

# 175 – 177 Cleveland Street and 1-5 & 6-8 Woodburn Street, Redfern

Crime Prevention Through Environmental Design (CPTED)  
State Significant Development Application (SSD – 32275057)

On behalf of  
EG Funds Management Pty Ltd  
September 2022



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			Name	Signature
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\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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# 1 Introduction

This Crime Prevention Through Environmental Design (CPTED) Assessment has been prepared to determine the potential for crime and the perceived fear of crime associated with the proposed development for the site at 175 – 177 Cleveland Street and 1- 5 & 6-8 Woodburn Street, Redfern (the site) and the ways in which opportunities for crime have been reduced through the proposed design for the site.

A CPTED assessment is a systematic evaluation of the opportunities for crime in an area. It is used to identify the magnitude of crime and potential criminal behaviour that may impact an area.

Mecone has prepared this assessment in accordance with the Department of Planning and Environment's *Crime Prevention and the Assessment of Development Application Guidelines* (2001). This assessment has been prepared by a suitably qualified CPTED professional, following their successful completion of the NSW Police Force *Safer by Design* Course.

Under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), a consent authority is required to take into consideration certain matters when determining a development application (DA). This includes Section 4.15(1)(b) of the EP&A Act, '*the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*' and Section 4.15(e) of the EP&A Act, '*the public interest*'.

There are two key steps to the assessing the risk of crime, including:

- Identify the crime risk affecting an area; and
- Application of CPTED design measures to mitigate the risk of crime prevalent in an area.

The CPTED principles for assessing development applications are as follows:

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

Architectural Drawings prepared by Mark Shapiro Architects at **Appendix 2** and Landscape Drawings prepared by Wallman Partners Pty Ltd at **Appendix 3** of the Environmental Impact Statement (EIS) on behalf of EG Funds Management have been reviewed as part of this assessment.

The following tasks were undertaken in the preparation of this assessment:

- Review of the Safer by Design Manual by the NSW Police Force;
- Collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOSCAR); and
- A crime risk assessment, in accordance with the current NSW policy and practice.

This assessment has been completed following a site inspection undertaken on the 1 February 2020 between the hours of 3pm and 4pm.

## 1.1 Disclaimer

CPTED strategies must work in conjunction with other crime prevention and social intervention strategies and police operations. By using the recommendations contained in this assessment, a person must acknowledge that:

- There is no definitive measure of 'safety'. Therefore, this assessment cannot be used as proof of a definitive measure of safety.
- This assessment does not ensure complete safety for the community, and public and private property.
- Assessment and recommendations are informed by information provided, with observations made at the time the document was prepared.
- This document does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed.
- This assessment has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.

The principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime or prevent a determined perpetrator from committing such crimes.

This CPTED report concludes that subject to the adoption of the recommendations set out in **Section 7.0**, opportunities for crime can be minimised to a reasonable level; however, the crime risk rating would remain in the 'moderate' category by virtue of the site's location within a high crime density area. Nonetheless, the proposal will substantially improve the appearance of the site and mitigate crime opportunities.

## 2 The Site

### 2.1 Site Location

The subject site is known as 1- 5 & 6-8 Woodburn Street and 175 – 177 Cleveland Street, Redfern and is located within the City of Sydney LGA. The site is regular in configuration and has an area of 2,016.9m<sup>2</sup>. It is legally described as Lot 10 DP 809537, Lot 1 DP 121029, Lot 1 DP 1093304, Lot 1 DP 724328, Lot 15 DP 57107, Lot 3 Sec 2 DP 977379, Lot 4 Sec 2 DP 977379, Lot 5 DP 68798, Lot 1 DP 780307.

The site has a northern street frontage to Cleveland Street of 30m, an eastern frontage to Woodburn Street of approximately 56m, a western frontage to Eveleigh Street of approximately 56m, and splayed corners.

The site is located 1.7km south of the Sydney CBD, approximately 300m to the north west of Redfern Railway Station, 750m south west of Central Railway Station and 900m north west of the future Waterloo Metro Station (900m) which is scheduled to become operational in 2024.

**Figure 1** depicts the site and the immediate surrounds.



**Figure 1:** Site aerial map (Source: NearMap / Mecone)



## 2.2 Site Description

The north-eastern portion of the site located at 177 Cleveland Street is occupied by a hardstand car parking area. Behind this carpark lies a two-storey brick warehouse building located at 1-5 & 6-8 Woodburn Street that accommodates creative workspaces. This building is orientated towards Woodburn Street with a limited number of windows overlooking the carpark that fronts Cleveland Street. The exterior of the building features street art.

Pedestrian access to this development is located off Woodburn Street. Vehicular access to the carpark is permitted from Woodburn Street via a one-way driveway access point. An additional vehicular access point is located further southward along Woodburn Street.

The adjoining development that occupies the western portion of the site at 175 Cleveland Street consists of a part one and part two-storey industrial building that is used for retail and commercial purposes. The building has a two-storey presentation when viewed from Cleveland Street and features windows that orientate towards the northern streetscape. Pedestrian access to this building is obtained from Cleveland Street. Vehicular access to this building is obtained from Eveleigh Street via a loading dock.

