

CPTED ASSESSMENT

Abel Tasman Village

222 Waldron Road & 138-140 Campbell Hill Road

Chester Hill NSW

EVOLUTION PLANNING



Abel Tasman Village
A Culture of Care

August 2024

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Prepared for:

Abel Tasman Village

August 2024

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1 Introduction

This Safer By Design, Crime Prevention Through Environmental Design (CPTED) Assessment has been prepared by Evolution Planning and accompanies a State Significant Development Application (SSDA 49937206 – Abel Tasman Village – Seniors Housing), for a Seniors Housing development, comprising a 120 bed residential care facility (RCF) and 64 x Independent Living Units (ILUs), within 4 buildings, at 222 Waldron Road and 138-140 Campbell Hill Road, Chester Hill, NSW. The DA also includes a Stage 1 DA for the construction of Buildings A, B and E.

This CPTED Report has been prepared in response to:

- the Secretary's Environmental Assessment Requirements (SEARs) - Item 7 '*Public Spaces*';
- *State Environmental Planning Policy (Housing) 2021*, SEPP(Housing):
 - Ch 3 Part 5 – *Seniors Housing Design Guidelines*;
 - Ch 4 Part 5 *Design of residential apartment development – Design Principles*.

CPTED, as defined by the United States National Crime Prevention Institute, is:

"a crime prevention strategy based on proper planning, design and structure of cities and neighbourhoods, to create the effective use of the built environment which can lead to a reduction in the fear and incidence of crime, as well as an improvement in quality of life".

Any design strategy needs to be part of a holistic approach to crime prevention incorporating social, environmental and community development strategies and alone cannot completely remove the potential for crime.

CPTED seeks to influence the design of buildings and places by:

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

This Assessment should be read in conjunction with the proposed architectural plans, prepared by Boffa Robertson Group, and Landscaping Plans, prepared by Site Image, extracts of which are referred to throughout this report.

2 Site

The subject site, 222 Waldron Road and 138-140 Campbell Hill Road, Chester Hill, has a combined area of 12,738sq.m and has two street frontages. The site, at 22 Waldron Road, is presently being used by ATV for seniors housing, and the corner part, 138-140 Campbell Hill Road is presently vacant, having once been the location of a service station.

The site is located within the suburb of Chester Hill, in the western suburbs of Sydney, on the western fringe of the Chester Hill local centre, where there are a variety of local services and facilities on offer. Public transport is available in the form of buses on Waldron Road and trains from Chester Hill station located approximately 400m from the site.

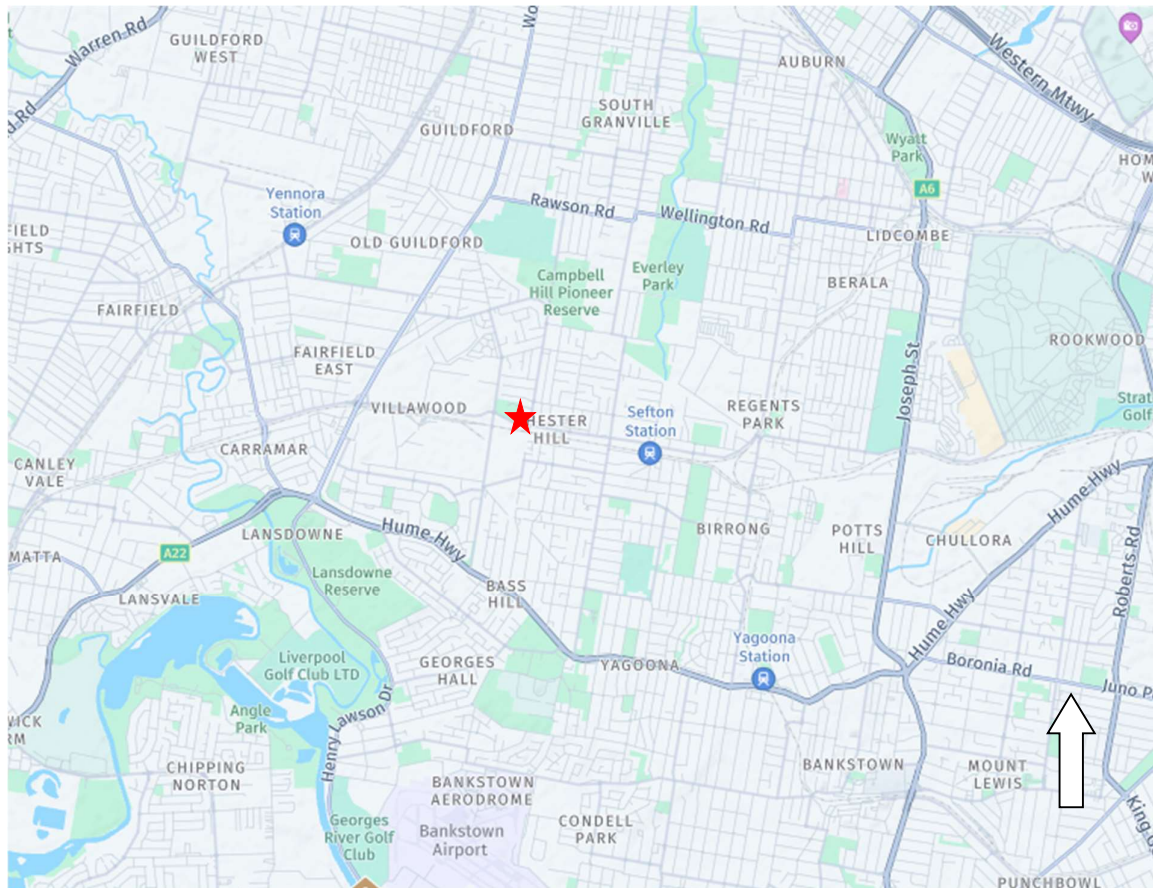


Figure 1: Site Location Plan

Source: Nearmap



Figure 2: Aerial context plan (Boundary indicative)

Source: Nearmap

The site, aside from the now vacant former service station site, presently accommodates a seniors housing development operated by ATV, comprising a mix of buildings spread across the site in one and two storey forms, accommodating up to 80 residents in a variety of care scenarios; a central kitchen, laundry, lounge/dining rooms and administration spaces.

The existing seniors housing development will be demolished in phases, with the staged construction of the proposed new seniors housing development.



