

Crime Prevention Through Environmental Design Assessment

The Timberyards by RTL Co.

Multiple Lots Bound by Victoria Road, Sydenham Road, Farr Street
and Mitchell Street

Submitted to NSW Department of Planning, Housing and
Infrastructure

Client: Varsity Assets Management Pty Ltd (Developer) on behalf of
RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property
Trust ('RTL Co').



'Gura Bulga'

Liz Belanjee Cameron

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



'Dagura Buumarri'

Liz Belanjee Cameron

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



'Gadalung Djarri'

Liz Belanjee Cameron

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

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

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

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

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A	Crime Statistics

1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) Assessment has been prepared by Ethos Urban in response to the submission requirements specified by the NSW Department of Planning, Housing and Infrastructure (DPHI) as part of the State Significant Development Application (SSDA) for the proposed *The Timberyards* by RTL Co. development.

1.1 Project description

The SSDA seeks consent for a diverse rental housing precinct comprising build-to-rent (BTR), co-living and affordable housing. The precinct development comprises seven buildings ranging from eight to thirteen storeys, with open space that includes a pocket park, through site links and communal open spaces. Specifically, consent is sought for the following:

- Site preparation (including remediation), demolition and bulk excavation for basement parking;
- Residential accommodation (shop top housing, residential flat buildings and mixed use buildings) that includes BTR, co-living and affordable housing;
- Retail premises on the ground floor within the MU1 zoned land and extending up to 25m into the R4 zoned land;
- Publicly accessible recreation area (pocket park) and through site links;
- Neighbourhood shop (within the R4 zoned land);
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

A detailed description of the proposal is provided in the Environmental Impact assessment (EIS) by Ethos Urban. The development is declared State Significant by virtue of being a BTR development on land in Greater Sydney with an Estimated Development Cost (EDC) of greater than \$50 million, with the tenanted component representing greater than 60% of the EDC (Schedule 1, *State Environmental Planning Policy (Planning Systems) 2021*).

1.2 Project vision

RTL Co. aim to deliver Sydney's premier neo-industrial residential neighbourhood - a global benchmark for imaginative urbanism. The Timberyards aims to seamlessly integrate diverse residential offerings into the distinctive character of Marrickville, fostering a sense of pride among residents and the local community. The project will deliver a wide range of rental living solutions, complemented by recreation spaces and local retail, all underpinned by Connection to Country and environmentally sustainable design principles.

1.3 Assessment requirements

This report is aligned with the industry specific SEARs (SSD-76927247) issued for the project on 12 November 2024.

Item	SEARs Requirement	Relevant Section of Report
8. Public Space	Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.	See Section 5 and 6 for an assessment of CPTED principles and recommendations.

1.4 Purpose of this report

In accordance with the Crime prevention and the assessment of development applications (2001) the aim of CPTED seeks to influence the design of buildings and places by:

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

Aims of CPTED

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

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

1.5 Disclaimer

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

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

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

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

2.0 Methodology

This CPTED has been reviewed by a CPTED professional that has completed the NSW Police Force Safer by Design Course. The preparation of the CPTED assessment has involved the following key actions:

- Local context analysis: a site inspection was undertaken on 4 November 2024 between 4pm-6pm
- Background review: review of relevant state and local policies as well as feedback provided by the State Design Review Panel, feedback on the SIA survey and a review of community and stakeholder consultation outcomes documented in the Engagement Outcomes Report prepared by JOC Consulting.
- Crime profile analysis: analysis of crime statistics from the Bureau of Crime Statistics and Research.
- Assessment and recommendations: an assessment of the proposal against the CPTED principles outlined below. Where required, additional recommendations have been made to reduce crime risk and safety.

2.1 CPTED Principles

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This report provides an assessment of the proposal against the following CPTED principles:

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

2.2 Marrickville Development Control Plan (DCP)

While the site is now located in Inner West Council, the Council is still subject to the three individual Council DCPs before amalgamation. Therefore, the Marrickville Council DCP applies to the site. Part 2.9.3 of the DCP has objectives and controls relating to CPTED, which are aligned with the CPTED principles introduced above (surveillance, access control, territorial reinforcement and Space/Activity Management).

The specific design initiatives noted by Council have been considered in the assessment of the proposal and are summarised below:

Surveillance design initiatives

- Siting buildings and structures to face the street, other buildings (without causing privacy issues) and communal and public areas (such as car parks, pedestrian access ways, playgrounds, swimming pools or gardens);
- Appropriately designing entrances to ensure that they are visible from the street;
- Avoiding or eliminating blind corners in areas where movement is predicted (on stairs, in corridors or along pathways);
- Using appropriate lighting (in accordance with relevant Australian Standards) to enable people to see, and be seen, whilst avoiding amenity impacts upon neighbouring properties;
- Carrying out suitable site landscaping (where appropriate to the context) without obscuring sight lines or providing opportunities for the concealment of intruders;
- Ensuring shopfronts allow an outlook to the public domain and have a positive streetscape appearance by avoiding the use of roller shutters or other solid shutters; and
- Ensuring the appropriate location of public facilities associated with developments such as automatic teller machines (ATMs), telephones, bicycle storage and the like by locating those facilities in areas of high use and incorporating security features into their design.

