



Crime Prevention Through Environmental Design

Douglas Park Concept Plan and Stage 1 Detailed Works

430-490 Douglas Park Drive, Douglas Park

Submitted to the Department of Planning, Housing, and Infrastructure
on behalf of Benima Pty Ltd

Prepared by Colliers Urban Planning

17 April 2026 |



'Gura Bulga'

Liz Belanjee Cameron

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



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) Report has been prepared by Colliers Urban Planning on behalf of Benima Pty Ltd for a combined Concept Plan approval and Stage 1 detailed works for a new multi-denominational cemetery at 430-490 Douglas Park Drive, Douglas Park (Douglas Park Memorial Park - Concept Plan and Stage 1).

This report accompanies a State Significant Development Application that seeks approval for a combined Concept Plan approval and Stage 1 detailed works for a new multi-denominational cemetery.

Concept approval is sought for the use and operation of the site as a cemetery with a maximum, staged capacity of up to 37,107 burial plots including a crematorium, chapel, administration building, vaults, remembrance sanctuaries, general site layout and all associated groundworks, roads, parking, pathways, landscaping and ancillary buildings.

The Stage 1 works comprise the following:

- All preparatory site works including vegetation protection, enhancement and removal, demolition of existing structures, bulk excavation for burial zones, general ground works and utility service augmentation;
- Vehicular access / egress from Douglas Park Drive with separate vehicular egress only to Mitchell Place;
- Construction of internal roads, pathways and parking areas for approximately 117 car parking spaces inclusive of 1 hearse car parking space;
- Perimeter memorial pedestrian pathway with remembrance sanctuaries;
- Burial zones with a maximum capacity of 15,447 comprising shallow, single and triple layered burial plots;
- Construction of single storey chapel, single storey administration building and single storey storage shed and garage;
- Site landscaping, fencing, lighting and entry signage; and
- The cemetery operating hours, including public access, will be between the hours of 6:00am and 6:00pm, 7 days a week. The opening hours of the Chapel and Administration Building (including café) will be between 8:00am and 5:00pm, 7 days a week.

The burial zone preparation works within Stage 1 will be carried out sequentially within each burial zone and will be based on the demand for burial plots.

For a detailed project description refer to the Environmental Impact Statement prepared by Colliers Urban Planning.

1.1 SEARS Requirements

Secretary’s Environmental Assessment Requirements (SEARS) were issued for the project on 4 April 2024 (68287712). It is a requirement of the SEARS to prepare a CPTED report as set out in **Table 1** below.

Table 1 SEARs Requirements

8. Public Space	Documentation
• Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the Concept Proposal, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>.	• CPTED Report

1.2 Purpose of this Report

In accordance with the *Crime Prevention and the Assessment of Development Applications (2001)*, the aim of the CPTED seeks to influence the design of buildings and places by:

- Increasing the perceived risk of detection, challenge and capture.
- Increasing the effort required to commit a crime by increasing the time, energy, or resources expended.
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'.

- Removing conditions that create confusion about the required norms of behaviour.

1.3 Principles of CPTED

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. The four principles of CPTED as outlined in the Guidelines are:

- **Surveillance** – people feel safe in public areas when they can see and interact with others, particularly people connected with that space, high levels of surveillance can deter offenders from committing a crime. Surveillance could be in the form of natural surveillance, mechanical / technical surveillance and formal / organised surveillance.
- **Access Control** – strategies to restrict, channel and encourage the movement of people and vehicles into and through designated areas. Through access control strategies, unauthorised entry is reduced by physical and technical barriers, which increase the effort required to commit a crime.
- **Territorial Reinforcement** – places that feel owned and cared for are likely to be used, enjoyed and revisited. Actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.
- **Space/Activity Management** – space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused.

