

Crime Prevention Through Environmental Design Report

BaptistCare Macquarie Park Concept Masterplan

State Significant Development Application (SSDA)

Submitted to The Department of Planning and Environment
On behalf of BaptistCare

Prepared by Ethos Urban

26 October 2022 | 2210583



'Gura Bulga'
Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed State Significant Development Application (SSDA) for a Concept Masterplan for the site at 157 Balaclava Road, Macquarie Park, as envisaged in the Environmental Impact Statement (EIS) to which this report is appended to.

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

- A mixed use development comprising a maximum GFA of 190,000m² dedicated to a range of land uses including:
 - Student Housing;
 - Seniors Housing;
 - Build to Rent;
 - Retail;
 - Residential;
 - Mixed uses including commercial and allied health; and
 - A school.
- Maximum building heights and GFA for each development block;
- Public domain landscape concept, including parks, streets and pedestrian connections; and
- Vehicular and intersection upgrades.

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities of crime created by the proposed development by assessing the development in accordance with design and place management principles of CPTED.

Ethos Urban has prepared this assessment in accordance with the methods and resources of the NSW Police Force Safer by Design Course. This assessment has been prepared and reviewed by experienced CPTED professionals, following their completion of the NSW Police Force Safer by Design Course. The assessment uses qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located, and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

In accordance with the NSW Department of Planning and Environment's guidelines (2001) the aim of the CPTED strategy is to influence the design of buildings and places by:

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

The Urban Design Report prepared by BVN has 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 (BOCSAR); and
- a crime risk assessment, in accordance with the current NSW policy and practice, and assessment of the proposed development against the following assessment principles:
 1. Surveillance
 2. Lighting/technical supervision
 3. Territorial reinforcement
 4. Environmental maintenance
 5. Activity and Space Management

6. Access Control
7. Design, Definition and Designation

A site inspection was undertaken on the 16 September 2022 between the hours 1.00pm and 2.00pm to assess the current site conditions, situational crime prevention measures and perceived safety of the existing environment.

This CPTED report is submitted as part of the lodgement package for this State Significant Development Application relating to Masterplan (Concept SSDA) for the renewal of BaptistCare's significant landholding at 157 Balaclava Road, Macquarie Park.

1.1 Background to the Development

Strategic Vision

BaptistCare has identified the need upgrade and renew their significant landholding in Macquarie Park. Through the preparation of a Masterplan for the site, BaptistCare have identified opportunities to provide a range of residential, seniors housing, educational and commercial land uses to accommodate future demand and provide improved services on the site. The comprehensive strategic assessment has affirmed the location of land uses, in line with the relevant strategic plans and policies and the existing and future land uses in Macquarie Park.

Statutory Context

In September 2015, the site was rezoned by the Department of Planning and Environment (DPE) as part of the Macquarie University Station (Herring Road) Priority Precinct to transform the area into a vibrant centre that maximises the available transport infrastructure and the precinct's proximity to jobs, retail and education opportunities within the Macquarie Park corridor.

The Mixed-Use Precinct is owned by BaptistCare and comprises several low-medium density buildings that are connected via internal footpaths and lower order road networks. Specifically, these buildings accommodate aged care and retirement living. The redevelopment of the Mixed-Use Precinct seeks to deliver new communities where aged care blends with residential, commercial and educational land uses, with good access to transport, employment, improved community facilities and open space.

Internal Urban Design Competition

In August 2021, BaptistCare commissioned four design practices to participate in an Urban Design Competition for the award of Lead Urban Designer for the Masterplan. This was a voluntary, and paid process which BaptistCare sought to undertake with the primary aim of achieving design excellence across the future development of the site. Evaluation Criteria for the award of the Lead Urban Designer was established and this included the ability to:

- Achieve the visioning principles for the future development of the site agreed to by the BaptistCare Board, including: 'community building' and the requirement to create opportunities for intergenerational living beyond aged care and retirement, 'delivering mission' and creation of 'a smart and sustainable precinct'.
- Achieve consistency with the directions of the Place Strategy for the Macquarie Park Site prepared by Place Partners (August 2021)
- Deliver the functional briefing requirements which included consideration of planning allowances of additional gross floor area for certain land uses (such as aged care and retirement).

The Design Competition was undertaken in two phases over the course of two months with the original four design practices participating in the initial round. As part of the second round, only two firms were invited to participate in a more-detailed exercise aimed at responding to BaptistCare's initial observations and comments on the Round 1 design.

After significant deliberation by the BaptistCare nominated design jury, and based on the advice of the project manager, place-making consultant and cost planner, a determination was made by BaptistCare to engage BVN as the Lead Urban Designer, whom prepared the Urban Design documentation which has been reviewed as part of this CPTED assessment.

1.2 Purpose of this report

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARS) dated 17 August 2022 for SSD-45981206. Specifically, this report has been prepared to respond to those SEARS summarised in Table 1.

TABLE 1 - SEARs requirements		
Item	Description of Requirement	Section Reference (this report)
2. Urban Design and Visual Impacts	<i>how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into development.</i>	Section 5.0

The purpose of this report, although it responds to the high level Concept Masterplan design for the site that pertains to building envelopes, siting and orientation within the site boundary, undertakes an assessment as to how future development in the context of the Masterplan design can achieve successful application of the CPTED principles.

1.3 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.

We note that Ethos Urban are not specialist security consultants and therefore cannot comment on specific security measures or system requirements. Therefore, it is recommended that a security consultant with a Class 2A licence under the *Security Industry Act 1997* is engaged to provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network and other security measures such as bollard/barriers.

2.0 The Site

2.1 Site Context

The site is situated upon the lands of the Darug Wallamatta people. The site is located at 157 Epping Road, Macquarie Park comprises an existing aged care and retirement village covering a significant 63,871m² under a single ownership.

The site is strategically located directly south of Macquarie University, on the corner of Epping Road and Balacclava Road. It is surrounded by other residential and mixed-use development including Morling College and Ivanhoe Estate to the east. Other uses include commercial and education, as well as student accommodation and residential dwellings.

The site is located in a strategic area with adequate access to public transport services including bus services along Epping Road and Balacclava Road and Macquarie University Metro Station. Bicycle networks and pedestrian connections connect the site to Epping Road, the Metro Station and Macquarie University. These networks connect with internal pathways that flow throughout the site. Epping Road is part of the arterial road network which provides connections to the north west and south east of the site.

The site's locational context is shown at **Figure 1**.