The existing building stock is outdated and in need of replacement. A site inspection revealed graffiti on its exterior walls; the presence of litter in and around the development; and evidence of rough sleeping.

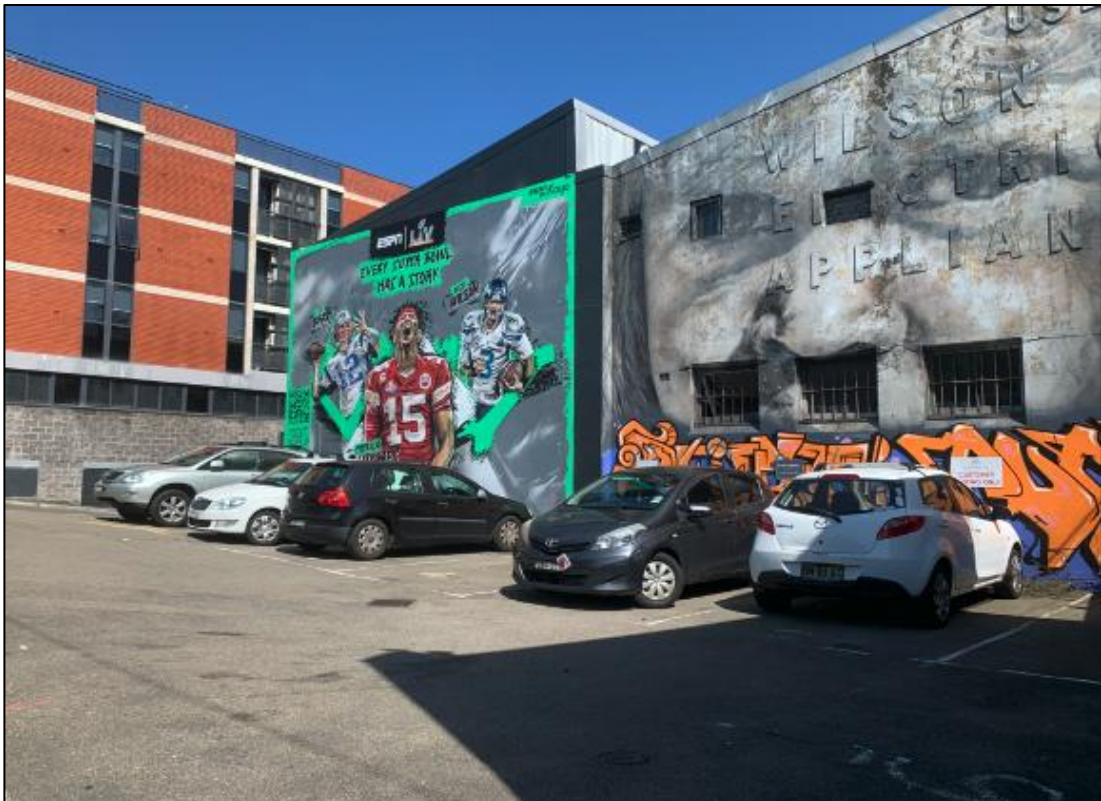
The following figures illustrate the existing site conditions.



**Figure 2:** Site Viewed from Eveleigh Street (Source: Mecone)



**Figure 2:** Site Viewed from Woodburn Street Looking South (Source: Mecone)



**Figure 3:** Site Viewed from Cleveland Street Looking South East (Source: Mecone)





**Figure 4:** Eastern Elevation Fronting Eveleigh Street

## 2.3 Surrounding Development

The locality is gentrifying and in consequence there are a mix of uses and building typologies, including a juxtaposition of contemporary and traditional style buildings. The surrounding building typologies generally consist of light industrial warehouse style buildings, medium scale residential apartment blocks and student accommodation buildings. The surrounding development is described in greater detail below.

### **To the North**

To the immediate north, the site is bounded by Cleveland Street. Beyond this lies a part one (1) and part two (2) storey commercial building accommodating a fitness facility and a retail use at street level. A five (5) storey residential flat building is positioned to the north west. Further northward, the development consists of a mix of light industrial warehouses and residential apartment buildings that typically range in height from two (2) to four (4) storeys.

### **To the South**

To the south, the site adjoins a residential building that reaches four (4) storeys in height and fronts both Woodburn and Eveleigh streets. Beyond this lies Woodburn Street which comprises a laneway which provides access to a rear undercover car park.

Fine-grained terrace houses are situated further southward along Eveleigh Street. To the south west along Eveleigh Street, the development comprises a four (4) storey residential flat building. Beyond this lies the existing 18 storey Iglu student accommodation building at 60 – 78 Regent Street and two 19 storey mixed use towers that are currently under construction.

## To the East

To the immediate east beyond Woodburn Street is a youth hostel known as 'Hotel Hacienda' that reaches a maximum of five storeys. Beyond this lies the train line that connects to Redfern Station located further to the south east.

## To the West

To the west on the other side of Eveleigh Street is a residential flat building that reaches four (4) storeys fronting Cleveland Street and transitions to three (3) storeys along Eveleigh Street. Further westward the development relates to the Urbanest student accommodation building located at 142 Abercrombie Street.