Access control

- Providing clearly visible access to and egress from car parks, together with adequate directions to lift wells, stairwells and other facilities;
- Minimising unintended access by intruders to a building or a neighbouring property through the careful placement of built and natural elements like carports, fences and proposed trees;
- Effectively using fencing or other means to delineate private and public areas without obstructing sightlines by high opaque barriers; and
- Appropriately designing and installing security measures (like open-mesh security grilles and doors) to reduce the likelihood of unauthorised access to buildings and communal areas whilst ensuring natural surveillance, compatibility with the character of the surrounding streetscape and fire safety.

Territorial reinforcement

- Ensuring ease of building identification through clear numbering of all buildings and individual dwellings, use of directional signage in larger developments and other measures to help people to locate the building and to discourage unintended access; and
- Ensuring boundary delineation by the use of fencing (where appropriate) or paving changes, design elements, planting or other features which clearly define public and private areas.

Space management and maintenance

- Minimising opportunities for vandalism by using certain building materials (laminated glass, anti-graffiti paints and clear over-sprays), design aspects (avoiding blank walls, anchoring street or communal furniture) and lighting design (high mounted and protected lights);
- Using materials which are hard-wearing (such as masonry) to reduce maintenance and provide the basis for an attractive, well cared for development; and
- Providing for prompt maintenance of buildings and places by notifying occupants how to report maintenance problems or vandalism.

2.3 State Design Review Panel

In September 2024 feedback was received from the State Design Review Panel (SDRP) on the proposed design (review no.1). Key areas of feedback related to CPTED include:

- Ensure good urban design principles are developed and implemented including:
 - Clarity of wayfinding and public access to public areas.
 - Continuous street frontages that define the street
 - Giving each street the functions, activity, and character it needs.
- Ensure there is careful consideration of public space throughout:
 - Articulate the difference between public and private in the design clearly through material and spatial signals.
 - Make the thoroughfares feel open and inviting for the public and readily available.
 - Develop the thresholds and gateways into the site so they are read as public and welcoming.
 - Private areas for residents need more distinction and protection. Identify where residents will do things like hang out their washing or relax without being in public view.
 - Carefully design private areas with an immediate interface with the main public thoroughfares to ensure both functions are well supported.
 - Roof spaces are critical private areas for residents. These need to offer space for both individual moments and communal activities.

In October 2024 further feedback was received from SDRP on the proposed design (review no.2). Key areas of feedback related to CPTED include:

- Focus on future users and test the key decisions and location of amenity against the day-to-day activities of potential user groups. Consideration for:
 - loading spaces and moving
 - rubbish removal
 - feeling of safety while moving through the site at night
 - clarity of addresses for visitors
 - providing of sufficient private open space
 - conditions for all demographics, including families.

- Portal and court spaces:
 - Needs to strongly signal public access... and provide clear view to public activity and retail
 - Consider wrapping retail and transparent activities from Victoria Road around into the Square and Court.
 - Review blank walls in public areas and flip around services and lifts where possible to activate spaces. For example, in the entry to the portal.
 - The Court has potential but could be too quiet or too big. Consider ways to activate visible corner locations to active the ground plane.

3.0 The Site and Local Context

3.1 Site Location and Surrounding Context

The site is known as the 'Timberyards', located in Marrickville within the Inner West Local Government Area (LGA). The site comprises 39 lots with legal identification listed in the table below, and has a total area of 22,770m² or, for the purpose of calculation of floor space, an area of 22,564m² (excluding the SP2-zoned Victoria Road widening land, which is within the site boundary). The site is located within Precinct 47: Victoria Road in the *Marrickville Development Control Plan 2011* (MDCP 2011). The site is primarily contained in the Timber Yards sub-precinct of Precinct 47, with the lots fronting Victoria Road falling within the Victoria Road Corridor sub-precinct.

The site is approximately 700m walking distance to the newly opened Sydenham Metro Station, with 7-minute travel time to the Sydney CBD.

The site currently comprises primarily industrial and light industrial uses, with residential dwellings to a minor portion of the site on Farr Street (western boundary) and Victoria Road (eastern boundary). The site also has frontage to Sydenham Road to the south and Mitchell Street to the north (and encompassing a small lane off Mitchell Street).

Broadly, development surrounding the site comprises a medium density, mixed use typology comprising a range of residential and mixed use uses in buildings of varying heights, styles, and ages. Given the changing nature of Marrickville. Land surrounding the site is subject to ongoing planning, construction, and overall urban renewal. An example of this can be seen at Wicks Place – a 12-storey mixed use development located east of the site.

The site's locational context is shown at **Figure 1** and aerial site map shown in **Figure 2**.