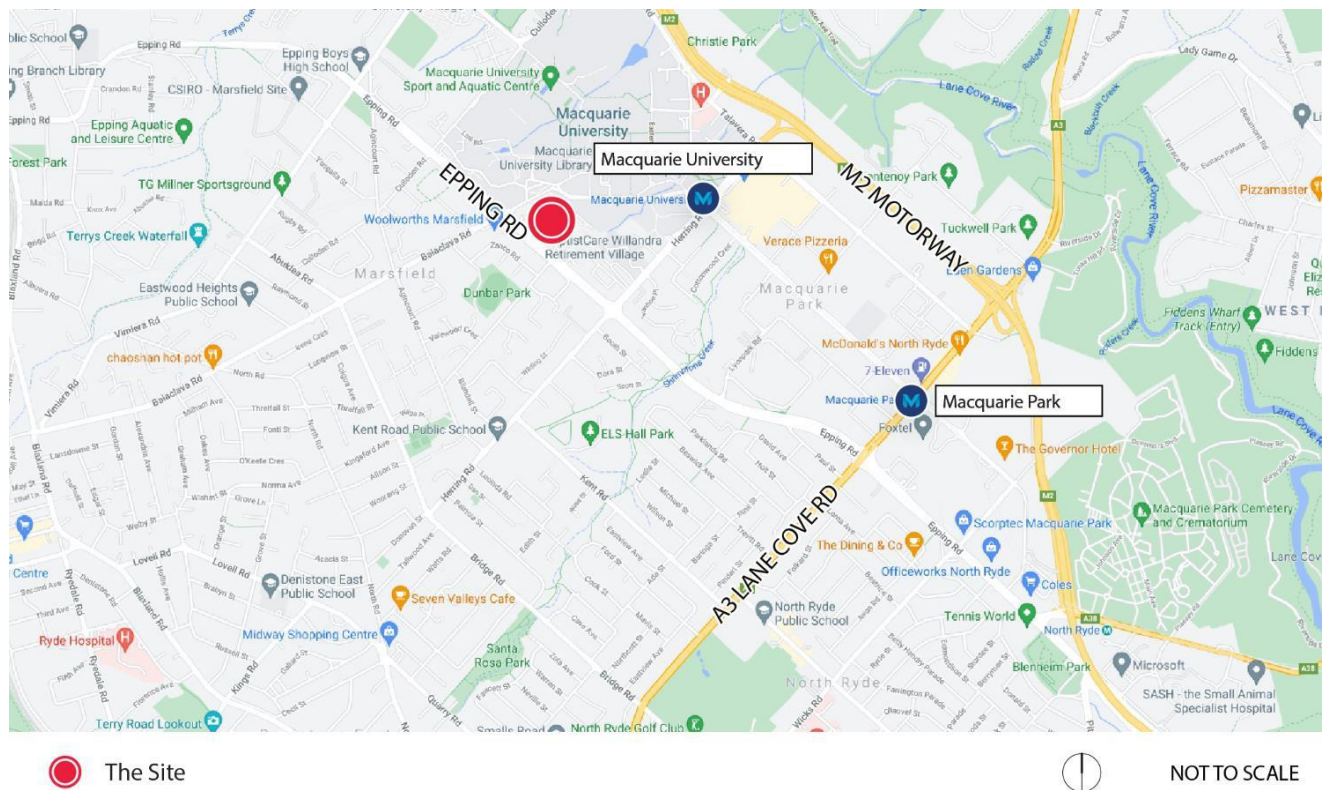


Figure 1 Site Context

Source: Nearmap/Ethos Urban

2.2 Site Description

The BaptistCare site is a significant land holding with extensive street frontages to Balacclava Road and Epping Road (approximately 185m and 365m respectively). It is irregular in shape and comprises a single allotment under one ownership, legally described as Lot 60 in DP 1107965.

An aerial photo of the site is shown at **Figure 2**.



Site Boundary



NOT TO SCALE

Figure 2 Site aerial

Source: Nearmap / Ethos Urban

2.3 Existing Development

Existing development on site comprises several low to medium density buildings that are connected via internal footpaths and lower order road networks. In this sense, the site accommodates a variety of buildings that comprise differing purposes, and include residential care facilities (RCF's), independent living units (ILU's) and other support centres that offer differing levels of care and retirement living services, including:

- Cooinda Court (68 rooms);
- Dorothy Henderson Lodge (66 rooms, 14 dementia rooms);
- Shalom Centre (163 beds); and
- Willandra Retirement Village (130 independent living units).

These building forms are interspersed throughout the site between various areas of passive open space, with well matured trees and manicured vegetation scattered along the existing internal streets, footpaths and between buildings. Imagery of existing development on site is provided at **Figures 3 to 6**.



Figure 3 Existing RCF development

Source: Ethos Urban



Figure 4 Existing ILU development

Source: Ethos Urban



Figure 5 Existing open space between buildings

Source: Ethos Urban



Figure 6 Existing ILU typologies

Source: Ethos Urban

2.4 Transport and Access

2.4.1 Vehicular Access

Various entry points to the site are provided off Balaclava Road and Epping Road which allow access to car parking for residents, staff and visitors adjacent to the retirement village and residential care facility buildings. Internal access roads including Eucalyptus Street, Bluegum Road and Gardenia Road provide additional connections throughout the site. There are multiple carports and internal open car parking areas throughout the site which are for resident and employee use.

Epping Road is classified as a State Road which provides regional connections east-west to the northern and north western suburbs and down to the North Shore and Sydney CBD. Balaclava Road and Herring Road are classified as Regional Roads which provide connections through to Epping Road and form part of the road network servicing the site.

2.4.2 Pedestrian Access

Dedicated pedestrian access is granted from Epping Road and Balaclava Road via footpaths that line the internal road accessways and between buildings, leading to open space areas and to other building entrances. Pedestrian linkages and bicycle routes connect the site to the wider road network and provide access to Macquarie University, the Metro Station and the local area.

2.4.3 Public Transport

Public bus stops are located on Balaclava Road and Epping Road and the Macquarie University Metro service is located approximately 600m to the north-east of the site. Following the opening of the Sydney Metro (City and South-west) the line will be extended through North Sydney and the Sydney CBD providing further accessibility to and from the site.

2.5 Surrounding Development

The site is located within the Macquarie University Station Precinct which forms part of the broader Macquarie Park corridor. The urban context of the Precinct is characterised by a wide array of land uses, development typologies and architectural styles. These land uses include a mix of new high density residential uses, older low scale residential flat buildings, the Macquarie Shopping Centre and Macquarie University. The Macquarie Park corridor is a key employment centre, which accommodates a significant number of businesses and research facilities in medium-scale commercial development.

North

Immediately to the north of the site is a buffer of open space and landscaping, separating the site and Macquarie University campus. Macquarie University Station and Macquarie Shopping Centre are approximately 600m north east of the site.

Further to the north of the site is Mars Creek which traverses throughout the campus from north to south and ends just before the boundary of the site.

South

Near the southern boundary of the site, is a strata lot which is under separate ownership at 159-161 Epping Road. It is currently under construction to realise the approved development (LDA2018/0171) which permits two 15 storey residential apartments buildings, comprising 317 dwellings, over three basement levels of car parking. Along the boundary with BaptistCare's site, the development application included a boundary fence to match BaptistCare's internal road fence, new screen planting, community lawn areas and retainment of trees.

Along Epping Road to the south of the site is the suburb of Marsfield which comprises of low-medium density residential development accessed off the Waring Street service road. Continuing further south is the Denistone East and Ryde Hospital approximately 2.5km from the site.

East

Directly east of the site is the Morling Residential College, Dunmore Lang College and Ivanhoe Estate. Combined, these three land holdings will provide education facilities, residential properties, community facilities, a primary school, retail and green space. Specifically, the Ivanhoe Estate redevelopment is an integrated social housing development which received approval on 30 April 2020 for the Concept Masterplan and Stage 1 construction works. Specifically, the approved concept proposal includes:

- 3,300 new homes, including 950 for social housing, 128 affordable housing, and 273 seniors living homes;
- 2.8 hectares of open space including new parks, a skatepark and a playground;
- A new primary school for 430 children and two childcare centres;
- A town plaza, new shops, cafes and restaurants; and
- A new road connecting Herring Road with Lyonpark Road, including a new bridge over Shrimptons Creek.

Further along Herring Road is additional medium-high density residential development as well as the Lane Cove National Park and Lane Cove River further east.

West

To the west of the site is the continuation of the Macquarie University campus as well as medium density residential development, various sportsgrounds, and open spaces. Further to the west the Macquarie University Village which provides 890 rooms for student accommodation.

The site's immediate context is shown at **Figure 7** and depicted in the images contained within **Figures 8 to Figures 11** on the following page.