The surrounding development identified above is shown from **Figures 5 – 8**.



**Figure 5** – Surrounding development to the north



**Figure 6** – Terraces Located Along Eveleigh Street



**Figure 7** – Laneway Accessible from Hudson Street to the West



**Figure 8** – Litter Located at the Intersection of Eveleigh Street and Woodburn Street

## 3 The Proposal

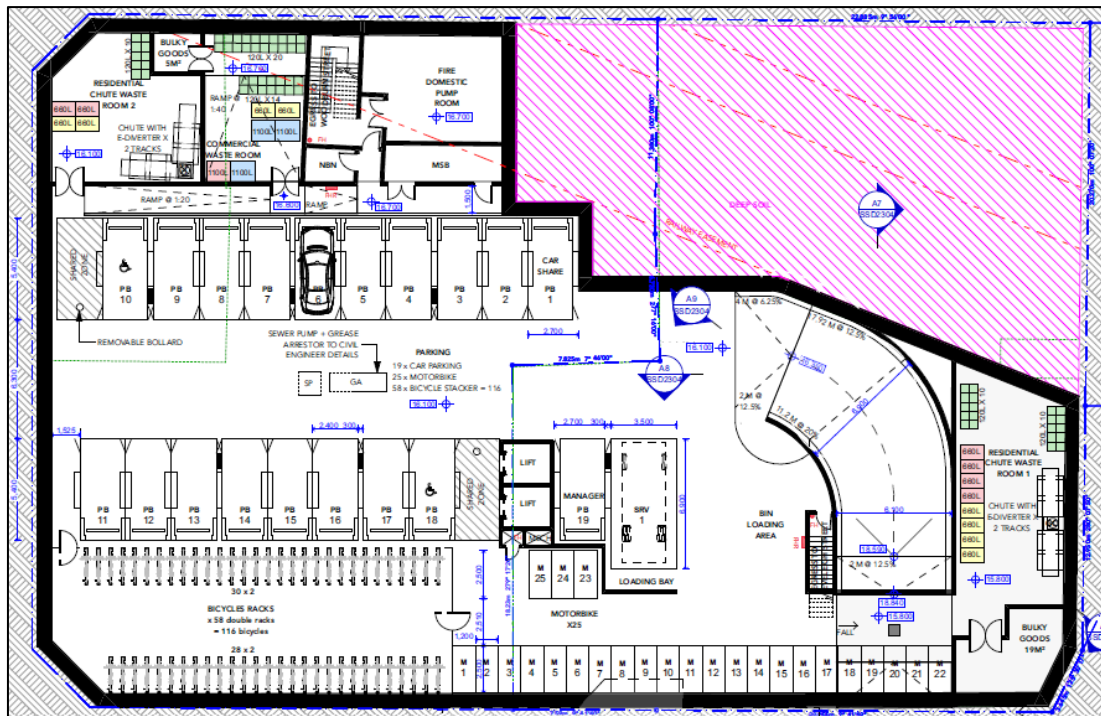
### 3.1 Development Summary

The proposal relates to a State Significant Development Application (SSDA) (SSD – 32275057) for a mixed use co-living housing development. The site is located within the Redfern-Waterloo State Significant Precinct (SSP) within the 'Business Zone – Mixed Use'. The proposal relates to the demolition of the site's existing warehouse buildings and erection of a part five, part six, part seven storey co-living housing building.

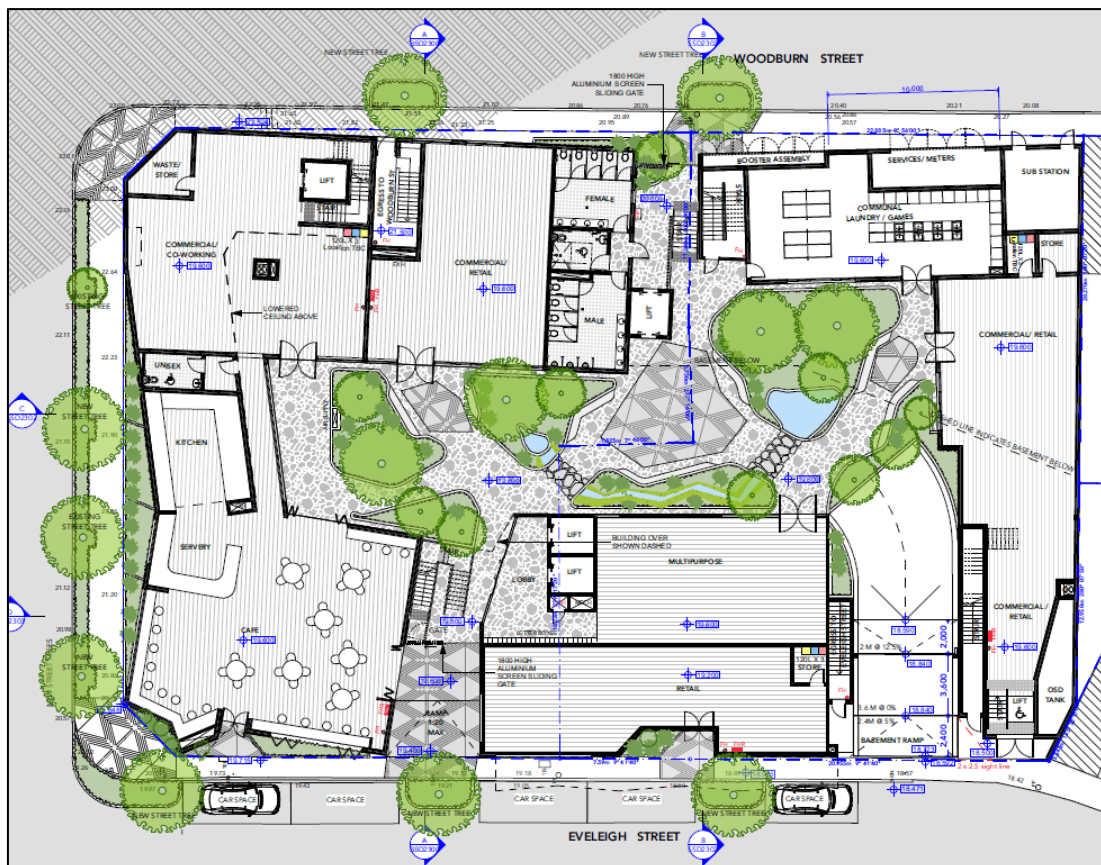
The proposal seeks approval for:

