Blacktown City Council
Growing with Pride

Your ref: SSD 9063
File no: MC-18-00001

15 August 2018

Key Site Assessment
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Annie Leung

Dear Ms Leung,

Re: SSD 9063 - Tallawong Station Precinct South (formerly known as Cudgegong Road Station South) - 69-79 Schofields Road, Rouse Hill

---

Thank you for your correspondence dated 9 July 2018 inviting us to provide comments on the State Significant Development lodged under Part 4 of the *Environmental Planning and Assessment Act 1979* ("the Act") for the above proposal.

The proposal has been reviewed by our officers and we object to the proposal due to the concerns we have about it and the inadequacy of the submitted information. These issues/comments are listed in **Attachment A** to this letter. We request these matters be addressed and referred back to Council for reconsideration and to enable conditions to be formulated for your inclusion in any consent granted.

If you would like to discuss this matter further, please contact Ms Judith Portelli on 9839 6228.

Yours faithfully,

Glennys James
Director Planning and Development

Council Chambers • 62 Flushcombe Road • Blacktown NSW 2148
Telephone: (02) 9839 6000 • **Facsimile:** (02) 9831-1961 • DX 8117 Blacktown
Email: council@blacktown.nsw.gov.au • **Website:** www.blacktown.nsw.gov.au
All correspondence to: The General Manager • PO Box 63 • Blacktown NSW 2148

ATTACHMENT A

Matters to be considered and addressed:

Planning and Design

1. The site has a 26 m height limit, therefore a maximum of 8 storeys is permitted. There should be no residential units above the 26 m height limit with the exception normally given to lift overruns, parapets and lightweight roof structures associated with rooftop communal open space. Lift overruns and shade structures should be integrated into a singular cohesive element. The only departure where we might normally consider a residential height encroachment above the height standard is where one part of the development is under the designated height limit and is appropriately offset elsewhere on the site. We are unable to determine whether appropriate offsets have been provided and need to see detailed calculations.

2. The building running north-south on site 2C is excessively long. This building should be broken in 2 in order to reduce its overbearing presentation to the streetscape/walkway through the site. The SEPP 65 Apartment Design Guide sets out some key principles in this regard.

3. A single basement entry to each lot is required.

4. The ground floor residential interface can be up to 1 m above the footpath level, not 450 mm as noted on the detailed urban plan and section A.

5. In principle, the site layout and massing is acceptable, however the detailed planning of the apartment buildings must achieve full compliance with the Apartment Design Guide, including increased building separation for the 5th level of the relevant apartment buildings and above.

6. Conceptually, the resolution of the level changes throughout the town park and plaza is acceptable. However, details of transitioning is required between 'flat' lawn areas, walkway landings aligned with building entries, significant level changes occurring in planting zones and terracing and flat areas provided at outdoor seating zones.

7. Waste collection arrangements must be wholly contained within the respective sites. All trucks must enter and leave in a forward direction. Basement collection is the preferred configuration for all sites. The proposal indicates ground floor collection for site 1B which is unsightly and undesirable.

8. We do not support subterranean apartments due to perceived poor amenity, safety and security of residents, and unsatisfactory interface with the public domain. In addition, the subterranean design may also affect drainage and flooding on the site. It is therefore suggested that the finished floor levels of the ground floor apartments

should be raised to up to 1 m for improved privacy and surveillance of the public domain.

9. The materials and finishes schedule suggests excessive use of timber finishes. We prefer more durable finishes that can sustain fire and harsh weather, such as a timber veneer metal finishes.

10. Building-specific acoustic reports must be submitted for each building within the concept proposal, demonstrating that the design achieves the relevant noise criteria for residential accommodation under Clause 102 of SEPP (Infrastructure) due to the proximity to Tallawong Station and Schofields Road being an arterial road.

11. It will be necessary to consult with Quakers Hill Local Area Command (NSW Police) to ensure the proposal meets Crime Prevention Through Environmental Design, principles (see attached checklist at Attachment 1).

12. The proposal assumes roads and superlots to develop the masterplan, but the documentation does not include a clear subdivision plan, nor does the development concept mention subdivision in its description. On this basis we are therefore unable to provide comments on drainage, roads and site levels in relation to the Sydney Metro. This DA must include a subdivision component.

