

ETHOS URBAN

Crime Prevention Through Environmental Design Report

Wilson Park, Sydney Olympic Park, Silverwater
Cricket NSW Centre of Excellence (SSD 10354)

Submitted to NSW Department of Planning,
Industry and Environment
On behalf of Cricket NSW

15 October 2019 | 2190029



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1.0 Introduction

This report supports a State Significant Development Application (SSDA) submitted to the Minister for Planning and Public Spaces, pursuant to Part 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This SSDA seeks consent for the design, construction and operation of a new Cricket NSW Centre of Excellence at Wilson Park, within Sydney Olympic Park.

The Cricket NSW Centre of Excellence will comprise a state-of-the-art, dedicated, year-round cricket, training and administration facility that services both regional and metropolitan cricketers, as well as providing facilities for community use to support sport, social, health and educational programs.

This Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed Cricket NSW Centre of Excellence at Wilson Park, Sydney Olympic Park (the site).

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities of crime created by the proposed development by assessing the development in accordance with design and place management principles of CPTED.

Ethos Urban has prepared this assessment in accordance with the methods and resources of the NSW Police Force *Safer by Design Course*. This assessment has been prepared and reviewed by experienced CPTED professionals, following their completion of the NSW Police Force *Safer by Design Course*. The assessment uses qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

In accordance with the NSW Department of Planning, Industry 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.

The following tasks were undertaken in the preparation of this assessment:

- review of the *Safer By Design Manual* by the NSW Police Force;
- collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR); and
- a crime risk assessment, in accordance with the current NSW policy and practice, of the following regulation and assessment principles:
 1. Surveillance
 2. Lighting/technical supervision
 3. Territorial reinforcement
 4. Environmental maintenance
 5. Activity and space management
 6. Access control

7. Design, definition and designation

A site inspection was undertaken on Monday 2 September 2019 between the hours 2.30pm and 4.00pm to assess the current site conditions, situational crime prevention measures and perceived safety of the existing environment.

This CPTED report is submitted as part of the State Significant Development Application (SSD 10354) for the Cricket NSW Centre of Excellence, Wilson Park, Sydney Olympic Park.

1.1 Disclaimer

CPTED strategies must work in conjunction with other crime prevention and social interventions 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.

It is noted that Ethos Urban are not licenced security consultants and as such it is recommended that a security consultant with a Class 2A license under the Security Industry Act 1997 is engaged to provide specific advice on placement, installation, monitoring and maintenance of the CCTV network.

1.2 Background

Given the redevelopment and closure of Sydney Football Stadium and its associated cricket training facilities, Cricket NSW decided to relocate its facilities to Sydney Olympic Park. The Wilson Park site has therefore been selected as the appropriate location for the development.

Wilson Park is a former gasworks site, today being used predominantly as playing fields with mature trees generally located around the peripheries. The site has a landfill leachate treatment plant located to its north-east, sharing the same boundary with the site.

1.3 Planning Approvals Strategy

The site is located with the Sydney Olympic Park precinct, which is identified as a State Significant site in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. As the proposed development will have a capital investment exceeding \$10 million, it is declared to be State Significant Development (SSD) for the purposes of the EP&A Act, with the Minister for Planning and Public Spaces the consent authority for the project.

This SSDA seeks approval for the detailed scope development described in **Section 2.0**.

The Department of Planning, Industry and Environment provided the Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement for the proposed development on 23 July 2019. This report has been prepared having regard to the SEARs as relevant.

1.4 The Site

The site is located at Wilson Park, in the suburb of Sydney Olympic Park, within the authority of the Sydney Olympic Park Authority (SOPA). This area falls within the Parramatta LGA and is in proximity to Auburn LGA to the south.

The site is located in proximity to a number of regionally significant facilities and amenities including the Olympic Park Railway Station, ANZ Stadium, Qudos Bank Arena and Sydney Showground, which are all approximately 2.5km south east of the site. Further to this, the site is located approximately 2km west of Wentworth Point. The Site's locational context is shown in **Figure 1** below.

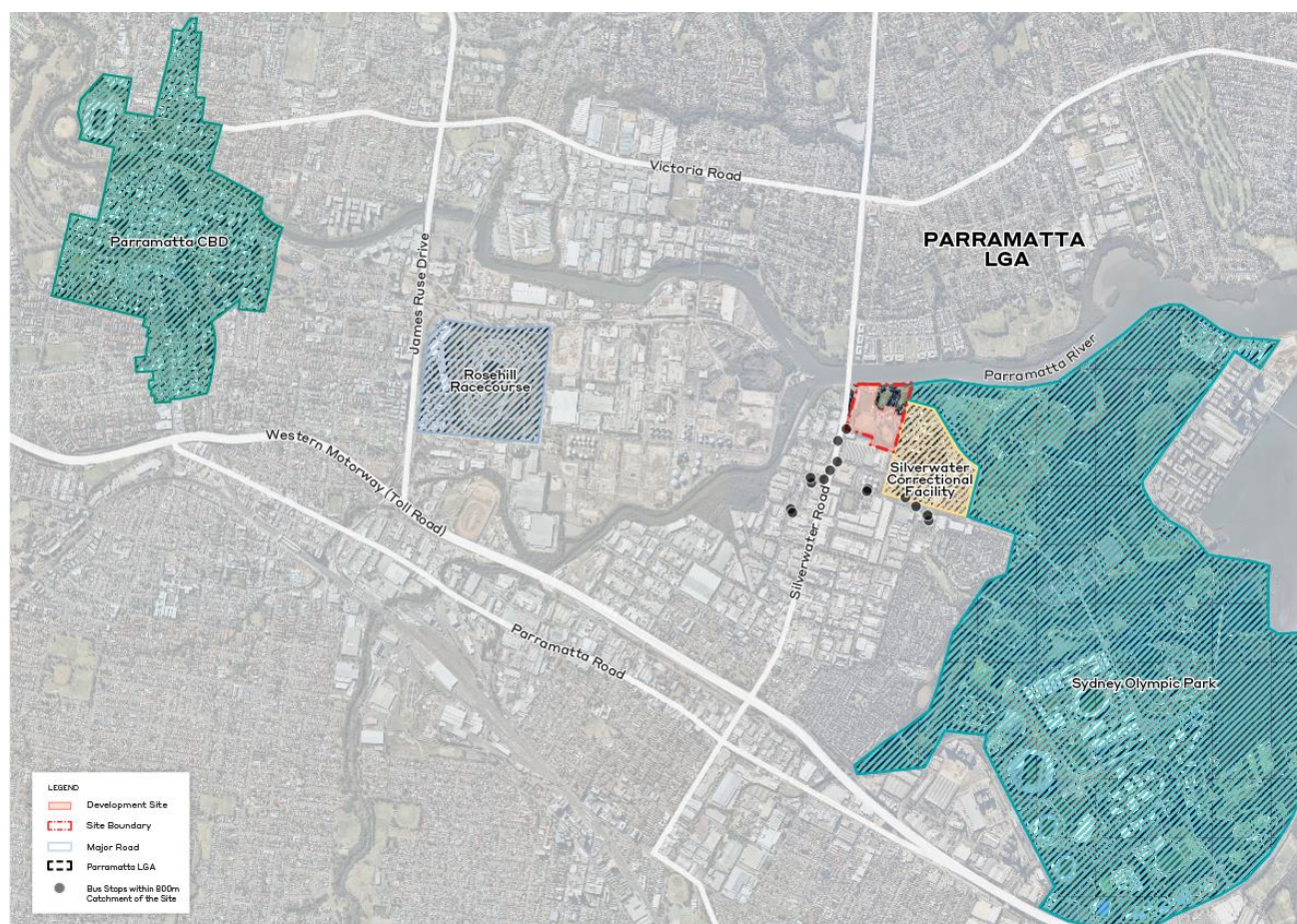


Figure 1 Locational Plan

Source: Google Maps and Ethos Urban

The site is irregular in shape and comprises a single leased allotment of land with an approximate area of 65,767m². The site is currently owned by the Sydney Olympic Park Authority (SOPA) and it is legally described as Lot C in DP 421320. The site is bounded by the Parramatta River to the north, Silverwater Correctional Facility to the east, industrial lands to the south and Silverwater Road to the west. An aerial image of the site is shown in **Figure 2**.

The site comprises of playing fields, including a small stadium with bleacher seating on one side which has restricted access to the community and is used on a pre-booked basis. Playing fields at the south of the site are accessible by the community and local sporting clubs. There are two toilet blocks, one adjacent to the riverfront at the north of the site and one in the centre of the site.



Figure 2 Site Aerial

Source: Nearmap and Ethos Urban

1.5 Access Arrangements

The site is situated along the eastern edge of Silverwater Road, with primary vehicle access off Clyde Street to the south of Wilson Park, providing access to the car park located at the north western corner of the site. The car park consists of 118 car spaces and 22 boat trailer parking spots, servicing the existing boat ramp. Secondary access is provided from the south-east corner of the site off Newington Road.