- Construction of a mixed use co-living housing development ranging in height from five (5) to seven (7) storeys, comprising:
  - Associated 7,006.4m<sup>2</sup> of GFA (FSR of 3.47:1) comprising 927.7m<sup>2</sup> of retail/commercial and 6,078.7m<sup>2</sup> of residential GFA;
  - Basement containing 19 car parking spaces; 25 motorcycle spaces and 116 bicycle spaces;
  - 216 co-living rooms (67 single and 149 double rooms) for lodgers and a building manager;
  - Ground and first floor co-working and commercial/retail uses fronting Cleveland, Woodburn and Eveleigh Streets;
  - Communal open space areas (1,458.8m<sup>2</sup>) including an open to the sky internal courtyard and rooftop garden;
  - Communal living areas (549.4m<sup>2</sup>) comprising resident amenities; and
- Associated landscape works (697.5m<sup>2</sup> landscaped area) and provision of a through-site link.
- Extension and augmentation of services and infrastructure as required.





**Figure 9:** Proposed Basement Layout (Source: Mark Shapiro Architects)



**Figure 10:** Proposed Ground Floor Layout (Source: Mark Shapiro Architects)



**Figure 11:** Proposed Level 1 Floor Layout (Source: Mark Shapiro Architects)



**Figure 12:** Proposed development as viewed from Cleveland Street (Source: Mark Shapiro Architects)



## 3.2 Landscaping

Landscaping is proposed at all levels of the development. The ground plane incorporates a landscaped courtyard that is located centrally to the building. It accommodates planter beds, a decking area and a central garden area containing feature tree planting. Additional landscaping is proposed at the ground plane and consists of street trees located along Cleveland Street and Everleigh Street. The existing street tree planting consisting of a singular *Lophostemon Confertus* (Brush Box) located along Cleveland Street is proposed for retention.

Landscaping is proposed at the upper levels. Planter boxes and break out spaces are provided across the upper levels to enhance the residential amenity.

A common terrace and external seating area are provided on Levels 5 and 6 as communal open space for the residents. An indigenous rooftop garden and a meet/dance/arts space is provided in the north-eastern portion of Level 6 overlooking Cleveland Street and Woodburn Street. A common terrace and seating area are also provided with landscaping and planter boxes.

Landscape plans have been prepared by Wallman Partners Pty Ltd and are provided as **Appendix 3**.

## 3.3 Pedestrian Access and Parking Provisions

### Pedestrian Access

The co-living housing's primary pedestrian access point is located on Eveleigh Street which provides entry to a corridor connecting to the facility's centralised courtyard and the internal lobby. A secondary access point is provided from Woodburn Street through a 1.8m high sliding gate. This access point is slightly recessed behind the building line and permits access to the lift. All access to and within the building will be obtained via the use of electronic proximity card / fob keys.

As denoted in the Indicative Security and Lighting Plan (refer to **Figure 13**), both access points will be equipped with CCTV cameras and access control. The lobby adjacent to the primary access point will also be secured with access control. The lift at the secondary access point will be provided with lift control access.

Keyed secure control access points are included at all entrance areas which will introduce another level of security.

The through-site link and ground floor courtyard will be available for passage by the public 7 days a week with exception of 9pm to 7am where doors will be locked.

### Vehicular Access

The proposal incorporates a basement car park. It is proposed to accommodate 19 car parking spaces, 25 motorcycle spaces and 116 bicycle spaces.

The proposed basement layout is shown in **Figure 6**.



