



Security and CPTED Report

Project Address: 216-238 Keira St, 221-291 Crown Street and
86-90 Burelli Street, Wollongong, NSW
2500

Prepared for: Wollongong Developments No.8 Pty Ltd

Report Ref: 390844-Wollongong Developments No.8-
CPTED-Report-RevH

Date: 30 July 2025



Conditions of Use

© Copyright Lote Consulting Pty Ltd 2025.

The report addressee may only reproduce this report in full for use with respect to the project specified in the report. No organisations or individuals are permitted to reproduce this report or any part thereof for any other purpose without prior written consent from the Managing Director of Lote Consulting Pty Ltd.

The copyright and intellectual property rights of Lote Consulting Pty Ltd extend to the data, ideas, methodologies, calculation procedures, and conclusions presented in this report and must not be used without authorisation in writing from Lote Consulting Pty Ltd. This report is subject to change, and no liability will be accepted in relation to any loss resulting from the use of the report pending approval from the authority having jurisdiction.

Contact Information

Lote Consulting Pty Ltd

**Sydney | Newcastle | Albury | Canberra | Melbourne |
Kuala Lumpur | Singapore | Dubai | Toronto**

Postal Address

PO Box 20278
World Square, NSW 2002
Australia

T: 1300 761 744

E: info@loteconsulting.com

ABN 75 166 888 544

Quality Information

Ref: 390844-Wollongong Developments No.8-CPTED-Report-RevH

Revision History:

Revision	Revision Date	Reason for Revisions of report	Details	Document Details		
				Prepared	Reviewed	Authorised
A	20/03/2025	1 st Draft copy	Draft for Certifier and design team review only	HN	AH	Dr S M Magrabi Principal Security Consultant 409 836 153
B	28/03/2025	2 nd Draft copy after client review	Draft for Certifier and design team review only	HN	JH	Dr S M Magrabi Principal Security Consultant 409 836 153
C	03/04/2025	Client introduced new architectural building plans	Draft for Certifier and design team review only	HN	MM	Dr S M Magrabi Principal Security Consultant 409 836 153
D	23/04/2025	Client revisions incorporated	Report for DA submission	JH	MM	Dr S M Magrabi Principal Security Consultant 409 836 153
E	02/05/2025	Revision following Lote internal review process	Report for DA submission	JH	MM	Dr S M Magrabi Principal Security Consultant 409 836 153
F	11/06/2025	Client introduced new architectural building plans	Report for DA submission	JH	MM	Dr S M Magrabi Principal Security Consultant 409 836 153
G	27/06/2025	New revision following ToA review	Report for DA submission	JH	MM	Dr S M Magrabi Principal Security Consultant 409 836 153
H	30/07/2025	Client introduced new architectural building plans	Report for DA submission	JH	MM	Dr S M Magrabi Principal Security Consultant 409 836 153

Report Reading Guide

The scope of this CPTED review is to document the crime statistics pertinent to the proposed development at 216-238 Keira St, 221-291 Crown Street and 86-90 Burelli Wollongong, analyse these statistics to identify areas of concern and conduct a CPTED review based on site architectural drawings.

EXECUTIVE SUMMARY

1.0	INTRODUCTION
2.0	DISCLAIMER AND LIMITATIONS
3.0	METHODOLOGY
4.0	CONDUCT OF THE REVIEW
5.0	PROJECT APPRECIATION
6.0	STATISTICAL ANALYSIS
7.0	CPTED ANALYSIS
8.0	CRIME MAPS AND ANALYSIS
9.0	CONCLUSIONS
Annex A	CPTED MARK-UP OF ARCHITECTURAL PLANS
Annex B	NSW POLICE CPTED CHECKLIST

The project stakeholders will have varying degrees of involvement in the crime prevention design and implementation process with an interest in different sections. It is recommended that each stakeholder read the entire document, paying particular attention to the sections indicated in Table A.

Table A – Recommended reading guide table for project stakeholders

Stakeholder	Executive Summary	1	2	3	4	5	6	7	8	9	10	11	Annex A	Annex B
Client	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Architect	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Project Manager	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical Services Designer													✓	

Table of Contents

EXECUTIVE SUMMARY	7
1.0 INTRODUCTION	8
2.0 DISCLAIMER AND LIMITATIONS	8
3.0 METHODOLOGY	9
3.1 REFERENCE DOCUMENTS	9
4.0 CONDUCT OF THE REVIEW	10
5.0 PROJECT APPRECIATION	10
5.1 BUILDING DESCRIPTION	10
5.2 LOCATION	13
5.3 PROXIMITY TO EMERGENCY SERVICES	14
6.0 STATISTICAL ANALYSIS	17
6.1 WOLLONGONG CITY COUNCIL CRIME STATISTICS	17
6.2 WOLLONGONG CBD CRIME STATISTICS	17
6.3 CRIME HOTSPOT ANALYSIS	18
6.4 NSW RECORDED CRIME STATISTICS 2020-2024	19
7.0 CRIME MAPS AND CRIME HOTSPOT MAPS	22
7.1 RISK MATRIX	22
7.2 NON-DOMESTIC VIOLENCE RELATED ASSAULT	27
7.3 HOMICIDE	29
7.4 ROBBERY	30
7.5 SEXUAL OFFENCES	31
7.6 INTIMIDATION, STALKING AND HARASSMENT	32
7.7 MALICIOUS DAMAGE TO PROPERTY	33
7.8 THEFT	34
7.9 DRUG OFFENCES	35
7.10 PROHIBITED AND REGULATED WEAPONS OFFENCES	36
7.11 ARSON	37
7.12 TRESPASS	37
7.13 SUMMARY	38
8.0 CPTED ANALYSIS	39
8.1 NATURAL SURVEILLANCE	39
8.1.1 Blind Corners	39
8.1.2 Site and Buildings Layout	39
8.1.3 Public Access	40
8.1.4 Common Areas	40
8.1.5 Entrances	40
8.1.6 Landscaping	40

8.1.7	Lighting.....	41
8.2	ACCESS CONTROL.....	41
8.2.1	Landscaping.....	41
8.2.2	Security.....	41
8.2.3	Doors.....	42
8.2.4	Balconies.....	42
8.2.5	Windows.....	42
8.3	TERRITORIAL REINFORCEMENT.....	43
8.3.1	Entrances.....	43
8.3.2	Signage.....	43
8.3.3	Perimeters.....	43
8.3.4	Design Elements.....	43
8.4	SPACE MANAGEMENT.....	43
8.4.1	Maintenance.....	43
8.4.2	Materials.....	44
	Bollards.....	45
8.4.3	Ongoing Action.....	45
8.5	ACTIVITY SUPPORT.....	46
8.5.1	Social Cohesion.....	46
8.5.2	Community Connectivity.....	46
8.5.3	Community Culture.....	46
8.5.4	Threshold Capacity.....	46
8.5.5	Community Guardianship.....	46
8.5.6	Developing a Management Strategy – Community Guardianship.....	46
8.6	SITE HARDENING.....	47
8.6.1	Errant Vehicles.....	47
8.6.2	Emergency Management Planning.....	47
8.7	GRAFFITI MANAGEMENT PLAN.....	47
8.7.1	Graffiti Deterrent.....	47
8.7.2	Graffiti Removal.....	48
8.8	FIRE ISOLATED STAIRWAY RE-ENTRY PROVISIONS.....	49
8.9	SUMMARY.....	51
9.0	CONCLUSION.....	54
10.0	ANNEX A – CPTED MARK-UP OF ARCHITECTURAL PLANS.....	55
11.0	ANNEX B – NSW POLICE CHECKLIST.....	88

Executive Summary

This Security and CPTED Report for Wollongong Developments No.8 Pty Ltd provides a comprehensive assessment of the Crime Prevention Through Environmental Design (CPTED) principles for the proposed mixed-use development at 216-238 Keira St, 221-291 Crown Street and 86-90 Burelli Street Wollongong, NSW 2500. Prepared by Lote Consulting Pty Ltd, this report incorporates Australian and international standards, including the Safer by Design guidelines by NSW Police and other key documents like the ANZCTC Hostile Vehicle Guidelines and the National Construction Code.

The CPTED review highlights crime statistics for the Wollongong City Council LGA, focusing on extortion, trespass, arson, non-domestic assault, motor vehicle theft, and blackmail/extortion. The crime rates in Wollongong are higher than the NSW average, necessitating risk mitigation treatments during the construction stage.

The report emphasises the need for security measures such as lighting, video surveillance, access control, and wayfinding signage to mitigate crime risks. Recommendations include addressing blind spots, enhancing surveillance, and implementing anti-graffiti measures. Additional security measures have been recommended to address pedestrian safety from errant or hostile vehicles and security vulnerabilities that arise from requirements to comply with NCC fire isolated stairway re-entry requirements owing to the effective building heights exceeding 25m. The report also suggests the development of a Total Security Management Plan (TSMP) for ongoing management of security outcomes.

1.0 Introduction

This Crime Prevention through Environmental Design report (CPTED) prepared by Lote Consulting on behalf of Wollongong Developments No.8 Pty Ltd supports a State Significant Development Application (SSDA) for an Infill Affordable Housing Development, SSD-76440958, for the site at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong.

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

- Demolition of existing structures on the site, retention of heritage facades, tree removal and site excavation for new basement.
- Construction of a new missed-use development consisting of:
 - Four residential towers, ranging from 16 to 38 storeys and comprising 546 apartments including:
 - Approx. 414 market apartments.
 - Approx. 132 affordable apartments.
 - Residential lobbies and podium.
 - Communal open space.
 - A 10-storey commercial office building, an 8-storey hotel comprising 166 rooms, and numerous retail tenancies (including a supermarket) consisting of:
 - 10,009 sqm of commercial GFA.
 - 8,793 sqm of hotel GFA.
 - 3,781 sqm of retail GFA.
 - 1,510 sqm of retail supermarket GFA.
- Car, motorcycle and bicycle parking for residents, workers and visitors across two basement levels, mezzanine, lower ground and levels 1 and 2 including:
 - 774 car parking spaces, including:
 - 547 residential spaces (including accessible spaces).
 - 49 residential visitor spaces.
 - 63 commercial/retail/residential visitor spaces.
 - 25 commercial/retail (staff) spaces.
 - 10 hotel (staff only) spaces.
 - 80 retail (supermarket) spaces.
 - Five (5) loading bays.
 - 320 bicycle parking spaces.
 - 47 motorcycle parking spaces.
- New public open space including a new public plaza.
- Associated landscaping and public domain works.

This report recommends targeted security measures such as lighting, surveillance, access control and anti-graffiti treatments to address elevated local crime rates and vulnerabilities related to pedestrian safety and fire stairway re-entry, while proposing a Total Security Management Plan for ongoing risk mitigation.

2.0 Disclaimer and Limitations

Nothing contained in this report is intended to be, and nor should it be construed as, the provision of legal advice. The opinions and recommendations contained herein are based on information provided to the reviewer by the architect and other sources during the review. All reasonable attempts have been made to confirm and verify the information thus provided within the time frame allowed for the review. This report has been prepared based on the instructions of the party to whom it is addressed and may not be suitable for other purposes.

3.0 Methodology

This report has been prepared in accordance with ISO 22341:2021 – Security and Resilience – Protective Security – Guidelines for Crime Prevention through Environmental Design. It has also been prepared in consideration of the NSW Department of Urban Affairs and Planning publication: ‘Crime prevention and the assessment of development applications – Guidelines under Section 4.15 of the Environmental Planning and Assessment Act 1979’, 2001. The Wollongong Development Control Plan 2009¹ also makes up the core documentation for the development of this report.

3.1 Reference Documents

- Critical State Significant Infrastructure Standard Secretary’s Environmental Assessment Requirements (SEARs. 2015)²
- Industry Specific SEARS. 2024)
- Planning Secretary’s Environmental Assessment Requirements 2024
- Wollongong DCP mixed-use development³
- Wollongong DCP Development in Centres and Peripheral Sales Precincts⁴
- Wollongong DCP Car Parking, Access, Servicing/Loading Facilities and Traffic Management⁵
- ISO 22341:2021 – Security and Resilience⁶
- AS/NZS 4282:2023 – Outdoor Lighting Obtrusive Effects
- AS/NZS 1428:2021 – Design for Access and Mobility
- AS 2208:2023 – Buildings Safety Glazing Materials
- AS/NZS 62676.1.1:2020 – Set Video Surveillance Systems
- AS/NZS 2201.1:2007 – Set Alarm and Electronic Security Systems⁷
- AS/NZS 1680.0:2009 – Interior Lighting – Safe Movement⁸

¹ ‘Wollongong Development Control Plans (DCP) 2009’.

² ‘Critical State Significant Infrastructure Standard Secretary’s Environmental Assessment Requirements (SEARs)’.

³ ‘Wollongong DCP Mixed-use Development’.

⁴ ‘Wollongong DCP Development in Centres and Peripheral Sales Precincts’.

⁵ ‘Wollongong DCP Car Parking, Access, Servicing/Loading Facilities and Traffic Management’.

⁶ ‘ISO 22341:2021 Security and Resilience’.

⁷ ‘AS/NZS 2201.1:2007 - Intruder Alarm Systems’.

⁸ ‘AS/NZS 1680.0:2009 - Interior Lighting’.

4.0 Conduct of the Review

The review will involve the steps shown in Figure 4-1:

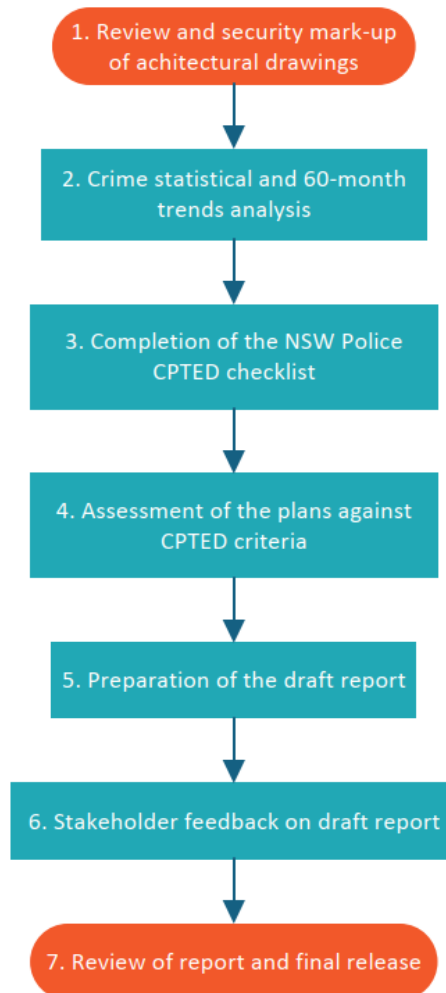


Figure 4-1 – Review Flowchart

5.0 Project Appreciation

5.1 Building Description

The project is set to transform Wollongong's city centre with a large-scale mixed-use development. The project will feature 546 apartments with 414 market apartments and 132 affordable apartments. Additionally, A 10-storey commercial office building, an 8-storey hotel comprising 166 rooms and numerous retail tenancies as illustrated in Figure 5-1 and Figure 5-2. The development plans include a shared parking with a total of 774 parking spaces. The proposed project will feature public access including a retail section with a supermarket, restaurants and cafes which will include multiple points of access from both Burelli and Crown St, as shown in Figure 5-3 and Figure 5-4. The project will be submitted as a Development Application to the NSW Department of Planning through the State Significant Development (SSD) pathway.



Figure 5-1 - Proposed Development via DA3020- Street Perspective



Figure 5-2- Proposed Development via DA5000- Eye of the Sun

KEY	
Parking	1
Plaza	2
Deep soil edge	3
Retail	4
Commercial Lobby	5
Pedestrian movement [step free]	→
Pedestrian movement [with steps]	→
Commercial	Blue circle
Hotel	Purple circle
Residential	Yellow circle
Retail	Red circle

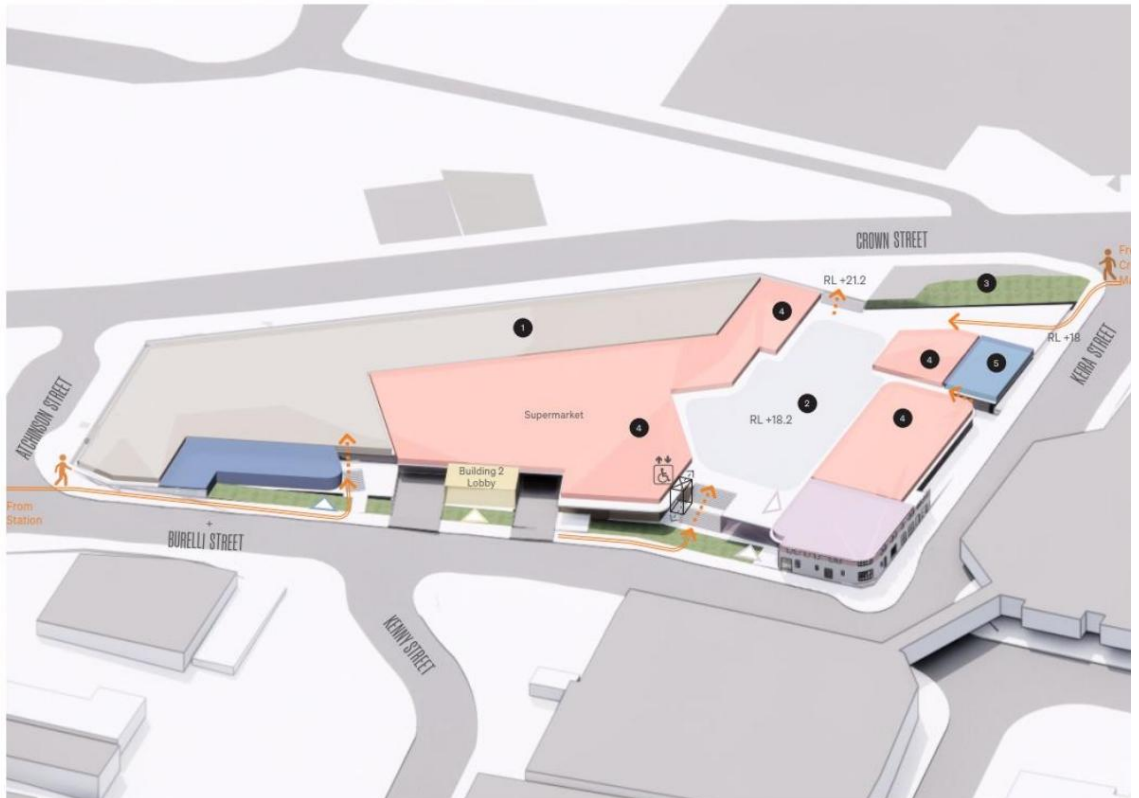


Figure 5-3- Proposed Development Access Point- Lower Ground Level

KEY	
Bus Zone and arrival area	1
Commercial	2
Double height space for retail	3
Hotel	4
Residential Lobby	5
Pedestrian movement [step free]	→
Pedestrian movement [with steps]	→
Commercial	Blue circle
Hotel	Purple circle
Residential	Yellow circle
Retail	Red circle

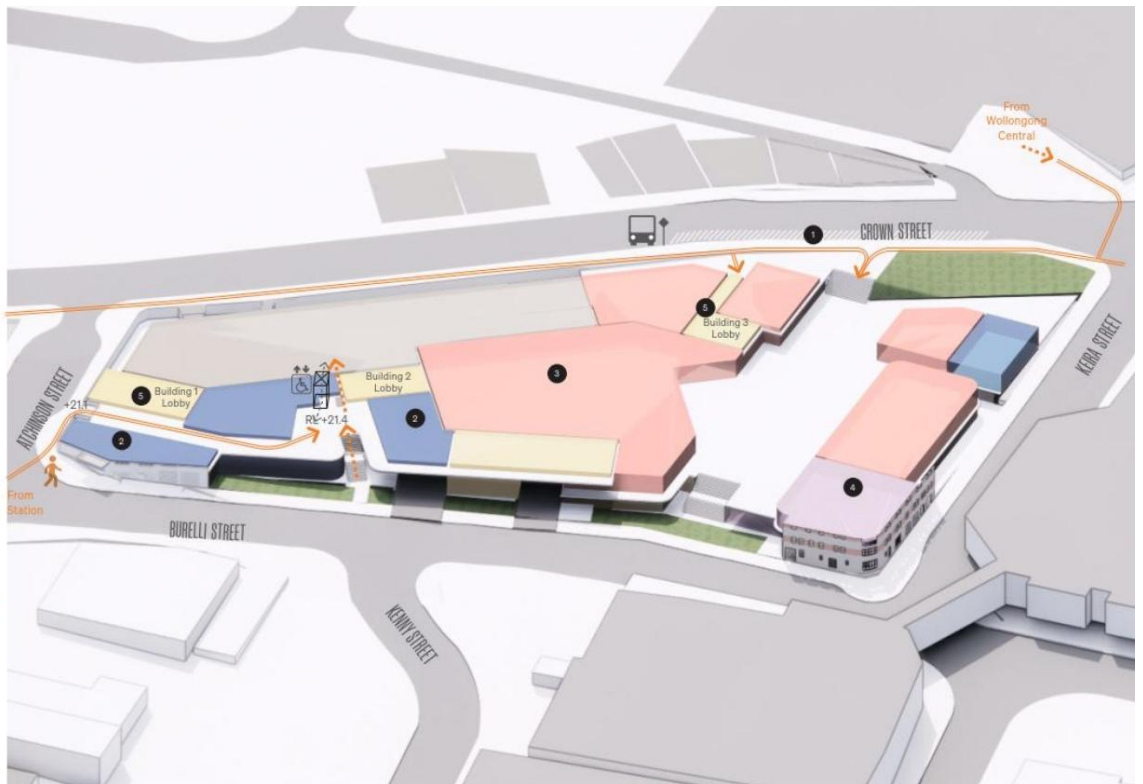


Figure 5-4- Proposed Development Access Point- Ground Level

5.2 Location

The site is shown by the aerial view in Figure 5-5. The proposed development will span across 221-291 Crown Street, 216-238 Keira Street, and 86-90 Burelli Street and is situated within an E2 Commercial Centre zone on Kiera Street. The neighbourhood features numerous shops, cafes, and restaurants. As Wollongong's commercial centre, it experiences high foot traffic and frequent vehicle-pedestrian intersections. The development will maintain the façade of the hotel and the Marcus Clarke building which is a heritage-listed building with the floorspace re-purposed for retail & commercial purposes.



Figure 5-5 – Aerial view of Proposed Development (Courtesy of Six Maps)

5.3 Proximity to Emergency Services

Since the development will be located in the Wollongong CBD, it will be conveniently within close proximity to all emergency services. This ensures a rapid response in case of any emergencies, as tabulated in Table 5-1. Figures 5-6, 5-7, 5-8, and 5-9 show these distances and highlight the development site in red.

Table 5-1 Distance to Emergency Services

Emergency Services	Distance	Figure
Wollongong Hospital	1.2 km or approximately a 5-minute drive	Figure 5-6
NSW Ambulance Station, Wollongong	1.7 km or approximately a 6-minute drive	Figure 5-7
Wollongong Police Station	1.1 km or approximately a 4-minute drive	Figure 5-8
Rural Fire Brigade, Wollongong	1.2 km or approximately a 5-minute drive	Figure 5-9

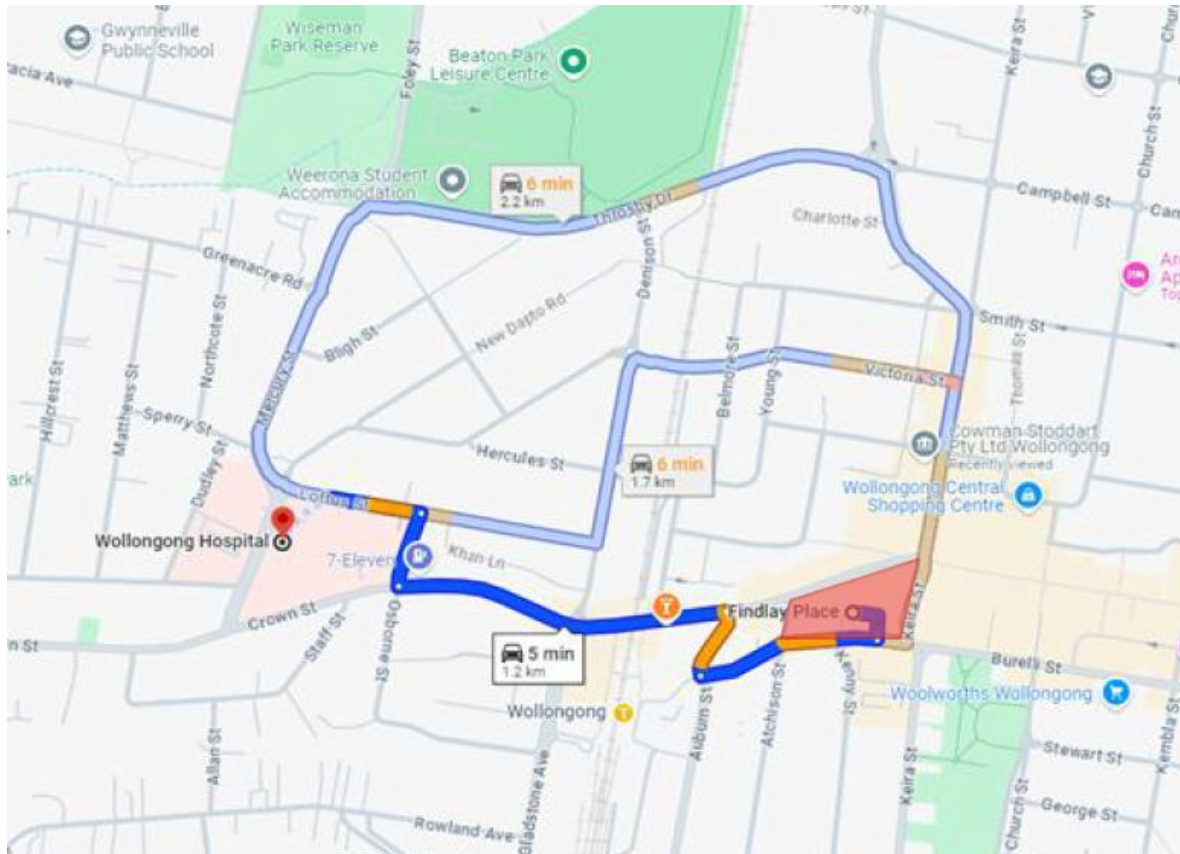


Figure 5-6 Proximity to Wollongong Hospital and Approximate Drive Time (courtesy of Google Maps).