The 11km River Heritage cycling circuit begins in the immediate vicinity of the site, traversing through the naval heritage precinct, Newington Armory and neighbouring woodlands. The foreshore to the north of the site is a shared path and therefore can be utilised as a pedestrian and cycling trail, connecting to the other parks contained within Sydney Olympic Park. However, this trail along the foreshore is only accessible during daylight hours.

1.6 Surrounding Development

The following development surrounds the site:

North

- North of the development site (yet still comprising part of the site) are remediated landfill mounds. These relate to the former use of the site, being a petrochemical plant which closed in 1974 and featured a number of tanks and large sludge ponds which stored residues (tar sludge) from the conversion of heavy crude oil to town gas. The waste was encapsulated in this section of the site and is managed under the *Contaminated Lands Management Act Notice No. 28040*. Public access is restricted to this area.
- The 11km River Heritage cycling circuit runs east-west to the north of the site along the riverbank.

- Parramatta River connects Sydney Harbour in the east to Parramatta in the west and runs along the site's northern boundary.
- Further to the north across Parramatta River is newly completed medium density residential development in the suburb of Ermington.

East

- Silverwater Correctional Facility adjoins the entire site's interface to the east.
- Further to the east are large parklands including Blaxland Riverside Park and Millenium Parklands prior to reaching new development at Wentworth Point.

South

- A bus only transitway runs along the site's southern boundary, providing public transport routes for major events at Sydney Olympic Park.
- A large distribution centre at 4 Newington Road occupies the entire southern boundary across from the transitway.
- Industrial use occupies the suburb of Silverwater further to the south.

West

- Silverwater Road runs along the site's western frontage, leading to a bridge crossing the Parramatta River.
- Across Silverwater Road is Silverwater Park, Dooley's Waterview Club and light industrial land uses.
- Duck Creek separates the suburb of Silverwater from the adjoining suburb of Camellia, which currently comprises heavy industrial use, however, is proposed for urban redevelopment.

1.7 Crime Risk

A Crime Risk Assessment against the principles of CPTED was physically undertaken on site in accordance with the NSW Police Force publication dated February 2016 that provides a criterion of questions against each CPTED principle (100 in total). This has assessed the site in its current state, prior to redevelopment. This Crime Risk Assessment rated the site in its context as having a 'moderate' risk of crime, with a score of 31 out of 100.

The key positive elements of the site are:

- Highly amenable orientation to the riverfront and publicly accessible cycleway provides for a high level of community use and activation through the area;
- Generally good interface with the adjoining prison, particularly along the riverfront, with significant vegetation obscuring the view from the riverfront and providing no conflict of land use and providing highly formalised surveillance of any activity along the eastern site boundary;
- Highly maintained oval and parkland facilities, showing evidence of formal and community guardianship and care;
- Generally clear delineation between publicly accessible space and areas of restricted access (including prison buffer area and contamination mounds) due to extensive fence network and signage; and
- A clear and well-signed management framework, including visible SOPA park rangers and access control measures such as closing gates to the riverfront after dark (refer to **Figure 4**).

Other elements of the site are:

- A grade transition between the public car park and Silverwater Road limits surveillance, with evidence of criminal activity occurring within the car park (including a burnt-out car, refer to **Figure 3**);
- A toilet block fronting the cycleway is of older design and has evidence of sexual deviancy and potential entrapment opportunities;

- Ambiguity regarding community access to southern playing fields due to high fences surrounding the entire site, with access provided via a small, unmarked gate;
- Minor evidence of graffiti, vandalism and litter mismanagement;
- Evidence of the fences being breached in areas – most likely to receive stray sports balls – indicating that it does not entirely meet the purposes of the community and that they cannot restrain a determined perpetrator accessing such areas;
- Adjoining landuses on three sides of the site (with the exception of the correctional facility) do not provide any natural surveillance of the site;
- A bus only transit corridor running along the site's southern boundary provides good public transport for major events, however limits activity and natural surveillance that would be provided by a more frequented public road (refer to **Figure 5**); and
- A poorer transition to the prison near the Newington Road entrance, with lower standards of vegetation management and impermanent fencing (refer to **Figure 8**).



Figure 3 Evidence of vandalism within existing car park



Figure 4 Access point to Wilson Park along Cycleway with toilet block in the background



Figure 5 Transitway at the south of the site



Figure 6 Main (northern) oval with restricted access



Figure 7 Restricted access to Bioremediation zone



Figure 8 Eastern interface with the correctional facility

2.0 The Proposed Development

The State Significant Development Application (SSDA) which this report supports is seeking consent for the following development:

- A two storey cricket centre, including an internal atrium, gymnasium, community facilities, sports science and sports medicine facilities and business offices;
- An International Cricket Council compliant oval 136m long x 144m wide (16,040m²)(Oval 1) and associated seating;
- A second oval (Oval 2) that complies with the Cricket Australia community guidelines for community club cricket (with a minimum diameter of 100m (6365m²);
- Outdoor practice nets, 71 wickets with a minimum of 30m run ups;
- A double height (10.7m) indoor training facility with 15 wickets;
- A single storey shed for machinery and storage;
- Associated car parking, landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

A masterplan illustrating the proposed development is shown in **Figure 9** below.



Figure 9 Masterplan of the proposed development

Source: Cox Architecture

Ethos Urban understands that Cox Architecture, in reviewing the options available for the proposed masterplan, considered alternate designs for the layout including placing the community oval at the north of the site adjacent the cycleway. This would collocate community uses and potentially result in improved activation of the northern area. However, due to the strict ICC regulations associated with the placement of the main oval, Ethos Urban understands that there was no viable alternative to the configuration as presented in **Figure 9**, which includes the placement of the community oval to the south of the site adjacent the prison.

2.1 Key Aspects of the Proposed Development for CPTED Analysis

Access Control

As will be assessed in **Section 5.1.6**, access control measures restrict and manage the activities of people and vehicles that move to and from the site. Access control measures constitute physical and symbolic barriers that influence the way people navigate and use a space. They are also effective in increasing the length of time and effort it takes for a crime to be committed.

Currently, public access to the existing site is restricted, particularly with regards to access to the existing bookable northern playing field and restricted night-time access to other parts of the site. To the north east of the site are remediated landfill mounds which have no public access and there is also restricted access to a buffer area surrounding the prison.

The redevelopment of the site does provide for the opportunity to reassess the public's ability to access the site. However, public access needs to be balanced with the desire to maintain facilities at a standard set by the International Cricket Council (for example, to provide security to the curated wickets to protect from vandalism) for such facilities in addition to discouraging public access at times when the site is not intended to be activated, such as night-time periods outside of events. Community access to the facility is generally to the entire site except for the indoor high performance and administration areas, as shown in **Figure 10** below.



Figure 10 Areas of Community Access under proposed masterplan

Source: Cox Architecture

The primary means of enforcing access control will be via a series of proposed fence lines. These fence lines are also to be utilised during match day events if they were to ever be ticketed. The proposed location of fence lines is shown in **Figure 11** below.



Figure 11 Proposed fences surrounding the facility

Source: Cox Architecture

Interface with Surrounding Land Uses

The interface with the Silverwater Correctional Complex is sensitive, primarily due to the heightened security associated with ensuring the ongoing operations of the facility.

Currently, there is an existing buffer zone to the prison provided by the remediated landfill mounds to the north of the site – which is also an area of restricted access. Dense vegetation obscures views and attention towards the prison from the publicly accessible cycleway along the Parramatta River. The interface at the east of the site alongside the existing access road off Newington Road is less formalised, with temporary fencing providing cues and signage discouraging users from venturing into a creek which separates the site from the correctional facility.

The security associated with the correctional facility is likely to be an asset in discouraging criminal activity. This is due to the high level of surveillance and clear signage which articulates what is acceptable behaviour in and around its exterior. There is a need for a high level of maintenance and clear sightlines to remain unhindered from the correctional facility in the unlikely event of an escapee making it beyond the prison walls.

Furthermore, the interface with the correctional facility is expected to be improved with the replacement of the temporary fence with a more permanent fence, as illustrated in **Figure 11**.

Sight Lines and Corridors

As will be assessed in **Section 5.1.1**, effective natural surveillance can reduce the opportunities for crime and therefore the new development should provide clear sight lines between public and private places to maximise natural surveillance.

Currently, the sight lines throughout the site are generally unencumbered due to the lack of buildings built on and around the playing fields. This is with the exception of the view across the remediated landfill mounds, which by their nature result in a change in topography which prevents views between the south-eastern playing field north to the cycleway and river. New buildings and structures have the potential to disrupt these existing sight lines and

corridors. This has been considered and, as shown in **Figure 12**, includes a retention of north/south views from the riverbank through the site. Views from Silverwater Road and the car park will also be retained.

