

# Safety Management Strategy and Safety Management Plan

**BLOCKS 6 AND 7: CENTRAL PARK**  
PROJECT APPLICATION FOR COMMERCIAL AND RETAIL  
ADAPTIVE REUSE

PREPARED FOR  
**Frasers Broadway Pty Ltd**


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# 1 Introduction

## 1.1 Purpose of this report

This *Safety Management Strategy and Safety Management Plan* has been prepared for Frasers Broadway Pty Ltd to accompany a Project Application (PA) for the proposed development of Blocks 6 and 7 at Central Park, Chippendale (former Carlton & United Breweries site).

The PA seeks approval for the redevelopment, refurbishment and alterations and additions to buildings within Blocks 6 and 7 for the purpose of commercial and retail adaptive reuse (refer to PA no. MP 11\_0091).

The purpose of this report is to carry out a Crime Prevention Through Environmental Design (CPTED) assessment of the proposed development. This report assesses the 'safer by design' principles as they relate to the proposed building design and public domain around Blocks 6 and 7.

## 1.2 Consistency with Concept Plan approval and DGRs

This report has been prepared to satisfy the requirements of the Director-General, as outlined in the Director-General's Requirements (DGRs) for Blocks 6 and 7. It also satisfies the Statement of Commitments for the Concept Plan approval.

### 1.2.1 Director-Generals Requirements

This report addresses issue no. 3 of the DGRs issued for Blocks 6 and 7, as it relates to the appropriate use of 'Safer by Design' principles.

Key issue no. 3 of the DGRs states:

- *The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, street activation, use of appropriate colours, building materials, landscaping and 'safer by design' principles.*

### 1.2.2 Concept Plan Approval Statement of Commitments

This report addresses commitments no. 30 – 32 contained within Schedule 4 of the Concept Plan Approval (MP 06\_0171) as modified. Commitments no. 30 – 32 provide specific commitments to undertake a detailed CPTED assessment as part of each Project Application.

The Commitments are:

*30. A Safety Management Strategy will be prepared and provide guidelines for the application of CPTED principles and Safer by Design best practice models.*

*31. A Safety Management Plan will be submitted which address issues relating to building design and parking structures design, vandal proof finishes and graffiti proof finishes, lighting, convenience location and other design considerations. The Safety Management Plans will also incorporate the performance criteria and compliance checklist addressing the guidelines outlined in the Department of Urban Affairs and Planning (now the Department of Planning, DoP) Crime Prevention and Assessment of the Development Applications Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979.*

*32. The NSW Police will be consulted throughout the CPTED assessments for all applications for the CUB site.*

## 1.3 Crime Prevention through Environmental Design (CPTED) Principles

This assessment is based on an overarching strategy for safety and crime prevention at Central Park, as contained within the CPTED Report for the modified Concept Plan (dated 2008). The 2008 Report sets the CPTED framework for development in Central Park. The principles adopted in the 2008 Report are those of CPTED – a contextual approach to crime prevention. This involves using design to both intensify the difficulty to possible offenders and diminishing the rewards. The 2008 Report is supported by five overlapping principles that have been applied to the Concept Plan (as modified), and are described in Appendix A. They are:

- Territoriality
- Natural Surveillance
- Access Control
- Maintenance (space management)
- Activity Control.

The 2008 Report analyses the crime and safety issues in the neighbourhoods surrounding the Central Park site, including crime hot spots, incidents and trends.

prepared with input from, and peer reviewed by, a qualified CPTED specialist.

This CPTED assessment is consistent with the overarching CPTED Report for the Concept Plan (as modified). In doing so, this assessment is consistent with principles and philosophy of CPTED outlined in *Crime prevention and the assessment of development applications: Guidelines under section 79C of the Environmental Planning and Assessment Act 1979* (NSW Department of Urban Affairs and Planning, now the Department of Planning and Infrastructure).

This assessment investigates how the design of Blocks 6 and 7 embraces, and/or intends to embrace, principles that are central to CPTED; natural surveillance, access control, ownership (territoriality) and space management (maintenance).

Development and implementation of ongoing security management systems for the proposed development are considered essential to achieve the aims for safety by design. This is referred to as CPTEM ('Crime Prevention Through Environmental Management').

See Appendix A for definitions of CPTED terminology used within this report.

## 1.4 Structure of this report

**Section 1** introduces the report.

**Section 2** provides an overview of the proposed development.

**Section 3** explains the methodology undertaken in preparing this report.

**Section 4** outlines the Safety Management Strategy.

**Section 5** outlines the Safety Management Plan.

**Section 6** outlines the implementation of the Safety Management Strategy and Plan.

## 1.5 Disclaimer

Information within this report is based upon data provided to Elton Consulting in September – October 2012 at the time of this assessment. In conducting this report, Elton Consulting does not offer any promise or guarantee of safety to persons or property. This report has been

## 2 Proposed Development

### 2.1 Background

Central Park is a 5.795 hectare parcel of land that occupies a significant proportion of the north eastern section of Chippendale.

The Central Park site is located on the southern edge of the Sydney Central Business District (CBD). It is in close proximity to Central Station, Broadway Shopping Centre, the University of Technology, Sydney, a number of other educational establishments and associated retail and commercial development fronting Broadway.

Following the purchase of the site in June 2007, Frasers Broadway Pty Ltd undertook an extensive community consultation and design enquiry process. One of the major issues identified by the public during consultation was community health and safety. In response to this, Frasers Broadway Pty Ltd has directed that safety and CPTED be a fundamental component of the design approach for the overarching Central Park Concept Plan and each subsequent development block.

### 2.2 Concept Plan

MP 06\_0171, as modified in February 2009, is the overarching Concept Plan approval applying to the Central Park site. The Concept Plan provides for the development of a high quality, sustainable and mixed use precinct comprising apartments, offices, shops, restaurants and open space. Key elements of the Concept Plan include:

- 11 development blocks
- A maximum Gross Floor Area (GFA) of 255,500 m<sup>2</sup> of which a minimum of 30% must be commercial floor space
- Combined basement car parks, providing car parking for Blocks 1, 4 and 8 and Blocks 2, 5, 9 and the Kensington Precinct
- A new public park
- Tri-generation and re-cycle water treatment plants
- Retention of heritage items

- Public domain works
- Contributions.

MP 06\_0171 (MOD 6) was approved by the NSW Department of Planning and Infrastructure on 24 July 2012. Modification 6 (MOD 6) resulted in the redistribution of approved floorspace within an area of the site known as the Kensington Precinct. The key changes as a result of MOD 6 for Blocks 6 and 7 include:

- Deletion of the residential floor space in Block 6 for retail use
- Modification of the building envelope, including a reduction in the approved maximum building height applying to part of Block 6.

Block 6 has approval for 2,180 m<sup>2</sup> of non-residential GFA under MP 06\_0171 MOD 6.

The modification did not change the approved GFA for Block 7, which is 1,250 m<sup>2</sup> of non-residential GFA.

### 2.3 Kensington Precinct

The Kensington Precinct is made up of Blocks 6, 7, 3A, 3B, 3C and 10, and located in the north eastern portion of the Central Park site. The Kensington Precinct is bounded by Outram, Kent and Dwyer Streets, Broadway to the north, and the rear boundary of properties fronting Goold Street to the east. Kensington Lane intersects the Precinct and forms a north-south 'spine'. Refer to the Site Analysis and Local Plan A-001 (TZG) in Figure 1.

The vision for the Kensington Precinct is that it be a vibrant laneway precinct with a mix of retail and commercial, Hotel, restaurant and student accommodation uses that activate the area in the day and night, and which have a student/arts vibe.

The approved Concept Plan places emphasis on the activation of Kensington Lane. In part, this will be achieved by transforming Kensington Lane into an active, shared pedestrian, cyclist and vehicle thoroughfare.

This PA relates to Block 6 and 7 and thus further detail on these two blocks is provided below.

### 2.4 Blocks 6 and 7

Block 6 is located to the north east of the Kensington Precinct. It has primary street frontage to Kensington Lane (to the west) and secondary street frontage to Dwyer Street (to the north). To

the east, Block 6 shares a common boundary with properties that front Gould Street. It also shares a common boundary with 1 Dwyer Street.

Block 6 is currently occupied by:

- A three storey warehouse structure at 2-10 Kensington Street, formerly used as a garage and storage, and now utilised by Frasers Studios exhibition space (heritage significant)
- A two storey brick building used for garaging and storage located at 12 Kensington Street that is now being utilised as Frasers Studios exhibition spaces (heritage significant)
- A single storey brick garage/workshop building located at 14 Kensington Street that is currently occupied by Frasers Studios (heritage significant)
- A two storey Edwardian terraces located at 16 and 16A Kensington Street (heritage significant)
- Federation period terrace located at 18-20 Kensington Street.

Block 7 is located adjacent to and directly adjoining the south of Block 6. It includes all of the buildings from 22-48 Kensington Street that share a common rear boundary with properties fronting Gould Street to the east. Block 7 is made up of single and double storey terraces and commercial buildings, all of which are nominated as draft heritage items with the exception of 42-44 Kensington Lane. 42-44 Kensington Lane has recently been used as a dance rehearsal studio and now accommodates a small architectural studio. The draft heritage items that are included within Block 7 are:

- 22-28 Kensington Street
- 30-32 Kensington Street
- 34-36 Kensington Street
- 38 Kensington Street
- 40 Kensington Street
- 46-48 Kensington Street.

The Blocks 6 and 7 PA aims to contribute to the vibrancy of the Kensington Precinct. It achieves this by:

- Providing a mix of active uses at the ground and upper levels (e.g. commercial, retail, restaurant/café and bar uses)

- Creating a “fine grain” character through the adaptive re-use of the terraces and other small-scale heritage buildings, thereby creating an inviting and interesting space for social gathering.

A key feature of the public domain in the Kensington Precinct is a series of publically accessible and connected open spaces surrounding Blocks 6 and 7. A series of publicly-accessible pedestrian thoroughfares provide a direct link between Kensington Lane and Main Park in the heart of the Central Park site.

## 2.5 Proposed development

The PA seeks approval for:

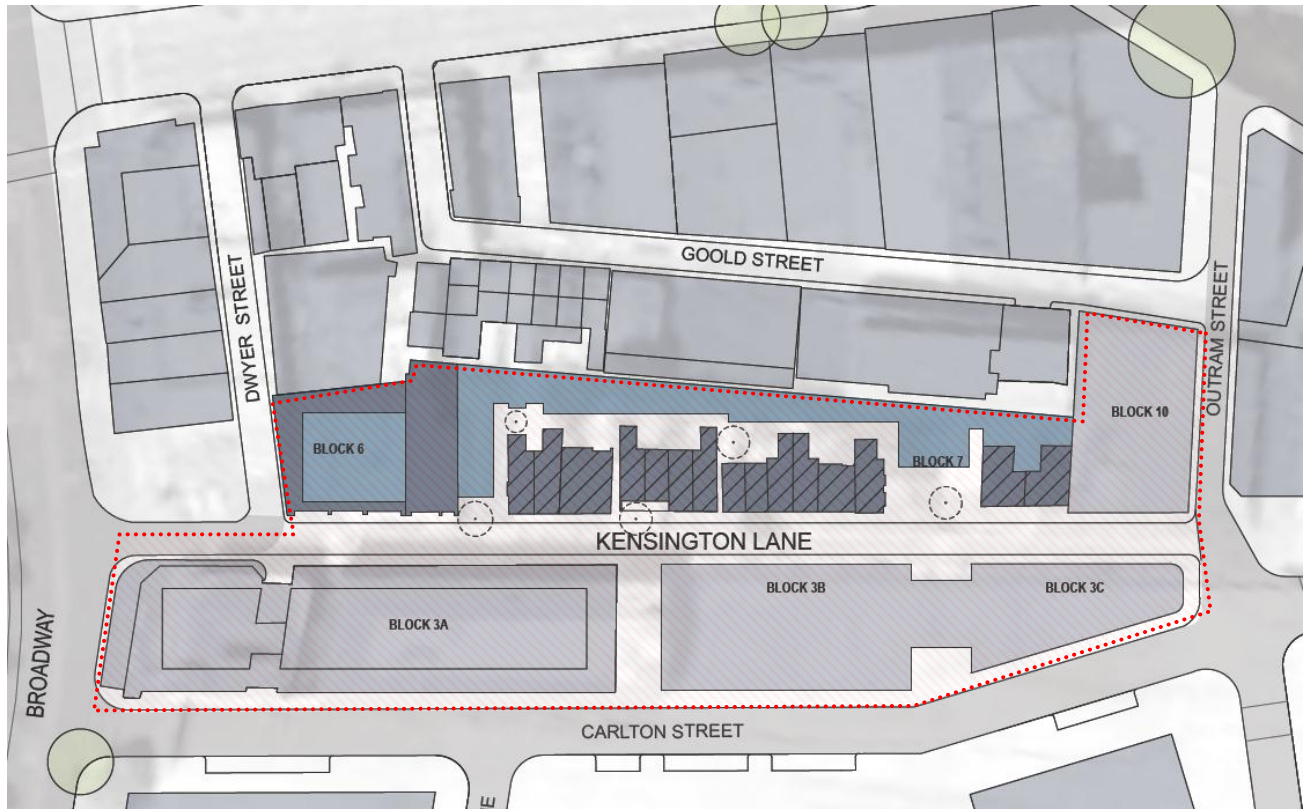
- Block 6 – Construction of mixed use commercial and retail building. The existing building at 14 Kensington Street is to be demolished and replaced by a new infill building.
- Block 7 – Adaptive re-use of existing 'Kensington Street terrace' buildings for retail and commercial uses, involving minor building alterations. A new infill building is to be constructed at 42-44 Kensington Street.

A total of 2,997.2m<sup>2</sup> gross floor area is proposed for Blocks 6 and 7 collectively. The lower levels of the proposed new buildings will be occupied by retail uses. The upper levels of the new infill buildings will be used for commercial purposes.

Specifically the proposal includes:

- GFA ground floor – 1,441.3 m<sup>2</sup>
- GFA first floor – 983.2 m<sup>2</sup>
- GFA second floor – 279 m<sup>2</sup>
- GFA third floor – 138.5 m<sup>2</sup>
- GFA fourth floor – 155.2 m<sup>2</sup>.

**Figure 1.**  
Kensington Precinct  
Site and Location Plan (TZG)



## 3 Methodology

### 3.1 Overview

This report was informed by a comprehensive reviewing and analysis of the design documents associated with Blocks 6 and 7, prepared by Tonkin Zulaikha Greer Architects (TZG).

The preparation of this report relied on consultation with Frasers Broadway Pty Ltd and the project design team led by TZG, as well as consultation with relevant stakeholders.

Potential safety issues and risks were identified early on following a review of the draft design documentation. Recommendations were made and implemented during the development of the plans. Where necessary, this report makes additional recommendations for design, security or other measures to be implemented in future stages, such as construction certificate stage, during construction or once the site becomes operational.

In addition to the Blocks 6 and 7 design drawings, this report references the approved Concept Plan and associated public domain, traffic and pedestrian/cycle plans where relevant.

In preparing this report, reference has been made to the existing Safety Management documentation prepared for the whole Central Park site, to maintain a consistent approach to safety and crime prevention. Key documents referenced in the review include *Preliminary CPTED Report for Modified Concept Plan* (Elton Consulting, April 2008) and the *Safety Management Strategy and Safety Management Plans* prepared for PAs for Blocks 1 and 4, Block 5C, Block 3A, 3B, 3C and 10, and the Brewery Yard.

### 3.2 Consultation

Frasers Broadway Pty Ltd has made a major commitment to engage with the community and other key stakeholders regarding the design, planning and construction of Central Park. This includes consultation on issues pertaining to crime and safety.

Extensive consultation occurred as part of the CPTED assessment for the Concept Plan (2006) and Modified Concept Plan (2008).

This included consultation with:

- City of Sydney Council Community Safety officer
- NSW Police (Redfern Local Area Command and Parramatta Crime Prevention Office)
- NSW Department of Planning and Infrastructure (formerly NSW Department of Planning)
- UTS Security Service
- TAFE (Sydney Institute)
- State Transit Authority (STA).

These stakeholders provided information on crime hotspots, crime incidents and perceptions, and crime trends for the neighbourhoods and educational institutions surrounding Central Park.

Some key points raised during this consultation process are summarised below:

- Crime hotspots in the Chippendale area, while relatively common, were mostly transitory in nature and did not have a prolonged life.
- The City of Sydney Council Community Safety Officer noted that there was a general perception among Chippendale residents that crime levels in the area were decreasing and that the area was becoming a safer place to live.
- Concern was raised by the City of Sydney Community Safety Officer and the representative from the Security Service at the UTS about crime against students travelling to and from the UTS campus along Broadway (towards Glebe and Annandale) and also through Chippendale towards Darlington.
- Other crime hot spots identified by the Redfern Local Area Command were Redfern Railway Station and Victoria Park.

The preparation of this Safety Management Strategy and Safety Management Plan reflects the issues and recommendations arising from these earlier consultations, and applies the relevant points to Blocks 6 and 7.

Frasers Broadway Pty Ltd have committed to ongoing consultation with key stakeholders throughout development of the project. Consultation specific to Blocks 6 and 7 was undertaken in the preparation of this PA. This included:

- A community information and feedback session

- Social media updates via Facebook
- Published updates via Central Park Gazette
- Liaison with the Crime Prevention Officer at NSW Police – Redfern Local Area Command.