Figure 3: Aerial site plan

Source: Nearmap

Development in the immediate vicinity of the site includes:

- medium density housing opposite Waldron Road to the south;
- a public reserve, (Frank Bamfield Oval) to the immediate west;
- the northern boundaries have interfaces with:
 - low-density housing (the rear boundaries of dwelling lots on the south side of Bancol Street); and,
 - the south side boundary of a dwelling with a frontage to Campbell Hill Road;
- a single dwelling and the side elevation of commercial premises at the end of the Chester Hill local centre on the opposite side of Campbell Hill Road to the east.

Refer to photographs of the site and context below, sourced by Evolution Planning unless otherwise indicated.



Figure 4: Panorama view east along Waldron Road. ATV site on left of image Source: Google Maps



Figure 5: Existing entry to ATV village off Waldron Road



Figure 6: Western boundary interface between public reserve and ATV Village facing north



Figure 7: Vacant previous service station site from junction of Waldron Road and Campbell Hill Road. ATV Village (on left), 136 Campbell Hill Road (on right).



Figure 8: Streetscape view north along Campbell Hill Road

Further afield in the town centre, but of relevance to this assessment, is a late opening licensed premises, and the train station, both sources of late night pedestrian activity around the site.

3 Proposal

The proposed staged development comprises 4 buildings. Stage 1 includes the overall Concept Plan and Stage 1 Development Consent for:

- Building A - Retail tenancies at ground level facing Waldron Road and 6-7 levels above comprising 39 x Independent Living Units (ILU)s;
- Building B – Residential Care Facility (RCF) over 4-5 levels to include 120 beds;
- Building E - 4 storey building to include 25 x ILUs.

A new site access will be included in Stage 1, located at the west side of Building A off Waldron Road, leading to the basement access and the main entry to Building B. All buildings share the same basement



Figure 9: Extract Proposed Masterplan

A future DA will be lodged for Stage 2 being Building C, comprising neighbourhood shops at ground level facing Waldron Road and 5 levels above including 37 x ILUs, over basement parking and services. A second vehicular crossing will then be provided off Waldron Street to service this building.



Figure 10: Streetscape view of Buildings A and C from junction of Campbell Hill Road and Waldron Road

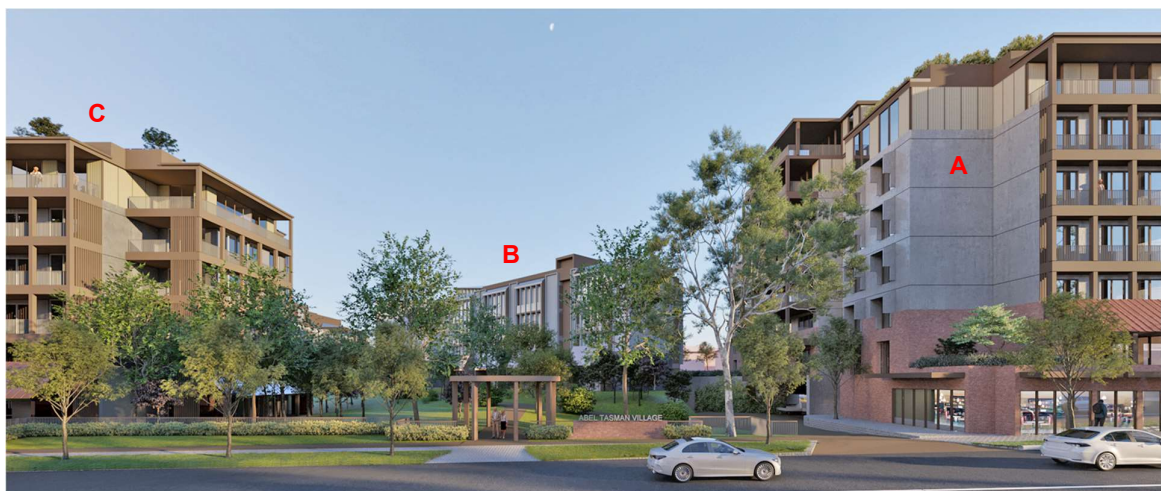


Figure 11: Streetscape view from Waldron Road
An extract of the proposed Landscaping Masterplan is provided below.



Figure 12: Extract Landscaping Masterplan – Stage 1

Pertinent to this assessment, fencing is proposed to secure the site, and sensitive parts of the site, as required, (at night or during any “lock-down” scenarios).

Fencing details are provided at DWGs DA100.2 and 100.3 in the accompanying Landscaping Plans, prepared by Site Image.

4 CPTED Assessment

4.1 Part A - Crime Risk Assessment

4.1.1 Crime Profile

As to the wider consideration of the instances of crime, the subject site is located within the ABS Level 4 'Parramatta' Statistical Area, (SA), in the southern portion of the zone.

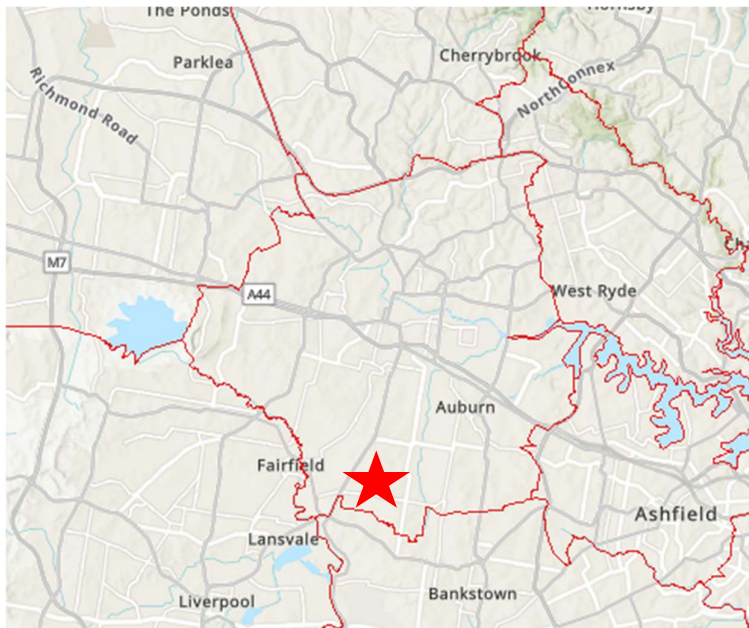


Figure 13: Statistical area zone

The table below includes a number of offences, for the Parramatta SA, selected in terms of their relevance to the site and development, or crimes which may be prevented by the application of CPTED principles,

