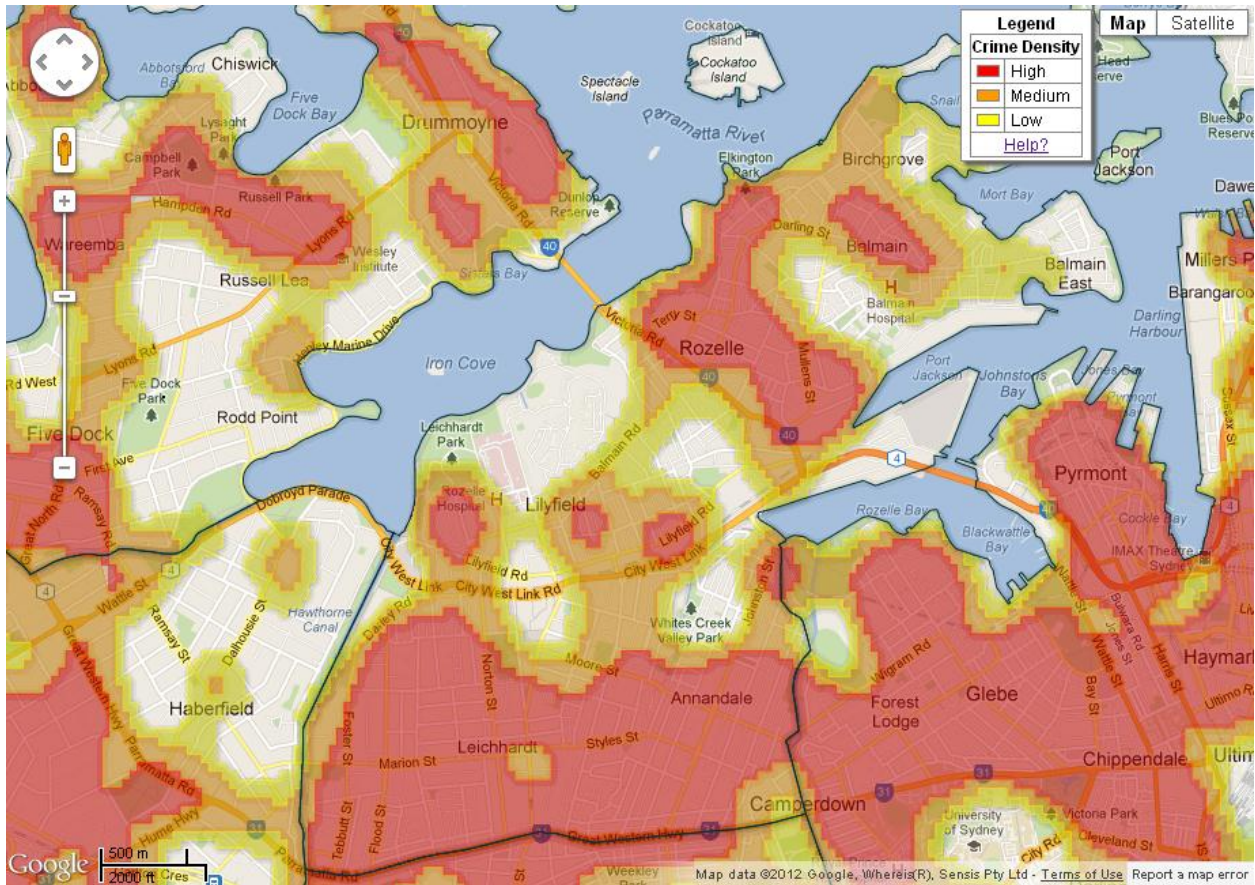


FIGURE 11 – THEFT FROM DWELLING, 2010 INCIDENTS, LEICHHARDT LGA (SOURCE: BOCSAR 2011)