Recreation Planning and Design

1. Additional open space is required due to increased population

There is insufficient information to indicate the increased population as a result of the proposed development. The applicant must provide additional open space commensurate with the expected increase in population or a monetary contribution to address the provision of additional open space off-site. Further discussions with Council need to occur on this through a VPA process. The standard open space provision outlined in the GCC Development Code of 2.83 hectares of usable open space per 1,000 persons must be applied to this proposal. We strongly object to the proposal on this basis.

2. Road verge widths to be minimum 3.5 m

All local road footpaths are to be a minimum of 1.6 m and this is to include the adjacent SP2 and RE1 area which must be a minimum 3.5 m wide. There is no justification for any reduction in the footpath widths.

3. Further Information required from the applicant

- Details of expected increased population.
- The total allocation of public open space within this development.
- Any alternatives to address insufficient public open space in this development.

- All private courtyards, rooftop gardens, retail courtyards, cul de sac Plaza, precinct entry space, paths, pedestrian and cycleway links are not to be included as public open space (RE1) area.

Strategic Planning

The concept proposal indicates that a small area of the proposed residential development encroaches on land zoned SP2. Residential development is not permitted in the SP2 zone. The EIS proposes to rely on clause 5.3 *Development near zone boundaries* for approval of this part of the concept proposal.

We do not support the use of clause 5.3 over land identified and zoned for an infrastructure purpose. Where a situation arises whereby land in a SP2 Infrastructure zone is no longer required for the zoned purpose, or is required to be relocated, a Planning Proposal is required to amend the zoning map before a DA proposing a non-permissible use over the land is approved.

Alternatively, a Planning Proposal to reconcile the zoning and development control anomalies will be required as a condition of consent for a DA which approved a use under Clause 5.3.

Proposed changes to the SEPP Land Reservation Acquisition (LRA) Map

Land identified for acquisition by Blacktown Council is shown on the Acquisition Map. This map identifies an area of Local Open Space in the B4 zone as well as the SP2 Local Road and Drainage lands. However, the area nominated as Local Open Space does not correspond with the proposed park under the concept proposal, which has been relocated northwards to better integrate with the station and provide a focal point for the community.

There is also a small area of SP2 Drainage land that is not required for drainage purposes and is proposed to be developed for residential purposes. As a result, there needs to be minor adjustments made to the Acquisition Map.

The proponent will need to prepare and submit a request for a Planning Proposal to ensure these changes are addressed in a timely manner.

However, we will support the most expeditious means of amending the zoning and acquisition SEPP maps to reconcile the zone boundaries with approved land uses as part of the SSDA approval process. However, any approval and consequential map amendments should only be made if supported by Council. Otherwise, as previously stated, we would need to consider a Planning Proposal to make these changes.

Drainage Engineering

We have significant problems with the proposal and are unable to make a full assessment. We require the following:

1. An electronic copy of the DRAINS and MUSIC models for assessment.

2. The proposed location of the Vortex GPT as shown on AECOM Drainage Plan Sheet 05 is unacceptable. This is proposed on a very busy corner. This will prevent safe access for maintenance or cleaning and place vehicles and staff at risk. The GPT needs to be relocated to the eastern side of Cudgegong Road where access can be obtained from the old road pavement. Provide details of the pipes across the street and how this can be incorporated into the design of the GPT and ensuring the low flows are directed to the basin. Under the proposed arrangement it appears that some pipe flows are bypassing the basin itself and other flows are bypassing the GPT prior to discharge to the basin. This is compromising the effectiveness of treatment and may cause premature failure of the bioretention basin. Provide details of any splitters and the size of the proposed GPT.

3. Provide a turning area at the end of the access road to enable eductor/maintenance trucks to safely turn around.

4. There are substantial contradictions as to the size of the proposed bioretention basin. For the basin, AECOM Drainage Plan Sheet 05 shows a 200 m^2 filter area and 270 mm EDD. Page 20 of the Integrated Water Cycle Management Strategy refers to a 246 m^2 filter area and 300 mm EDD.

5. Insufficient detail is provided about the bioretention basin. We require:

   a) A section through the basin from Cudgegong Road to the access track to show the relationship and levels between the elements. Note our WHS requirements will not accept a 1V:3H batter slope. Maximum is 1V:4H providing it Is heavily vegetated and not turfed.

   b) Provide a profile with a 400 to 450 mm filter layer, a 350 mm transition layer and 200 mm gravel layer, with saturated zone set 100 mm below the underside of the filter media.

   c) Provide typical 150 mm slotted PVC subsoil pipes laid flat.

   d) Provide a subsoil collection pit similar to Detail 13 of our WSUD Drawings A(BS)175M.

   e) The minimum invert of the inlet pipe to the bioretention basin is to be set at the filter media level, but preferably to 300 mm above. Provide a large sediment pit 400 mm deep at the outlet as part of any scour protection.

   f) Provide details as to how the overflows from the basin will be managed.