Figure 1. Site context map

Source: Ethos Urban



 The site

Figure 2 Aerial site map

Source: Nearmap, Ethos Urban

4.0 Crime Profile

4.1 Nature of recorded crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. The key findings from a review of the local statistics over the 12 months to March 2024¹ within the suburb of Marrickville include:

- Steal from retail store (679.4), malicious damage to property (675.6), and fraud (671.9) had the highest rates per 100,000 population.
- Break and enter – dwelling (42.2% per year) experienced a decline. All other offences remained stable.

Furthermore, an analysis of crime hotspots² based on crime statistics from January 2023 to December 2023 showed that the site is in a hotspot for several offence types such as:

- Assault (domestic violence related)
- Malicious damage to property
- Motor vehicle theft
- Steal from dwelling
- Steal from motor vehicle

The main hotspots that may be concerned with the proposal include 'malicious damage to property', 'motor vehicle theft', 'steal from dwelling', and 'steal from motor vehicle'. Analysis of the BOCSAR crime trends of the locality suggests that crime rates are either stable or declining (break and enter – dwelling) for these crime types. The design, layout and access points of the proposed development have also been carefully reviewed in line with CPTED principles to reduce any incidents.

The frequency of the common crimes in the suburb of Marrickville between March 2020 and March 2024 are detailed in **Appendix A**.

The site is located within an inner-city area of Sydney, with inner city areas typically experiencing higher rates of crime due to a denser population. The new mixed-use development of Wicks Place is located directly adjacent to the site's east. The redevelopment of the area is part of the Victoria Road Precinct, which has led to the rezoning of IN1 General Industrial land to medium and high-density residential zones, mixed-use zones, and business zones. This will change the type of visitors within the immediate area and could change experiences of crime.

4.2 Crime Risk Rating

A risk assessment of the site in its existing context and form has been undertaken based on a site inspection undertaken on 6 August 2024 between 2:00-3:00pm. Overall, the Crime Risk Rating assessment rated the site in its context as having a moderate risk of crime. The reasons for this are:

- Several instances of graffiti on blank walls and fences. However, once instance of public art present on Mitchell Street used to deter vandalism.
- An unpleasant environment for pedestrians, with the immediate area dominated by cars. Victoria Road and Sydenham Road are main roads that experience high amounts of vehicular traffic. All streets traversed allowed for street parking, leading to a 'hemmed in' feeling as a pedestrian and blocking sightlines both on the footpath and from the ground floor of most surrounding buildings.
- Footpaths in varying condition around the site, with some blocked by cars at building loading docks/entry ways. As mentioned above parked cars blocked sightlines.
- Poor wayfinding around the site to direct pedestrians to public transport and destinations including Marrickville Town Centre, open space, and cafes and restaurants. Car dominated environment with lack of active transport connections.

¹ The most recent crime data available in relation all crimes affecting the suburb of Marrickville between March 2023 to March 2024.

² Hotspots indicate areas of crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not accurately reflect the risk of victimisation in locations that accommodate skewed densities of employment or residential areas with high levels of visitors from outside of the population residence.

- Lack of clarity between land uses, particularly industrial and residential. Some confusion around what was supposed to be public vs private space.
- The new development of Wicks Place adjacent to the site's east has led to some revitalisation and improved passive surveillance on the street and to Wicks Park, although dense trees block some sightlines.

Key site characteristics which have formed this crime risk rating are expressed in the images contained within **Figure 3 – Figure 20** below.



Figure 3 Mitchell Street, looking west

Source: Ethos Urban



Figure 4 Mitchell Street cul-de-sac

Source: Ethos Urban



Figure 5 Mitchell Street & Victoria Road intersection

Source: Ethos Urban



Figure 6 Danias Timber site entrance, Victoria Road

Source: Ethos Urban



Figure 7 Laneway at Double Roasters Cafe, Victoria Road

Source: Ethos Urban



Figure 8 Laneway at Bourke Street Bakery, Mitchell Street

Source: Ethos Urban



Figure 9 Wicks Place

Source: Ethos Urban



Figure 10 Victoria Road, looking south

Source: Ethos Urban



Figure 11 Public art on Mitchell Street

Source: Ethos Urban



Figure 12 Wicks Park

Source: Ethos Urban



Figure 13 Victoria Road & Sydenham Road intersection

Source: Ethos Urban



Figure 14 Farr Street, looking north

Source: Ethos Urban



Figure 15 Farr Street & Sydenham Road intersection

Source: Ethos Urban



Figure 16 Ambiguous space on Farr Street

Source: Ethos Urban



Figure 17 Graffitied buildings on Farr Street

Source: Ethos Urban



Figure 18 Farr Street, looking south

Source: Ethos Urban



Figure 19 Sydenham Road, looking east

Source: Ethos Urban



Figure 20 Sydenham Station

Source: Ethos Urban

5.0 CPTED Assessment

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. The following is an assessment of the proposed development against the principles of CPTED. Based on the SEARs requirements the assessment is focused on the application of CPTED principles in areas of public space, not the interior layout of buildings. For this reason, the assessment has focused on the Ground Level, Upper Ground Level 1 floor plans prepared by Turner and provided as part of this SSDA submission.