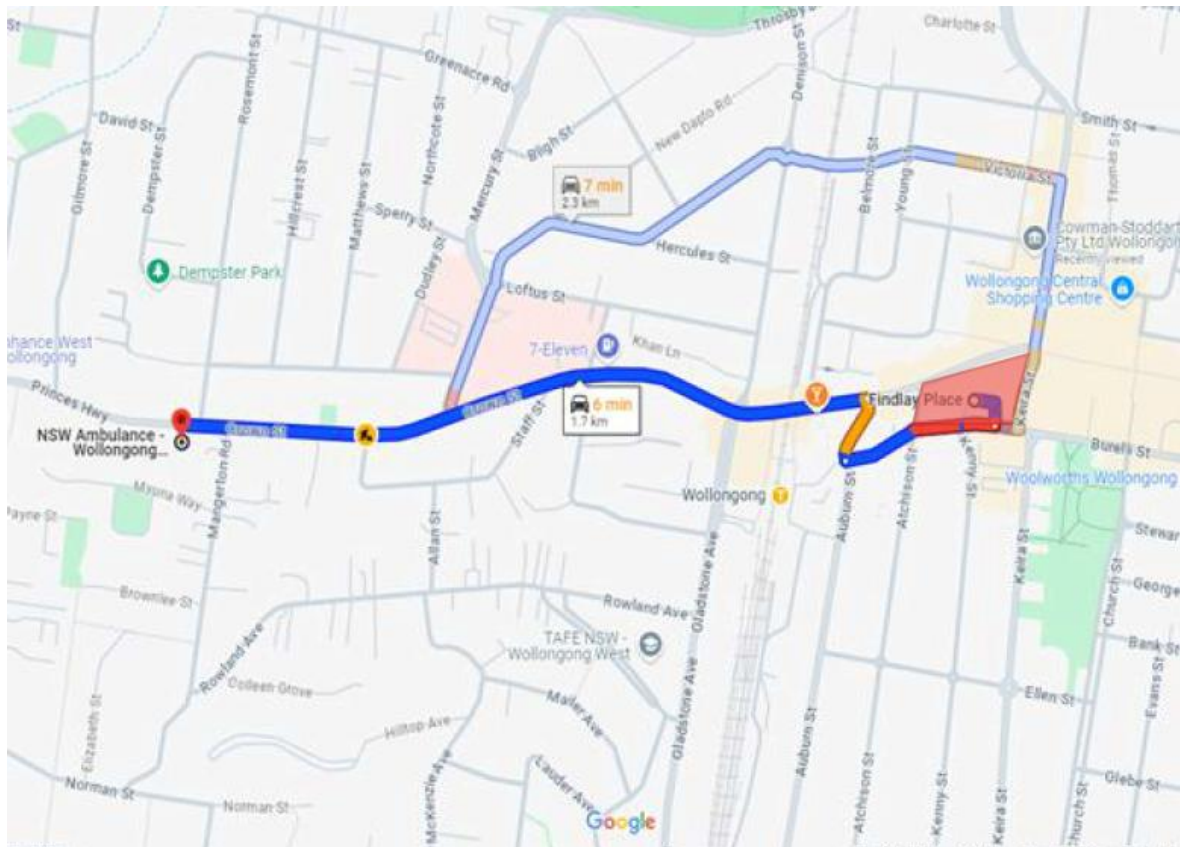


Figure 5-7 Proximity to NSW Ambulance Station Wollongong and Approximate Drive Time (courtesy of Google Maps).

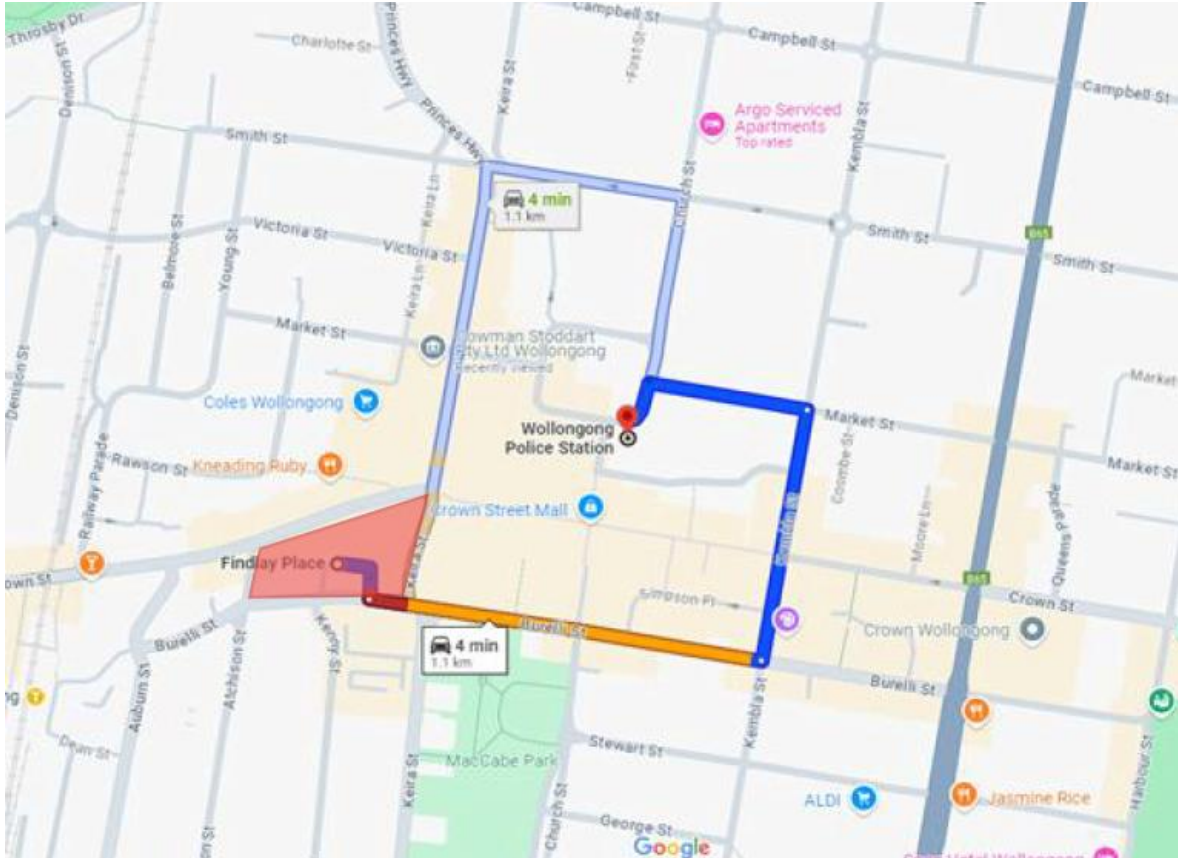


Figure 5-8 Proximity to Wollongong Police Station and Approximate Drive Time (courtesy of Google Maps)

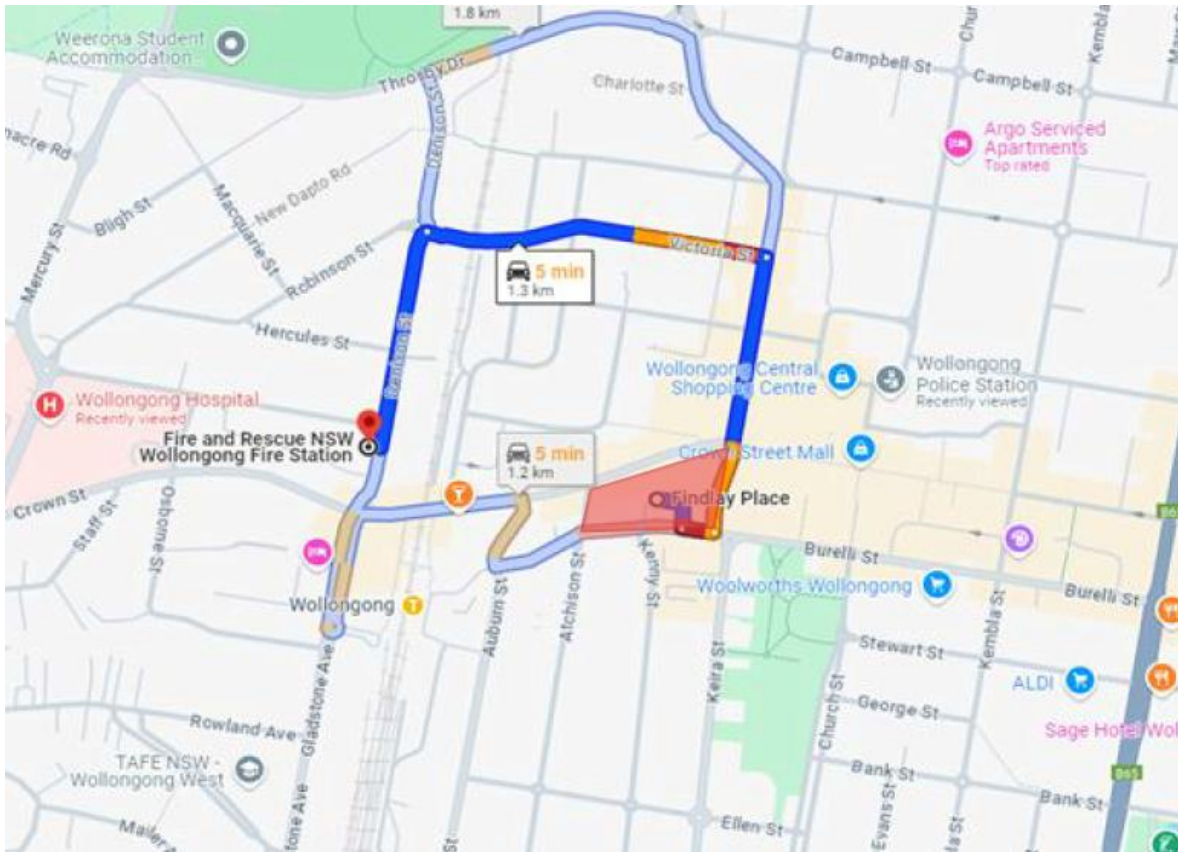


Figure 5-9 Proximity to Wollongong Fire and Rescue NSW and Approximate Drive Time (courtesy of Google Maps)

6.0 Statistical Analysis

Wollongong is a coastal city in Australia, south of Sydney and a part of the Wollongong City Council LGA with a population of 214,564. According to the 2021 Census date, the median age of the population is 39 years with an approximate even distribution across the genders and a median weekly income of \$1,682 (ABS, 2021 Census).

6.1 Wollongong City Council Crime Statistics

The Wollongong CBD experiences higher crime rates than the NSW state average and has high number of incidents across most major crime categories. Looking into 60-months of crime statistics for the Wollongong City Council LGA, tabulated in Table 6-2, there are four crime categories warranting attention, and they include: theft from retail, sexual assault incidents, prohibited and regulated weapons and drug possession and/or use.

6.2 Wollongong CBD Crime Statistics

The location of the development within the Wollongong CBD positions it in a high crime area. It experiences higher than average rates and incidents in comparison to the rest NSW, as illustrated in table 6-1. The following crime categories are flagged for further consideration:

- Wollongong experiences a rate of 729.0 per 100,000 population for non-domestic assault incidents which is higher than NSW rates (426.8 per 100,000 population). The number of incidents, between October 2023 and September 2024, have reached a total of 324.
- Wollongong has considerably higher theft incidents (4455.2 per 100,000 population) compared to NSW (2313.5 per 100,000 population) with an alarming total number of incidents of 1980.
- Wollongong experiences a slightly higher rate of sexual assault (337.5 per 100,000) in comparison to the state of NSW (227.3 per 100,000). It has seen a significant rise with a - 10.4% increase in the past 60-month period.
- Wollongong's rate of intimidation, stalking, and harassment been stable at 711 per 100,000 people. However, this is still higher than the NSW average of 587.3 per 100,000, with 316 incidents in the past year.
- From October 2023 to September 2024, the drug-related crime incident rate for Wollongong (1671.8 per 100,000 population) has seen a significant increase and is much higher than NSW's rate (477.0 per 100,000 population), suggesting a relatively higher occurrence of drug offences ranging from possession, manufacture and dealing.

It is important to recognise that trends in crime statistics do not necessarily indicate actual risk levels. While some data may reflect a decline in crime rates over a year, the frequency of such incidents can still be high and thus warrant mitigation measures. Additionally, the indication of higher rates and increases over the years should prompt the consideration of extra measures when coordinating security efforts for the site.

6.3 Crime Hotspot Analysis

Further, specific analysis was conducted on the various crime categories in Wollongong in relation to its geography. This is presented in Section 7 Crime Maps and Crime Hotspot Maps.

Table 6-1 - Wollongong Crime Trends

Crime type	NSW Rate per 100,000 population, October 2023 to September 2024	Wollongong Rate per 100,000 population, October 2023 to September 2024	Number of Incidents
Non-domestic assault incidents	426.8	729.0	324
Intimidation, stalking, harassment	587.3	711.0	316
Robbery	23.8	40.5	18
Homicide	1.2	2.3	1
Sexual offences	227.3	337.5	150
Theft incidents	2313.5	4455.2	1980
Malicious damage to property incidents	606.5	981.1	436
Drug offences incidents	477.0	1671.8	743
Prohibited and Regulated Weapons Offences	186.0	420.8	187
Arson	52.9	72.0	32
Trespass	153.3	202.5	90

6.4 NSW Recorded Crime Statistics 2020-2024

Wollongong City Council Local Government Area: Number of recorded incidents and rate per 100,000 population; 24 and 60-month trend.

Table 6-2 – Recorded incidents of selected offences in the Wollongong City Council Local Government Area (Annual Totals and 60-month trend from July 2019 to June 2024) [source: NSW Bureau of Crime Statistics and Research]

Offence group	Offence type	October - September 2020		October - September 2021		October - September 2022		October - September 2023		October - September 2024		24-month trend [^]	60-month trend [^]	2024 LGA Rank*
		Number of incidents	Rate per 100,000 population	Number of incidents	Rate per 100,000 population	Number of incidents	Rate per 100,000 population	Number of incidents	Rate per 100,000 population	Number of incidents	Rate per 100,000 population			
The major offences	Murder [^]	1	0.5	0	0	0	0	2	0.9	3	1.4	nc**	nc**	
	Domestic violence related assault	680	316.8	656	305.5	644	297.6	678	313.3	743	343.3	Stable	Stable	84
	Non-domestic violence related assault	662	308.4	710	330.7	766	353.9	855	395	777	359	-9.1%	-1.0%	71
	Sexual assault	169	78.7	188	87.6	231	106.7	288	133.1	307	141.8	Stable	10.4%	62
	Sexual touching, sexual act, and other sexual offences	211	98.3	199	92.7	199	91.9	186	85.9	217	100.3	Stable	3.8%	69
	Robbery	55	25.6	47	21.9	51	23.6	50	23.1	38	17.6	Stable	-7.5%	45
	Break and enter dwelling	557	259.5	562	261.8	489	225.9	517	238.9	480	221.8	Stable	-8.4%	64
	Break and enter non-dwelling	242	112.7	264	123	183	84.6	200	92.4	220	101.6	Stable	-6.9%	79
	Motor vehicle theft	380	177	329	153.2	359	165.9	372	171.9	337	155.7	Stable	-3.0%	74
	Steal from motor vehicle	1067	497	1110	517	1006	464.8	1184	547.1	895	413.5	-24.4%	-4.7%	32
	Steal from retail store	879	409.5	782	364.2	768	354.8	1127	520.7	1124	519.3	Stable	5.4%	12
	Other stealing offences	1157	539	1014	472.3	865	399.7	1010	466.7	1046	483.3	Stable	-5.7%	60
Malicious damage to property	1480	689.4	1359	633	1277	590	1390	642.2	1323	611.3	Stable	-3.8%	69	
Other Homicide	Attempted murder	0	0	2	0.9	0	0	0	0	0	0	nc**	nc**	
	Murder accessory, conspiracy	0	0	0	0	0	0	0	0	0	0	nc**	nc**	
	Manslaughter [^]	0	0	0	0	0	0	0	0	1	0.5	nc**	nc**	
Other Assault	Assault Police	79	36.8	88	41	67	31	72	33.3	74	34.2	Stable	Stable	
Abduction and kidnapping		13	6.1	7	3.3	8	3.7	7	3.2	2	0.9	nc**	nc**	
Robbery		27	12.6	23	10.7	18	8.3	25	11.6	22	10.2	Stable	nc**	
		4	1.9	5	2.3	3	1.4	4	1.8	0	0	nc**	nc**	

		24	11.2	19	8.8	30	13.9	21	9.7	16	7.4	nc**	nc**
Blackmail and extortion		3	1.4	0	0	22	10.2	92	42.5	39	18	-57.6%	nc**
Intimidation, stalking and harassment		0	0	0	0	0	0	0	0	4	1.8	nc**	nc**
Other offences against the person		826	384.8	777	361.9	860	397.4	960	443.6	1062	490.7	Stable	3.0%
Other Theft	Receiving or handling stolen goods	34	15.8	56	26.1	30	13.9	38	17.6	30	13.9	Stable	nc**
	Steal from dwelling	238	110.9	229	106.7	198	91.5	269	124.3	240	110.9	Stable	Stable
	Steal from person	489	227.8	418	194.7	372	171.9	441	203.8	425	196.4	Stable	-6.0%
	Stock theft	47	21.9	44	20.5	30	13.9	37	17.1	38	17.6	Stable	-12.5%
	Fraud	1	0.5	1	0.5	0	0	2	0.9	0	0	nc**	nc**
	Other theft	1016	473.3	1000	465.8	1103	509.6	1155	533.7	1024	473.1	-11.3%	1.7%
Arson		620	288.8	551	256.6	463	213.9	530	244.9	583	269.4	Stable	-4.9%
Drug offences	Possession and/or use of cocaine	145	67.5	138	64.3	77	35.6	118	54.5	115	53.1	Stable	-4.9%
	Possession and/or use of narcotics	38	17.7	54	25.2	59	27.3	65	30	56	25.9	Stable	nc**
	Possession and/or use of cannabis	27	12.6	41	19.1	42	19.4	44	20.3	43	19.9	Stable	nc**
	Possession and/or use of amphetamines	484	225.5	428	199.3	413	190.8	605	279.5	507	234.3	-16.2%	2.3%
	Possession and/or use of ecstasy	295	137.4	254	118.3	257	118.7	234	108.1	317	146.5	35.5%	Stable
	Possession and/or use of other drugs	53	24.7	27	12.6	10	4.6	18	8.3	41	18.9	nc**	nc**
	Dealing, trafficking in cocaine	185	86.2	128	59.6	135	62.4	224	103.5	213	98.4	Stable	11.0%
	Dealing, trafficking in narcotics	60	27.9	125	58.2	9	4.2	48	22.2	9	4.2	nc**	nc**
	Dealing, trafficking in cannabis	4	1.9	21	9.8	4	1.8	15	6.9	7	3.2	nc**	nc**
	Dealing, trafficking in amphetamines	97	45.2	25	11.6	9	4.2	8	3.7	11	5.1	nc**	nc**
	Dealing, trafficking in ecstasy	121	56.4	282	131.3	23	10.6	27	12.5	29	13.4	Stable	-12.0%
	Dealing, trafficking in other drugs	10	4.7	8	3.7	1	0.5	3	1.4	8	3.7	nc**	nc**
	Cultivating cannabis	40	18.6	8	3.7	4	1.8	10	4.6	9	4.2	nc**	nc**
	Manufacture drug	23	10.7	25	11.6	30	13.9	12	5.5	17	7.9	nc**	nc**
	Importing drugs	0	0	1	0.5	1	0.5	2	0.9	3	1.4	nc**	nc**
	Other drug offences	9	4.2	2	0.9	1	0.5	1	0.5	0	0	nc**	nc**
Prohibited and regulated weapons offences		153	71.3	172	80.1	199	91.9	303	140	263	121.5	Stable	12.2%
Disorderly conduct	Trespass	411	191.5	351	163.5	409	189	587	271.2	507	234.3	Stable	Stable

	Offensive conduct	343	159.8	246	114.6	185	85.5	284	131.2	300	138.6	Stable	1.0%
	Offensive language	126	58.7	95	44.2	108	49.9	94	43.4	99	45.7	Stable	-3.7%
	Criminal intent	75	34.9	49	22.8	37	17.1	50	23.1	36	16.6	-28.0%	-9.5%
Betting and gaming offences		51	23.8	56	26.1	34	15.7	68	31.4	72	33.3	Stable	Stable
Liquor offences		1	0.5	1	0.5	1	0.5	0	0	0	0	nc**	nc**
Pornography offences		198	92.2	167	77.8	247	114.1	291	134.5	264	122	Stable	Stable
Prostitution offences		44	20.5	21	9.8	24	11.1	35	16.2	34	15.7	Stable	nc**
Against justice procedures	Escape custody	5	2.3	6	2.8	1	0.5	4	1.8	6	2.8	nc**	nc**
	Breach Apprehended Violence Order	540	251.5	532	247.8	512	236.6	625	288.8	747	345.1	Stable	6.2%
	Breach bail conditions	1614	751.8	1679	782	1811	836.8	1623	749.9	1666	769.8	Stable	2.5%
	Fail to appear	3	1.4	12	5.6	29	13.4	33	15.2	20	9.2	Stable	nc**
	Resist or hinder officer	192	89.4	149	69.4	191	88.2	193	89.2	177	81.8	Stable	Stable
	Other offences against justice procedures	51	23.8	25	11.6	38	17.6	41	18.9	50	23.1	Stable	nc**
Transport regulatory offences		4,941.00	2,301.60	2,894.00	1,347.90	2,931.00	1,354.20	2,863.00	1,322.80	2,421.00	1,118.60	Stable	-7.3%
Other offences		741	345.2	2392	1114.1	831	384	419	193.6	365	168.6	Stable	-3.6%

^ For murder and manslaughter, the data are counts of recorded victims, not criminal incidents.

^^ The trend test used was a two-tailed Kendall's rank-order correlation test with a 0.05 level of significance.

For the 24-month trend the annual percentage change is provided if the trend was significant.

For the 60-month trend the average annual percentage change is provided if the trend was significant.

* Ranks and rates are only calculated for Local Government Areas (LGAs) with populations of 3000 people or more (n = 120).

Sydney LGA is excluded from the rankings because the resident population does not reflect the number of people present each day.

Ranks and rates are not calculated for the 'In Custody' category.

Rates are only calculated for the major offences. Ranks are not calculated for murder due to the low number of recorded victims per LGA.

The robbery and sex offence categories are combined because the numbers are too small within the individual categories to calculate reliable rate estimates.

** Trend information is not calculated (nc) if at least one 12-month period in the selected timeframe had less than 20 incidents.

Source: NSW Bureau of Crime Statistics and Research

Red highlighted statistics indicate rising crime trends or high incidents of crime occurrence.

Green highlighted statistics indicate declining crime trends.

7.0 Crime Maps and Crime Hotspot Maps

This section illustrates the crime maps and crime hotspot maps, along with graphs comparing certain crime trends to the rates in NSW. It is recommended that these are examined prior to viewing the CPTED Analysis below.

7.1 Risk Matrix

The following risk matrix will be used to conduct a comprehensive risk analysis in Table 7-2. This matrix categorises the severity of potential incidents into five levels: Insignificant, Minor, Moderate, Major and Catastrophic. Each level is assess based on the likelihood of occurrence, ranging from Almost Certain to Rare. It is crucial to understand the implications of each category to implement appropriate safety measures and enhance overall crime prevention efforts.