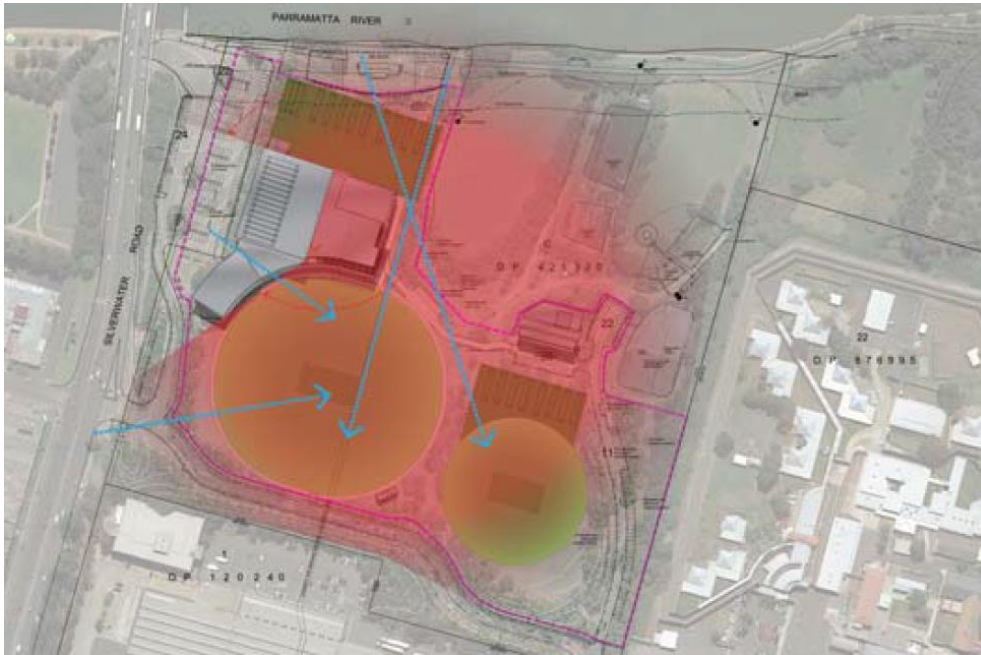


Figure 12 View Lines and Corridors of the Proposed Development

Source: Cox Architecture

3.0 Nature of Recorded Crime

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

It is noted that whilst the site is owned and managed by SOPA, it continues to form part of the Parramatta LGA. A review of the local statistics for April 2017 to March 2019 found that the most commonly occurring crimes relevant to CPTED within the Parramatta LGA were:

- Steal from motor vehicle: 2,711 incidents;
- Malicious damage to property: 2,710 incidents;
- Break and enter – dwelling: 1,812 incidents;
- Steal from retail store: 1,763 incidents;
- Assault – non-domestic violence related: 1,663 incidents;
- Assault – domestic violence related: 1,499 incidents;
- Steal from dwelling: 1,114 incidents; and
- Motor vehicle theft: 661 incidents.

As shown in **Figure 13** to **Figure 22**, the BOCSAR database indicates that the site is not located within a hotspot for many commonly occurring crimes.

However, the site is located nearby to hotspots for the following crimes:

- Steal from motor vehicle;
- Break and enter dwelling;
- Steal from dwelling; and
- Domestic assault.

Notwithstanding the above, hotspots indicate areas of high 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 reflect the risk of victimisation. For example, it is noted that the BOCSAR statistics indicate that the majority of the Sydney CBD and Parramatta are included within these hotspot areas.

On the basis of these hotspot maps and the occurrence of crimes throughout the LGA, particular analysis will be given to the prevention of crimes relating to stealing from a motor vehicle and malicious damage to property. It is noted that there was evidence of criminal damage to motor vehicles and property during the site visit based on the existing site conditions.