6. Require the 2 year ARI flood level in Second Ponds Creek adjacent to the proposed bioretention basin, to assess the effectiveness of the system.

7. Amend AECOM Drainage Catchment Plan Sheet 01 to include the lower area of Cudgegong Road as well as the catchment of the bioretention basin itself and areas draining directly to it.

8. Provide a detail of the Biofiltration Street Tree referred to in Section 6.3.3 of the Integrated Water Cycle Management Strategy and design for a minimum of 150 mm of ponding. Allow for 100 mm in the modelling.

9. Provide confirmation from Sydney Water that recycled water is available for this site as it is not available for other surrounding areas.

Note that a wide series of conditions need to be imposed once the amended information is received.

Design Engineering

In principle we agree with the additional bioretention on the eastern side of Cudgegong Road to treat the additional road area. However, there is not enough information to determine that the concept will work. The proposed rezoning of the SP2 drainage land cannot be supported until we get proper proof of concept. The long section and hydraulics of the stormwater lines and overland flow paths from the bioretention to Second Ponds Creek are required to be submitted and reviewed by us prior to any consent being granted.

It appears that the proposed second bioretention on the eastern side of Cudgegong Road is highly constrained as it is very low (3 m lower than the existing bioretention and in the order of 1.5 m below existing ground levels based on our ALS data). Lifting it and the associated drainage should be investigated. This may avoid the need for street tree bioretention pits.

The SEI calculations are wrong as the pre-developed flows should be calculated with the probabilistic rational method. We require more details of the actual calculations.

Access and Traffic Management

We have reviewed the traffic and transport study report (the report) prepared by SCT Consulting dated 18 May 2018. The following comments are based on the information provided in the abovementioned report.

1. The report indicated that the proposed development (+450 apartments compared to the approved Indicative Layout Plan) would expect to generate up to 87 and 68 additional vehicular trips in the AM and PM peak hour respectively. This level of additional trip generation could be considered due to its proximity to the new metro train service.

2. We note that the traffic consultant uses RMS and Parramatta City Council's parking rates for various components of the proposed development. We do not support using car parking rates for other Council areas as we have our own parking rates. We acknowledge that SEPP 65 applies to the development and RMS parking rates can be used to determine the number of parking spaces required. We believe that the Cudgegong Precinct is not classified as a Regional CBD Centre and thus the parking rates for this category of centre cannot be used to determine parking numbers. Our view is that the Sub-Regional CBD Centre parking rates should be applied for the

entire proposal. Based on this, a total of 1,627 parking spaces are required. The development must provide the above parking numbers rather than 1,100 as mentioned in the report.

3. Vehicular access to the site is proposed at the collector roads of Cudgegong Road and Tallawong Road. All access driveways, ramps, circulation aisles and parking arrangements are to be designed in accordance with AS 2890.1, AS 2890.2 and AS 2890.6.

4. Provision for adequate sight distance needs to be made for both pedestrian and vehicular movement at all driveways in accordance with Section 3.2.4 AS 2890.1 and Figure 3.2 of AS 2890.1, to ensure the safety of pedestrians on the footpath system and motor vehicles.

Based on the above, we do not object to the proposal provided the proposal is amended to cater for our required on-site parking of 1,627 parking spaces and these are provided within the site.

Waste Management

The applicant must:

- Provide a Waste Management Plan for the ongoing management for each residential site (1A, 1B, 2A, 2B, 2C, 2D and 2E) and commercial/retail site within the proposed development that details:
  - proposed waste management features for the site
  - proposed truck size to service the site
  - number of stages, buildings and number of units in each
  - provision of a caged bulky waste storage area for each building (and its size)
  - physical treatment of the loading bays to prevent unauthorised parking
  - waste and recycling generation rates, bin capacities and collection frequencies
  - collection point and associated access for collection vehicles
  - provision of chutes on each residential floor and 240L recycling bins adjacent
  - method to move bins from the chute discharge points to the collection points
  - resident access to waste rooms, bulky items storage and chute discharge points
  - use of a building manager to coordinate ongoing management.

- Amend Tables 1 and 2 (and update Table 7 accordingly) of the Waste Strategy Report to include:
  - residential waste generation rates of:
    - 240L/unit/week for waste
    - 80L/unit/week for recycling

  The proposed Melbourne City rates are not acceptable.