Table 7-1 Risk Matrix

		Likelihood				
		Insignificant	Minor	Moderate	Major	Catastrophic
Consequence	Almost Certain	Medium	High	High	Extreme	Extreme
	Likely	Medium	Medium	High	High	Extreme
	Possible	Low	Medium	Medium	High	High
	Unlikely	Low	Low	Medium	Medium	High
	Rare	Low	Low	Low	Medium	Medium

Table 7-2 Crime Map analysis

Crime type	Link to Figure	Crime Maps and Comparison Graphs	Analysis	Risk Analysis	Crime Mitigation Strategies
Non-Domestic Violence Related Assault	Figure 7-1	Crime Rate Map	Wollongong City LGA has a mid-high rate of non-domesticated violence per 100,000 population.	Likelihood: Minor	Implementing video surveillance in areas with limited passive surveillance to deter potential offenders and provide evidence in
	Figure 7-2	Crime Hotspot Map	Development found within a high-density location of non-domestic	Consequence: Likely	

			violence incidents.	Level of risk: Medium	case of an incident. Ensure that all areas, especially common areas like car parks, corridors and entrances are well-lit, this can further reduce the likelihood of assault.
Figure 7-3	Rates by Premises	Majority of non-domestic violence found on residential, retail and street/footpath premises.			
Figure 7-4	Comparison with NSW Rate	Non-Domestic Violence related assault rates in Wollongong City LGA are higher than the state average.			
Homicide	Figure 7-5	Crime Rate Map	Wollongong City LGA has a low rate of homicide per 100,000 population.	Likelihood: Minor Consequence: Unlikely Level of risk: Low	Maximising opportunities for natural surveillance by eliminating hidden spaces that could provide concealment for potential offenders
Robbery	Figure 7-6	Crime Rate Map	Wollongong City LGA has a low-mid rate of robbery related crimes per 100,000 population.	Likelihood: Moderate Consequence: Possible Level of risk: Medium	Implementing access control systems such as card readers to ensure only authorised people can gain access to the buildings. Install surveillance cameras around the perimeter of the site to deter offenders
	Figure 7-7	Crime Hotspot Map	Development found within a high-density location of robbery related incidents.		
Sexual Offences	Figure 7-8	Crime Rate Map	Wollongong City LGA has a high rate of sexual offences per 100,000 population.	Likelihood: Major Consequence: possible	Install CCTV cameras and security lighting across the perimeter of the site to

	Figure 7-9	Comparison with NSW Rate	Sexual offence rates in Wollongong City LGA are higher than the state average.	Level of risk: High	deter offenders and allow them to be caught if an incident occurs
Intimidation , stalking and harassment	Figure 7-10	Crime Rate Map	Wollongong City LGA has a mid-high rate of intimidation, stalking and harassment crimes per 100,000 population.	Likelihood: Minor	Install surveillance cameras in common areas, such as hallways, stairwells, parking lots and entrances. Establish a supportive community culture for residents to feel comfortable to report any incidents
	Figure 7-11	Rates by Premises	Majority of non-domestic violence found on residential, retail and street/footpath premises.	Consequence: Likely Level of risk: Medium	
Malicious Damage to Property	Figure 7-12	Crime Rate Map	Wollongong City LGA has a high rate of malicious damage to property crime per 100,000 population.	Likelihood: Major	Security lighting and surveillance cameras can be used as a form of deterrence as well as a mechanism to catch offenders
	Figure 7-13	Crime Hotspot Map	Development found within a high-density location of malicious damage to property incidents.	Consequence: Possible Level of risk: High	
Theft	Figure 7-14	Crime Rate Map	Wollongong City LGA has a mid-high rate of theft related crimes per 100,000 population.	Likelihood: Moderate	Security lighting and surveillance cameras can be used as a form of deterrence as well as provide evidentiary recordings in
	Figure 7-15	Comparison with NSW Rate	Theft rates in Wollongong City LGA are higher than the state average.	Consequence: Possible Level of risk: Medium	

				<p>Likelihood: Major</p> <p>Consequence: Possible</p>	<p>which can be used as a means to identify possible offenders</p>
Drug Offences	Figure 7-16	Crime Rate Map	Wollongong City LGA has a high rate of drug offences per 100,000 population.	<p>Level of risk: High</p>	<p>Encouraging a sense of community and social cohesion amongst residents can help create a safer environment</p>
	Figure 7-17	Comparison with NSW Rate	Drug offence rates in Wollongong City LGA are higher than the state average.		
Prohibited and Regulated Weapons Offences	Figure 7-18	Crime Rate Map	Wollongong City LGA has a high rate of weapons related offences per 100,000 population.	<p>Likelihood: Major</p> <p>Consequence: Possible</p>	<p>Implementing video surveillance in areas with limited passive surveillance can help deter potential offenders and provide evidence in case of an incident</p>
	Figure 7-19	Comparison with NSW Rate	Prohibited and regulated weapons offence rates in Wollongong City LGA are higher than the state average.	<p>Level of risk: High</p>	
Arson	Figure 7-20	Crime Rate Map	Wollongong City LGA has a low rate of arson related crimes per 100,000 population.	<p>Likelihood: Minor</p> <p>Consequence: Unlikely</p> <p>Level of risk: Low</p>	<p>Implementing surveillance cameras and access control to limit access to the site to residents only to prevent unauthorised access</p>
Trespass	Figure 7-21	Crime Rate Map	Wollongong City LGA has a low-mid rate of trespass related crimes per 100,000 population.	<p>Likelihood: Moderate</p> <p>Consequence: Possible</p>	<p>Landscaping should not allow anyone to hide within it. It is recommended to use harsh landscaping in</p>

				Level of risk: Medium	certain areas of the site to deter access.
--	--	--	--	---------------------------------	--

7.2 Non-Domestic Violence Related Assault

(Please note that the project site is in proximity to the red circle in the following maps.)

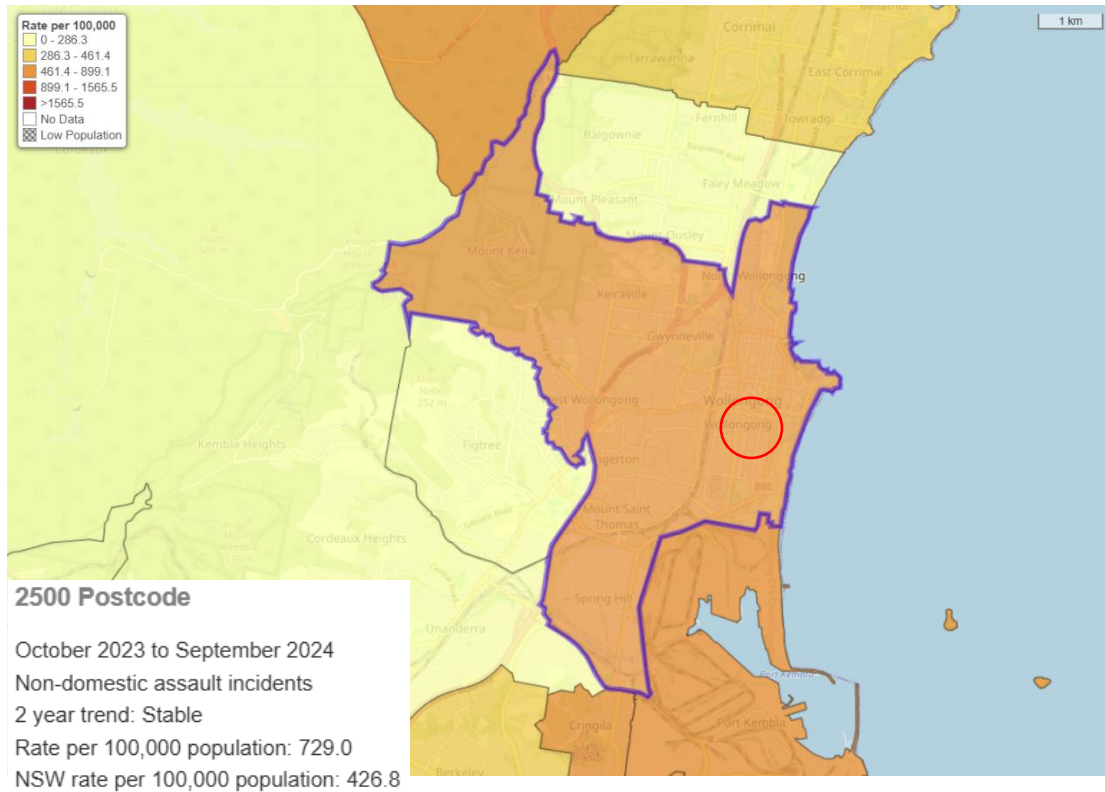


Figure 7-1 Non-Domestic Violence Related Assault – Crime Rate Map of Wollongong from October 2023 to September 2024. There were 324 incidents of non-domestic violence related assault recorded for this period.

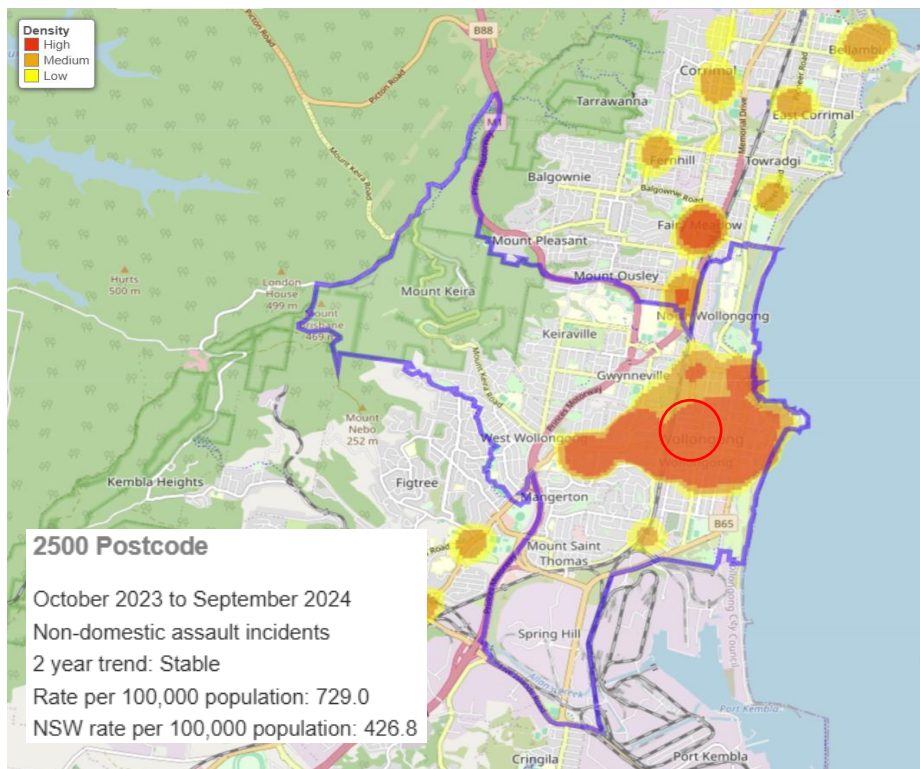


Figure 7-2 - Non-Domestic Violence Related Assault – Crime Hotspot Map of Wollongong from October 2023 to September 2024. There were 324 incidents of non-domestic violence related assault recorded for this period.

- Carpark
- Financial Institution
- Hospital
- Law Enforcement
- Licensed Premises
- Other
- Other Education Premises
- Other Health Premises
- Other Outdoor/Public Place
- Other Public Transport Premises
- Park/Bushland/Garden
- Public Transport - Bus Premises
- Public Transport - Railway Premises
- Recreation
- Residential
- Retail/Wholesale
- Road/Street/Footpath
- School

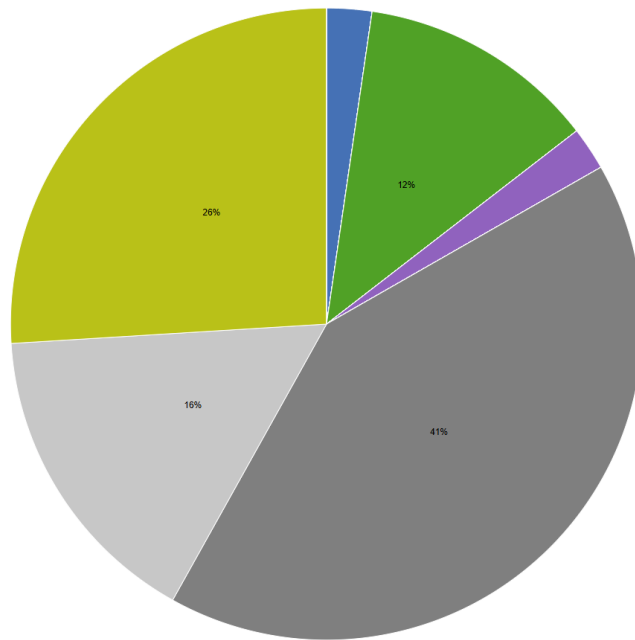


Figure 7-3 - Non-Domestic Violence Related Assault by premises in Wollongong from October 2023 to September 2024. There were 324 incidents of non-domestic violence related assault recorded for this period.

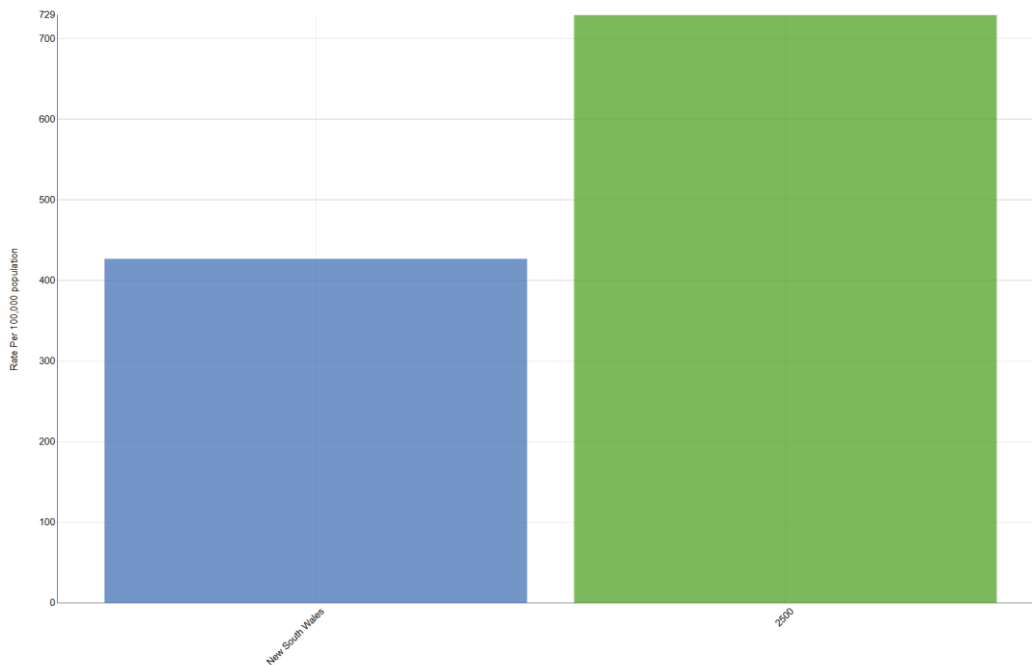


Figure 7-4 - Non-Domestic Violence Related Assault NSW rate as compared Wollongong from October 2023 to September 2024. There were 324 incidents of non-domestic violence related assault recorded for this period.

7.3 Homicide

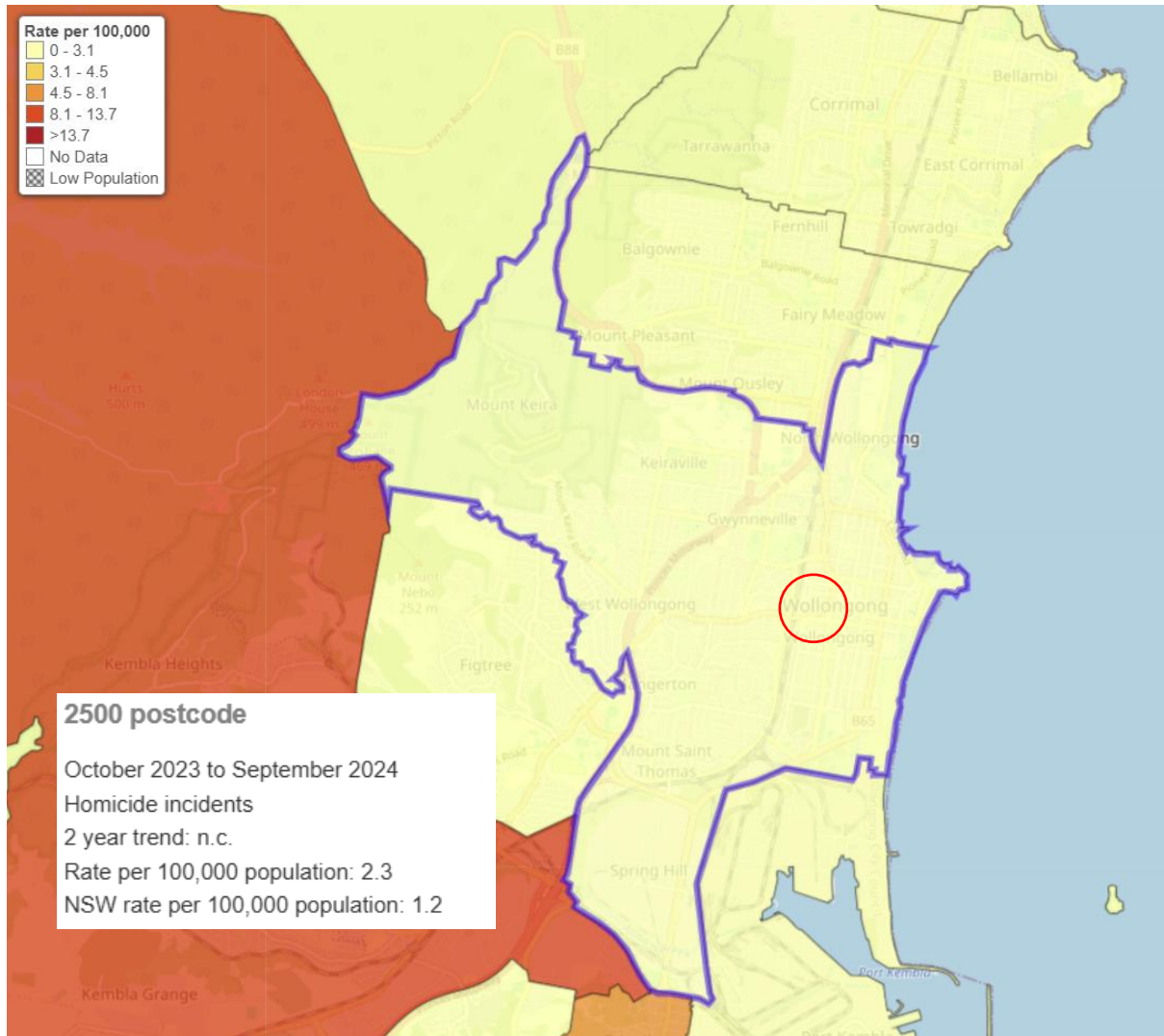


Figure 7-5 - Homicide – Crime Rate Map of Wollongong from October 2023 to September 2024. There were 1 incident of homicide recorded for this period.

7.4 Robbery

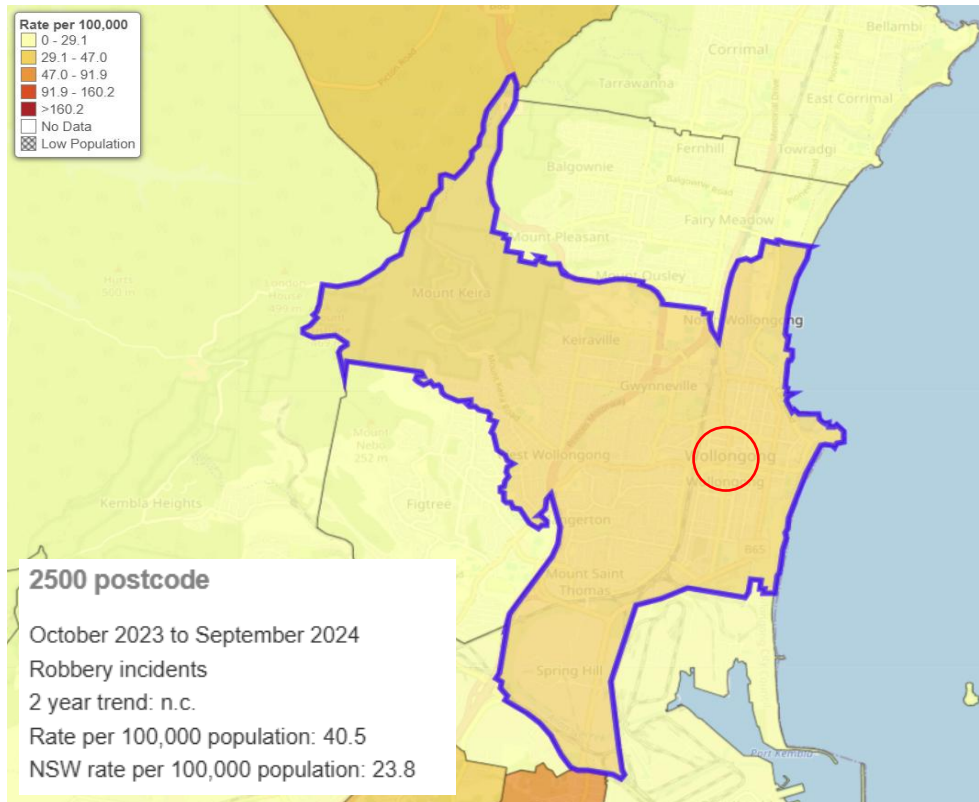


Figure 7-6 - Robbery – Crime Rate Map of Wollongong from October 2023 to September 2024. There were 18 incidents of robbery recorded for the suburb of Wollongong during this period.

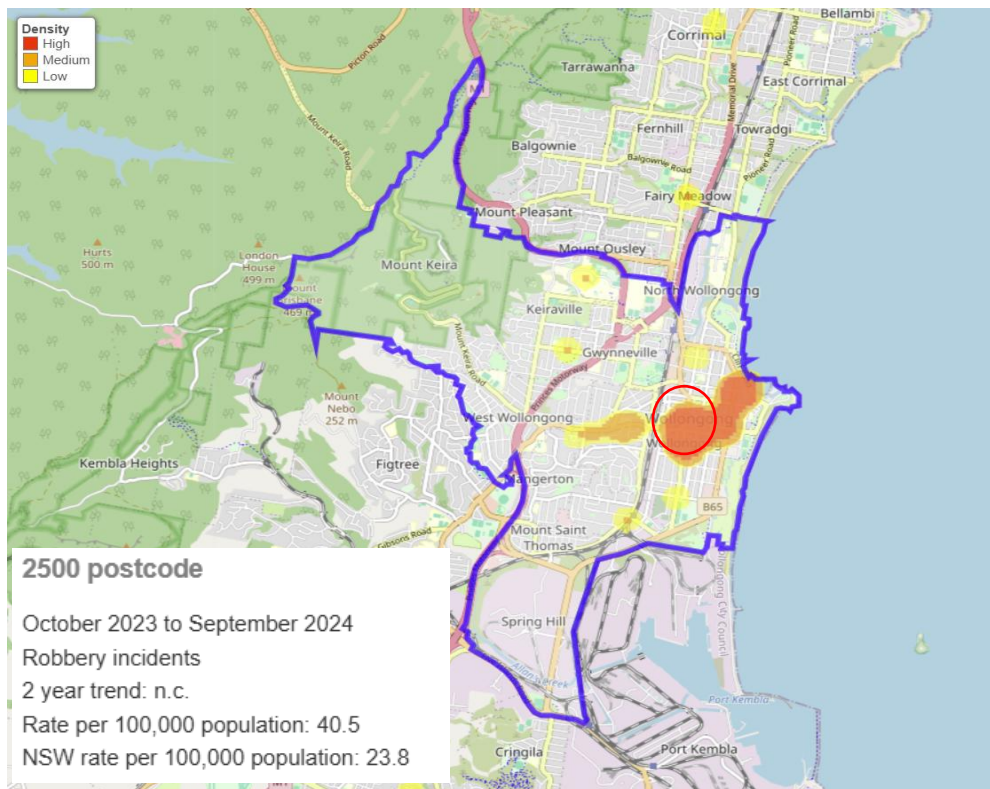


Figure 7-7 - Robbery – Crime Hotspot Map of Wollongong from October 2023 to September 2024. There were 18 incidents of robbery recorded for the suburb of Wollongong during this period.

7.5 Sexual Offences

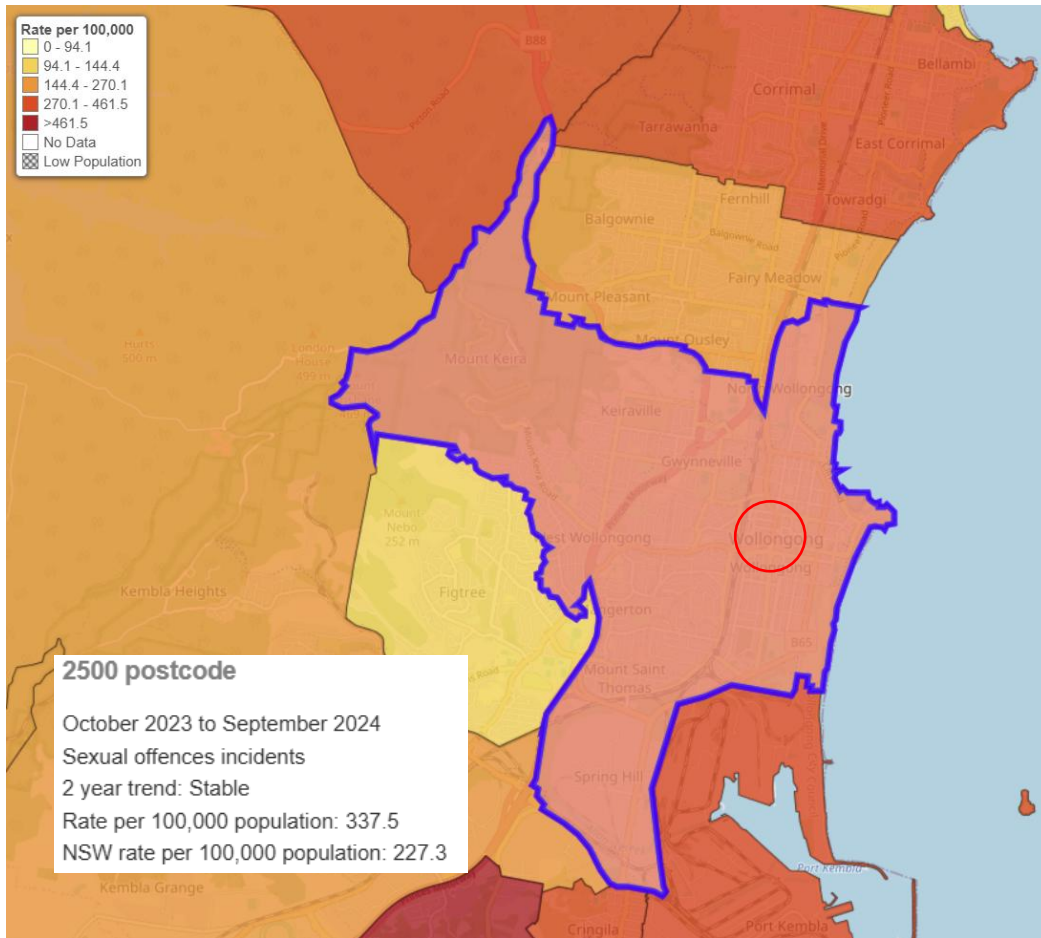


Figure 7-8 - Sexual Offences – Crime Rate Map of Wollongong from October 2023 to September 2024. There were 150 incidents of sexual offences reported during this period.