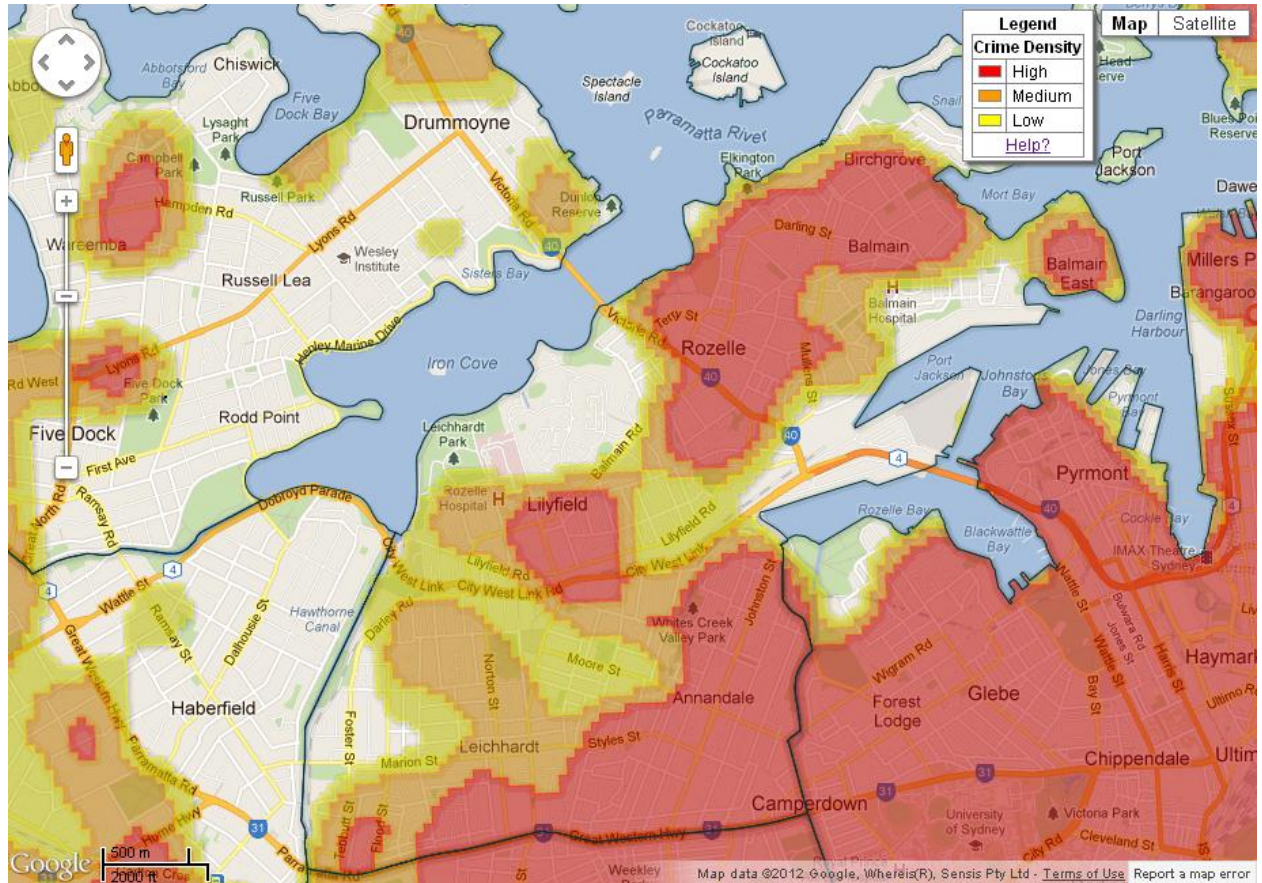
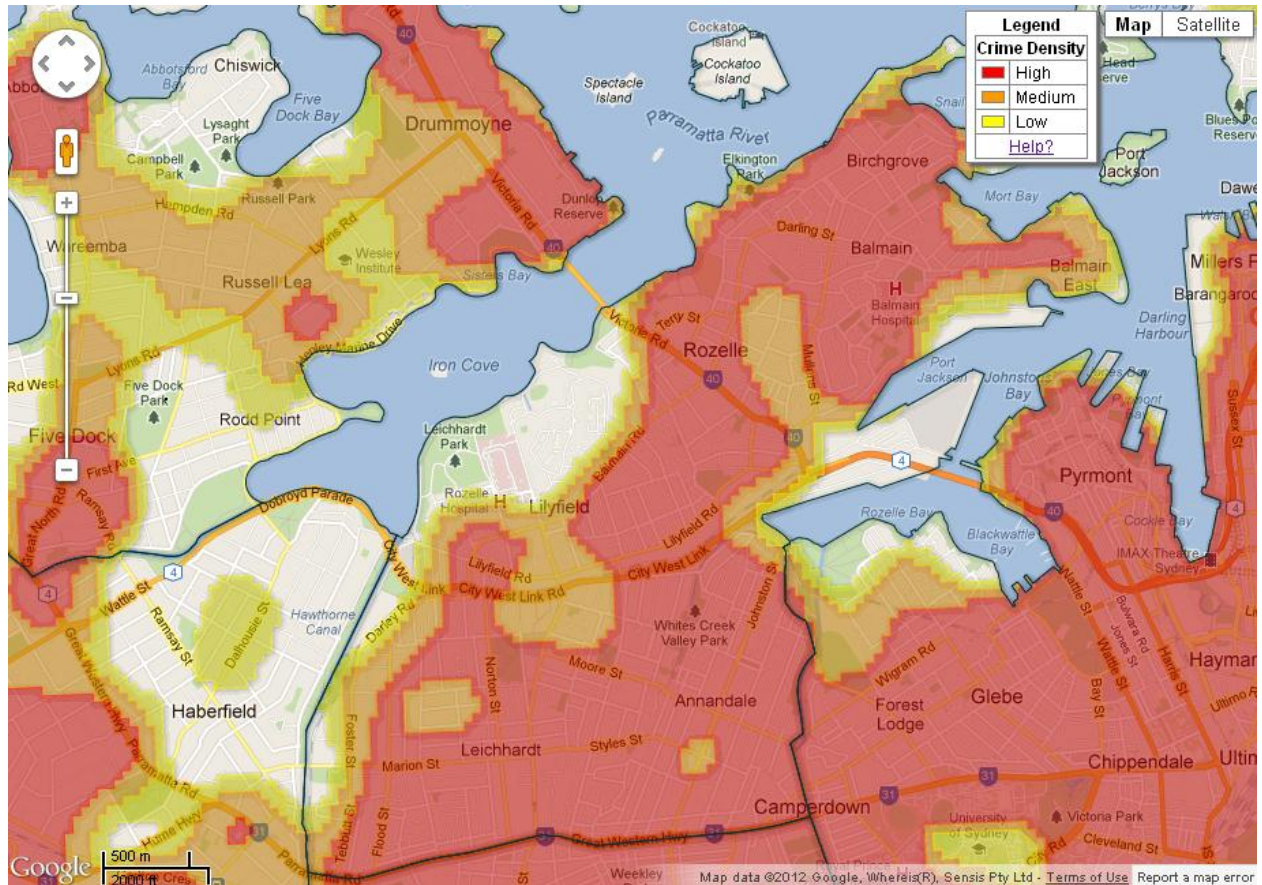