Offence	2018	2019	2020	2021	2022	Rate / 100,000	2 year trend	5 year trend
Murder	5	9	5	8	4	0.8	nc	nc
Attempted murder	3	2	3	4	1	0.2	nc	nc
Domestic violence related assault	1,819	1,949	1,948	1,947	1,936	389.8	Stable	Stable
Non-domestic violence related assault	1,742	1,598	1,457	1,528	1,818	366	Up 19.0%	Stable
Sexual assault	229	268	323	360	340	68.5	Stable	Up 10.4%
Sexual touching,	352	318	347	376	368	74.1	Stable	Stable

sexual act and other sexual offences								
Abduction and kidnapping	15	17	18	21	14	2.8	nc	nc
Robbery without a weapon	128	132	74	63	96	19.3	Up 52.4%	Down 6.9%
Robbery with a firearm	18	8	12	10	12	2.4	nc	nc
Robbery with a weapon not a firearm	80	76	72	55	73	14.7	Stable	Stable
Intimidation, stalking and harassment	2,029	2,067	2,128	2,248	2,273	457.6	Stable	Up 2.9%
Other offences against the person	72	72	78	65	100	20.1	Stable	Stable
Break and enter dwelling	1,582	1,317	1,174	1,249	1,289	259.5	Stable	Stable
Break and enter non-dwelling	461	340	291	345	399	80.3	Stable	Stable
Motor vehicle theft	932	914	676	789	878	176.8	Up 11.3%	Stable
Steal from motor vehicle	2,568	2,283	1,838	1,810	2,199	442.7	Up 21.5%	Down 3.8%
Steal from dwelling	891	946	850	943	1,070	215.4	Stable	Up 4.7%
Steal from person	288	197	128	133	141	28.4	Stable	Down 16.4%
Other theft	1,547	1,386	1,045	1,109	1,265	254.7	Up 14.1%	Down 4.9%
Arson	125	93	83	71	84	16.9	Stable	Down 9.5%
Malicious damage to property	2,656	2,418	2,231	2,135	2,182	439.3	Stable	Down 4.8%
Trespass	435	342	307	368	559	112.5	Up 51.9%	Up 6.5%

Figure 14: Selected Offence Statistics – Parramatta SA Source: NSW Bureau of Crime Statistics and Research (BCS)

Overall, the instances of the selected reported offences in the Parramatta SA are relatively stable except for rises in non-domestic violence; sexual assault, robbery without a weapon, motor vehicle theft and theft from vehicles, theft from dwellings and trespass. Robbery without a weapon, theft from vehicles and persons and malicious damage to properties show declining trends over the 5-year period.

The following figures present data from the more localised statistical area of the Chester Hill suburb, (identified at Figure 24 below). The selected offences show comparative rates of crime between the suburb and NSW over a five-year period (2018-2023). The orange line represents the Chester Hill

suburb and the blue line represents NSW. For clarity reasons, the instances of crime, on the left of each graph, are emphasised on the right of each graph.

THEFT

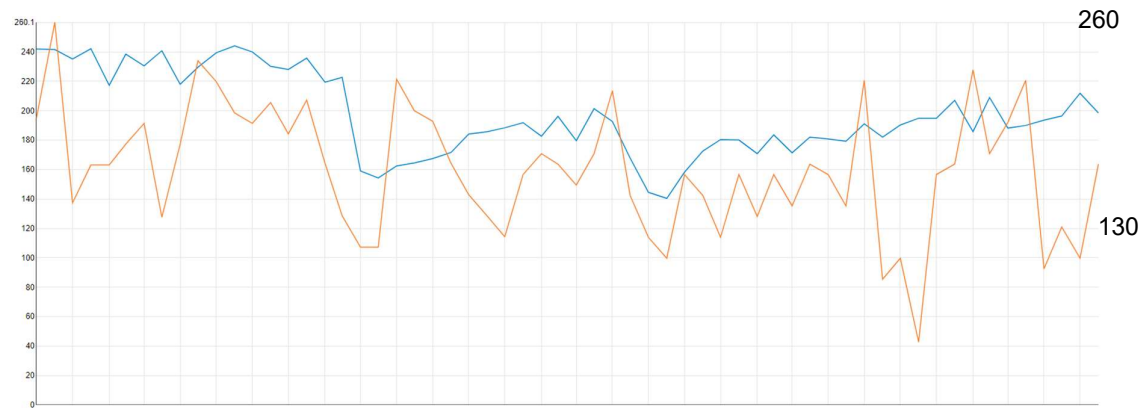


Figure 15: Incidents of Theft in Chester Hill suburb Oct 18 – Aug 23

THEFT FROM DWELLING

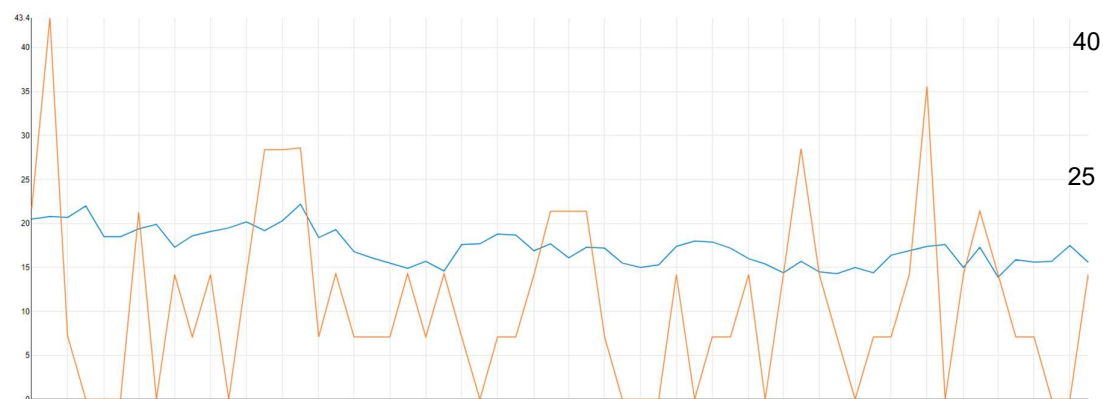


Figure 16: Incidents of Theft (Steal from dwelling) in Chester Hill suburb Oct 18 – Aug 23

