



Arada Development Management Pty Ltd

Crime Prevention through Environmental Design Assessment

Shop-top Housing Development

10 London Street & 43 North Parade, Campsie

April 2026

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1 Introduction

1.1 Overview

1.1.1 Development summary

The proposed development seeks approval for a 33-storey shop-top housing building comprising 156 residential apartments, with a minimum of 10% dedicated as affordable housing for a period of 10 years. The development also includes ground floor retail tenancies, a four level above ground car park, and a full floor dedicated to residential amenities. The site is located immediately adjacent to the new Campsie Metro Station, offering convenient access to public transport and nearby local services. Key application details are provided in **Table 1** below.

Table 1: Application Summary

Application Summary	
Applicant Name	Arada Development Management Pty Ltd ('Arada')
SSD Number	SSD-90701958
Site Address	10 London Street and 43 North Parade, Campsie NSW 2194

1.1.2 Purpose of the report

The purpose of this report is to consider the potential crime risk caused by the proposed development for a shop-top housing development, comprising of retail and residential premises with associated parking and communal areas, and to identify proactive and preventative building design measures to minimise opportunities for crime.

The report has been prepared in accordance with the Crime Prevention Through Environmental Design (CPTED) guidelines prepared by the NSW Police in conjunction with the Department of Planning.

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the '*planning, design and structure of cities and neighbourhoods*'. The main aims of the policy are to:

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

The NSW Police guidelines provide four key principles in limiting crime through design. These are:

1. Surveillance;
2. Access control;
3. Territorial re-enforcement; and
4. Space/activity management.

We have inspected the site and undertaken a preliminary assessment of the architectural plans against the above guidelines. This report recommends design principles for the [DEVELOPMENT] to reduce the potential for crime.

1.2 Subject Site and Locality

The subject site is located at 10 London Street, Campsie, legally identified as Lot 11, Section B, DP 4190 and 43 North Parade, Campsie, legally described as Lot 10, Section B, DP 4190 and Lot 1 DP 798655.

The site has frontage to London Street to the west, North Parade to the south, and Dispensary Lane to the east. The subject site is currently occupied by 1-2 storey commercial premises, which contain retail shops, a gym, food and drink premises, and dental clinic. These premises primarily address North Parade, however there is some access to London Street and Dispensary Lane. It is understood that the existing buildings are to be demolished as part of this DA.

An aerial view of the site is provided in **Figure 1** below.



Figure 1: Aerial view of the site (Nearmap, 2025)

The site is located in Campsie, a suburb within the Canterbury-Bankstown Local Government Area (LGA). The surrounding locality contains a mix of commercial and residential development, and is located across the road from Campsie train station. The subject site is located along the outskirts of the main commercial centre of Campsie.

The surrounding area is comprised of:

- To the north: The site adjoins a mixed-use (commercial and residential), four-storey building to the north. The locality beyond this is comprised of primarily medium- and high-density residential development, including residential flat buildings and multi-dwelling housing, to the north-west and predominantly commercial and retail uses to the north-east.
- To the south: Campsie train station is located on the southern site of North Parade. The main commercial and retail centre of Campsie extends south, and is comprised of commercial and retail development.

- To the east: Immediately to the east is comprised of predominantly commercial and retail development, with medium-density residential development situated beyond this commercial area.
- To the west: Directly to the west is an existing ground-level public car parking area and two three-storey residential flat buildings. Beyond this is comprised of predominantly medium-density residential development, with some pockets of lower-density residential developments.

An aerial image of the locality is provided in **Figure 2** below and an extract of the LEP zoning map is provided in **Figure 3**.



Figure 2: Aerial view of the locality (Nearmap, 2025)

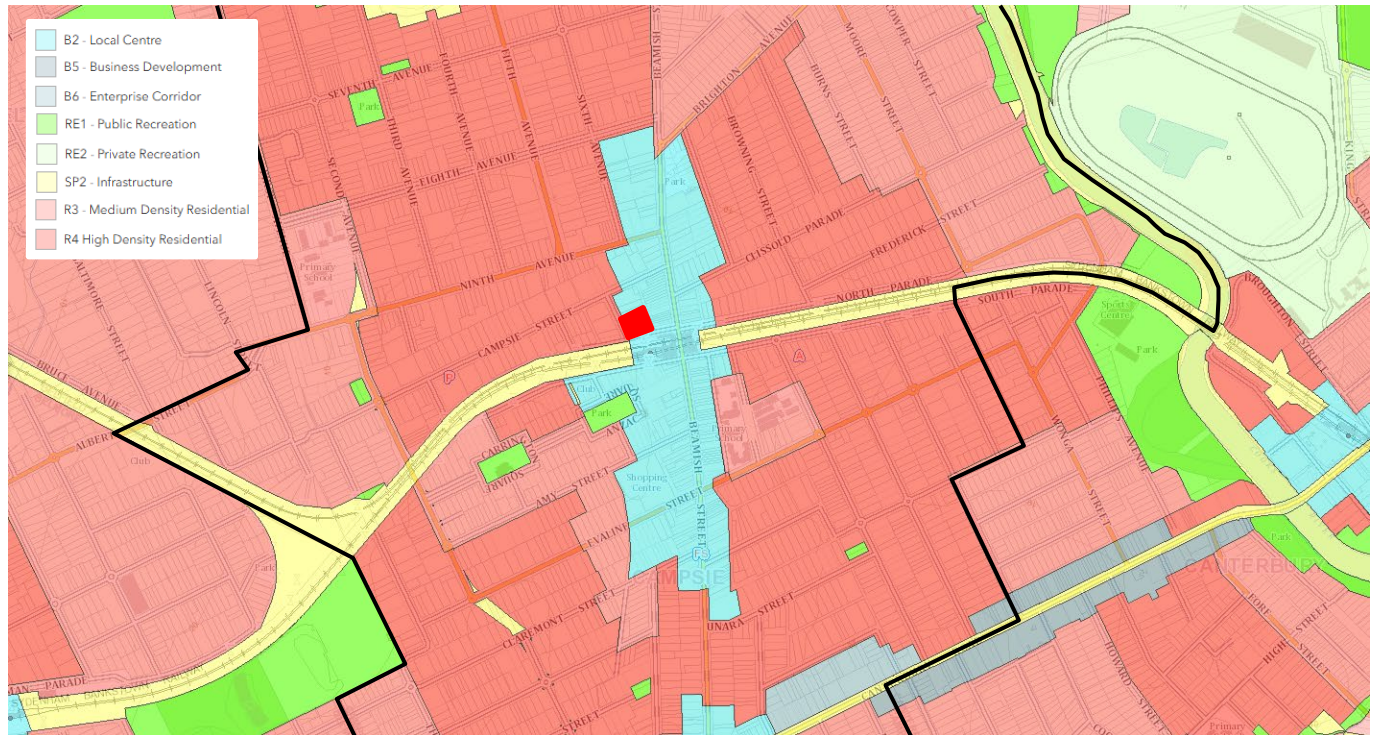


Figure 3: Extract of LEP zoning map (NSW ePlanning Spatial Viewer, 2025)

2 Crime Statistics

The NSW Bureau of Crime Statistics and Research (BOSCAR) provides an overview of the crime profile during the previous calendar year. The data can assist in identifying specific crimes prevalent in an area and guide design to limit the recurrence of anti-social behaviour.

The BOSCAR data ranks crime rates through five levels based on the rates of occurrence per 100,000 people, with the highest levels of crime corresponding to the highest rates of occurrence and the lowest levels of crime corresponding to the rates of occurrence. **Table 2** below identified the crime levels for crimes relevant to residential, commercial, and retail developments in Campsie and the Canterbury-Bankstown LGA from January 2024 to December 2024.