5.1 Surveillance

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

Assessment
The proposed development addresses this principle in the following way: Ground floor level • At ground floor level, there will be improvements to the passive surveillance of surrounding streets with the introduction of retail spaces fronting Victoria Road, Sydenham Road and Mitchell Street. Passive surveillance will particularly improve due to outdoor dining along the length of Victoria Road, and at the corner of Victoria Road and Mitchell Street. The retail frontage of Victoria Road will also increase greater surveillance of Wicks Park across the road. • Warehouse Place and The Gateway provides the main pedestrian through-site link from Victoria Road to the pocket park proposed to the north-west of the site. This space is a publicly accessible throughfare, greatly increasing surveillance and activation of the site at different times of the day. • Communal and retail spaces front onto Warehouse Place and The Gateway with windows facing outwards and enhancing passive surveillance over this public outdoor space. • A second through-site link (Hardware Lane) is provided from Warehouse Place to Mitchell Street, breaking up Building B1 and B3 and from B2. Passive surveillance of this through-site link is provided from the studio workshops fronting the walkway. • Windows and balconies of Buildings G, E and F face onto the communal 'Residential Mews' communal space area. Upper ground floor level • Commercial spaces provided in Building E at this level look over Warehouse Place ground floor level. • Balconies and windows from residential and communal areas for Buildings A, B1, B2 and B3 face onto 'The Timberyards Commons' communal open space. • It is envisioned that 'The Timberyards Commons' communal outdoor space will include outdoor seating areas and be a place where people idle. This will further the activation and passive surveillance of this space. • One of the walkways through 'The Timberyards Commons' is from Mitchell Street, directing pedestrian movement to and from the site from this street, further increasing passive surveillance opportunities of the public domain. • Outdoor terrace and gardens for Building B1 also face onto Mitchell Street, enhancing passive surveillance opportunities. Other levels • Windows, balconies and rooftops of upper residential and commercial areas face outwards towards surrounding streets and ground floor communal spaces. • Car park entrances on Farr Street for residents and Mitchell Street for retail and loading are visible from the public domain.

5.2 Access Control and Management

Access control strategies restrict, channel and encourage the movement of people and vehicles into and through designated areas. Unauthorised entry is reduced by physical and technical barriers, as they increase the effort required to commit a crime.

Assessment

The proposed development addresses this principle in the following way:

- Residents will have electronic access control to restrict access to certain areas in the precinct based on their apartment (for example a resident in Building D can access the rooftop communal spaces of Building B, but not the residential floors).
- Staff will have RFID to access secure areas of the development (e.g. commercial offices, end of trip, communal areas, retail and studio spaces).
- A concierge area is provided at ground floor level fronting the main through-site link to further monitor and manage the movement of people through the site.
- Carpark access will be managed via roller shutter doors and RFID (e.g swipe access)
- Public access to retail spaces will be via a ticket system, details of which will be determined at a later stage.
- Security cameras will be provided throughout the site with 24/7 monitoring off-site.
- Sliding doors to commercial, retail, residential and communal lobbies will be automatically locked outside of core hours.
- Secure private communal roof top access for resident will be via RFID.
- Landscaping and built form have been designed to focus the main public movement through the site via the main through-site link from Victoria Road to the pocket park to deter public access to communal ground floor outdoor spaces (like Residential Mews). No hard access control measures will be provided to separate public and communal outdoor spaces at the ground floor level.
- Clearly visible access to and egress from the underground car park to lift wells and stairwells.
- A gate will be provided at Hardware Lane which automatically locks at nighttime to secure the site and improve security for residents.

5.3 Territorial Reinforcement

People generally recognise areas that are well cared for and areas that display strong ownership cues are less likely to be improperly used than those that do not. Ownership cues are heightened, and fear can be reduced amongst residents and visitors through the personalisation, marking, maintenance and decoration of a building.

Assessment

The proposed development addresses this principle in the following way:

- The proposed development has incorporated a high level of design, including architecturally designed buildings, professional landscape design including Connecting with Country Design. This signifies a high level of care and improvement on the current domain of the site.
- The main through-site link and Hardware Lane will break up the large site area and improve movement throughout the site, providing new connections from Victoria Road to Farr Street.
- The site is proposed to have varying uses across the site, operating at different times of the day. This will enhance and encourage the activation of the site during the day and night.
- The pocket park cues public use through a lack of fencing and position at a pedestrian thoroughfare from Victoria Road.

5.4 Activity and Space Management

Activity and space management relates to the supervision, control, and the ongoing care of an area or facility. A clean and well managed and maintained environment contributes to improved perceptions of feeling safe, contributing to positive area image, and encouraging people to linger longer or prevent a cycle of decline or

decay where areas have been neglected. Spaces that are infrequently used are known to experience crime and be the subject of abuse.