A community information and feedback session was held on 31 March 2012. Information about the Kensington Precinct was on display. Stakeholders were invited to attend the session to provide feedback on the proposal for the Kensington Precinct, including the design of Blocks 6 and 7.

Consultation with the NSW Police involves telephone discussions. A copy of the architectural plans together with an invitation to provide feedback was extended to the Crime Prevention Officer at Redfern Local Area Command. The Crime Prevention Officer did not provide additional feedback for Block 6 and 7.

The NSW Police Crime Prevention Officer recommended that future applicants seeking approval for the use of the buildings, and where that use involves a licenced premises, consult with the licenced premises officer at Redfern Local Area Command.

It is noted that Elton Consulting met with a Crime Prevention Officer from the Redfern Local Area Command on 30 March 2012. The purpose of that meeting was to update the NSW Police on several PAs in the eastern end of the Central Park site, including Blocks 6 and 7. The Crime Prevention Officer provided specific feedback on safety and crime prevention issues relating to Central Park. Although the focus of the meeting was on the student accommodation developments in adjacent Blocks 3B, 3C and 10, general comments about the Kensington Precinct were provided. Relevant matters raised by the NSW Police are addressed in Sections 4 and 5 of this report.

Frasers Broadway Pty Ltd met with the City of Sydney Council on Monday 12 November 2012 to commence a series of detailed discussions on the "shared zone" option for Kensington Lane. Traffic studies and further consultation with the Council will be undertaken in developing the option. It is noted that the proposed "shred zone" will be the subject of a separate PA, and was only discussed due to its interface with Blocks 6 and 7.

Relevant stakeholders will have the opportunity to access information about the proposal and provide formal feedback at the public exhibition stage for this PA.

### 3.3 Document Review

A review of relevant documents was carried out in the preparation of the Safety Management Strategy and Safety Management Plan. The document review was not a statutory obligation but an additional process undertaken to inform the report.

#### 3.3.1 City of Sydney Development Controls

The *Draft City of Sydney Development Control Plan 2010* contains objectives and provisions for built form, lighting and the design of public domain areas, which impact on safety and crime prevention.

A summary of CPTED and safety issues in the Draft DCP that may relate to Blocks 6 and 7, are summarised below:

- Development to address the street and public domain

The public domain and the interface of development with the public domain should be attractive, comfortable, safe, functional and accessible for all. It should provide a wide variety of opportunities for social or cultural activities. The public domain and pedestrian environment should be characterised by excellence in design and high quality materials.

- Active frontages

A diversity of activities at street level increases the attractiveness and liveliness of the public domain. Active frontages to streets provide a visual connection between the street and the interiors of buildings. Uses with direct access and orientation to the street should be encouraged, such as retailing, cafes and restaurants. Outdoor dining areas may also contribute to active street frontages in appropriate circumstances.

A visually interesting street frontage is important to enhance safety. It can attract pedestrian amenity and activity. The street frontage should include attractive building entries, window displays, display cases, artworks, well detailed architecture, facade modulation, clear glazed windows, and transparent security screens.

- External lighting

External lighting of buildings can add to the architectural character of buildings at night and enliven an area, but consideration should be

given to light pollution, efficient use of energy and the amenity of nearby residents.

- Laneways

Streets, lanes and footpaths are an integral part of the public space network. They provide permanent pedestrian and vehicle connections through the city fabric at all hours. Streets and lanes separate buildings, create the urban grain, provide movement permeability, open up vistas and views through city blocks, and add visual interest to the built environment.

- Building design

Active spaces within buildings provide opportunities for casual surveillance of streets, laneways, and public and communal spaces. Active spaces should be oriented toward the public domain. Building entries should be clearly visible, unobstructed and easily identifiable from the street, other public areas and other developments.

Blind-corners, recesses and other external areas which have the potential for concealment/entrapment should be avoided.

- Late night trading

The night-time economy is an integral part of its commercial, cultural and social fabric of the City, and create vitality and diversity. To ensure safety and the management of impacts on the surrounding community, operators of late night trading premises should commit to good management through the implementation of robust plans of management.

### 3.3.2 Design Drawings

This report is based on a review the architectural plans for Blocks 6 and 7, which have been prepared by TZG. The plans are:

- A-000 Cover Page
- A-001 Site Analysis and Location Plan
- A-002 Site Plan
- A-200 1:200 Plans
- A-201 1:200 Plans
- A-202 Ground Floor Plan 1/2
- A-203 Ground Floor Plan 2/2
- A-204 Level 1 Floor Plan 1/2

- A-205 Level 1 Floor Plan 2/2
- A-206 Level 2 Floor Plan 1/2
- A-207 Level 2 Floor Plan 2/2
- A-208 Level 3 Floor Plan
- A-209 Level 4 and Roof Plan
- A-300 North Elevation
- A-301 West Elevation 1/2
- A-302 West Elevation 2/2
- A-303 East Elevation 1/2
- A-304 East Elevation 2/2
- A-401 Section 1
- A-402 Section 1
- A-403 Section 2
- A-404 Section 3 + Southern elevation
- A-405 Section 4
- A-406 Section 5
- A-407 Section 6
- A-501 Masterplan Analysis – 3D
- A-502 Masterplan Analysis – Elevations
- A-503 Existing and New Work Analysis
- A-504 View Analysis
- A-505 View Analysis
- A-506 Material Schedule.

Other drawings that were reviewed as part of the preparation of this report include:

- Public Domain Plans (Jeppe Aagaard Andersen + Turf Design Studio) (JAAA+TDS).

# 4 Safety Management Strategy

## 4.1 Purpose

This section details the Safety Management Strategy and satisfies Commitment No. 30 contained within the Concept Plan Approval (as modified) for Central Park.

## 4.2 Strategy

The following aims underpin the Safety Management Strategy for Blocks 6 and 7:

- Create a safe public domain for all users at all times
- Facilitate a safe and easily accessed pedestrian and transport network
- Create a safe environment during the development process
- Address safety needs of special user groups
- Develop a safe community for residents around and on site
- Promote health and injury prevention
- Promote and support safety
- Create a safe, secure and well maintained built environment
- Protect heritage items and introduce measures to reduce opportunities for vandalism.

These aims are consistent in principle and philosophy within the guidelines outlined in the NSW Department of Urban Affairs and Planning (now the Department of Planning and Infrastructure), *Crime prevention and the assessment of development applications: Guidelines under section 79C of the Environmental Planning and Assessment Act 1979* and the City of Sydney's *Design Guide for a Safer Community: A Framework for Planning a Safer City*, John Maynard, June 2004.

A description of each of these aim, their objectives, associated design elements and strategies/actions for Blocks 6 and 7 is provided in the following section.

## 4.3 Objectives and design elements

### 4.3.1 Create a safe public domain for all users at all times

#### Objective

The public domain around Blocks 6 and 7 should be legible, be easy to navigate, promote social interaction and contain lively public spaces that are filled with activities compatible with surrounding uses.

#### Design elements

In pursuit of the above objective, the proposal shall include the following design elements:

- A public domain that encourages visual and pedestrian permeability and connects to the existing road, pathways and other pedestrian walkways/linkages
- Activated streets and public spaces with a mix of activities and users (e.g. shopfronts, outdoor cafes and entrances to buildings) to attract pedestrian activity and maximise natural surveillance
- Entertainment night zones designed to minimise potential disruptions to residents and with safe and direct access to public transport and car parks
- A mix of land uses that are compatible with adjoining and co-located uses and are designed to support public safety and health
- Public open space areas that maximise opportunities for natural surveillance and visibility through the use of lighting, appropriate landscaping and straight, wide and legible pathways.

A detailed description of the design features that support this objective is contained in the compliance schedule under the Safety Management Plan (see Section 5).

#### Complementary strategies / actions for Blocks 6 and 7

The following strategies and actions should be implemented for Blocks 6 and 7:

- Locate building entrances in highly visible, non-isolated locations
- Select materials and finishes that are likely to discourage vandalism or graffiti of the heritage buildings to be retained
- Provide glazing to building facades at the ground floor, to enclose the private areas from the adjacent public areas and encourage sightlines and casual surveillance between public and private space

- Create uninterrupted sightlines in the public domain through the use of lighting, particularly at building entry/exist points and 24/7 lighting in the open space central to Blocks 6 and 7
- Space outdoor lighting at regular intervals so to provide consistency of lighting, avoid shadows and prevent light spill
- Use luminance highlights along pedestrian walkways between Kensington Lane and the public space located centrally in Blocks 6 and 7
- Avoid creating small corners or entrapment spaces in the public domain.

#### **4.3.2 Create a safe and easily accessed pedestrian and transport network**

##### **Objective**

Blocks 6 and 7 will be located within a safe, locatable and easily accessed pedestrian and public transport network.

##### **Design elements**

In pursuit of the above objective, the proposal includes the following elements:

- A safe pedestrian network, made up of preferred routes and safe spots in public spaces around Blocks 6 and 7, and its surrounding public domain
- Use appropriate lighting in the public domain during the day and at night
- Co-locate pedestrian, cycle and vehicle routes that maximise activity and natural surveillance opportunities, whilst ensuring a safe interface between all modes of transport
- Footpaths, cycleways and pedestrian areas designed to ensure that pedestrians and cyclists have priority over vehicles
- A pedestrian and cycle network which facilitates efficient connectivity with external facilities, including the Central public transport hub
- Activity generators (cafes, restaurant and entertainment areas) that have short logical connections to public transport and the safe pedestrian network.

A detailed description of the design features that support this objective is contained in the compliance schedule under the Safety Management Plan (see Section 5).

##### **Complementary strategies / actions for Blocks 6 and 7**

The following strategies and actions should be implemented for Blocks 6 and 7:

- Use appropriate lighting on pedestrian and vehicle pathways, particularly along Kensington Lane
- Select signage that clearly explains the road rules for Kensington Lane, particularly how the shared zone will operate and explaining that pedestrians have precedence
- Use temporary and permanent signage during construction to assist people to easily locate desired active and public transport services and facilities
- Consult with City of Sydney Council and public transport operators (e.g. State Transit, Taxi operators) to encourage the development of safe pedestrian networks beyond the boundaries of the site that link to key public transport interchanges such as Central Station and Railway Square.

#### **4.3.3 Create a safe environment during the development process**

##### **Objective**

Development will be managed to provide a safe and amenable environment for surrounding business owners, visitors and residents throughout the construction process.

Development of Blocks 6 and 7 should take additional precautionary measures to protect heritage buildings.

##### **Complementary strategies / actions for Blocks 6 and 7**

The following strategies and actions should be implemented for Blocks 6 and 7:

- Proactively manage and stage development of Blocks 6 and 7 so that a safe environment is created for visitors, business owners and residents who pass the site at all times during the construction process (e.g. manage public access to areas under construction, undeveloped sites and roads)
- Minimise disruption to surrounding development
- Ensure that signage contains current and relevant information as the area is developed
- Ensure prompt maintenance and repairs at all construction sites (e.g. remove graffiti promptly to maintain a 'cared for' image) and facilitate prompt reporting of any damage or repair needs (e.g. place signs indicating contact details for emergency maintenance in a prominent location)
- Provide security barriers and necessary fencing during the construction phase

- Conduct site safety audit each day during construction to ensure safety standards are maintained by workers.

Recommended future actions should include:

- Educate surrounding residents, visitors and business owners on safe areas and “no go zones” during the development process.

#### **4.3.4 Address safety needs of special user groups**

##### **Objective**

The specific safety needs of special user groups (e.g. children, younger people, older people and people living with a disability) are understood and addressed.

##### **Design elements**

In pursuit of the above objective, the proposal includes the following elements:

- Provide a diversity of fittings and modifications to the public domain that facilitate accessibility and ease of movement for the physically handicapped and for children
- Ground level maximises pedestrian comfort, amenity and accessibility including wide openings and easy access to retail spaces
- Provision of lifts and/or ramps in publicly accessible areas
- Pedestrian walkways that accommodates users with mobility disabilities, with the use of ramps, etc.

A detailed description of the design features that support this objective is contained in the compliance schedule under the Safety Management Plan (see Section 5).

##### **Complementary strategies / actions for Blocks 6 and 7**

The following strategies and actions should be implemented for Blocks 6 and 7:

- Ensure pedestrian walkways accommodate users with mobility disabilities
- Provide a diversity of fittings and modifications to the public domain that facilitate accessibility and ease of movement for the physically handicapped and for children, where required
- Undertake discussions with relevant authorities and community organisations to manage homelessness and social issues positively
- Ensure that the public domain provides stimulus for a wide diversity of user groups including

young children, youth, physical as well as mentally impaired and the elderly.

#### **4.3.5 Develop a safe community for residents around and on-site during construction**

##### **Objective**

During the construction phase of the project, residents, visitors, business owners and service providers (e.g. UTS, TAFE, City of Sydney Council, NSW Police, fire, ambulance, security, State Transit, taxi operators, etc.) will be supported as active partners in creating a safe environment.

##### **Design elements**

In pursuit of the above objective, the proposal includes the following elements:

- A centralised technical surveillance system for Central Park
- On-going consultation with surrounding residents and communities on design and construction progress.

A detailed description of the design features that support this objective is contained in the compliance schedule under the Safety Management Plan (see Section 5).

##### **Complementary strategies / actions for Blocks 6 and 7**

The following strategies and actions should be implemented for Blocks 6 and 7:

- Inform adjacent residents and other major stakeholders of key safety initiatives during the construction phase (e.g. provide regular updates on safety initiatives in a newsletter)
- Consult with government agencies, adjacent communities and residents and owners of commercial facilities during development of Blocks 6 and 7.

#### **4.3.6 Promote and support safety**

##### **Objective**

Ensure publicly accessible areas will be safe for all user groups. Ensure buildings, streets and public open spaces deter public nuisance, loitering and inappropriate behaviour.

##### **Design elements**

In pursuit of the above objective, the proposal includes the following elements:

- Footpaths, cycle-ways and pedestrian areas designed to ensure that pedestrians and cyclists have priority over vehicles and located adjacent

to active uses to maximise natural surveillance opportunities

- Safety features such as secure barriers and lighting in open public spaces to reduce the potential for misadventure
- A comprehensive technical security system for the public domain that includes the installation of real-time video surveillance (CCTV) coverage in public spaces and vulnerable spaces.

A detailed description of the design features that support this objective is contained in the compliance schedule under the Safety Management Plan (see Section 5).

#### **Complementary strategies / actions for Blocks 6 and 7**

The following strategies and actions should be implemented for Blocks 6 and 7:

- Use signage to increase safety by improving people's ability to find their way about Blocks 6 and 7, and the broader Kensington precinct at all hours (e.g. provide clear information about access routes; ensure that signs that are essential for night-time use are clearly visible; ensure buildings are clearly identified)
- Ensure non-written means of legibility, such as the creation of visually and physically inviting places through the use of high-quality finishes, lighting and wide pedestrian walkways in the public domain.

#### **4.3.7 Promote health and injury prevention**

##### **Objective**

The Kensington precinct will encourage people to work and live a healthy lifestyle and which takes an active role in safety and injury prevention.

##### **Design elements**

In pursuit of the above objective, the proposal includes the following elements:

- Clear delineation of public and private spaces, through the provision of doors and alternate paving, whilst maintaining sightlines through the use of glazing in doors
- Appropriate locking systems where access should be restricted
- Consistent ground surface and transition between public and private spaces.

A detailed description of the design features that support this objective is contained in the compliance schedule under the Safety Management Plan (see Section 5).

#### **Complementary strategies / actions for Blocks 6 and 7**

The following strategies and actions should be implemented for Blocks 6 and 7:

- Ensure paving of pedestrian walkways and public domain areas is consistent
- Provide level transition between areas where paving surfaces are uneven
- Provide smooth transition along pathways.

Recommended future actions should include:

- Proactively work with all stakeholders during the development phase, including clients, designers, contractors and the workforce, to create an incident and injury-free workplace.

#### **4.3.8 Create a safe, secure and well maintained built environment**

##### **Objective**

Blocks 6 and 7 will have a legible, durable and well maintained built environment that is secure, feels safe to users and deters crime.

##### **Design elements**

In pursuit of the above objective, the proposal includes the following elements:

- Buildings should feel safe for all and deter crime by creating a legible hierarchy of space through clearly delineated boundaries between public, semi-public (or shared) and private spaces
- Ensure entrances provide safe egress and access, and remove opportunities for illegitimate entry
- Locate lifts for maximum visibility and natural surveillance
- Maximise opportunities for natural surveillance and visibility of public open space areas, particularly through the use of glazing at the ground level and upper level of building facades that interface between public and private spaces
- Provide opportunities for maintenance of the public domain
- Appropriate lighting to ensure exit and entry doors are not hidden from view
- Wide pedestrian thoroughfares across the site that maximises opportunities for natural surveillance of the Precinct.

A detailed description of the design features that supports this objective is contained in the compliance schedule under the Safety Management Plan (see Section 5).