FIGURE 12 – THEFT FROM MOTOR VEHICLE, 2010 INCIDENTS, LEICHHARDT LGA (SOURCE: BOCSAR 2011)



3.5 IMPLICATIONS OF CRIME PROFILE FOR PROPOSAL

The BOCSAR data for Leichhardt LGA show that, even though the prevalence of crime in the area is generally equal to or below State-wide averages, crime tends to be concentrated in certain areas of the LGA. These concentrations tend to reflect connectivity to major roads – as the site is located at the junction of Victoria Road and Darling Street, it is potentially more vulnerable to crime.

The data show that there is a need to incorporate CPTED principles into the design proposal for Rozelle Village. Incidence of crimes such as theft from motor vehicles, theft from dwellings, and break and enter can be mitigated by the incorporation of CPTED principles, with consideration to the form of residential and car parking areas.

Although the data does not include sufficient information to affirm this, it is possible that the high incidence of graffiti and malicious damage to property could be related to the site's current disuse. The former Balmain Leagues Club's frontage to Victoria Road is vandalised by graffiti, as shown in Figure 13, and crimes such as these would be likely to reduce with the redevelopment of the site.

FIGURE 13 – EXAMPLES OF GRAFFITI AT THE SITE



PICTURE 1 – BALMAIN LEAGUES CLUB FRONTAGE, VICTORIA ROAD



PICTURE 2 – REAR OF BALMAIN LEAGUES CLUB, WATERLOO STREET

The implementation of CPTED principles, accompanied by regulations adopted by NSW Police, could assist in reducing the likelihood of the types of crime discussed above occurring. Recommended measures are identified and discussed in Section 4 of this report.

4 CPTED Criteria and Assessment

Section 4 is an assessment of the architectural and landscape plans for the Rozelle Village proposal against principles of CPTED. This assessment is structured to discuss the relevant principles for the assessment, and to consider the key areas of the proposal that require careful consideration under the aforementioned principles.

4.1 CPTED PRINCIPLES

According to the NSW Department of Urban Affairs and Planning's *Crime Prevention and the Assessment of Development Applications* (2001), CPTED seeks to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- Removing conditions that create confusion about required norms of behaviour.

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

- Surveillance;
- Access control;
- Territorial reinforcement; and
- Space management.

These principles are discussed below.