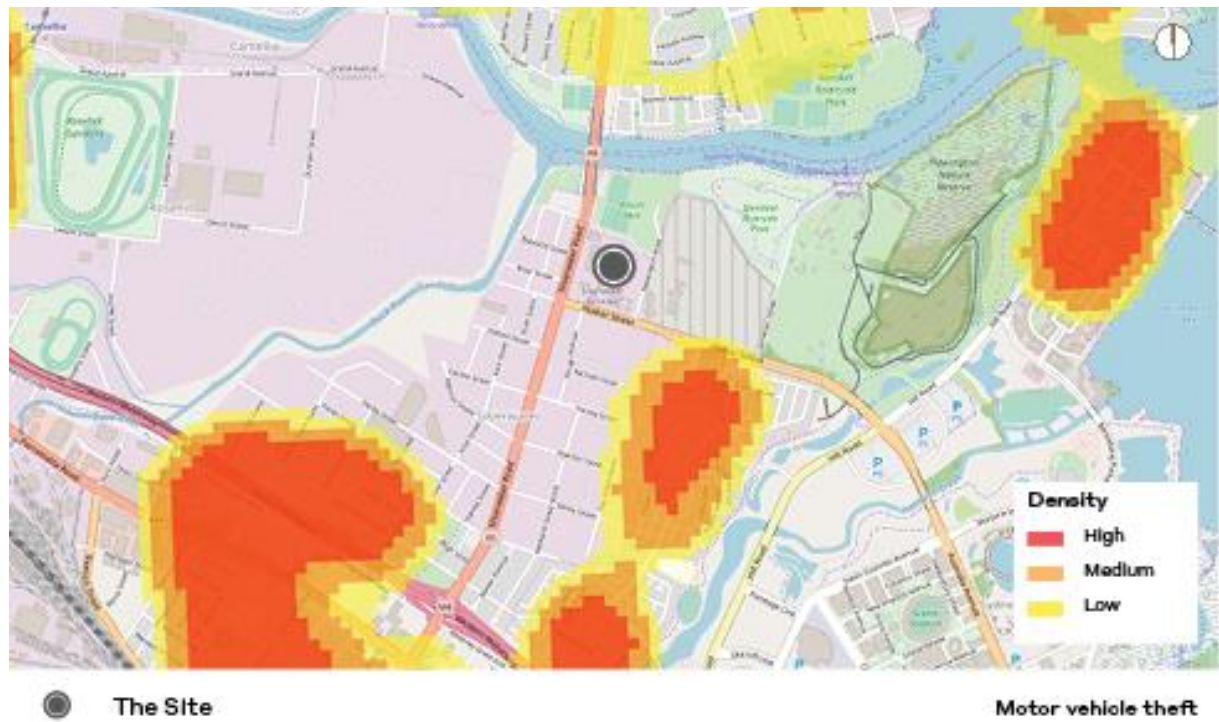


Figure 13 Motor Vehicle Theft BOCSAR Map

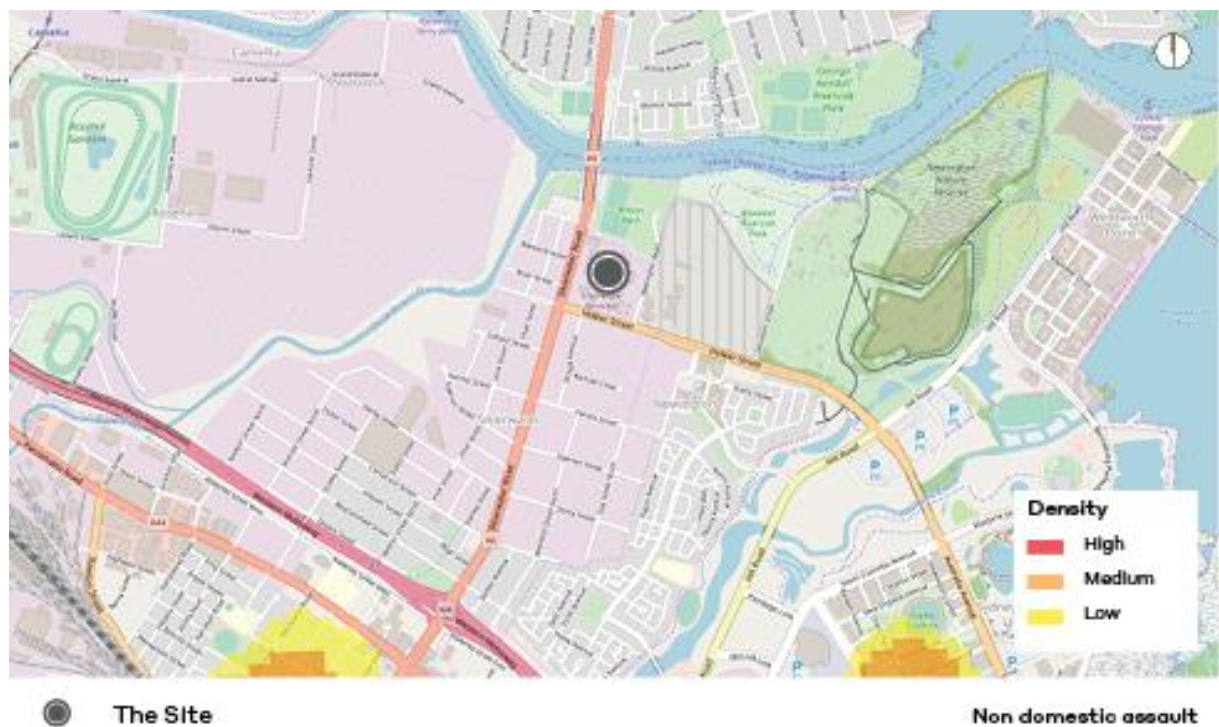


Figure 14 Non-domestic Assault BOCSAR Map

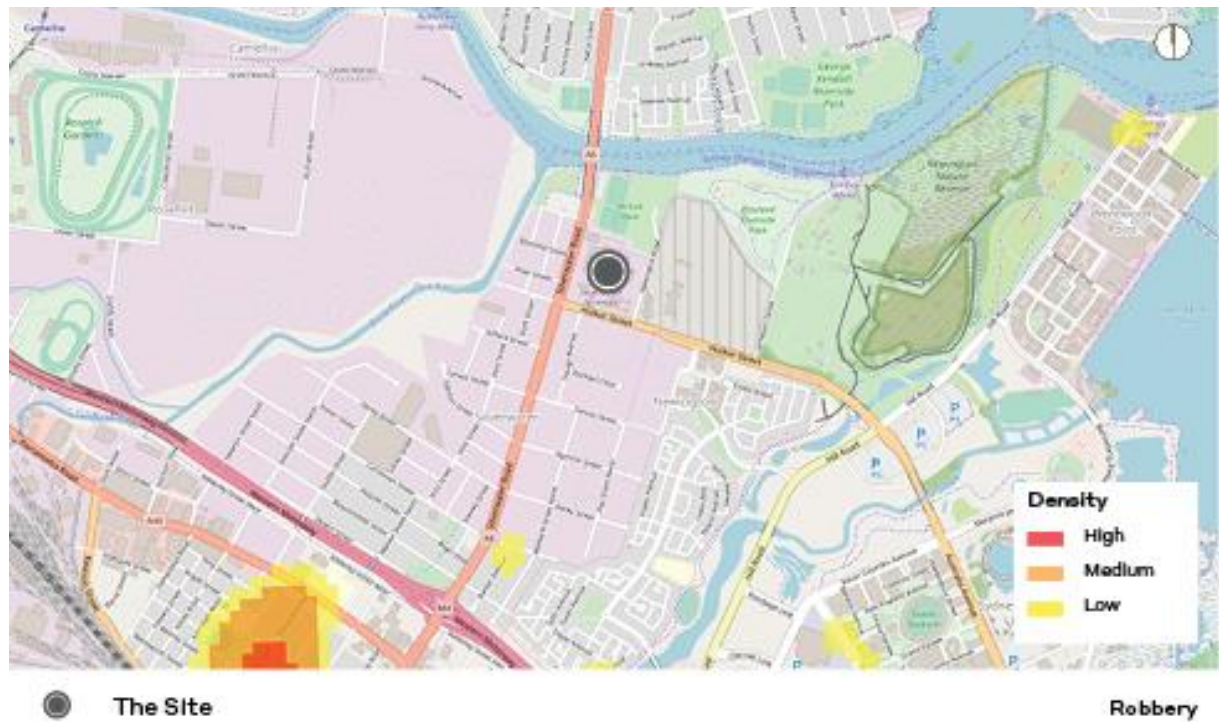


Figure 15 Robbery BOCSAR Map

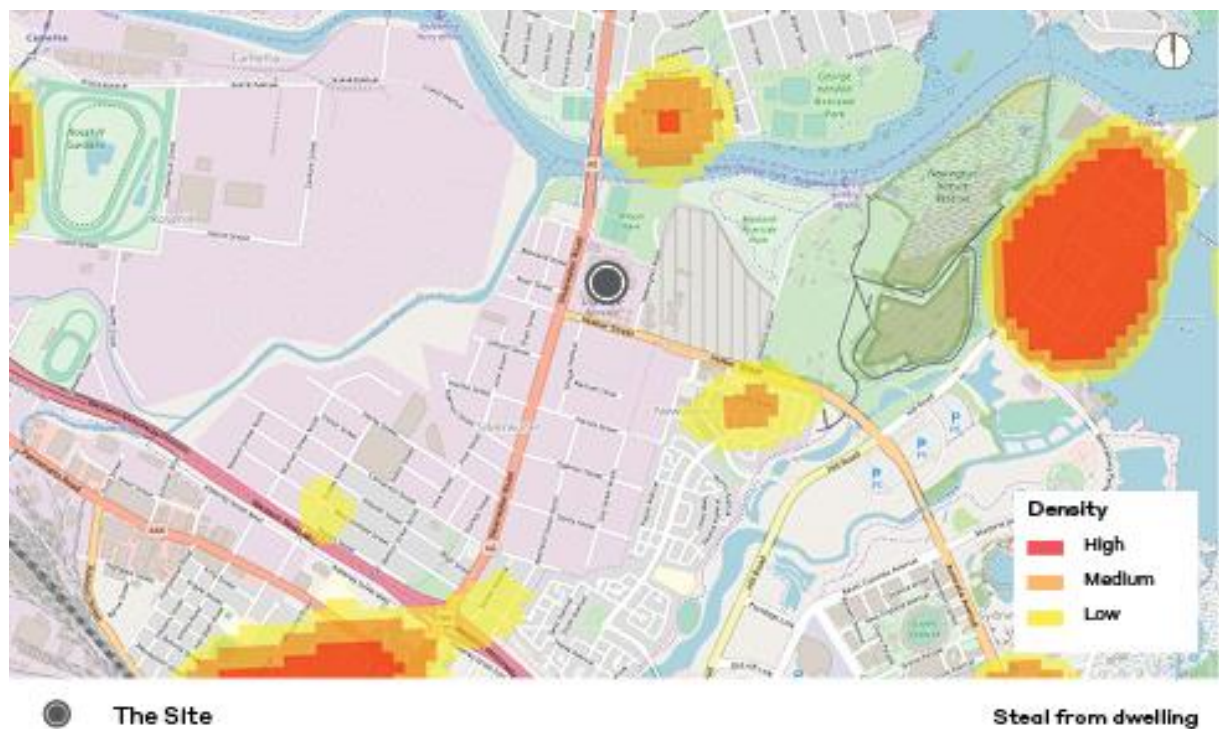


Figure 16 Steal From Dwelling BOCSAR Map

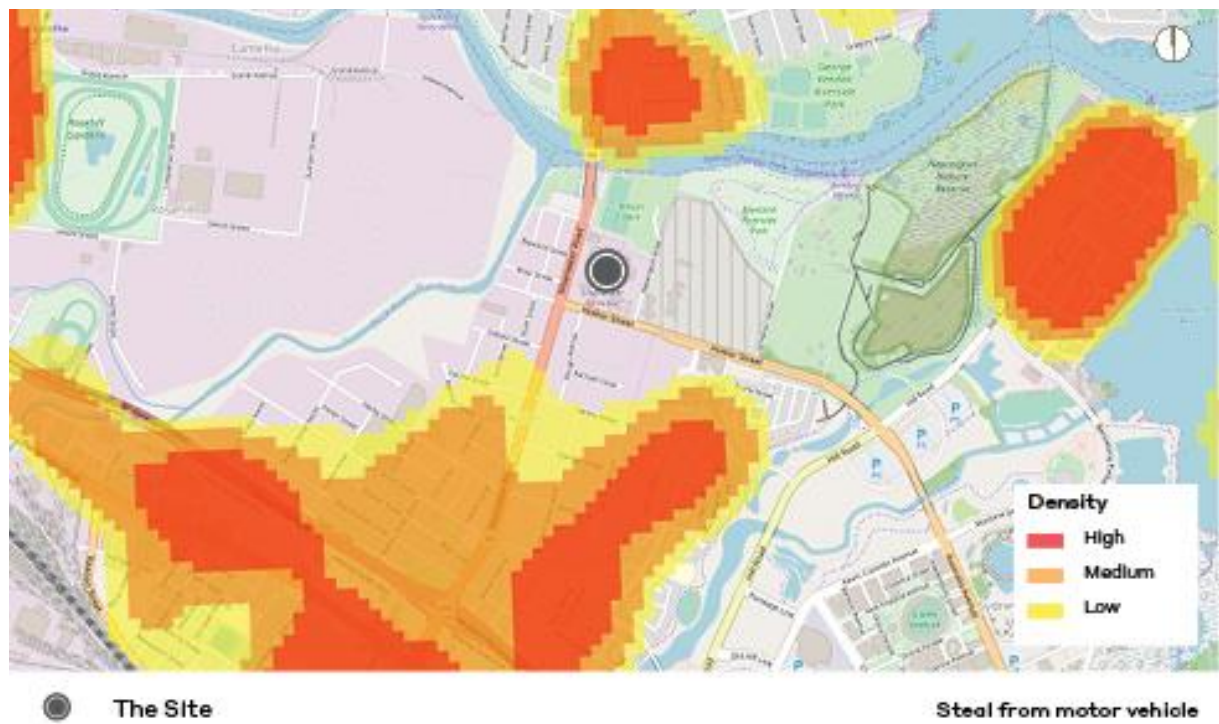


Figure 17 Steal from Motor Vehicle BOCSAR Map

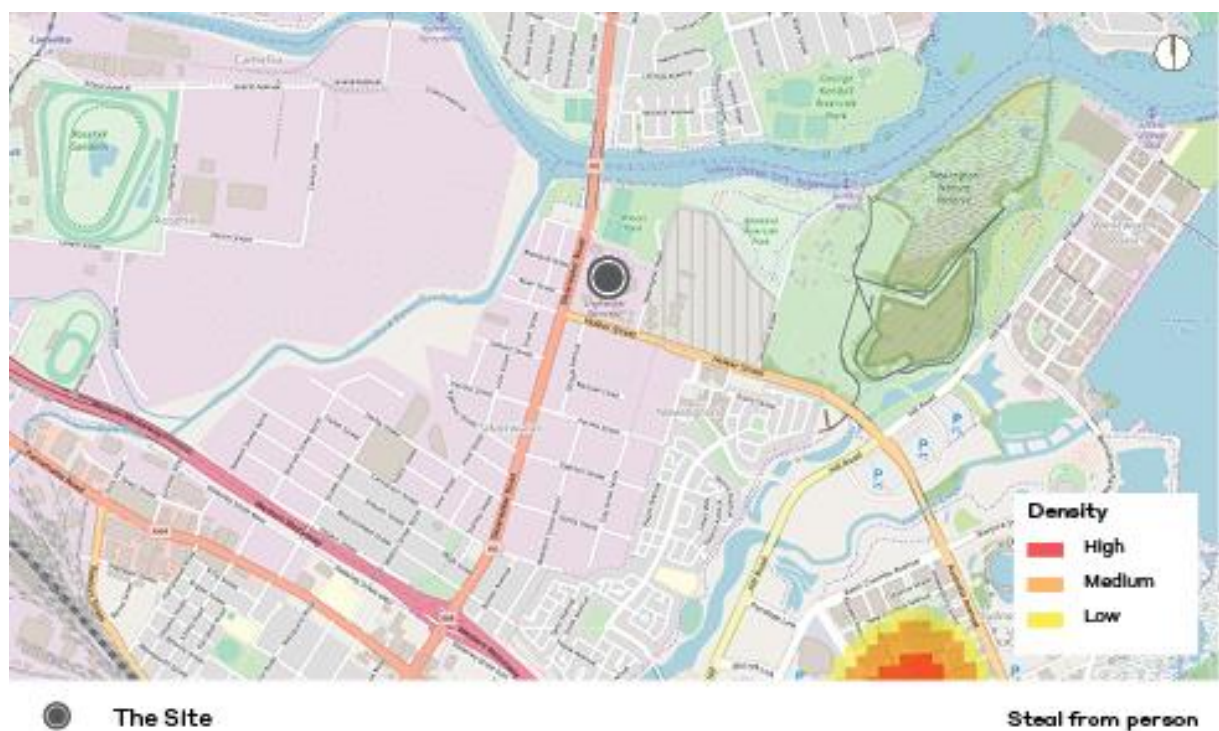


Figure 18 Steal from Person BOCSAR Map

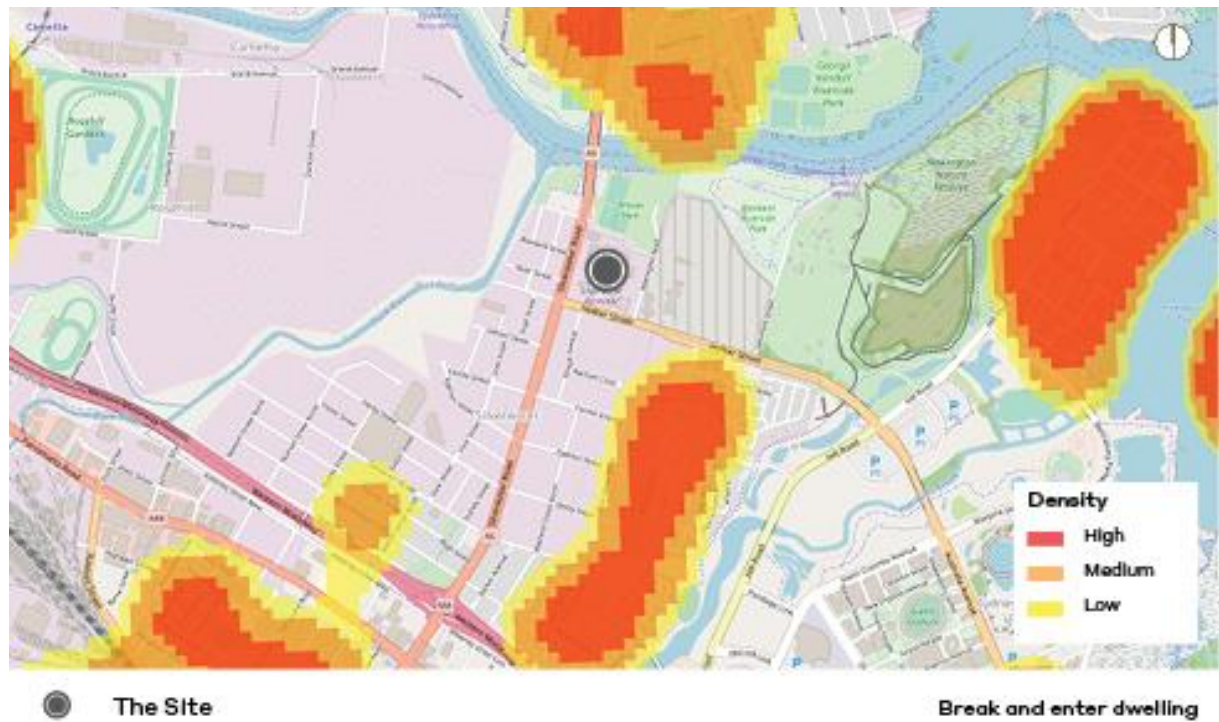


Figure 19 Break and Enter Dwelling BOCSAR Map

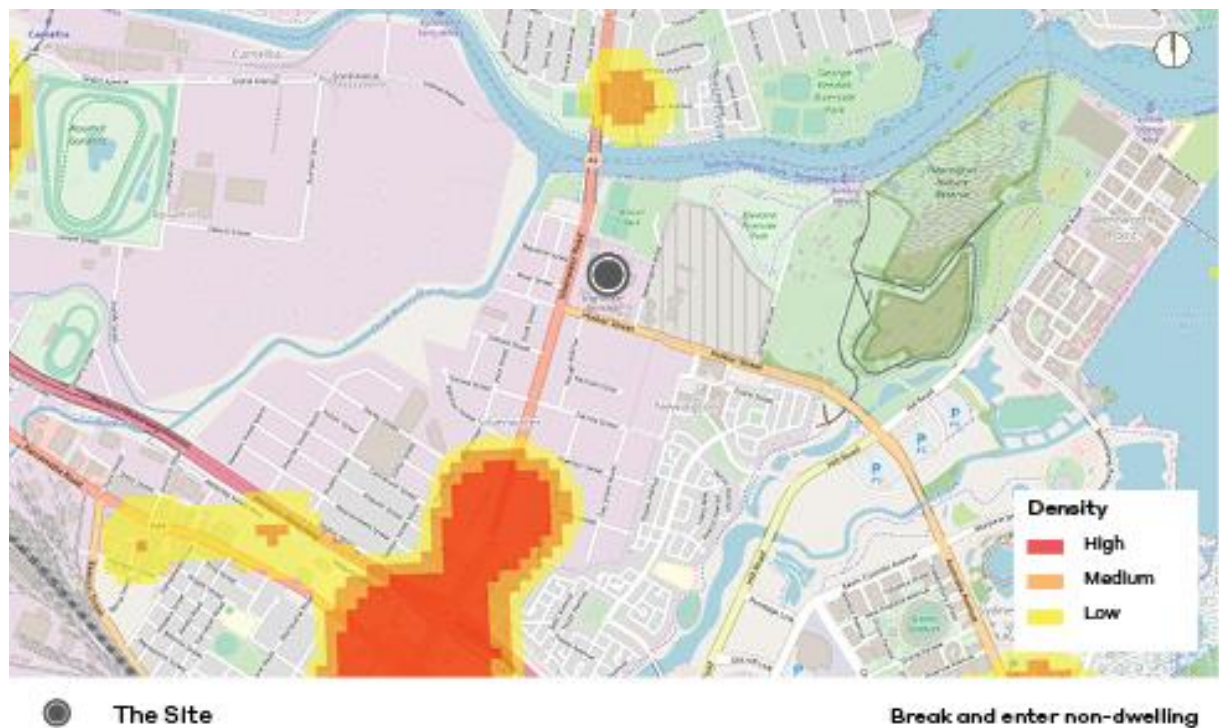


Figure 20 Break and Enter Non-Dwelling BOCSAR Map



Figure 21 Domestic Assault BOCSAR Map

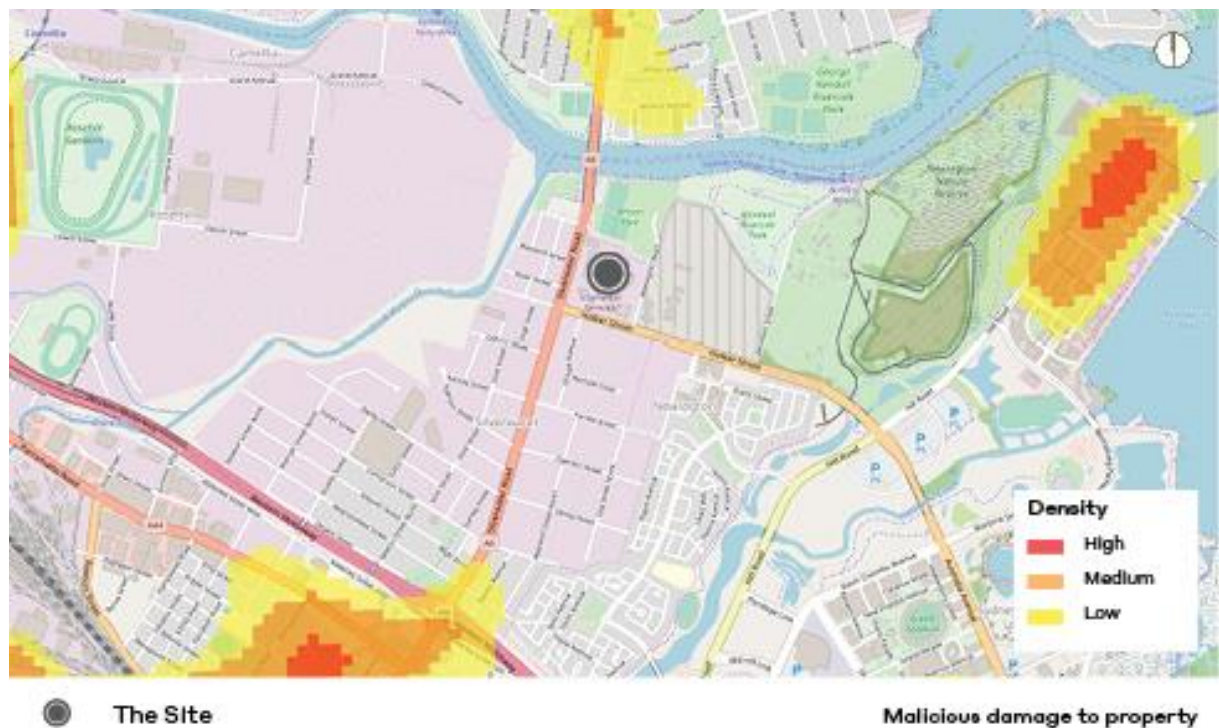


Figure 22 Malicious Damage to Property BOCSAR Map

The frequency of commonly occurring crimes in Sydney Olympic Park are detailed in **Table 1** for the period between April 2015 and March 2019.

Table 1 Statistics of recorded crime in Sydney Olympic Park (suburb) between 2015 and 2019

Crime	April 2015- March 2016	April 2016- March 2017	April 2017- March 2018	April 2018- March 2019	2016-2019 Trend	Rate per 100,000 Population (April 2018- March 2019)	Rating Category
Assault – non-domestic violence related	60	36	56	68	Stable	3024	Medium
Sexual assault	15	15	21	20	Stable	889	Medium
Break and enter dwelling	10	7	12	13	Stable	578	Medium
Steal from person	48	17	31	26	Stable	1156	Very high
Drug offences	342	209	311	386	Stable	17163	Moderate

During the 2017/18 financial year Sydney Olympic Park hosted approximately 10.5 million visitors¹ with a resident population of just 1,736². From a crime statistics perspective, Sydney Olympic Park's current low resident population and very high visitor numbers is atypical for a Sydney postcode and thus skews crime data. Therefore, using the standard crime rating statistical tool of incident rate per 100,000 population is not considered an accurate or appropriate tool to use when attempting to understand victimisation or offending rates in Sydney Olympic Park.

When analysing crime statistics, Sydney Olympic Park should be placed in its context as a large scale predominately sporting, recreation and entertainment precinct that attracts very high numbers of local, interstate and international visitors annually. When comparing this context to the relatively low number of incidents reported each year for the crime categories above (rather than just the currently low resident population) suggests that the victimisation and offending rates in Sydney Olympic Park are actually low relative to the number of people that use the area annually.