## **Complementary strategies / actions for Blocks 6 and 7**

The following strategies and actions should be implemented for Blocks 6 and 7:

- Use materials, finishes, equipment and fixtures that are attractive, robust, replaceable, reduce opportunities for graffiti and vandalism
- Design lighting so that entrances, exits, service areas, pathways and other public areas are well lit after dark when they are likely to be used. Provide a safe level of illumination at the ground level and public domain around the buildings with an emphasis given to preferred routes to encourage their usage by pedestrians, and supplementary lighting at building entry points
- Ensure back-of-house areas have secure access, sightlines through the use of glazed doors or glazed openings, and through the installation of CCTV cameras in vulnerable areas
- Ensure prompt maintenance and repairs of the built environment (e.g. remove graffiti promptly to maintain a “cared for” appearance) and facilitate prompt reporting of any damage or repair needs.

### **4.4 Translating the Strategy into a Safety Management Plan**

The next step in implementing this strategy is to transform it into a Safety Management Plan that is relevant to the development of the site.

The Safety Management Plan is contained in Section 5 of this report.

# 5 Safety Management Plan

## 5.1 Purpose

This section comprises the Safety Management Plan that satisfies Commitment No. 31 of the Central Park Concept Plan approval. The Plan uses the aims from the Safety Management Strategy as the basis to describe and make recommendations about the proposed building design. It also uses the assessment criteria and design requirements to address the guidelines outlined in the *Department of Urban Affairs and Planning (now the Department of Planning and Infrastructure) Crime Prevention and Assessment of the Development Applications Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979*. In developing the assessment criteria, consideration has also been given to local council safety requirements.

## 5.2 Crime risk review of buildings based on Department of Planning and Infrastructure guidelines

### 5.2.1 Create a safe public domain for all users at all times

*Blocks 6 and 7 are located at the eastern edge of Central Park. The built form of Blocks 6 and 7 creates a network of publically accessible "fine grain" spaces. This is achieved through the retention and adaptation of the heritage terraces and other small-scale heritage buildings, together with complementary infill development. The resulting public spaces are small but vital features of Central Park that will attract people, events and activities in the day and night. There is a strong focus in the PA on revitalising this area of Chippendale by providing activity-generating uses, such as retail, restaurants and bars, adjacent to public domain areas.*

*The importance of laneways and small-scale public areas is discussed in a report by Six Degrees Architects ('The Fine Grain: Revitalising Sydney's Lanes', 2008). According to the report, cities such as Sydney are encouraged to create active and interesting spaces in laneways and other small-scale, fine grain areas. These spaces are successful if uses such as small shops, bars, cafes and galleries locate there. These areas should be high quality, and contain small and highly-specialised 'boutique' retail spaces, in order to attract people.*

The public domain surrounding the site consists of adjacent public streets (Kensington Lane and Dwyer Street), public footpaths/walkways, a pocket park facing Kensington Lane and a publically accessible outdoor space at the rear of the Kensington Lane terraces.

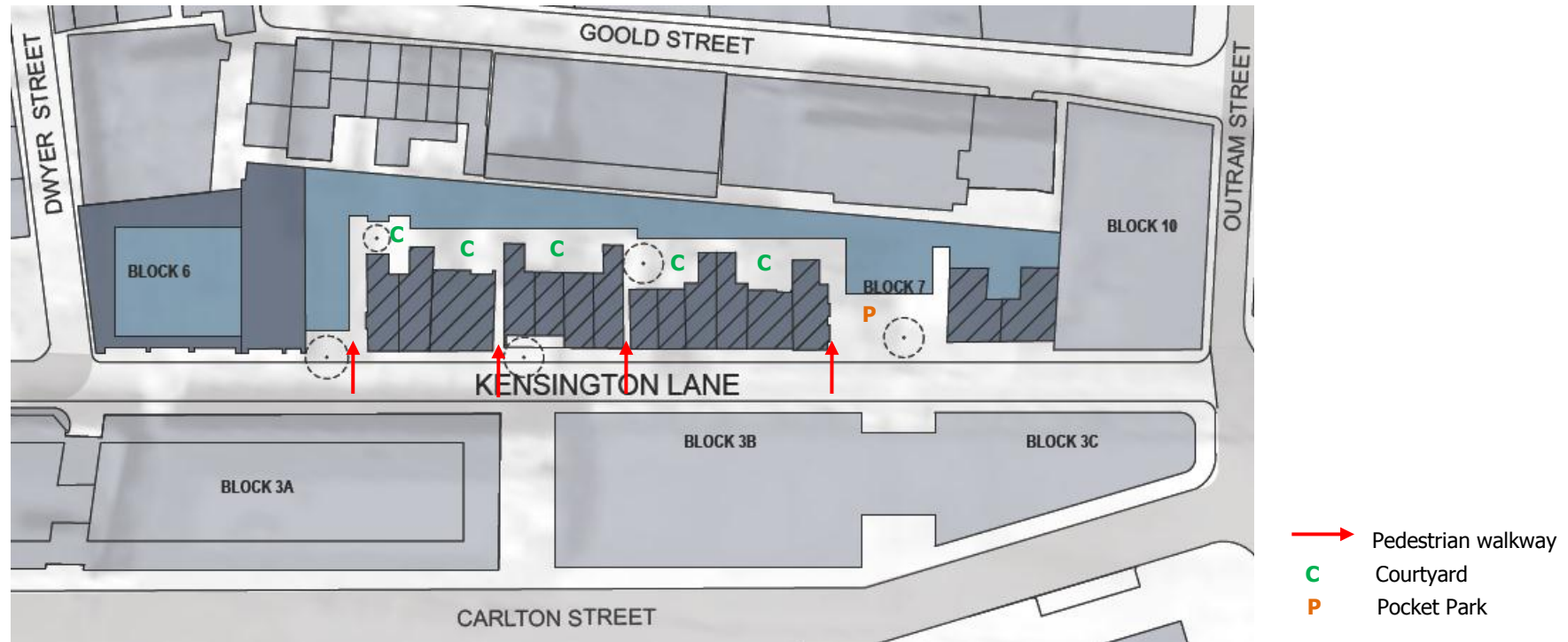
The layout and footprint of buildings in Blocks 6 and 7 creates a distinct public area to the rear of properties fronting Kensington Lane. This area will be referred to as the public 'courtyard' for the purpose of this report (see Figure 2). The courtyard is accessed via four pedestrian walkways situated between the existing terraces, which provide direct, straight access to and from Kensington Lane. The courtyard is a continuous north – south connection parallel to Kensington Lane. The perimeter buildings which form part of Blocks 6 and 7 consist of active uses, such as retail, restaurants/cafes and bars. With careful design, activity generators can be used to reduce opportunities for crime. These buildings are oriented towards the courtyard, or have dual orientation to Kensington Lane and the courtyard. There is extensive use of glazing along the facades that border the courtyard, to facilitate opportunities for passive surveillance of the surrounding public domain from patrons of ground and upper level tenancies. This creates clear

sightlines between public and private areas, and opportunities for light spill from internal areas, whilst at the same creating a clear and defined boundary between public from private areas. This design features promotes natural surveillance, engenders a sense of ownership, and helps to avoid public confusion.

The courtyard also has the potential to become an activity-generator in its own right, by accommodating markets, outdoor dining associated with the adjacent restaurant/café uses, and similar activities to further activate the precinct.

Due to the configuration of the terraces, north-south sightlines across all areas of the courtyard are not continuous (refer to Figure 2). This is offset to some degree by the siting of active uses within the ground floor of buildings that interface with the courtyard, thus providing opportunities for surveillance from multiple vantage points.

**Figure 2.**  
Sightlines and public spaces in Blocks 6 and 7



Good quality architectural treatment of the courtyard, and adjacent building facades, will create an aesthetic space where people want to gather and stay. This in turn maximises opportunities for active and passive surveillance. The proposal includes features to attract people and encourage them to stay in the courtyard, such as good lighting, glass awnings and fixed seating / seating outside shopfronts. A pergola over part of the courtyard will provide solar shading and weather protection. Vines, creepers and other climbing plants will be provided so as to provide a semi-permeable cover above the pergola (refer to Public Domain Plans). These features contribute to the amenity of the space.

Temporary seating associated with the cafes/restaurants, could be considered.

The pedestrian walkways between Kensington Lane and the courtyard have a glazed roof and are to be permanently open to the public 24 hours a day, 7 days a week (refer to red arrows in Figure 2). The walkways provide direct pedestrian access to Kensington Lane. The walkways also act as an extension of the main pedestrian thoroughfares that extend east-west across the broader Central Park site, as they are located along the same grid pattern. Lighting treatment in the walkways shall be a highlight / feature light to emphasise the walkways as key entry / exit pathways. Care should be taken to ensure lighting within the walkways provides an even transition to the lighting treatment in the courtyard so as to reduce the potential for shadows or glare.

CCTV cameras should be positioned to provide unobstructed coverage of the walkways and public courtyard of Blocks 6 and 7. At night, security monitoring shall ensure people who present a safety risk are removed from the courtyard.

Kensington Lane will be maintained as a shared road able to service vehicle, pedestrian and cyclist traffic. It is proposed that traffic calming measures will be introduced into Kensington Lane to encourage pedestrian use of the space. The design and treatment of Kensington Lane will help to make this a space more pedestrian focused, and discourage heavy vehicle traffic. These design and treatment features include a change in level between Kensington Lane and adjacent roads at Dwyer Street/Parramatta Road and Outram Street), no kerb and guttering, a selection of paving materials that are distinct from surrounding public streets, and a central drain.

The traffic calming measures that may reduce vehicle traffic at particular times, which could result in reduced levels of passive surveillance, would be offset by increased pedestrian activity and passive surveillance from the adjacent shopfronts in Blocks 3A, 3B, 3C, 10, 6 and 7.

Extensive use of glazing along ground and upper floor facades of buildings within Blocks 6 and 7, facing Kensington Lane, the courtyard and some pedestrian walkways, will increase opportunities for surveillance of the public domain. Windows, balconies/terraces and winter gardens located on the upper levels of adjacent buildings also provide opportunities for passive surveillance of some areas of the public domain of Blocks 6 and 7. The adjacent buildings at Block 3A, 3B and 3C within Central Park provide surveillance opportunities of the pedestrian walkways and entries to the terraces off Kensington Lane. In addition, there are opportunities for surveillance of the pedestrian walkways from adjacent buildings, as on at least one of the walls that line each of the pedestrian walkways has at least one window or is full glazed.

The adjacent residential accommodation located at 19-31 Goold Street, to the east of Blocks 6 and 7, is a new 8 storey development setback predominantly 3m from the shared boundary. The western façade of 19-31 Goold Street comprises windows to habitable rooms (bedrooms), terraces and winter gardens that provide potential for passive surveillance into the courtyard. In its assessment of the application for 19-31 Goold Street, the City of Sydney noted there are retail and entertainment uses approved on the Kensington Precinct and that the residential development should co-exist with the approved non-residential uses.

Entries and exits to Blocks 6 and 7 are able to be seen from the internal space of ground level uses, as well as from the surrounding public domain. Many of the individual tenancies have dual-entry / dual-address, including:

- No. 14, 16, 16A, 18-20, 22, 24, 26, 28, 30, 32, 34, 36 and 38: access and address to both Kensington Lane and the courtyard

- No. 42-44: access and address to both the pocket park at Kensington Lane and the courtyard.

As such, there are good sightlines and multiple opportunities for surveillance of external spaces from within buildings, creating a safer environment for both patrons and the public.

Opportunities for night-time activity are provided in the form of various uses in the precinct. The ground floor tenancies have the potential to accommodate restaurant uses with extended trading hours, as well as a bar. It is noted that the Kensington Precinct is intended to accommodate uses that can remain active for extended periods of the day and night to create a 'student/arts vibe'. After hours activation of Kensington Lane will attract students residing in the adjacent student accommodation (Blocks 3B, 3C and 10). From a safety point of view, these night time uses support high levels of activity across the precinct thereby encouraging casual surveillance of Kensington Lane, the pocket park and surrounding public spaces.

There are no opportunities for concealment around the perimeter of the buildings, as there is no major recessing and building entries are generally at the building line and glazed. Consequently, opportunities for entrapment within the public domain of Blocks 6 and 7 are minimised. There are also multiple escape routes from the courtyard and no 'dead ends' in the surrounding public domain or street network.

A variety of paving materials have been selected, some of which are the existing heritage paving. Selected paving within the courtyard should provide seamless transition between different paving types. The Public Domain Plans also illustrate that different paving patterns / design will be used to delineate pedestrian walkways from Kensington Lane and the courtyard. Different paving design should transition smoothly so as not to create a hazard. It is noted that there is a change in ground level of approximately 300mm between Kensington Lane and the courtyard. Five ramps at 1:30 or 1:20 grade are provided to facilitate safe access between Kensington Lane and the courtyard, and to facilitate escape, if necessary.

A landscape plan prepared as part of the Public Domain plans (JAAA+TDS), shows the location of planting and tree pits. A high canopy tree is to be located in the pocket park that faces Kensington Lane. Tree pits are also proposed in the courtyard to accommodate two trees. Tree selections should ensure only high canopy trees are selected to reduce the opportunities for attackers to hide. No low lying shrubs or plants are proposed.

Assessment Criteria	Requirement/Suggestion	Comment
<b>Design</b>		
Design open space to be legible.	Ensure that <b>entrances and exits</b> are easily identifiable and that people are easily able to find their way around and locate each other.	<p>Entries and exits to open spaces within Blocks 6 and 7 are unobstructed, clear and legible.</p> <p>The pocket park is located directly adjacent to Kensington Lane, without any fencing or items to obstruct views. A connected and continuous paved area extends from around the pocket park to the courtyard at the rear of the Kensington Lane terraces. Users can enter and exit the courtyard via multiple 'pedestrian walkways' via Kensington Lane. Highlighting light treatments should be used in these walkways to emphasise them as safe access routes (lighting design is discussed further in Section 5.2.8 of this report).</p> <p>The entry / exit points to these public spaces are not closed off, but will be easily accessible at all hours of the day. The open plan format of the pocket park facilitates surveillance by pedestrians, cyclists, road users and patrons, from a number of active areas including</p>

Assessment Criteria	Requirement/Suggestion	Comment
		<p>Kensington Lane and the surrounding ground floor uses. Extensive use of glazing on the ground floor will enhance visibility from internal areas to the pocket park.</p> <p>Design features relating to the exit/entry points between the public and private spaces (i.e. doors) are discussed in Section 5.2.8 of this report.</p>
<p>Create public domain that encourages <b>visual and pedestrian permeability</b> and connects into existing grid.</p>		<p>The proposed development has been designed to provide visual permeability and promote surveillance of the public domain with Blocks 6 and 7.</p> <p>The public domain connects to the existing grid-pattern that characterises Central Park. As discussed above, the pedestrian walkways between Kensington Lane and the courtyard act as an extension of the main pedestrian thoroughfares that extend east-west across the broader Central Park site. The pedestrian walkways are straight and connect to the pedestrian through-site links in Blocks 3B and 3C. They should be made legible and visible from Kensington Lane through the use of continuous lighting, lighting highlights and continuous and seamless paving.</p> <p>Pedestrians are able to navigate the public domain and connect to the underlying grid pattern, which is not a vehicle based grid but is accommodating to pedestrians. Multiple pedestrian walkways and the elimination of gates or 'dead ends' means that pedestrians can access all areas of the public domain.</p> <p>The courtyard is not completely visible from Kensington Lane, however there are multiple access pedestrian walkways. Measures to enhance visual permeability and maximise surveillance opportunities include orientating active uses toward the courtyard and the use of glazing to building facades. Lighting design in the courtyard should be used to: assist in defining the space so pedestrians can recognise it as a public space; to illuminate corners and; to highlight the escape routes.</p> <p>There is no low-lying planting at the ground level in Blocks 6 and 7, to ensure that sightlines are not obstructed. A roof garden on parts of the proposed buildings shall be maintained to ensure vegetation does not become overgrown and hinder visual permeability/sightlines.</p>
<p>Plan and manage entertainment night zones so that they <b>do not disrupt residents</b> and have safe and direct <b>access to public transport</b> and car parks.</p>		<p>The Kensington Precinct is designed as a vibrant and active day and night time entertainment zone. It is envisaged that the mix of uses will include a bar, restaurants, cafes and late-night trading retail uses. The hours of operation will be the subject of separate planning approval.</p> <p>It is noted that surrounding buildings contain complementary night time uses, such as late-night trading retail intending to operate between 9am to 11pm in Blocks 3A, 3B, 3C and Block 10.</p> <p>There are no residential uses proposed in Blocks 6 or 7 therefore disruption to residents is minimised.</p>