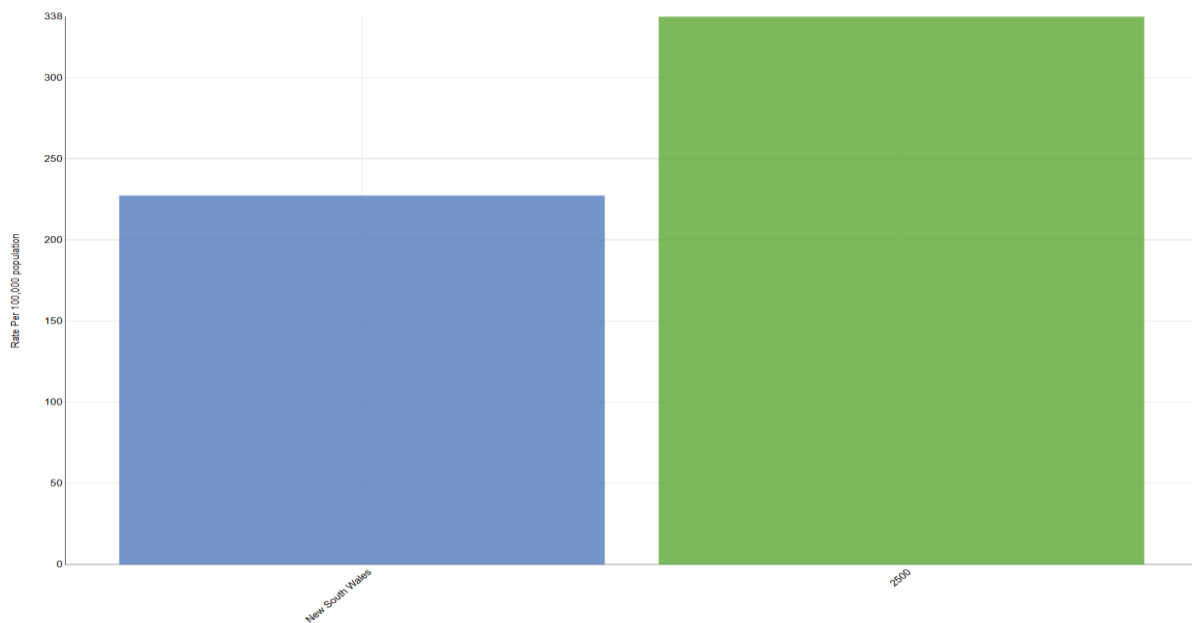


Figure 7-9 - Sexual Offences rate comparison – NSW and Wollongong from October 2023 to September 2024. There were 150 incidents of sexual offences reported during this period.

7.6 Intimidation, stalking and harassment.

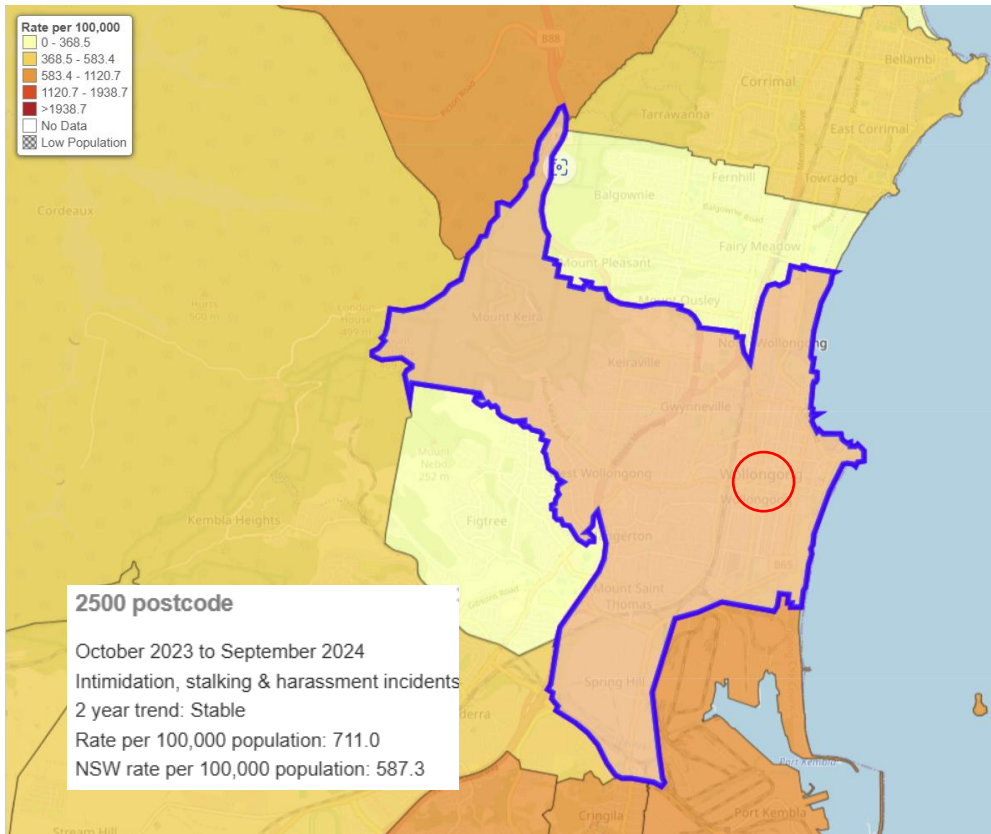


Figure 7-10 - Intimidation, stalking and harassment – Crime Rate Map of Wollongong from October 2023 to September 2024. There were 316 incidents of intimidation, stalking and harassment reported during this period.

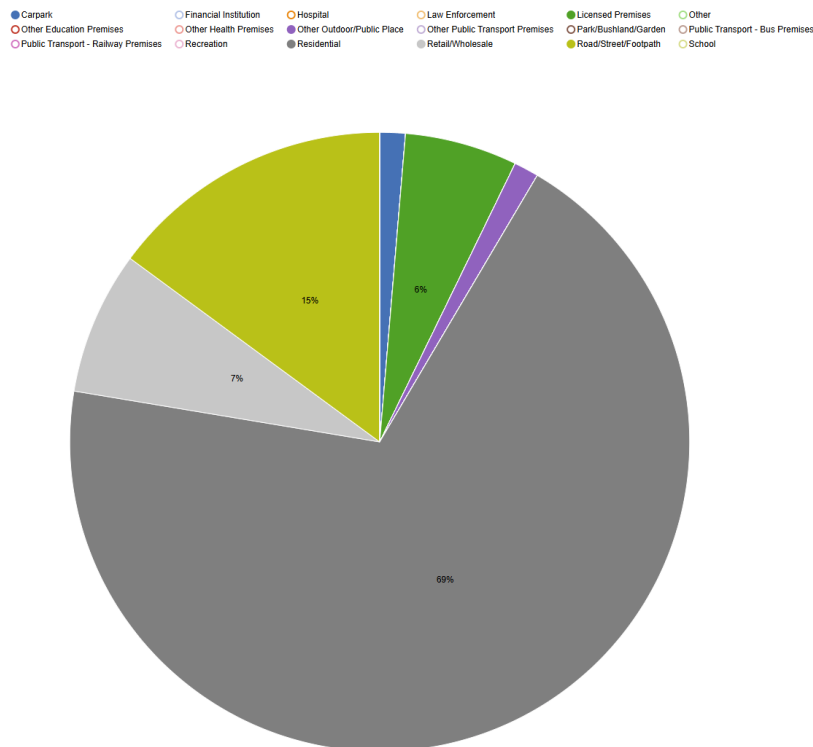


Figure 7-11 - Intimidation, stalking and harassment by premises in Wollongong from October 2023 to September 2024. There were 316 incidents of intimidation, stalking and harassment reported during this period.

7.7 Malicious Damage to Property

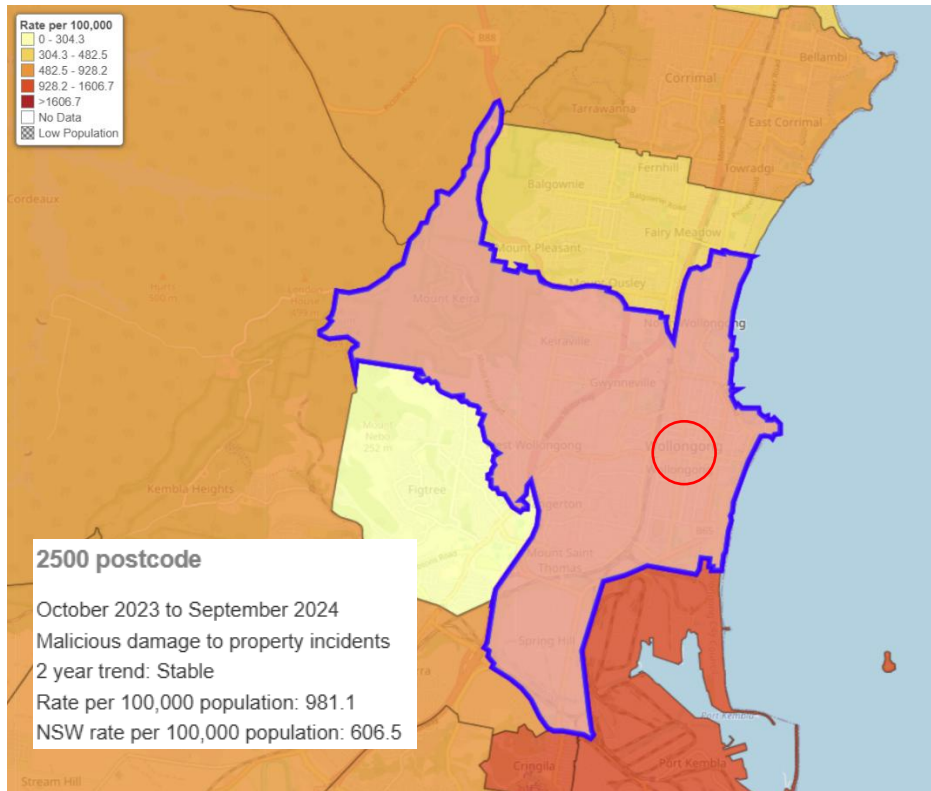


Figure 7-12 - Malicious Damage to Property Crime Rate Map of Wollongong from October 2023 to September 2024. There were 436 incidents of malicious damage to property during this period.

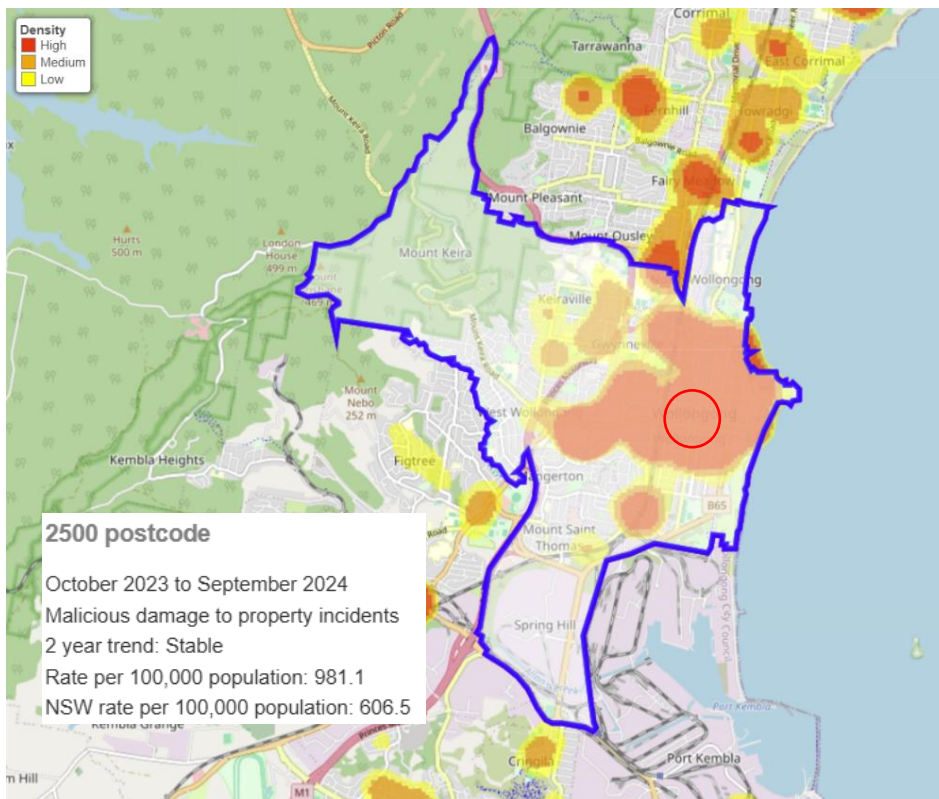


Figure 7-13 - Malicious Damage to Property – Crime Hotspot Map of Wollongong from October 2023 to September 2024. There were 436 incidents of malicious damage to property during this period.

7.8 Theft

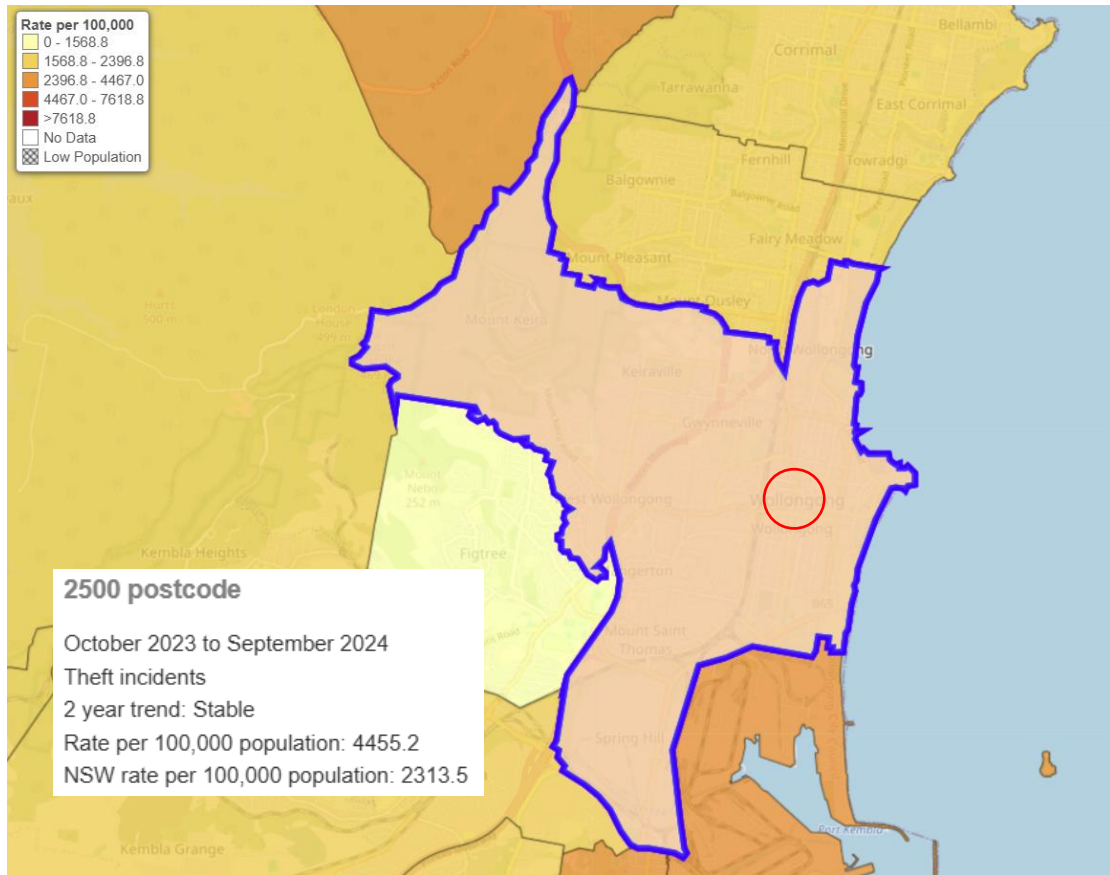


Figure 7-14 - Theft – Crime Rate Map of Wollongong from October 2023 to September 2024. There were 1980 incidents of theft during this period.

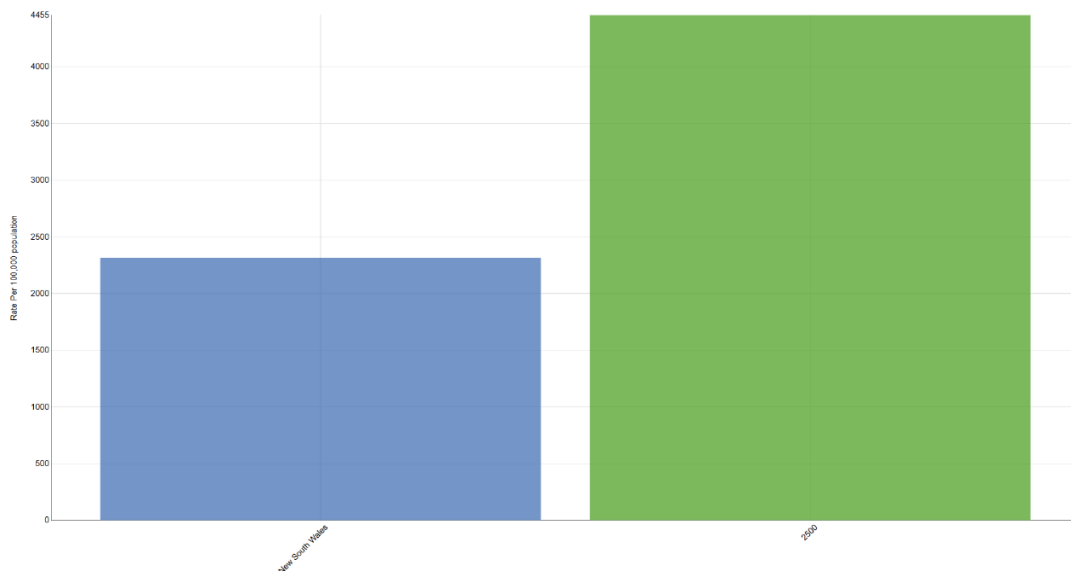


Figure 7-15 - Theft rate comparison – Wollongong vs NSW - from October 2023 to September 2024. There were 1980 incidents of theft during this period.

7.9 Drug Offences

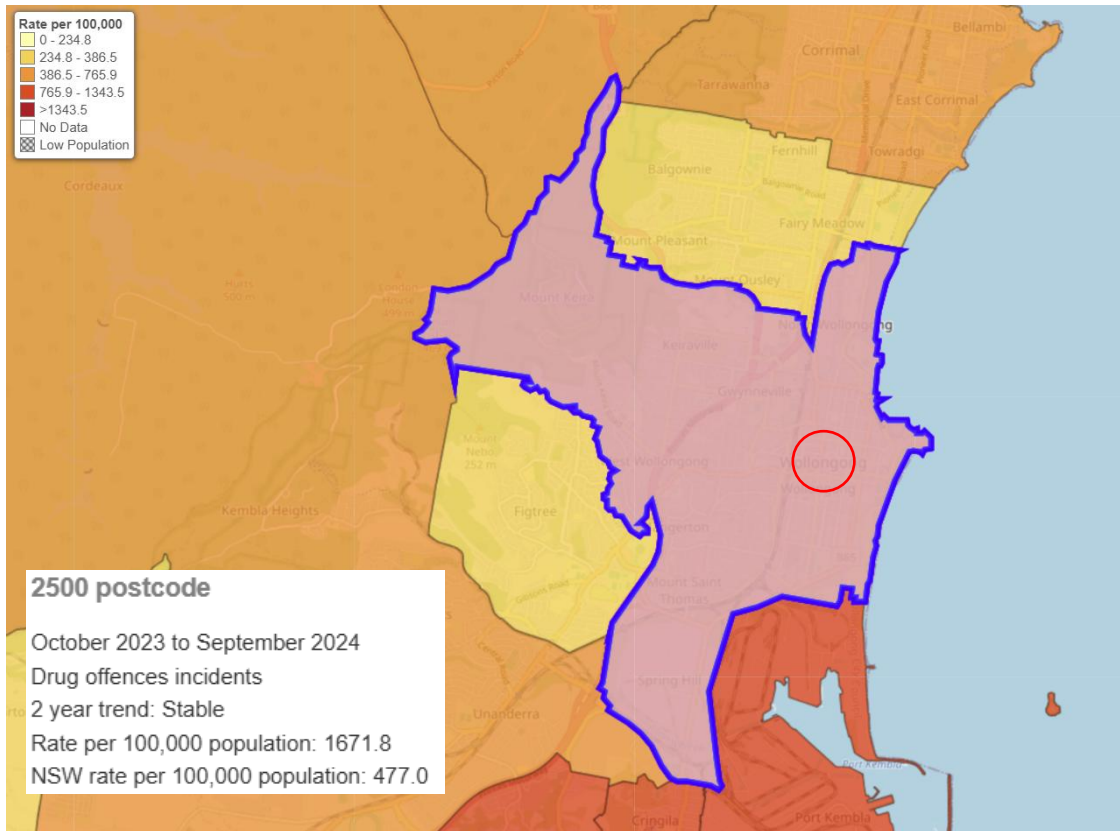


Figure 7-16 - Drug Offences – Crime Map of Wollongong from October 2023 to September 2024. There were 743 drug offences in Wollongong during this period.

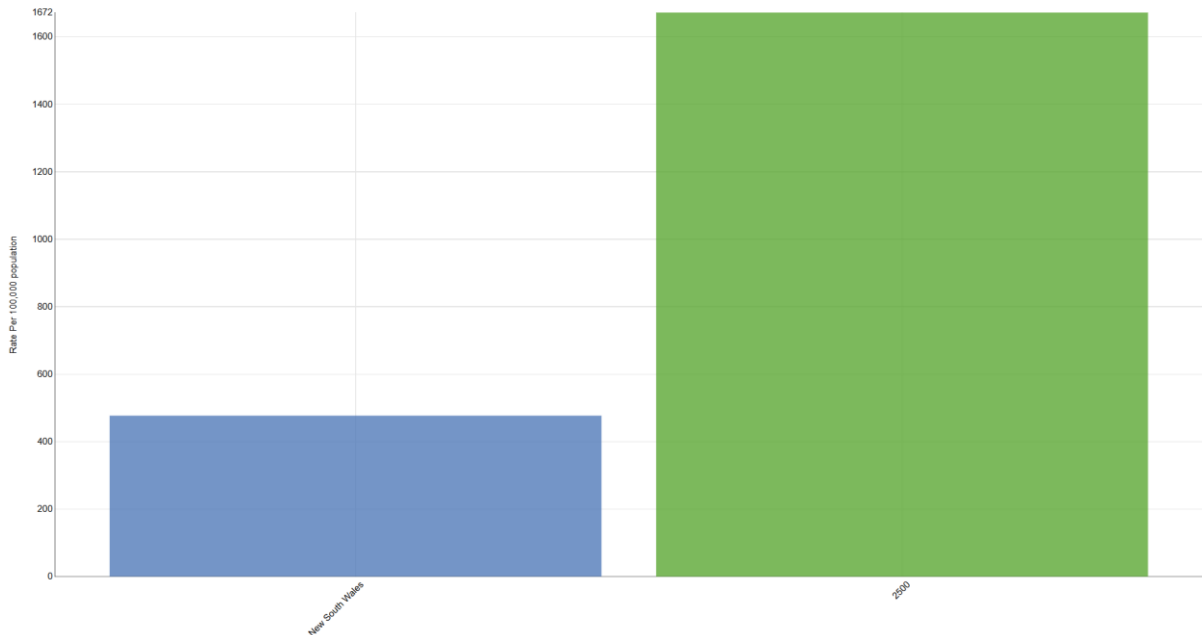


Figure 7-17 - Drug Offences – comparison with NSW rate - Wollongong from October 2023 to September 2024. There were 743 offences in Wollongong during this period.

7.10 Prohibited and Regulated Weapons Offences

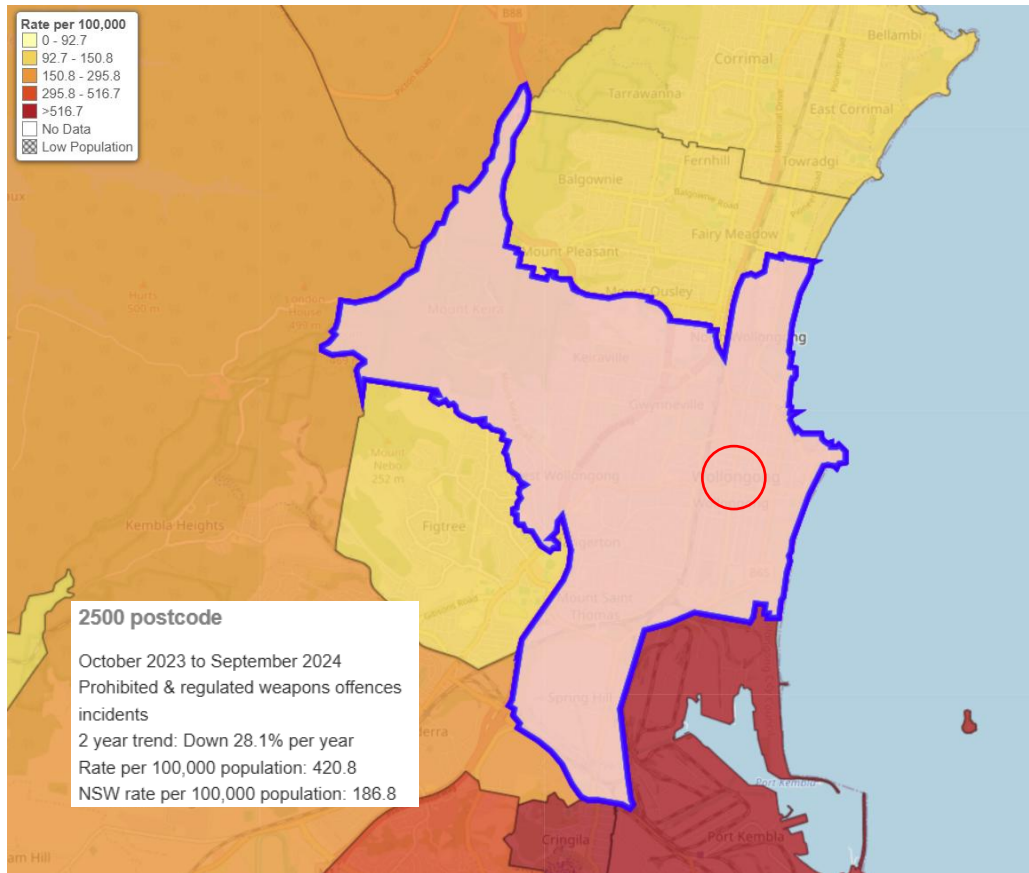


Figure 7-18 - Prohibited and Regulated Weapons Offences – Crime Rate Map of Wollongong from October 2023 to September 2024. There were 187 offences related to prohibited and regulated weapons during this period.