Table 2: Levels of relevant crimes in Campsie and Canterbury Bankstown LGA

Level of Crime	Crime Type by Location	
	Campsie	Canterbury-Bankstown LGA
Highest Level	Nil	Theft (fraud)
High Level	Nil	Robbery (with a firearm) Theft (receiving/handling stolen goods)
Medium Level	Nil	Assault (non-domestic) Robbery (without a weapon) Robbery (with a weapon not a firearm) Theft (motor vehicle theft) Theft (steal from motor vehicle) Theft (steal from dwelling) Theft (steal from person) Theft (other theft)
Low Level	Theft (steal from dwelling)	Assault (domestic) Malicious damage to property
Lowest Level	Assault (all categories) Homicide (all categories) Robbery (all categories) Theft (all other categories) Malicious damage to property Disorderly conduct (trespass) Abduction and kidnapping Arson Intimidation, stalking and harassment	Assault (assault Police) Homicide (all categories) Theft (break and enter dwelling) Theft (break and enter non-dwelling) Theft (steal from retail store) Theft (stock theft) Disorderly conduct (trespass)

This table shows that the overall crime rate for Campsie is consistently very low. Comparatively, the crime rate for the Canterbury-Bankstown LGA is around a medium level, noting that most crimes relevant to residential and commercial development are in the medium or low-level categories. Neither Campsie nor

Canterbury-Bankstown LGA are recorded as having the highest levels of any crime relevant to residential, commercial, or retail developments.

The types of crime which are most applicable to the proposed development, and which possess the highest rate of local incidence are discussed under subheadings below. Hotspot mapping is provided for these relevant crimes, which compares the crime rate occurrence over a five-year period.

The hotspots indicated where crime occurrences are clustered in particular areas, with the clusters using red, orange, and yellow colours to represent high, medium, and low crime density respectively. This form of crime mapping can be useful in identifying where areas of high crime rates are within larger areas and can be used to help understand the factors that affect the distribution and frequency of crime. The location of the subject site is identified on the hotspot maps by a purple star.

2.1 Theft (break and enter dwelling)

Figures 4 and 5 below show the mapped hotspot areas of theft (break and enter) in 2020 and 2024 within Campsie. In 2020, the subject site is located entirely within a low-density hotspot area, and the majority of the suburb is identified as being a hotspot area. However, by 2024 the number and density of hotspot areas in Campsie has significantly declined and the subject site is only partially within an identified hotspot area.

Figure 6 provides a graph of the incidents of theft (break and enter dwelling) in Campsie and NSW over a five-year period from 2020 to 2024. Over this five-year period, the incident rate of NSW has remained generally stable since an initial significant decrease in the rates of incidents between January 2020 and May 2020. The incident rate of Campsie also remained stable over this time; however, it is noted that the incident rates in Campsie fluctuate significantly more, however there is no distinguishable trend.

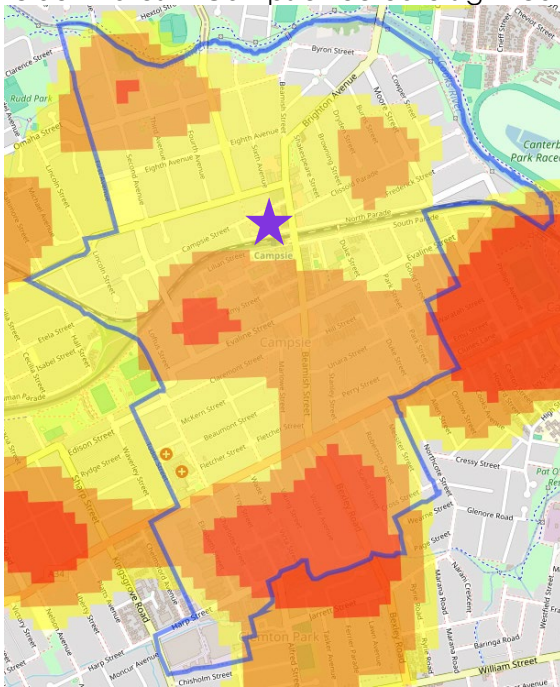


Figure 4: Theft (break and enter dwelling) Hotspot Map from January 2020 to December 2020 (BOSCAR)

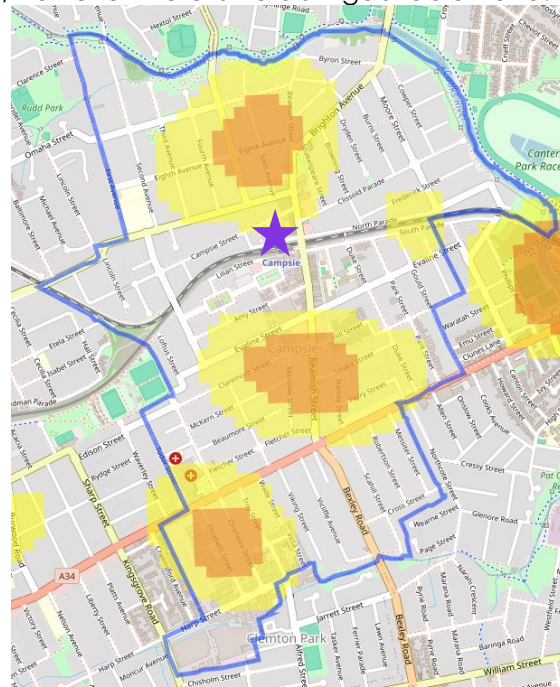


Figure 5: Theft (break and enter dwelling) Hotspot Map from January 2024 to December 2024 (BOSCAR)

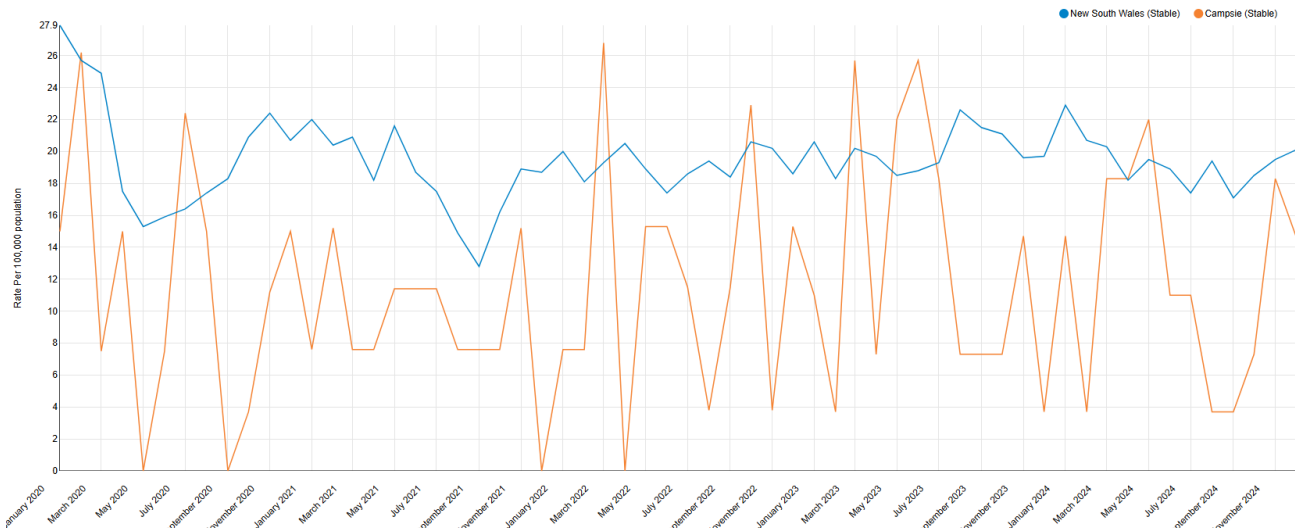


Figure 6: Theft (break and enter dwelling) rates in Campsie and NSW between January 2020 and December 2024 (BOSCAR)

2.2 Theft (steal from dwelling)

Figures 7 and 8 below provide the mapped hotspot areas of theft (steal from dwelling) in 2020 and 2024 within Campsie. In 2020 the subject site was located within the medium density hotspot, and immediately adjoining a high-density hotspot area. Comparatively, the subject site is located wholly within a low-density hotspot area in 2024. The size and density of hotspots in the north and centre of Campsie have generally declined between 2020 and 2024, however, the southern hotspots have shifted to extend along the south of Campsie and have seen a decrease in the total high-density mapped areas.