Assessment

The proposed development addresses this principle in the following ways:

- The affordable housing component will be professionally managed by a Community Housing Provider (CHP) who will be responsible for the maintenance and upkeep of these apartments. All communal areas will be managed by RTL Co.
- A concierge is provided for all residents, staff and visitors at ground floor level to provide formal guardianship and surveillance of the ground floor level.
- RTL co. will manage tenancy management and coordination of commercial, retail and studio spaces to the lessees. Future retail and commercial tenants will be responsible for waste, access control, noise, loading and other day to day items associated with their tenancy. RTL Co. will assist future retail and commercial lessees by providing a 'fit out guide 'and precinct interface requirements as part of the lease documents which outlined operational rules for the operator.
- Retail spaces are clustered primarily along Victoria Road, with studio spaces located together along Warehouse Place and Hardware Lane and commercial spaces located separately at the upper ground floor level. Communal spaces are located on various floors across buildings, providing ease of access for future residents. The design of spaces has been well thought-out to cluster similar uses together, as well as provide easy of access for various uses depending on the user (residents, the public, staff etc.).

6.0 Conclusion

The redevelopment of the site will provide a change in use from warehouse style commercial buildings to residential and retail uses. This will improve day and nighttime activation, landscaping, lighting, and territorial outcomes, reducing the risk of crime. Our assessment finds that the layout and design of the proposal is generally consistent with the principles of CPTED.

A high-level assessment of the proposed development layout using the CPTED principles has found that the Crime Risk Assessment Rating of The Timberyards by RTL Co falls within the **low** category.

The below recommendations are provided to assist in minimising any opportunities for crime.

6.1 Recommendations

Recommendations	
Surveillance	• Ensure suitable on-site landscaping that does not obscure sightlines to key site entrances and through-site links or provide opportunities for concealment. • Consider CCTV monitoring in key areas such as: • Entrance/exit points of all buildings • Basement access points and loading docks. • Back of house areas. • End of trip facility hallways and entry and exit points • Public open space areas including the communal and public parks, courtyard and plaza spaces and through site links. • Building lift and lobby areas • Provide adequate lighting at the entryway to the end-of-trip facilities, waste rooms, back of house and loading dock areas to improve the sense of safety in areas with limited surveillance. • Ensure adequate lighting in communal and public open space areas at night, particularly around stairs and walkways to provide legibility for pedestrians. • Retail and communal spaces fronting streetscapes and internal public space areas to have large, glazed windows and doors to create a positive public domain appearance and enable passive surveillance inwards and outwards.
Access Control	• To deter public access to communal outdoor spaces at ground and upper ground floor levels, consider changing the ground floor material type, texture or colour. Also use different types of landscaping to create a sense of privacy at the entrances to communal spaces.
Territorial Reinforcement	• Street numbers, building numbers and wayfinding signage should be clearly displayed and visible from Victoria Road, Mitchell Street, Sydenham Road and Farr Street to direct vehicles and cars to all entries. Signage would be lit at night to provide easy identification for visitors and emergency vehicles. Landscaping to be always maintained around key signage areas. • Wayfinding signage to be provided at ground and upper ground floor to direct pedestrians internally to public open space areas, buildings and retail spaces. • Consider a dedicated address location for delivery drop-offs (food delivery and postal delivery) and easy pick/up and drop/off (uber/taxi's). This could be Mitchell Street, as its off the main road and already closely located to the mail room. Provide signage and communicate with future residents about the dedicated drop off/pick up location. • Define walking paths at ground floor level where vehicles will be driving between Buildings G, F and E to ensure pedestrian safety in this area. • Provide rubbish bins near outdoor seating areas, in Warehouse Place and at the pocket park to encourage cleanliness and reduce littering. • Consider other ways to activate the main thoroughfare so it does not become or be perceived as a 'dead space'. This could include hard elements like small-landscaped

Recommendations	
	elements at the centre where people could sit and idle and public artwork. It could also include soft elements like regular programming of community market stalls to encourage use of this space as a public plaza.
Activity and Space Management	• Develop and implement a Plan of Management for the site to include security plans (like hours, number of staff on at any given time), maintenance schedules for cleaning and landscaping, opening hours for retail and key communal spaces (e.g. the gym, communal rooms), dedicated quiet hours and rapid removal policies for graffiti. • High-quality public seating and other furniture, building materials and design of signage should be used to lessen the likelihood of damage and to help reduce maintenance costs. • Use street art on exterior walls at street level to reducing risk of tagging / unwanted graffiti on large blank surface. This also contributes to creating a more welcoming lived-in space. • Provide a tenure blind approach to the affordable housing and work with the CHP on design, management and maintenance requirements. • Clear communication to future residents about who they contact to report any issues of vandalism, unusual activity or any incidences.