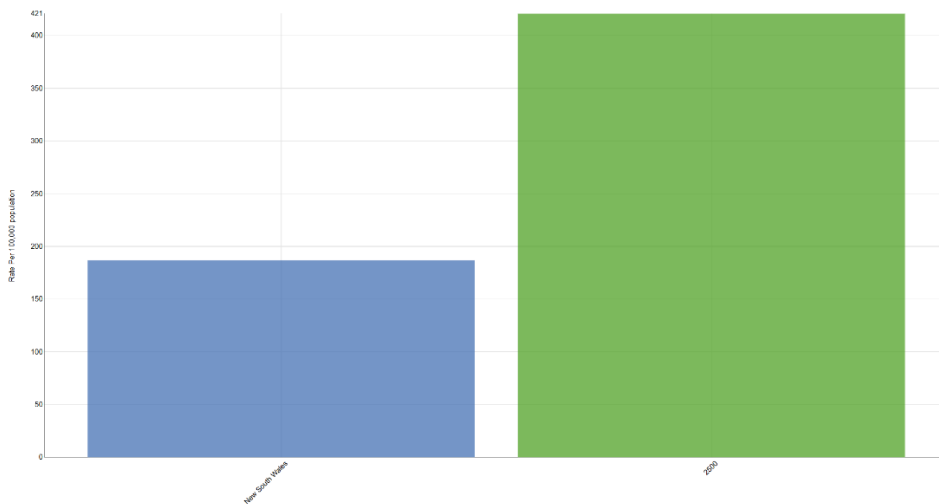


Figure 7-19. Prohibited and Regulated Weapons Offences – comparison with NSW rate – Wollongong from October 2023 to September 2024. There were 187 offences related to prohibited and regulated weapons during this period.

7.11 Arson

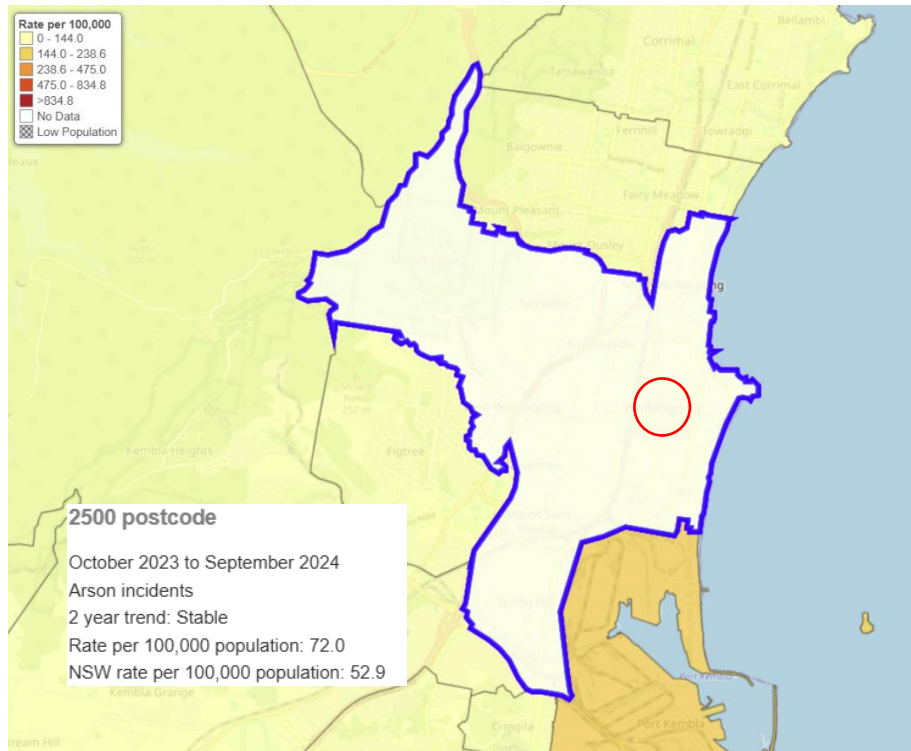


Figure 7-20 - Arson Offences – Crime Rate Map of Wollongong from October 2023 to September 2024. There were 32 offences related to Arson during this period.

7.12 Trespass

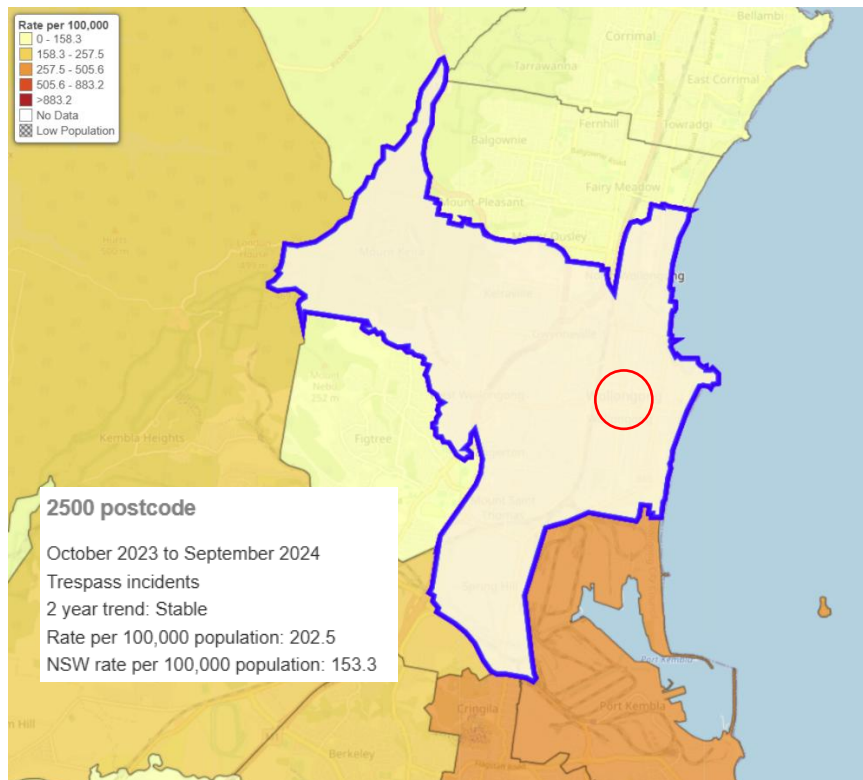


Figure 7-21. Trespass Offences – Crime Rate Map of Wollongong from October 2023 to September 2024. There were 90 offences related to trespass during this period.

7.13 Summary

With the project being situated in the heart of Wollongong CBD the development finds itself in many high crime hotspots as shown in Section 7.0. Following a 2-year trend analysis we found that the development is located within crime hotspots for non-domestic violence, robbery and malicious damage to property as illustrated through Figures 7-2, 7-7 and 7-13 respectively. We also concluded that the Wollongong City LGA had a higher rate of crime in comparison to the NSW average with regards to crimes including sexual offences, drug offences as well as again non-domestic violence and malicious damage to property as portrayed in Figures 7-8, 7-16, 7-1 and 7-12 respectively.

8.0 CPTED Analysis

Crime Prevention Through Environmental Design incorporates eight essential principles aimed at reducing crime opportunities. These principles are divided into two categories. The "First Generation" principles focus on designing the physical structure of environments to deter crime. The "Second Generation" principles concentrate on enhancing community and social measures to secure environments. Both categories are illustrated in Figure 8-1.

The following is an assessment of the site for Wollongong Developments No.8, against criteria identified within the CPTED guidelines. In addition to the completion of the CPTED Markup in Annex A, the NSW Police CPTED Checklist 2018 was completed, as shown in Annex B.

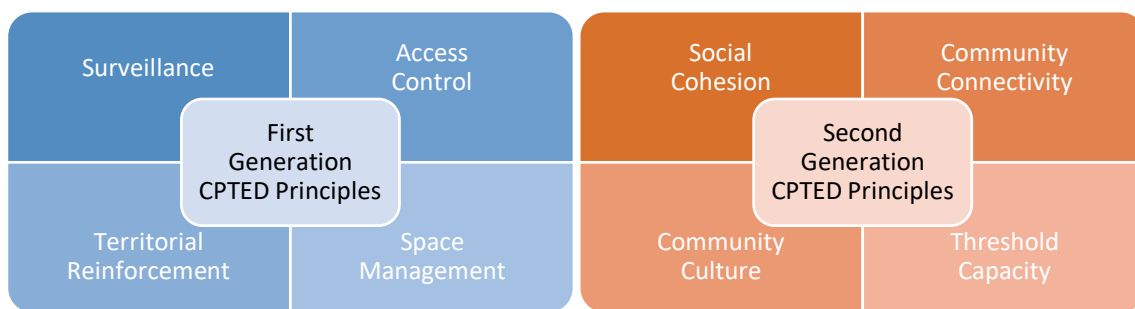


Figure 8-1 – CPTED Principles

8.1 Natural Surveillance

8.1.1 *Blind Corners*

CPTED principles require that the design eliminates any entrapment opportunity by ensuring no hidden spaces, vegetation, recesses or voids exist that could provide a person with the ability to conceal themselves or others from general view. There are many blind spots on site that have been identified in the markup of the architectural plans shown in Annex A; these locations include:

- Carpark and loading dock entrance/exit.
- Egresses to the façade of buildings for publicly accessible lifts
- Lift lobbies
- Areas of the basement - around the lifts and fire stairs

These locations especially communal areas are susceptible to crimes such as theft and non-domestic assault which the development finds itself in the middle of a high-rate hotspot, these rates increase after hours. Areas as such including carparks, loading docks and external public areas at an elevation need overly sufficient lighting and security surveillance to make up for the lack of passive surveillance.

8.1.2 *Site and Buildings Layout*

The site has multiple access points (including access from: Crown St, Burelli St, Kiera St, and Atchinson St), with plenty of passive surveillance opportunities. Sightlines within the site and common open spaces are obstructed due to different elevations and high-rise buildings. It is recommended that

security lighting and surveillance cameras are added to secure clear sightlines and proper surveillance, as marked up in Annex A.

8.1.3 Public Access

Given the nature of the mixed-use development, it is recommended to limit site access to different buildings. In accordance with the Industry Specific SEARS 2024⁹, it is recommended that access to the residential buildings should be limited to residents and authorised visitors. Access to the hotel should be limited to authorised staff and guests. The commercial building should be made accessible to the public during business hours. Access control systems such as card readers should be utilised to ensure that residents are only allowed to access common areas, the car park, their specific floor, and their respective lift depending on which block they reside in. Video Intercoms are to be placed at all authorised access points separating public access from residential, hotel and commercial access.

After-hours access to be managed using a roller shutter door, card reader and video intercom to the basement parking, as marked in Annex A, separating residential carpark access from retail. Roller shutter doors allow for the restriction of unauthorised access from the public.

8.1.4 Common Areas

As per the Industry Specific SEARS 2024, it is recommended that all common areas are welcoming, attractive and accessible with aims to maximise permeability and connectivity. Furthermore, reducing potential conflicts between vehicles, bicycles, and pedestrians is a top priority, and our security mitigation strategies can help achieve this. Common areas in this mixed-use development include the retail carpark, corridors and common open spaces, from lower ground to level 01 inclusive, are accessed by the public. The residential parking areas and communal spaces on levels 04,16 ,17, 24 and level 30 should have limited access. All common areas require adequate lighting and CCTV due to the limited passive surveillance and the presence of recesses that create opportunities for ambush. Additionally, wayfinding signage should be utilised to help guide residents through common areas.

8.1.5 Entrances

There are five pedestrian entrances around the mixed-use development and two vehicle entry points. One vehicle entry point allows access into the common basement servicing all residential blocks, retail stores and hotel and another entry point for the loading bay allows access for retail stores. Three of the five pedestrian accesses are at an elevation with minimal passive surveillance thus, creating ambush zones. It is recommended that vandal resistance video surveillance and security lighting is provisioned, as per the mark-up in Annex A, to mitigate this risk. The remaining two pedestrian access points are exposed to the risk of hostile vehicles necessitating the use of bollards and/or vehicle grade alternatives such as architecture, planters, etc. Additionally, adequate signage and wayfinding, which is sufficiently lit at night-time is required. There should be clear wayfinding signage and maps at all entrances. All entry and exit points should have video surveillance and adequate security.

8.1.6 Landscaping

It is recommended that all vegetation that impedes sight lines or can be used as climbing aids is assessed and replaced with plants that in their mature form do not impede sightlines nor serve as climbing aids. Landscaping should not allow anyone to hide within it. It is recommended to use harsh

⁹ Industry Specific SEARS. (2024)

landscaping in certain areas of the site to deter access. Landscaping utilised within common areas of the site should also be maintained and not exceed sightlines to allow for passive surveillance in and out of units nearby.

8.1.7 Lighting

Effective lighting is crucial for the CPTED strategy and for the effective operation of the video surveillance systems. Design must align with AS 4282 to light building facades, entrances, exits, signage, approach vectors, vehicle entry points, car parks, and interiors. Each unit and common areas like corridors and garages should have sufficient lighting day and night. Security lighting is advised for car parks, perimeters, and entry points as marked in Annex A. Motion sensor vandal-proof lighting is recommended inside, following AS 1680. Balconies should have motion-activated sensor lights, and mailboxes should be well-lit to prevent theft. Light controls must be secure. Pedestrian walkways need clear marking with adequate lighting, considering vegetation that may obstruct light. Compliance with Australian Standards is required, focusing on uniformity and aiding video surveillance with proper illumination.

8.2 Access Control

8.2.1 Landscaping

Landscaping is recommended to be utilised at the front of all buildings and covering any blank spaces of the mixed-use development. The landscaping is effective in deterring access to the site façade and serves to control access, demarcating the public space from the private residential space.

8.2.2 Security

Site security measures such as signage are recommended to achieve a level of separation between all the different elements in the mixed development. Access to specific lifts should be restricted to residents in the residential buildings as well as hotel guests and retail workers where necessary. Vandal proof lighting and video surveillance is recommended for the car park areas. Additional security measures including video surveillance and access control are recommended for the mixed-use development. Emergency personnel should have access to the site in cases of an emergency with a designated parking space for emergency vehicles.

Access into common areas should be controlled. Only residents on a specific floor should have access to the corridor leading to apartments on that floor. Reed switches should be installed on fire doors egress to allow the door status to be monitored and alarms to be raised when doors are left opened for too long or used in non-emergency purposes. Access to the site should be restricted solely to stakeholders, including residents, residential visitors, building management, and tradespeople.

All letterboxes for residential buildings must be fitted with appropriate lock sets and kept locked unless opened by authorised residents. The letter box collection facility for residential buildings must be enclosed in the foyer window of the property or in a locked foyer with access for Australian Post via swipe cards stored in Safe Cylinder Storage.

All garages in the basement must have individual locks that the unit owner has access to. The garage facility must have floor to ceiling walls. The contents inside each individual unit's garage must not be visible from the outside. The main roller door must be secured with an electronic access system. All

residents must be supplied with additional storage facilities so that items are not left in common areas.

Garage bays must be locked using a card reader and magnetic lock to restrict unauthorised access as shown in Annex A. Access must not be restricted by large garbage bins or other objects.

It is recommended that the security system should comprise of video surveillance with a minimum of 14 days of storage, electronic access control, intruder alarm system, and its purpose is to effectively manage and monitor entry to and activity on the site. Dummy cameras should not be utilised at the site.

For a development with an effective height over 25m, compliance with NCC Clause D3D27¹⁰ is essential to ensure safe re-entry from fire-isolated stairwells while mitigating potential security risks as per the Consultant Advice issued. We recommend implementing a fail-safe electronic door release system linked to the fire alarm, ensuring automatic unlocking during emergencies, however re-entry must be provisioned on every fourth level, with clear signage to indicate the same. To enhance security, consider restricting re-entry to every fourth storey by installing an intercom system within stairwells to allow controlled access. Additional measures, such as reed switches on doors to trigger alarms and video surveillance to monitor unauthorised access, will help maintain security while complying with the NCC requirements.

It is further recommended that the power distribution boards and mains power to the site are located within locked rooms or cabinets fitted with a lock set approved by the local authority. Access to mechanical and electrical utility rooms shall be restricted to authorised personnel as approved by the local authority.

8.2.3 Doors

All external door hinges must be mounted so they cannot be removed. External doors and frames must be of solid construction. The doors must be fitted with quality lock sets to restrict access when not in use. In the mixed-use development, these locks must be fitted in storerooms to prevent unauthorised people from entering. Peep holes must be installed on the front door of every unit as well as self-closing doors for all fire exits.

8.2.4 Balconies

The balcony should be designed to prevent it from acting as a natural ladder and should not have hand or foot holds, as specified in Annex A. The railings should be constructed to prevent the use of foot and hand grips. The sliding doors of the balconies and adjacent windows should be reinforced with adequate locks to restrict unauthorised access. Balcony doors should have a sliding security screen door and be fitted with a suitable lock set.

8.2.5 Windows

All external windows must be solidly constructed. All windows must be fitted with quality lock sets. All unused windows must be permanently closed & secured.

¹⁰ NCC, 'NCC - Exits'.

8.3 Territorial Reinforcement

8.3.1 Entrances

Entrances should be highlighted with lighting, video surveillance, and signage that emphasises site ownership and communicates a secure entry point to users and potential vandals or criminals in the vicinity. Entrances and exits for the carpark and loading dock should be outfitted with shutter doors to restrict public after-hours access and thus be adequately lit and with security surveillance.

8.3.2 Signage

The recommended signage should be appropriately lit to ensure day and night-time legibility. It is also recommended that wayfinding signage directs vehicle and pedestrian traffic. Additionally, the street number must be clearly visible from the road and adequately lit so that it is visible at night. Car park restrictions should also be clearly visible, as indicated in Annex A. Appropriate warning signage should also be utilised around necessary locations such as near the roller door. Unit block identification signage must be visible from the street frontage

Wayfinders are to be installed at the entrances of common areas providing directions to various parts of the complex indicating current location and surround retail sections, residential access, hotel etc. A map is to be displayed on the way finder providing visual confirmation of location and surrounding buildings attached to the mixed-use development.

8.3.3 Perimeters

The perimeter of the site should be designed to reinforce ownership and jurisdiction of the site as opposed to the general footpath and road. Landscaping effectively marks the ownership and separates mixed-use development from public spaces. Landscaping must then be maintained allowing for passive surveillance.

8.3.4 Design Elements

Clearly defining transitions and boundaries between public and private spaces. This has been effectively achieved through the current architectural plans.

Clearly defining the use of spaces, with particular attention to the pedestrian walkway in between and around the site. Clear signage restricting entry and use of the car park should be stipulated. Please refer to Annex A for additional notes in this regard. Common areas such as lobbies, garbage areas and common public access should be appropriately separated from the private unit's garage and storage space.

8.4 Space Management

8.4.1 Maintenance

Create a "cared for" image. Ensure that landscaping is well maintained, to give an impression of ownership, care, and security in an ongoing manner. This can be provided for by creating a Total Security Management Plan (TSMP) that can be handed over to the Centre Management at the appropriate time.

Provisions to be specifically addressed in the Total Security Management Plan include:

- 1) All exit doors must be free from obstructions and/or rubbish.
- 2) The locks must be in good working order.
- 3) All high-risk doors must be locked at all times.
- 4) The access control system must be regularly purged to remove any old owners from the database.
- 5) The landscaping is regularly cared for and pruned to ensure that it does not impede sightlines.
- 6) Lighting around the premises should be regularly checked and replaced as required.
- 7) Walk-throughs of the premises should be regularly carried out to identify any left objects.
- 8) Gutters must be kept clean.

It may be prudent to treat the site with anti-graffiti paint at certain key locations to deter graffiti offenders targeting the site and to institute a policy of rapid graffiti removal as part of the TSMP. This will preserve the site and increase a sense of maintenance and ownership of the site.

8.4.2 Materials

Use materials which reduce the opportunity for vandalism. Consider using strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints, and clear over sprays to reduce opportunities for vandalism. Avoid flat or porous finishes in areas where graffiti is likely to be a problem. Where large walls are unavoidable, consider the use of barriers and/or apply anti-graffiti treatment. There are not many large walls exposed to the street front. Methods to counter graffiti vandalism of property include: the context and susceptibility of the property, the design, selection, and use of construction materials that are resistant to graffiti, and surface protection. Rapid graffiti removal policies and the use of anti-graffiti coatings to prevent penetration into the substrate to facilitate the ease of removal of graffiti have been identified as the most effective means of combating graffiti. The graffiti resistance of exposed surfaces is a function of its susceptibility to penetration by the marking agent (e.g. aerosol spray paints) and its sensitivity to damage during cleaning. Hard, non-porous, impermeable, and smooth surfaces generally have a good graffiti resistance and cleanability. Permeable or porous surfaces are difficult to clean. Similarly, rough, and heavily textured surfaces also pose cleaning difficulties. Resistant substrates such as hand glazed ceramic tiles, glass, polished stone, hard glazed brick, and metals are recommended in high-risk areas. Protective anti-graffiti coatings are recommended where construction materials with lower graffiti resistant substrates are utilised such as concrete, sandstone, limestone, normal brick, timber, cement render and painted surfaces. These surfaces are difficult to clean, and repeated chemical and wet-abrasive blasting damages the surfaces and leaves unsightly markings.

Anti-graffiti coatings are recommended to be applied to exposed surfaces that utilise lower graffiti resistant substrates. These coatings facilitate subsequent graffiti removal. They act as a barrier between the graffiti marking agent and the substrate preventing penetration into pores and firm attachment of the markings to the surface. These coatings are available in both clear and pigmented coatings applied in two or more coats with some available with a priming sealer. Anti-graffiti coatings are either permanent long-life coatings that provide protective layer that can withstand repeated cleaning or temporary or sacrificial layer that gets partially or fully removed during cleaning.

Floors, walls, and ceilings must be constructed of solid materials.

Useful standards include:

- AS 1580.408.5 (Adhesion)
- AS 1580.602.3 (Boller Test)
- AS 1627.1 (Cleaning)
- AS 1627.4 (Abrasive Blast Cleaning)
- AS 2311 (Painting of Buildings)
- AS 2700 (Standard Colours)
- Australian Paint Approval Scheme (APAS) Specifications APAS 1441 Permanent Graffiti Barrier)
- APAS 1442 (Temporary Graffiti Barrier)
- APAS 1443 (Graffiti Remover)

Bollards

The use of bollards as a tool for space management helps define pedestrian and vehicular zones, as well as public and private zones. Effective use of bollards prevents accidental or purposeful harm to pedestrians from vehicles. The markup in Annex A shows an effective use of bollards to create a safe pedestrian path and to protect pedestrians from errant vehicles.

Bollards should be spaced at 1.2 metre centres as per recommended by ANZCTC¹¹. This should prevent most cars sold in Australia from driving between them. They should be approximately 1 metre in height and include a reflective panel. The space between a bollard and building should allow for pedestrian movement (including people with disabilities). Bollards are prone to vandalism and to unauthorised removal particularly if there is an ardent desire for vehicle access to a location. They should have sufficient foundation strength to resist being pushed by a large 4x4 vehicle. Bollards should conform to AS/NZS 3845:2015.

It should be noted that vehicle-rated landscaping (such as planters and concrete spheres) can be used instead of bollards, allowing architects to produce safety benefits and encourage Territorial Reinforcement without damaging the site's aesthetics.

8.4.3 Ongoing Action

Even the most robust security strategy requires frequent action to upkeep. Maintenance and ongoing security actions should be governed by a set schedule with responsible parties and accountability in-built. A Security Risk Register should work in conjunction with ongoing management of the site and appropriate security responses should be generated based on the type of events that are recorded as issues. It is recommended that all communications, custodial and management staff for the buildings should undergo police checks before being allowed to work on-site. This must be followed

¹¹ 'ANZCTC - Hostile Vehicle Guidelines for Crowded Places'.

by security inductions and training to ensure they are aware of the upkeep of security at the site, both in terms of how security measures work and how they are to upkeep security operationally.

8.5 Activity Support

Maximising the safety and security of the proposed storage facility can also benefit from more intangible approaches to supporting the space. Second Generation 'Social' principles of CPTED can and should be explored here to encourage an environment that is safer through the development of a community, centred on the site.

8.5.1 Social Cohesion

Social cohesion involves nurturing an environment where there exists a mutual respect and appreciation of the similarities and differences between people and groups within a community. A socially cohesive community values diversity shares a common vision and a sense of belonging and works to develop positive relationships between people from different backgrounds.

8.5.2 Community Connectivity

Community connectivity involves partnerships within the community. These can be formal and informal, with businesses, community organisations and other potential user groups included. This connectivity can help to encourage and maintain community self-policing by encouraging a broader range of parties to value the site and its wellbeing, maintenance and upkeep, freedom from crime, and so on.

8.5.3 Community Culture

This is present when users and user groups come together and share a sense of place and partly explains why they can display territoriality. Building a community culture around significant events and people builds community investment and appreciation. Individuals who value the spaces in their community are naturally less likely to commit crimes which damage or degrade these spaces and will also feel as though they have dedicated areas to engage and participate – a lack of which can also contribute to criminal intent.

8.5.4 Threshold Capacity

Threshold capacity relates to neighbourhoods as ecosystems with a finite carrying capacity for certain activities and land uses. This threshold capacity is recognised and managed to maintain the local community ecosystem by promoting human-scale and pedestrian-oriented land uses and activities. By appropriately managing and curating the use of spaces for certain activities, site management can determine which kind of community engagement is important.

8.5.5 Community Guardianship

As alluded to in Section 8.5.2, the goal of this is to establish a community of individuals and groups who feel appreciated and engaged with the site and the activities which regularly occur there.

8.5.6 Developing a Management Strategy – Community Guardianship

Space and Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control, and care of these spaces. All space, even well-planned and well-designed, needs to be effectively used and maintained

to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour. Developing Community Guardianship ensures that community members will fight this decay and become more likely to not only commit less crime but also stand up to those committing any. Therefore, we would strongly encourage site management to develop an operational management plan for fostering community guardianship. Importantly, appreciation of the space and a feeling of security will promote usage and drive business.

8.6 Site hardening

8.6.1 *Errant Vehicles*

Bollards and other landscaping measures can be utilised to control vehicle approach speed and paths in a manner that minimises the capacity to cause damage. The use of bollards is standard practice for pedestrian and vehicular shared zones such as near lift lobbies in the basement carpark, street access to common crowded areas and entrance to the hotel lobby; increasing the efficacy of bollards to higher impact standards and covering a wider area with this is recommended. Vehicle rated planters may also be used to ensure the aesthetic profile of the site is unaffected.

8.6.2 *Emergency Management Planning*

In addition to static security measures, site hardening relies on a critical human factor in order to be truly effective. Knowing how to act and what to do in the event of an emergency is a vital component that can save lives. A suitable emergency management plan is recommended to be developed for the site.