Assessment Criteria	Requirement/Suggestion	Comment
		<p>The main source of potential disruption for surrounding residential developments is from the proposed bar use at the southern end of Block 7. The design minimises potential disruption caused by the bar as there are no verandas or terraces proposed. A glass canopy is provided along part of the building to enclose the space.</p> <p>The two northern buildings of Block 6 consist of outdoor/rooftop terraces that face Kensington Lane and/or Dwyer Street. The terraces are accessible from the Level 2 and Level 3 bars. The only surrounding buildings that face the outdoor/rooftop terraces include the proposed hotel development at Block 3A. Disruption to adjacent residential development to the east (19-31 Goold Street) is likely to be minimal as the design provides a separation between the upper level terrace in Block 6 and the residential uses. Upper levels of Block 6 that interface with the eastern boundary include back-of-house or enclosed areas that do not pose a disruption to residential areas to the east. It is noted that the proposed development at No. 12 Kensington Lane has been reduced by one storey to that which is approved under the modified Concept Plan.</p> <p>The western façade of 19-31 Goold Street comprises bedrooms, terraces, balconies and wintergardens setback back by 3m – 7m from the shared boundary with Blocks 6 and 7. In its assessment of the DA for 19-31 Goold Street (DA/2012/85) the Council noted that the proposed residential development is located in the "City Edge" Zone and thus would need to co-exist with the approved retail and commercial uses in the Kensington Precinct. There is potential for overlooking into the courtyard precinct from 19-31 Goold Street, thus external lighting in the courtyard should minimise light spill into the night sky and down lighting should be used over up lighting, where appropriate.</p> <p>It is recommended that appropriate management of spill over noise from the bar/restaurant uses be addressed with development application for building use through appropriate Plans of Management.</p> <p>The potential 'night zones' along Kensington Lane are situated nearby public transport services along Broadway.</p> <p>Kensington Lane will be a pedestrian-focused thoroughfare with active building uses on either side of the thoroughfare, continuous street lighting and light spill from ground floor tenancies. This means the route between Blocks 6 and 7 and the public transport access points on Broadway, is safe for pedestrians. It is likely that residents of surroundings blocks will use Kensington Lane to access public transport at Broadway, as this will be the most active and therefore perceived to be the safest route. Alternative routes to public transport access points include south and east along Outram Street to access Central Station. Previous CPTED</p>

Assessment Criteria	Requirement/Suggestion	Comment
		<p>assessments recommended street lighting be positioned at regular intervals, as well as CCTV cameras, around Block 10 to create a safer environment for users selecting to use Outram Street to access Central Station.</p> <p>There is no dedicated off-street parking for visitors of Blocks 6 and 7. Ten car parking spaces located in the basement level 5 of the combined Blocks 2 and 5 basement car park are allocated to staff of Blocks 6 and 7. A safe route for staff to access the car park at night is to be provided by way of direct, well-lit, accessible and legible pathways. The through-site links between Kensington Lane and Kent Road provide direct access to Blocks 2 and 5. Secured access to the basement car park shall be via a key car card entry. It is noted that the basement is subject to an approved project application.</p> <p>Careful management of the night uses through a Plan of Management should be implemented so to ensure antisocial behaviour is minimised.</p>
<b>Entrapment spots</b>		
Avoid entrapment spots.	Provide multiple entries/exits to all public open spaces to act as <b>escape routes</b> if people are being pursued.	<p>There is no major recessing in the external perimeter of Blocks 6 and 7 facing Kensington Lane, thus opportunities for concealment or entrapment in the public domain are reduced / minimised.</p> <p>The northern façade of Block 6, fronting Dwyer Street, retains the façade and fabric of the existing heritage building. The area at the eastern end of the northern façade is recessed, and contains an entry/exit for the fire stairs and bike storage room. It is recommended that CCTV cameras capture the area resulting from the building recess and that the space be well lit at night to reduce opportunities for attackers to hide.</p> <p>Due to the retention of the heritage items, the public open space at the rear of the Kensington Lane terraces (i.e. the courtyard) does not have an 'open plan' design. The existing building footprint of the Kensington Lane terraces creates some 'niches' in the courtyard. However, the space provides unobstructed and continuous pedestrian connection from north to south, and the pedestrian walkways provide multiple opportunities for escape to Kensington Lane to the west. Furthermore, the courtyard is bordered by active frontages and extensive glazing at the ground level, to promote surveillance during the day and night.</p> <p>To enhance the perception of safety and highlight the escape routes, a robust lighting design should be implemented for this space, in conjunction with a monitored CCTV system. Refer to Section 5.2.8 of this report for further detail about lighting.</p> <p>From Kensington Lane, there are multiple access/escape routes through the surrounding public domain. The street network is such that there are no 'dead-ends' and users have multiple</p>

Assessment Criteria	Requirement/Suggestion	Comment
<b>Natural surveillance</b>		opportunities for escape along the surrounding street and pedestrian network.
Design to maximise opportunities for natural <b>surveillance and visibility of open space</b> areas from pedestrian, cycle and vehicular movements systems, as well as from active spaces or users of adjacent space/buildings.	Locate open space at locations surrounded by a mix of land uses, so it can be easily observed by people who are spending time there (not just passing through).	<p>Open/public space in Blocks 6 and 7 consists of a pocket park and the courtyard. These public spaces are surrounded by a mix of retail, commercial, restaurant, café and bar uses, which will operate in the day and night. Extensive glazing and multiple building entry points ensure patrons have direct sightlines and can observe people in the public domain.</p> <p>Natural surveillance and visibility of these spaces is encouraged as follows:</p> <p><i>Courtyard</i></p> <ul style="list-style-type: none"> <li>• Mix of active, day and night uses surround the courtyard and are oriented toward the courtyard</li> <li>• Building entries are located along the courtyard</li> <li>• Restaurant and café uses fronting the courtyard may provide outdoor seating/dining in the courtyard to generate activity in the space</li> <li>• Extensive glazing on ground and upper floors of buildings fronting the courtyard encourages patrons of the proposed cafes, restaurants, retail spaces and bars, to overlook into and survey the courtyards</li> <li>• In particular, the two storey infill building at 14 Kensington Street is fully glazed on its southern façade and provides direct overlooking into the courtyard</li> <li>• Appropriate lighting will ensure the courtyard is well lit at all times (refer to Section 5.2.8 for Lighting details)</li> <li>• The design should be of a high aesthetic quality such that the courtyard space is an attractor in its own right, and users want to gather and remain in the space – Outdoor seating associated with the cafes/restaurants will encourage people remain in the area and not simply pass through</li> <li>• Adjacent buildings to the east (which front Goold Street) include terraces/wintergardens/balconies that may provide opportunities for casual surveillance into the courtyard.</li> </ul> <p><i>Pocket Park</i></p> <ul style="list-style-type: none"> <li>• Direct, unobstructed visual permeability/visibility from Kensington Lane</li> <li>• Shared Zone conditions along Kensington Lane (e.g. reduced traffic speeds, different levels, different paving treatment) will attract pedestrians to the area and further increase surveillance opportunities</li> <li>• Mix of active, day and night uses on the ground floor level of buildings surrounding the</li> </ul>

Assessment Criteria	Requirement/Suggestion	Comment
		<p>park attract people and activities</p> <ul style="list-style-type: none"> <li>• Extensive glazing on ground and upper floors of adjacent buildings encourages patrons of the proposed cafes, restaurants, retail spaces and bars, to overlook into and survey the park</li> <li>• Appropriate lighting will ensure the courtyard is well lit at all times (refer to Section 5.2.8 for Lighting details)</li> <li>• No structures or low-lying plantings that could potentially impede on natural surveillance in the park, and only 1 high canopy tree is proposed.</li> </ul>
<p>Ensure that the design and location of landscaping allows for natural surveillance.</p>	<p>Select trees for critical locations that do not have branches below 1.5m (for the trees' protection, it is better if they do not have branches below 2.4m).</p>	<p>There are no low-lying planting within the proposed development area for Blocks 6 and 7.</p> <p>Opportunities for natural surveillance will not be hindered by the proposed landscape design. Planting in the courtyard consists of two trees, which we recommend are high canopy trees. Careful consideration should be given in the selection of all plants, to take into account their shape and size as they mature.</p> <p>There is a single tree proposed in the pocket park which should be a high canopy tree variety.</p> <p>A selection of vines, creepers or climbers are proposed to create a permeable "canopy" above the pergola. Maintenance of these plants is critical. There should be no opportunities for the plants to obstruct sightlines by dropping into the courtyard space. A common maintenance regime for Blocks 6 and 7 should ensure plants are maintained regularly.</p>
<p><b>Activity generators</b></p>		
<p>Create <b>attractive and inviting public open space.</b></p>	<p>Design public open space to be interesting and inviting to attract usage by legitimate users.</p>	<p>The spaces will be made inviting by the careful selection of materials, finishes, furniture, lighting (refer to Section 5.2.8) and appropriate uses.</p> <p>As discussed above, all public space areas in the development are surrounded by a mix of retail, commercial, restaurant, café and bar uses, to attract people and activities. An important aspect of this revitalisation and activation is the creation of a good quality and aesthetically pleasing space that attracts people and encourages them to stay in the space. Through the use of high quality architecture, materials and finishes, the public spaces around Blocks 6 and 7, particularly the pocket park and public courtyard, will be activity-generators in their own right.</p> <p>Awnings will extend out from parts of the buildings that are located adjacent to the courtyard, to enhance the public amenity in this space, and create undercover areas for outdoor dining and seating opportunities. The pedestrian walkways will also have a glazed roof.</p> <p>There are no fences proposed.</p>

Assessment Criteria	Requirement/Suggestion	Comment
<p>Populate and activate open spaces such as streets and squares with activity generators so as to maximise natural surveillance by a diversity of users, particularly at strategic locations along pedestrian routes.</p>	<p>Locate activity generators at strategic locations along pedestrian routes.</p>	<p>Refer to Section 5.2.2 for details of the design treatment along Kensington Lane which prioritise pedestrian activity and makes the space inviting to pedestrians.</p> <p>As above.</p> <p>The activity generators located along Kensington Lane are strategically located to foster a unique students/arts precinct. Kensington Lane is the 'destination' point of the main east-west pedestrian route through the site. Through its mix of uses and high quality design, it has the potential to attract a vibrant mix of users.</p> <p>Importantly Blocks 6 and 7 provide a location for residents of the student accommodation with Central Park and surrounding buildings (e.g. 1 – 9 Regent Street) to gather and interact. Safety in this precinct shall be supported through a 24/7 security presence in the form of CCTV cameras and security patrols.</p>
<p>Ensure that adjoining and co-located uses are compatible and do not create an unhealthy situation or danger.</p>		<p>Building uses in the adjoining blocks include ground floor retail/commercial uses along the western side of Kensington Lane (Blocks 3B and 3C), student accommodation (Blocks 3B, 3C and 10) and a hotel development (3A). These uses are compatible with Blocks 6 and 7.</p> <p>Lighting and security measures such as CCTV will reinforce security in the precinct, but also ensure no disruptive light spill to neighbouring residential properties to the east. Continuous lighting and at grade transition points in the paving design shall be provided to ensure Blocks 6 and 7 is consistent with and complements surrounding areas.</p> <p>Multiple unobstructed escape routes are provided to ensure alternative ways of escaping dangerous situations.</p>
<b>Features and fixtures</b>		
<p>Use materials, finishes, equipment and fixtures in the design of the public domain and artworks that are attractive, robust, replaceable as an integrated design solution to reduce opportunities for graffiti and vandalism.</p>		<p>Paving in public areas shall comply with the relevant council codes and BCA requirements to ensure slip resistance of the pedestrian surface materials.</p> <p>It is envisaged that the selection of materials shall be consistent with, and complement, the selection of materials in surrounding areas of Central Park (i.e. paving design shall integrate with other public domain areas). All materials shall be high quality and robust.</p> <p>The use of glazing at the ground level has been maximised as a means of deterring vandalism. Given that parts of Blocks 6 and 7 involve refurbishment of the existing heritage buildings, elements of the original facade have been maintained however there are no large expanses of blank brick walls. Measures to deter graffiti on the brick facades of heritage buildings include ensuring the area is well-lit. The use of spotlighting on the brick elements is discouraged.</p>

<b>Assessment Criteria</b>	<b>Requirement/Suggestion</b>	<b>Comment</b>
Provide facilities in safe, well-used spaces.	Locate facilities (e.g. telephones, barbeques etc) near areas of active use.	<p>Facilities such as telephones or ATMs should be located in publicly accessible areas that have clear sightlines from building entrances and windows of the lobby area. Facilities should be appropriately lit.</p> <p>All accessible / disabled bathrooms located on the ground floor are located directly of publically accessible or semi-public places. Two wheelchair access bathrooms are located directly off the courtyard space. Other wheelchair access bathrooms on the ground floor are accessible from internal but semi-public parts of the building, such as foyers. These bathrooms shall have security controlled access to prevent unauthorised access.</p> <p>In order to prevent opportunities for unauthorised access to the 'back of house' areas. it is proposed to incorporate one or both of the following recommendations:</p> <ul style="list-style-type: none"> <li>• Install CCTV cameras in the 'back of house' areas</li> <li>• Provide a glass panel in the door to the circulation space/corridor to provide visibility from the reception.</li> </ul> <p>Bicycle storage areas are discussed in Section 5.2.2 of this report.</p>
Provide safe routes to facilities.	Ensure that access to facilities is as direct as possible and free of obstruction.	Safe routes will be provided to all facilities. Pedestrian routes to the staff car park and disabled toilets should be made safe through the use of appropriate fixtures. Materials selected for the public domain must provide seamless public/private domain connectivity for pedestrians, thus not visually or physically prohibiting public access through the site. Lighting will be provided within the public domain, in particular along streets and pathways, to encourage visibility at night (refer to Section 5.2.8 of this report for further Lighting details).
Provide safe seating in areas of active use.	Locate seating in convenient locations where it can be easily seen.	<p>Outdoor seating is proposed in the courtyard adjacent to shopfronts. It is envisaged that temporary furniture may be used to create additional outdoor eating associated with the restaurants / cafes in Blocks 6 and 7. This furniture should be removed and stored after hours.</p> <p>It is recommended that any furniture on the terraces of No. 2-10 Kensington Lane should be durable and safely anchored to the floor.</p>
<b>Landscape – Materials</b>		
Specify high-quality plants to increase their chance of survival and their resistance to vandalism.	Rather than planting saplings, consider planting heavy standard (120-140 mm girth), extra heavy standard (140-160 mm girth) or even semi-mature trees (200-720 mm) to make it physically more difficult to snap main growing stems.	<p>Landscape elements have been intentionally minimised to enhance the site's legibility and permeability, and included where the planting contributes to the amenity of the space.</p> <p>A high canopy tree is to be located in the pocket park alongside Kensington Lane and two trees are located in the courtyard. Opportunities for places of concealment or entrapment are therefore reduced through the selection of high canopy trees.</p>

<b>Assessment Criteria</b>	<b>Requirement/Suggestion</b>	<b>Comment</b>
		Access to the rooftop garden should be restricted only for maintenance staff.
Avoid plants that obstruct natural surveillance.	Avoid medium-height vegetation with concentrated top-to-bottom foliage.	No medium-height vegetation with concentrated top-to-bottom foliage shall be planted in any part of Block 6 and 7.
Provide stable surfaces on all pathways.	If deterrent surfaces are constructed using cobbles or large pebbles, make sure that they are embedded for two-thirds of their own depth.	All surfaces shall have stable and seamless paving. Where tree pits are provided, materials at the base of the trees should not create a hazard or unstable surface that may impact pedestrian routes.
Provide solid, non-slip surfaces for pathways.	Avoid using gravel paths and borders, as these both provide loose material that can be used as missiles and may cause difficulties for people with impaired movement.	It is recommended that all ground surfaces will feature non-slip qualities where necessary. No gravel is proposed.
<b>Maintenance</b>		
Consider maintenance processes in public open space design.	Design public open space for easy maintenance of well used areas.	Maintenance of the public domain areas must be provided. Most of the public open space is hard surfaces and can be maintained by the tenant / landowner. A common maintenance regime shall be instigated for the courtyard area and roof garden. Refer below.
Ensure that public open space appears well cared for. This will deter vandals.	Ensure that open space and associated amenities are well maintained, indicating that the area is well cared for by ground staff.	<p>Subject to the ownership arrangements for the courtyard area and pocket park, the public areas shall be well maintained to appear 'cared for' at all times. The tenants/management should ensure prompt maintenance and repairs of the built environment as soon as possible (e.g. remove graffiti promptly to maintain a 'cared for' image) and facilitate prompt reporting of any damage or repair needs.</p> <p>It is understood that all common activities and maintenance issues will be administered and managed by a Building Management Committee designated for the Kensington precinct, as a minimum, or the whole Central Park site.</p>

### 5.2.2 Create a safe and easily accessed pedestrian and transport network

Blocks 6 and 7 are located at the eastern end of the Central Park site within a high-traffic area in terms of pedestrian activity.

Kensington Lane is the main pedestrian and vehicle route accessible from Blocks 6 and 7. This route is made safe through the provision of active frontages with activity-generating uses (i.e. retail) at the ground level adjacent to the street. Buildings are built primarily to the street edge and oriented toward the streets and public spaces. Building entries are legible and accessible directly from the public domain. This ensures building entries have good visibility and direct sightlines to and from the surrounding public domain and street network. This environment is made safe through the provision of lighting, removal of opportunities for hiding (i.e. no low lying landscaping in this space) and the provision of security/surveillance systems to monitor the public areas and building entries/exits. The use of glazing at the ground level lobbies and entries will create clear sightlines to/from the surrounding public domain.

The transformation of Kensington Lane into a shared vehicle/pedestrian thoroughfare will encourage accessibility and activity at the ground level. Combined with the active ground floor uses, Kensington Lane will transform into an activity hub.

Kensington Lane also forms the main access route from Blocks 6 and 7 to other parts of the site. Measures to maintain safety, surveillance and accessibility in the pedestrian network shall include:

- Continuity of lighting along Kensington Lane, which is consistent with the adjacent streets and does not create sharp contrasts in lighting, glare or shadows
- Ensure the preferred pedestrian route between Blocks 6 and 7 and the staff car parking located in the basement below Block 2 and 5, is well lit at all times of the day and night
- Continuity of paving, and/or the provision of transition areas between different paving surfaces within public areas of the site
- Minimal planting in the public domain, with no low-lying plants on the ground level that offer an opportunity for offenders to hide or create opportunities to entrap victims
- Active street frontages.