SEXUAL OFFENCES

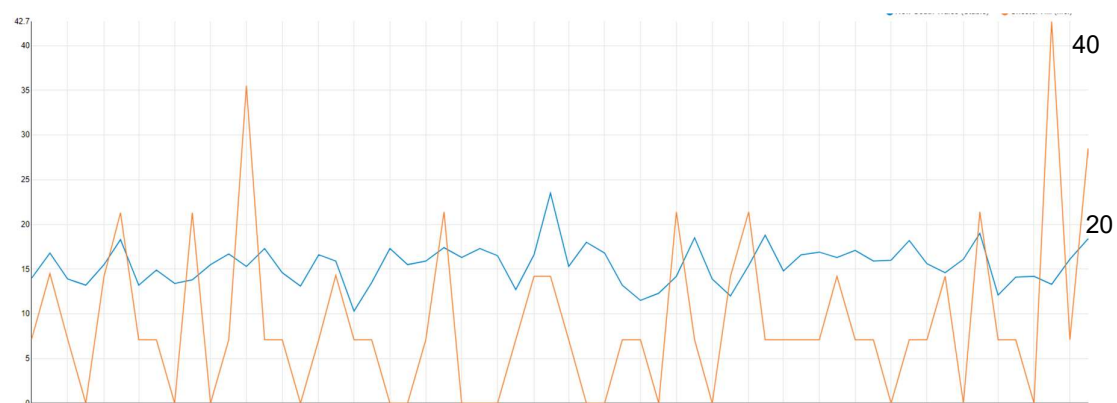


Figure 17: Incidents of Sexual Offences in Chester Hill suburb Oct 18 – Aug 23

ASSAULT

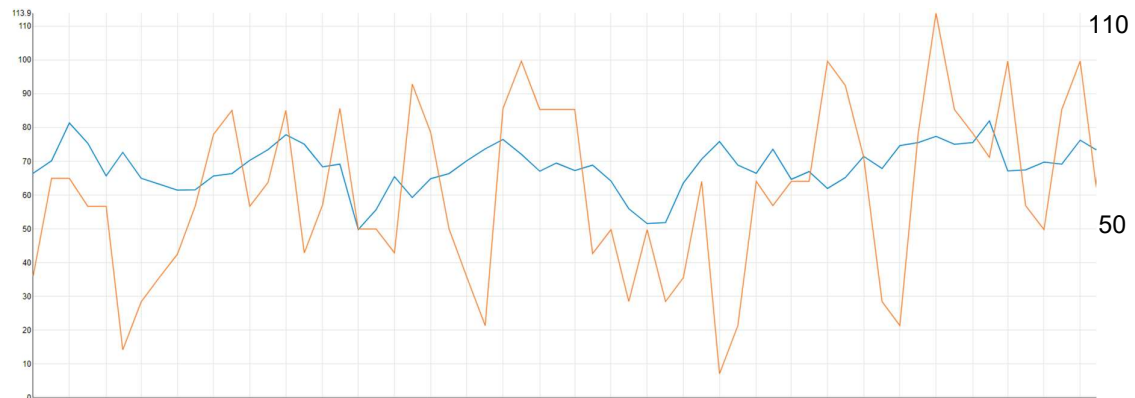


Figure 18: Incidents of Assault in Chester Hill suburb Oct 18 – Aug 23

MALICIOUS DAMAGE TO PROPERTY

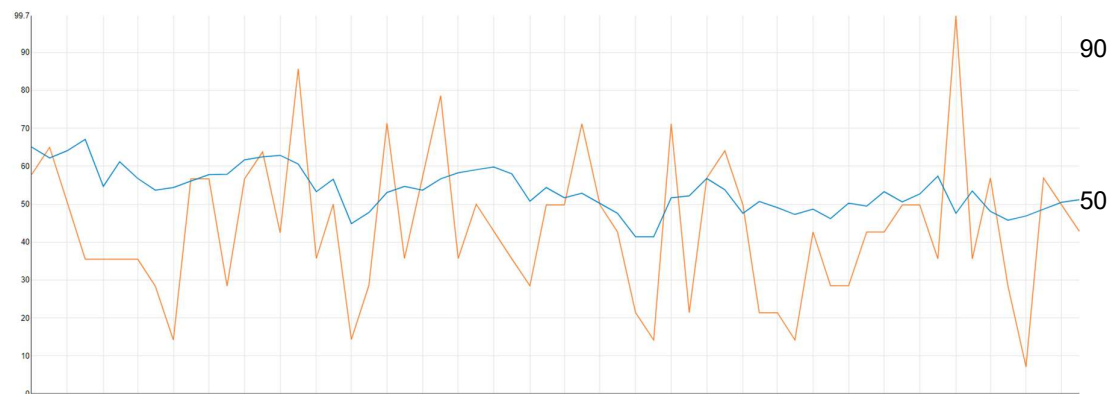
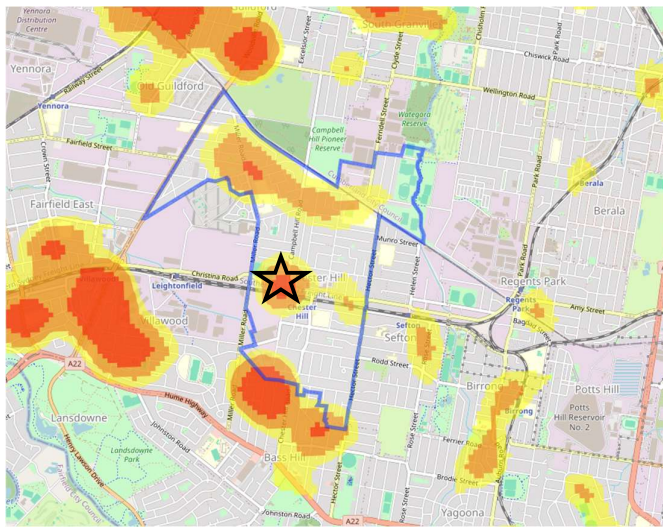


Figure 19: Incidents of Malicious Damage to Property in Chester Hill suburb Oct 18 – Aug 23

The map extracts below, sourced from the NSW BCS Hotspots Mapping system, show the presence and intensity of selected offences.