8.7 Graffiti Management Plan

8.7.1 *Graffiti Deterrent*

Graffiti vandalism can be minimised by using anti-graffiti material on the site buildings and windows, as outlined in Section 8.4.2. Harsh landscaping surrounding the site can help deter vandalism by preventing vandals from approaching the sides of buildings. Additional security measures such as security lighting and cameras can be used as a deterrent.

Graffiti vandalism can be minimised through a comprehensive approach integrating anti-graffiti materials, strategic landscaping, and security measures. Utilising anti-graffiti materials on buildings and windows as outlined in Section 8.4.2, facilitates easy paint removal. Strategic landscaping, particularly the implementation of harsh vegetation, serves as a natural barrier, physically deterring vandals from accessing building sides. Additional security measures, such as security lighting and cameras, illuminate potential blind corners. Regular maintenance and review of these strategies ensure their continued effectiveness and responsiveness to changing graffiti vandalism patterns.

8.7.2 Graffiti Removal

In the event of graffiti vandalism, all stakeholders must notify management. The relevant authorities should promptly remove the damages and create an incident register log with information on location and magnitude of vandalism. All graffiti must be removed within 48 hours of discovery. An annual review of any "management agreement" for the removal of graffiti to ensure the property is maintained at its optimum level can be undertaken. Landscaping should be maintained to minimise the potential of graffiti attacks. Refer to Table 8-1 for relevant activities.

Table 8-1 Graffiti Management activities

Activity	Description	Frequency
Graffiti Monitoring	Regular patrols to identify new graffiti.	Daily
Graffiti Reporting	Documenting instances of graffiti, including photographs and location details.	As needed
Graffiti Removal	Using appropriate methods to remove graffiti without damaging surfaces.	Within 48 hours of reporting
Preventive Measures	Installation of anti-graffiti coatings, surveillance cameras, or improved lighting as outlined in Section 8.2.1, 0 and 8.4.2.	As needed
Law Enforcement Liaison	Working with local law enforcement to report and track graffiti incidents.	As needed

8.8 Fire Isolated stairway re-entry provisions

This section is applicable because the development comprises buildings with an effective height above 25m. The following apply to all fire-isolated stairwells that service building heights above 25m. Note that these provisions do not apply to stairwells that service portions of the development that do not have an effective height above 25m. Refer [NCC Clause D3D27](#)¹². We recommend the following to the design team:

- A fail-safe electronic door release system linked to the fire alarm, ensuring automatic unlocking during emergencies.
- Under D3D27(2)(a), by deploying fail-safe electric strikes on all fire doors throughout the fire isolated exits, except on every **fourth** floor ensures that the fail-safe devices fitted to the fire exit doors automatically unlock the door upon activation of a fire alarm. See Figure 8
- Additionally, D3D27(2)(b) emphasises a more risk-mitigated approach by implementing fail-safe electric strikes on doors at **all** levels within the fire-isolated stairs, as well as installing intercoms and appropriate signage inside the fire stairwell. See Figure 8.

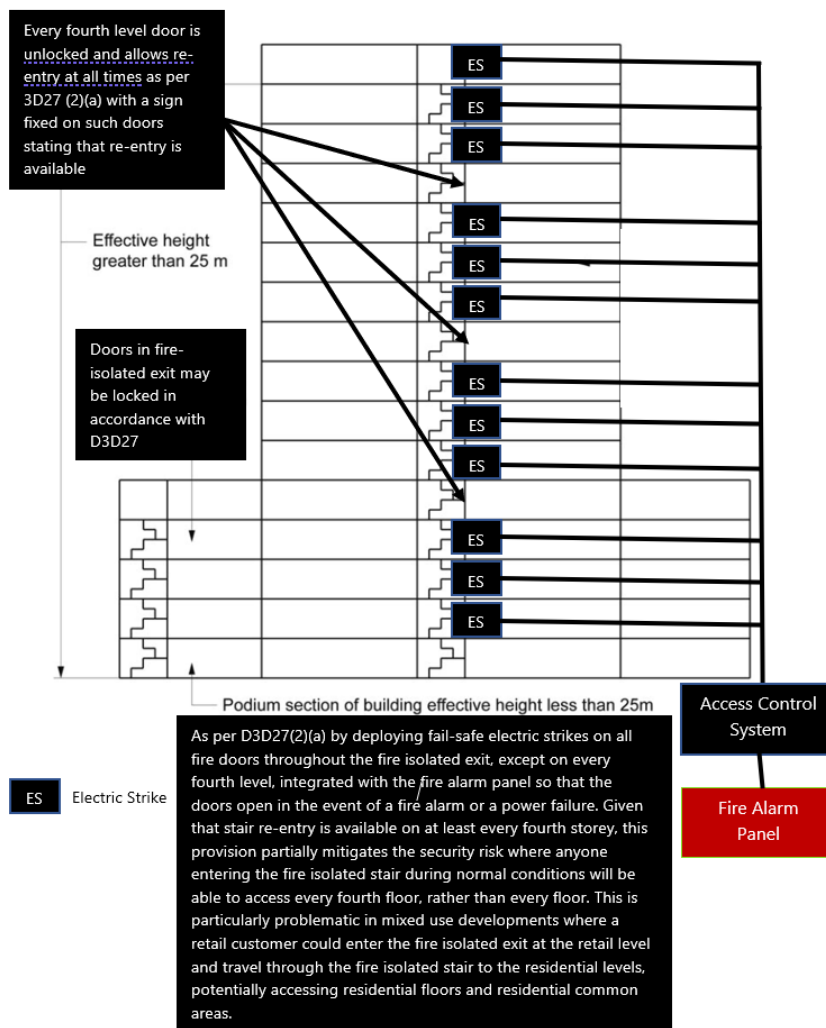


Figure 8-2 - DtS Re-entry from Fire Isolated Exits as per D3D27(2)(a).

¹² [NCC Clause D3D27](#)

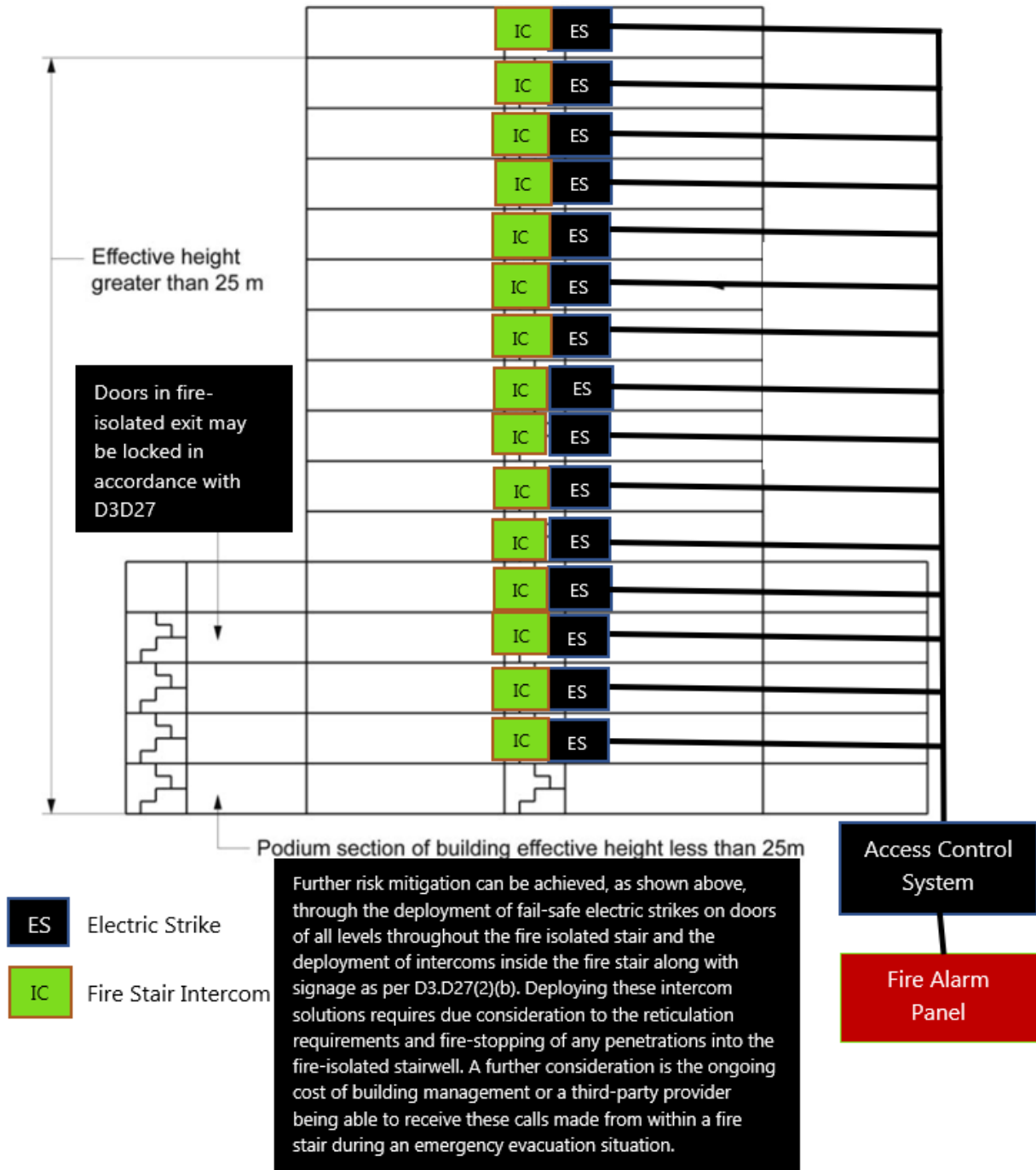


Figure 8-3 - Dts Re-entry from Fire Isolated Exits D3D27(2)(b)

8.9 Summary

A summary of the recommended crime risk mitigation measures is compiled below. For further detail, please refer to Sections 8.1 - 8.7.

Recommended Crime Mitigation Measures

Natural Surveillance

- Ensure sufficient lighting and security surveillance in communal areas, car parks, loading docks, and external public areas.
- Install CCTV cameras in strategic locations to cover all vulnerable areas.

Site and Building Layout

- Add security lighting and surveillance cameras to secure clear sightlines.
- The unit complex must have a sight plan displayed in a prominent position
- Limit site access to different buildings based on their use (residential, hotel, commercial).
- Use architectural design to enhance natural surveillance.

Public Access

- Use access control systems such as card readers and video intercoms.
- Manage after-hours access with roller shutter doors and card readers.
- Restrict access to residential buildings to residents and authorised visitors.
- Limit hotel access to authorised staff and guests.

Common Areas

- Ensure communal areas are well-lit and have CCTV coverage.
- Use wayfinding signage to guide residents through communal areas.
- Limit access to residential parking areas and communal spaces.

Entrances

- Install vandal-resistant video surveillance and security lighting.
- Use bollards or vehicle-grade alternatives to protect pedestrian access points.
- Provide clear wayfinding signage and maps at all entrances.

Landscaping

- Replace vegetation that impedes sightlines or can be used as climbing aids and use harsh landscaping to deter access.
- Use landscaping to demarcate public and private spaces.

Lighting

- Ensure effective lighting for building facades, entrances, exits, signage, vehicle entry points, and communal areas and comply with Australian Standards for lighting design.
- Use motion sensor vandal-proof lighting inside and outside.
- Ensure pedestrian walkways are well-lit and free from obstructions.

Access Control

- Restrict access to specific floors and communal areas using card readers and magnetic locks.
- Access to the site should be restricted solely to stakeholders.
- The main roller door must be secured with an electronic access system
- Ensure emergency personnel have access to the site.
- Secure garages and service rooms with individual locks and electronic access systems.

Doors and Windows

- Use solid construction for external doors and windows with quality lock sets.
- Reinforce sliding doors and windows with adequate locks.

Balconies

- Design balconies to prevent them from acting as natural ladders.
- Reinforce sliding doors and windows with adequate locks.
- Ensure balcony railings prevent the use of foot and hand grips.

Territorial Reinforcement

- Highlight entrances with lighting, video surveillance, and signage.
- Use landscaping to mark ownership and separate public and private spaces.
- Ensure clear signage for vehicle and pedestrian traffic.

Space Management

- Implement a Total Security Management Plan (TSMP).

- Ensure all exit doors are free from obstructions and rubbish.

Materials

- Use materials resistant to vandalism and graffiti.
- Apply anti-graffiti coatings to exposed surfaces.
- Use strong, wear-resistant materials in high-risk areas.
- Ensure floors, walls, and ceilings are constructed of solid materials.

Bollards

- Ensure bollards conform to AS/NZS 3845:2015 standards.
- Use vehicle-rated landscaping as an alternative to bollards.
- Space bollards at 1.2 metre centres to prevent vehicle access.

Ongoing Action

- Develop a Security Risk Register and conduct police checks for staff.
- Provide security inductions and training for all staff.

Activity Support

- Encourage social cohesion, community connectivity and community culture.
- Promote human-scale and pedestrian-oriented land uses.

Site Hardening

- Use bollards and vehicle-rated landscaping to control vehicle approach.
- Ensure compliance with NCC Clause D3D27 for safe re-entry from fire-isolated stairwells.
- Implement a fail-safe electronic door release system linked to the fire alarm.

Graffiti Management

- Use anti-graffiti materials and strategic landscaping to deter vandalism.
- Remove graffiti within 48 hours and maintain a graffiti management plan.
- Conduct regular patrols to identify new graffiti.
- Work with local law enforcement to report and track graffiti incidents.

Fire Isolated Stairwells

- Applies to buildings over 25m in height
- Relevant to fire-isolated stairwells servicing these heights
- Install a fail-safe electronic door release system linked to the fire alarm for automatic unlocking.
- Designer can implement either design for implementing fail-safe electric strikes throughout stairwells as Figure 8-2 and Figure 8-3 highlight.

9.0 Conclusion

In conclusion, the Security and CPTED Report for Wollongong Developments No.8 Pty Ltd underscores the critical need for comprehensive security measures to mitigate crime risks associated with the proposed mixed-use development at 216-238 Keira St, 221-291 Crown Street and 86-90 Burelli Street Wollongong, NSW 2500. The report highlights the higher-than-average crime rates in Wollongong, particularly in the CBD area, and emphasises the importance of integrating Crime Prevention Through Environmental Design (CPTED) principles to enhance safety and security.

Key recommendations include the implementation of effective lighting, video surveillance, access control systems, and wayfinding signage to address blind spots, enhance natural surveillance, and prevent unauthorised access. The report also advocates for the use of vandal-resistant materials, anti-graffiti coatings, and the development of a Total Security Management Plan (TSMP) to ensure ongoing maintenance and security management.

Additional security measures have been recommended to address pedestrian safety from errant or hostile vehicles and security vulnerabilities that arise from requirements to comply with NCC fire isolated stairway re-entry requirements owing to the effective building heights exceeding 25m.

By adhering to these recommendations and incorporating CPTED principles, Wollongong Developments can create a safer environment for residents, hotel guests, and commercial tenants, ultimately contributing to the overall security and well-being of the Wollongong community.

10.0 Annex A – CPTED Mark-up of Architectural Plans

(This page has been deliberately left blank)

LEGEND

 Card Reader	 Bollard
 Reed Switch	 Security System Node
 Oncoming Vehicle alarm	 Mirror
 Camera Dome	 Electric Strike
 Mag Lock	 Intercom Receiver
 Intercom	 PIR Sensor
 Request to Exit Button	 Security Lighting
 Vehicle Loop	 Video Intercom
 Way Finding	 Wiegand Receiver
 Anti Graffiti Coating	 ACS Head End
 Lock and Key	 Duress Button
 GO ext	 Keypad
 Automatic Sliding Door	 Break Glass
 Ticket Machine	 PADS Head End
 VSS Head End	 VADS Head End

ISSUE	AMENDMENTS	DATE	PROJECT:	 <p>Lote Consulting Pty Ltd Gough Whitlam Plaza Suite 270, Level 1, 398 Pitt Street, Sydney NSW 2000 Email: security@loteconsulting.com</p>	TITLE:	CPTED Markup						
Rev H	CPTED Markup	30-July-2025	390844 – WIN Grand CPTED Report		ABN: 75 166 888 544	PREPARED:	JH	DATE:	30-July-2025	DO NOT SCALE		
			ARCHITECT:		42 Davies Street Sydney NSW 2010 + 61 2 8346 4500 info@dko.com.au DKO Architecture		CHECKED:	MM	DATE:	30-July-2025	SECURITY CONSULTANCY LICENSE 409836153	
						APPROVED:	MM	DATE:	30-July-2025	DOCUMENT NO. 390844-087-000	ISSUE: Rev H	VERSION: 0

Car park areas are typically well illuminated, so security lighting is only necessary in locations that may have blind spots or poor sight lines.

Mirrors used on all intersections involving the ramp and oncoming vehicle alert needed for the shorter side to alert oncoming traffic

Access control should be added to all residential lobby areas as boom gates will not stop pedestrians from accessing residential car parks

Bollards can be installed to prevent hostile vehicles from crashing into doorways or lift lobbies, ensuring the safety of pedestrian traffic.

The garage ceilings must be painted white or a light coloured concrete must be used. This will enhance the light in the basement. Carpark must also be well-lit

'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property.

Cameras are strategically positioned to consistently monitor and record the license plates of vehicles as they navigate through the car park.

Cameras are additionally installed to monitor the entry points of residential lobbies.

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABRN: 61195705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architectural Floor plan 01/21 David Henderson 05/24

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T +61 2 9346 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burrell st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Basement 02

Drawing Scale: DA2000

1:250 @ A1
 Revision: A

Recesses in the basement carpark with the bicycle spaces as well as around the lifts. External lift is placed in a pocket and reduces the amount of passive surveillance possible. This will require security surveillance and lighting

'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property.

A camera is required to capture and identify faces at the entrances and exits of bathrooms.

Shutter doors placed deep into loading dock to avoid unnecessary traffic as long vehicles gain access to the loading dock

The garage ceilings must be painted white or a light coloured concrete must be used. This will enhance the light in the basement. Carpark must also be well-lit

Hotel security will be specified by hotel operator

By installing a bollard in the center of the driveway access point, we can attach the necessary card reader, reed switch and intercom for shutter door access, ensuring secure loading dock access.

Oncoming vehicle alarms should be installed in addition to convex mirrors to assist with sight lines and mitigate the risk of collisions

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

All works to be in accordance with authority & statutory approvals.
 Refer to site survey for all information relating to existing site conditions.
 All Boundary information to be confirmed by registered surveyor before commencing works on site.
 Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NERSIS, Section J Certificates.
 Minor changes to building form & configuration may be required after Development Consent.
 Do not scale from drawing; figured dimensions only to be used.
 Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61196705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architecture: Kees de Jongh 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

DKO

Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong NSW 2500

Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Basement 01

Drawing Scale: DA2001

1:250 @ A1
 Revision: A

All lifts are to be equipped with a surveillance camera and lifts with residential/hotel access should be outfitted with card readers

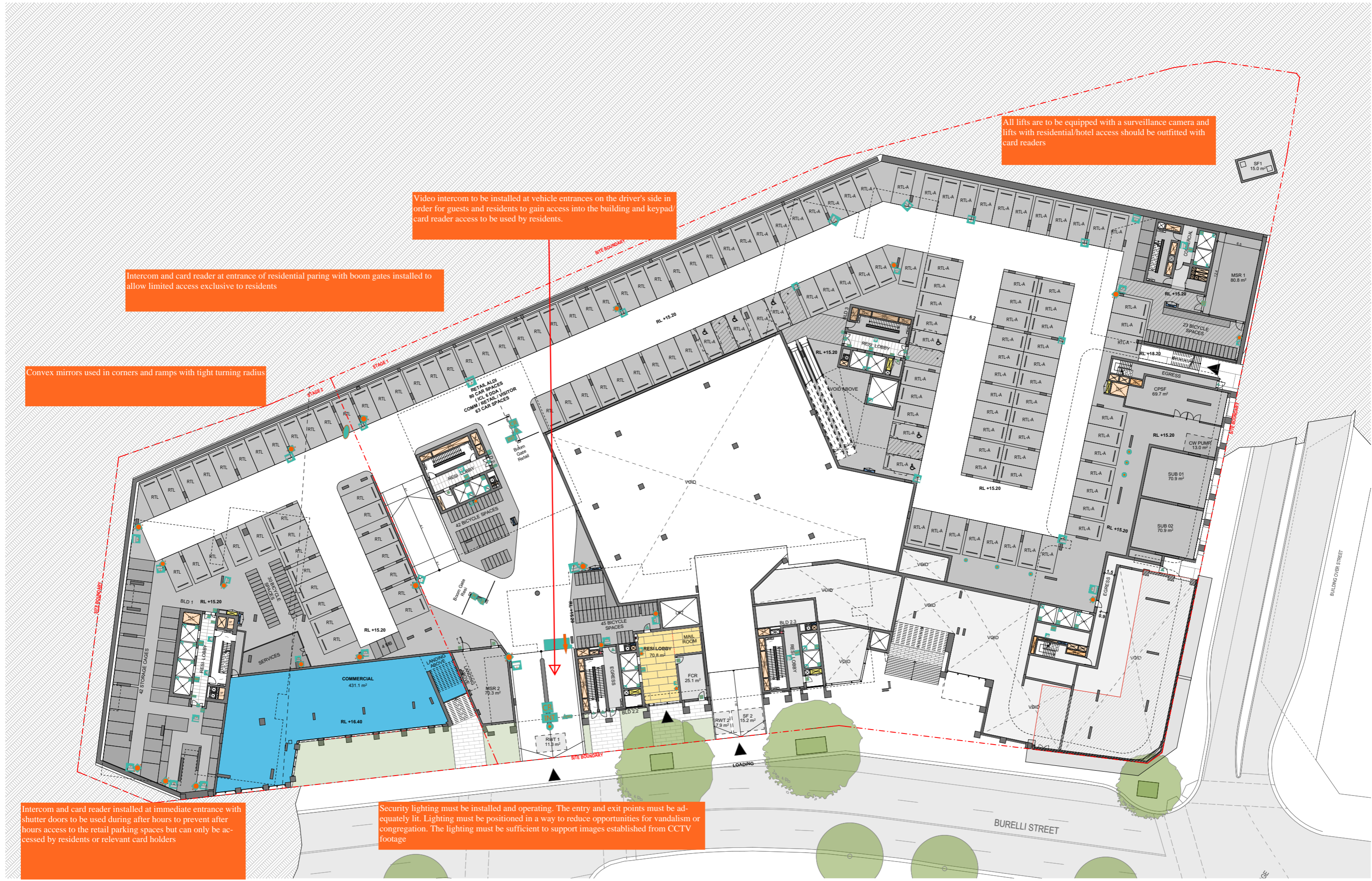
Video intercom to be installed at vehicle entrances on the driver's side in order for guests and residents to gain access into the building and keypad/card reader access to be used by residents.