**Figure 13:** Indicative Security and Lighting Plan

## 4 Nature of Recorded Crime

To understand the prevalent crimes affecting the locality, crime statistics from the NSW Bureau of Crime Statistics and Research (BOSCAR) have been obtained. A review of the local statistics for the suburb of Sydney found that the most commonly occurring crimes within the locality were:

- Non-domestic violence related assault;
- Steal from retail store;
- Fraud;
- Malicious damage to property;
- Domestic violence related assault;
- Steal from motor vehicle; and
- Steal from dwelling.

The frequency of the aforementioned crimes, between June 2017 and June 2019 are detailed below.

Crime	Incidents (2017)	Incidents (2018)	Incidents (2019)	Trend
Non-domestic violence related assault	3,228	3226	3,205	Stable
Steal from retail store	3109	2760	2931	Decline
Fraud	4668	4414	3953	Decline
Malicious damage to property	2490	2718	2516	Stable
Domestic violence related assault	1014	1010	1106	Stable
Steal from motor vehicle	1163	1296	1203	Stable
Steal from dwelling	1003	1103	1047	Stable

The BOCSAR database indicates that the Site is located within or in close proximity to the following 'hotspots' (refer to **Figure 10-14**) relating to high incidences of crime which include:

- Malicious Damage to Property;
- Steal from Person;
- Steal from Dwelling;
- Steal from Motor Vehicle;
- Motor Vehicle Theft;
- Break and Enter Non-Dwelling;
- Break and Enter Dwelling;
- Robbery;

- Non-domestic Assault; and
- Domestic Assault.

It is noted that hotspots demonstrate areas of high crime in accordance with the number of incidents per 50m<sup>2</sup> relative to crime concentrations for NSW. They do not account for the locality's population and consequently may not accurately convey the true risk of victimisation.

The closest hotspots to the site relate to 'break and enter dwelling' and 'motor vehicle theft'.