BREAK AND ENTER DWELLING



 Chester Hill suburb statistical area

Figure 20: Break and enter dwelling – Hotspots Map – 2022-2023

NON-DOMESTIC ASSAULT

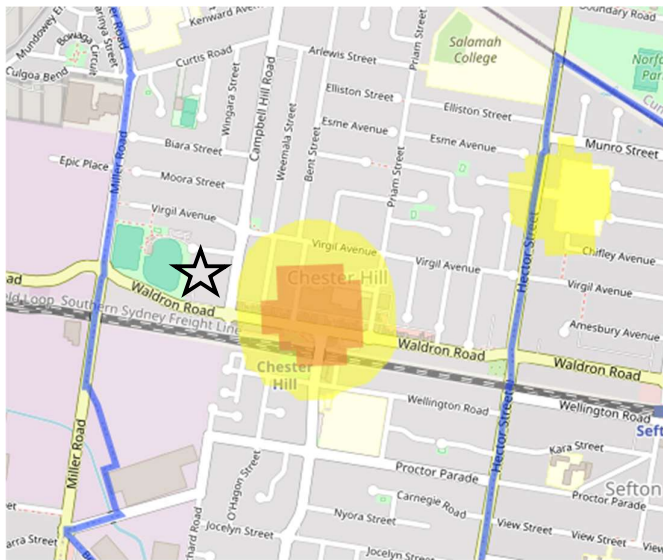


Figure 21: Non-domestic assault – Hotspots Map 2022-2023

MOTOR VEHICLE THEFT

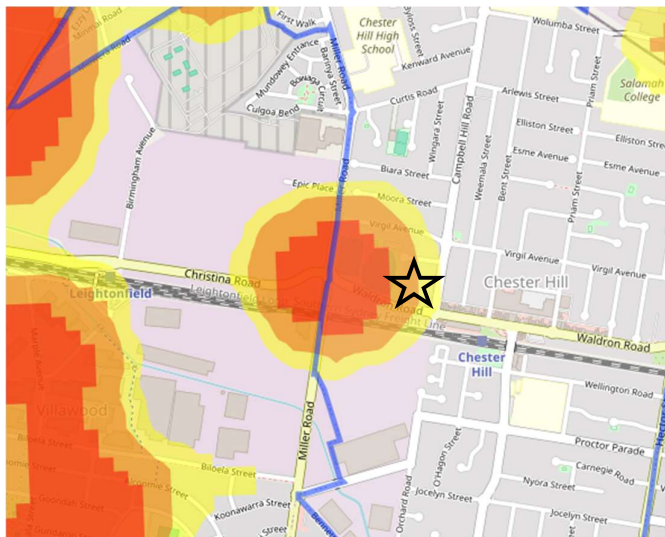


Figure 22: Motor vehicle theft – Hotspots Map 2022-2023

The rate of selected offences in the Chester Hill suburb is largely below the NSW trends, although there is a growing rate in the instances of assault in the suburb which is now on par with NSW.

Noticeably from the Hotspots mapping extracts: instances of break and enter are centred on the medium density housing opposite the site and the site itself; non-domestic assaults occur largely at the heart of the town centre; and, motor vehicle theft occurs mostly in the industrial land to the west of the site and the town centre.

4.1.2 Crime Risk

In light of the analysis above, the nature of the proposed development, and, our understanding of the site context, potential crime threats which require particular consideration include:

- break and entry/theft from dwelling;
- theft;
- motor vehicle theft;
- malicious damage to property;
- trespass; and,
- assault (including sexual assault).

Other considerations related to the site and its context, in terms of crime risk and prevention include:

- The site having two street frontages, both which have pedestrian footpaths and are serviced by street lighting;
- Late night sporadic pedestrian traffic in the locality originating from the train station and the licensed premises in the town centre;

- The location of the site on the western periphery of the town centre and its interface with the public reserve;
- Potential access to and from the site between the public reserve and associated management and security issues;
- The proposed development is for housing for seniors and for those with a disability, with some residents requiring high levels of care. Some elderly and disabled people are also more vulnerable to crime.
- Necessity to secure construction sites to minimise opportunities for theft.

Elements of the design which require particular consideration include:

- the means of securing and accessing the site and buildings for various users (residential, commercial and visitors);
- boundary treatments and the design and configuration of the street interfaces;
- ground floor façade designs and landscaping in terms of the avoidance of potential concealment areas for opportunistic felons;
- management and operations; and,
- the internal design of shared spaces within the buildings.

Evolution Planning nominate a crime risk grade for the site of **‘low-moderate.’**

4.2 Part B - Principles for Minimising Crime Risk

Predatory and opportunistic offenders often make cost-benefit type decisions of potential victims and locations before committing crime.

CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating physical, environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension);
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime);
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards); and,
- Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

CPTED employs four key strategies: surveillance, access control, territorial re-enforcement and space/activity management. These principles are applied to the proposed development below.

4.2.1 Surveillance

Principle

The attractiveness of potential crime targets can be reduced by enhancing opportunities for effective surveillance, both natural and technical. Effective surveillance ensures visibility of public spaces,

allowing people to observe and monitor the activities of others. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:

- clear sightlines between public and private places;
- effective lighting of public places;
- landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Assessment

The principle of 'surveillance' has multiple applications in the context of the site and proposed development, in light of the site having two street frontages; an interface with a public reserve; and, the ability to survey open space areas and pedestrian spaces within the site from within the proposed buildings and the streets. Refer to Figure 23 below which shows the proposed boundary treatments and vehicle and pedestrian circulation.

Waldron Road and Campbell Hill Road

The siting of the proposed buildings maximises the visual permeability of the development, from the reserve and Waldron Road, creating excellent levels of surveillance from the public domain.

The development embodies good-high levels of casual surveillance from within the buildings towards both Waldron Road and Campbell Hill Road. Retail tenancies are proposed at the ground floor levels of both buildings with frontages to Waldron Road providing active street frontages with living rooms and balconies facing the street in multiple levels above in each case.

The proposed residential presentation to Campbell Hill Road has benefits, from a surveillance perspective, since any commercial use at this location would (for compatibility reasons) likely trade within standard business hours leading to no surveillance in the evening/night from this location, unlike the proposed residential uses.

The proposed boundary treatments along Waldron Road and Campbell Hill Road, with low level landscaping and palisade type fencing, allows for satisfactory levels of surveillance to and from the site.

The entries to the commercial tenancies, residential entries and main residential entry lobbies are satisfactorily separated, articulated and easily identifiable. Refer to the further discussion below with respect to site way-finding.