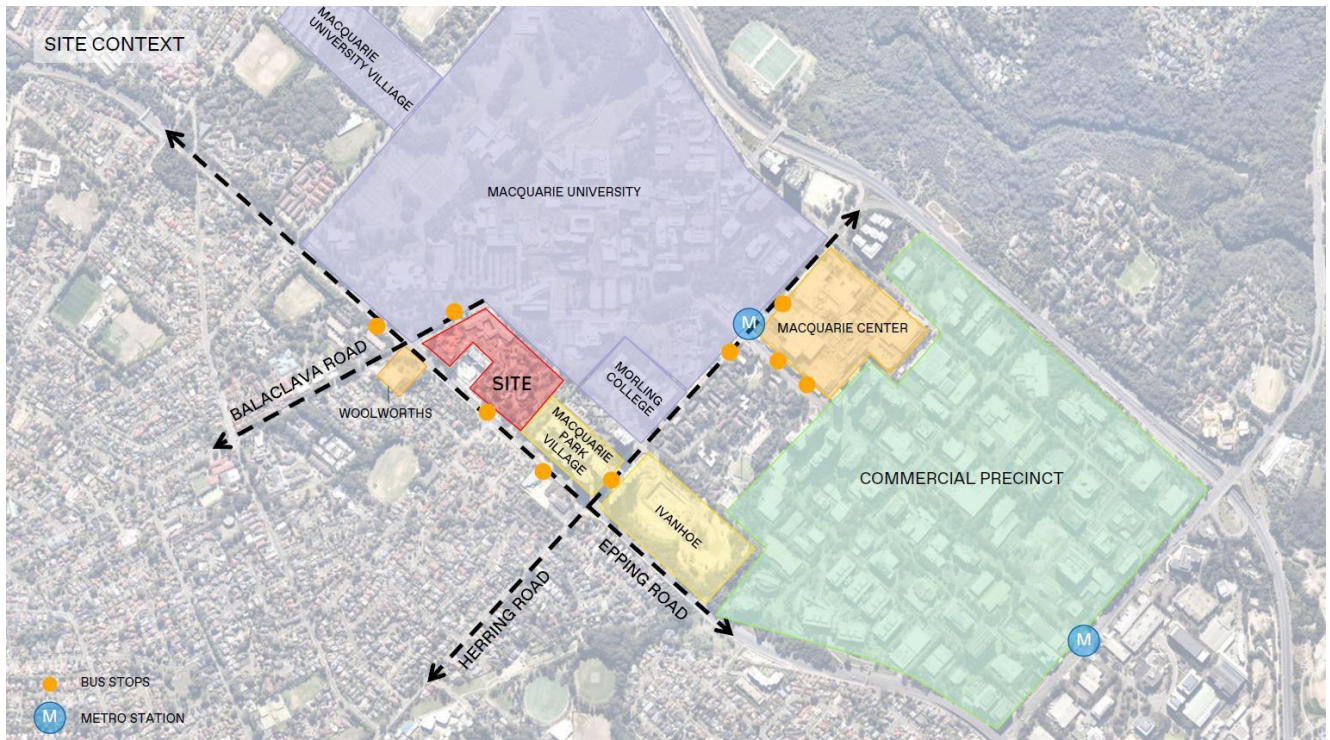


Figure 7 Surrounding context map

Source: BVN



Figure 8 Existing development along Epping Road to the south-east of the site

Source: Ethos Urban



Figure 9 Existing development along Epping Road to the south east of the site

Source: Ethos Urban



Figure 10 Australian Hearing Hub to the immediate north of the site off Balaclava Road

Source: Ethos Urban



Figure 11 Woolworths Marsfield to the immediate south on Epping Road

Source: Ethos Urban

2.6 Crime Risk Rating

Overall, the Crime Risk of the site is considered to be 'low'. The key elements of the site which have contributed to this rating are identified below. The reasons pertaining to this crime risk rating are as follows:

- The site lies within an existing urban area that is experiencing intense urban renewal evidenced through surrounding construction.
- The site is surrounded by multi-storey buildings and tower developments with activated uses, supported by significant Government investment through the provision of transport infrastructure works and other significant capital investment. The nature of these surrounding developments provide residential, retail, commercial and educational uses that attract moderate levels of pedestrian and vehicular traffic.
- Internally, the site is well maintained and it was observed to portray high levels of community cohesion by way of residents and staff interacting within the public domain, within seated areas, ILU porches, at the foyers of RACF's and community use. Such activity provides passive natural surveillance of the site and provide a high level of 'natural' community policing and effective guardianship.
- Whilst the existing built forms are dated, they were observed to be well maintained and cared for by the community, with no evidence of graffiti, neglect, litter or dumping contained on site.
- The site was observed to accommodate highly visible wayfinding devices and signs that provide useful information in easy to interpret formats that is able to channel pedestrian and vehicular movement throughout the site.

Key site characteristics which have formed this crime risk rating are portrayed in the images contained within **Figures 12 to 15** below.

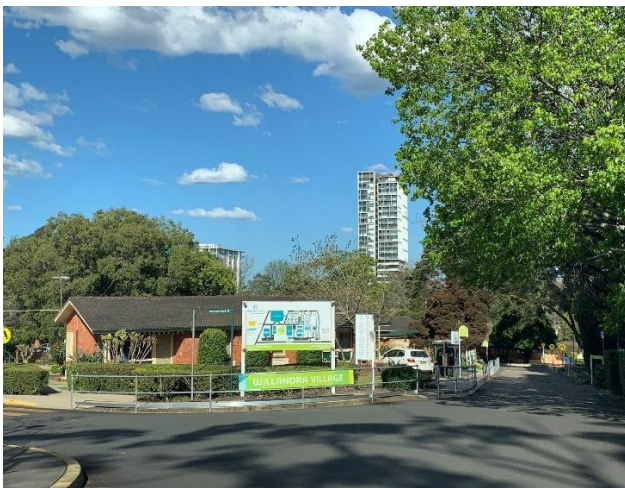


Figure 12 Existing site conditions

Source: Ethos Urban



Figure 13 Existing site conditions

Source: Ethos Urban



Figure 14 Existing site conditions

Source: Ethos Urban



Figure 15 Existing site conditions

Source: Ethos Urban

3.0 Description of Proposed Development

3.1 Overview of the Proposed Development

This report forms part of the Concept Plan SSDA for BaptistCare and seeks consent for the following:

- A mixed use development comprising a maximum GFA of 190,000m² dedicated to a range of land uses including:
 - Student Housing;
 - Seniors Housing;
 - Build to Rent;
 - Retail;
 - Residential;
 - Mixed uses including commercial and allied health; and
 - A school.
- Maximum building heights and GFA for each development block;
- Public domain landscape concept, including parks, streets and pedestrian connections; and
- Vehicular and intersection upgrades.

The Masterplan Architectural Design Report prepared by BVN is included within the overall lodgement package of supporting Concept Plan SSDA documentation. The proposed land use plan and indicative photomontage of the Masterplan is shown at **Figure 16**.

The proposed Masterplan includes 9 super lots accommodating the various land uses to support the vision for the precinct. The drawings illustrate the indicative built form and the likely location of land uses, including the configuration of the residential, retail, education and seniors housing land uses. It is emphasised that no physical works are proposed as part of this Concept SSDA, which will be detailed in separate future Development Applications and thus, a more in depth analysis of the relevant CPTED principles in relation to detailed built form will be provided then.



Figure 16 *Proposed land use plan*

Source: BVN

3.2 Development Concept

The Masterplan design concept is focussed on delivering a seamlessly integrated community of seniors, student and built-to-rent housing with complimentary education, retail, commercial and allied health land uses. The urban design of the Masterplan will strategically locate these land uses across the site, where they will be linked by existing and future vehicle and pedestrian connections. Employment generating land uses will activate the internal road network, with high quality housing nearby. Connected walking and cycling routes will intertwine the precinct and provide connections to the wider public domain and transport networks, providing various north-south and east-west connections.

Table 1 *Key principles informing the vision for the site*

Key design principles	Explanation
Community building	<ul style="list-style-type: none">• Creation of intergenerational living to foster connections between generations within the Mixed-Use Precinct.• Diversity and inclusivity to form a strong, sustainable community which brings people together.• Seamlessly connecting the site to connect people living and moving across the site.• Communal open space which is open, green, diverse and accessible to encourage positive community outcomes.
Delivering our mission	<ul style="list-style-type: none">• Housing for vulnerable women.• Affordable housing with consideration of housing individuals with disabilities.• Provision of aged care and residential living <i>plus</i> innovative research, allied health care and community buildings and services.
A smart and sustainable precinct that will positively change people's lives	<ul style="list-style-type: none">• Establishment of clear timeframes to accommodate investigations and consultation to improve the quality of the site in both planning and operation.• Outlining the rationale for departing from highest and best use to deliver a simultaneously financially viable and liveable Mixed-Use Precinct.• Designing with agility to forward-plan for aged-care industry rapid changes.

3.3 Public Domain Concept

A Public Domain Concept has been prepared by BVN in consultation with Arterra and is included in the Urban Design Report and the Landscape Masterplan Design Report, both of which are appended to this Concept Plan SSDA. The Public Domain Concept is intended to inform the detailed design of the future public domain within the site, including the size, location and design of roads and open space. A range of publicly accessible open space will be provided across the precinct in the form of urban plazas and village greens. The various areas of open space will provide a strong emphasis on recreation and social engagement. An extract of the proposed Public Domain Concept is shown at **Figure 17**.