1.4 Second Generation CPTED

Since the development of the Guidelines there has been greater recognition of the social dimension as part of the CPTED process. Second Generation CPTED shifts the focus from designing out crime to understanding social factors of crime prevention. These social factors are considered to encourage communities to play an important role in looking after the area (i.e. being the “eye on the street”) and its community members.¹ Second Generation CPTED provides a holistic understanding of the physical built environment as well as the people who inhabit or use it by underlining the strength of the community fabric.²

Second Generation CPTED includes four principles:³

- **Social cohesion** – A social environment where there is mutual respect and appreciation of similarities and differences of the people that make up the community.
- **Connectivity** – Connectivity addresses the ability of communities to create relationships with external networks such as government or non-government agencies. A well-connected and integrated community is more empowered and develop a stronger sense of community, encouraging and sustaining self-policing and discouraging or deterring crime or deviant behaviour.
- **Community culture** – There is a sense of place, a shared history and respect for neighbourhood heritage and history. A strong sense of community can mobilise the community and encourage positive outlooks and behaviours.
- **Threshold capacity** – Threshold capacity proposes land use and demographic diversity within the neighbourhood. Land use diversity provides the necessary conditions to support wellness, sustainable social and physical environments, multiple community interests and positive social interactions between members from various backgrounds.

¹ Criminal Security Intelligence, <https://www.criminalsecurityintel.com.au/crime-prevention-through-environmental-design-cpted-2nd-generation/>

² CPTED Canada, <https://cptedcanada.com/cpted-principles/>

³ The International CPTED Association, <https://www.cpted.net/Primer-in-CPTED>

1.5 Methodology

This CPTED report has been reviewed by an experienced CPTED professional, following their completion of the NSW Police Force Safer by Design Course. This report has been informed by the following methodology:

Local context analysis

A site inspection was undertaken on 13 February 2025 between 9:00 am- 11:00 am.

A review of relevant state and local policies and guidelines relating to safety, including the Safer by Design Manual by the NSW Police Force.

Crime profile analysis

A collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR).

A crime risk assessment based on CPTED principles, in accordance with the current NSW policy and practice.

CPTED analysis and recommendations

An assessment of the proposal, based on the architectural drawings prepared by Design Cubicle Architecture and landscape drawings prepared by Arcadia within its environment against the four CPTED principles.

1.6 Disclaimer

CPTED strategies must work in conjunction with other crime prevention 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.

We note that Colliers Urban Planning are not a specialist security consultant and therefore cannot comment on specific security measures or system requirements. Therefore, it is recommended that a security consultant with a Class 2A licence or an appropriately qualified person 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 bollards/barriers.

2.0 The Proposal

2.1 Background

In July 2020, concept development approval (DA/2018/780/1) was granted by the Wollondilly Shire Local Planning Panel for a cemetery on the site comprising 27,784 plots earthworks, landscaping, water storage, roads and car parking and approval for building envelopes. The concept approval outlined the requirement for future detailed design DAs for the implementation of the cemetery as follows:

- Stage 1 involves the erection of an internal fence, the purpose of which is to provide protection for flora and fauna from subsequent excavation and construction works;
- Stage 2 involves the erection of a perimeter fence around the outside of the site; and
- Stages 3-6 involve the excavation, construction and finalisation of the cemetery itself.

In December 2024, Wollondilly Shire Council approved a modification to the concept consent (DA/2018/780/1). The approval modified various conditions of consent in respect of the matters to be addressed at each of the stages outlined above.

In April 2025, development consent was approved by the NSW Land and Environmental Court for a flora and fauna protective fence.

2.2 Proposed Development

The SSDA seeks approval for a Concept Masterplan for the use and operation of a cemetery with a maximum, staged capacity of up to 37,107 burial plots including a Crematorium and Chapel, vaults, remembrance sanctuaries, general site layout and all associated groundworks, roads, pathways, landscaping and ancillary buildings at 430-490 Douglas Park Drive, Douglas Park.

The SSDA seeks approval for Concept and Stage 1 Development, in accordance with the below.

2.2.1 Concept Masterplan

The Concept Masterplan seeks approval for the following (refer to **Figure 2**)

- Proposed use of the land as a cemetery and crematorium with ancillary uses;
- Maximum capacity of 37,107 burial plots;
- Crematorium indicative building envelope including maximum building height;
- Family vaults and crypts indicative building envelope including maximum building height;
- General site layout comprising roadworks, footpaths and site landscaping;
- Maximum of 131 car parking spaces; and
- Maximum of 4 hearse parking spaces.