4.1.1 SURVEILLANCE

There are three main types of surveillance:

- **Natural surveillance** is achieved when regular users of a space can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. Natural surveillance is a by-product of well-planned, well-designed and well-used space;
- **Technical/mechanical surveillance** is commonly used as a 'patch' to supervise isolated, higher risk locations. There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity. Australian and New Zealand Pedestrian Lighting Standard 1158.1 requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels. Good lighting can assist in increasing the usage of the area; and
- **Formal (or organised) surveillance** is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

4.1.2 ACCESS CONTROL

Access control refers to the management of who enters an area so that unauthorised people are excluded, for instance, via physical barriers such as fences and grilles.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

4.1.3 TERRITORIAL REINFORCEMENT

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals.

If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.

4.1.4 SPACE MANAGEMENT

Space management ensures that space is appropriately utilised and cared for. Space management strategies include, activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out lighting and the removal or refurbishment of decayed physical elements.

It is also important to distinguish between 'passive' security measures (better lighting, enhancing natural surveillance) and 'active' security (security guards, closed circuit television or CCTV). Effective use of the former can reduce the need and associated cost of the latter.

Situational crime prevention involves changing various aspects of the environment so that the efforts and risks required to commit crime are increased, and perceived rewards are reduced. Situational crime prevention is based on the assumption that people commit crimes for rational motives, and that people will only commit a crime when they perceive the benefits outweigh the risks.

Situational crime prevention is more effective for some types of crimes, such as those motivated by greed or opportunistic crimes. Crimes such as vandalism, assault, break and enter, theft, trespassing, and motor vehicle theft tend to be more responsive to situational crime prevention strategies. These are the types of crimes that most commonly occur in public spaces.

4.2 CPTED ASSESSMENT

The Rozelle Village architectural plans prepared by Stanasic Associates and PTW Architects and the landscape plans by McGregor and Coxall, has been assessed in accordance with CPTED principles and the appropriate regulations adopted by NSW Police. Areas that require specific attention to ensure maximum safety within the proposed residential, retail, community, leisure, and car parking areas have been identified and recommendations proposed to mitigate any issues.

It should be noted that design is only one component to ensure a safe, vibrant and healthy environment. The level of actual or perceived crime is only determined through the combination of design and management of a development. Design should support and accommodate good management practices.

Overall, the plans for Rozelle Village, including the residential, retail, commercial, Balmain Leagues Club, and car parking areas, have demonstrated the incorporation of CPTED design principles. A number of recommendations relating to design and management have been made to further improve safety across Rozelle Village.

4.2.1 CAR PARKING AREAS

Car parks are common landscapes for offences against property or person.

A single car parking area is provided in seven basement levels beneath the podium, accessible to vehicles via Victoria Road (non-residential parking areas) and Waterloo Street (residential parking area), and with two lift cores servicing residential uses and one servicing other uses. A total of 834 car parking spaces are included across the seven levels, with 290 spaces on basement levels 7 and 8 dedicated to residential uses, and a total of 544 spaces reserved for non-residential uses on basement levels, 2-6.

Access to the non-residential parking basement levels 4, 3, and 2 will also be via travelators. Visitor and staff bicycle racks will be provided at basement levels 3 and 2, with staff facilities on basement level 3 to also include showers and change rooms. In the residential parking areas at basement levels 7 and 8, storage areas for residents will be provided, as well as bicycle storage areas. Stairwells are also provided with access to all levels.

As earlier highlighted, motor vehicle theft and theft from motor vehicles are prevalent crime issues both within the Leichhardt LGA and in proximity to the development site. It is important that the proposal incorporates appropriate CPTED principles and associated regulations are applied to the proposed car parking areas, including signage, lighting, suitable access regulation and adaptable entry and egress points.

The residential car parking area will be secured, with electronic key cards required to access both the Waterloo Street driveway and the residential lifts. This ensures that there is a clear separation between private and semi-private car parking areas, minimising the opportunity for motor vehicle theft and stealing from a motor vehicle. Passive surveillance will be provided by residents using the car parking, bicycle parking, and storage facilities at these levels.

Parking on the non-residential levels (basement levels 2-6) will be regulated by boom gate access on the Victoria Road driveways. People using these parking areas will be able to basement levels 1 and 2 retail areas by lift and travelator, and retail levels ground, 1, and 2 and the club at level 3 via lifts. As these areas are provided for use by the public, it may be necessary to incorporate additional security measures to dissuade the potential for crime, such as the installation of CCTV in parking areas, lifts, travelators, and access paths. Signage and lighting area also crucial design considerations to secure the car parking areas.