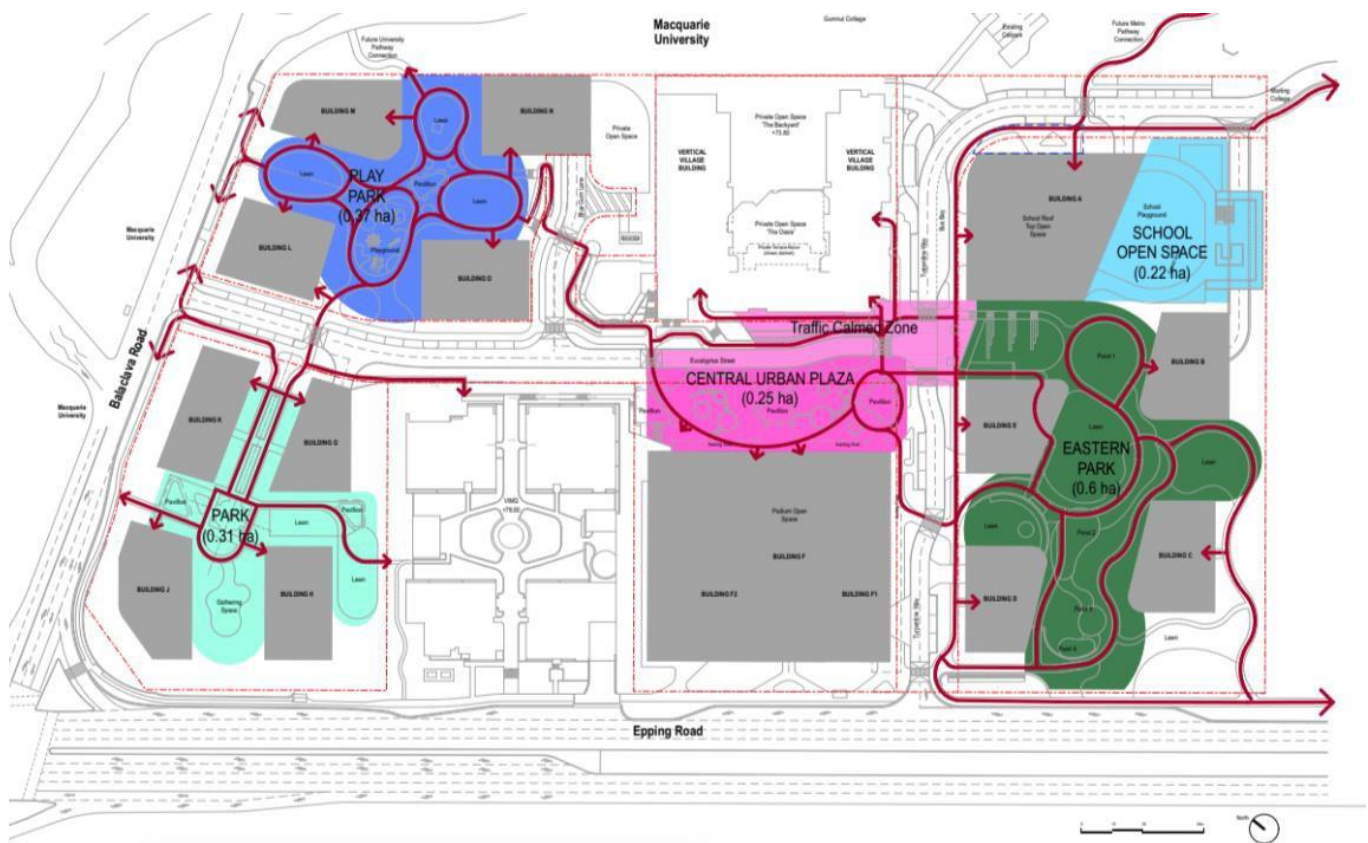


Figure 17 *Public Domain Masterplan*

Source: BVN

The public domain and landscape scheme has been informed by the following key principles:

- Provision of natural open space that embraces existing landscape that flows between towers and links to the main street and Epping Road;
- A vibrant and active urban place focusing pedestrian and cyclist movement and providing a versatile gathering space between residential uses and primary retail and dining areas;
- Attractive and versatile parks created between western towns to link with nearby streets and the University;
- Extensive shade coverage through tree planning and greening throughout;
- Provision of a network of boardwalks and paths to create interesting and highly accessible areas;
- Provision of endemic species and 'civic scaled' trees to restore important endangered vegetation communities;
- Retention of existing trees where possible (74% retained in total) that are visible from the public domain and contribute to the visual interest of the site along Epping Road, Balaklava Road and the adjoining University and residential development to the east;
- Provision of more than 20% deep soil;
- Realisation of more than 30% urban canopy outcome to allow for heat mitigation; and
- Extensive roof and podium landscaping.

Utilising these design principles, various areas of open space have been considered across the Precinct, including:

- **The Eastern Creek Park** – naturalistic open space that embraces water in the east and provides a variety of planted and open spaces between towers, with accessible boardwalks, bridges and walkways;
- **The Central Urban Plaza** – a vibrant and active central urban plaza focusing on pedestrian and cyclist movement and providing versatile gathering spaces and a retail and dining core;
- **The Play Park** – a versatile park between the western towers, with active play opportunities, kickabout and exercise areas; and
- **The South West Park** – a versatile parklet between the western towers designed to contain more contemplative and restful space and a naturalistic gathering space set amongst mature trees along Epping Road. Additional tree planting and landscaping works will be accommodated with accessible pathways, shelters, seating and barbecue facilities and pavilions.

Planning open space will also be provided for the future school which will include sporting grounds and playground facilities across 0.22ha. The proposed landscape Masterplan is shown at **Figure 18**.



Figure 18 Landscaped Public Domain Masterplan

Source: BVN

3.4 Access and Amenity

Pedestrian and cyclist priority is paramount to the design of the precinct, intertwined with the design of local vehicle access to facilitate a holistic approach to connectivity through the site, having regard to existing egress points on Epping Road and Balacava Road. The design features a legible grid based internal street network with clear lines of sight connecting key users and destinations including the community facilities, open space and surrounding precincts and parks.

Vehicle Access

The proposed internal street network is designed according to the hierarchy of Balacava Road and Epping Road to create legible access points throughout, as illustrated below at **Figure 19**. These main street connections continue to connect the Mixed-Use Precinct to the wider Macquarie Park area, via a signalised intersection at Balacava Road as well along Epping Road.

Vehicle access points will be provided for each of the development lots as part of a future detailed DA made for each respective lot.



Figure 19 *Proposed Masterplan vehicular movement framework*

Source: BVN

Pedestrian Access

The Masterplan provides a proposed pedestrian network that will prioritise high levels of permeability for pedestrians to connect through to bus stops on Balaclava Road and Epping Road, to Macquarie University as well as to the Macquarie University Metro Station.

Pedestrianised through-site links are also proposed as part of the Masterplan throughout open space and public domain areas as well as a through secondary pedestrian access networks that will permeate the super lots. Pedestrian paths will efficiently connect to the locations of bus stops on Balaclava Road and Epping Road as well as to the Macquarie University Metro Station accessed via University Avenue (within Macquarie University) and via a potential new street connection through Morling College which connects through to Herring Road. The pedestrian network is shown at **Figure 20**.



Figure 20 *Proposed pedestrian permeability framework*

Source: BVN

Cycle Access

The Masterplan proposes a cross section of the main street that runs centrally through the site and is inclusive of a separated cycleway. Cycleways proposed throughout the Masterplan area will connect to the existing cycle paths in the Macquarie Park area, between Balaclava Road and Herring Road, aligning with the vision contained within the *City of Ryde Bicycle Strategy 2022-2030*.



Figure 21 *Proposed bicycle network*

Source: BVN

4.0 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. A review of the local statistics over the 12 months to June 2022¹ found that the most commonly occurring crimes relevant to within the suburb of Macquarie Park were:

- Non-domestic assault;
- Domestic assault;
- Robbery (without a weapon);
- Theft (Break and enter dwelling and break and enter non-dwelling);
- Steal from person;
- Steal from retail store;
- Steal from motor vehicle;
- Malicious damage to property; and
- Motor vehicle theft.

The frequency of the above crimes in the suburb of Sydney, between July 2018 and June 2022 are detailed in **Table 2** below.