Appendix A Crime Statistics

Table 1 *Statistics of crime in the suburb of Marrickville between March 2020 and March 2024*

Crime	Incidents year from March 2022	Rate per 100,000 persons	Incidents year from March 2023	Rate per 100,000 persons	Incidents year from March 2024	Rate per 100,000 persons	5-year trend (2020-2024)	Rate per 100,000 Category
Assault – domestic violence related	63	266.3	83	313.3	82	309.5	Increase 14.4% per year	Very Low
Assault – non-domestic violence related	85	319.1	112	422.7	121	456.7	Increase 19.6% per year	Very Low
Sexual offences	49	183.8	60	226.5	58	218.9	Stable	Very Low
Break and enter – dwelling	48	180.0	45	169.8	26	98.1	Decrease 26.2% per year	Very Low
Break and enter – non-dwelling	23	86.4	27	101.9	32	120.8	Stable	Very Low
Steal from motor vehicle	81	304.2	61	230.2	71	268.0	Stable	Very Low
Steal from retail store	117	439.1	201	758.7	180	679.4	Increase 24.4% per year	Very Low
Steal from dwelling	79	296.5	65	245.3	59	222.7	Stable	Moderate
Steal from person	7	26.4	4	15.1	5	18.9	Stable	Very Low
Motor vehicle theft	37	139.0	34	128.3	43	162.3	Stable	Very Low
Malicious damage to property	133	499.0	163	615.2	179	675.6	Increase 16.4% per year	Very Low
Fraud	195	731.8	183	690.7	178	671.9	Stable	Very Low
Breach bail conditions	375	1406.9	365	1377.7	406	1532.4	Stable	Very Low

As shown in **Figure 21 – Figure 30**, the BOSCAR database indicates that the site is located within or on the periphery of a hotspot for the above crimes.

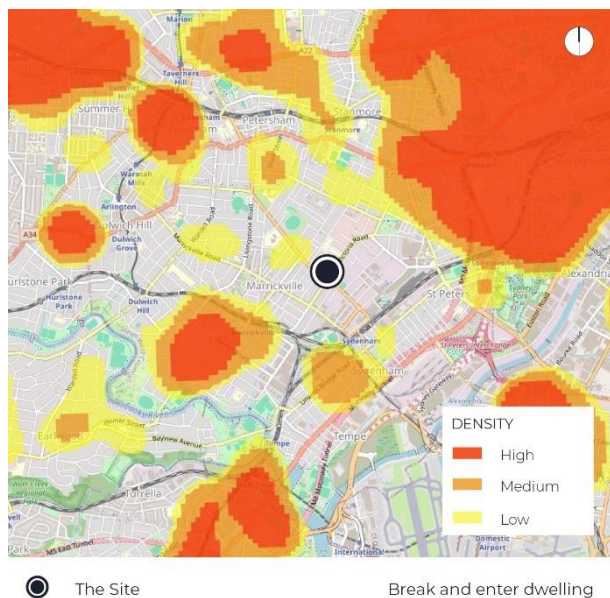


Figure 21 Hotspot – break and enter dwelling

Source: BOCSAR/Ethos Urban

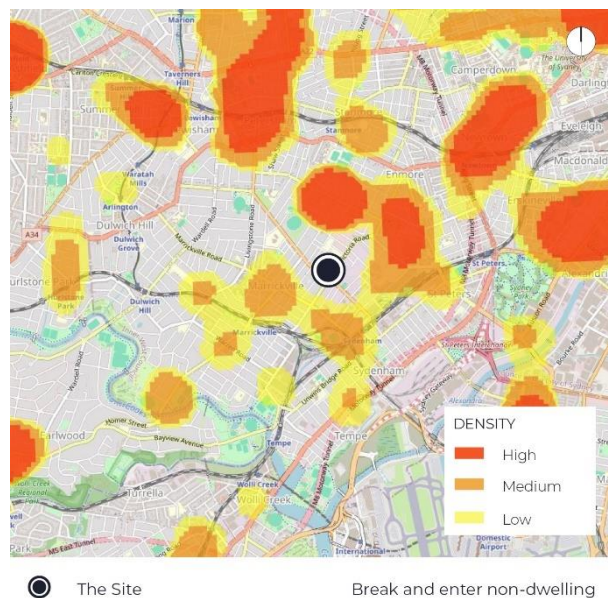


Figure 22 Hotspot – break and enter non-dwelling

Source: BOCSAR/Ethos Urban

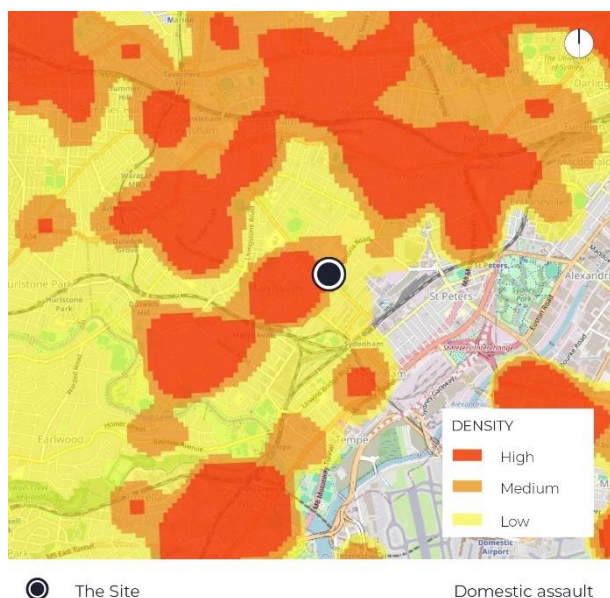


Figure 23 Hotspot – assault (domestic violence related)