Notwithstanding this, the development of the Cricket NSW Centre of Excellence should still be mindful of crime statistics and therefore this report will pay particular regard to deterring occurrences of 'Steal from person'.

¹ SOPA Annual Report 2017-18

² ABS 2016 Census

4.0 Consultation

The Planning Secretary's Environmental Assessment Requirements (SEARs) for the project (SSD 10354) was issued by the Department of Planning, Industry and Environment on 23 July 2019. The SEARs state that during the preparation of the EIS, consultation must occur with relevant authorities, with NSW Police listed as a relevant authority.

Ethos Urban contacted the Auburn Police Area Command on 22 August 2019 seeking their input into the preliminary design for the project. Written feedback was provided by James Dickson, Crime Prevention Officer, on 29 August 2019 (refer to **Appendix A**).

Recommendations made by the NSW Police have been incorporated into the recommendations in **Section 6.1**.

5.0 Matters for Consideration

A potential perpetrator can take advantage of the environment, with access and the opportunity for concealment significantly affecting the safety and perceived safety of an environment. Given that robbery, stealing from a person, motor vehicle theft and malicious damage to property are likely to be the main criminal offences affecting the users of the proposed development, the following is an assessment of the proposed development's potential to create opportunities for such crimes.

5.1 CPTED Principles

The matters for consideration under the CPTED principles as proposed in the NSW Police Force *Safer by Design Course* are outlined below.

5.1.1 Surveillance

Effective natural surveillance can reduce the opportunities for crime. The principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance. The following design interventions benefit optimal natural surveillance, including providing a combination of:

- clear sight lines between public and private places and maximising natural surveillance;
- appropriate lighting and effective guardianship of communal and/or public areas; and
- minimal opportunities for offenders to conceal themselves or entrap victims.

It is anticipated that the development will increase the number of people using and visiting the site, which provide for increased natural surveillance throughout the site. This includes paid staff, coaches, training technicians, groundsman, players, students and attendees of events. However, it is likely that such activity will be primarily concentrated during daylight hours. This provides an improved outcome, considering that the adjoining landuses on three sides (except for the prison, which provides highly formalised surveillance) do not currently provide a level of natural surveillance.