The public courtyard in Blocks 6 and 7 is a unique feature of the proposal. The courtyard is accessible from Kensington Lane via a series of pedestrian walkways which have accessible ramps due to change in topography. These pedestrian walkways range in width from 1m – 2m. The width of the walkways is restricted due to the need to retain the heritage buildings. The provision of multiple pedestrian walkways will create opportunities for users to connect directly to the street network and the broader pedestrian network of Central Park, as the walkways link directly to the “through-site links” of the adjacent Blocks 3A, 3B and 3C, and further west to Main Park. Sections 5.2.1 and 5.2.8 contain further discussion about the built form elements that contribute to the safety, surveillance and territoriality of this space.

Assessment criteria	Requirements/Suggestions	Comment
<b>Design of routes and pathways</b>		
Ensure that all pedestrian routes (footpaths along the side of streets, pedestrian		Blocks 6 and 7 reinforce the definition of streets and the public domain by aligning the majority of buildings along the street edge. This creates a clearly defined public domain surrounding the built form. There are no fences or other features that close-off the public space. The pedestrian

Assessment criteria	Requirements/Suggestions	Comment
laneways/alleyways, and pathway within public open space) are <b>clearly defined</b> to increase safety and security of all users during the day and night.		<p>walkways between Kensington Lane and the courtyard shall remain unobstructed and well lit and be monitored with CCTV cameras.</p> <p>Lighting in the public domain surrounding shall be designed to illuminate the entry points to the buildings, illuminate all public domain areas, provide even lighting coverage and illuminate preferred pedestrian routes.</p> <p>Continuous lighting and at grade transition points in the paving design shall be provided to ensure a consistent character and environment in Blocks 6 and 7, so as to facilitate the feeling of safety. Different paving selection and design/pattern is provided along the pedestrian walkways so as to differentiate these as main access ways.</p> <p>Refer to Section 5.2.8 – Lighting which contains detailed discussion on the recommended approach to lighting in the courtyards, along the pedestrian walkways, along Kensington Lane, in the pocket park and along the route between Blocks 6 and 7 and car parking for staff.</p>
Encourage establishment of activities with a high after hours use along the <b>edges of the pedestrian network</b> .		<p>The proposal is focused on revitalising and activating the Kensington Precinct by providing active street edges along Kensington Lane, Dwyer Street and the courtyard, with a mix of retail, commercial, bar and restaurant uses. This has the potential to increase pedestrian activity, and therefore passive and active surveillance, of the surrounding public domain.</p> <p>The built form design on the lot boundary and types of uses establishes this as a safe space.</p>
Create activity centres (shopping, restaurant and entertainment areas) that have <b>short logical connections to the public transport</b> and the safe pedestrian network.		<p>The proposed route along Kensington Lane is direct and covers a short distance to access public transport.</p> <p>Kensington Lane provides a short route to the bus interchange located along Broadway which services bus routes 412, 413, 431, 433, 422, 423, 426, 428, 435 to 438, 440, 470, 461, 480, 483, M10 and M30. Continuous lighting is to be provided along Kensington Lane to promote safety and visibility, especially at night.</p> <p>Kensington Lane also provides good access to other major transport networks i.e. Railway Square/Central Station.</p> <p>Discussions are ongoing with RMS and City of Sydney Council to determine speed limits within the internal road system, as well as the configuration of Kensington Lane.</p> <p>This pedestrian route via Outram Street contains some non-active frontages, thus external lighting on Block 10 should be considered (recommended as part of the Block 10 PA) to ensure the surrounding streets are lit.</p>

Assessment criteria	Requirements/Suggestions	Comment
Provide public transport stops (taxi and bus) which maximise natural surveillance.		The existing bus stops along Broadway and at Central are well located to service the site. Natural surveillance will be provided by the retail uses located along Broadway.
Optimise opportunities for alternative transport by designing footpaths, cycleways and pedestrian areas so that <b>pedestrians and cyclists have priority over vehicles</b> (where possible).		<p>The proposal links to the main pedestrian route across the Central Park site and enhances safety along the pedestrian and cyclist routes (by providing active ground floor uses) in order to attract non-vehicle users.</p> <p>The pedestrian walkways between Kensington Lane and the courtyard provide direct connection to the through-site links of adjacent blocks, to enable direct and 24 hour pedestrian access between Kensington Lane and the rest of the Central Park site, including Main Park. By operating as a shared way and with road design treatments that preference pedestrian movement, Kensington Lane is designed to attract and invite pedestrian activity. The siting of Blocks 6 and 7 predominantly to the building edge reinforces this as a pedestrian space. There is also potential for Kensington Lane to be transformed into a pedestrian-only precinct at certain times for markets, outdoor art and other special activities.</p> <p>Kensington Lane is proposed to function as a shared vehicle/pedestrian/cyclist thoroughfare, with traffic calming devices to slow vehicle traffic and prioritise pedestrian/cyclist movement. Kensington Lane will be treated in such a way that drivers will be made aware of the likely presence of pedestrians.</p> <p>Key features of Kensington Lane that act to prioritise pedestrian/cyclist movement include:</p> <ul style="list-style-type: none"> <li>• A change in level at the entry point to Kensington Lane from the surrounding street network. This change in level will clearly demarcate Kensington Lane from other streets.</li> <li>• Alternative paving along Kensington Lane.</li> <li>• The narrowness of Kensington Lane provides an 'environmental signal' to traffic to slow down.</li> <li>• The internal road network surrounding Blocks 6 and 7 has been realigned such that vehicles are inclined to use Kent Road rather than Kensington Lane when travelling north-south.</li> <li>• The speed limit along Kensington Lane should be slow to reflect this shared arrangement, so as to provide safety for pedestrians, cyclists and motorists.</li> <li>• Safe bicycle parking facilities are located in Block 6 and in the pocket park.</li> </ul>
Develop partnerships with City of Sydney council and public transport operators (e.g. State		The traffic consultant has previously held discussions with State Transit about public transport infrastructure. Dialogue between RMS/Frasers Broadway Pty Ltd is on-going to determine roadworks, etc.

<b>Assessment criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
Transit, Taxi operators) to encourage the development of safe pedestrian network links that extend beyond the boundaries of the site to key public transport interchanges such as Central station and Railway Square.		
Co-locate pedestrian, cycle and vehicular movements forming a collector system for meeting others and maximising surveillance.	Channel pedestrian traffic between activity generators so that people using footpaths, especially in the evening, meet other people.	People accessing activity generating uses in Blocks 6 and 7 will be required to use Kensington Lane, which will channel pedestrian traffic to the active and vibrant courtyard area.
<b>Edging of pathways</b>		
Make sure that path edging is consistent and sturdy.	Ensure that paving of paths meets surrounding ground at grade to avoid falls.	<p>It is recommended that path paving shall meet surrounding ground at grade level, and that the pedestrian walkways provide a seamless transition point between the surrounding streets, footpaths and building entries. Paving should also be sealed and treated to ensure slip resistance.</p> <p>As a variety of paving types are proposed, some new and some the existing heritage materials, it is recommended that all transition areas between different paving types is even.</p> <p>Ramps are proposed along the pedestrian walkways and other areas of Block 6 and 7. At least one walkway at a 1:20 gradient is provided within Block 6 and 7. The hard surface walkways around the pocket park have a gradient of 1:20 to account for the topography of the site.</p>
Clearly define paths from surrounding ground.	Provide clear edge definition between paths and surrounds / planting.	<p>Paths are differentiated from the street (Kensington Lane) by providing a different paving design / pattern. As shown in the Public Domain plans, a stretcher paving design is to be used to delineate the pedestrian walkways from other public areas where alternative paving design is used (i.e. herringbone 45 degrees, or heritage paving).</p> <p>The paving around the tree pits is to be clearly differentiated from the general paving.</p>
Apply careful use of high-edging.	Use high edging (such as garden walls) to define edges of paths and planter beds; stained broom-finished concrete is the best material. This type of edging may also be used as seating. Ensure that edging cannot obscure potential assailants.	No planter beds are proposed.

Assessment criteria	Requirements/Suggestions	Comment
<b>Sightlines</b>		
Light paths to maximise sightlines.	Apply <b>footpath lighting / landscaping</b> so that it is possible to see ahead and to both sides of paths, and therefore avoid the chance of attack by a hidden intruder.	Lighting along Kensington lane shall be used to illuminate Kensington Lane and all public areas surrounding buildings in Blocks 6 and 7 to create visibility and improve sightlines. Refer to detailed discussion on Lighting in Section 5.2.8. Landscaping is minimal and avoids the use of low-lying shrubs on the ground level that can act as hiding spaces for attackers.
Orient paths to maximise sightlines.	Avoid curves or changes in grade that will impede sightlines. Make paths relatively <b>straight</b> where that does not create a monotonous appearance.  Avoid sharp ' <b>blind corners</b> '. Where they do occur consider the installation of mirrors to allow users of footpaths to see ahead of them and around corners.	As noted above, there is a change in ground level of approximately 300mm between Kensington Lane and the courtyard. These changes in grade do not impede sightlines.  The pedestrian walkways located between Kensington Lane and the courtyard, are approximately 7m – 10m in length and straight. The walkways will be well lit at all times to enable good visibility and sightlines. Due to the configuration and layout of the terraces, the longitudinal sightlines across the courtyard are interrupted. The courtyard contains some corners which prevent direct visibility to every part of the area, mainly due to the existing built form.  To offset this, the entire perimeter of the courtyard contains extensive glazing and active uses that generate passive surveillance. As such, there will be excellent cross-flow of vision between the courtyard and adjacent internal areas. As mentioned previously, the activity-generating uses, combined with the creation of a high quality, inviting space, will maximise social gathering and thus surveillance opportunities.  The presence of active uses surrounding the courtyard removes 'blind corners' in the public domain, as all parts of the courtyard are visible from multiple internal vantage points.  The wider pedestrian network, in particular Kensington Lane, is part of the right angle grid pattern that characterises Central Park; thus it has no curves or bends that could impede sightlines.
<b>Entrapment spots adjacent to pedestrian routes</b>		
Avoid creating entrapment spots by pedestrian routes.	<b>Avoid creating entrapment spots</b> (e.g. storage area, hidden area below or above grade) adjacent to a main pedestrian route, movement predictor or private dead-end alleyway.	There are no entrapment spots within the development.  There are 4 routes from the courtyard in the event of escape.  The recess in the northern façade of Block 6 should be well lit and monitored with CCTV cameras to ensure this space does not attract predators or create opportunities for offenders to hide. This area is directly visible from Dwyer Street, which will assist in surveillance opportunities.
Avoid creating entrapment spots by pedestrian routes.	<b>Avoid gaps in the street</b> , such as entrances to interior courtyards, which	The central public courtyard within Blocks 6 and 7 is accessed via a series of pedestrian walkways between Kensington Lane and the courtyard. The recommendations in Section 5.2.8

Assessment criteria	Requirements/Suggestions	Comment
	may create an environment that is or appears isolated after dark.	which relate to lighting ensure that these walkways are well lit at all times to emphasise that they are public spaces and illuminate them as escape routes.
<b>Escape routes from movement predictors</b>		
Avoid dead-ends.	Provide a <b>visible exit point</b> (or escape route) which provides an alternative route back to the built environment to enable a person to avoid a situation in which he or she might feel threatened. Provide signposts to identify exit routes.	All pedestrian routes have alternative access ways (escape routes) in order to allow pedestrians to move and exit. Refer above.  It is understood that a forthcoming Signage Strategy will detail measures to address ease of way finding for pedestrians accessing services and public transport.
<b>Maintenance</b>		
Maintain paths and surrounding areas.	Ensure that pathways and surrounding landscaping is carefully maintained to avoid hazards.	Pathways should be maintained and kept free of litter.
<b>Cycleways - Safe routes</b>		
Design bicycle routes both for convenience and security.	Locate cycle routes near vehicle and pedestrian traffic during the day and evening.	Bicycle routes are co-located with the main vehicle and pedestrian thoroughfares in Central Park, including Kensington Lane. Lighting of these thoroughfares shall enhance the cycle pathways by providing safety through adequate illumination and thus visibility of the cycle pathways.
<b>Bicycle parking areas</b>		
Safe bicycle parking and locking facilities, that are well lit.	Ensure <b>bicycle parking</b> is located where it can be informally surveyed from streets and interiors of the building, not hidden behind walls or fences, for example.	Bicycle storage facilities for the use of staff are located within the ground floor of Block 6. The storage room is located in the back of house area and thus accessible only via a security card / key. The back of house area is to be lit and monitored with CCTV cameras at all times. Further details are provided in Section 5.2.8 relating to the design features of Block 6 as they relate to the bike storage facility, including the provision of glass panels in the exit door to the bike room.  Additional bike parking is located in the pocket park. This parking is visible from the surrounding buildings of Blocks 6 and 7, streets and adjacent buildings. The parking is located directly adjacent to the entry point to an adjacent retail space so surveillance of the area will occur from the retail space, sidewalk and Kensington Lane. There are no barriers or obstructions between the parking area and Kensington Lane.  Planting in the pocket park will not include low lying shrubs/plants that create potential sightline obstructions or hiding places.

### 5.2.3 Create a safe environment during the construction process

It is intended that safety management systems and protocols pertaining to the construction phase of the development will be designed through the preparation of Construction Safety Management Plans at the next stage of the development process. Construction Safety Management Plans should include information relating to construction signage and site access.

It will be important to protect the fabric of the building and ensure no damage, vandalism or graffiti occurs during the construction phase. Care should also be taken during the construction phase to ensure safety for adjoining and adjacent existing development outside of the Central Park development.

Assessment criteria	Requirements/Suggestions	Comment
<b>Construction sites</b>		
Develop a specific management program for construction sites.		To be addressed through the preparation of a Construction Safety Management Plan.
Avoid creating opportunities for vandalism during construction.	During construction, delay installing equipment until the site is ready, then promptly remove rubbish.	24 hour supervision of the site will limit opportunities for vandalism. More detailed guidelines and directives to minimise damage to the site should be identified in the Construction Safety Management Plan.
Ensure prompt maintenance and repairs at all construction sites (e.g. remove graffiti promptly to maintain a 'cared for' image) and facilitate prompt reporting of any damage or repair needs (e.g. place signs indicating contact details for emergency maintenance in prominent location).		24 hour supervision of the site will ensure rapid identification and action on graffiti or repair requirements. Building contracts should incorporate requirements to meet the Construction Safety Management Plan.  This should be addressed in a Construction Safety Management Plan.
Proactively manage and stage development so that a safe environment is maintained for visitors, business owners and residents at all times during the construction process (e.g. management public access to areas under construction, undeveloped sites and roads).		This should be addressed in a Construction Safety Management Plan.
Ensure that signage contains current and relevant information as the area is		This should be addressed in a Construction Safety Management Plan as well as the Signage Strategy.

<b>Assessment criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
developed.		
Educate surrounding residents/visitors/business owners on safe areas and “no go zones” during the development process.		<p>Consultations with City of Sydney, TAFE, UTS and surrounding residents/businesses will be undertaken at the next stage to development to inform stakeholders and the community with respect to safe areas and “no go zones”. In addition, information on the construction process will be provided on the Central Park website, community newsletter and site hoardings.</p> <p>Regular community information and feedback sessions are held at the site to keep residents up to date on the process of the development. The most recent session was held on 31<sup>st</sup> March 2012.</p>
<b>Maintenance</b>		
Place signage indicating contact details for emergency maintenance in prominent locations.		It is understood that the forthcoming Signage Strategy will detail measures to provide relevant and current information during the development phase.
Remove graffiti promptly to maintain a “cared for” image.		It is understood that all common activities and maintenance issues will be administered and managed by the Building Management Committee.
Use robust, replaceable materials.	Specify materials that can withstand normal hard use and can be easily replaced. Use standard-sized panels, panes and fittings to facilitate replacement.	As mentioned above, it is understood that the proposal utilises attractive, robust and durable materials where this is appropriate. The overarching Sustainability Strategy encourages the use of standard sizes and fittings to reduce waste and enhance opportunities for recycling and easy disassembly.

#### 5.2.4 Address safety needs of special user groups such as children, older people and people living with a disability

The ground level pedestrian environment has been orientated towards maximising pedestrian movement and comfort with the provision of easy access pathways, ramps and lifts. The pedestrian routes through the site cover a short distance to the bus network located along Broadway, and link to the street network surrounding the site.

Discussions have previously occurred and are on-going with the RTA (now RMS) and City of Sydney Council, to determine speed limits within the internal road system.

The approved Concept Plan (MOD 2) was independently assessed by Access Associates Sydney (May, 2008) to test accessibility across the site for people with disabilities. The report stated the proposal has the potential to meet all accessibility requirements as per Australian Standards. Recommendations of an access report/study for this PA shall be complied with to ensure accessibility and safety for special user groups.