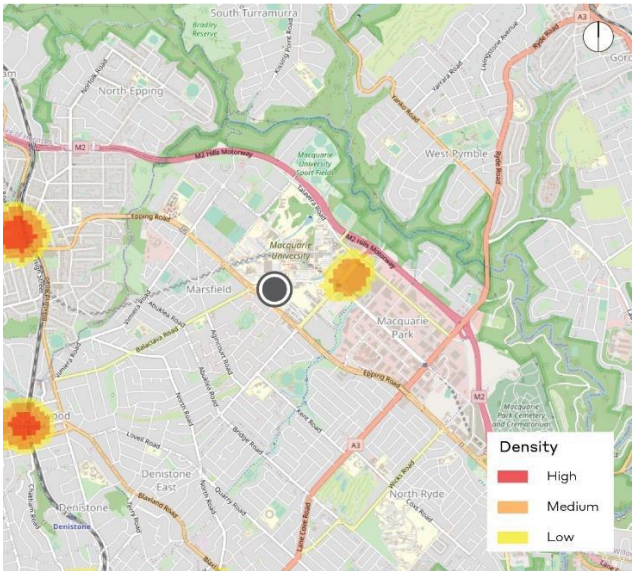
Table 2 *Statistics of crime in the suburb of Macquarie Park between July 2018 and June 2022*

Crime	Incidents year from July 2018	Rate per 100,000 persons	Incidents year from July 2019	Rate per 100,000 persons	Incidents year from July 2020	Rate per 100,000 persons	Incidents year from July 2021	Rate per 100,000 persons	2018-2022 Trend	Rate per 100,000 Category
Assault – domestic violence related	18	187.6	33	321.8	44	414.9	22	207.4	Stable	Very Low
Assault – non-domestic violence related	29	310.4	38	373.2	32	301.7	24	226.3	Decline	Very Low
Break and enter – dwelling	15	162.3	10	98.6	25	235.7	15	141.4	Stable	Very Low
Break and enter – non-dwelling	28	296.2	5	47.9	12	113.2	10	94.39	Decline	Very Low
Steal from motor vehicle	34	353.9	36	352.9	32	301.7	26	245.2	Decline	Very Low
Steal from retail store	186	1992.2	217	2151.9	197	1857.6	70	660.1	Decline	Very Low
Steal from dwelling	17	182.6	32	311.7	26	245.2	56	528.1	Increase	High
Steal from person	11	116.6	7	69.6	3	28.3	4	37.7	Decline	Very Low

¹ The most recent crime data available in relation all crimes affecting the suburb of Macquarie Park between July 2021 to June 2022.

Motor vehicle theft	3	30.4	4	39.8	6	56.6	7	66.0	Stable	Very Low
Malicious damage to property	36	378.3	70	687.7	70	660.1	57	537.5	Stable	Very Low

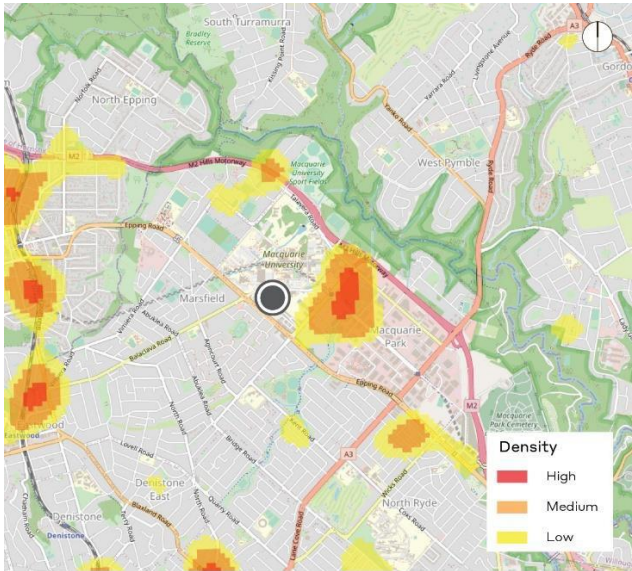
As shown in **Figure 22** to **Figure 30**, the BOSCAR database indicates that the site is located within or on the periphery of a hotspot for the above crimes.