Details related to proposed lighting will be developed prior to construction certification, but to maximise surveillance, a lighting consultant will be engaged to ensure that appropriate lighting is provided to all building entries, and that low level lighting is provided delineating the main pedestrian routes within the site.

Public Reserve

Frank Bamfield Oval, a public reserve, lies to the immediate west of the site. To the west of the Reserve lies industrially zoned land. At present, due to the orientation of dwellings abutting the reserve to its north and the units in the existing ATV development, the reserve is a poorly surveyed space, particularly at night.

The proposed development creates a different relationship with the reserve, resulting in favourable levels of surveillance over the public space. Buildings E and C have primary living areas and balconies

orientated west towards the Reserve. The 'Park Pavilion, is the centre piece of a park linking the proposed internal pedestrian network to the neighbouring reserve. Access is available via gates setback from the boundary so as not to impede public land. These new surveillance positions during the day and into the evening will significantly contribute to the prevention of potential crime and anti-social behaviour in this public space.

Internal Surveillance

The communal open space areas and pedestrian routes within the site are capable of being surveyed from private rooms; internal common places within the proposed buildings; Waldron Road; and, the public reserve.

The proposed café with outdoor seating located at the heart of the pedestrian network is a good observational position for users of the open space areas.

Internally, the common, above-ground spaces within the proposed buildings, have satisfactory surveillance levels since each of the buildings have linear corridors and spines.

At basement level, the potential for concealment opportunities for intruders/felons is greater, whether having first gained unauthorised access to the basement area below Buildings B and E or in the case of the service corridor behind the retail uses in Building A, entering the space legitimately.

In the basement area below Buildings B and E legitimate users will include residents, visitors and staff using parking, service contractors (such as waste collection); residents using common facilities and staff. Staff will either be involved in the operational functions at the basement level (laundry and kitchen functions) or making use of the staff room for breaks.

The relatively high degree of staff activity in the basement area created by the 24-hour operations of the kitchen and laundry, staff breaks, and, staff rotation shifts three times daily, greatly improves the surveillance of this space which will reduce the attraction for unauthorised access and opportunistic crime.

Access to the basement level lift lobby to Building B and the staff room from the basement parking area requires pedestrians to use a service corridor with blind aisles and corners. The level of surveillance along the service corridor will be reasonable due to the degree of staff activity but like some other public areas, we recommend the installation of CCTV, to augment the level of surveillance and to act as a deterrent by the erection of signage. It is further recommended that convex mirrors, or similar devices, be installed along the service corridor below Building B.

The lift lobby area below Building B is located next to the staff room. The lifts are dual side access and the 'external side' is enclosed by a glazed lobby with sightlines from the drop off zone and basement driveway, allowing for good surveillance to and from the entries.

The service corridor behind the retail uses in Building A may be used by the visitors to the retail uses to access the WCs. The corridor has a blind corner which should be treated with a convex mirror or other internal fixtures to achieve the desired effect.

The proposed landscaping design does not contain any obvious concealment opportunities along pedestrian routes. Site landscaping should be maintained, particularly in proximity to pedestrian routes and entries to ensure sightlines are maintained.

Surveillance – CCTV

The provision of CCTV cameras will further add to the level of surveillance in and around the development and potentially prevent crime by the use of signage making known the presence of such technology.

A specialist digital security consultant should be engaged to prepare a CCTV Strategy, which will include management arrangements, (including data storage), a hardware network plan, maintenance arrangements; and, any regulatory compliance.

The CCTV Strategy shall be developed with the assistance of a lighting specialist to ensure the effectiveness of the recording devices in terms of lighting within the buildings and external areas.

4.2.2 Access

Principle

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. Unauthorised entry is reduced by heightened levels of passive surveillance and of course, by physical, technical and/or operational measures.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. A balance needs to be achieved to ensure that any physical barriers are contextually appropriate in terms of the streetscape character and neighbouring land uses.