2.2.2 Stage 1 Development

The delivery of the Concept Masterplan is proposed to be staged and under this application Stage 1 Development works are also proposed, comprising:

The Stage 1 works comprise the following (refer to **Figure 3**):

- All preparatory site works including vegetation protection, enhancement and removal, demolition of existing structures, bulk excavation for burial zones, general ground works and utility service augmentation;
- Vehicular access / egress from Douglas Park Drive with separate vehicular egress only to Mitchell Place;
- Construction of internal roads, pathways and parking areas for approximately 117 car parking spaces inclusive of 1 hearse car parking space;
- Perimeter memorial pedestrian pathway with remembrance sanctuaries;
- Burial zones with a maximum capacity of 15,447 comprising shallow, single and triple layered burial plots;

- Construction of single storey chapel, single storey administration building and single storey storage shed and garage;
- Site landscaping, fencing, lighting and entry signage; and
- The cemetery operating hours, including public access, will be between the hours of 6:00am and 6:00pm, 7 days a week. The opening hours of the Chapel and Administration Building (including café) will be between 8:00am and 5:00pm, 7 days a week.

The burial zone preparation works within Stage 1 will be carried out sequentially within each burial zone and will be based on the demand for burial plots.

The proposed development is discussed further in the detailed on the Architectural Drawings prepared by Design Cubicle and included as well as the Landscape Drawings prepared by Arcadia.



Figure 1 Concept development

Source: Arcadia



Figure 2 Stage 1 Development Works

Source: Arcadia

3.0 Policy context

3.1 Wollondilly Development Control Plan (DCP)

Section 9 of the Wollondilly Development Control Plan (2016) specifies provisions related to safety and crime prevention through environmental design.

The following objectives and controls are of relevance to the site:

Objectives

- 1.0 To achieve safe buildings and public spaces that discourage criminal activity.
- 2.0 To achieve buildings and places designed to ensure that women and girls feel safe.

Controls

- 1.0 All development must be designed in accordance with the Crime Prevention Through Environmental Design (CPTED) Guidelines, including allowance for casual surveillance of streets and other public places.
- 2.0 All development within Wollondilly Community, Cultural and Civic Precinct (WCP) must consider design elements that contribute to the creation of a sense of community ownership of public spaces.
- 3.0 Security lighting shall be required around buildings and open space areas.
- 4.0 Buildings are to be configured such that no areas of potential concealment are available for criminal activities.

4.0 Site and surrounding context

4.1 Site Description

The site is irregular in shape with a total size of 167,769m² (16.7ha) and is legally described as Lot 2 in DP 250359. It is bound by Douglas Park Drive on the southwestern boundary and Mitchell Place to the eastern boundary. A portion of undeveloped dense bushland sits between the site and the Hume Motorway to the north.

The site is generally vacant with the exception of a single-story dwelling and associated structures in the southwest end of the lot. There is a driveway which connects to Douglas Park Drive to the south of the site. The perimeter of the site contains bushland and established mature trees. It is enclosed by a rural chain-link fence, which is largely screened by existing vegetation.

Viewpoint locations have been identified in **Figure 4** and correlate to the site images within **Section 3.5**. An aerial map with the viewpoint locations is provided in **Figure 3**.



Figure 3 Site aerial and viewpoints

Source: Colliers Urban Planning

4.2 Surrounding Development

North: The site directly adjoins an undeveloped strip of dense bushland, beyond which lies the Hume Motorway. North of the motorway, Douglas Park Drive extends through the Nepean River Gorge. Further north, the area is largely characterised by the Douglas Park town centre, which consists of rural local centre uses and undeveloped dense bushland.

East: The site adjoins Mitchell Place, which is characterised by large-lot residential dwellings on the eastern side of the road and mature trees lining both sides of the street. Mitchell Place extends northbound and terminates in a cul-de-sac at the Hume Motorway. Further east, a small community of residential lots is bisected by a large portion of densely vegetated, undeveloped bushland. Beyond the residential lots lies the Cataract River, which connects to the Nepean River.

South: Mitchell Place and Douglas Park Drive intersect at the southernmost point of the site, with Douglas Park Drive continuing southward. The area south of the site is characterised by large-lot residential properties, densely vegetated bushland, and the Appin West Colliery, located on the western side of Douglas Park Drive.