Improved surveillance into the car park will be a particularly beneficial outcome of the development. The existing grade separation and lack of buildings fronting this area is not considered to provide an adequate disincentive for possible criminal activity, particularly after dark. It is recommended that opportunities to enhance natural surveillance from the lobby and indoor facilities into the carpark are pursued, including by providing clear glazing wherever possible and maintaining sightlines from the carpark area throughout the site as much as possible.

The provision of practice nets at the north of the site adjacent the river walk is an effective strategy of providing visual interest and activation, particularly around the toilet block. It is likely that views of professional local, state or national players training in these nets will increase the level of activity and guardianship in this area.

As noted in the correspondence received by NSW Police (refer to **Attachment A**), the objective 'to see and be seen' is important in parklands, given the number of robberies, assaults and sexual assaults that occur in parks in NSW each year. An important deterrent of this will be to ensure sightlines are maintained throughout the site, as per the identified corridors in **Figure 12**. This includes an important north/south corridor from the riverfront through the site to the main oval.

A lack of change (other than a new fence) along the eastern boundary adjacent the correctional facility is also supported, so as to not encourage activity in an inappropriate location that may disrupt the highly formalised surveillance undertaken by the correctional facility.

Recommendations relating to surveillance are provided in **Section 6.1.1**.

5.1.2 Lighting/Technical Supervision

Effective lighting can reduce fear, increase community activity, improve visibility and increase the likelihood of offenders being detected. Technical supervision, such as through the use of CCTV systems, can deter crimes by indicating to an offender that evidence will be collected for their crime. It can also assist in solving and deterring

future crimes by providing evidence for how a crime may have occurred, along a proponent to reduce the opportunity for a crime to reoccur in the future.