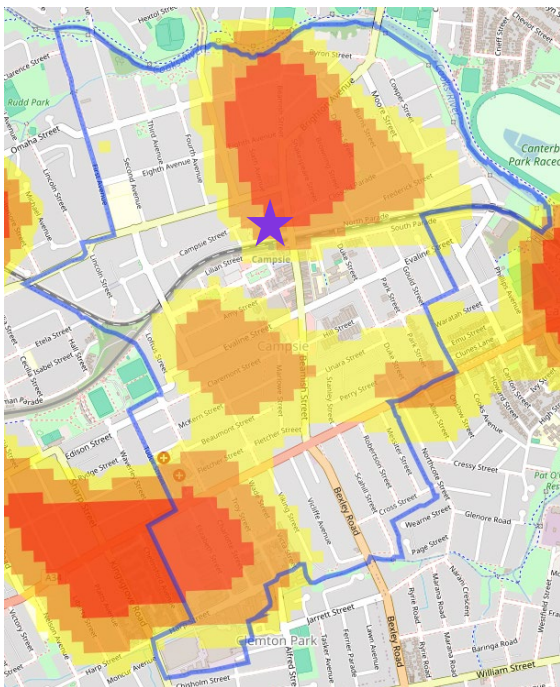


Figure 7: Theft (steal from dwelling) Hotspot Map from January 2020 to December 2020 (BOSCAR)

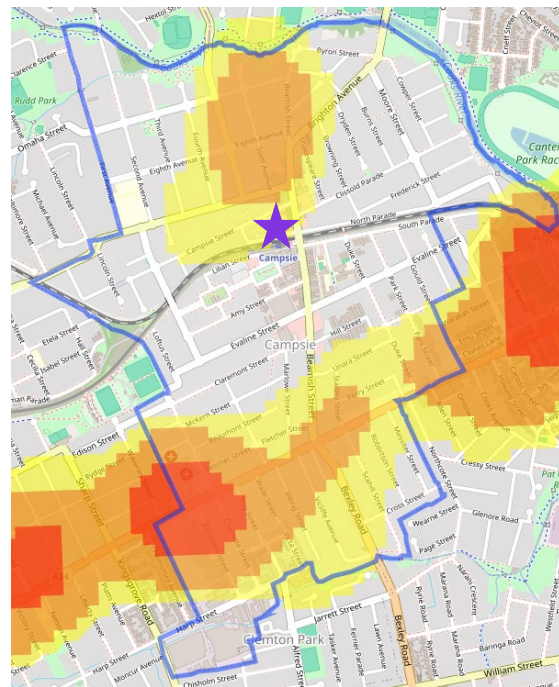


Figure 8: Theft (steal from dwelling) Hotspot Map from January 2024 to December 2024 (BOSCAR)

Figure 9 below provides a graph of the incidents of theft (steal from dwelling) in Campsie and NSW between January 2020 and December 2024. It is noted that between January 2020 and December 2024

the incident rate in Campsie has remained fairly stable despite the significant fluctuations in total numbers, however, between January 2020 and December 2022 the incident rate was recorded as having increased by 23.8%. No increase in the incident rate of Campsie has been recorded since. Comparatively, the incident rate in NSW seen a 1.7% decrease per year between January 2020 and December 2024.

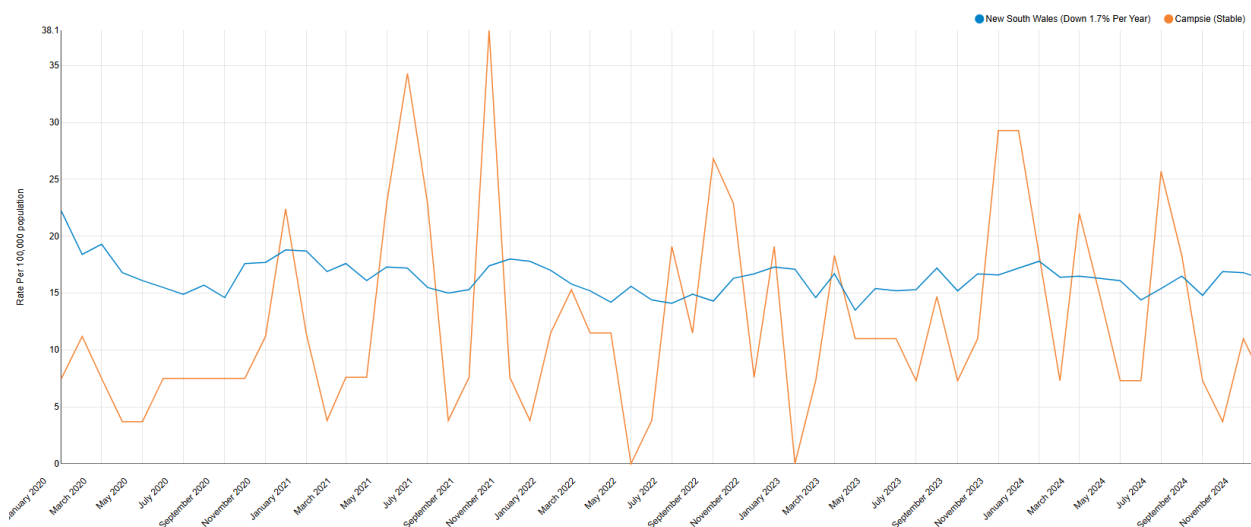


Figure 9: Theft (steal from dwelling) rates in Campsie and NSW between January 2020 and December 2024 (BOSCAR)

2.3 Theft (break & enter non-dwelling)

Figures 10 and 11 below provide the mapped hotspot areas of theft (break & enter non-dwelling) within Campsie in 2020 and 2024. The subject site was located within the high-density area of a hotspot in 2020, with this hotspot extending over most of the commercial zoned area in Campsie. By 2024 this hotspot had reduced in size despite still largely being focused on Campsie town centre, and the subject site was located over the medium- and low-density area on the edge of the hotspot. It is noted that a second, low-density hotspot area is located in the south-west of Campsie, which is primarily located over industrial development and Canterbury Hospital. The main areas incidents where theft (break & enter non-dwelling) appear to occur therefore seem to be largely consistent with areas of majority non-residential use.

Figure 12 provides a graph of the incident rates of theft (break and enter non-dwelling) in Campsie and NSW between January 2020 and December 2024. Despite inconsistent fluctuation in the incident rate, Campsie has not seen any statistically significant trends over this five-year period. Conversely, NSW saw a significant drop-in incident rate in early 2020, however this rate has been slowly rising by 2.1% per year since then. With a few exceptions, Campsie has predominantly seen a lower number of incidents per 100,000 people than NSW, including multiple periods where no incidents were recorded.

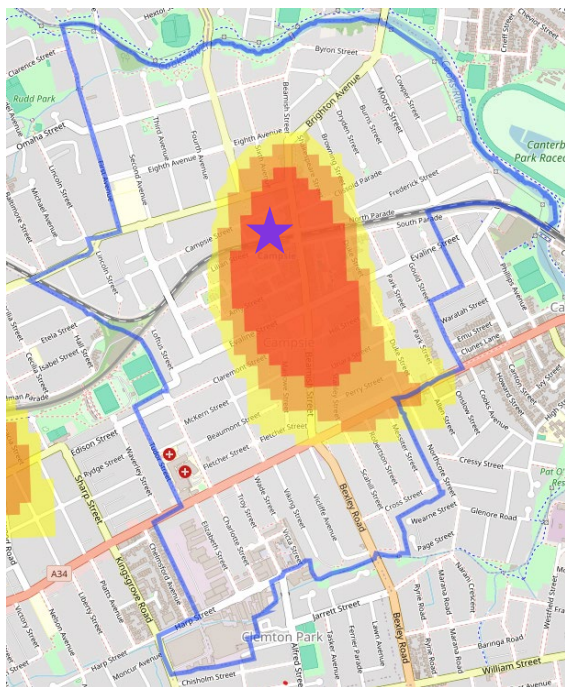


Figure 10: Theft (break & enter non-dwelling) Hotspot Map from January 2020 to December 2020 (BOSCAR)