Intercom and card reader at entrance of residential parking with boom gates installed to allow limited access exclusive to residents

Convex mirrors used in corners and ramps with tight turning radius

Intercom and card reader installed at immediate entrance with shutter doors to be used during after hours to prevent after hours access to the retail parking spaces but can only be accessed by residents or relevant card holders

Security lighting must be installed and operating. The entry and exit points must be adequately lit. Lighting must be positioned in a way to reduce opportunities for vandalism or congregation. The lighting must be sufficient to support images established from CCTV footage



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGE, NARRIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

diko.com.au
 info@diko.com.au
 T+61 2 9346 4500

D K O

Project Name
 Project Number
 Project Address
 Country

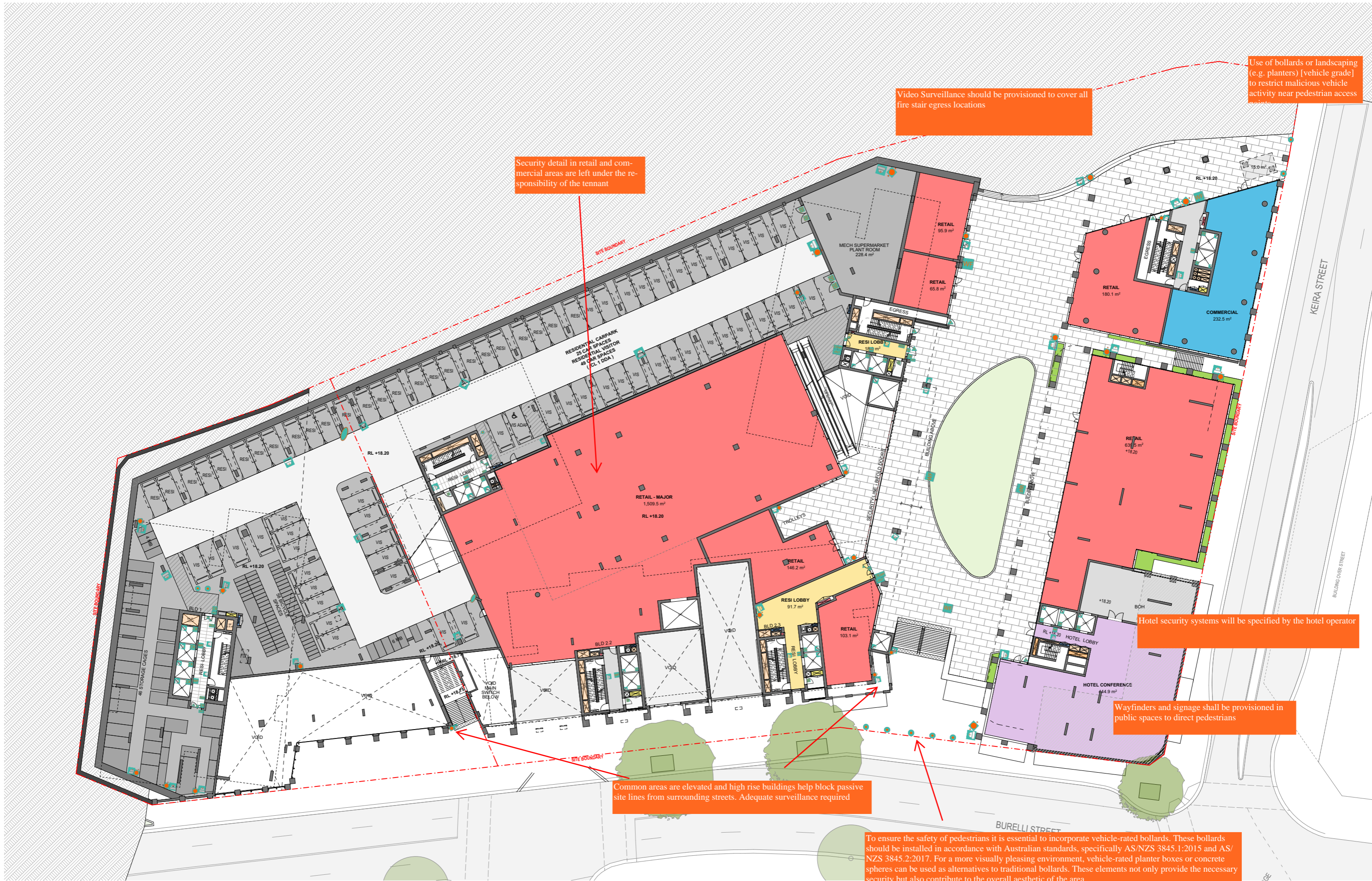
Crown street, Wollongong
 00013631
 221 - 291 Crown st, 216-238 Keira st and
 96-90 Burelli st
 Wollongong NSW 2500
 DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Mezzanine level

Drawing No.
DA2002

1:250 @ A1
 Revision
A



Video Surveillance should be provisioned to cover all fire stair egress locations

Use of bollards or landscaping (e.g. planters) [vehicle grade] to restrict malicious vehicle activity near pedestrian access points

Security detail in retail and commercial areas are left under the responsibility of the tenant

Hotel security systems will be specified by the hotel operator

Wayfinders and signage shall be provisioned in public spaces to direct pedestrians

Common areas are elevated and high rise buildings help block passive site lines from surrounding streets. Adequate surveillance required

To ensure the safety of pedestrians it is essential to incorporate vehicle-rated bollards. These bollards should be installed in accordance with Australian standards, specifically AS/NZS 3845.1:2015 and AS/NZS 3845.2:2017. For a more visually pleasing environment, vehicle-rated planter boxes or concrete spheres can be used as alternatives to traditional bollards. These elements not only provide the necessary security but also contribute to the overall aesthetic of the area

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGE, NARRIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

Drawing Name: Lower Ground Plan

Drawing Scale: DA2003

1:250 @ A1
 Revision: A

DEVELOPMENT APPLICATION

To ensure the safety of pedestrians it is essential to incorporate vehicle-rated bollards. These bollards should be installed in accordance with Australian standards, specifically AS/NZS 3845.1:2015 and AS/NZS 3845.2:2017. For a more visually pleasing environment, vehicle-rated planter boxes or concrete spheres can be used as alternatives to traditional bollards. These elements not only provide the necessary security but also contribute to the overall aesthetic of the area

Retail, commercial and hotel security requirements to be specified by the respective operators

Note to designer; Consider a Bollard Line along Burrelli Street

To ensure the safety of pedestrians it is essential to incorporate vehicle-rated bollards. These bollards should be installed in accordance with Australian standards, specifically AS/NZS 3845.1:2015 and AS/NZS 3845.2:2017. For a more visually pleasing environment, vehicle-rated planter boxes or concrete spheres can be used as alternatives to traditional bollards. These elements not only provide the necessary security but also contribute to the overall aesthetic of the area

CCTV systems must be installed near to letter box collection facilities



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGE, NARRIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500

DKO

Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burrell st Wollongong NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Ground Floor Plan

Drawing No.: DA2004

1:250 @ A1
 Revision: A



Hotel security systems will be specified by the hotel operator

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SACS, NARRIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 1 Plan

Drawing No.
DA2005

1:250 @ A1
 Revision
A

© DKO Architecture (NSW) Pty Ltd. ABN: 61195705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Notated Architects: Kees de Ridder O'Leary David Henderson (SAC).



Hotel security systems will be specified by the hotel operator

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGS, NARRIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 2 Plan

Drawing No.
DA2006

1:250 @ A1
 Revision
A

© DKO Architecture (NSW) Pty Ltd. ABN: 61195705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Notated Architects: Koco de Ridder 0170 David Henderson 0542.



Pool areas/ Pool amenity's need to be properly secured to with security cameras and lighting for documentation of what may occur.

Cameras added to the facade of all buildings with security lighting to cover all parts of the common area. Pool especially needs to be covered and well lit for safety and security reasons.

Balconies and railings to be designed to avoid creating hand and foot holds allowing climbing access into buildings

All BBQ communal areas should be well-illuminated, equipped with adequate safety measures and clear directional signage, and monitored by CCTV.

All blind corners and points of egress to be covered by video surveillance and vandal resistant security lighting. Access to some blind corners can be prevented through the use of landscaping that prevents someone from hiding within or is selected to be harsh so as to prevent someone from accessing the area.

Hotel security systems will be specified by the hotel operator

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGE, NARRIS, Section J) Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney



Project Name
 Crown street, Wollongong
 Project Number
 00013631
 Project Address
 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong NSW 2500

DEVELOPMENT APPLICATION

Drawing Name
 Level 3 Plan

Drawing No.
 DA2007

1:250 @ A1
 Revision
 A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGE, NARRIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61195705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architectural: Kees de Ridder 01701 David Henderson 0542.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 4 Plan

Drawing No.: DA2008

1:250 @ A1
 Revision: A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61195705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect's Fees de Hoijer 01/10/2019 David Henderson (SAC).

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Level 5 Plan

Drawing No.
DA2009

1:250 @ A1
 Revision
A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGE, NARRIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Kees de Ridder 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 5348 4500



Project Name
 Project Number
 Project Address
 Country

Crown street, Wollongong
 00013631
 221 - 291 Crown st, 216-238 Keira st and
 96-90 Burelli st
 Wollongong, NSW 2500
 DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
 Level 7 Plan
 Drawing No.
 DA2011

1:250 @ A1
 Revision
 A



Camera's placed in the middle of lift lobbies or corridors etc. Are intended to be mounted to the roof.

Hotel security systems will be specified by the hotel operator

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGE, NARRIS, Section J) Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 8 Plan
 Drawing No.: DA2012

1:250 @ A1
 Revision
 A



Hotel security systems will be specified by the hotel operator

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGS, NARRSIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

diko.com.au
 info@diko.com.au
 T+61 2 9348 4500



Project Name
 Project Number
 Project Address
 Country

Crown street, Wollongong
 00013631
 221 - 291 Crown st, 216-238 Keira st and
 96-90 Burelli st
 Wollongong, NSW 2500
 DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
 Drawing No.

Level 9 Plan
 DA2013

1:250 @ A1
 Revision
 A

© DKO Architecture (NSW) Pty Ltd. ABN: 61195705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architectural: Koco de Ridder 01/17/ Covid Handerson 05/22



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGS, NARRSIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Kees de Ridder 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9346 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

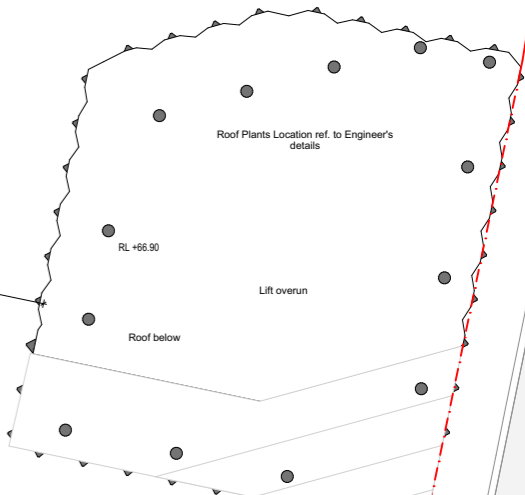
DEVELOPMENT APPLICATION

Drawing Name: Level 10 Plan
 Drawing No.: DA2014

1:250 @ A1
 Revision: A



Camera's placed in the middle of lift lobbies or corridors etc. Are intended to be mounted to the roof.



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architecture: Koco de Ridder ©17/ David Henderson ©24.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 11 - 15 Plan

Drawing No.: DA2015

1:250 @ A1
 Revision: A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NERSIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61195705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Kees de Ridder 0170 David Henderson 0542.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9346 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 16 Plan
 Drawing Scale: 1:250 @ A1
 Drawing No.: DA2016
 Revision: A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGE, NARRIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Kees de Ridder 0170 Clivedon Henderson 0424.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9346 4500

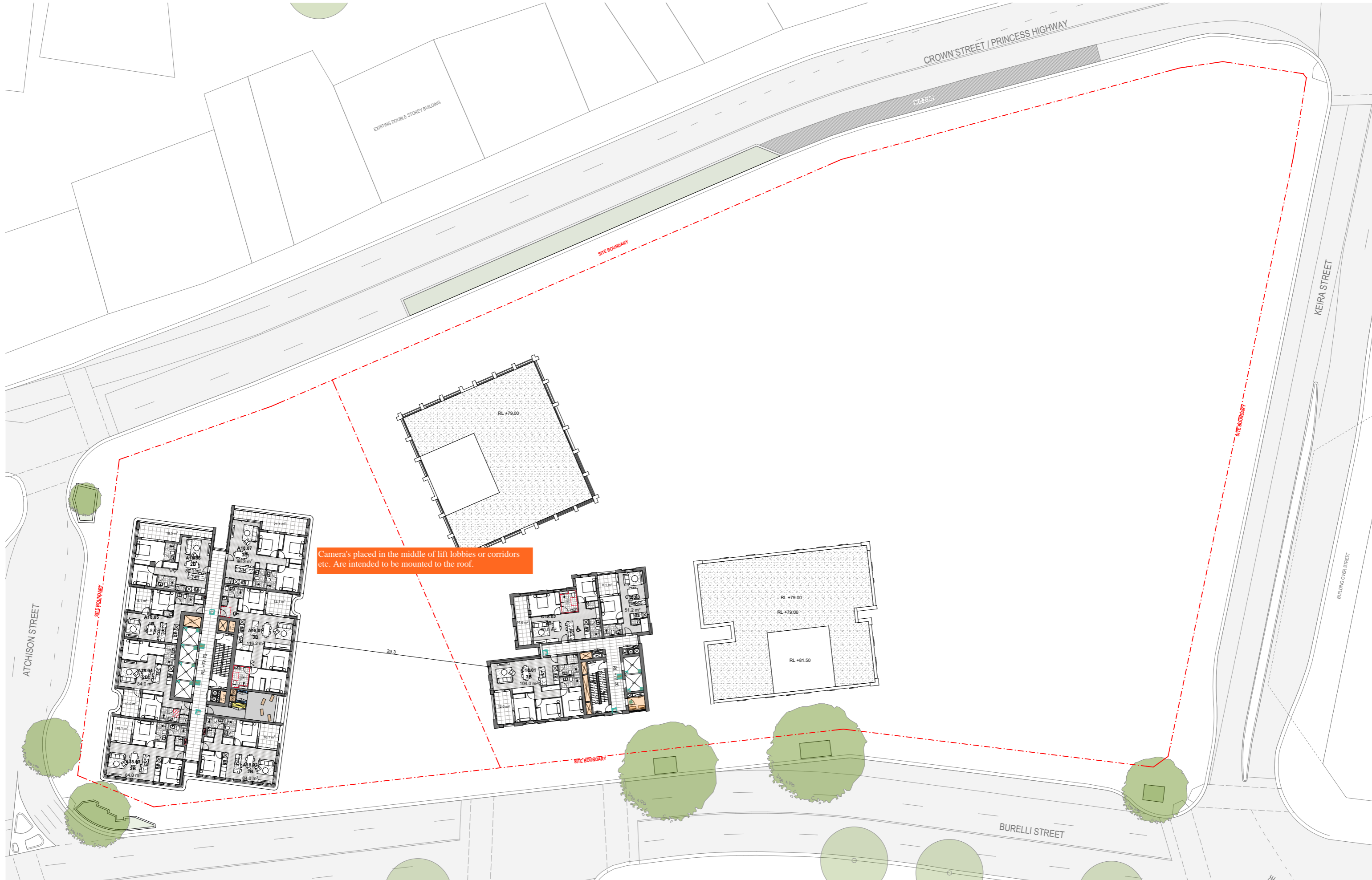


Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 17 Plan
 Drawing Scale: DA2017

1:250 @ A1
 Revision: A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Kees de Ridder 0170 David Henderson 0542.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 18 - 23 Plan
 Drawing No.: DA2018
 1:250 @ A1
 Revision: A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DALS, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABRN: 61195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Koco de Ridder 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 24 Plan
 Drawing No.: DA2019
 1:250 @ A1
 Revision: A



Camera's placed in the middle of lift lobbies or corridors etc. Are intended to be mounted to the roof.

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DALS, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABRN: 611956705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Koco de Ridder 01701 David Henderson 0542.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 25 Plan
 Drawing No.: DA2020

1:250 @ A1
 Revision
 A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

© DKO Architecture (NSW) Pty Ltd. ABRN: 611956705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Koco de Ridder 01707 David Henderson 0242.

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DALS, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

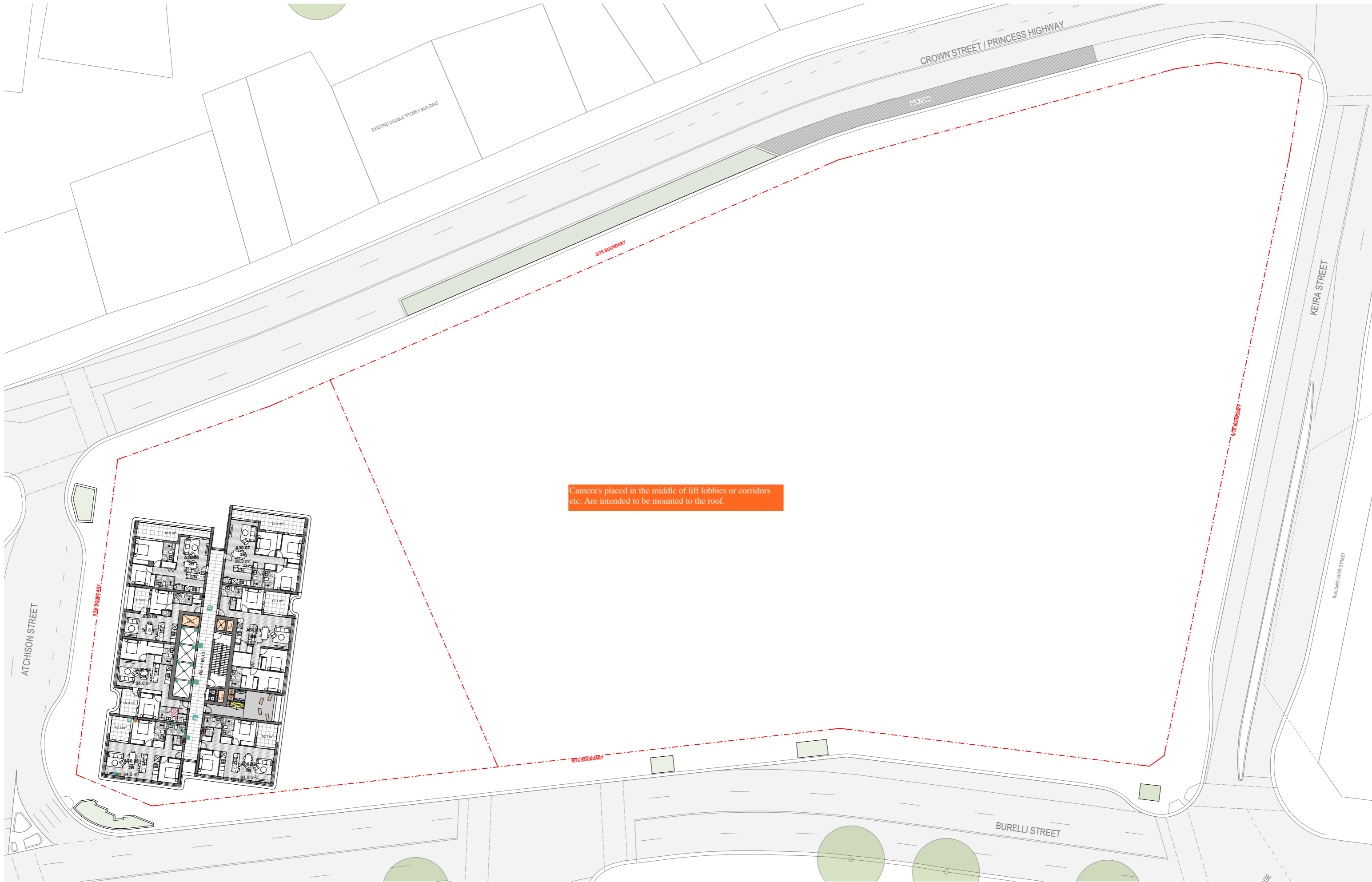
Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION	
Drawing Name	Level 26 - 29 Plan
Drawing No.	DA2021
Revision	A
Scale	1:250 @ A1



Camera's placed in the middle of lift lobbies or corridors etc. Are intended to be mounted to the roof.

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABRN: 6195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Koco de Ridder 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 30 Plan
 Drawing No.: DA2022

1:250 @ A1
 Revision
 A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DALS, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABRN: 6195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Koco de Ridder 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 31 - 36 Plan
 Drawing No.: DA2023
 Revision: A

1:250 @ A1
 Revision: A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 6195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Koco de Ridder 0170 David Henderson 0542.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500

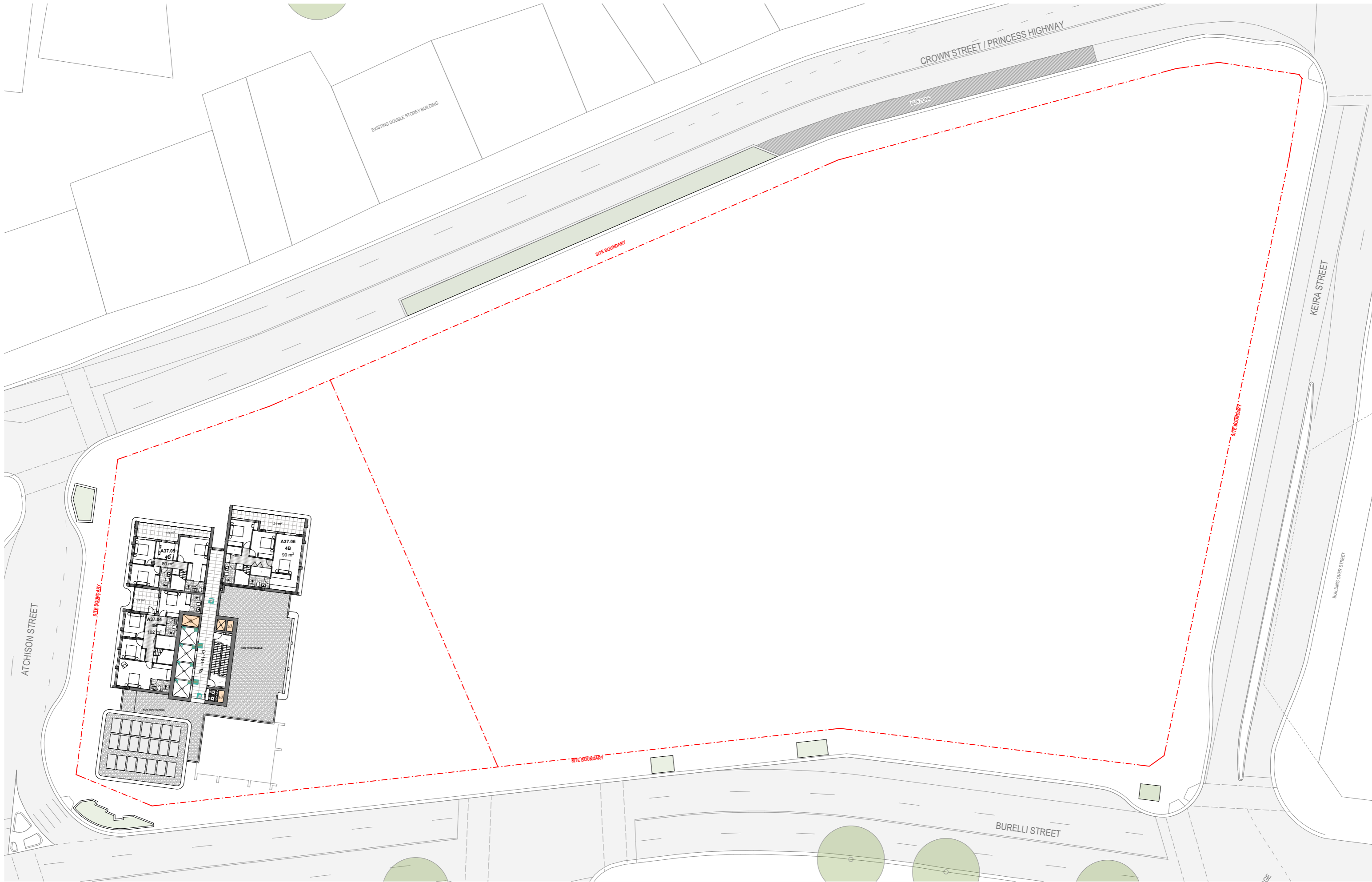


Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 37 Plan
 Drawing No.: DA2024

1:250 @ A1
 Revision
 A



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDCs, NERSs, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABRN: 61195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Kees de Ridder 0167 Clivedon Henderson 0542.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9348 4500



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 38 Plan
 Drawing No.: DA2025
 Revision: A

1:250 @ A1
 Revision: A

To ensure the safety of pedestrians it is essential to incorporate vehicle-rated bollards. These bollards should be installed in accordance with Australian standards, specifically AS/NZS 3845.1:2015 and AS/NZS 3845.2:2017. For a more visually pleasing environment, vehicle-rated planter boxes or concrete spheres can be used as alternatives to traditional bollards. These elements not only provide the necessary security but also contribute to the overall aesthetic of the area



Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention, removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABRN: 61195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architecture: Koco de Ridder 01701 Claudi Handerson 0542.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

dko.com.au
 info@dko.com.au
 T+61 2 9246 4500



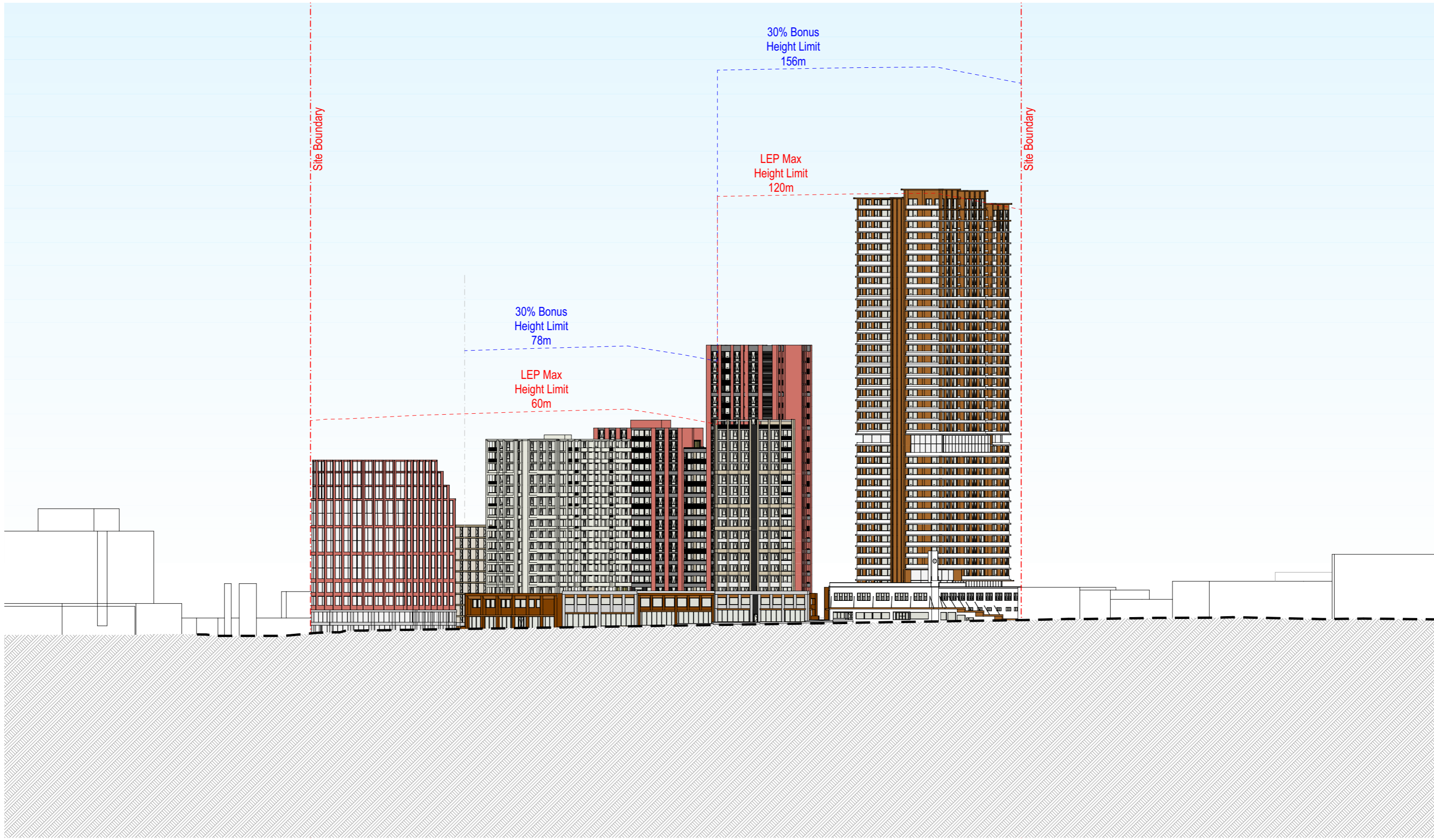
Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Roof Level Plan

DA2026

1:250 @ A1
 Revision
 A



Elevation_Crown Street

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; BASIX, NBS&ES, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKD Architecture (NSW) Pty Ltd. ABN: 61195705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalised Architect: Kees de Heijer 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney
 dko.com.au
 info@dko.com.au
 T+61 2 5346 4500