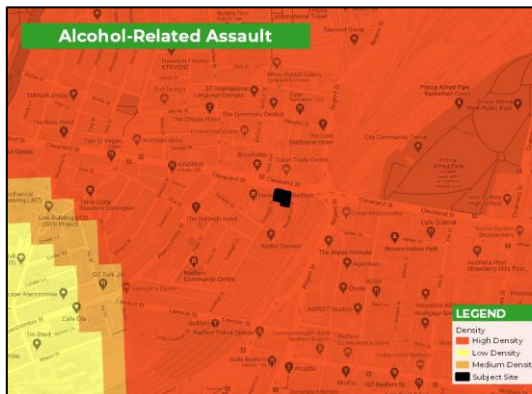


Figure 13 - Alcohol-Related Assault



Figure 14 - Break and Enter Dwelling

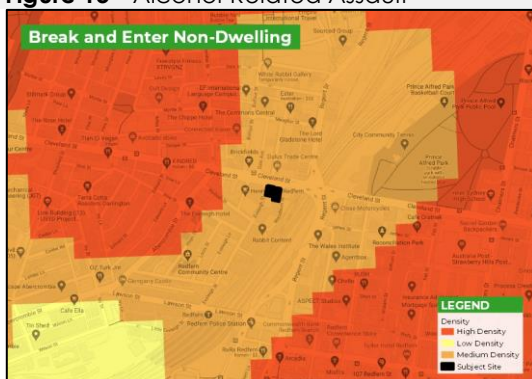


Figure 15 - Break and Enter Non-Dwelling

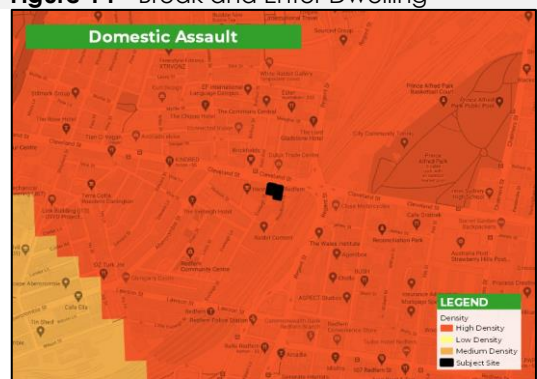


Figure 16 - Domestic Assault



Figure 17 - Malicious Damage to Property

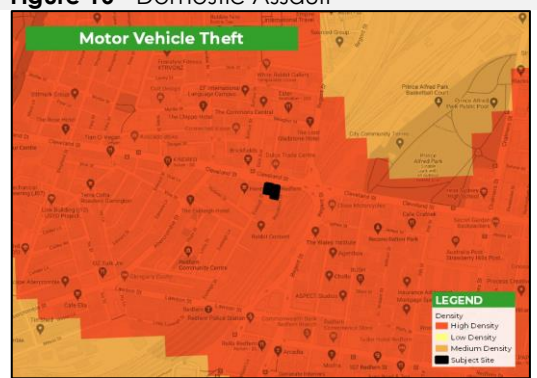


Figure 18 - Motor Vehicle Theft



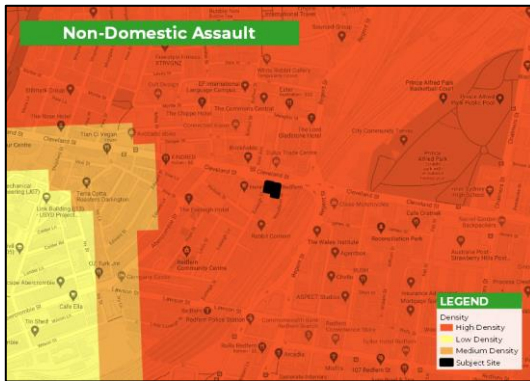


Figure 19 - Non-domestic Assault

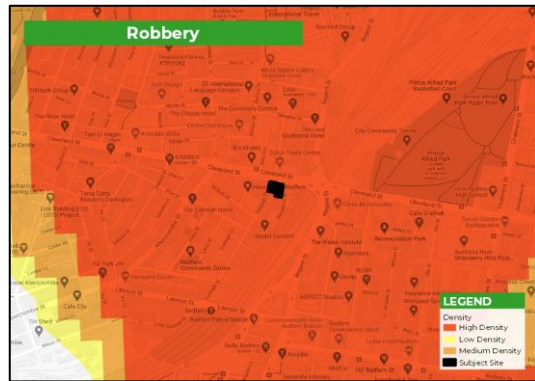


Figure 20 - Robbery



Figure 21 - Steal from Dwelling



Figure 22 - Steal from Person

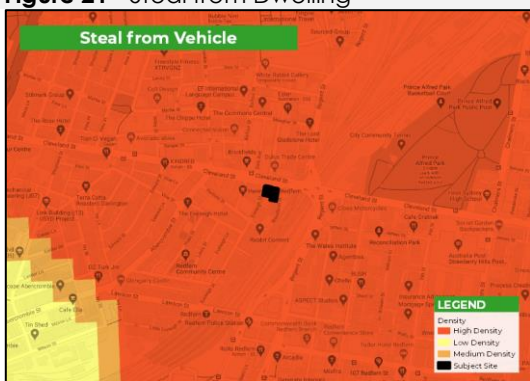


Figure 23 - Steal from Vehicle



## 5 Assessment of CPTED Principles

The below section provides an assessment of the proposal against the principles of CPTED. The assessment is informed by *Crime Prevention and the Assessment of Development Applications – Guidelines* under section 4.15 of the *Environmental Planning and Assessment Act 1979*.

### 5.1 Surveillance

Natural and incidental surveillance can reduce opportunities for crime and minimise the perceived risk of crime. Incidents of crime can be reduced by maximising opportunities for effective surveillance, both natural and technical to ensure individuals can observe their surrounds. Good surveillance can also deter potential offenders from committing crimes. With respect to design measures, effective surveillance may be achieved by:

- Providing clear lines of sight in and around the development;
- Maximising sightlines between the development and surrounding public spaces;
- Providing landscaping that does not impede sightlines or afford opportunities to hide or entrap victims; and
- Providing technical surveillance to create the perception that potential offenders are at risk of potentially being detected.

The proposed development includes or is capable of incorporating appropriate design measures to maximise natural and incidental surveillance. The site is currently occupied by multi-storey commercial and industrial buildings. The development will introduce a new use which will encourage people to frequent the site. The movements of individuals to and from the site during the site's operational hours will maximise natural surveillance.

The internal layout has been designed to foster communal activity and to facilitate the activation of the site. The proposed design incorporates a café in the north western portion of the ground floor level which is accessible from Eveleigh Street. The café incorporates windows orientated towards Cleveland and Eveleigh Streets which will maximise sightlines to and from the surrounding public domain. In addition to the café, the northern elevation fronting Cleveland Street incorporates generous sized windows that will encourage sightlines to and from the street.

The co-living housing facility includes a centralised courtyard area containing planter beds with low lying planting, a lift core and pedestrian paths of travel. Surrounding this courtyard are a range of communal areas including a multipurpose area, multiple commercial and retail areas, a co-working area and a laundry/games room. These communal uses will be accessible to occupants only via secure access arrangements. They will encourage occupants to frequent the ground plane which will maximise surveillance within the development.

At the upper levels the co-living rooms are positioned around the courtyard which is proposed to be open to the sky. Each of the co-living rooms orientated towards the courtyard are provided with a Juliette balcony which afford sightlines down and across the courtyard, and in turn maximise sightlines in and around the development.

The internal layout provides linear paths of travel and clear lines of sight which do not afford opportunities for concealment. Plant room, waste storage areas, common areas and end-of trip-facilities and the like are accessible only via secure doors.

The proposed landscaping across the site is predominantly located at the upper levels which are accessible only to residents. The landscaping consists of planter boxes containing low lying shrubs. The landscaping is concentrated around the perimeters and will not obscure sightlines in and around the development. Landscaping is also proposed along the street frontage and is limited to low lying plants that will not impede sightlines across the streetscape. As noted in the recommendations, the proposed landscaping will be pruned as part of the site's ongoing maintenance and will therefore not obscure sightlines due to overgrowth.

The basement layout provides linear paths of travel. A recessed path of travel is provided to the storage lockers and the fire stairs. It is recommended that technical CCTV be installed internally to assist with the formal surveillance of these areas which may provide opportunities for concealment.