Assessment criteria	Requirements/Suggestions	Comment
Create a safe environment in the children and young people.	Ensure safe road crossings, consider change in level and materials to ensure safe use.	The streets will be treated in such a way that drivers will be made aware of the likely presence of pedestrians, particularly in Kensington Lane. Refer to discussion in Section 5.2.2.
Provide a safe environment in for older people and people living with a disability.	Clear signage to identify safe and accessible access and egress for people with disability.	<p>It is understood that the forthcoming Signage Strategy will detail measures to address ease of way finding for pedestrians accessing services and public transport and for vehicles.</p> <p>The ground level pedestrian environment shall maximise pedestrian comfort and amenity. All public domain / pedestrian areas shall be wheelchair accessible to accommodate people with disabilities. There shall be seamless transition from the pathways in the surrounding public domain to public areas of Blocks 6 and 7, and through to building entries, thus providing wheelchair access to the surrounding network of pathways.</p> <p>The pedestrian walkways between Kensington Lane and the courtyard have ramps at a gradient of 1:20, 1:30 and 1:90 to link the 300mm change in topography between street level and the courtyard.</p>
Undertake discussions with relevant authorities and community organisations to manage homelessness and social issues in a positive way.		Discussions will be undertaken with City of Sydney Council in this regard as part of the Concept Plan approvals process. Ongoing liaison with the managers/operators of adjacent business and student accommodation should occur after occupation of the site.

**5.2.5 Develop on-going liaison with stakeholders surrounding the area and on the site for a safe community**

On-going consultation with external stakeholders who have shown an interest in the Central Park development will be maintained. Opportunities for input during the construction phase of the project will also be provided.

On-going liaison with security management teams/systems that manage nearby student accommodation will be critical, in order to ensure the safety of students and co-ordinately management. This requires a collaborative approach by the ultimate building owners, operators, tenants and managers.

<b>Assessment criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
Inform adjacent residents and other major stakeholders of key safety initiatives during the development phase (e.g. provide regular updates on community safety initiatives in a newsletter).		Information on the construction process will be provided on the Central Park website, community newsletter and site hoarding boards.  Regular community information and feedback sessions are held at the site to keep communities informed about the progress of planning, development and construction, including safety and access issues. The most recent session was held on 31 <sup>st</sup> March 2012.
Foster partnerships with government agencies, adjacent communities and residents and owners of commercial facilities during development of the block.		A major aspect of the Frasers Broadway Pty Ltd approach has been to facilitate active partnerships with key stakeholders and the community. Refer to the Community Consultation Plan for details of the engagement strategy for the next phase of the development process.
Promote a centralised technical surveillance system for Central Park.		Refer to Section 5.2.6 for discussion about technical surveillance and security systems.

## 5.2.6 Promote and support safety

Publically accessible areas of the proposed development shall be safe for all user groups and deter public nuisance, loitering and inappropriate behaviour. Safety shall be actively promoted through the installation, monitoring and regular maintenance of CCTV cameras, directional and way-finding signage and lighting that promotes the use of safe pedestrian routes.

The proposal incorporates a range of building design elements that aim to support an active, safe and secure public and built environment. These building elements, as well as further discussion about the building uses, is contained in Section 5.2.8.

The proposal will provide a courtyard area that has access 24 hours a day, seven days per week. Safety is promoted and supported in this potentially vulnerable space through building design elements (discussed in Section 5.2.8), extensive lighting (discussed in Section 5.2.8), the installation of CCTV cameras and a security presence at the site. Combined, these features will help to improve the identity and viability of the area as an active and vibrant space that deters crime by making the offender's behaviour more easily noticeable.

Assessment Criteria	Requirements/Suggestions	Comment
<p><b>Formal Surveillance</b></p> <p>Design buildings, streets and public open spaces so that they <b>deter public nuisance</b>, loitering and inappropriate behaviour.</p>		<p>Blocks 6 and 7 are designed to maximise opportunities for formal surveillance and remove opportunities for inappropriate behaviour through the following:</p> <ul style="list-style-type: none"> <li>Formal surveillance is enhanced in the design of Block 6 and 7 by creating direct sightlines between well-populated internal areas of the buildings through extensive use of glazing along building facades that interface with public/private/semi-private areas. The provision of appropriate street lighting along Kensington Lane, together with light spill from the retail space, further assists in formal surveillance.</li> <li>The pocket park is deliberately designed to be open to Kensington Lane, and contains no steps, so as to reduce opportunities for loitering and facilitate surveillance from Kensington Lane and surrounding buildings.</li> <li>The courtyard space is less visible from Kensington Lane and this places increased importance on the need for alternative formal security measures. The installation of formal technical surveillance systems is recommended and discussed further in this section.</li> </ul> <p>Detailed discussion about the design features of proposed buildings that facilitate safety and surveillance, is contained in Section 5.2.8.</p>
<p>Use signage to increase safety by improving people's ability to find their way about the site, and to and from its</p>	<p>Provide clear information about access routes; ensure that signs that are essential for night-time use are clearly visible; ensure buildings are clearly</p>	<p>It is understood that the forthcoming Signage Strategy will detail measures to address ease of way finding for pedestrians accessing services and public transport and for vehicles.</p> <p>As discussed in Section 5.2.2, legibility is provided by creating straight pedestrian thoroughfares</p>

<b>Assessment Criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
surrounding areas at all hours	identified.	<p>at right angles to one another allowing visual permeability through the site. From a community safety point of view, this provides the area with a legible public realm that is easy to navigate on foot, rather than having to rely altogether on 'second tier' information such as signage. This is particularly important for international students who may not be able to rely on signage.</p> <p>Any directional of way-finding signage should be well-lit at night.</p>
Promote a feeling of safety and security for businesses, residents and visitors.		<p>As stated above, the design of the building should ensure users feel safe by creating clear sightlines (via glazing) to active areas, well-lit spaces, avoidance of shadows, provision of security guards and CCTV cameras.</p> <p>It is recommended that any future bar use, which would be subject to a further approvals process, contain a detailed Plan of Management that addresses safety and security of patrons and surrounding businesses, residents and visitors. The Plan of Management shall address anti-social behaviour related to alcohol consumption, and outline strategies to manage anti-social patrons to ensure they do not create a nuisance.</p> <p>It is understood that the forthcoming Signage Strategy will detail measures to address ease of way finding for pedestrians accessing services and public transport and for vehicles. The lighting section discusses the importance of ensuring routes between the site and car parking areas (for staff) are well-lit during the day and night (refer to Section 5.2.8 for Lighting details).</p>
Installation of real-time video surveillance (CCTV) coverage of entry lobbies to all buildings, entry and exits to car parks; pedestrian walkways in public and communal spaces, coverage of public open spaces, access points to public open spaces and to visitor parking areas.		<p>Technical surveillance will be an important component to ensure safety in the Kensington Precinct. It is recommended to install real-time video surveillance (CCTV) cameras to ensure full coverage of the following locations:</p> <ul style="list-style-type: none"> <li>• All building entries (front and rear), in particular the rear building entries/exits to the Edwardian terraces and the entry/exit to the proposed bar use/s</li> <li>• Outdoor pedestrian walkways and spaces, including the courtyard and pedestrian walkways leading to the courtyard from Kensington Lane</li> <li>• All public open spaces and access points to public open spaces</li> <li>• At the rooftop terrace of the proposed bar use.</li> <li>• Any vulnerable back-of-house areas such as waste/garbage rooms, bicycle storage room and recessed area adjacent to Dwyer Street.</li> </ul> <p>CCTV cameras should be recessed if possible (under eaves), and should be positioned to capture recesses and corners, particularly in the courtyard area.</p> <p>It is also recommended that there be a permanent security presence to monitor the Kensington Precinct at night when retail/restaurant uses close. This shall include security patrols for the</p>

Assessment Criteria	Requirements/Suggestions	Comment
		<p>Kensington Precinct.</p> <p>It is also recommended the technical surveillance system for Blocks 6 and 7 be linked to adjacent blocks that form part of the Kensington Precinct. The CCTV system should be linked to a security control centre, which shall be responsible for the provision of the following services: operation and management of the CCTV system, response co-ordination to help-points and other enquires; operation and administration of electronic access control systems; and co-ordination and management of property maintenance.</p>
<p>Security patrols to entail a permanent presence of licensed uniformed security officers.</p>		<p>It is recommended that afterhours security guards patrol the site, particularly around the bar uses and in the courtyard space.</p> <p>All security on site should be coordinated and guards should have two-way radio contact.</p>
<p>Provide an electronic security system that provides intruder detection and electronic access control. Access control should use a common platform across all buildings yet provide flexibility in credential card types and formats. System to be centrally administered by the Security and Facilities Control Centre.</p>		<p>Appropriate security systems to prevent unauthorised access to buildings, or to private back-of-house areas, should be implemented to ensure no unauthorised entry.</p> <p>Entries to individual retail and commercial tenancies should be fitted with an electronic security system that provides intruder detection and access control, such as security card/key access.</p> <p>Fire doors should be monitored and alarmed to discourage unauthorised use.</p> <p>External access to egress doors opening into public spaces shall be key operated and doors shall remain permanently locked.</p>
<p>Streets designed to accommodate emergency vehicles.</p>		<p>Emergency vehicle access will be available via all streets within the street network in Central Park, including Kensington Lane.</p>
<b>Signage design</b>		
<p>Ensure that signage is easily legible.</p>		<p>It is understood that a forthcoming Signage Strategy will address any required signage across the Kensington precinct.</p> <p>The Strategy should detail measures to address ease of way finding for pedestrians accessing services and public transport and for motorists. It is recommended that the signage strategy incorporates the use of LED electronic signage, where appropriate. It is recommended that signage include warnings/details about the emergency access/egress for the proposed buildings.</p> <p>In particular, clear signage should be provided to signal the entry / exit to the courtyard.</p>

<b>Assessment Criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
Ensure that signs that are essential for night-time use are clearly visible.	Illuminate or use reflective or luminous signs for night-time use.	Signage Strategy should document requirements for night-time visibility of essential signs. Avoid signage that creates glare for night time users.
Ensure buildings are clearly identifiable by number and/or name.		Building numbering and/ or naming should be addressed in the Signage Strategy.
<b>Signage Location</b>		
Utilise a signage plan to develop a carefully considered strategy for the location of signs.	Prepare a signage plan for the building, related to the system of "safe routes" and preferred pedestrian paths and indicating destinations, facilities and amenities en route.	This issue is to be addressed in the Signage Strategy.
Locate signs where people will see them.	Locate signs strategically at building entrances and near activity nodes.	This issue is to be addressed in the Signage Strategy.
Avoid entrapment spaces	Ensure that the size and siting of signs outside the building do not create entrapment spaces.	This issue is to be addressed in the Signage Strategy.
<b>Content of signs</b>		
Provide clear information about security.	Provide interior and exterior signage that indicates where to go for assistance.	This issue is to be addressed in the Signage Strategy.
Provide clear information about the location of public facilities and amenities.	Provide signage describing the location of telephones, duress buttons, taxis, bus stops and the nearest "safe" place.	This issue is to be addressed in the Signage Strategy.
Provide clear signage at local public facilities.		This issue is to be addressed in the Signage Strategy.
Provide clear information about hours of operation.	Clearly indicate closing hours at building entrances adjacent to public areas that are closed off at night. Clearly indicate where to go for help.	This issue is to be addressed in the Signage Strategy.
Provide clear information about access routes	Provide clear and regular signposting to main pedestrian routes.	This issue is to be addressed in the Signage Strategy.
Provide clear information about the location of the entry, space, etc.	Provide maps of the building at all main entrances and ensure that information is in plain words in the languages of various identified user groups. Make sure all signs are clearly marked with "you are here".	This issue is to be addressed in the Signage Strategy.

### 5.2.7 Promote health and injury prevention

The Central Park project has involved local and international collaboration between architects and built environment specialists with a deep understanding of creating safe, active spaces.

Assessment Criteria	Design Requirements/Suggestions	Comment
<p>Work with masterplanners, landscape architects, urban designers, recreational planners and architects to create an environment at the Kensington precinct that encourages people to lead healthy, socially engaged, and physically active lives.</p>		<p>The proposal encourages pedestrian activity and social gathering by providing safe, accessible and legible pedestrian walkways that link with the existing thoroughfares within Central Park and the surrounding community.</p> <p>The proposed uses encourage people to interact and partake in social events, with cafes, restaurants and bar uses creating spaces for people to gather.</p>
<p>Promote the development of safe and injury-free activities and environments at the Kensington precinct for all users by not only complying with safety standards, but proactively promoting injury prevention, and individual and community safety.</p>		<p>CPTED principles have been incorporated into the design approach to ensure the development of model 'Safer by Design' approach to the adaptive re-use of the buildings, design of infill buildings, and associated public domain.</p> <p>The use of Kensington Lane and the courtyard for public activities at certain times, such as markets and art shows, shall be undertaken with a view to ensure safety and security. Any such activity shall be co-ordinated with the broader Central Park security management. The NSW Police and local council should be consulted prior to any outdoor/public activities in Kensington Lane.</p>
<p>Proactively work with all stakeholders during the development phase, including clients, designers, contractors and the workforce to create an incident and injury-free workplace (e.g. establish a stakeholder focus group that carries out monthly inspections).</p>		<p>Regular project meeting have been undertaken with the project team through the design and development of Central Park. A Construction Safety Management Plan shall be developed to ensure that safety principles are considered throughout the construction phase.</p>

### 5.2.8 Create a safe, secure and well maintained built environment

The creation of active retail and commercial frontages will be of particular importance to activate public areas of the Kensington Precinct as well as the surrounding public domain. It is anticipated that this area will attract a wide cross section of user groups including students, nearby residents and visitors who will utilise the retail, commercial and entertainment (restaurant/café/bar) opportunities within Blocks 6 and 7. To ensure the safety and security of these users, a range of measures have been implemented in the building design to ensure safety of all users. To design aims to promote clear and legitimate access and egress, and through appropriate building materials, lighting design and security/management systems to create safe and secure spaces. Whilst users of the space will generate activity and vibrancy around the site, thus enhancing opportunities for surveillance, the measures implemented in the design of the buildings together with the associated management systems will help to enhance their safety.

For the courtyard space in particular, the aesthetic treatment of the space and provision of good quality materials and finishes, will help to ensure the space is well-populated and a destination in its own right.

It is understood that all common activities and maintenance issues will be administered and managed by a Building Management Committee designated for the whole Central Park site.

Assessment Criteria	Requirements/Suggestions	Comment
<b>Design</b>		
Promote usage by cross demographic user groups.		<p>The proposed uses will attract a wide range of users groups including workers, residents (existing and future), students (UTS and TAFE) and general visitors during different times and days of the week.</p> <p>The Kensington Precinct is being planned, designed and developed as a unique space lined with active commercial, retail, hotel and creative business / art uses to appeal to the local demographic.</p> <p>Blocks 6 and 7 in particular provide for a range of uses including day and night retail uses, and potentially a variety of night time café/restaurant and bar developments. Given that the surrounding population consists of a large proportion of students, these uses are appropriate for the incoming population as they provide entertainment and retail opportunities within walking distance of current and future student accommodation.</p>
Design building so that they feel safe for all and deter crime (e.g. create a <b>legible hierarchy of spaces</b> ).		<p>Blocks 6 and 7 are designed to ensure users feel safe and opportunities for crime are reduced.</p> <p>Public spaces include Kensington Lane and the public courtyard with publicly accessible pedestrian walkways (to link Kensington Lane to the courtyard). These areas are all linked and thus create a legible hierarchy of space.</p> <p>The northernmost building in Block 6 is an adaptation of the existing heritage warehouse structure at 2–10 Kensington Street, with an additional two levels above. The design of this building retains much of the existing heritage façade, however glazing is introduced to replace some existing walls/roller shutters. At the ground level this building is built to the street edge,</p>

Assessment Criteria	Requirements/Suggestions	Comment
		<p>with multiple entry points provided directly off Kensington Lane, creating a clear built form edge and delineation of public and private space. The northern façade of this building, facing Dwyer Street, provides glazed sections and windows to create opportunities for surveillance into the street.</p> <p>The use of glazing at and adjacent to entry points ensures visual permeability and visibility at the interface between public and private space. Back of house areas are closed off from public access, and access control measures such as security card/key access shall be installed at entry/exit points to back of house areas. This ensures that potential offenders cannot hide in back of house corridors.</p> <p>The infill building replacing the existing structure at 12 – 14 Kensington Lane is designed with full length wall to ceiling glazing on the eastern and southern facades, to provide maximum visual permeability but ensure clear delineation between public and private space. Sightlines between the internal restaurant/café/retail use and the adjacent public courtyard are therefore maximised and a hierarchy of space established.</p> <p>A new component of Blocks 6 and 7 is the single storey building element along the rear (eastern) boundary of the site. This building will have wall to ceiling glazing on its eastern façade that fronts onto the courtyard to ensure maximum surveillance opportunities of the public domain. Outdoor dining associated with the café/restaurant uses can extend out into the courtyard space to increase activity in the vicinity, which will help to deter criminal behaviour through surveillance. Where appropriate, the glazing and glazed entry doors should be clear toughened glass to allow for access control.</p> <p>The two-storey Edwardian terraces located at 16 – 20 Kensington Lane are to be retained, which governs much of the building design. The east and west facades have frontage to Kensington Lane and the courtyard respectively. Glazing is provided along many of the external walls of these terraces that face east (courtyard) and west (Kensington Lane), to facilitate sightlines to the courtyard. This creates opportunities for surveillance/visibility between the internal and external spaces, while maintaining a sense of public and private space.</p> <p>The mix of uses of uses and extensive glazing at the building entry points will improve the visibility of this site and to create opportunities for passive surveillance, whilst maintaining clear territorial boundaries between indoor/outdoor and public/private spaces.</p> <p>A pocket park is located in the southern portion of Block 7 adjacent to a proposed bar use to the south and retail/café/restaurant uses to the east and north. Kensington Lane is to the west of the pocket park. The park is open and accessible from Kensington Lane. As the park has</p>