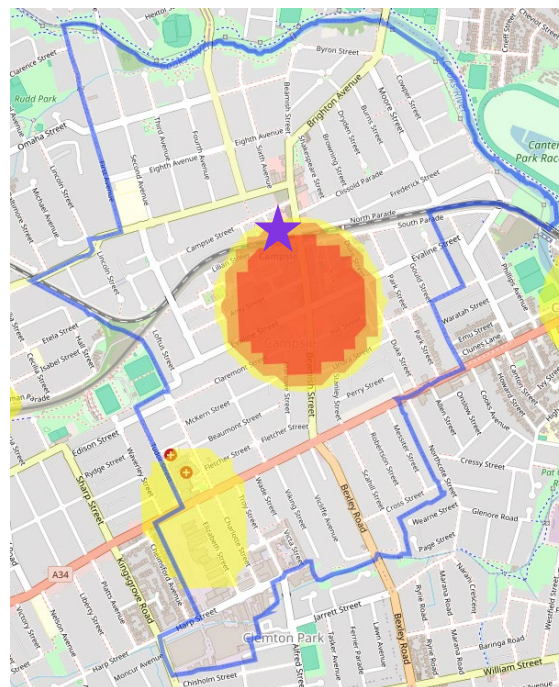


Figure 11: Theft (break & enter non-dwelling) Hotspot Map from January 2024 to December 2024 (BOSCAR)

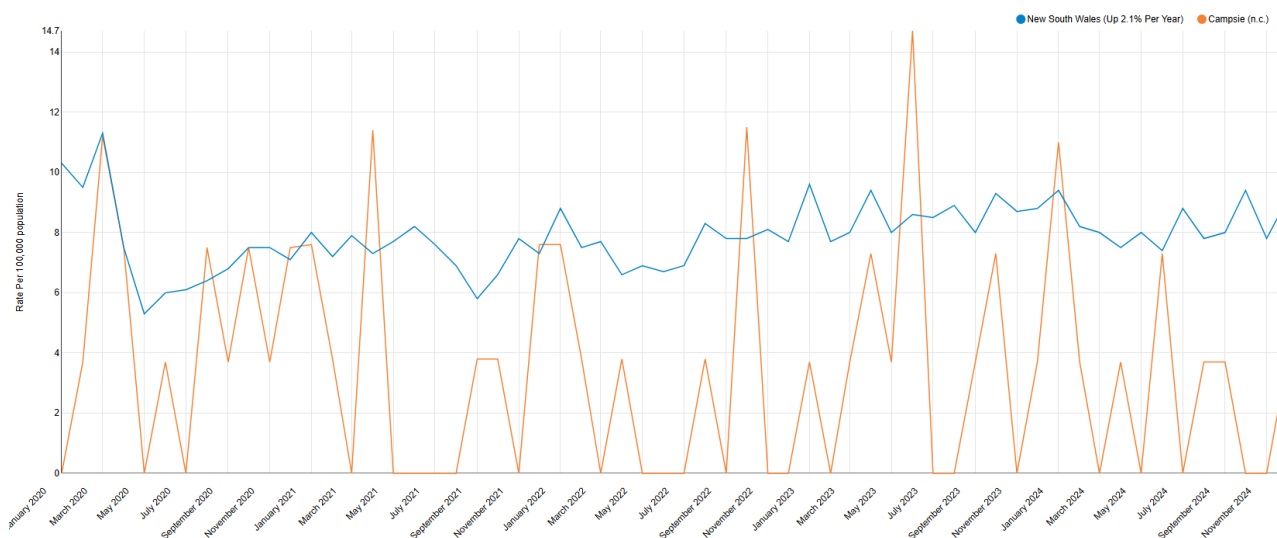


Figure 12: Theft (break & enter non-dwelling) rates in Campsie and NSW between January 2020 and December 2024 (BOSCAR)

2.4 Assault (domestic)

The mapped hotspot areas of assault (domestic) in Campsie in 2020 and 2024 are provided in **Figures 13 and 14** below. These figures show that the subject site remains within a high-density hotspot area in both 2020 and 2024, despite some shifts in the location and size of the hotspot. It is noted that the high-density hotspot areas appear to be largely centred around commercial and high-density residential development areas, however it is not exclusively located within these areas and there is no clear correlation between development types and rates of assault (domestic) provided by this data.

Figure 15 below provides the incident rates for assault (domestic) for Campsie and NSW over a five-year period between January 2020 and December 2024. Over this five-year period the NSW incident rate has

risen by 3.6% per year. In comparison, the Campsie rate has remained stable over this period despite some significant fluctuations in the incident rates. Since early 2022, the incident rate per 100,000 people in Campsie has generally remained below the NSW rate, though Campsie did see one major spike in incidents between March and May 2024. No clear increase or decrease in Campsie's incident rate or other notable trend is visible in this data.

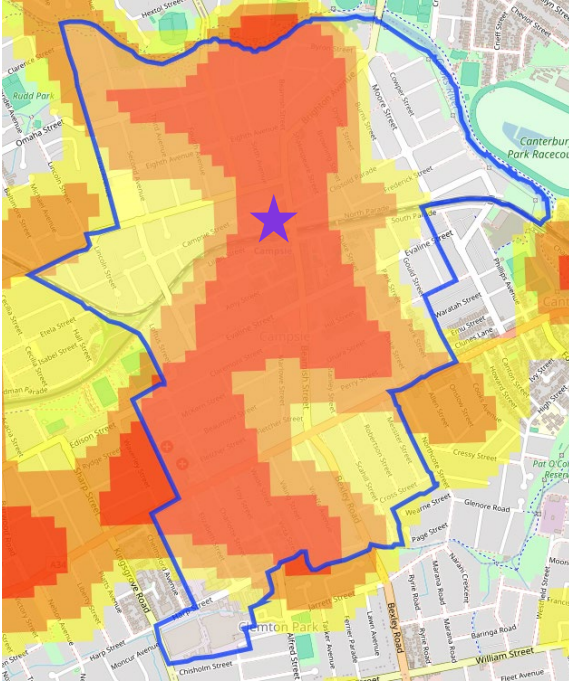


Figure 13: Assault (domestic) Hotspot Map from January 2020 to December 2020 (BOSCAR)

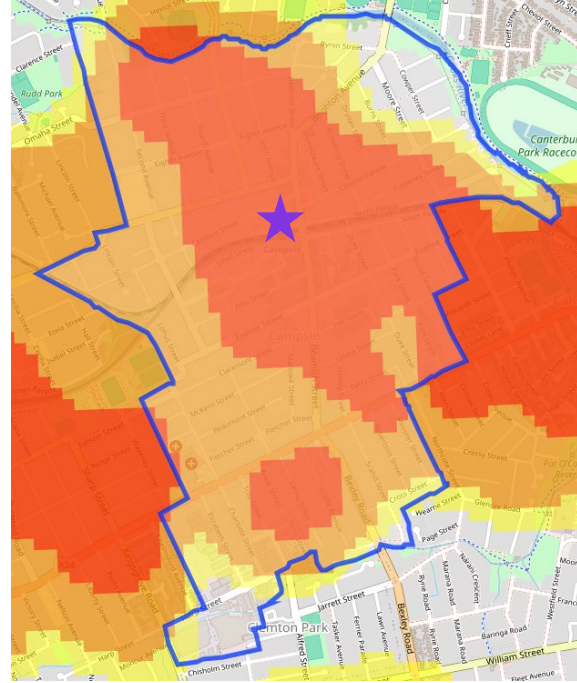


Figure 14: Assault (domestic) Hotspot Map from January 2024 to December 2024 (BOSCAR)

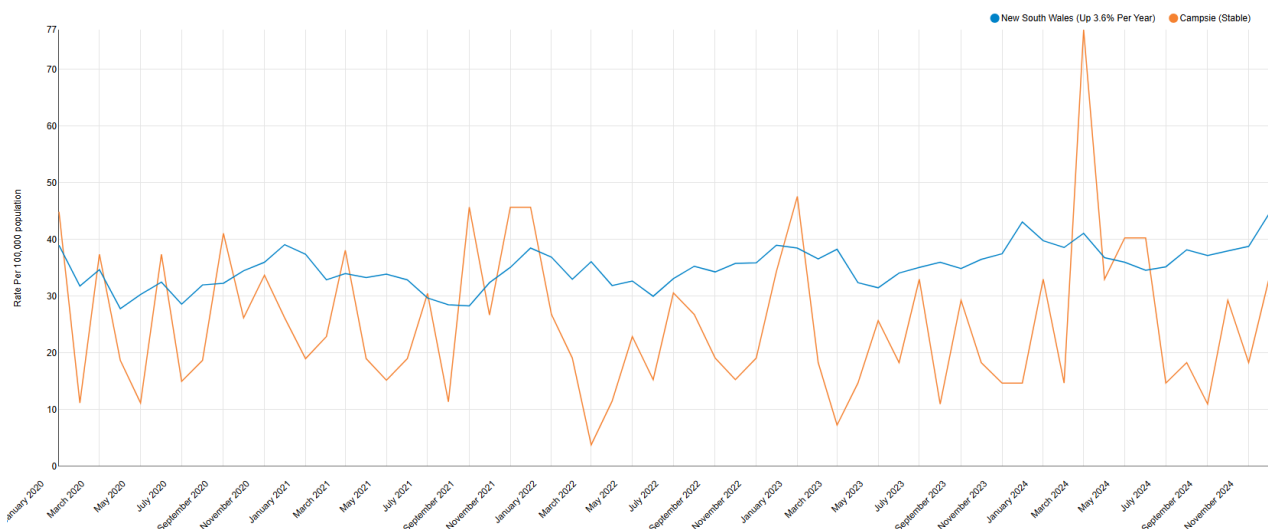


Figure 15: Assault (domestic) rates in Campsie and NSW between January 2020 and December 2024 (BOSCAR)