Source: BOCSAR/Ethos Urban

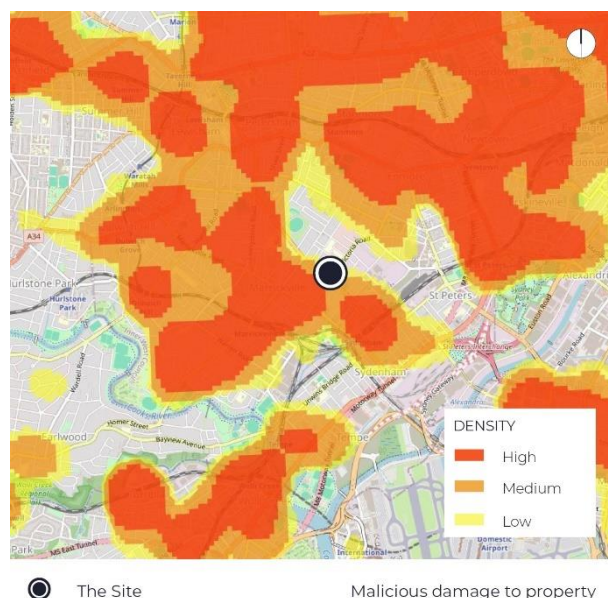


Figure 24 Hotspot – malicious damage to property

Source: BOCSAR/Ethos Urban

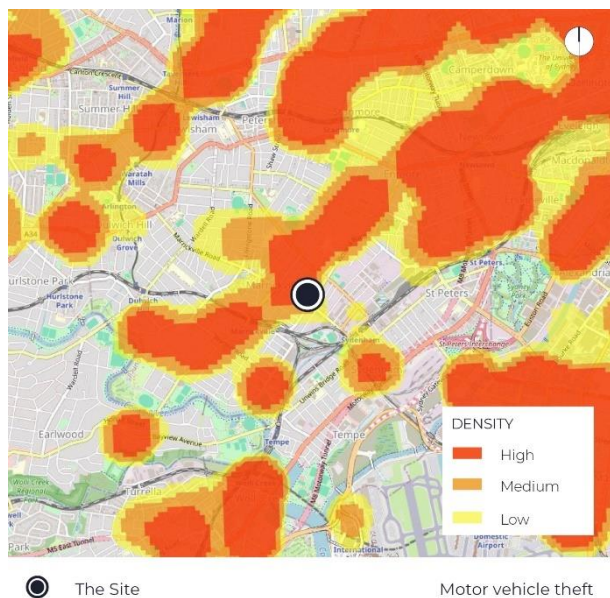


Figure 25 Hotspot – motor vehicle theft

Source: BOCSAR/Ethos Urban

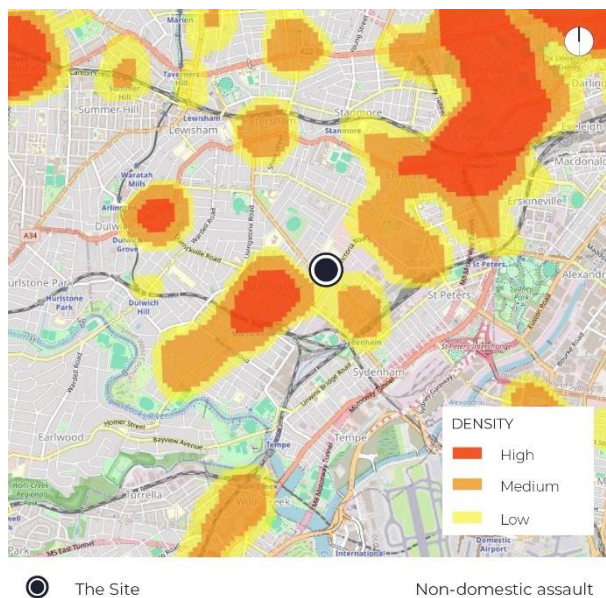


Figure 26 Hotspot – assault (non-domestic violence related)