Assessment Criteria	Requirements/Suggestions	Comment
		<p>buildings on all three sides, there are many opportunities to overlook into the space.</p> <ul style="list-style-type: none"> <li>• Rooftop terrace/terrace</li> </ul> <p>Two rooftop terraces are provided – one on the second floor of the northernmost building of Block 6 and the other on the third floor (existing roof level). The terraces are accessible from internal sections of the building and glazing allows good sightlines and visibility between the terrace and internal areas. Entry to the rooftop/terrace areas shall be via a security/key card access.</p> <p>Glazing is also provided along the balustrade, which is set back slightly from the building edge. This glass shall be a robust and durable material to minimise opportunities for damage.</p>
<p>Ensure all entrances provide <b>safe egress and access</b>; remove opportunities for illegitimate entry.</p> <p>Ensure that exit and entry doors are not hidden from view.</p>	<p>Locate entrances at prominent positions. Ensure that the front door to the building faces the street.</p>	<p>All primary building entrances are located either directly off Kensington Lane or directly off the courtyard/pathways that form the public domain of the site. Entries/exits off Kensington Lane are highly visible to passing vehicle and pedestrian traffic, as well as from adjacent active uses in Block 3A, 3B and 3C.</p> <p>Back entries to the heritage terraces is directly off the courtyard, as is the entry to restaurant/café tenancies along the eastern boundary. This area is less visible from the surrounding street network.</p> <p>Entry to buildings shall be controlled through the installation of intercom, code or card locks, or similar, for all entries to buildings/tenancies.</p> <p>Entry to</p> <p>The bike room in the northernmost building of Block 6 is accessed from an internal 'back of house' area, and exit is possible via a door to Dwyer Street. Access via Dwyer Street should be controlled through a security access control system, and may utilise the use of a dead bolt and/or an exit only door.</p> <p>Opportunities for illegitimate entry shall be minimised by providing security measures and lighting that will deter criminals. The entire courtyard space in particular should be well lit and monitored 24/7 by CCTV cameras.</p>
<p>Create a <b>legible hierarchy of spaces</b>.</p>	<p>Encourage a clear hierarchy of space from the public street to the semi-private areas of buildings to increase the territoriality of the building and make it uncomfortable for offenders to loiter in entranceways.</p>	<p>Internal semi-public spaces within buildings, such as foyers, are distinguished from outdoor public areas through the use of glazing along the active ground floor facades and entry/exit doors.</p> <p>The use of glazing creates good visual connection between internal ground floor uses and public</p>

Assessment Criteria	Requirements/Suggestions	Comment
		<p>environments, thereby deterring crime by making the offender's behaviour more easily noticeable to passersby and users of the active spaces. The extensive use of glazing along the building facades, multiple entry points, and multiple escape routes, will ensure public and private spaces are visible yet differentiated from one another.</p> <p>Paving materials in the courtyard and public domain shall be differentiated from the tiling/floor materials used in internal lobbies.</p>
Design entrances to be clearly defined entry points.	Make the area around the main <b>entranceway clearly distinguishable</b> from public walkways leading to it, so that users feel distinctly that they are entering an area controlled by the users.	<p>There are many building entrances / exists but the primary entries are off Kensington Lane. All building entrances to public areas (as opposed to service areas / fire escape doors) are either fully glazed, or must contain glass panelling.</p> <p>The area around building entries is to be clearly distinguishable from public walkways through the use of alternative paving/flooring materials. There will be clear demarcation of internal/external space by the use of glazing or walls to separate the areas.</p> <p>The courtyard space is open to the public 24/7. To reduce uncertainty about how 'public' the space is, it is recommended to use "highlighting" light features in the pedestrian walkways that access the courtyard, and consistent lighting in the courtyard itself, to ensure the space is inviting (refer to Lighting section below).</p>
Design entrances so that they cannot hide intruders.	Provide a <b>direct external entry path</b> and foyer to the building to avoid potential hiding places.	The building entries will be glazed and are located off public streets/spaces, and as such will have direct access. Hiding places are minimised through the provision of clear sightlines from multiple vantage points around the site, the use of appropriate lighting (for improved surveillance), and the avoidance of any low-lying plantings in the areas outside the entries that would enable offenders to hide.
Avoid locating ramped and lift entrances in isolated areas.	Locate ramp and lift entrances in <b>safe, well-used areas</b> .	<p>The lifts within the building are located in public areas of the building (i.e. foyers) and thus in highly visible and well used areas.</p> <p>Ramps that provide access to the courtyard space (i.e. the 'pedestrian walkways') are to be well lit at all times. The entry point to the ramps is directly off a busy public street (Kensington Lane) and thus in a well-use and active area. Ramps located adjacent to the pocket park are in areas that are surrounded by active uses, public streets and have direct sightlines to Kensington Lane.</p> <p>External fire stairs from Blocks 6 and 7 lead directly to public roads and are thereby considered to be in a safe location.</p>
<b>Secure non-pedestrian entrances.</b>	Ensure that non-pedestrian entrances are secured against illicit entry.	<p>Non-pedestrian entry to buildings should be managed through the installation of security card/key access, for appropriate maintenance and security personnel only.</p> <p>As stated above, it is recommended that door between Dwyer Street and the bike storage room</p>

Assessment Criteria	Requirements/Suggestions	Comment
		is exit-only to prevent opportunities for unauthorised access. Alternatively, the doors shall be security controlled and CCTV cameras located in this area to allow monitoring of the entry/exit point.
Street frontages of retail facilities to <b>reinforce pedestrian activity</b> at ground level.		As mentioned above, the proposed retail/café/restaurant uses at the ground level will reinforce pedestrian activity at the ground level and around the entry/exit points.
Clearly define spaces to express a <b>sense of ownership</b> and reduce illegitimate use / entry.	Physical and/or psychological barriers (e.g. fences, gardens, lawn strips, varying textured surfaces) can be used to define spaces.	<p>Internal and external spaces will be clearly differentiated through the built form and different wall and ground materials. Physical barriers to define the spaces include alternative paving materials / patter to define the pedestrian walkways as distinct from streets and internal areas.</p> <p>The courtyard space shall be a publically accessible space. During times when adjacent uses are operational (day and night), this space should be very well lit. At times when adjacent uses are not operational, it is recommended that there is continued lighting and CCTV monitoring of this space.</p>
<b>Surveillance</b>		
Ensure that all retail development allows for <b>clear, unobstructed casual surveillance</b> from the shop to the street, footpath and other areas.		<p>Retail uses along the ground floor are adjacent to and accessible from highly public areas. The internal spaces in the buildings of Block 6 and 7 have good visibility to the adjacent public domain areas.</p> <p>The configuration of terraces in Blocks 6 and 7 is such that the internal space consists of walls that 'break up' the internal space and create smaller internal spaces, rather than an open plan design. However, Blocks 6 and 7 are designed with public open space located to the front and rear of the terraces, meaning surveillance of the public space / surveillance of the shops, is possible from a number of vantage points either at Kensington Lane or from within the courtyard.</p> <p>It is noted that other commercial uses in Blocks 6 and 7, such as the proposed restaurant/ deli in the new infill development in Block 6, provide extensive glazing along the facades that overlook the courtyard. The use of glazing on the ground and upper floors will create some additional opportunities for surveillance from the internal areas to the courtyard. Similarly, the retail / commercial façade of the new small-scale infill developments along the eastern boundary are fully glazed along the eastern façade to provide for uninterrupted sightlines to the public courtyard and pocket park, thus encouraging casual surveillance.</p> <p>The retail and commercial uses will have the potential for extended hours in order to encourage night time use and activity. This will further maximise natural surveillance and encourage activity after working hours.</p>

<b>Assessment Criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
<b>Reduce entrapment</b> risks at Automatic Teller Machines (ATMs) and public telephones.	Do not locate ATMs in out-of-the-way places or adjacent to licensed premises. Ensure clear sight lines and provide card access only to those internal spaces after hours.  Locate public facilities such as Automatic Teller Machines (ATMs) and public telephones at a highly visible location that is well lit at night.	No details of ATMs are provided in the PA documentation. All facilities in the public realm should be provided in areas that are well-lit and not obstructed by walls/shadows.
Locate lifts <b>for maximum visibility</b> and natural surveillance.		Two lifts are provided in buildings within the two northernmost buildings – No. 14 and No. 2-10. In both instances the lifts are located directly off a public foyer that leads to active building uses (i.e. retail/restaurant). Walls between the foyer and tenancy are glassed to ensure maximum visibility to public areas.
<b>Materials</b>		
Use materials, finishes, equipment and fixtures that are attractive, robust, replaceable, <b>reduce opportunities for graffiti and vandalism.</b>	Do not use highly vulnerable materials such as flimsy paneling, delicately made light fittings and external fixtures that can be easily removed.	It is recommended that materials used are robust and durable. It is understood that all common activities and maintenance issues will be administered and managed by the Building Management Committee designated for the whole site, which should ensure any graffiti is promptly removed.  It is noted that extensive glazing is used along most of the perimeter walls that surround the courtyard space, in particular the new buildings that are located alongside the eastern boundary of the site. Heavy duty, durable glass should be selected along the eastern facades of these parts of Blocks 6 and 7. Where appropriate, entry doors should be toughened glass.
Avoid extensive use of problem materials such as heavy-duty mesh, cyclone fencing and grilles, which may encourage wilful damage.	Do not use flimsy materials at the expense of building appearance. Unattractive, impersonal areas can deter users and become unsafe.  Avoid solid shutters on front windows and doors that will create an impression that the area is uninhabited and inhibit natural surveillance.	The design of the building is aiming for a 24 hour lively architecture.  An important aspect of the revitalisation and activation of this precinct is the creation of a good quality and aesthetically pleasing space that attracts people and encourages them to stay in the space. The use of high-quality materials and finishes in the public spaces around Blocks 6 and 7, particularly the pocket park and public courtyard, help to make this space an activity-generator in its own right.
Use materials which reduce opportunities for vandalism.	Use strong, wear-resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints and clear over sprays to reduce the opportunity for	High quality and durable materials shall be used throughout the design of the public domain in order to reduce the opportunity for vandalism.  Opportunities for graffiti and other forms of vandalism are minimised through appropriate finishes (i.e. extensive use of glazing along the perimeter of the buildings), and security and

<b>Assessment Criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
	vandalism.  Avoid flat or porous finishes in areas where graffiti is likely to be a problem.	surveillance measures (e.g. CCTV cameras and security patrols).  If graffiti/vandalism was to occur, graffiti removal is to occur immediately by contracted specialist cleaners or coordinated by the Building Management Committee.
Use protective coatings over materials that are not naturally robust and vandal resistant.	Employ protective coatings able to withstand normal wear and tear and be resistant to attack: graffiti, scratching and peeling.	It is recommended that the brick elements of the existing heritage buildings which are being retained be protected as far as possible.
Use graffiti-resistant materials and design.	Avoid large blank walls that invite graffiti. Where large walls are unavoidable, consider the use of vegetation or anti-graffiti paint. Alternatively, modulate the wall, or use dark colours to discourage graffiti on vulnerable walls.	The design of the building does not include expanses of large blank walls. The eastern façade of Block 6 is the boundary wall adjoining existing development to the rear (which fronts Goad Street) thus solid walls are necessary in this location.  The walls along the pedestrian walkways are part of the original heritage terraces and are to be retained. Opportunities for vandalism and graffiti in these areas is minimised by increasing surveillance of the area through lighting design (see Lighting section below), and by activating the area through mixed, active uses. It is anticipated that high levels of pedestrian activity in these areas will deter vandals. At night, security patrols should monitor the area.
Use open style transparent materials on stairwells.	Install glass panels in stairwells, where appropriate to promote visibility.	The main public stairwell in the northernmost building of Block 6 is located alongside a void that is visible from two large, narrow windows on the western (Kensington Lane) façade of the building. People using the staircase will be able to see out of the building onto Kensington Lane and people in Kensington Lane will be able to see in.
<b>Maintenance</b>		
Ensure prompt maintenance and repairs of the built environment (e.g. remove graffiti promptly to maintain a 'cared for' image) and facilitate prompt reporting of any damage or repair needs.		It is understood that common activities and maintenance will be administered and managed by the Building Management Committee designated for the whole site.
<b>Hardware and fixtures</b>		
Ensure that security hardware is robust.	Use sturdy, non-corrosive catches, bolts and locks.	Details of security hardware are not available however, it is recommended that the proposal use attractive but robust and durable security hardware where required. It is recommended that non-corrosive security locks and bolts will be used.
Ensure that service boxes are secure.	Use flush-mounted meter boxes or service points within a secure building/enclosure for protection.	It is recommended that service boxes be secure.

<b>Assessment Criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
Ensure that communal furniture is robust and secure.	Communal / street furniture should be made of hardwearing vandal resistant materials and secured by sturdy anchor points or removed after hours.	Furniture in the public domain is in the form of seating / benches outside shopfronts. The furniture should be of a hardwearing material and safety anchored to the wall or ground (whichever applies). If anchored to the wall, seating should be low enough so that it does not provide an opportunity for intruders to access the roof. In addition, it is envisaged that temporary furniture may be used to create outdoor eating areas attached to restaurants/cafes in Blocks 6 and 7. This furniture should be removed and stored by the operator / tenant after hours.
Provide deadlocks for storage areas.	Specify appropriate heavy-duty hardware, such as dead-bolt locks for all storage areas adjacent to pedestrian routes.	It is recommended the bike storage areas are lockable and that doors providing access between the bike storage rooms and external areas of the building are exit-only.
Provide physical barriers to limit access to restricted areas.		Access to restricted areas such as back of house areas, plant rooms and the like shall be prevented through the use of security cards/key for maintenance workers and managers/operators only.
Utilise materials for durability and visible permeability.	Use transparent, unbreakable materials in parts of doors and walls at major entry points.	It is recommended that durable and robust materials be used at major entry points, including sturdy glazing. To increase safety and visual permeability, consideration should be given to the installation of glass panelling in doors that lead from public areas of buildings (e.g. foyers) to 'back of house' areas. In Block 6, glass panel treatment in the bike storage room door could be considered in order to allow users to see out before exiting the room. Consideration could also be given to the installation of visually permeable lift doors, utilising fully-glassed lift door or glass panelling.
Security devices must be carefully selected and used to prevent reducing the building to a fortress like appearance.	Transparent or open grill devices should be as unobtrusive as possible.	It is recommended that any security fixtures be designed to be unobtrusive and blend with the design of the building.
Use security hardware and / or human measure ONLY where required to reduce opportunities for unauthorised access.	As required: Install high-quality locks on external windows and doors.  Provide monitored alarm systems. Provide building supervisors or security guards.	Security alarms should be installed to the tenancies of Blocks 6 and 7 to prevent unauthorised access.  The following security measures are recommended: <ul style="list-style-type: none"> <li>• Lift access to upper (commercial) level shall be restricted by way of a security card or key system.</li> <li>• Installation of quality locks on external windows and doors, and the use of a security card of key system to access individual tenancies.</li> <li>• Installation of intercom, code or card locks (or similar) for main entries to individual buildings.</li> <li>• Doors to back of house areas, such as waste/garbage room, should be self-closing exit only doors or restricted by way of a security card or key system. Signs should be displayed requesting occupants not to leave doors wedged open.</li> </ul>

Assessment Criteria	Requirements/Suggestions	Comment
<b>Lighting- general guideline</b>		<ul style="list-style-type: none"> <li>Consider installing user/sensor electronic security doors at garbage areas.</li> </ul>
Design lighting so that entrances, exits, service areas, pathways, car parking etc., are well lit after dark when they are likely to be used.		<p>Details of lighting selection, position and lux levels are not known at this time. It is therefore recommended that the Lighting Design maximise sightlines and address the following issues:</p> <ul style="list-style-type: none"> <li>All external public domain areas within Blocks 6 and 7 are required to be evenly well-lit through the installation of street lighting and/or external building lighting.</li> <li>Streets are to be visible from the inside building entrances/exits.</li> <li>Building entry/exist point to public areas shall be lit to a higher lux level than surrounding streets.</li> <li>Use enhanced lighting (e.g. higher levels) in strategic locations to avoid loitering, particularly in all areas of the courtyard.</li> <li>Ensure 24/7 lighting of the pocket park and courtyard.</li> <li>Lighting is to be installed at regular intervals along Kensington Lane and Dwyer Street, and in the courtyard and pocket park, to adequately and evenly to illuminate the public domain areas and to assist in surveillance and ensure appropriate visibility.</li> <li>Light-throw from street lights should be located at regular intervals along Kensington Lane</li> <li>All external lighting and lighting in semi-private areas shall be compliant with Australian Standards and Design Guides for Lux Levels.</li> <li>There are to be no extreme contrasts between light and dark surfaces as the resulting glare reduces visibility.</li> <li>Lighting fixtures are to be high-mounted and vandal-resistant to minimise damage.</li> </ul>
Provide a safe level of illumination across the site with an emphasis given to preferred routes to encourage their usage by pedestrians.		<p>Kent Road and Kensington Lane are key routes which will be well lit to encourage pedestrians to use these main thoroughfares.</p> <p>Street lighting along Kensington Lane should consist of pole-mounted lights.</p> <p>The Luminaire Schedule (JAAA+TDS) indicates that pole-mounted, recessed rag-bolt mount lighting is proposed for Kensington Lane. The proposed lights (H1, H1A and H6) all provide warm white LEP light. Any alternative lighting in Kensington Lane or the courtyard, such as wall-mounted or suspended lighting should be carefully selected and installed so as to deter vandals from damaging the lights. Alternative lighting as described in the Luminaire Schedule, if provided, should maintain consistency across Block 6 and 7.</p>
<b>Minimum standards</b>		
Ensure that all exterior lighting complies with the minimum light technical values and principles as set down in		Lighting is to be compliant with Australian Standards and Design Guides for Lux levels.