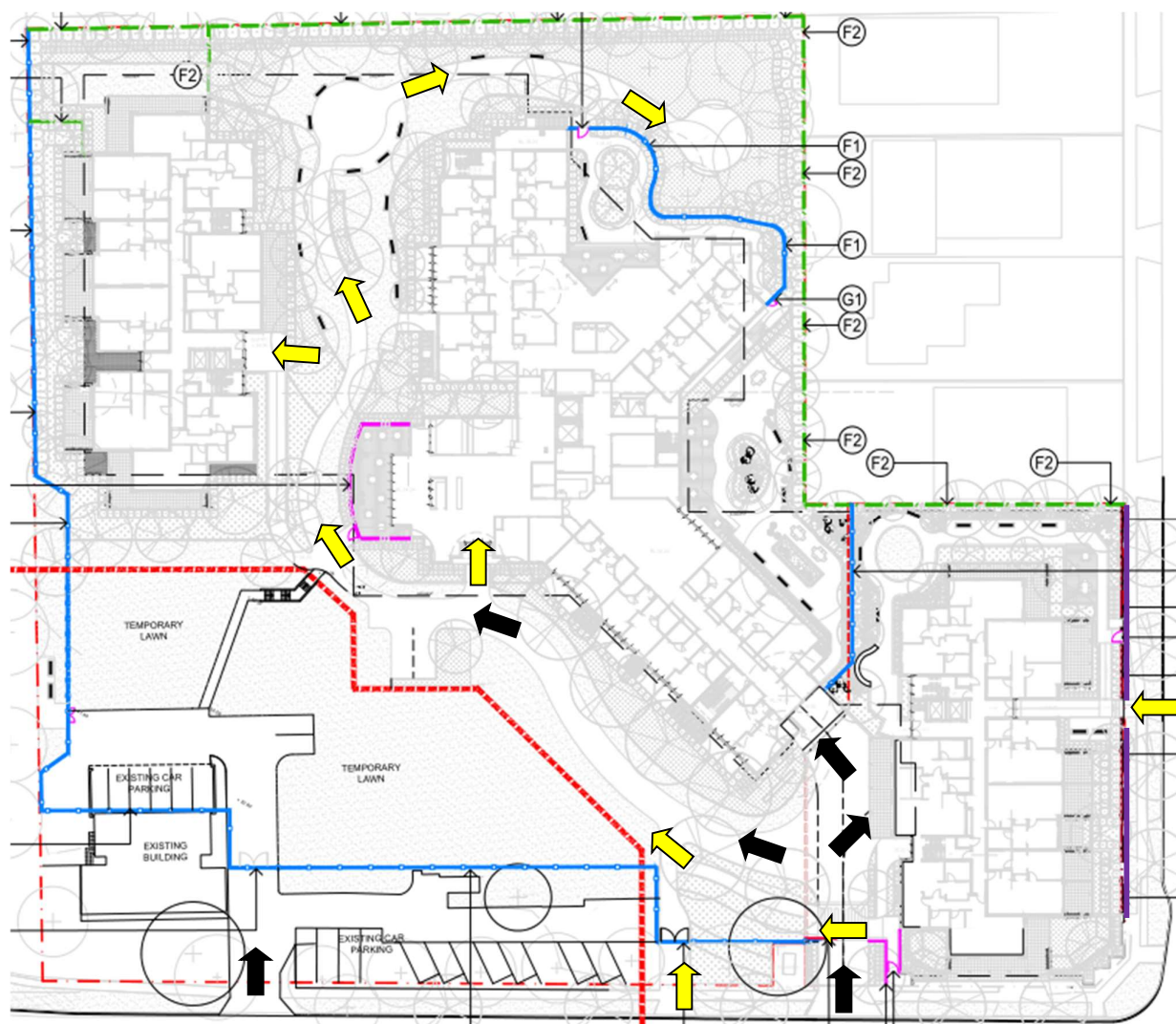
Assessment

The proposed approach to perimeter security and fencing is one of balance between achieving ATVs objectives of creating a welcoming environment for residents and visitors and to enable the site to be secured at night, or in a “lock-down” scenario.

The site is secured by 1.8m palisade type fences facing Waldron Road, setback from the boundary, and then generally following the western boundary facing the reserve. A 1.8m high lapped and capped timber boundary fence is proposed along the northern boundaries and the east boundary at the rear of the existing dwelling in that location.

The RCF is further secured by 1.8m palisade fencing around the dementia garden and fencing and gates leading to it. This also stops unauthorised access to the space. Refer to the extract below from the Stage 1 Fencing Plan.

The principles related to Access also acknowledge the potential for physical barriers to have untoward visual impacts on the streetscape. The proposed fencing facing Campbell Hill Road is low-scale with a height of 1.2m. The 1.8m high palisade fence between Building C and the driveway is setback from the Waldron Road boundary and is integrated with the proposed site landscaping. The same style fence is proposed to secure the site from the reserve to the west. The permeable nature of the fence maintains a visual connection between the spaces and satisfactory levels of surveillance. The use of palisade fencing is ideal in this context since it satisfies the CPTED principles related to both Access and Surveillance.



KEY

- | | | |
|---|--|---|
|  1.8m metal palisade fence |  1.5m glass fence |  1.8m masonry wall |
|  1.2m paling fence/wall |  Driveway gate |  Staging boundary |
|  Vehicle Access/Internal Driveways |  Pedestrian/building entries | |

Figure 23: Access and Fencing Plan - Stage 1

During the day, when access may be available from the pedestrian entry off Waldron Road, physical/technical control measures will be used as a means of managing pedestrian and vehicular access focusing largely on access to buildings, controlled by a digital fob/card system.

Electronic fobs will be issued accordingly to staff and residents to regulate access to secure external areas, residential building entries, to activate lifts and basement roller doors, and secure operational rooms, where staff access only will be available. Intercom facilities will be available at the residential entry lobbies and at the basement entry roller doors. The RCF entry reception will be attended on a 24-hour basis and will service the entire development.

The strict control of access to the buildings is essential given public access to the site is not, under normal circumstances, intended to be fully physically controlled during the day. This might change in the future, but we do not anticipate that this will be a significant risk for the following reasons:

- access to all buildings will be secured;
- the high levels of surveillance to and from the public domain and internal open space areas from within the buildings;
- the installation of CCTV at key locations;
- site-lighting, and,
- an effective site way-finding strategy.

Building A includes residential units with private courtyards facing Campbell Hill Road. The dwelling at the northern end of Building A is level with Campbell Hill Road. Due to the slope in the land the courtyards are elevated by up to ~1m towards the southern end of the building. The private courtyards are defined by 1.2m high fences and are setback from the street alignment.

This moderate degree of elevation and retaining wall, albeit low, along with proposed landscaping, assists with territorial reinforcement and access control by successfully delineating the interface between public and private land.

Attempts to gain unauthorised access to these courtyards would be clearly visible from the public domain. In light of the proposed design, the surveillance and territorial reinforcement attributes of the private courtyards, the measures proposed to limit unauthorised access to these spaces is considered to be satisfactory. Residents should always keep the doors leading to these courtyards locked when unattended.

4.2.3 Territorial Reinforcement

Principle

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

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

- design that encourages people to gather in public space and to feel some responsibility for its use and condition;
- design with clear transitions and boundaries between public and private space;
- clear design cues on the function of spaces;

The principles are applied to the proposed common external areas and the relationship between the proposal and the public reserve to the west.

Assessment

This principle is applied not only having regard to the proposed architectural and landscaping design, but also the current on-site presence of ATV and the seniors housing development. This 'historic territorial reinforcement' is achieved because the community are accustomed to the current use and hence its continued use. In other words, it already has an 'identity' within the community.

The proposed development satisfies the principles of territorial reinforcement through a combination of physical and landscaping indicators.

The commercial frontages facing Waldron Road will be clearly distinguishable by the change in materials; lighting; signage and the presence of awnings.

The Campbell Hill Road frontage embodies satisfactory territorial reinforcement qualities. The low elevation of part of the ground level units above street level, creates a low physical barrier but a definite perceived barrier and identifies private land without significant adverse visual or massing impacts on the streetscape.

The boundary interface with the reserve is, from afar, defined by on-site landscaping, and closer by palisade fencing creating vistas into the site.

The proposed landscaping design and layout of the external open spaces give users insight as to the function of the spaces by:

- the shape of pedestrian routes, where linear paths infer a 'destination';
- the layering and scale of proposed and retained landscaping;
- pocket, covered and uncovered, seating areas throughout the proposed pedestrian network; and,
- the connectivity function of the Pavilion Park to the public reserve where outlooks and physical access is available to the reserve. This revived connection with the reserve increases the sense of community ownership.

The implementation of a clear site way-finding strategy will support territorial reinforcement by managing the movement of persons in and throughout the site and buildings. Crime may be prevented by offenders not being able to excuse their presence at certain parts of the development. All rooms, such as plant rooms, staff rooms and rooms related to operations will have controlled access and appropriate door signage.