Source: BOCSAR/Ethos Urban

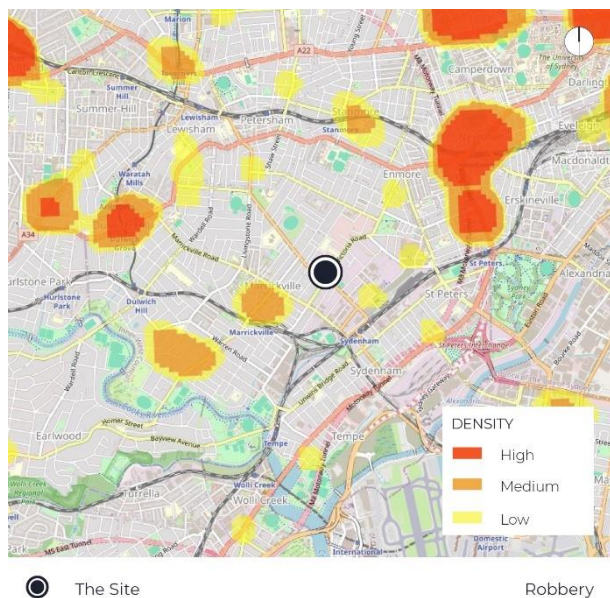


Figure 27 Hotspot – robbery

Source: BOCSAR/Ethos Urban

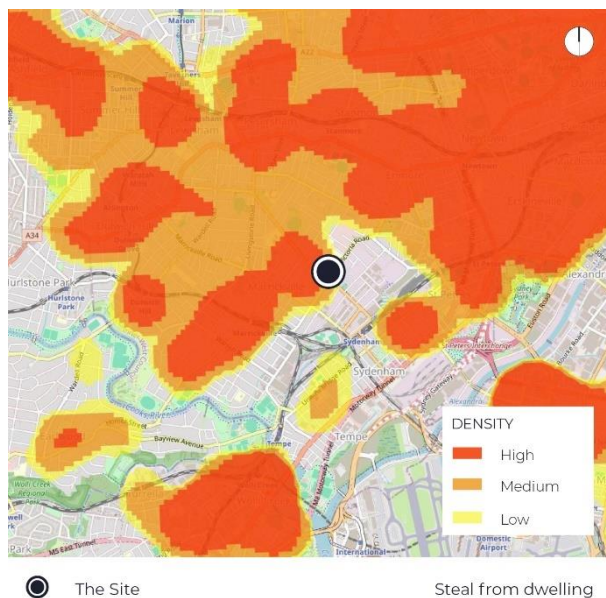


Figure 28 Hotspot – steal from dwelling

Source: BOCSAR/Ethos Urban

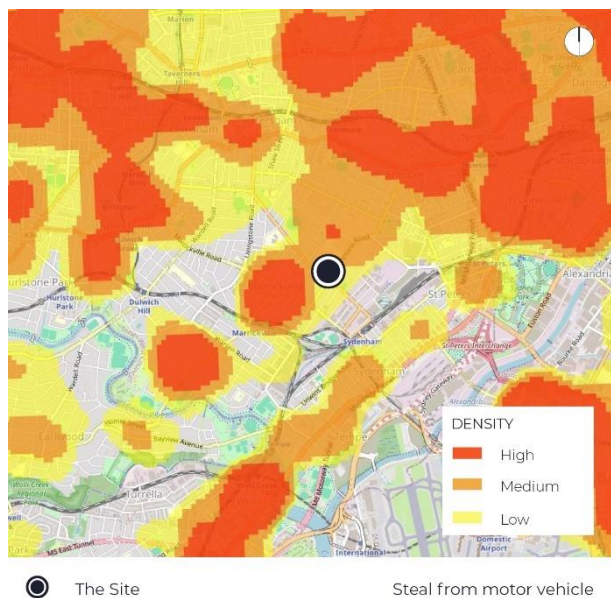


Figure 29 Hotspot – steal from motor vehicle

Source: BOCSAR/Ethos Urban

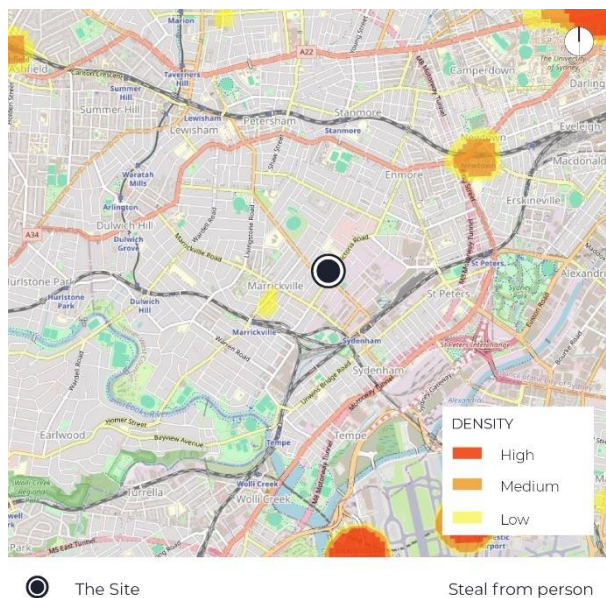


Figure 30 Hotspot – steal from person

Source: BOCSAR/Ethos Urban