<b>Assessment Criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
Australian Standards.		
Lighting must meet local council lighting requirements	Comply with the City of Sydney Exterior Lighting Strategy.	All lighting fixtures shall meet Council lighting requirements.
<b>Location and orientation of lighting</b>		
Ensure that entrances, exits, service areas, pathways, car parks, etc. are well lit after dark when they are likely to be used.	As a guide, areas should be lit well enough to enable users to identify a person's face from 15m away.	<p>Lighting should be positioned so that luminaires do not create glare for the CCTV cameras. Areas covered by CCTV should be illuminated to a level that provides useable CCTV footage.</p> <p>All lighting should be directed downwards to illuminate the immediate surrounds. Lights should not be placed at eye level as this may prevent pedestrians / cyclists from seeing beyond the light source.</p> <p>It is recommended that street lighting is installed at regular intervals and distances to meet Local Council requirements for street lighting. Additional sources of lighting should be added, if required:</p> <ul style="list-style-type: none"> <li>To any 'niche' or shadowy areas, particularly around all walls in the courtyard and in the recess on the northern façade along Dwyer Street</li> <li>Along the entries/exits and along the length of the pedestrian walkways.</li> </ul>
Ensure inset spaces, access/egress routes and signage is well lit.	Direct lights towards access / egress routes to illuminate potential offenders, rather than towards buildings or observation points.	As above.
Use lighting to encourage use of preferred pedestrian routes.	Illuminate pre-identified "preferred pedestrian routes" so that these become the focus of legitimate pedestrian activity after dark and pedestrians are discouraged from using other routes after dark.	Provide uniform/even lighting along the pedestrian route/s between Blocks 6 and 7 and the designated basement car park entry point at Block 2 and 5. Kensington Lane should be emphasised as the preferred pedestrian route for people accessing public transport, as opposed to using Outram Street to access Central Station. Kensington Lane will be located alongside activity-generating uses which create better opportunity for surveillance and deter criminals. Pole-mounted lighting at regular intervals along Kensington Lane will reinforce this thoroughfare as a preferred pedestrian route.
Illuminate signage	Provide adequate illumination for directional signage and maps.	Way-finding landmarks and directional signage shall be well lit.
Minimise opportunities to use lighting fixtures in vandalism or theft.	Avoid locating lighting columns and electrical equipment alongside walls or low buildings, as they can provide opportunities for climbing and further vandalism or criminal acts.	Where possible, lighting fixtures should be high-mounted and vandal-resistant to minimise damage. Wall-mounted lighting, if installed, should be installed high enough to reduce opportunities for vandalism. Preferably lighting is to be provided as under-eave lighting, or recessed, to prevent opportunities for vandalism.

<b>Assessment Criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
Minimise opportunities to vandalise lighting fixtures.	Provide high-level, out-of-reach lighting to maintain a daylight appearance, reduce the number of targets for attack and provide a high level of general lighting.	As above.
<b>Consistency of lighting</b>		
Take care not to create heavy shadow areas, especially close to pathways etc.	Use luminaires with a wide beam of illumination which reaches to the beam of the next light, or the perimeter of the site or area being traversed.	<p>Outdoor lighting across Blocks 6 and 7 is to create even and continuous lighting coverage.</p> <p>Outdoor lighting is to ensure appropriate light spill onto the street through the positioning of external lights at regular intervals, and/or lighting on the underside of upper levels/awnings. Street lighting on Kensington Lane shall be at regular intervals to avoid shadow.</p> <p>Lighting in the public courtyard shall be positioned so to ensure consistent coverage of any areas around corners or 'niche' spaces. It is recommended that internal lighting levels in the retail and commercial areas should be higher than surrounding outdoor areas. Strategically placed internal lighting can also provide additional illumination and protection, and creates light spill into the adjacent public domain. It is recommended that individual retail and commercial tenancies of Blocks 6 and 7 leave some lighting on at night to promote safety for their premises and the adjacent public domain. Consideration could be given to motion sensor lighting in the courtyard to reduce light spillage on surrounding residential properties, if required.</p> <p>The pergola and vine/climbing plants should not obstruct lighting of the courtyard.</p>
Consider creating variety in brightness levels to give pedestrians an impression of warmth.	Use a mixture of lighting (within the constraints applied by the relevant Australian Standards).	Consideration should be given to introducing highlights into the pedestrian walkways that connect Kensington Lane to the public courtyard. A selection of "alternative" lighting considerations for Block 6 and 7 should be installed and placed so as to highlight important areas (such as the pedestrian walkways and the courtyard) to add interest to the area but also ensure satisfactory illumination (refer to Luminaire Schedule, JAAA+TDS). Use of alternative lighting should not result in poorer outcomes in terms of consistency and brightness of lighting.
<b>Luminaire selection</b>		
Utilise FCO lighting to reduce glare.	Wherever practical, use luminaires that have a Full Cut-Off (FCO) light distribution characteristic to keep discomfort and disability glare to a minimum.	It is recommended FCO lighting is used. In particular, care should be taken in lighting selection for lighting highlights, such as the pedestrian walkways, to reduce glare and avoid extreme contrasts between light and dark areas.
Select light sources which provide good colour rendition — preferably equal to or better than Ra 85.		Warm white lighting is proposed (Luminaire Schedule, JAAA+TDS). Generally white light will improve safety perception and more accurately portrayal of colours so offenders can be accurately described. Colour rendition is to be carefully considered at construction stage with input from lighting expert.

<b>Assessment Criteria</b>	<b>Requirements/Suggestions</b>	<b>Comment</b>
Provide adequate number of luminaires for effective lighting.		As above.
Avoid time-switched lamps, as they can be inoperative for days if there is a long maintenance cycle.		Noted.
<b>Maintenance</b>		
Ensure that light fixtures are maintained in a clean condition and promptly replaced if burnt out or broken.		It is understood that all common activities and maintenance issues will be administered and managed by a Building Management Committee designated for the Kensington precinct as a minimum.
<b>Site planning and design</b>		
Ensure that a CPTED lighting expert is consulted through out the design and development phase to ensure that lighting provisions and requirements are in accordance to Australian Standards and/or building management practices.	Ensure that CPTED consultants liaise with lighting consultants regarding CPTED lighting provisions and requirements according to Australian Standards and/or building management practices.	It is recommended that a lighting expert be consulted at the development of detailed design and construction plans, particularly with respect to the lighting design of the public courtyard area across Blocks 6 and 7.

### 5.3 Conclusion

The Safety Management Plan details how the design of Blocks 6 and 7 meets the safety and crime compliance requirements. Frasers Broadway Pty Ltd or any future purchasers of the site will need to comply with the safety management requirements during the construction phase of the project and future occupation of the site. Additional information on specific materials, fittings and use will be provided in the subsequent stages of the planning approval process.

Implementation of security, monitoring and management strategies for Blocks 6 and 7 that are co-ordinated with, or at least attempt to link in with the management strategies of other areas in Central Park, will help to provide a safe environment. As the future uses are likely to include a mix of restaurants, cafes and a bar, careful consideration should be given to safety and security management. On the submission of development applications for use, the design of the space will need to be supported by a Security Management Plan.

The Project Application is considered worthy of support from a safety and crime prevention perspective, subject to the recommendation contained within this report.

This report is accurate in so much as it relies on information provided at the time of the review and reporting process. As additional information is provided it may be necessary to review and update this *Safety Management Strategy and Safety Management Plan*.

## 6 Implementation of Safety Management Plan

Frasers Broadway Pty Ltd shall ensure the *Safety Management Strategy and Safety Management Plan* will be implemented by a qualified person at the next phase of the project.

# 7 Appendix A

## What is Crime Prevention Through Environmental Design (CPTED)

### *General CPTED concepts*

Crime Prevention through Environmental Design (CPTED) is the design and effective use of the built environment so as to lead to a reduction in the fear and incidence of crime and an improvement in the quality of life. CPTED involves the design of a physical space so that it enhances the needs of legitimate users of the space. This emphasis on design and use deviates from the traditional 'target-hardening' approach to crime prevention.

For CPTED to be successful, it must be understandable and practicable for the normal users of the space. The normal users know more about what is going on in the environment and they have a vested interest (their own well-being) in ensuring that their immediate environment operates properly.

### *The Three D's: designation, definition and design*

The 'Three D's' approach to space assessment provides a simple guide for the normal users in determining the appropriateness of how their space is designed and used. The Three-D concept is based on the three functions or dimensions of human space:

- All human space has some designated purpose;
- All human space has social, cultural, legal or physical definitions that prescribe the desired and acceptable behaviours; and
- All human space is designed to support and encourage the desired behaviours.

CPTED involves the design of the physical space in the context of the legitimate user of the space, the normal and expected use of that space, and the predictable behaviour of the bona fide users and offenders. CPTED emphasises the connection between the functional objective of space utilisation and behaviour management. We must differentiate between designation of the purpose of space, its definition in terms of management and identity and its design as it relates to function and behaviour management.

By using the 'Three D's' as a guide, space may be evaluated by asking the following types of questions:

### Designation

- What is the designated purpose of this space?
- For what purpose was it originally intended?
- How well does the space support its current use or its intended use?
- Is there conflict?

### Definition

- How is space defined?
- Is it clear who owns it?
- Where are its borders?
- Are there social or cultural definitions that affect how space is used?
- Are the legal or administrative rules clearly set out and reinforced in policy?
- Are there signs?
- Is there conflict or confusion between purpose and definition?

### Design

- How well does the physical design support the intended function?
- How well does the physical design support the desired or accepted behaviours?
- Does the physical design conflict with or impede the productive use of the space or the proper functioning of the intended human activity?
- Is there confusion or conflict in the manner in which physical design is intended to control behaviour?

Once these questions have been asked, the information received may be used as a means of guiding decisions about the use of human space. The proper functions have to be matched with space that can support them.

The design must assure that the intended activity can function well and it must directly support the control of any behaviour that results.

### *Five key CPTED principles*

CPTED is supported by the following five overlapping principles that are applied to specific sites and situations.

### Territoriality

Territoriality is a concept that clearly delineates private space from semi-public and public spaces, and creates a sense of ownership. People usually

protect territory that they feel is their own and have a certain respect for the territory of others. Fences, paving, art, signs, good maintenance and landscaping are some physical ways to express ownership. Identifying intruders is much easier in a well-defined space. An area that looks protected gives the impression that greater effort is required to commit a crime. A cared for environment can also reduce fear of crime. Areas that are run-down and the subject of graffiti and vandalism are generally more intimidating than areas that do not display such characteristics. Ownership creates an environment where appearance of such strangers and intruders stand out and are more easily identified through:

- An enhanced feeling of legitimate ownership by reinforcing existing natural surveillance and natural access control strategies with additional symbolic or social ones;
- Design of space to allow for its continued use and intended purpose; and
- Use of pavement treatments, landscaping, art, signage, screening and fences to define and outline ownership of space.

#### Natural surveillance

Natural surveillance is a design concept directed primarily at keeping intruders under observation. Provision of natural surveillance helps to create environments where there is plenty of opportunity for people engaged in their normal behaviour to observe the space around them.

Criminals usually do not want to be seen. Placing physical features, activities and people in ways that maximise the ability to see what is happening discourages crime. For example, placing cafés and kiosks in parks increases natural surveillance by park users, while placing clotheslines near play equipment in a multiple unit development increases natural surveillance of the play area.

Barriers such as bushes or sheds can make it difficult to observe activity. Areas can be designed so they are more easily observed through design and placement of physical features to maximise visibility. This will include:

- Building orientation, windows, entrances and exits, car parks, rubbish bins, walkways; landscape trees and shrubs, use of wrought iron fences or walls, signage and other physical obstructions;
- Placement of persons or activities to maximise surveillance possibilities; and
- Minimum maintained lighting standards that provide for night-time illumination of car parks, walkways, entrances, exits and related areas to promote a safe environment.

#### Access control

Access control is a design concept directed primarily at decreasing criminal accessibility. Provision of natural access control limits access and increases natural surveillance to restrict criminal intrusion, especially into areas where they will not be easily observed. Access can be restricted by physical barriers such as bollards, fences, doorways etc., or by security hardware such as locks, chains and alarms. Human measures can also be used, such as security guards. All these methods aim to increase the effort required to commit a crime and therefore, reduce the potential for it to happen.

When present, intruders are more readily recognised through:

- Use footpaths, pavement, gates, lighting and landscaping to clearly guide the public to and from entrances and exits; and
- Use gates, fences, walls, landscaping and lighting to prevent or discourage public access to or from dark or unmonitored areas.

#### Activity support

Activity support is the presence of activity planned for the space. Activity support involves placing activity where the individuals engaged in such an activity will become part of the natural surveillance system. Examples include:

- Place safe activities in areas that will discourage would be offenders, to increase the natural surveillance of these activities and the perception of safety for normal users, and the perception of risk for offenders;
- Place high-risk activities in safer locations to overcome the vulnerability of these activities by using natural surveillance and access control of the safe area;
- Locate gathering areas in locations that provide for natural surveillance and access control or in locations away from the view of would-be offenders; and
- Improve the scheduling of space to allow for effective use and appropriate intensity of accepted behaviours.

#### Maintenance

Proper maintenance of landscaping, lighting treatment and other features can facilitate the principles of CPTED, territorial reinforcement, natural surveillance and natural access control. Functions include:

- Proper maintenance of lighting fixtures to prescribed standards;

- Landscaping which is maintained at prescribed standards; and
- Minimising the conflicts between surveillance and landscaping as the ground cover, shrubs and trees mature.

#### Crime risk assessment: key design elements

During a crime-risk assessment process, specific types of problems can be identified. These include features such as activity generators, edge effects, movement predictors, conflicting user groups, crime “hotspots” and displacement effects. Once identified, CPTED principles can be brought to bear to reduce the impact of these problems. These are summarised below.

#### Activity generators

Activity generators are features that tend to create local activity: playgrounds, benches, picnic areas and kiosks. Crime opportunities can be high in such areas if CPTED is not applied. In some circumstances, activity generators can be used to reduce opportunities for crime.

#### Edge effects

Edge effects are generated around the actual, or perceived, physical borders of different land uses, such as the edge of a park, the border of a commercial strip or around a shopping mall. Research has shown that high crime rates have been found in such areas. Contemporary CPTED aims to identify, soften or eliminate as many as possible.

#### Movement predictors

Movement predictors are predictable or unchangeable routes or paths that offer few choices to pedestrians. Pedestrian bridges, enclosed pathways and staircases are examples. Often alternate routes are unavailable to pedestrians and this becomes a problem, especially if the movement predictor contains entrapment areas where offenders can hide and wait for victims. Movement predictors also determine the awareness spaces that offenders have of neighbourhoods and where targets may be located.

#### Conflicting user groups

Urban features designated for one legitimate group can conflict with other groups nearby, such as older people. In addition, different groups using design features for different reasons can often cause conflicts, such as walking trails used by both bicyclists and hikers. Attention must be given to avoid generating opportunities for problems by creating or exacerbating conflicts between user groups.

#### Hotspots

Hotspots are existing high-crime locations that can affect a nearby area. These can include areas of high car theft such as certain underground parking lots, pick-pocketing in bus terminals, or specific pubs experiencing fights at closing time. Consideration must be given to the proximity of such locations and how to provide for public safety in the project.

#### Displacement

The ‘displacement phenomenon’ occurs when crime is moved away, or drawn into, new projects. Many aspects of a problem or crime can be displaced, including its place, timing, and nature of offence, target and the method. Research has shown that displacement is not always negative. It can be controlled, and even used positively, if proper CPTED planning principles are incorporated.

#### *Thinking like a criminal when designing to reduce crime: Rational Choice Theory*

Criminologists have long known that criminals make rational choices about their targets and generally:

- The greater the risk of being seen, challenged or caught, the less likely they are to commit a crime;
- The greater the effort required, the less likely they are to commit a crime;
- The fewer the reasonable or believable excuses that can be offered, the less likely they are to commit a crime; and
- The lesser the actual or perceived reward, the less likely they are to commit a crime.

CPTED principles in planning, design and management of the environment are therefore used to ensure that:

- There is more chance of being seen, challenged or caught;
- Greater effort is required;
- Territorial boundaries make it clear when people are not on public land or in public space;
- The actual or perceived rewards are less; and
- Opportunities for criminal activity are minimised.