2.5 Malicious damage to property

Figures 16 and 17 below provide the mapped hotspot map for malicious damage to property in Campsie in 2020 and 2024. As seen in these figures, the subject site is located within a high-density hotspot area in both 2020 and 2024. The high-density area of this hotspot seems to be largely focused on the main commercial centre of Campsie, with a lower density of incidents in the surrounding residential and recreational areas. It is noted that the size of the hotspot and the density of the southern-most hotspot in

Campsie appear to have decreased since 2020, however, it is too soon to know if there is any meaningful or ongoing reduction in incident density or rates.

Figure 18 provides a graph the incident rates of malicious damage to property in Campsie and NSW between January 2020 and December 2024. This graph shows that the incident rates in NSW have been decreasing by 2.8% per year in NSW and 7.2% per year in Campsie. It is noted that the incident rate of NSW has been largely stable in the three years between January 2022 and December 2024, while this same period saw a decrease of 18% per year in Campsie. Further monitoring of the incident rates will be required to determine if this decrease in incidents will be a long-term trend.

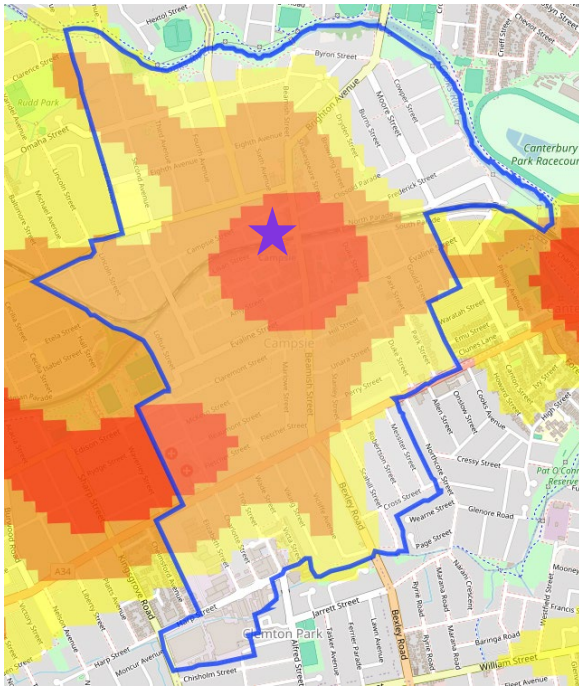


Figure 16: Malicious Damage to Property Hotspot Map from January 2020 to December 2020 (BOSCAR)

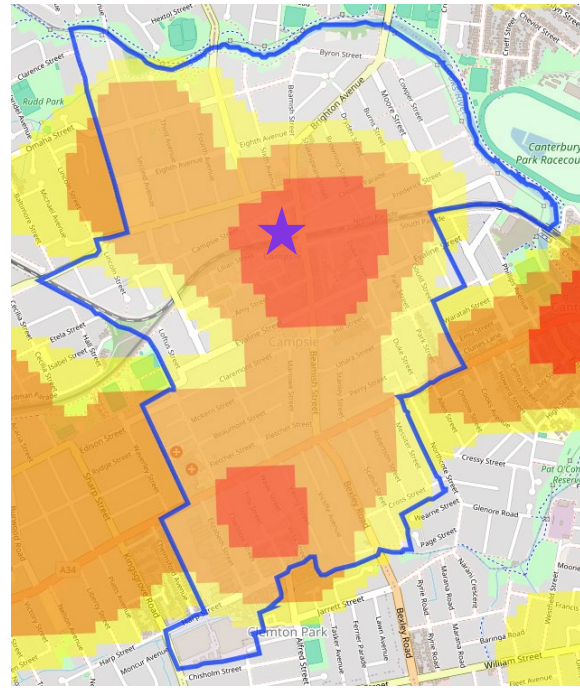


Figure 17: Malicious Damage to Property Hotspot Map from January 2024 to December 2024 (BOSCAR)

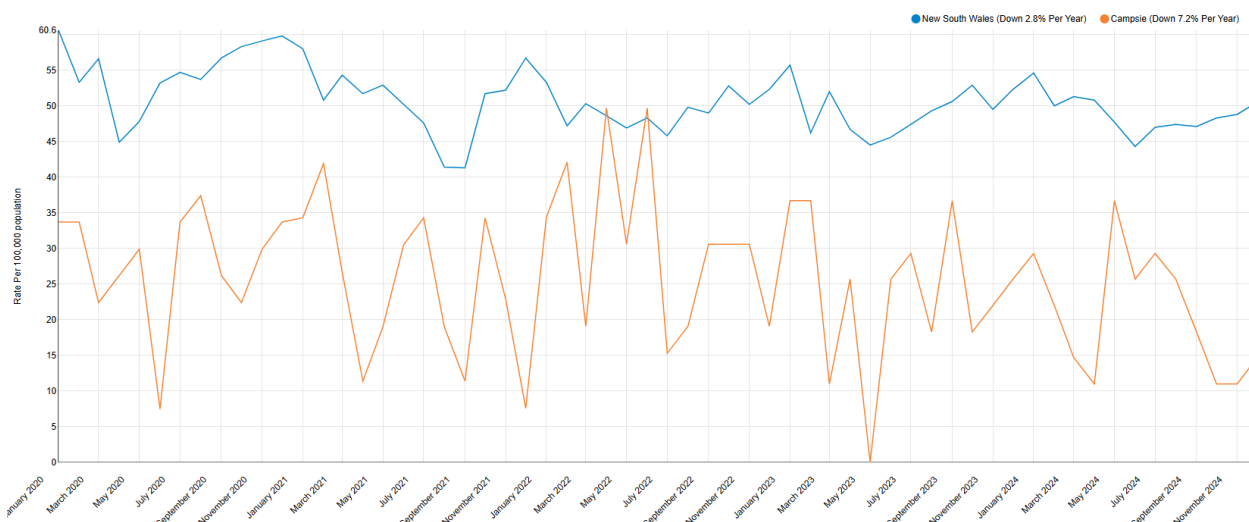


Figure 18: Malicious Damage to Property Rates in Campsie and NSW between January 2020 and December 2024 (BOSCAR)

3 Proposed Development

The proposed development is for a 33-storey mixed-use development comprising the following:

- Ground floor retail premises;
- 156 residential units located on levels 6 to 32, with the following apartment mix:
 - 125 two-bedroom units;
 - 27 three-bedroom units; and
 - 4 four-bedroom units.
- 10.5% of residential units will be affordable housing.
- Residential communal areas located on level 5, including landscaping, BBQ area, multi-use areas, gym, pool, yoga lawn, and bathroom facilities. This includes a mix of indoor space and outdoor spaces.
- 161 car parking spaces and 24 bicycle parking spaces across levels 1 – 4.

Access and Lobby entries

The development seeks approval for two retail premises, residential lobby area, vehicle entrance, waste management areas, and other building facilities on the ground floor. The retail premises are located along North Parade and London Street frontages, and the residential lobby will face towards London Street. Refer to **Figure 19** below.

The retail premises will address the streetscape, with one having access to North Parade, and the other having access to London Street. These premises will provide glass façade/windows to this elevation to address the street frontage and provide natural surveillance opportunities.