 The Site Non domestic assault

Figure 22 Hotspot - Non-domestic assault

Source: BOSCAR /Ethos Urban




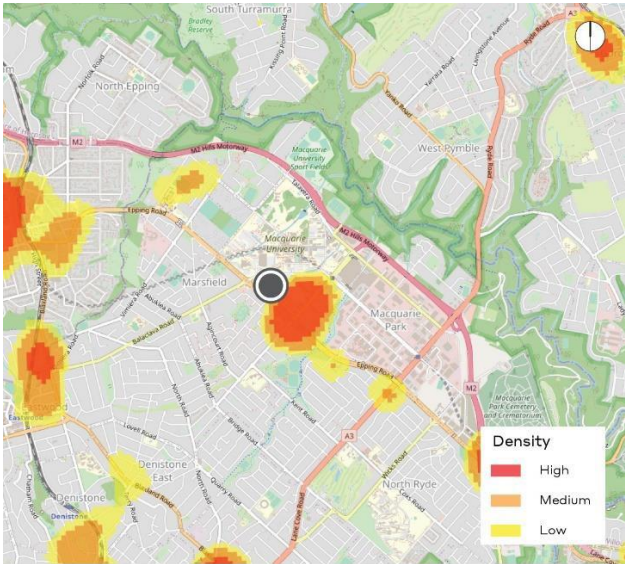
 The Site Domestic assault

Figure 23 Hotspot - Domestic assault

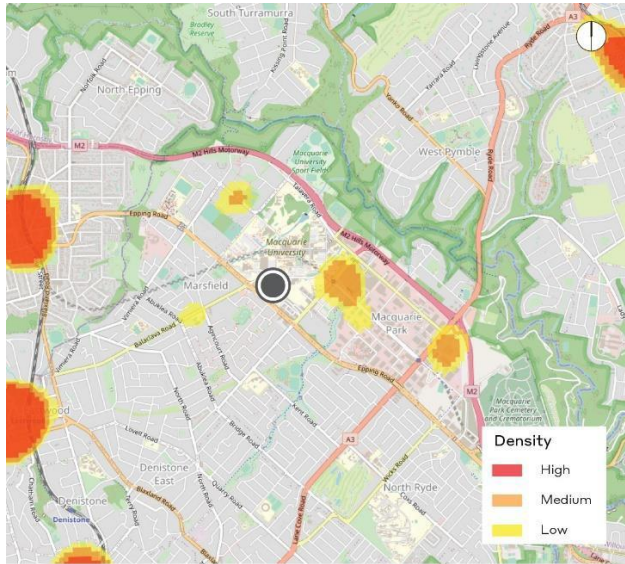
Source: BOSCAR /Ethos Urban



 The Site Break and enter dwelling

Figure 24 Hotspot - Break and enter dwelling

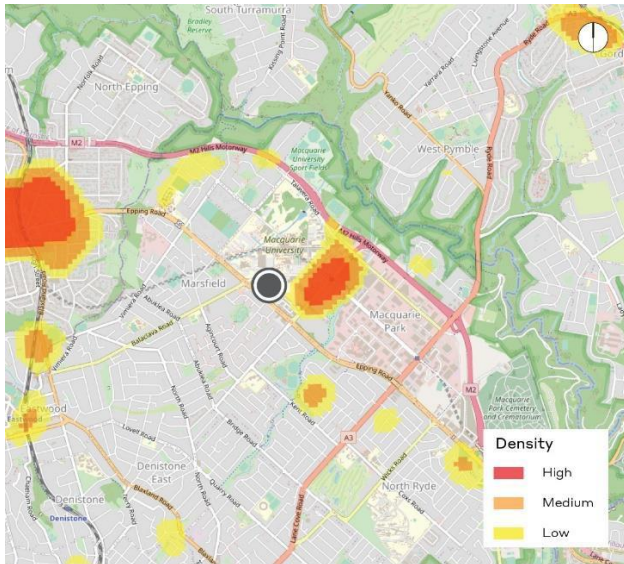
Source: BOSCAR /Ethos Urban



 The Site Break and enter non-dwelling

Figure 25 Hotspot - Break and enter non-dwelling

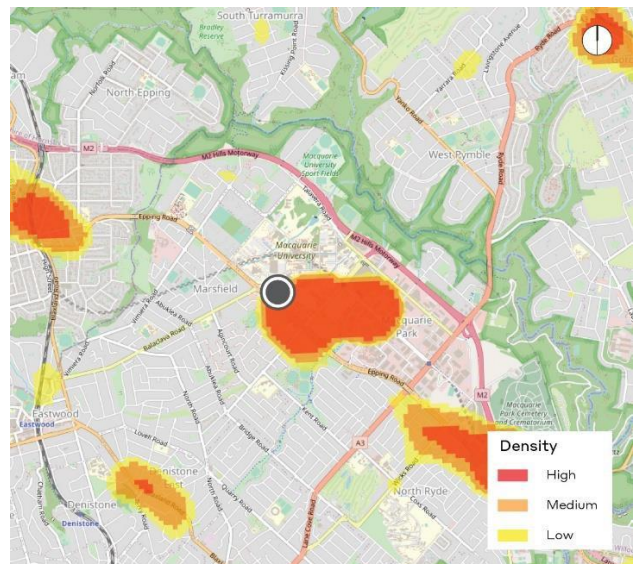
Source: BOSCAR /Ethos Urban



● The Site
 Steal from motor vehicle

Figure 26 Hotspot - Steal from motor vehicle

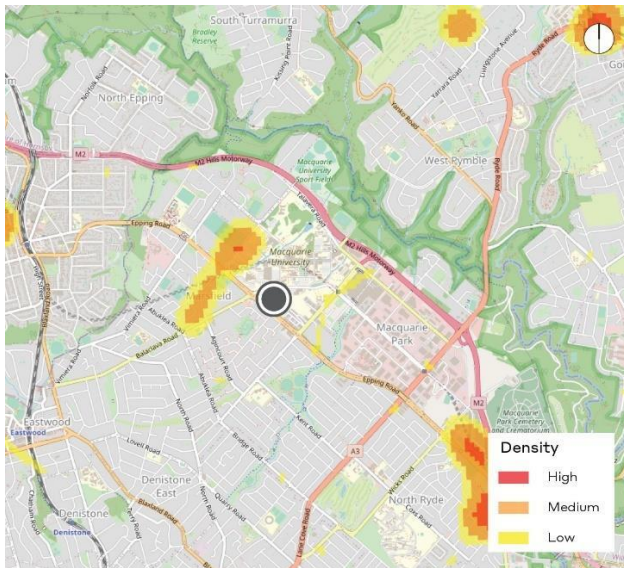
Source: BOSCAR / Ethos Urban



● The Site
 Steal from dwelling

Figure 27 Hotspot - Steal from dwelling

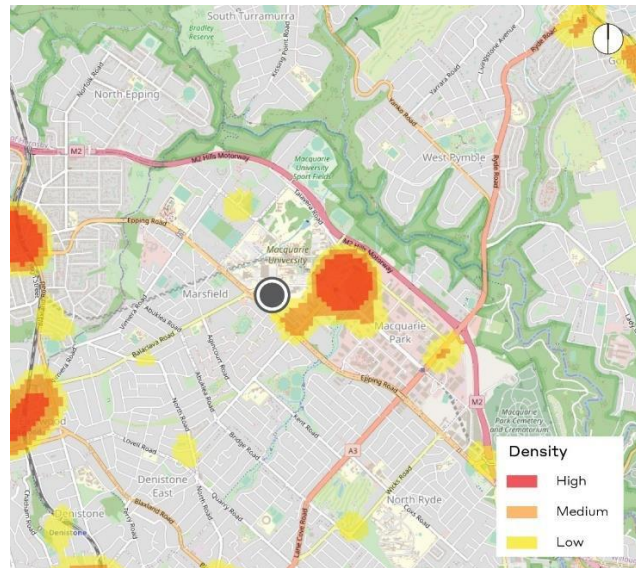
Source: BOSCAR / Ethos Urban



● The Site
 Motor vehicle theft

Figure 28 Hotspot - Motor vehicle theft

Source: BOSCAR / Ethos Urban



● The Site
 Malicious damage to property

Figure 29 Hotspot - Malicious damage to property

Source: BOSCAR / Ethos Urban

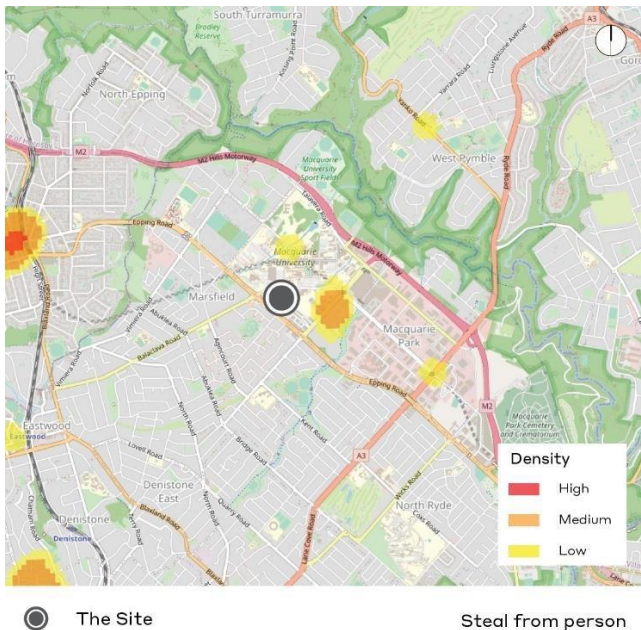


Figure 30 Hotspot – Steal from person

Source: BOSCAR/Ethos Urban

Hotspots indicate areas of high crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not accurately reflect the risk of victimisation. In addition, we note that the BOSCAR statistics indicate that the majority of the Sydney and Paramatta CBDs are included within these hotspot areas. Given the Site's location in proximity to Macquarie Shopping Centre, Macquarie University and Macquarie University Station, the risk of victimisation is not considered to be high, relative to other similar activity centres in metropolitan Sydney.

It is noted however that the high density hotspots of 'steal from dwelling', 'malicious damage to property', 'steal from motor vehicle' and 'break and enter dwelling' extend to the site and immediate residential area to the north east. Building specific CPTED principles will be carefully considered to minimise opportunities for these crimes at the subsequent detailed building design stages of the redevelopment. However, application of CPTED principles at the master planning stage is also vital in helping to create an urban design framework for the site that reduces the opportunity for specific types of crime. In this instance, natural surveillance, technical surveillance, lighting, street activity and effective guardianship are considered key.

4.1 Crime Prevention Strategy

The City of Ryde *Crime Prevention Plan July 2011 – July 2014* notes Macquarie Park as a hotspot for stealing/theft offences, and details crime reduction strategy that includes the following actions:

- Develop a coordinated approach to community ownership of Macquarie Park, including combining and aligning community education, street parties and situational prevention actions by Council and key partners.
- Officers are tasked to conduct High Visibility Policing through the Macquarie University and Macquarie Centre grounds and car parks.
- Shoplifting operations are conducted on a regular basis in conjunction with Loss Prevention Officers and Macquarie Centre security.
- Crime Prevention Officer and Volunteers in Policing attend major retailers and hand out crime prevention information to shoppers regarding stealing of handbags and wallets.
- Crime Prevention Officer and Volunteers in Policing attend car parks to conduct audits on vehicles with valuables found to be inside and a letter are posted to the registered owner regarding crime prevention information and instructions to not leave valuables in their vehicle.
- Once or twice per year Crime Prevention Officer has a stall at Macquarie Centre handing out general crime prevention information.
- Crime Prevention Officers attends Macquarie University, Dunmore Lang College and Robert Menzies College to provide a Crime Prevention talk to new students.

While these actions are focused on the Macquarie Centre and Macquarie University, the proposed development has the potential to facilitate multiple actions mentioned above. Further recommendations concurrent with this plan are detailed in **Section 6.0** of this assessment.

5.0 Matters for Consideration

A potential perpetrator can take advantage of the environment, with access and the opportunity for concealment significantly affecting the safety and perceived safety of an environment. Given that steal from dwelling, break and enter and steal from motor vehicle offences are likely to be the main criminal offences affecting the users of the proposed development (based on historic crime data), the following is an assessment of the potential of the proposed development to create opportunities for such crimes.

The proposed development features a complex mix of uses encompassing aspects of residential development, comprising market, affordable, student and seniors housing, educational uses and mixed retail, commercial and community uses. For this reason, understanding the relationship of these uses is integral in forming recommendations for crime reduction. This context underpins an assessment of the proposed development in accordance with the CPTED principles.