It is anticipated that the correctional facility will provide technical supervision of the eastern part of the site as part of their day-to-day operations.

The development aims to meet competing objectives of providing adequate lighting throughout the development at night to deter crime and assist in night wayfinding, whilst simultaneously also not providing lighting that encourages night-time activity on site where it is undesirable. In this instance, adequate lighting is recommended in all areas which are publicly accessible at night when the facility is not in operation. In this regard, particular focus should be given to ensuring that the car park is suitably lit.

Baseline lighting of the facility at night-time is only expected to be required if there are proposed to be occurrences of night-time use. This could include dispersed, low intensity lighting or could also include motion sensors which are activated as people move throughout the precinct. It is noted that high intensity lighting would not necessarily encourage night-time use, as other access control measures including territorial reinforcement will be in place. Lighting of the interior of the precinct at night when the facility is not in use provides may encourage use and give the indication that the area is safe and secure, whereby use of the site at night should not be encouraged.

An External Lighting Strategy Report has been prepared by LCI in support of the SSDA. This outlines the proposal for the Lighting Strategy as shown in the Site Plan at **Figure 23**. On the basis of this Strategy and the desire to limit night-time use, Ethos Urban consider the following areas are appropriate to be switched off or dimmed when the facility is not in use:

- Maintenance building;
- Junior oval sports lighting;
- Eastern access road and carparks; and
- Eastern external wickets sports lighting.

This results in proposed lighting to focus on the perimeter of the main building. In order to deter crime within this area, appropriate lighting is require, with a suggested average minimum illuminance of 5 lux and uniformity level of 0.3. Illumination of the car park is recommended, however, this does not form part of the subject site. In this regard, consultation is recommended with Council to ensure that the car park remains adequately lit.



Figure 23 Lighting Strategy Site Plan

Source: External Lighting Strategy Report, LCI

It is recommended that additional consideration be given to providing technical supervision (through CCTV or similar) from the lobby area overlooking the car park to add additional surveillance to this area. Any potential CCTV system and placement of cameras or other technical equipment should be undertaken by a qualified security consultant with a Class 2A licence under the *Security Industry Act 1997*.

Recommendations relating to lighting/technical supervision are provided in **Section 6.1.2**.

5.1.3 Territorial Reinforcement

The *NSW Police Safer by Design Guidelines* note that people generally recognise areas that display strong ownership cues and are less likely to be improperly used than those that do not. In particular, ownership cues are heightened, and fear can be reduced amongst residents and visitors through the personalisation, marking, maintenance and decoration of a building.

The clear definition of public and private territory, and the introduction of a greater number of people on the site will increase the risk to an offender and promote territorial reinforcement, as criminals do not want to be detected, challenged or apprehended.

It is important that the public space remains inviting to the general public and is not otherwise fenced off from the street or foreshore (other than to restrict access during night-time hours). Any fence opening to a public space should be large and it is recommended that it be appropriately signed. This could be in the form of wayfinding signage, or signage which sets the expectations for appropriate behaviour in the space to the satisfaction of the management authority.

The improvement to fencing surrounding the site is supported. The existing fence network, whilst extensive, provided evidence that it was able to be overcome by a determined perpetrator (however, in this instance, was likely overcome for the purpose of retrieving lost sports balls). A permanent improvement to the fence line surrounding the correctional facility is supported, as whilst the existing temporary fence (as shown in **Figure 8**) does provide appropriate signage and cues not to trespass into the area, was not of a standard which could prevent a determined perpetrator from entering the buffer zone of the correctional facility.

Recommendations relating to territorial reinforcement are provided in **Section 6.1.3**.

5.1.4 Environmental Maintenance

Environmental maintenance refers to an expression of ownership of property. Deterioration indicates less control by the intended users of a site and indicate a greater tolerance of disorder. Places that are broken down, dirty, vandalised, full of rubbish and generally 'looking unloved' are less likely to encourage active and legitimate use by most groups, let alone a sense of pride and ownership of the community.

Investment in new development and landscaping works will improve environmental maintenance for the site. Whilst the site in its current state is remaining relatively maintained (with the minor exception of some fencing breaches, evidence of rubbish, graffiti and vandalism), the proposed development is anticipated to be constructed at the highest standard possible which is required to meet the standards of the International Cricket Council. The proposed development will improve the quality of the urban environment with a new sporting facility that will increase the level of activity particularly during daylight hours. Given the quality and design of the proposed development, it will enhance the image of the site by ensuring that it is maintained on an ongoing basis by the contractors of Cricket NSW.

In maintaining the proposed facilities and landscaping, it is important to balance safety and aesthetics of the area, each of which will contribute to the area's image. It is recommended that the landscaping throughout the development be maintained for the purpose of conveying that the space is cared for and in order to maintain clear lines of site throughout the development. The ongoing maintenance of the site will encourage regular use and activity, which in turn will enhance the natural supervision of the public areas and foster feelings of safety. Furthermore, the use of high-quality materials for construction and well-established planting should be used to lessen the likelihood of damage and reduce maintenance costs.

Recommendations relating to environmental maintenance are provided in **Section 6.1.4**.

5.1.5 Activity and Space Management

The management of space and activity is important for maintaining control over an area and preventing incidences of crime. Space management relates to the supervision, control and the ongoing care of a development. Spaces that are infrequently used are known to experience crime and be the subject of abuse. Effective space management also encourages people to feel a shared responsibility for its use and condition.

The management of the facility will be a key element in preventing the opportunity for crime. Ethos Urban has not been provided with any information to suggest the discontinuation of access and associated management by SOPA Rangers. In particular, SOPA Rangers are required for the ongoing management and access to the remediated landfill mounds. It is recommended that SOPA Rangers or Cricket NSW personnel are consistently visible in or around the site at all times of the year. It is noted that cricket is a summer sport, however, it is recommended that the site remains activated at all times of the year as a professional centre of excellence.

It is understood that the site is proposed to cater for events for up to 1,500 participants (e.g. Big Bash League fan day) to a match day for up to 1,000 spectators. An Events Management Plan is recommended to ensure that the

site can cater for events of this size. From a CPTED perspective, this is important to ensure that adequate security is in place, alcohol is responsibly served, and access control is adequately upheld with this many people on site.

Recommendations relating to activity and space management are provided in **Section 6.1.5**.

5.1.6 Access Control

Access control measures restrict and manage the activities of people and vehicles that move to and from the site. Access control measures constitute physical and symbolic barriers that influence the way people navigate and use a space. They are also effective in increasing the length of time and effort it takes for a crime to be committed.

As discussed in **Section 2.1**, the separation between publicly accessible space is proposed to be made clear through a series of fence lines throughout the proposed development. This is particularly important surrounding the interface with the correctional facility, whereby there should be no uncertainty or ambiguity regarding what areas are publicly accessible and which areas are restricted. This is also relevant for the interface with the remediated landfill mounds to the north. Signage should also be placed in these areas to assist with the clarification of access.

Discouragement of night-time activity is recommended under this report, considering that the site will not be intended for night-time use (other than for specific events) and that encouraging activity at night increases the risk of vandalism due to limited surveillance. It is recommended that access be restricted to the site consistent with the existing management of the riverside cycleway, which is closed to users after dark.

Recommendations relating to access control are provided in **Section 6.1.6**.

5.1.7 Design, definition and designation

The design of a development reflects its purpose, which makes it difficult for potential offenders to make excuses about their presence and actions. Opportunistic criminals will often exploit areas with unclear spatial definition, borders and boundaries.

Access arrangements will play a pivotal role in clearly delineating between the public and private uses on the site. As noted under **Section 5.1.6**, the inclusion of secure and legible entrance points and appropriate signage will convey cues about which areas of the site are public and which areas of the site are restricted.

It is recommended that appropriate wayfinding signage be provided in and around the development to achieve a clear spatial definition between each of the proposed uses. Additionally, clear wayfinding signage should be provided to the ancillary facilities such as the car park to prevent unauthorised individuals from inadvertently or intentionally accessing restricted spaces.

Recommendations relating to design, definition and designation are provided in **Section 6.1.7**.

6.0 Crime Risk Rating and Recommendation

The Crime Risk Rating considers the development as proposed in architectural drawings prepared by Cox Architecture. It acknowledges the existing and future site context along with the issues described in **Section 1**, **Section 3** and **Section 5**.

An assessment of the proposal using the CPTED principles has found that, with the implementation of the recommendations, the rating would be low. It is considered that from a crime and safety perspective, the design provides an improved outcome for the site and is generally consistent with the principles of CPTED.

The recommendations below, however, aim to further improve the safety and security of the proposed development.