West: The site adjoins Douglas Park Drive, with the Missionaries of the Sacred Heart located further west. This large, mostly vacant lot contains structures in its central area, including a heritage-listed item. Beyond this, the landscape consists of dense bushland.



Figure 4 *Douglas Park Drive, facing southbound*

Source: Colliers Urban Planning



Figure 5 *Douglas Park Drive, facing northbound*

Source: Colliers Urban Planning



Figure 6 *Mitchell Place Cul-de-sac*

Source: Colliers Urban Planning



Figure 7 *Mitchell Place, facing south*

Source: Colliers Urban Planning

4.3 Site visit observations

The following observations were made during a site inspection undertaken on 13 February 2025 between 9:00 am and 11:00 am:

- The current site is reasonably maintained with some overgrown vegetation and debris in isolated areas.
- The site has low levels of natural surveillance with rural residential properties and natural bushland surrounding the site.
- The site currently comprises a dwelling house, a large shed, a dam, farm animals, grassland, shrubbery and large trees.
- The surrounding roads experienced low levels of vehicular traffic.
- The site is located 1.4km south of Douglas Park train station, and no buses frequent the area attributed to its rural location.
- The site benefits from its position on generally flat ground and its triangular shape. It has excellent views of its surrounding streets, including Douglas Park Drive to the west and south, Mitchell Place to the north and east and the Hume Highway at its northwestern boundary.

- The site would not be well-lit at night, attributed to its rural location and lack of streetlights on Douglas Park Drive and Mitchell Road.

Photos taken during the site inspection are provided at **Figure 8** to **Figure 13**, refer to **Figure 3** for the image viewpoints.



Figure 8 **Viewpoint 1**

Source: Colliers Urban Planning



Figure 9 **Viewpoint 2**

Source: Colliers Urban Planning



Figure 10 **Viewpoint 3**

Source: Colliers Urban Planning



Figure 11 **Viewpoint 4**

Source: Colliers Urban Planning



Figure 12 **Viewpoint 5**

Source: Colliers Urban Planning



Figure 13 **Viewpoint 6**

Source: Colliers Urban Planning

4.4 Community profile

Based on 2021 ABS Census of Population and Housing data, an overview of the demographic profile of Douglas Park and Wollondilly LGA is provided and compared to Greater Sydney averages where relevant. Key findings relevant to this CPTED are provided in **Table 2**.

Table 2 Community profile

Characteristic	Summary
 Population and age structure	- The median age in Douglas Park is 35, slightly lower when compared to Wollondilly Shire and Greater Sydney which both have a median age of 37. - Wollondilly Shire has a higher percentage of couples with children (51%) compared to Douglas Park (41%) and Greater Sydney (34%). - Douglas Park has a low percentage of one-person households (10%) compared with Wollondilly LGA (16%) and Greater Sydney (22%).
 Culture and diversity	- Douglas Park has a higher (2.8%) Aboriginal and Torres Strait Islander population when compared to Greater Sydney (1.75%), although lower than Wollondilly LGA (4.4%). - Wollondilly LGA and Douglas Park have significantly lower percentages of residents born overseas, both at 11%, when compared to Greater Sydney (39%). - The two top countries of birth other than Australia in Wollondilly LGA are the United Kingdom and New Zealand. - The top languages spoken at home in Wollondilly LGA other than English are Spanish and Arabic.
 Income and employment	- Douglas Park has a higher median weekly household income (\$2,739) compared with Wollondilly LGA and Greater Sydney (\$2,207 and \$2,099 respectively). - Douglas Park has a lower unemployment rate (1.6%) when compared to Wollondilly LGA (2.9%) and Greater Sydney (5.1%). - Douglas Park and Wollondilly LGA have double the number of people with a trade qualification (31% and 30%) when compared to Greater Sydney (15%).
 Socio-economic advantage/disadvantage	- Douglas Park is in the top 20% of all suburbs for Socio-Economic Disadvantage and Advantage. - Wollondilly LGA is also in the top 20% of all LGAs for Socio-Economic Disadvantage and Advantage.

Source: ABS Census 2021

5.0 Crime Profile

5.1 Nature of recorded crime

Crime statistics obtained from the NSW Bureau of Crime Statistics Research (BOCSAR) represent criminal incidents recorded by NSW Police.