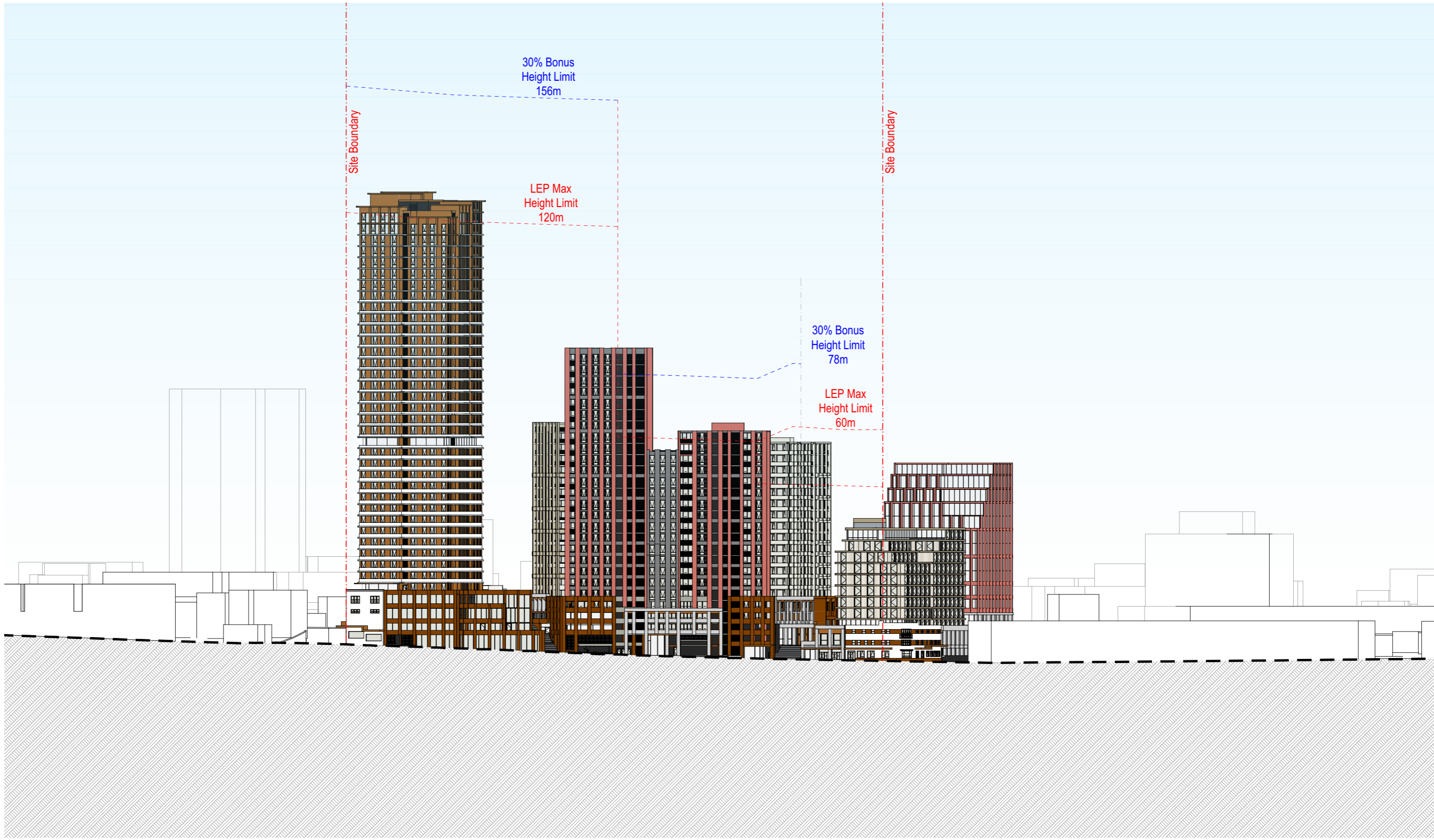
Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burell st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Street Elevation 01

Drawing Scale: DA3000

1:500 @ A1
 Revision: A



Elevation_Burelli Street

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NRS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 61195705590. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Kees de Heijer 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney
 dko.com.au
 info@dko.com.au
 T +61 2 9346 4500



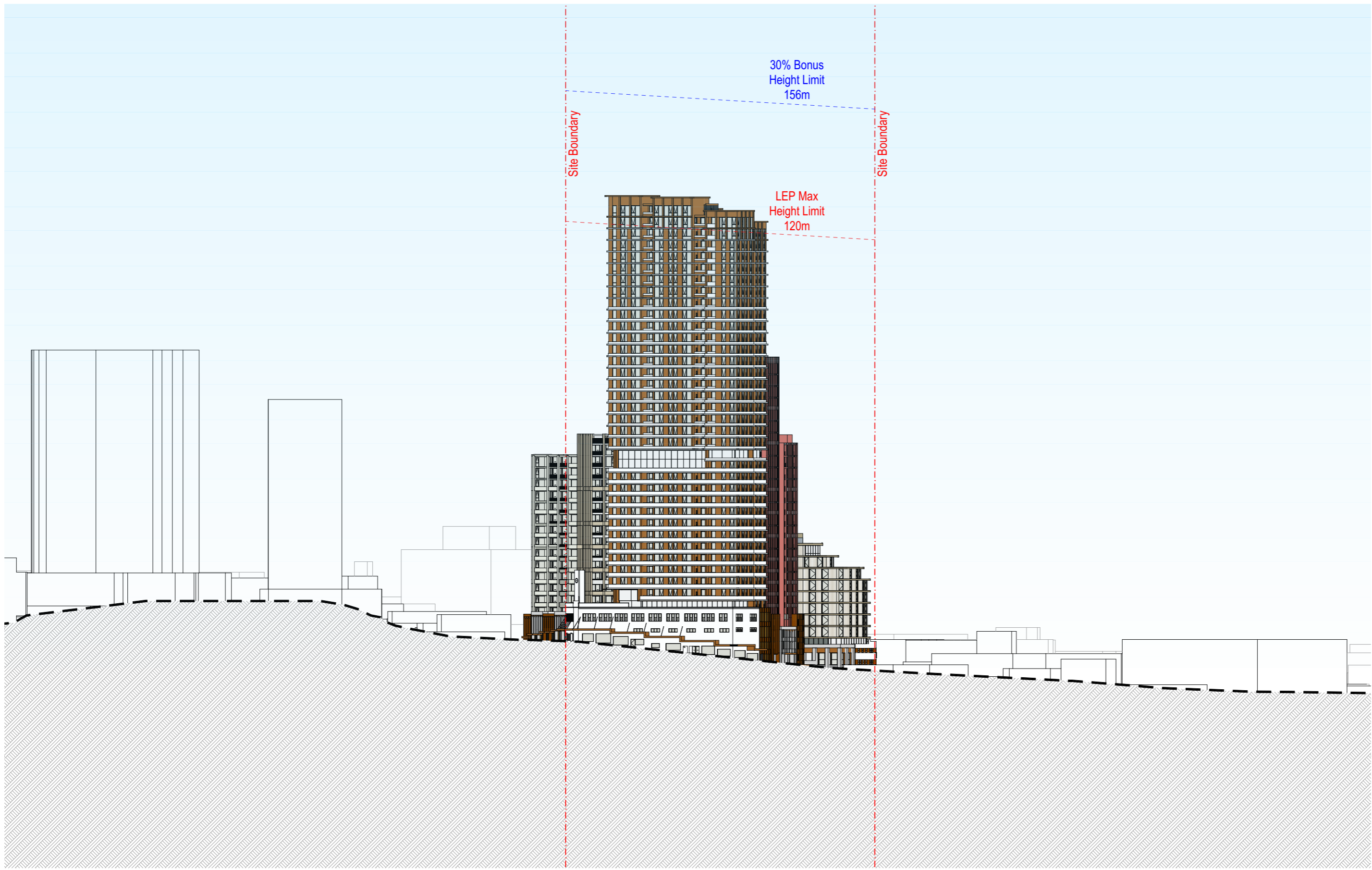
Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Street Elevation 02

Drawing Scale: 1:500 @ A1
 Drawing No.: DA3001

Revision: A



Elevation Atchison Street

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents (SAGE, NARRIS, Section J Certificates).
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABN: 8195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalised Architects: Koco de Hoop 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney
 dko.com.au
 info@dko.com.au
 T +61 2 9346 4500



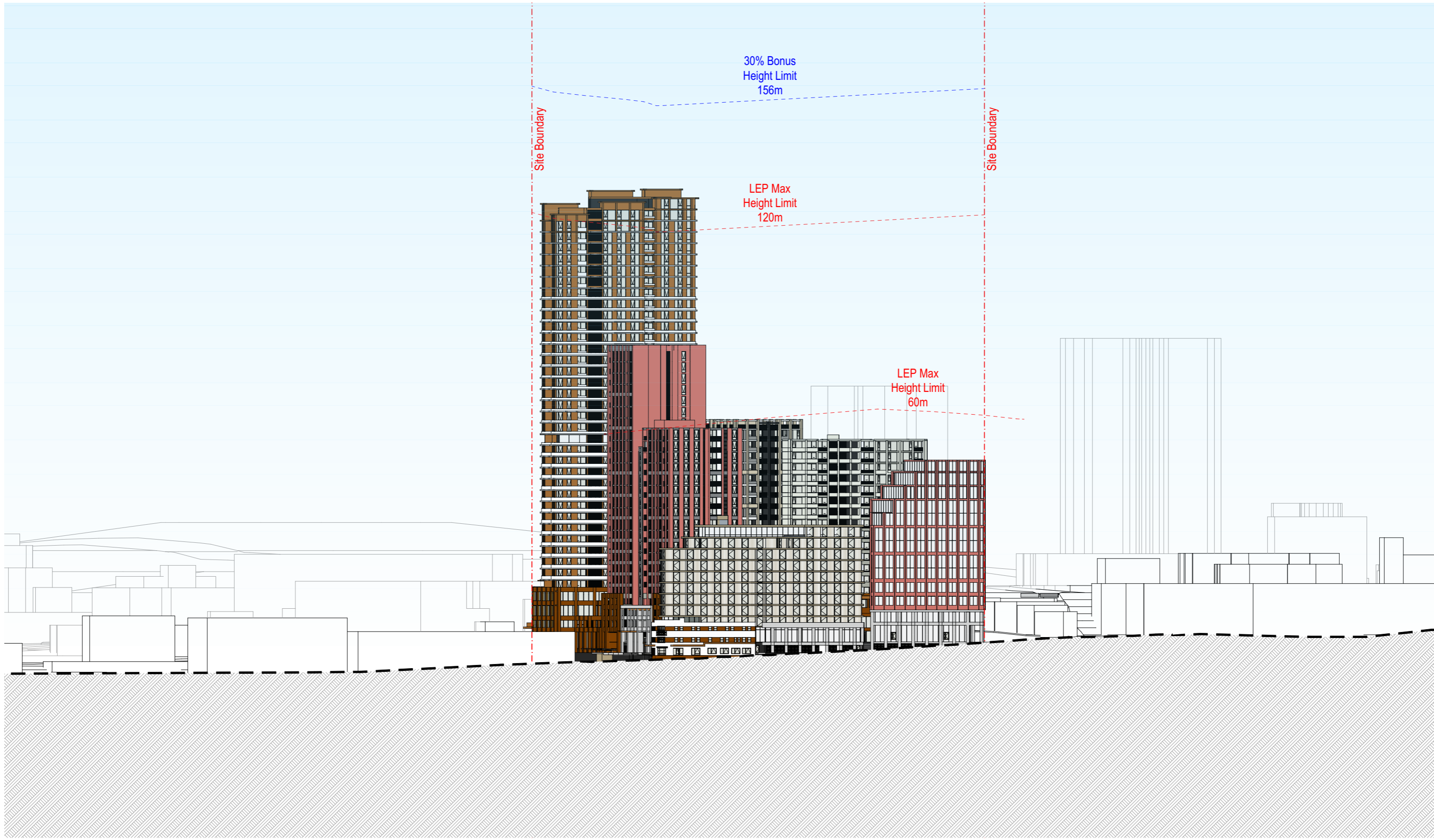
Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burrell st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Street Elevation 03

Drawing Scale: 1:500 @ A1
 Drawing No.: DA3002

Revision: A



Elevation, Keira Street

Rev	Date	By	CHK	Description
A	11/04/2025	OS,AKJL		For DA Submission

- All works to be in accordance with authority & statutory approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works on site.
 - Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documents; DDC, NARRIS, Section J Certificates.
 - Minor changes to building form & configuration may be required after Development Consent.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. ABRN: 6195670550. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Normalized Architect: Kees de Heijer 0170 David Henderson 0242.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney



Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burrell st Wollongong, NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Street Elevation 04

Drawing Scale: 1:500 @ A1
 Drawing No.: DA3003

Revision: A


11.0 Annex B – NSW Police Checklist

(This page has been deliberately left blank)



Crime Prevention through Environmental Design Requirements

CPTED MEASURES	RECOMMENDATIONS	PLEASE NOTE * If this form is not completed correctly with an accompanying Safer By Design Report, the NSW Police will resubmit the application back to Council for completion.
ENGAGE SECURITY CONSULTANT	With all developments it is advantageous to engage a Security Consultant with qualifications in Crime Prevention through Environmental Design (CPTED). This consultant will be qualified to compile a Safer by Design Report that is required by Police.	The measures that must be in the Safer By Design Report are listed in column 1. ALL DETAILS MUST BE COMPLETED AND PAGE AND PARAGRAPH REFERENCE ARE TO BE LISTED BELOW.
1. STREET NUMBER / WAY FINDING SIGNAGE	1.1 The street number must be clearly visible from the street. 1.2 The street number must be visible at night. 1.3 Unit block identification signage must be visible from the street frontage.	1.1 Section 8.3.2, Annex A 1.2 Section 8.3.2, Annex A 1.3 Section 8.3.2, Annex A
2. SIGNAGE	2.1 There must be directional signage located at the entry to the estate/complex clearly indicating location of estate managers office, building names and unit numbers. 2.2 There must be appropriate warning signs displayed. 2.3 A map must be displayed of the complex.	2.1 Section 8.3.2, Annex A 2.2 Section 8.3.2, Annex A 2.3 Section 8.3.2, Annex A
3. BUILDING DESIGN	3.1 The orientation of buildings must allow for easy natural surveillance between the street, neighbouring property and the buildings. 3.2 The floors, walls and ceilings must be of solid construction. 3.3 There must be adequate steps taken to ensure that persons cannot utilise the design of the premises to climb structures from the outside. 3.4 Entry/exit points to the estate and/ or buildings been limited. 3.5 At entry/exit points there must be electronic entry for example keypad or swipe card entry. 3.6 Alcoves or recesses must be monitored by CCTV. 3.7 Garbage bays must be locked to restrict unauthorised entry.	3.1 Section 8.1.2, Annex A 3.2 Section 8.4.2. 3.3 Section 8.1.6. 3.4 Section 8.1.5 3.5 Section 8.1.3, Section 8.1.5 3.6 Section 8.1.1 3.7 Section 8.2.2

	<p>3.8 There must be a 'Rapid Removal' policy for graffiti.</p> <p>3.9 There must be graffiti resistant materials utilised in the design of the building. For example, painted on masonry garden walls, fencing.</p>	<p>3.8 Section 8.7.2</p> <p>3.9 Section 8.4.2</p>
<p>4. FENCES AND GATES</p>	<p>4.0 There must be perimeter fences erected around the property.</p> <p>4.1 Access must not be restricted by large garbage bins or other objects.</p> <p>4.2 Fences and gates must be fitted with locks.</p> <p>4.3 Fences must be constructed of appropriate materials that cannot be cut through.</p> <p>4.4 If the estate complex is a gated complex local Ambulance, Fire Brigade and Police must have keys/swipe cards etc for access in an emergency. Please explain safe or cylinder system to store keys/swipe cards.</p> 	<p>4.0 n/a</p> <p>4.1 n/a</p> <p>4.2 n/a</p> <p>4.3 n/a</p> <p>4.4 n/a</p>
<p>5. LANDSCAPING</p>	<p>5.0 People must be able to see your unit/premises clearly from the street.</p> <p>5.1 Landscaping must be regularly maintained. Please explain maintenance plan in report.</p> <p>5.2 No person should be able to conceal themselves behind vegetation or gardens.</p>	<p>5.0 Section 8.1.2, Section 8.3.3, Section 8.1.6, Section 8.2.1</p> <p>5.1 Section 8.3.3</p> <p>5.2 Section 8.1.1</p>
<p>6. SECURITY LIGHTING</p>	<p>6.0 Security lighting must be installed and operating.</p> <p>6.1 The entry and exit points must be adequately lit.</p> <p>6.2 Lighting must be positioned in a way to reduce opportunities for vandalism.</p> <p>6.3 The lighting must be sufficient to support images obtained from CCTV footage.</p> <p>6.4 Light switches for all lights must be located in a secure area within the premises.</p> <p>6.5 There must be light timers.</p>	<p>6.0 Section 8.1.7</p> <p>6.1 Section 8.1.7, Section 8.3.1</p> <p>6.2 Section 8.1.7, Section 8.7.1</p> <p>6.3 Section 8.1.7</p> <p>6.4 Section 8.1.7</p> <p>6.5 Section 8.1.7</p>

7. POWER BOARD & LETTERBOX

- 7.0 The power board must be enclosed in a cabinet or room.
- 7.1 The cabinet or room must be fitted with a lock set approved by the local authority.
- 7.2 The letter box must be fitted with an appropriate lock set and kept locked.

7.0 Section 8.2.2



7.1 Section 8.2.2

7.2 Section 8.2.2

7.3 Section 8.2.2

This is a strongly recommended method on how to secure the letter box system in a unit complex

- 7.3 The letter box collection facility must be enclosed in the foyer window of the property or in a locked foyer with access for Australia Post via swipe card stored in Safe Cylinder Storage.



Safe Storage Cylinder

8. BASEMENT CAR PARKING FACILITIES

- 8.0 The garage facilities must be individual lockable garage facilities.
- 8.1 The garage 'tilta' door must have a bolt lock installed.
- 8.2 The garage facility must have floor to ceiling wall. For example, strong welded mesh or masonry walls.
- 8.3 The garage ceiling and walls must be painted white or a light-coloured concrete must be used. This will enhance the light in the basement.
- 8.4 The contents inside the garage facility must not be able to be visible from the outside.
- 8.5 The garage facilities must have CCTV coverage.
- 8.6 The garage facility area must be restricted to non-residents by way of security gates.

8.0 Section 8.2.2

8.1 n/a

8.2 Section 8.4.2

8.3 Section 8.4.2

8.4 Section 8.2.2

8.5 Section 8.2.2

8.6 Section 8.2.2, Section 8.3.1

9. BALCONY	<p>9.0 The balcony must be designed so as not to act as a natural ladder.</p> <p>9.1 The balcony must be adequately designed so as not to allow hand and foot holds to potential offenders trying to scale up the outside of the building.</p> <p>9.2 The railings must be designed so that foot or hand grips cannot be used by offenders.</p> <p>9.3 The balcony must have a sensor light to automatically activate when motion is detected.</p> <p>9.4 Sliding doors and windows adjacent to balconies must be re-enforced with adequate locks etc to restrict unauthorised access.</p>	<p>9.0 Section 8.2.4</p> <p>9.1 Section 8.2.4</p> <p>9.2 Section 8.2.4</p> <p>9.3 Section 8.2.4</p> <p>9.4 Section 8.2.4</p>
10. DOORS AND FIRE EXITS	<p>10.0 The external doors and frames must be of solid construction.</p> <p>10.1 The doors must be fitted with quality lock sets to restrict access when not in use.</p> <p>10.2 The locks must be in good working order.</p> <p>10.3 A peep hole (door viewer) must be installed.</p> <p>10.4 An Australian standard security/screen door must be installed on the front door or any glass sliding doors.</p> <p>10.5 Sliding Security balcony screen doors are recommended from ground to 3rd Floor unit complexes.</p> <p>10.6 Balconies are to be designed with anti-climb features.</p> <p>10.7 Sliding doors must be fitted with a suitable lock set.</p> <p>10.8 Entry/exit points must be clearly identified by signage.</p> <p>10.9 All fire exit doors must be self-closing.</p> <p>10.10 All external door hinges must be mounted so they cannot be removed.</p>	<p>10.0 Section 8.2.3, Section 8.4.2</p> <p>10.1 Section 8.2.3</p> <p>10.2 Section 8.2.3</p> <p>10.3 Section 8.2.3</p> <p>10.4 Section 8.2.4</p> <p>10.5 Section 8.2.4</p> <p>10.6 Section 8.2.4</p> <p>10.7 Section 8.2.4</p> <p>10.8 Section 8.3.2</p> <p>10.9 Section 8.2.3</p> <p>10.10 Section 8.2.3</p>
11. WINDOWS	<p>11.0 All external windows must be solidly constructed.</p> <p>11.1 All windows must be fitted with quality lock sets.</p> <p>11.2 All unused windows must be permanently closed & secured.</p> <p>11.3 Windows must be able to be locked in a partially open position. For example, with a bolt lock.</p> <p>11.4 Skylights must be suitably secured.</p>	<p>11.0 Section 8.2.5</p> <p>11.1 Section 8.2.5</p> <p>11.2 Section 8.2.5</p> <p>11.3 Section 8.2.5</p> <p>11.4 Section 8.2.5</p>

<p>12. CARPARKING FACILITIES AT GRADE AND BASEMENT LEVEL</p>	<p>12.0 There must be security car parking facilities available at grade level and basement level.</p> <p>12.1 Th access to residential car park must be restricted to residents only. This must be done by roller shutters or boom gate at grade level car parks. Keypad, swipe card or remote systems must be used.</p> <p>12.2 'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property.</p> <p>12.3 CCTV system must be installed and monitor inside all car park facilities.</p> <p>12.4 All residents must be supplied with additional storage facilities so that items are not left in areas where they can be seen or easily removed</p> <p>12.5 The car park must be well lit.</p> <p>12.6 The ceiling of the car park must be painted white. (We recommend the use of light-colored concrete and Australian Standards based lighting throughout the car parking areas)</p> <p>12.7 Bicycle racks must be positioned in visible areas from the street.</p> <p>12.8 Emergency Services parking should be provided in a large unit complex.</p>	<p>12.0 Annex A</p> <p>12.1 Annex A</p> <p>12.2 Annex A</p> <p>12.3 Section 8.3.1</p> <p>12.4 Annex A, with security measures</p> <p>12.5 Annex A</p> <p>12.6 Annex A, Section 8.3</p> <p>12.7 Annex A, are evident throughout the car park and we have been provisioned with video surveillance and vandal resistance security lighting</p> <p>12.8 Section 8.2.2</p>
<p>13. Surveillance System</p>	<p>13.0 CCTV systems must be installed at vehicle entry points.</p> <p>13.1 CCTV systems must be installed at all foyer entry points.</p> <p>13.2 CCTV systems must be installed on the perimeter of the building.</p> <p>13.3 CCTV systems must be installed near to letter box collection facilities.</p> <p>13.4 CCTV systems must be installed near to waste facilities.</p> <p>13.5 CCTV systems must be installed near to fire exits.</p> <p>13.6 Footage must be recorded appropriately.</p> <p>13.7 Footage must be kept for a minimum of 14 days.</p> <p>13.8 The property must be free of dummy cameras.</p> <p>13.9 The cameras must be placed in suitable locations to positively identify an individual from recorded images.</p>	<p>13.0 Annex A and Section 8.2.2</p> <p>13.1 Annex A and Section 8.2.2</p> <p>13.2 Annex A and Section 8.2.2</p> <p>13.3 Annex A</p> <p>13.4 Annex A</p> <p>13.5 Annex A and Section 8.2.2</p> <p>13.6 Annex A and Section 8.2.2</p> <p>13.7 Section 8.2.2</p> <p>13.8 Section 8.2.2</p>

14. FIRE SAFETY	<p>14.1 Smoke detectors must be installed within foyer areas, garages and in the unit complex to comply with the Building Code of Australia?</p> <p>14.2 Gutters must be kept clean.</p> <p>14.3 The unit complex must have a site plan displayed in a prominent position.</p> <p>14.4 Waste bins must be stored in a secure place after hours.</p>	<p>14.1 Action for BCA Consultant and/or Fire Safety Engineer</p> <p>14.2 Section 8.4.1</p> <p>14.3 Section 8.9</p> <p>14.4 Annex A, 8.2.2</p>
15. CONSTRUCTION STAGE	<p>15.1 During Construction Stage all tools and building materials must be stored in strong rooms with tamper proof security systems.</p> <p>15.2 Construction sites should be fenced with appropriate security fencing.</p> <p>15.3 Security Guards should be used during high risk times.</p> <p>15.4 CCTV should be used during construction stage.</p> <p>15.5 Lighting should be installed on the grounds of the construction site.</p> <p>15.6 Lighting should be installed near to containers/storage facilities.</p>	<p>15.1 Action for Project Team</p> <p>15.2 Action for Project Team</p> <p>15.3 Action for Project Team</p> <p>15.4 Action for Project Team</p> <p>15.5 Action for Project Team</p> <p>15.6 Action for Project Team</p>
16. ROOF TOP	<p>16.1 The retaining walls/fencing/ barriers adequate to prevent accidental falls/ slips/suicide attempts.</p> <p>16.2 There must be protocols in place to monitor and regulate the times in which the roof common areas can be used by residents (to minimise noise and antisocial issues).</p> <p>16.3 CCTV should be installed in these areas.</p>	<p>16.1 Annex A.</p> <p>16.2 n/a.</p> <p>16.3 Annex A</p>
17. EMERGENCY MANAGEMENT	<p>17.1 An Emergency Management/ Evacuation Plan must be developed for the building prior to occupation and forwarded to local Police Area Commands.</p>	<p>17.1. Note for project manager and operations manager.</p>
18. NSW POLICE INSPECTION PRIOR TO OCCUPATION STAGE.	<p>18.1 Police recommend that there must be an inspection with a Town Planner and the Building Manager prior to Occupancy Certificate Stage.</p>	<p>18.1 Action for Project Team.</p>

NSW POLICE DISCLAIMER



Disclaimer

NSW Police Force has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police Force absolutely safe for the community and their property.
- Recommendations are based upon information provided to, and observations made by NSW Police Force at the time the document was prepared.
- The evaluation/report is a confidential document and is for use by the person/organisation referred to at the start of this document.
- The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organisation referred to at the start of this assessment.
- NSW Police Force hopes that by using the recommendations contained within the document, criminal activity will be reduced and the safety of the community will be increased.