Access to the residential lobby is provided via a separate entrance way off London Street and via an internal stairs and lift system which connects it to the parking areas and residential floors. The residential lobby provides natural surveillance opportunities to London Street, includes concierge services, and mail room. The location of the residential lobby between the retail premises will positively contribute to the active street frontage while maintaining separate access arrangements. Refer to **Figure 20** below

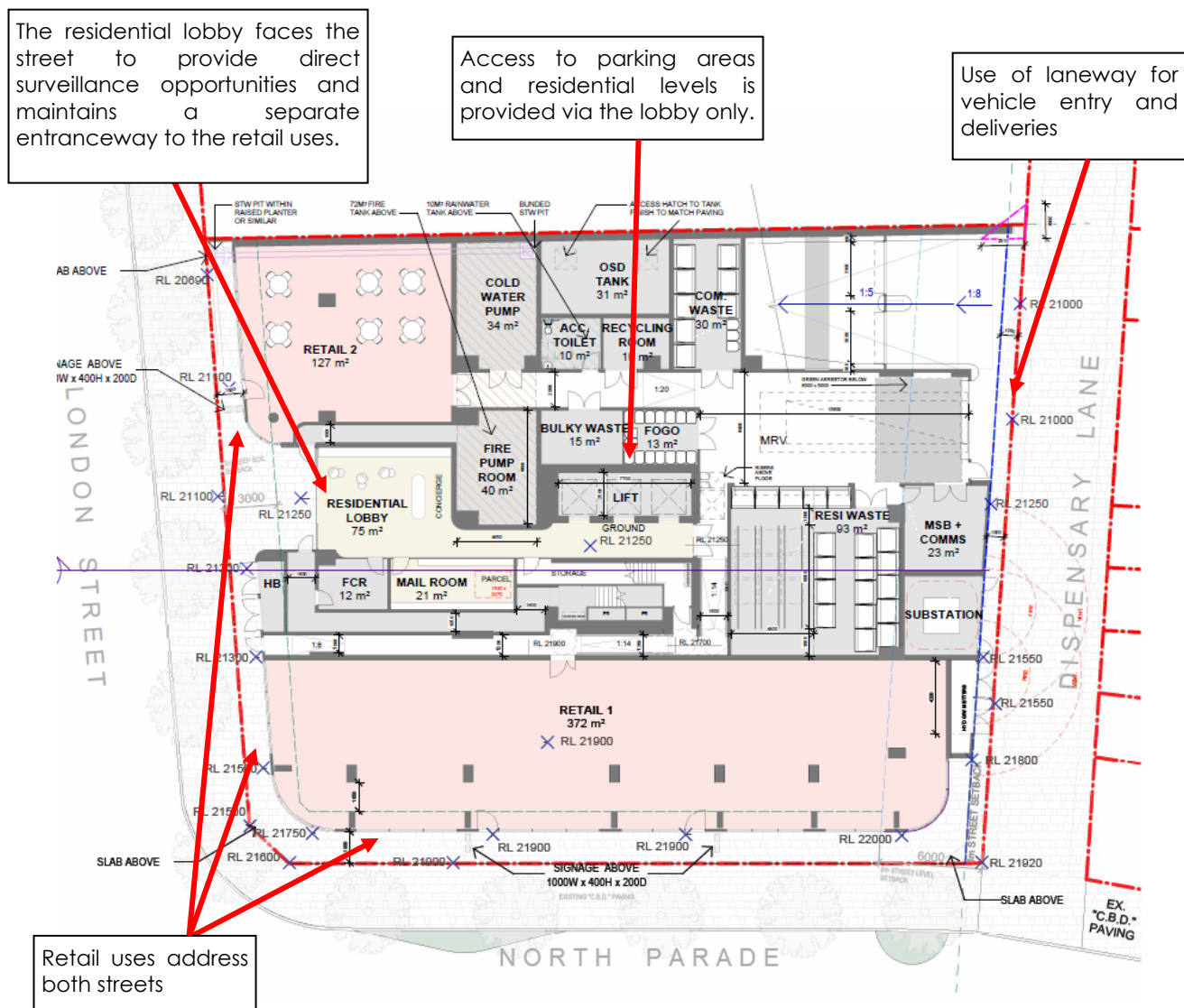


Figure 19: Extract of the ground floor plans (Woods Bagot, 2026)



Figure 20: Extract of the west elevation – London Street (Woods Bagot, 2026)

Car parking and vehicular access

The proposed development includes four levels of parking to service the development to service the residential component of the development, with internal access provided via the residential lobby. Vehicle access to parking areas and loading dock is provided via Dispensary Lane.

The parking areas contain secure bicycle parking areas adjacent to internal pedestrian access points, and storage areas which can be allocated to the residents. An extract of the car parking floor plan is provided in **Figure 21** below.

Recommendations have been provided in Section 4 below for access control measures to parking and loading areas, such as roller shutters or boom gates, and the use of CCTV surveillance for entry points.

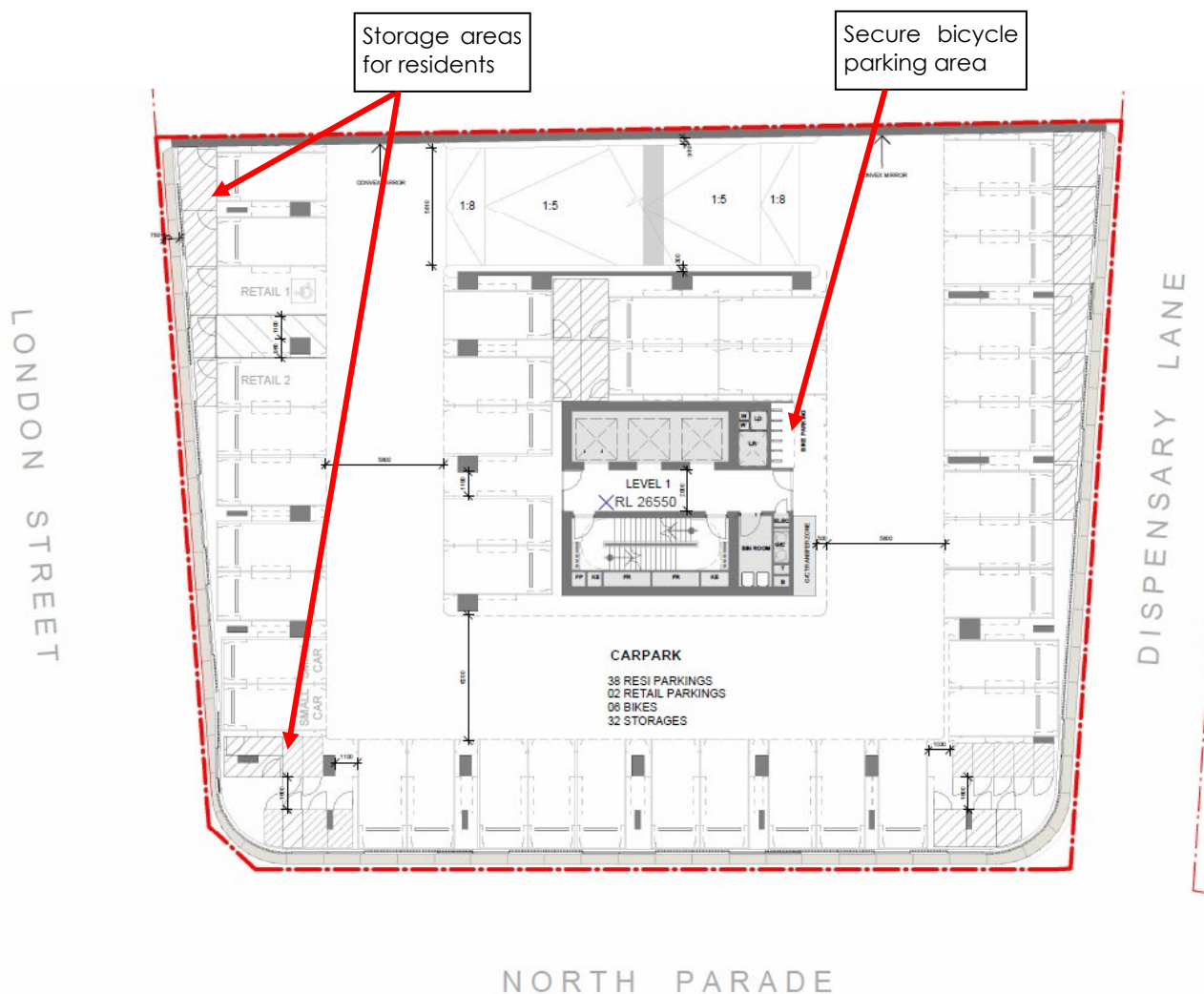


Figure 21: Extract of Level 01 Floor Plan (Woods-Bagot, 2026)

Landscaping and Communal Open Space

The proposed development includes landscaping and high quality communal open space areas on Level 5. Refer to **Figure 22** below. It is noted that this area can only be accessed via the lifts from the residential lobby, or the fire stairs provided in the centre of the building.