Social interventions are integral in increasing the safety and perceived safety of the development and surrounding environments. In conjunction with CPTED, social intervention ensures a greater scope of crime prevention is considered. Accordingly, social strategies have been considered in the Social Impact Assessment (SIA) report in support of the Concept Plan SSD Application in close consultation with BaptistCare. Therefore, this CPTED report should be read in conjunction with the SIA and CPTED report of this Concept Masterplan SSDA.

5.1 Surveillance

Opportunities for crime can be reduced by providing opportunities for effective natural surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance that foster communal activity. The following design features can improve natural surveillance:

- clear, direct path that encourage pedestrian activity and allow for clear lines of sight;
- activated day uses and casual streetscape surveillance offered by ground floor retail tenancies;
- establishing buildings close to the street frontage and pedestrian boulevards to allow passing traffic to observe the development;
- clear building entry points, highly visible from the street and pedestrianised areas;
- orientation of building entrances and windows towards the street, public domain and parking areas;
- appropriate lighting and effective guardianship of communal and/or public areas; and
- minimised opportunities for offenders to hide or entrap victims.

Due to the site's location within the Macquarie Park corridor, adjacent to Ivanhoe Estate and Macquarie University, amongst other high rise residential development, the site is surrounded by high rise mixed use developments, with active frontages that line the public domain. Accordingly, the site is already afforded a high level of natural surveillance. However, for the reasons outlined below, it is considered that the Concept Plan SSDA will further maximise future opportunities for natural surveillance.

In a general sense, the concept internal street patterns and block layouts have high capabilities of promoting clear sight lines, natural surveillance, ease of access and wayfinding. Importantly the proposed central locations of public domains and green open spaces (including the civic plaza, precinct park and associated pocket parks throughout the precinct) creates opportunities for activity overlooked by surrounding proposed buildings which front these spaces. The scattered nature of the location of these public domain areas will promote social interaction, a key component for a well-functioning community that has a strong sense of place and feeling of safety.

Opportunities for natural surveillance are generally benefited with the proposed Masterplan. The linear orientation of new accessways within the proposed development maximises sight lines. As all buildings within the proposed Masterplan will likely have habitable spaces orientated towards the road and other civic spaces, natural surveillance from dwellings to the surrounds is likely to be maximised. The organisation of non-residential uses also facilitates natural surveillance. Uses such as the school, seniors housing, retail components and public domain areas are co-located, in turn creating multiple hubs of activity nodes within the site, resulting in inter-dependent opportunities for natural surveillance created by their various times of occupancy and use.

It is noted that there will be periods outside of standard business hours where the retail / commercial uses, as well as the public domain, will experience limited pedestrian movements. However, it is recommended that the hours

of operation for the future retail uses should be flexible and not confined to traditional habits of constricting hours of operation. In light of this, formal surveillance measures such as CCTV should still be incorporated, as discussed in the recommendations provided in **Section 6.1**.

5.2 Lighting and Technical Supervision

Effective lighting and discrete technical supervision can reduce fear, increase community activity, improve visibility and increase the likelihood of offenders being detected. Lighting and technical supervision are integral in increasing the safety and perceived safety. All lighting provided within and around the development, including the through site links and laneway should ideally exceed the minimum Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas, specifically addressing crime and fear reduction.

Exterior lighting may be challenged by the concentration of vegetation that is anticipated to be placed throughout the site, and specifically within the Precinct Park to the east. With the proposed development featuring multiple uses, 'black spots' may be created during times of inactive use. This is specifically relevant to the school and retail spaces which are unlikely to be illuminated outside of their operational hours.

Discrete technical supervision by way of closed-circuit television (CCTV) is also warranted within the proposed development and should respond to the various uses and activity. The placement of CCTV within various buildings and spaces throughout the site should specifically focus on providing coverage to key access points, and areas that do not benefit from natural surveillance. For this reason, discrete CCTV is considered appropriate in building entrances (including vehicle entrances, especially within basements), in places of public gathering and recreation, and pedestrian pathways that do not otherwise benefit from natural surveillance. However, as with a typical suburban neighbourhood, CCTV that monitors the entire site is not considered appropriate.

Recommendations in this respect are provided at **Section 6.1**.

5.3 Territorial Reinforcement

The NSW Police Safer by Design Guidelines note that people generally recognise areas that are well cared for and areas that display strong ownership cues are less likely to be improperly used than those that do not. In particular, ownership cues are heightened and fear can be reduced amongst residents and visitors through the personalisation, marking, maintenance and decoration of a building.

Given the context of the proposed Masterplan, territorial reinforcement and associated effective guardianship will be critical in ensuring safety and crime reduction. Clear delineation between public land (ie in a future context if roads or any public space are proposed to be dedicated to Council), community/communal land and private land is considered of high importance in this type of development. Clear delineation and territorial reinforcement of different land ownership and uses ensures that the ambiguity of spaces and confusion of use are minimised. This promotes a confidence in residents to take effective guardianship of spaces and reduces excuse making for offenders. Defined landscaping along these land ownership and use interfaces is recommended. Signage also assists in this respect to let residents and visitors better understand delineations.

However, any future development should in no way appear to be fortified, nor should there be an obvious division between the various leasing and ownership arrangements of dwellings. Critical to the creation of effective guardianship is social inclusion, which is disadvantaged by the obvious physical and visual division of residents based on their socio-economic status.

Suitable wayfinding signage at the perimeter, and internally within the future development, along with building / business identification signage associated with the differing uses are recommended to help reduce the opportunities for people to find excuses to gain authorised access and / or to loiter in areas of the development that are not meant for them. Whilst all public access points are designed to be legible and inviting, signage will further enhance this perception.

Overall, it is considered that the Masterplan concept is capable of providing appropriate opportunities for both formal and informal guardians in and around the development that will help to deter offenders and increase the risk of detection and will contribute to the safety of the area.

5.4 Environmental Maintenance

It is commonly understood that area image can impact on feelings of safety and danger, influence local confidence and individual decisions to withdraw or engage in community life. It can also affect the economic prosperity of areas and lessen the likelihood of visitors to return.

Vandalism, graffiti and other crimes can induce fear and avoidance of public spaces, particularly amongst the elderly. As such, maintenance of the proposed development and its surrounds is a key crime prevention mechanism. The proposed development will provide a high quality urban environment which will convey a clarity of ownership and display a space that is well cared for.

As shown within Architectural Plans prepared by BVN, the proposed Concept Plan provides a better use and higher quality design outcome for the site in its entirety than what currently exists. The maintenance of an area encourages regular use in attracting visitors and ensuring their return, which in turn provides opportunities for natural supervision. It is recommended that the open space areas including the future Civic Plaza and Precinct Park, as well as the surrounding public domain areas around building curtilages are monitored regularly with an adequate contractor appointed to ensure that appropriate landscaping care is upheld for these spaces.

Additionally, it is recommended that a rapid removal policy should be in place for vandalism repair and the removal of graffiti and all public spaces should be kept clean and tidy. Further, high quality public seating and other furniture, building materials and design of signage should be used to lessen the likelihood of damage and to help reduce maintenance costs.

5.5 Activity and Space Management

The management of space and activity is important to maintaining control over a space and preventing incidents of crime. Space management relates to the supervision, control and the ongoing care of a development, similarly to environmental maintenance. Spaces that are infrequently used are known to experience crime and be the subject of abuse. Effective space management also encourages people to feel a shared responsibility for its use and condition.

The effective management of activity and space within the proposed development is critical given the various uses that will occupy the site. The proposed Masterplan has given due consideration to activity and space management, with the various uses provided by the concept plan clearly delineated by positioning and separation of towers and built forms. Some stakeholders, such as the school and seniors housing are likely to enforce their own management procedures, while the management of built to rent dwellings may be universally applicable throughout the entire development. Critical to the holistic management of the site is the formation of a management body, tasked to manage the interests and operational requirements of all stakeholders. Such a body should clearly specify the responsibilities of each stakeholder and the physical extents of their management responsibilities.

As effective guardianship plays such a critical role in the safety and perceived safety of the proposed development, the management body of differing uses and buildings should specifically address social inclusion throughout the proposed development. While such programs may be facilitated by a group of stakeholders (such as BaptistCare), they may involve the participation of other stakeholders. It is important that certain uses within the proposed development, such as aged care, schools and student housing do not become isolated in their operation and actively participate in the community. Also, consideration of retail or commercial tenancies throughout the proposed development requires consideration.