A review of local statistics over the 12 months to December 2024 found that the most commonly occurring crimes within the Local Government Area of Wollondilly are:

- Malicious property damage (329.8 rate per 100,000 population).
- Domestic assault (326.3 rate per 100,000 population).
- Fraud (262.1 rate per 100,000 population).
- Non-domestic assault (171.8 rate per 100,000 population).
- Steal from a dwelling (107.6 rate per 100,000 population).

Compared to the NSW rates, Wollondilly LGA had significantly lower crime rates per 100,000 population.

5.2 BOSCAR Crime Trends

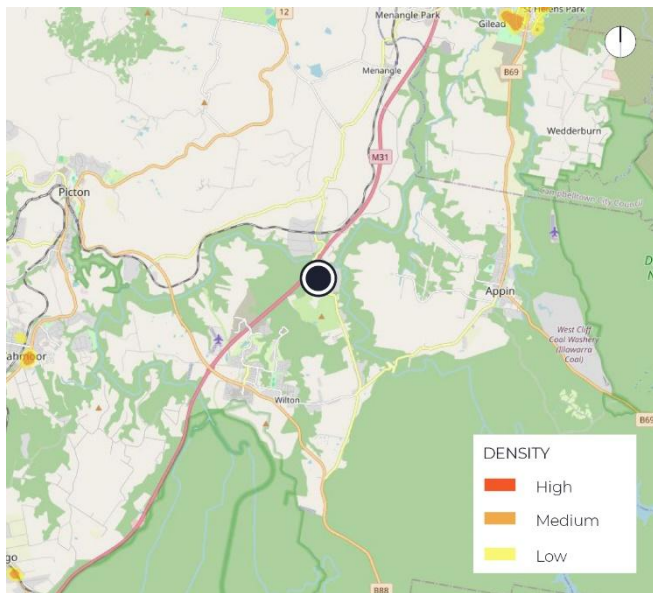
BOSCAR crime trends suggest that crime rates are generally stable in Wollondilly LGA and Douglas Park.

5.3 Crime hotspots

Analysis of crime hotspots² based on crime statistics from December 2004 shows that the site and the surrounding area did not have any significant hotspot areas. The nearest hotspot areas, as shown in the hotspot maps below, are Appin, Tahmoor and St Helens Park, which are a significant distance from the site.

² The most recent crime data available in relation all crimes affecting the suburb of Wollondilly between December 2023 to December 2024.

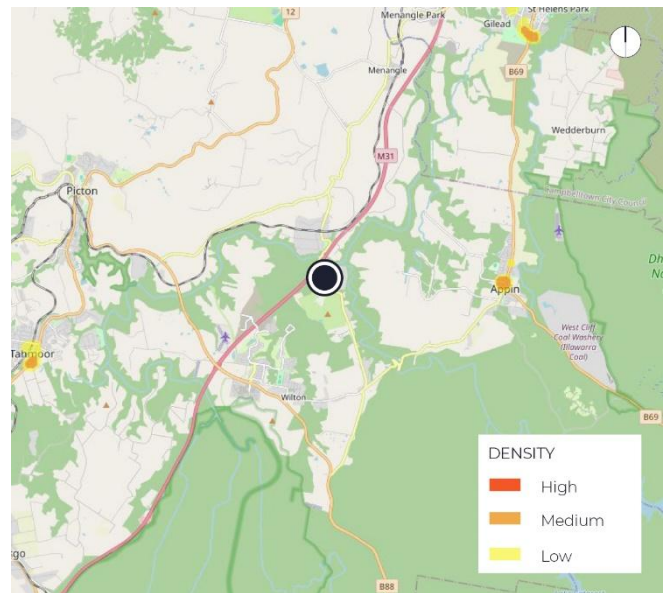
³ Hotspots indicate areas of crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not accurately reflect the risk of victimisation in locations that accommodate skewed densities of employment or residential areas with high levels of visitors from outside of the population residence.