- Amend Tables 3 and 4 (and update Table 8 accordingly) of the Waste Strategy Report to include:
  - waste generation rates from the EPA's Better Practice Guide for waste management and recycling in commercial and industrial facilities must be complied with and generation rates based on the 'maximum' calculations
  - if specific tenancies cannot be provided, the maximum waste and recycling generation rates for the permissible uses must be applied as follows:
    - 500L/100 m^2 floor area/day for waste
    - 220L/100 m^2 floor area/day for recycling.

- Demonstrate that the residential bin storage rooms have sufficient space to store all the required bins for the development. Due to the limited architectural information available at this stage, the minimum storage room area requirements in Table 9 of the Waste Strategy Report cannot be verified.

- Provide bulky waste storage at a rate of 4 m^2/40 units and 1 m^2/20 units (or part thereof) for bulky items like furniture. The storage area must be:
  - caged with a minimum 1.5 m wide doorway to aid movement of large furniture items
  - suitably line marked and signposted
  - managed by an on-site building manager/caretaker in perpetuity for the life of the development.

- Demonstrate the following if bins are to be collected in the basement:
  - forward in, forward out movement of trucks
  - all truck manoeuvring on-site
  - ramp grades do not exceed 15.4%
  - loading bay in close proximity to the waste room
  - physical treatment of the loading bay to prevent unauthorised parking
  - the full length of the truck is contained in the loading bay, not within the driveway
  - bin transfer grades not to exceed 1:30
  - bin travel distances not to exceed 10 m
  - demonstrated 4.5 m headroom allowance.

- Provide a designated loading bay for collection vehicles that is not hindering basement traffic flow:
  - this is required for the residential waste collection points
  - the truck must be contained wholly within the loading bay
  - the truck must be a minimum 8.8 m long medium rigid vehicle or 12.5 m long articulated vehicle (depending on the part of the site it will service).

- Provide truck swept paths for residential sites for an 8.8 m long, medium rigid vehicle with a 22 m turning circle.

Please note that these comments are based on the limited information in the Waste Strategy Report and concept plans, which lack sufficient detail to make comments on the specifics of the proposed waste management of this State Significant Development Application. The calculations within the report are based on the total of 1,100 dwellings and 9000 m^2 of retail, commercial and community uses. The architectural design and distribution of these tenancies across the 7 sites is uncertain. Therefore, a detailed assessment of each site is not possible at this stage.

Open Space Infrastructure – Landscaping and Street Trees

The submitted landscape plans are not to our satisfaction and changes are required to species, planting details and alterations to shared paths. Our Park Policy and Tree Management Unit recommends the following:

1. That a streetscape landscape plan is submitted for review and approval prior to development approval.
2. That the revised plan has modifications to the width of the shared path as shown in sections "E", "G" & "H" in the civil plans, to allow for additional landscaped area along the paths for tree planting. A reduction of path width from 3.5 m to 2.5 or 3.0 m would allow more room for larger canopy trees to be installed that would provide better shade for path users.
3. That the revised plan should indicate the species for each street as nominated on the attached species mark-up.
4. That the revised plan should also indicate tree and street tree planting details showing root directors to be installed for all street trees and trees within 3 m of any infrastructure. The plan should also show planting and maintenance specifications that meet Council specifications.
5. That the revised landscape plan for the proposed open space areas adjacent to Themeda Avenue are submitted for review and approval by our Open Space and Recreation Planning and Design Units.
6. That all street trees and trees on land to be dedicated to Council have bonds and fees applied as per Council's Goods and Services Pricing Schedule.

Other Matters

1. The applicant is to comply with Growth Centre Precincts Development Control Plan, including for road design and widths.

2. The applicant is to submit a Stage 2 Contamination Report with testing to ANZECC Guidelines and the preparation of a Remediation Action Plan.

3. The applicant is to ensure the site can be validated to National Environmental Protection Measures 2013 to Residential 'A' standards by an EPA accredited Site Auditor.