Recommendations: Car parking areas

- Adequate lighting throughout the open air and underground car parking areas, particularly at pedestrian entry and exit points, including lifts, stairwells, and travelators.
- Lighting should take into account all design features of the basement levels, including plants and columns, pedestrian footpaths, access to lifts, stairwells and travelators.
- Entrances to the car parking area, including driveways on Victoria Road and Waterloo Street and pedestrian access through the retail podium, must not be concealed.
- Installation of speed restriction devices where appropriate throughout the car parking levels and particularly where close to areas of high pedestrian activity.
- Installation of appropriate pedestrian crossings and lighting throughout the car parking levels in order to prevent conflict between pedestrian, utility and vehicular uses of the area.
- Clear signage is to be erected which indicated traffic direction and pedestrian access in all car parking areas. Signage should be strategically positioned within car parking areas to facilitate ease of viewing for drivers in all parking bays.

4.2.2 ENTRY, ACCESS AND EGRESS

Entry areas are activity generators, of pedestrians and of vehicles. Ideally, entry areas should be located adjacent to areas which offer high levels of visibility and opportunities for surveillance. Developments should provide a number of alternate pedestrian routes.

Observations of the plans in terms of entries, access and egress include:

- Pedestrian access to retail areas is to be provided at Victoria Road (at lower ground level) and Darling Street and Waterloo Street (at ground level);
- Pedestrian access to the Leagues Club on Victoria Road via a gallery to the lobby at ground level;
- Residential vehicle entries is via Waterloo Street at lower ground level, located at the edge of the development and protected by secured access;
- Non-residential vehicle access is via Victoria Road at lower ground level, with egress to be located at a signalled intersection;

- Darling Street pedestrian access will enter onto the existing commercial centre at Rozelle, focusing activity; and
- A taxi and shuttle bus pick up point will be located at the Waterloo Street pedestrian access, ensuring passive surveillance and activity.

As Victoria Road is already a roadway with significant activity, passive surveillance along this frontage will be provided by the existing traffic and passer-by movements. Similarly, the proposed Darling Street Arcade will feed onto an existing commercial strip, adding to the passer-by activity.

It is recommended that access to residential areas of the proposal is controlled by electronic access systems to ensure a clear delineation between the different aspects of the development. Access for visitors to the residential areas should be provided via intercom to apartments.

Recommendations: Entry, access and egress

- Provide secure gates/doors at entrances and exits of car parks and residential buildings.
- Suitable access and egress points should be well lit and comply with the relevant Australian Standards.
- Fire exits are for emergency use only and doors are to be alarmed to alert security. These exits are to be brightly lit and free of obstructions to sightlines.
- Installation of CCTV where possible at entry and exit points to retail, club, and residential areas.
- Pedestrian routes to be clearly defined and accessible for people with a disability.
- Provide signage to clearly indicate the key entrance and exit points of the retail and Leagues Club areas, particularly to and from the public car parking levels.
- Provide intercom systems at the entrance of residential apartment buildings to ensure access only for residents.

4.2.3 WATERLOO STREET BUS AND TAXI PICK UP POINT

A taxi and shuttle bus pick up point is proposed for Waterloo Street, which is an area predominantly residential in character. Although the SOHO commercial units proposed to front Waterloo Street may provide passive surveillance during the day, and residential dwellings on upper levels may be able to oversee the street frontage, this area may be isolated and vulnerable after business hours. The pick-up point is not directly opposite residences on Waterloo Street as it sits across from a car workshop and close to the Darling Street junction, however extra considerations should be made for security and safety around this area.

Recommendations are made below to ensure that the pick-up area is well secured at all times of the day and night.

Recommendations: Waterloo Street bus and taxi pickup point

- Ensure that on-site security personnel have special focuses on isolated entrances vulnerable to crime, particularly the Waterloo Street taxi and shuttle bus stop.
- CCTV should be installed and functioning focusing on the pick up point and nearby forecourt and lobbies.
- The pick up point and forecourt should be well lit, both to increase safety for patrons and to ensure the effective operation of the CCTV system.
- The landscape proposed on the eastern edge of the forecourt and steps should be high-branching trees to allow clear sight lines between the pick up point, Waterloo St pathway, and the adjacent commercial entry.

4.2.4 LOADING DOCKS

Higher levels of safety and amenity can be achieved through the design of loading docks with appropriate levels of signage clearly identifying the loading docks as commercial areas; the separation of public and service entry areas; and the separation of public and service-related pedestrian routes.

The loading dock is located adjacent to Victoria Road and the car parking entry. Entry is via a deceleration lane to the lower ground level, with a turntable to be installed so that trucks can exit via an egress lane to a signalled intersection on Victoria Road.