Recommendations relating to natural and incidental surveillance are provided in **Section 7.0**.

## 5.2 Lighting and Technical Supervision

Effective lighting and technical supervision are integral to maximising surveillance and create the impression that a development is well cared for. Appropriate lighting can enhance the quality of sightlines and work in conjunction with technical surveillance (e.g. CCTV) to improve visibility and reduce fear by increasing the perceived risk of detection. Good quality lighting can also improve the appearance of an area during night-time periods. Lighting should be provided in accordance with the relevant Australian Standards and should permit adequate facial recognition.

Lighting should be provided in and around the development. All lighting should be adequate to permit facial recognition. Lighting should be maximised within areas that will experience high levels of pedestrian activity, including pedestrian paths of travel and the basement. Relevant recommendations are provided in **Section 7.0**.

## 5.3 Territorial Reinforcement

Territorial reinforcement relates to the perceived ownership of public spaces. An individual's perceived risk of crime can be reduced when places appear well cared for. Well maintained places that experience high visitation will reduce opportunities for crime and increase risk to criminals. Further, community ownership over a space, particularly public areas, increases the perception of safety and the chance that individuals will respond to or report a crime. Territorial reinforcement can be fostered by a development by providing:

- well-designed public spaces that foster social interaction and encourage people to frequent the area;

- a clear delineation between public and private spaces;
- a high quality and well-maintained built form that encourages people to feel responsibility for its ongoing use; and
- providing clarity of use by incorporating design elements that convey cues as to who and how the space should be used.

The principle of territorial reinforcement will be maximised by the proposed design through the strategic location of the proposed uses. The proposal seeks to introduce a new use consisting of the café that will provide an active retail frontage along Cleveland Street with an entrance point that is clearly defined by glazed fenestration. The glazing will permit sightlines into the use and will assist in conveying the café is publicly accessible. It will also minimise the presence of blank walls which will limit opportunities for graffiti and improve the general appearance of the development.

The proposal incorporates a clearly defined primary entrance on Eveleigh Street. This entrance is characterised by glazed fenestration and clearly discernible from the streetscape. The proposal incorporates a secondary entrance for the co-living housing located along Woodburn Street. The entrance is recessed and secured by a sliding gate, providing access to the lift. The recessing of the entrance combined with the sliding gate will convey cues that the space is for private use.

The co-living housing use combined with the new employment opportunities generated by the café will increase the level of visitation across the site and encourage people to frequent the site. Higher visitation rates will deter opportunities for crime and increase perceptions of safety.

The proposed café use and building entrances are concentrated along Eveleigh Street and will be highly visible from the site's primary street frontage. Consequently, the proposal will provide a high level of territorial reinforcement. Furthermore, staff occupation of the proposed café and other commercial/retail tenancies will promote the guardianship of the development.

Relevant recommendations relating to territorial reinforcement are provided in **Section 7.0**.

## 5.4 Activity and Space Management

People are more inclined to frequent and occupy a space for prolonged periods if it is attractive and well cared for. Effective space management can be achieved by ensuring the area is well maintained and clean. Operational strategies such as the rapid repair of vandalism and graffiti can assist in managing a site's ongoing maintenance.

In designing the proposed development, due consideration has been given to space and activity management. There is a clear separation between the site's uses. Specifically, the café and co-living housing are clearly demarcated from one another by clearly defined entrance points and geographically separated with the café occupying the north western corner of the floor plate and the co-living housing entry a separate entry point on Eveleigh and Woodburn Streets respectively. The uses have been strategically positioned to manage pedestrian movements and send cues as to which areas of the site are for the general public and lodgers. In addition, glazed

fenestration will allow the site's uses to be visible from the streetscape and will create the impression that the site is occupied which will minimise opportunities for crime.

In addition to the above, the development incorporates high quality materials and comprehensive landscaping that will be easy to maintain. The proposed design along with the site's landscaping will ensure the site presents as being well cared for.

Recommendations pertaining to the site's ongoing operation and maintenance are provided in **Section 7.0**.

## 5.5 Access Control

Physical and symbolic barriers can be used to manage the movement of people and attract or restrict individuals. Appropriate access arrangements can increase the effort required to commit a crime and can minimise incidents of crime. Effective access control can be achieved by:

- Restricting access to internal areas or high-risk areas with appropriate access arrangements (e.g. locks, security cards etc.) or physical barriers;
- Providing landscaping and public domain treatments such as paving to channel the movement of people and increase the perceived presence of symbolic barriers.

As shown at **Appendix 2**, distinct access points are provided for each of the uses in the development (e.g., the co-living housing and cafe). It is envisaged that access doors throughout the development will be managed by secure access arrangements (i.e., a security swipe system or keypad). This includes access to communal facilities, plant rooms, and individual co-living rooms.

Vehicular access to the basement is to be managed by secure access arrangements, including a roller shutter door. Access will be restricted to authorised vehicles only.

Recommendations pertaining to access control measures are included in **Section 7.0**.