The proposed development supports the principles of territorial reinforcement.

4.2.4 Space Management

Principle

Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.

Assessment

To reduce the potential for malicious damage, and to provide an amenable area for residents to use, the communal open space areas will be maintained and cleaned daily. Site maintenance will include the rapid repair of vandalism and graffiti and the prompt repair of faulty lighting.

4.3 State Environmental Planning Policy (Housing) 2021

4.3.1 Chapter 3 Part 5 Housing for seniors and people with a disability'

4.3.1.1 Seniors Housing Design Guide

Clause 97 of SEPP(Housing) requires the consideration of *Seniors Housing Design Guide*, (the Guide), which includes relevant design guidance with respect to Building Entries, at Section 12.4, and crime prevention generally, with respect to ILU's, at Section 16.

Seniors Housing Guide	
<u>Objectives</u>	
<i>12.4.1 To separate large service vehicles away from the front entrance.</i>	Service vehicles will use the single driveway to enter the basement below Building A. An off-shoot of the main driveway leads to the porte cochere of the RCF, separate to the service vehicle activity.
<i>12.4.2 To provide safe carparking and access into the building for visitors.</i>	Visitor parking is provided at basement level with access to the RCF above.
<i>12.4.3 To respect the vehicular and traffic movements in the street.</i>	A single driveway leading to a basement level is proposed off Waldron Road to service the entire Stage 1 development.
<i>12.4.4 To clearly identify the points of arrival for visitors and deliveries.</i>	The single pedestrian entry and single driveway entry will minimise confusion for visitors upon arrival. Signage is proposed at the pedestrian entry off Waldron Road, leading to the entry to the RCF. The existing vehicular entry, at the west end of the Waldron Road frontage will be retained at the end of Stage 1 to service an administration building, but will be clearly signposted to indicate staff entry only. The secured entry to the RCF is serviced by a port cochere, drop off bay and ambulance bay. The entry roof is integrated into the design of the base element of the building.
16.4 Crime prevention	The proposed design embodies excellent levels of passive surveillance both to and from the development and the public domain. The proposed approach to perimeter security and fencing is one of balance between achieving ATVs objectives of creating a welcoming environment for residents and visitors and to provide fencing to the site so it may be secured. At night, or in a "lock-down" scenario, the aim is for the site to be secure. This is achieved by 1.8m palisade type fences facing

	Waldron Road (setback from the boundary) and generally following the western boundary facing the reserve. A 1.8m high lapped and capped timber boundary fences are proposed along the northern boundaries and the east boundary at the rear of the existing dwellings. The use of palisade fencing is ideal in this context since it satisfies the CPTED principles related to both Access and Surveillance without adding any excessive bulk to the streetscape. The principles of CPTED directly align with the objectives of this part, which are fully discussed above.
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The proposed development fully aligns with the crime prevention objectives and design criteria within the Seniors Housing Design Guide.

4.3.2 Chapter 4 Design principles for residential apartment development

The following principles apply to the proposed ILUS's which may be described as '*residential flat buildings*' as well as '*seniors housing*'.

7 Safety

- (1) *Good design optimises safety and security within the development and the public domain.*
- (2) *Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
- (3) *Opportunities to maximise passive surveillance of public and communal areas promote safety.*
- (4) *A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose*

Assessment

Refer to the discussion above against the CPTED Principles which are consistent with the safety related principles under this Part of the SEPP.

5 Conclusion

A development of this scale involving a significant increase to the residential population of the locality should not necessarily only be seen as additional opportunity for crime and potential victims, but rather the positive effect achieved by the invigoration and activation of the area and the multiple, new community relationships which will be fostered in the process.

Based on the crime profile of the locality, the nature of the use, and design of the proposed development, potential offences, in no particular order, may comprise: non-domestic violence; sexual assault; robbery without a weapon; motor vehicle theft and theft from vehicles; theft from dwellings; and, trespass.

The site will be secured at night while controlled public access may be available during the day from a gate off Waldron Road. The development is secured during the day by managing access to buildings and the restricted access garden associated with the RCF. In light of the access control to buildings and the excellent levels of surveillance on the open space areas, the neighbouring streets; and, and building entries, the degree of public access available into the site is considered to be an acceptable risk from a CPTED perspective.

The proposed development embraces good levels of territorial reinforcement, successfully delineating public and private land, without adverse impact to the streetscape.

Whilst the design of a building cannot completely eliminate the potential for all crime, the proposed development has been assessed against the principles of CPTED as being satisfactory, subject to the following recommendations.

CCTV

- The implementation of a CCTV Strategy, prepared by a specialist digital security consultant.

The Strategy will include, but not be limited to, details of the management of the system, (including data storage), a signage strategy and hardware network plan, maintenance arrangements; and, any regulatory compliance matters.

Key coverage areas will include site and building entries; external open space areas and pedestrian routes at basement levels.

Signage indicating the use of CCTV should be erected at prominent locations in and around the development.

Lighting

- The implementation of a Lighting Strategy, prepared by a specialist Lighting Consultant, to address all the lighting requirements of the development, and specifically from a CPTED perspective include, but not be limited to:
 - Lighting around building entries and lobbies to promote passive surveillance;
 - the lighting of external areas and pathways; and,
 - any lighting requirements to create satisfactory conditions for the effective operations of the CCTV system.

Site Way-Finding

- The preparation of a Site Way-Finding Strategy to direct pedestrians and vehicles entering or otherwise using the site. The strategy will identify signage for restricted areas and rooms and include CCTV signs in consultation with the security expert.

Additional Measures

- The installation of convex mirrors, or similar devices, at blind corners/aisles:
 - in the service corridor at B1 level below Building B;
 - in the service corridor behind the retail uses in Building A.
- Construction sites shall be properly secured to limit opportunities for theft and unauthorised access to the site particularly in the context of this staged development with phased construction.
- Intercom facilities will be available at the residential entry lobbies and at the basement entry roller doors.
- The RCF entry reception will be attended on a 24-hour basis.
- Residents and staff will be issued with an electronic access card/fob to manage access to controlled areas, such as building entries and lifts. All rooms, such as plant rooms, staff rooms and rooms related to operations will have restricted access and appropriate door signage shall be installed to convey this;
- To protect those most vulnerable residents, ATV staff will assess the ability for residents in the proposed care facility to make external trips independently.