● The Site Domestic assault

Figure 14 Domestic Assault

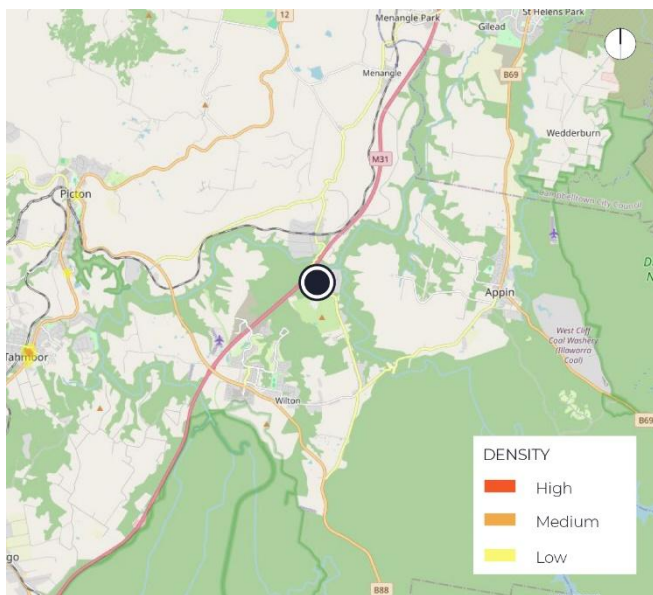
Source: Colliers Urban Planning



● The Site Malicious damage to property

Figure 15 Malicious damage to property

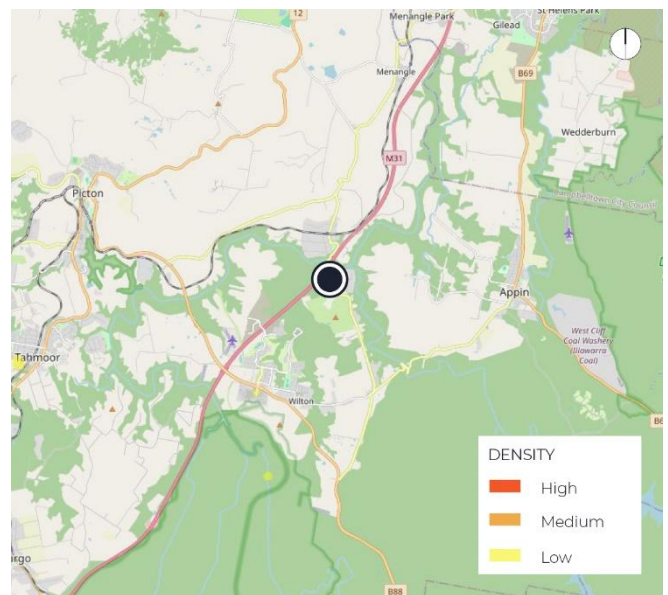
Source: Colliers Urban Planning



● The Site Non-domestic assault

Figure 16 Non-domestic assault

Source: Colliers Urban Planning



● The Site Steal from dwellings

Figure 17 Steal from dwellings

Source: Colliers Urban Planning

6.0 CPTED Assessment

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. The following is an assessment of the proposed development against the principles of CPTED.

This assessment is based on a review of Architectural Plans prepared by Design Cubicle and the Landscape Plans prepared by Arcadia.

6.1 Surveillance

Opportunities for crime can be reduced by providing effective surveillance. Places that are well supervised are less likely to attract criminal behaviour. Important design considerations for surveillance are well-designed spaces with clear and direct pathways, activated day and night uses, appropriate lighting, and minimal opportunities for offenders to hide or entrap victims.

Assessment

The proposed development addresses the surveillance principle in the following way:

- The centralised administration building, chapel, and reflection pond have been strategically located at the entrance to the site to ensure sight lines from the buildings can overlook the entry point to facilitate natural surveillance. The proposed administration building will have a staff member monitoring visitors at the entrance.
- A CCTV system will be installed at the Cemetery at key viewing points, each access/egress points of each building and viewing screens will be set up in administration offices.
- The Cemetery will be secured during all non-operating hours with secure boundary fencing which will only have a single visitor access point from Douglas Park Drive for vehicles.
- Well designed, clear pathways are provided throughout the site to easily guide visitors to their intended location and provide passive surveillance opportunities across the site.
- Plants and their positioning have been selected to line the perimeter of the site and along the pathways throughout the cemetery, while maintaining sight lines and minimising areas that provide an opportunity for concealment.
- The introduction of a café, flower shop and parklands intended for casual recreation use will encourage locals and visitors to access the site regularly, contributing to casual surveillance of the site and surrounding streets. These uses encourage activity of the site outside of the cemetery functions, facilitating formal and informal guardians occupying the site.