Recommendations: Loading docks

- Clear signage identifying loading docks and restricting public entry into loading dock areas is to be displayed.
- To avoid any accidents between vehicle and pedestrian traffic, a warning light should flash to alert pedestrians that a vehicle will shortly cross the pedestrian access point. This light could be triggered with the operation of the second security gate.
- Installation of security gates or shutters to prevent unauthorised access outside of business hours. Consideration would need to be given as to the most appropriate mechanism for opening the security gates in the service road, such as an automated intercom system or via a code or card lock system.
- Speed limit signage should be placed on the service road.
- Loading dock areas are to be differentiated with a concrete finish, with the surrounding road surface finished with asphalt, to discourage public traffic access.

4.2.5 PEDESTRIAN AND DISABLED ACCESS

Pedestrian access within and around the development will facilitate visitor and resident movement and safety.

All pedestrian pathways should be clearly marked with signage and lighting where appropriate. The redevelopment of the site should encourage positive connectivity and vibrancy for visitors as well as residents. This is particularly important in making a clear delineation between residential and non-residential access points. These areas will benefit from physical and passive surveillance due to increased pedestrian movement, and should be visually distinct to avoid confusion. Signage is a useful tool in reducing confusion for users of the facility.

Leichhardt DCP No 32 – Design for Equity of Access and Adaptability provides guidelines to be considered regarding access for people with disabilities. As stated in the demographic review of potential users of the site in Section 2, much of the population growth in the Rozelle area is likely to be in older age groups. The use of hand railings on stair wells and rest zones on ramps for those with wheelchairs should be considered.

An access report has been prepared as part of the environmental assessment to ensure compliance with standards under relevant AS, BCA, DCP and *Disability Discrimination Act 1998* controls. This report has found the proposal to meet these standards, and has made recommendations to ensure that future fit-out development applications make consideration of these issues.

Recommendations: Pedestrian and disabled access

- Pedestrian walkways and pathways for people with a disability should be clearly marked with signage, landscaped appropriately and well lit at night.
- Ensure that there is appropriate access between disabled car parking spaces and the entrances via lifts.
- Ensure that all entrance and exit points are easily accessible for people with a disability.
- Provide hand railings on stair wells and rest zones where appropriate.

4.2.6 LIGHTING

Lighting plays an important role in preventing crime from occurring. The proposed should comply with the AS4282 lighting for pedestrian and vehicular access. However, the recommendations outlined below should be considered in order to assist in crime prevention.

Ensuring that there is appropriate lighting internally and externally of the proposed development contributes to a more secure atmosphere and space. The appropriate lighting will potentially decrease opportunities for crime to occur and provide residents and community members with a sense of safety and a greater understanding of the environment at night. Accompanied by suitable materials, lighting will

also contribute to the aesthetics of the building. Adequate lighting will improve natural surveillance, control access around the site by directing and controlling the attention of people to a particular area, and can help to display important information to the public, such as entries and exits, footpaths and signage.

High efficiency luminaires are proposed for all areas of the development, incorporating LED, compact or linear fluorescent luminaires for corridors, main entrance lobbies, plant rooms, and basement car park levels. External lighting will be provided to suit architectural and landscape features, with the lighting levels in these parts to be as uniform as possible and to generally comply with AS 1158.

Recommendations: Lighting

- Lighting should be 'vandal proof' or resistant to limit breakage and maintenance issues.
- Lighting should provide adequate illumination of all areas, especially entries and exits to buildings and car parks as well as open space areas. The illumination must also benefit any CCTV that may be implemented.
- Lighting should take into account all proposed landscaping to ensure there are limited opportunities for people to hide as well as adequate lighting for passive surveillance.
- Lighting should be designed in accordance with AS4282 which considers the control of obtrusive effects of outdoor lighting.
- All lighting within common areas of the proposed buildings and landscaped areas should be maintained and cleaned regularly.
- Suitable lighting should be installed along all pedestrian and vehicular pathways including within internal and external car parks.

4.2.7 NON-RESIDENTIAL CENTRE LAYOUT

The large floor areas associated with shopping centres and the need to service the shops located in centre as well as complying with the egress requirements of BCA make the inclusion of service corridors throughout the centre difficult to avoid. Most of these service corridors provide linkages to fire exits. It is important that these corridors are short, direct and well illuminated.

Public amenity facilities are provided at ground level towards the western end of the floor plate. The latest designs of the public amenities ensure that any opportunity for entrapment is minimised and that entry points are located in areas of high activity, are easily accessible and offer clear sightlines to promote natural surveillance.

The extension of Darling Laneway will connect to the proposed Waterloo Street lobby and Darling Street arcade and include an alfresco café/restaurant tenancy, ensuring that surveillance will be available through the Laneway, and that both ends of the Laneway will be activity areas to prevent hiding.