The landscape design includes plantings along the building edge, which provides a physical barrier to improve safety and privacy outcomes for the communal area and improves the amenity of this area.

Notwithstanding, natural surveillance opportunities are available from this area to the streetscapes below due to the lower planting along the London Street and North Parade elevations.

The incorporation of a range of recreational areas, including a pool area, gym, BBQ area, and dining area will encourage activation of the area. The provision of windows along the resident's lounge and gym areas will provide internal-external surveillance opportunities.

Recommendations are provided in Section 4 relating to proposed access control measures, such as swipe card or key card access, CCTV surveillance, or signage for these areas.

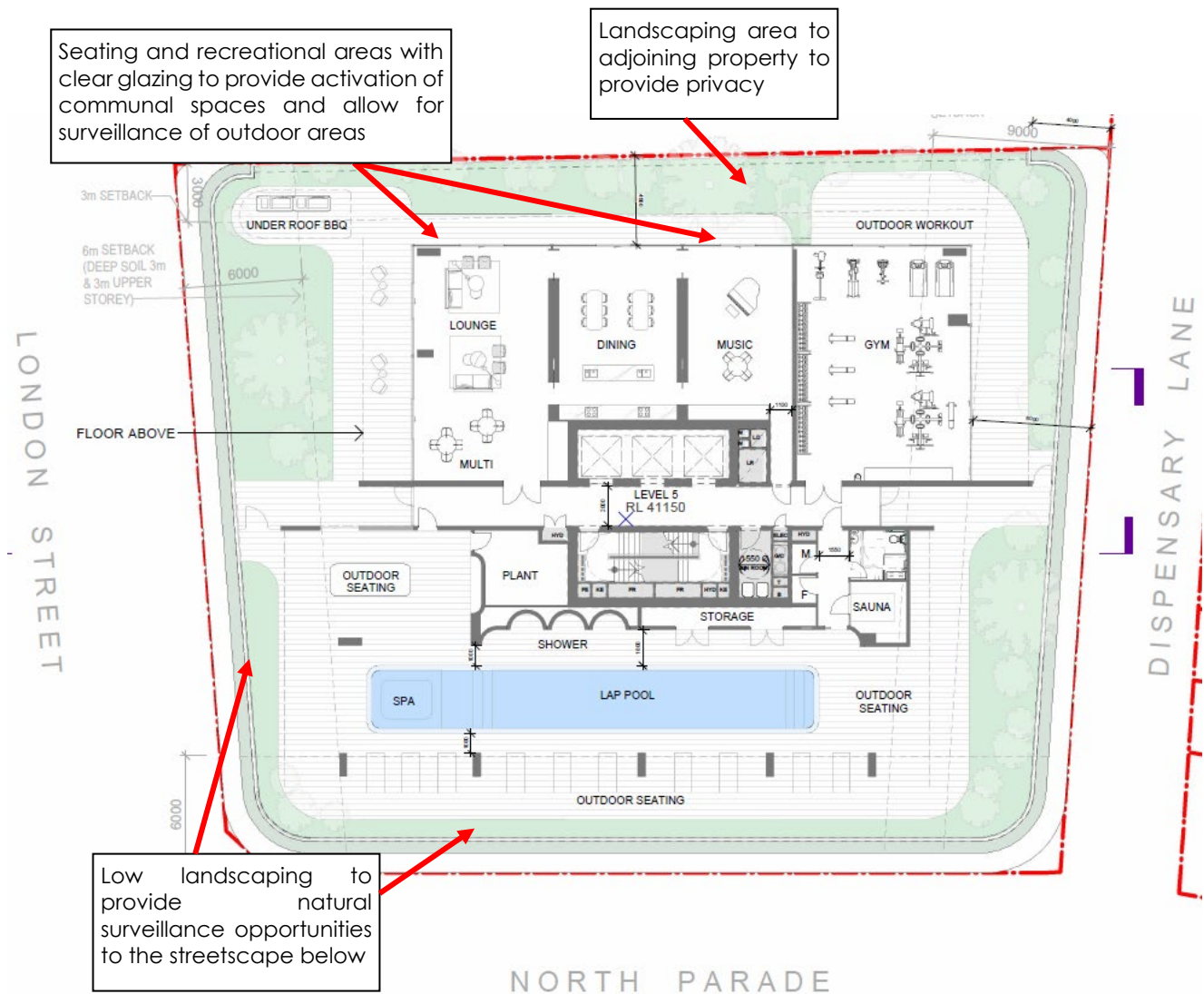


Figure 22: Extract of the level 5 plan showing the proposed communal open space areas (Woods Bagot, 2026)

4 CPTED Principles

4.1 Surveillance

The Crime Prevention and the Assessment of Development Applications states that 'the attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical'.

From a design perspective, 'deterrence' can be achieved by:

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

Positive surveillance features of the development include:

- Continued opportunities for natural surveillance to London Street, North Parade, and Dispensary Lane through the provisions of windows and balconies to these elevations on all levels;
- The site is bordered by the road network to four sides which has informed the design and siting of the building to maintain surveillance opportunities and minimise opportunities for offender concealment;
- Pedestrian and vehicle access points have been located on the appropriate streetscapes, are clearly identifiable, and provide suitable sightlines to and from ingress/egress points; and
- Communal areas are centrally located and provide natural surveillance opportunities to the streetscape below.

Table 3 lists potential 'surveillance' issues and recommended strategies to minimise crime risk.

Table 3: Surveillance issues and recommendations

Surveillance Issues	Recommendation
Perimeter	• Consideration should be given to the installation of Close Circuit TV (CCTV). • The entry points, driveways, and the perimeter should be well lit at night in accordance with the Australian Standard for lighting in commercial areas.
Entrances	• All entrances should be well lit at night, especially in alcoves and corners, in accordance with the relevant Australian Standards. • Entrances should be well defined and clearly sign posted. • Consideration should be given to the installation of Close Circuit TV (CCTV). • Glazing should allow natural surveillance of surrounding areas from within ground level communal areas, such as lobbies.
Car Parking	• The car park should be well lit at night. • Consideration should be given to the installation of Close Circuit TV (CCTV).

	Clearly display signage identifying the presence of CCTV surveillance at basement entries.
Positioning of CCTV cameras	- Should CCTV be implemented within the site, position CCTV at places where the offender/s is most likely to have to pass or want to access, such as building entry/exit points, storerooms, or areas where high value items are kept. - CCTV should be: - clearly visible to deter potential offenders. - Placed at a height that captures a full view of the offenders' face whilst not being obscured by other interferences. - In areas where image capture will not be compromised by insufficient lighting. - Identified by clear signage as appropriate.
Landscaping	- Landscaping should not impede opportunities for natural surveillance of the building. - Landscaping should allow for clear sightlines along designated pedestrian paths and should be low (below 700mm) in areas where offenders could easily hide.
Lighting	- Lighting should be in accordance with the relevant Australian Standards. - Lighting should be vandal resistant and at an appropriate height. - Effective illumination at ground level should reduce any opportunities for shadowing along the pedestrian access paths. - Car parks should be illuminated for increased visibility, particularly in storage areas or areas of potential entrapment. - Street numbers on buildings and any buildings identification signage should be illuminated to promote site identification.
General Recommendations	- The entry areas to foyers should have transparent doors and glazing. - Signs should be erected in areas which are restricted prohibited or under surveillance to discourage criminal or anti-social activity. - Consider contracting a local security firm for regular inspections of the site. - Prune all trees and shrubs around buildings to enable clear visibility. - Minimise posters on shop windows (where possible) to ensure visibility to and from the street is maintained.