Recommendations

- In areas of vegetation, ensure sight lines along pedestrian paths are maintained. Ensure opportunities for natural surveillance are not reduced by an unmaintained environment along these paths.
- Appropriate tree and plant selection that is low maintenance to ensure landscaping is cared for in the long term.
- Provide adequate lighting at the perimeter of the site along Douglas Park Drive and Mitchell Place, as detailed in the lighting plan. Lighting should be provided throughout the site's internal pathways and at key destination points throughout the site, such as the administration building, chapel, and reflection pond. Adequate lighting throughout the site will facilitate a sense of safety in areas with limited public surveillance and deter opportunities for crime.

6.2 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.

Assessment

The proposed development addresses the access control principle in the following way:

- The cemetery, parklands and all buildings will be open from 6.00 am and 6.00 pm, 7 days a week. Within these hours, different functions will have their own operating hours as follows:
 - Administration Building, Chapel and flower shop/café will operate 8am – 5pm, 7 days a week
 - Chapel and Cremation services will operate between 10am and 4pm, 7 days a week
 - Burials will take place between 10am and 4pm, 7 days a week
- Outside of the cemetery and parklands' open hours, the site will still be secured with locked gates.
- The proposal seeks to install a painted steel palisade fence which will line the perimeter of the site. Gates will be secured shut after hours to minimise opportunities for vandalism and damage.
- The administration building will be located at the entrance to the site and will monitor and manage the movement of visitors in and out of the site.
- As per the Landscape Plans, the main entrance area design of the three key buildings (crematorium, administration building and chapel) has been designed to create a seamless, efficient and interconnected building entrance experience to enhance accessibility. The crematorium and northern portion of the site is part of the concept masterplan and as such the detailed design is not yet complete.
- Wayfinding signage will direct visitors to the administration building, carpark, café, flower shop, chapel, various burial zones, reflection pond and caretaker building.
- Wayfinding signage will direct vehicles through the site to the secondary vehicular access at Mitchell Place for visitors who require vehicular access beyond the car park at the entrance of the site.

Recommendations

- Access to the car park should be secured via gates with access controls in place to restrict access to the cemetery.
- Public access should be limited to the open hours between 6.00 am and 7.00pm, 7 days a week. Access to the public should be prohibited overnight.
- Signage to consider bilingual languages for inclusive access.
- Staff-only building areas should require a swipe access card or something similar to prevent unauthorised access.

6.3 Territorial Reinforcement

People generally recognise that 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. Ownership cues are heightened, and fear can be reduced amongst residents and visitors through the personalisation, marking, maintenance and decoration of a building.

Assessment

The proposed development addresses the territorial reinforcement principle in the following way:

- The proposed development has incorporated a high level of design, including architecturally designed buildings and professional landscape design, which signals a high level of care and significant improvement on the existing site conditions.
- Defined landscaped areas throughout the site, including the Memorial Forest, Pocket Gardens, Gateway Garden and other areas like the Remembrance Trail and Central Haven, will send ownership cues and will likely attract use by the local community who will become territorial owners of the site.
- The presentation of the administration building to the main street entrance on Douglas Park is intended to communicate a secure and maintained development.

Assessment

- Large entrance signage with lighting to display strong ownership cues.
- Palisade and vegetation protection fencing, provided throughout the site to indicate that the area is well cared for.
- Landscape sculptural elements proposed throughout the site, including Indigenous interpretation and wayfinding to indicate to the local community and visitors that the site is a welcoming and a well cared for place.
- Wayfinding signage with storytelling elements proposed to further heighten ownership cues through personalisation and marking of the site.
- The chapel stands as the most significant building on site, offering views from various vantage points throughout the area, further marking the site as a place of significance.

Recommendations

- After hours emergency contact number should be displayed at the front entrance.
- Emergency contact numbers/addresses to also be displayed in key areas for staff to respond should there be an incident.
- Landscaping is required to be maintained regularly and should not block the address numbers or signage.