Opportunities for graffiti and vandalism need to be limited through minimisation of blank walls, dark areas, the use of graffiti resistant treatments and removal programs.

It is proposed that a 24-hour security personnel staff will be on site, patrolling and managing operational and non-operational areas. These officers will need to be aware of the different functions of the parts of the development, as well as their opening hours and likely security hazards. A public address system has been proposed, which will be controlled by Centre Management.

Recommendations: Non-residential centre layout

- Ensure that trained security personnel are onsite 24 hours per day, with mandate to monitor all parts of the development.
- Design out potential areas of entrapment:
 - Ensure that the internal design of the centre does not include areas of entrapment, particularly in and around public amenities and service corridors.
 - Clear and unambiguous signage should be used in the retail area, including egress points, public amenities and information/help desks.
- There should be clear definition between public and private access areas. Clear definition of space avoids confusion about appropriate activities and behaviour in different areas.
- ATMs should be located in areas with good sightlines, high levels of natural surveillance, good lighting, and away from areas where potential offenders could congregate.
- The location of the proposed Leagus Club entrances and reception area allows for the effective supervision of patrons entering and departing the venue.
- Access to the Leagues Club administration area and back office should be secured through installation of swipe pass system for example to prevent unauthorised access.
- Ensure that access to the child care centre is well-indicated but clearly distinct from other uses in the podium levels.
- External doors and windows should have anti-break devices (such as shatterproof glass) and alarms.

4.2.8 INTERNAL RESIDENTIAL LAYOUT

The residential lobby for the B1 tower is located at ground level, with primary pedestrian access via Waterloo Street. This will ensure a more constant pedestrian activity at the quieter entrance to the building throughout day and night. Access is also provided via lift from the residential parking areas at basement levels 8 and 7. The fire stair is located behind the lift wells, with egress at ground level, level 2 and level 3.

The residential lobby for the B2 tower is located at lower ground level, with primary pedestrian access via Victoria Road. Access is also provided via lift from the residential parking areas at basement levels 8 and 7. The fire stair is located behind the lift wells, with egress at ground level, level 2 and level 3.

Lobby areas and residential lifts will have secured electronic access, an important design feature given the prevalence of break and enter and theft from dwellings in the Rozelle area.

The primary landscaped area for residential purposes is at level 3, incorporating communal facilities, tennis court, lawn area, and swimming pool. Access is controlled to level 3 ensuring use only by residents. The swimming pool will be gated in accordance with relevant AS standards, ensuring protection for children. The tennis court will be bound by a high wire mesh fence to ensure that tennis balls are not hit out of the area. Passive surveillance will be provided by residential balconies on upper levels with views of the lawn area and tennis court.

The typical floor plate for each residential level provides dual access to each fire stair well. It is also important that all lobbies, corridors and stairwells are well lit and provide clear, readable signage where appropriate. Significant voids within the B1 tower will ensure natural light access is maximised in daytime. This is particularly important in regards to directions to emergency exits and fire stairwells. The overall internal layouts of apartments and interface with corridors are considered appropriate. The corridors and lifts should also be in accordance with the relevant AS standard, particularly for use of people with disability.

Recommendations: Internal residential layout

- Entry and exit areas to the proposed buildings are located in areas of high activity, are easily accessible and offer clear sightlines to promote natural surveillance.
- Ensure the internal design of the residential buildings does not include areas of entrapment, particularly in and around corridors.
- Clear and unambiguous signage should be used within the residential buildings, particularly exit signs.
- There should be a clear definition between public and private access areas. Clear definition of space avoids confusion about appropriate activities and behaviour in different areas.
- Ensure disabled access is available throughout the residential buildings and the surrounding landscaped areas and is in accordance with Australian Standards.

4.2.9 MATERIALS

The types of building and landscape materials used in a development are important for lighting and perception of security. Materials are also used for aesthetic purposes. It is recommended that graffiti resistant paint and/or tiling is used on all external surfaces. The podium façade to Victoria Road, Darling Street, and Waterloo Street is proposed to comprise materials including coloured precast concrete panels or masonry tile cladding and window walls fixed to the concrete slabs and soffits. These would be edged with lightweight aluminium ledges and fixed vertical glass windows in front of the window wall. It is recommended that the façade is treated to ensure resistance to graffiti or vandalism.

Given the proposal's purpose as a mixed use development with activity at all times of the day, it will be important to ensure ongoing maintenance and upkeep of the external and internal features. A well-kept area would deter vandalism and graffiti.

It is recommended that increasing the amount of reflective surfaces within areas of the development that may experience incidents of criminal activity, such as the basement car park levels, will assist in increasing the lighting of the area. Criminal offences are less likely to occur in well-lit areas, as it creates the perception that an offence will be witnessed.