## 5.6 Environmental Maintenance

Environmental maintenance relates to ongoing protection and the upkeep of an area. It is integral to the achievement of adequate territorial reinforcement. Poorly maintained areas are attractive places for incidences of crime. They can also promote a sense of fear and danger. Good environmental maintenance can be achieved by:

- The delivery of a high quality design that incorporates aesthetically pleasing materials with graffiti resistant coatings where possible;
- The inclusion of comprehensive landscaping that is regularly maintained;
- The provision of waste facilities; and
- The regular cleaning and ongoing maintenance of a site.

It is envisaged that once in operation the site will undergo routine maintenance. It is recommended that as part of the site's ongoing operation, a rapid removal policy for graffiti and vandalism be adopted. Recommendations pertaining to the site's ongoing environmental maintenance are provided in **Section 7.0**.

## 5.7 Design, Definition and Designation

Design, definition and designation is a principle that pertains to the achievement of clear spatial definition, clarity of uses and the inclusion of complementary uses that do not conflict. This principle is important as incidents of crime are typically higher in areas with unclear spatial definition.

It is considered that the design of the development is appropriate for its use and reflects its purpose. As addressed above and shown at **Appendix 2**, the proposed uses are clearly demarcated from one another due to the concentration of each within specific areas of the development and due to the proposed access arrangements. Additionally, design features such as glazed fenestration along the extent of the café and the co-living's primary entrance will permit sightlines into the proposal and enhance the clarity of use.

Refer to **Section 7.0** for relevant recommendations.



## 6 Crime Risk Rating

The Crime Risk Rating refers to the site's susceptibility to occurrences of crime. The rating considers the proposed development as detailed in the Architectural Drawings at **Appendix 2** and the Landscape Plans at **Appendix 3** of the EIS, and the nature of the recorded crime in the locality and the likely future context.

In assessing the development against the principles of CPTED following the site inspection and a review of the crime statistics for the area, the Crime Risk Rating of the proposed development is rated within the 'moderate' category. Recommendations to manage crime prevention are provided below. It is considered that even with the adoption of these recommendations, the site's rating would remain within the 'moderate' category given the site's positioning within the Hot Spots addressed in **Section 4.0**.

Based on the preceding assessment, it is concluded that the proposal is consistent with the principles of CPTED. Whilst this is the case, the adoption of the recommendations set out below will ensure the proposal is able to further mitigate the risk of crime occurrences and the perceived fear of crime.

## 7 Crime Risk Rating Recommendation

An assessment of the proposal using the CPTED principles addressed in the previous sections indicates that provided the measures recommended below are adopted, the opportunities for crime can be minimise to a reasonable level. The recommendations to improve the safety and security of the proposed development are detailed below.

### 7.1.1 Surveillance

- Maintain sightlines to and from the proposed development.
- Ensure landscaping is well maintained so as to not obstruct sightlines to and from the development or to obscure technical surveillance.
- Ensure the entrance is free of items which may impede sightlines to the development's office and ancillary support areas.

### 7.1.2 Lighting and Technical Supervision

- A CCTV system be installed for both the interior and exterior of the development.
- Any future CCTV network should be developed in conjunction with an internal and external lighting strategy to allow for adequate facial recognition.
- It is recommended that a consistent level of lighting it provided throughout the exterior and interior of the development. An average lighting level of between 30-40 LUX with 0.4 uniformity is recommended. An appropriate lighting strategy should also be developed for the car park area.

### 7.1.3 Access Control

- All doors (both internal and external) should be fitted with appropriate locks and technical access arrangements to restrict entry to authorized personnel.
- Access to the back of house facilities and waste storage areas should be restricted to authorised personnel.

### 7.1.4 Territorial Reinforcement

- Ensure clarity of ownership is well conveyed through the physical display of signage.

### 7.1.5 Activity and Space Management

- Ensure a Plan of Management is in place to assist in managing access arrangements and the general appearance of the development's internal area.

#### 7.1.6 Environmental Maintenance

- Ensure mechanisms are in place to facilitate the ongoing maintenance of the building and the surrounding landscaping.
- Implement a rapid removal policy for vandalism repair and the removal of graffiti.
- Provide waste facilities external to the proposed building, particularly in proximity to the external seating areas and the primary entrance point.

#### 7.1.7 Design, Definition and Designation

- Security staff are recommended to conduct regular patrols of the interior and exterior of the development, particularly during evening periods.

## 8 Conclusion

This CPTED report has been prepared in accordance with the Department of Planning and Environment's *Crime Prevention and the Assessment of Development Application Guidelines (2001)* to assess the crime risk associated with the proposed development.

A review of crime statistics for the area reveals that the locality is subject to high crime risk; however, the patterns in criminal activity are relatively stable with the majority remaining stable or being in decline from 2015 to 2017.

A review of the Architectural Plans prepared by Mark Shapiro Architects confirms that the design has sought to minimise opportunities for crime. Using the principles of CPTED, the design has the potential to minimise opportunities for crime subject to the adoption of the recommendations set out in **Section 7.0**. With the implementation of the opportunities for crime can be minimised to reasonable levels.

Overall, it is considered that the proposal has the potential to improve the general safety and security of the area and will provide a safe environment for future visitors and staff.



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