6.4 Space/Activity Management

Space/activity management relates to the supervision, control, and the ongoing care of an area or facility. A clean and well managed and maintained environment contributes to improved perceptions of feeling safe, contributing to positive area image, and encouraging people to linger longer or prevent a cycle of decline or decay where areas have been neglected.

Assessment

The proposed development addresses the space/activity management principle in the following way:

- The proposed cemetery and parklands have been designed in a way that presents clear spatial layout of the key proposed elements of the cemetery, including the administration building (inclusive of a café and flower shop), chapel, reflection pond, caretaker building, as well as the various burial zones.
- Shade elements are provided throughout the site to provide places for sitting and reflection, encouraging visitors and the local community to linger and frequently access the site.
- The cemetery will be professionally managed and staffed during operating hours to manage all activities that are occurring on site. Management is responsible for the management and upkeep of the grounds and various buildings proposed on the site.
- The site's vegetation and landscaped elements will be managed by groundskeeping management. Groundskeeping management will be responsible for ensuring the grounds of the development are well-maintained at all times. Routine lawn mowing, trimming, garden bed maintenance, tree pruning, weeding and mulching will be managed.
- There will also other site management principles in place including:
 - Water management: ongoing monitoring and repair of irrigation systems as needed.
 - Burial maintenance: routine inspection and repair of gravesites, markers and monuments as needed.
 - Pathways and access: maintenance of clear and safe pathways for visitors and regular inspection and repair of and footpath and driveway area damages.
 - Waste management: all waste and recycling to be transported from the Cemetery to a licensed Resource Recovery Centre. All staff to reviewing training on the correct use of waste management systems.
 - Complaints management: Management staff will manage and monitor any complaints via face to face, email, phone or the complains box.

Recommendations

- Preparation and implementation of a formal Plan of Management for the site to include protocols (such as ones outlined above) for staffing, access control, cleaning and maintenance schedules for buildings and landscaping, emergency procedures and other operational procedures.

7.0 Conclusion

The crime risk assessment rating considers the development proposed in the architectural drawings prepared by Design Cubicle Architecture and the landscape plans prepared by Arcadia. The proposal responds to the surrounding crime risk context by implementing good crime prevention responses across all four assessment categories.

The proposed development aligns with principles of CPTED to assist in reducing crime opportunities by providing:

- Clear and marked entry point with large signage, lighting and building presence on Douglas Park Drive for pedestrians and vehicles.
- Good sightlines from the site entrance and administration building that overlook the site's key pedestrian and vehicular access points for passive surveillance.
- High-quality design with well thought through landscaping and building entrances that considers ease of access and wayfinding for visitors to various areas of the site.
- Palisade fencing, vegetation protection and lighting indicate that the site is well cared for.
- Operations management procedures around maintenance and CCTV to enhance safety and ensure ongoing upkeep of the site.

The proposed development aligns with the Second Generation CPTED principles by creating:

- A new cemetery that will utilise the currently unutilised site for an important infrastructure purpose, whilst also creating new parklands for the local community to use.
- Well designed landscaping and inclusion of other uses like the flower shop and café which could possibly attract local visitors on a frequent basis outside the use of a Cemetery, ensuring the site is well activated and a cared for community asset.

7.1 Recommendations

Recommendations made in **Section 6.0** of this report and summarised below are provided to assist in minimising any further opportunities for crime:

- In areas of vegetation, ensure sight lines along pedestrian paths are maintained. Ensure opportunities for natural surveillance are not reduced by an unmaintained environment along these paths.
- Appropriate tree and plant selection that is low maintenance to ensure landscaping is cared for in the long term.
- Provide adequate lighting at the perimeter of the site along Douglas Park Drive and Mitchell Place, throughout the site's internal pathways and at key destination points throughout the site, such as the administration building, chapel, and reflection pond.
- Access to the car park should be secured via gates with access controls in place to restrict access to the cemetery.
- Signage to consider bilingual languages for inclusive access.
- Staff only building areas should require a swipe access card or something similar to prevent unauthorised access.
- After hours emergency contact number should be displayed at the front entrance.
- Emergency contact numbers/addresses to also be displayed in key areas for staff to respond should there be an incident.
- Preparation and implementation of a Plan of Management for the site to include protocols for staffing, access control, cleaning and maintenance schedules for buildings and landscaping, emergency procedures and other operational procedures.



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