5.6 Access Control

Access control strategies restrict, channel and encourage the movement of people and vehicles into and through designated areas. Unauthorised entry is reduced by physical and technical barriers, as they increase the effort required to commit a crime. The proposed development includes multiple types of access, these include:

- Primary – access to all public areas, including all streets, retail areas and the public parks.
- Secondary – access to semi-public areas, including building lobbies that offer services such as the school, student housing, aged care facilities and commercial premises.
- Vehicle – i.e access for vehicles for parking and loading within the site, encompassing all the above uses.

As with territorial reinforcement, it is important to maintain that the proposed development be free of physical access control that appears to fortify the environment. Access control should not unnecessarily delineate the ownership of dwellings. While appearing to fortify the proposed development is considered inappropriate, areas within the proposed development such as the school and age-care facility may require provisions that increase access control. In areas of the proposed development that are freely accessible to the public, the consideration of other CPTED principles such as lighting and technical supervision may be required.

As part of this Concept SSDA, indicative vehicle site access points have been strategically located to ensure dispersed traffic throughout the site. Further, a standalone access point for the school drop off and pick up area has been considered and means that all school related traffic is isolated to the basement, providing a good level of access control and safety.

The layout of the site's building envelopes in the context of the internal public domain plan provides a logical integration of the site with the surrounding network. It is clear that future access locations and pedestrian desire lines have been designed to provide maximum permeability through the proposed development, channelling pedestrian movement appropriately. The pedestrian network has been designed with principles of walkability and pedestrian safety as a priority within the precinct, contributing to a safe street network that integrates wide pathways with streetscape planting and seating areas throughout.

We note that detailed assessment of access control for the future buildings will occur at subsequent stages of future DA's.

5.7 Design, Definition and Designation

The design of the proposed development is considered to heavily reflect its purpose and intent, and while perpetrators will often exploit areas with unclear spatial definition, the design of the proposed development generally addresses multiple principles of CPTED. As mentioned above, the Masterplan design provides for a clear separation of uses in an integrated wider development.

The Masterplan is benefited by the regular layout and orientation of roads and buildings, which benefits natural surveillance and wayfinding. The proposed development may be challenged by the high concentration of vegetation located throughout the development and particularly within the Precinct Park. Maintenance of this vegetation should occur to ensure that these areas do not undermine the principles of CPTED, including access control, natural surveillance, effective lighting and technical surveillance.

To minimise any opportunity for conflict may occur between the various uses within the proposed development, therefore effective management of activity and space is required together with social interventions.

6.0 Crime Risk Rating & Recommendation

The Crime Risk Rating considers the Masterplan development as proposed in the urban design report prepared by BVN. Acknowledging the existing and future site context along with the issues discussed in Section 2, 4, and 5, the Crime Risk Assessment Rating of the place was rated within the 'low' category.

A high level assessment of the proposed Masterplan layout using the CPTED principles has found that, with the implementation of the recommendations to be considered in the future context of the site, the rating would remain within the 'low' category. This Crime Risk Rating incorporates the inevitable risk of crime associated with large scale mixed-use development. While the redevelopment of the site will likely increase the opportunities for crime, purely by the increase of use and occupancy of the site, our assessment finds that the proposed layout and design of the Masterplan is generally consistent with the principles of CPTED. We note that any future Stage 1 detailed DA will be subject to further assessment and in depth analysis of the specific built form and public domain elements in accordance with the CPTED principles. The below recommendations are provided to assist in minimising any opportunities for crime.

6.1 Recommendations

6.1.1 Surveillance

- Maintain sightlines to and from the buildings and the surrounds by ensuring signage and equipment do not create a significant visual obstruction.
- Ensure public domain and external circulation spaces are unobstructed by large structures, to remove opportunities for concealment and ensure that pedestrians can move freely with clear sightlines of their surrounds.
- Ensure glazed elements to the lobby areas and lift core is clearly visible from the external environment to assisting in maximising surveillance.
- Where practically possible, ensure the distance of a driveway to a public road is minimised.
- The pedestrian entry/egress points to/from the site from Epping Road are recommended to be clearly defined and have a generous width, be appropriately lit and be provided with clear sight lines to ensure natural surveillance. Through landscaping or other means discourage the provision of formal (or informal) narrow and unobserved entry/egress points from Epping Road that could assist an offender entering and exiting the site unnoticed.

6.1.2 Lighting and Technical Supervision

- All lighting provided within and around the development, including the new roadways, through site links, pedestrian accessways and near building entrances should ideally exceed the minimum Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas, specifically addressing crime and fear reduction.
- Consistent and uniform lighting is recommended throughout all public and ground level communal areas (where appropriate) within the proposed development. This lighting should also aim to minimise light pollution and light spill on to future residential building windows.
- A CCTV network is essential for the overall development and its curtilage. The CCTV network is to be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the *Security Industry Act 1997* who can provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network.
- The CCTV network should endeavour to ensure blackspots of coverage are not created.
- The CCTV network strategy should be partnered with the internal and external lighting strategy to ensure facial recognition is achieved in all lighting conditions and a minimum colour rendering index of 60 is achieved.
- Discrete CCTV systems such as small dome cameras are recommended.
- A lighting strategy should be developed by a suitably qualified and experienced lighting expert. It is recommended that when designing the lighting strategy for the publicly accessible areas a CPTED professional is consulted.

6.1.3 Territorial Reinforcement

- Ensure any public furniture to publicly accessible areas or surrounding pedestrian circulation spaces and pathways are durable and of high quality design.
- Maintain that building entrances and walkways remain free of clutter to ensure entry points are highly visible from the street frontages.
- Ensure that pathways within lobbies and public domain corridors are unobstructed at all times to avoid blind spots.
- Provide wayfinding signage and building / business identification signage where appropriate to reinforce perceptions of safety and legibility and to direct movement, prevent confusion and deter loitering.
- Ensure the delineation of public land is clearly articulated through the design of landscaped environments and measures of territorial reinforcement do not appear to fortify the proposed development and the site.
- Clear delineation between public land (ie if any roads or public spaces are to be dedicated to Council), community/communal land and private land is considered of high importance in this type of development. Defined landscaping along these land ownership boundaries and use interfaces is recommended.
- The site boundaries along Epping Road and Balaclava Road are recommended to be clearly defined to delineate the boundaries of the site, but not to create the sense of enclosure or access control. The provision of subtle signage at site entry points to inform people they are entering private land could also assist in this regard.

6.1.4 Environmental Maintenance

- Ensure mechanisms are in place to facilitate the on-going maintenance of all buildings, including private areas and public domain spaces, as well as external boundary treatments.
- The implementation of a rapid removal policy for vandalism repair and the removal of graffiti is recommended.
- It is recommended that a Plan of Management (PoM) be prepared to ensure that there are standard policies and procedures in place to ensure the ongoing maintenance of each building, as well as key public domain areas within the precinct such as the Civic Plaza or Precinct Park. It is also recommended that the relevant staff members and management personnel of each building responsible for such activities are aware of the procedures contained in the PoM. This can be provided for each detailed DA prepared for the differing buildings across the site.

6.1.5 Activity and Space Management

- Ensure future business, building and wayfinding signage is appropriate to deter access to private spaces and direct pedestrian movements to desired locations.
- Maximise the inclusion of glazed facades with anti-graffiti coatings wherever possible to maximise lines of sight and mitigate the risk of damage.
- It is recommended that a PoM be prepared specifically to ensure that there are standard procedures and policies in place to manage and govern the space and people within it appropriately in the event of any emergency.

6.1.6 Access Control

- Ensure that any access control does not appear to fortify the environment. Indeed, any future fencing along internal street boundaries be visually attractive and low in height.
- Ensure potential security risks and threats are considered and managed appropriately in the design to the satisfaction of BaptistCare or other on site operators of differing buildings and uses, especially the school.
- Consider installation of an appropriate bollard/barrier system at the entrance into the future public domain areas to prevent vehicles driving into the site. A security consultant with a Class 2A licence under the *Security Industry Act 1997* is recommended to be engaged to provide specific advice on the type, placement and installation of this bollard/barrier system to ensure vehicles moving at high velocity cannot enter the site in locations not intended for vehicles, if need be.

6.1.7 Design, Definition and Designation

- Ensure there is visual uniformity as far as possible between all proposed housing types, so a casual observer could not differentiate between a seniors, build to rent or affordable housing unit and a general market housing unit.