Pathways should consist of non-slip pavements to ensure safe accessibility for residents and visitors.

Recommendations: Materials

- External materials should consist of graffiti resistant paint and/or tiles.
- Windows at ground levels should be made of toughened glass to reduce the opportunity for 'smash and grab' and other break and enter offences.
- A plan for cleaning and upkeep of public areas in the podium should be incorporated into the plans of management for the retail centre, Balmain Leagues Club, and residential common areas.
- Basement car park and lobbies should use reflective materials to enhance lighting.
- All paving and tiles should consist of non-slip pavers.
- Appropriate vegetation and plantings located along pathways and walls to deter graffiti vandalism.

4.2.10 LANDSCAPING

All landscaping should be designed to conform to CPTED standards, with low level ground cover and high canopy trees and shrubs. It is important that sightlines from balconies and at ground and podium level are not obstructed from landscaping. There is minimal landscaping planned as part of the proposal: street trees will be planted on Waterloo Street and in internal planter boxes at ground level, and the residential communal area at level 3 will feature trees at level and in planter boxes to complement the proposed recreation and leisure facilities.

Planting is likely to be semi-mature trees and avoids the use of small trees or shrubs that would limit visibility or allow opportunities for offenders to hide. It should be ensured that taller trees do not obscure surveillance from upper residential levels. Shrub plantings on the periphery of B1 tower are appropriate; however the shrubs must not be of a density or volume that provides hiding opportunities.

The proposed street trees along Waterloo Street are appropriately spaced and should not affect public surveillance.

Recommendations: Landscaping

- Ensure that proposed landscaping (trees and shrubs) along Waterloo Street and at level 3 are of an appropriate height i.e. taller trees with long trunks and high canopies as well as low-lying and spaced shrubs.
- Ensure that proposed trees on level 3 do not affect natural surveillance from upper residential levels of the communal landscaped area.
- Ground level trees along Waterloo Street should not affect natural surveillance along the streetscape and from adjoining commercial and residential units.
- All landscaped areas must be adequately maintained to instill territorial reinforcement. Showing care and community ownership will avoid neglect and the potential for vandalism or other crimes.

4.3 CONSIDERATIONS FOR A FUTURE PLAN OF MANAGEMENT

Any future Plan of Management for the various uses at the site should take into considerations raised in this assessment, particularly the following issues:

- **Materials:** management should ensure that external facades and internal walls are well maintained and cleaned. Well-kept walls help to deter crimes such as graffiti and vandalism;
- **Security:** CCTV should be located across the site and focus on areas of high vulnerability, such as ATMs, public amenity areas, and residential lobbies. Security personnel should be aware of the variety of activities at the site, and be able to respond to specifically challenging situations, including late night events at the Leagues Club;
- **Noise:** ensure that there are appropriate noise barriers and installations between the residential and non-residential areas of the development; and
- **Landscaping:** proper maintenance of landscaped areas, in both residential and non-residential areas of the proposal, is an effective deterrent against petty crime. Management should consider an appropriate landscaping management and maintenance plan.

5 Conclusion

This assessment has considered the Rozelle Village proposal in relation to CPTED design principles and with respect to relevant policies and crime data. To improve safety for residents, customers, and Balmain Leagues Club patrons, recommendations have been made to ensure that the design and future management of Rozelle Village adequately considers factors that may allow or hinder future instances of crime.

The overall design of the Rozelle Village proposal complies with key CPTED principles. The plans reinforce access and egress principles, optimal passive and natural surveillance, and strong amenity for a diverse demographic and number of people as well as appropriate safety and security points. The redevelopment will enhance the amenity of the area and activate the surrounding built environment.

The design configuration and building orientation, entrances and exits, walkways and internal layout maximise overall visibility and natural surveillance around and through the site. Upper floor residential dwellings, commercial units, and open retail tenancies allow for passive surveillance of public areas, street edges, and the podium landscaped area.

Given the mixed use nature of the development, it is important to both combine paths of travel through the site to ensure activity and surveillance at all times of the day, and to segregate residential and non-residential areas to deter potential break and enter or assault offences. The mixing of uses, as well as proposed security systems help to ensure that this balance is achieved in the proposal.

Design features should be implemented to promote a communal sense of ownership and common interest in public areas of the development. Such a response by residents, tenants, and visitors to the site is essential for the successful implementation of CPTED and the sustainability of a safe precinct.

This report has made a series of recommendations to assist the design and construction of the proposal. These recommendations should be incorporated at both the construction and centre management stages.

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