4.2 Access Control

Access Control can be defined as physical and symbolic barriers that are used to 'attract, channel or restrict the movement of people'.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas;
- public spaces which attract, rather than discourage people from gathering; and
- restricted access to internal areas or high-risk areas (like car parks or other visited areas). This is often achieved through the use of physical barriers.

Positive access control aspects of the design include:

- Access to the car parking areas are restricted to a single entry/exit point to channel vehicles into a highly visible location;
- Lobby entry to the building is centralised to restrict entry points to the site and is clearly delineated from public spaces; and
- The entry to the residential lobby is separated from the retail uses, and the lift system is not accessible from the retail premises to further restrict unauthorised access.

Table 4 lists potential 'access control' issues and recommended strategies to minimise crime risk.

Table 4: Access control issues and recommendations

Access Control Issues	Recommendation
Perimeter	• These areas should be regularly inspected by the security contractor. • Consideration should be given to the installation of sensor lighting along the perimeter.
Communal Open Space Areas	• Signage should be provided to clearly delineate where access is controlled. Central communal areas at ground level should be clearly designated for use by residents and their guests only. • Any operational restrictions on the use of communal open space areas (i.e. hours of use) should be clearly identified on signage at entry points. • Communal areas within upper levels are to be secured through access control methods such as swipe cards. • Signage must be present identifying that these spaces are for residents and their authorised guests only.
Basement Access	• Ensure vehicle access points and loading areas are controlled through measures such as boom gates or roller doors to prevent unauthorised entry. • Access restriction measures should be undertaken to ensure the car parking areas and waste storage areas are secure for access by residents, authorised contractors, and service vehicle only.

Landscaping	• Vegetation should be maintained to allow for clear sightlines. • Landscaping should not inhibit entry to access gates, paths, or building entries. • Avoid planting large trees adjacent to buildings to prevent use of 'natural ladders' for access to roofs.
Entrances	• Entrances should be secured and controlled via electronic cards and intercom. This should include provisions to restrict unauthorised resident access to restricted commercial areas and vice versa. • Regular maintenance of lobby areas, car parking areas, and building entrances is essential for effective access control.
General Matters for Consideration	• Make use of signage and stickers promoting security measures such as: security alarms, video surveillance and security contractors. • Ensure all back and side doors and windows are kept secure. • All glass should be reinforced. • Make use of signage and stickers promoting security measures such as: time delay locks, video surveillance and minimum cash held on premises. • Fully secure all external doors and windows with good quality locking devices. Make sure they are regularly maintained. All doors should be of solid construction and well fitted. • Predetermine and designate escape routes and safe areas for employees to move to when required. • Ensure that staff members are aware of security and armed robbery procedures and what to do in the case of such an event. This routine should be regularly practiced as with any other type of emergency drill.

4.3 Territorial Reinforcement

Territorial reinforcement can be achieved by enhancing 'community ownership of public space' as it sends positive signals and reduces opportunities for crime.

Effective territorial reinforcement and community ownership can be achieved by creating:

- design that encourages people to gather in public space and to feel some responsibility for its use and condition;
- design with clear transitions and boundaries between public and private space; and
- clear design cues on who is to use space and what it is to be used for.

Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.

Positive territorial reinforcement aspects of the proposal include:

- The site is bounded by local roads to three sides, which assists in the delineation of the site from public places;
- Entrances to the site provides clear delineation between public and private space, and between commercial and residential spaces;
- Common areas are well designed to proposed resident interaction, recreational use, and a sense of responsibility of users for the area.

Table 5 lists potential 'territorial reinforcement' issues and recommended strategies to minimise crime risk.

Table 5: Territorial reinforcement issues and recommendations

Territorial Reinforcement Issues	Recommendations
Creating a sense of place/ownership	• Clear distinction should be provided in landscaping, materials, finishes, and paving to identify separation between public and private spaces. • Signage should clearly identify private areas (including communal open spaces for resident use only) so as to minimise conflict between residents and the general public and unintentional access. • Signage should be considered to allow passer-by to understand the uses on site, opening hours for commercial and retail premises, and publicly accessible areas. • Common areas should allow some resident maintenance and inclusion, in conjunction with a designated contractor maintenance plan.
Way Finding	• Provide clear signage for pedestrians and motorists. • Clearly identify entry and exit points. • Introduce a public address system to assist with security and management of emergencies. • Provide clear way-finding signage and building identification signage for residents.
General Recommendations	• Consider installation of a monitored security alarm system. • Prominently display any signs indicating the presence of a security system, the continual surveillance of the premises and any other security measures present. • Consider installation of security bars, screens, grills, or roller shutters to vulnerable windows and/or skylights, subject to BCA compliance.

4.4 Space Management

Space management 'ensures that space is appropriately utilized and well cared for'. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements.

Table 6 lists potential 'space management' recommendations to minimise crime risk. The objective should be to minimise the perception of urban decay by maintaining clean and undamaged areas to minimise the fear of crime and avoidance behaviour.

Table 6: Space management issues and recommendations

Space Management Issues	Recommendations
Waste storage	- Garbage bins and waste storage receptacles should be regularly emptied to prevent overflowing rubbish. - Garbage bins and waste storage areas should be clearly identified with the associated commercial, retail, or residential unit/component.
Graffiti	- Remove graffiti as quickly as possible to minimise potential for cumulative graffiti and vandalism actions. - Install vandal resistant lighting where applicable.
Communal / public toilets	- Toilets should be regularly maintained and kept clean at all times. - Install vandal resistant lighting where applicable. - Lighting should be consistent and even to maximise visibility. - Consider installing vandal proof mirrors.
Lighting Repair	The management regime should ensure that lighting is repaired as soon as possible after any lighting failure or damage.
Cleanliness and Maintenance	- The management regime shall ensure that the site is kept clean and tidy at all times, including communal areas and facilities. - Clear all building perimeters including fences of rubbish and potential climbing aids. - Maintain well-built and adequately secured boundary gates and fences.

5 Conclusion

Our assessment of the proposal in accordance with the CPTED principles confirms that the development can be managed to minimise the potential risk of crime, and a re-design of the proposal is not required.

The recommended strategies are summarised as follows:

Surveillance

- *Lighting*: Entrances, communal open spaces, car parks, and perimeters should be well lit at night;
- *Natural Surveillance*: Promote natural surveillance via balconies overlooking the street, lobby areas, windows and glazing, and site entryways;
- *Landscaping*: Maintain sightlines wherever possible via effective landscaping techniques using CPTED principles;
- *Concealment*: Ensure landscape and building design and maintenance reduces opportunities for concealment;
- *CCTV*: Consider the implementation of a CCTV surveillance system throughout the site in areas that offenders are likely to conceal themselves or within building or communal area entry points.
- *Security*: Consider engagement of a security firm to assist in the monitoring of the premises, CCTV, and undertake regular inspections.

Access Control

- *Access control*: Key/swipe card access and/or intercom system should enforce restricted access to the residential lifts, waste rooms, basement car parking areas, communal open spaces, and restricted retail and residential areas;
- *Landscaping*: Large trees should not be planted immediately adjacent to balconies or other such climbable areas to prevent vegetation being used as a 'ladder';
- *Communal areas*: Communal areas not for use by the general public should be clearly designated and access control should be maintained via a key/swipe card access or intercom system;
- *Signage*: Provide signage identifying restricted and monitored areas, including the car park, and communal open space areas, and signage identifying retail businesses and opening hours;
- *Security*: Ensure use of high-quality locking systems, reinforced glass, clear signage, and stickers as appropriate.

Territorial reinforcement

- *Landscaping*: Engage a landscape contractor to maintain any planting along the perimeter and communal areas;
- *Car Park*: Clearly delineate parking spaces, such as visitor parking, accessible parking, staff parking, and resident parking through signage, boom gates, physical separation, and/or other security measures;
- *Alarm*: Consideration should be given to the installation of an alarm and dedicated CCTV system;
- *Signage*: Provide signage to communicate to any visitors to the site any access control measures, emergency evacuation measures, procedures, and wayfinding.

Space Management

- Implementation of an ongoing maintenance plan/strategy for waste, vandalism, toilets, communal facilities, landscaping, fencing, and lighting.

This report can be relied on as guide for security management across the site.