NSW POLICE 2018

Attachment 1
(July 2018)

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…… 1.2…… 1.3……
2. SIGNAGE	2.1 There must be directional signage located at the entry to the estate/complex clearly indicating location of estate mangers 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…… 2.2…… 2.3……
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…… 3.2…… 3.3…… 3.4…… 3.5…… 3.6…… 3.7…… 3.8……

	3.8 There must be a 'Rapid Removal' policy for graffiti. 3.9 There must be graffiti resistant materials utilised in the design of the building. For example, painted on masonry garden walls, fencing.	3.9.....
4. FENCES AND GATES	4.0 There must be perimeter fences erected around the property. 4.1 Access must not be restricted by large garbage bins or other objects. 4.2 Fences and gates must be fitted with locks. 4.3 Fences must be constructed of appropriate materials that cannot be cut through. 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. 	4.0..... 4.1..... 4.2..... 4.3..... 4.4.....
5. LANDSCAPING	5.0 People must be able to see your unit/premises clearly from the street. 5.1 Landscaping must be regularly maintained. Please explain maintenance plan in report. 5.2 No person should be able to conceal themselves behind vegetation or gardens.	5.0..... 5.1..... 5.2.....
6. SECURITY LIGHTING	6.0 Security lighting must be installed and operating. 6.1 The entry and exit points must be adequately lit. 6.2 Lighting must be positioned in a way to reduce opportunities for vandalism. 6.3 The lighting must be sufficient to support images obtained from CCTV footage. 6.4 Light switches for all lights must be located in a secure area within the premises. 6.5 There must be light timers.	6.0..... 6.1..... 6.2..... 6.3..... 6.4..... 6.5.....

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.  ***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	7.0..... 7.1..... 7.2..... 7.3..... ....
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..... 8.1..... 8.2..... 8.3..... 8.4..... 8.5..... 8.6.....

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

12. CARPARKING FACILITIES AT GRADE AND BASEMENT LEVEL	12.1 There must be security car parking facilities available at grade level and basement level. 12.2 The access to residential car park must be restricted to residents only. This must be done by roller shutter or boom gate at grade level car parks. Keypad, swipe card or remote systems must be used. 12.3 'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property. 12.4 CCTV system must be installed and monitor inside all car park facilities. 12.5 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. 12.6 The car park must be well lit. 12.7 The ceiling of the car park must be painted white. 12.8 Bicycle racks must be positioned in visible areas from the street. 12.9 Emergency Services parking should be provided in a large unit complex.	12.1..... 12.2..... 12.3..... 12.4..... 12.5..... 12.6..... 12.7..... 12.8..... 12.9.....
13. SURVEILLANCE SYSTEM	13.0 CCTV systems must be installed at vehicle entry points. 13.1 CCTV systems must be installed at all foyer entry points. 13.2 CCTV systems must be installed on the perimeter of the building. 13.3 CCTV systems must be installed near to letter box collection facilities. 13.4 CCTV systems must be installed near to waste facilities. 13.5 CCTV systems must be installed near to fire exits. 13.6 Footage must be recorded appropriately. 13.7 Footage must be kept for a minimum of 14 days. 13.8 The property must be free of dummy cameras. 13.9 The cameras must be placed in suitable locations to positively identify an individual from recorded images.	13.0..... 13.1..... 13.2..... 13.3..... 13.4..... 13.5..... 13.6..... 13.7..... 13.8..... 13.9.....

14. FIRE SAFETY	14.1 Smoke detectors must be installed within foyer areas, garages and in the unit complex to comply with the Building Code of Australia? 14.2 Gutters must be kept clean. 14.3 The unit complex must have a site plan displayed in a prominent position. 14.4 Waste bins must be stored in a secure place after hours.	14.1..... 14.2..... 14.3..... 14.4.....
15. CONSTRUCTION STAGE	15.1 During Construction Stage all tools and building materials must be stored in strong rooms with tamper proof security systems. 15.2 Construction sites should be fenced with appropriate security fencing. 15.3 Security Guards should be used during high risk times. 15.4 CCTV should be used during construction stage. 15.5 Lighting should be installed on the grounds of the construction site. 15.6 Lighting should be installed near to containers/storage facilities.	15.1..... 15.2..... 15.3..... 15.4..... 15.5..... 15.6.....
16. ROOF TOP	16.1 The retaining walls/fencing/ barriers adequate to prevent accidental falls/ slips/suicide attempts. 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). 16.3 CCTV should be installed in these areas.	16.1..... 16.2..... 16.3.....
17. EMERGENCY MANAGEMENT	17.1 An Emergency Management/ Evacuation Plan must be developed for the building prior to occupation and forwarded to local Police Area Commands.	17.1.....
18. NSW POLICE INSPECTION PRIOR TO OCCUPATION STAGE.	18.1 Police recommend that there must be an inspection with a Town Planner and the Building Manager prior to Occupancy Certificate Stage.	18.1.....

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.