6.1 Recommendations

6.1.1 Surveillance

- Maintain sightlines to and from the proposed development and the surrounds by ensuring signage, landscaping and equipment do not create a visual obstruction – particularly with regards to the north/south view corridor from the cycleway.
- Ensure circulation spaces are unobstructed by structures, to remove opportunities for concealment and ensure that pedestrians can move freely with clear sightlines of their surrounds.
- Ensure that landscaping provided throughout the site is well maintained in order to provide sightlines to and from the development and remove opportunities for concealment.
- Investigate opportunities to enhance natural surveillance from the lobby and indoor facilities into the carpark, including by providing clear glazing wherever possible and maintaining sightlines from the carpark area throughout the site as much as possible.
- Optically permeable (open design) should be considered to increase surveillance and reduce concealment opportunities.

6.1.2 Lighting and Technical Supervision

- Adequate, uniform lighting should cover parts of the site which are accessible at night with a particular focus on the perimeter of the main building. The emphasis should be on installing low glare/high uniformity lighting levels in line with Australian standards, with a suggested average minimum illuminance of 5 lux and a uniformity level of 0.3.
- Illumination of the car park is recommended, however, this does not form part of the subject site. In this regard, consultation is recommended with Council to ensure that the car park remains adequately lit consistent with the objectives of this CPTED Report.
- A lighting strategy should be developed by or in consultation with a suitably qualified and experienced lighting expert.
- Ensure the light levels are appropriate for the users, activities and tasks of the area.
- It is recommended that additional consideration be given to providing technical supervision (through CCTV or similar) from the lobby area overlooking the car park to add additional surveillance to this area. Any potential CCTV system and placement of cameras or other technical equipment should be undertaken by a qualified security consultant with a Class 2A licence under the *Security Industry Act 1997*.
- Consultation with the Sydney Olympic Park Authority, CCTV supplier and a lighting engineer to ensure the Colour Rendering Index (CRI) of the lighting to be installed in the car park area correspond with CCTV cameras, with an index of 60 or above.

6.1.3 Territorial Reinforcement

- Any fence opening to a public space should be adequately inviting (e.g. a large opening, which is adequately signed) to encourage public use of accessible areas.

- Impenetrable fences should be provided throughout the site in accordance with the architectural plans, particularly with regard to the interface with the adjoining correctional facility.
- The park name should be prominently displayed at the front of the park to assist in identification of the park.
- Consideration should also be given to having the park name displayed at the rear of the park, again to assist in identification, particularly in emergency situations.

6.1.4 Environmental Maintenance

- Fences and gates should be maintained in good condition and should be checked regularly to assist with protection of the park.
- Trees and shrubs should be trimmed to reduce concealment opportunities and increase the visibility to and from the park. Research and strong anecdotal evidence have shown us that vegetation is commonly used by criminals to aid in concealment and help them restrict victims. As such, plant/shrub species provided should not achieve a mature height of more than 1m above ground level, or in the case of trees selected should achieve a minimum canopy height of 1.8m when mature. It is recommended that the pruning maintenance of these landscaping strips ensure sightlines are maintained and concealment opportunities are minimised.

6.1.5 Activity and Space Management

- Ensure alcohol free zones are placed at decision making points and current with correct dates.
- Ensure signage is located where they are clearly visible and easy to read.
- Council Rangers or Security Officers could be utilised to patrol the area in an aid to deter potential offenders. This would also reduce graffiti and vandalism, as well as give visitors the extra comfort that the area is being patrolled and monitored for any suspicious or unsafe activity.
- For the safety of staff and patrons, toilets should be routinely monitored. Not only does this assist in the detection of anti-social behaviour, but also to ensure that no issues with drug use develop.
- The open consumption of alcohol or free-reign of anti-social behaviour is a serious issue and concern to the public. Any serious matters of this nature must be reported to Auburn Police for investigation. Having a highly visible police presence within the park for these matters is a great method of deterrence for anyone intending on partaking in unfavourable acts.
- Whilst cricket is a summer sport, it is recommended that a year-long training program be pursued to ensure the facility is activated at all times of the year.
- An Events Management Plan is recommended to ensure that the site can cater for events for up to 1,500 people, with particular focus (from a CPTED perspective) on ensuring that adequate security is in place, alcohol is responsibly served and access control is adequately upheld with this many people on site.

6.1.6 Access Control

- Signs should be clear, legible, straight to the point and useful.
- When the park is not in use, it is ideal to lock and secure internal parts of the site consistent with the restriction in use of the Riverwalk and toilet blocks to prevent groups of people utilising the unused and desolate area for anti-social behaviour or drug use.
- New fences should be at a standard that is impermeable, particularly along restricted areas including the interface with the correctional facility.
- Security measures should be in place for staff and users of the facility, to clearly identify and distinguish authorised and unauthorised persons.

6.1.7 Design, Definition and Designation

- Directional signage should be posted at decision-making points (e.g. entry/exit points) to provide guidance to visitors regarding directions for medical assistance, toilets, help phones, etc. This can also assist in access control and reduce criminal opportunities. This will also assist for emergency services.

- Clear signage should also be maintained stating 'no access' in multiple locations on the fence line adjoining the remediated landfill mounds and the correctional facility interface to prevent unauthorised individuals from inadvertently or intentionally accessing these spaces.

Appendix A. Security and Safety Recommendations – Wilson Park – Silverwater

Auburn Police Area Command, NSW Police Force

29 August 2019

Mr Chris Patfield
Senior Urbanist Planning
173 Sussex Street
Sydney NSW 2000



Dear Sir,

SECURITY AND SAFETY RECOMMENDATIONS – WILSON PARK - SILVERWATER

On Thursday 29th August 2019, a review of the above location was conducted in relation to your request to identify security concerns occurring in and around the location for a proposed Cricket Oval at Wilson Park on Newington Road, Silverwater.

During this review, it has been identified that the location may be a target for the following acts;

- Anti-social behaviour
- Illegal drug activity
- Malicious damage,

with potential consequences being;

- Damage to property and assets
- Financial loss
- Local reputation and real estate values affected
- Disruption to localised programs and functions
- Increased fear and discomfort within the community

The objective of this evaluation is to identify the safety and security related risks and the protection of people and property from the threat of criminal exposure and anti-social behaviour.

AUBURN POLICE AREA COMMAND

Auburn Police Station

Corner of Queen and Susan Streets Auburn NSW 2144

Telephone 02 9646 8699 Facsimile 02 9646 8611 TTY 9211 3776 (Hearing/Speech impaired)

ABN 43 408 613 180

NSW POLICE FORCE RECRUITING NOW 1800 222 122

WWW.POLICE.NSW.GOV.AU/RECRUITMENT

Recommendations

1. PARK IDENTIFICATION

- The park name should be prominently displayed at the front of the park to assist in the identification of the park.
- Consideration should also be given to having the park name displayed at the rear of the park, again to assist in identification, particularly in emergency situations.

2. SIGNAGE/PARK RULES

- Warning signs should be strategically posted around the park to notify unauthorised persons of what security treatments have been implemented to reduce opportunities for crime.
- Directional signage should be posted at decision-making points (eg entry/exit points) to provide guidance to visitors regarding directions for medical assistance, toilets, help phones, etc. This can also assist in access control and reduce criminal opportunities. This will also assist for emergency services.
- Signs should be clear, legible, straight to the point and useful.
- Ensure alcohol free zones are placed at decision making points and current with correct dates.
- Ensure signage is located where they are clearly visible and easy to read.

3. FENCING

- Fences and gates should be maintained in good condition and should be checked regularly to assist with protection of the park.
- Optically permeable (open design) should be considered to increase surveillance and reduce concealment opportunities.

4. LIGHTING

- Adequate, uniform lighting should cover the entire park. The emphasis should be on installing low glare/high uniformity lighting levels in line with Australian standards.
- Ensure the light levels are appropriate for the users, activities and tasks of the area.

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5. MALICIOUS DAMAGE

- Council Rangers or Security Officers could be utilised to patrol the area in an aid to deter potential offenders. This would also reduce graffiti and vandalism, as well as give visitors the extra comfort that the area is being patrolled and monitored for any suspicious or unsafe activity.

6. TOILETS

- For the safety of staff and patrons, toilets should be routinely monitored. Not only does this assist in the detection of anti-social behaviour, but also to ensure that no issues with drug use develop.
- When the park is not in use, it is ideal to lock and secure the toilet blocks to prevent groups of people utilising the unused and desolate area for anti-social behaviour or drug use.

7. LANDSCAPING

- Trees and shrubs should be trimmed to reduce concealment opportunities and increase the visibility to and from the park. Research and strong anecdotal evidence have shown us that vegetation is commonly used by criminals to aid in concealment and help them restrict victims.
- The objective “to see and be seen” is important in parklands, given the number of robberies, assaults and sexual assaults that occur in parks each year.

8. PUBLIC PERCEPTION

- The open consumption of alcohol or free-reign of anti-social behaviour is a serious issue and concern to the public. Any serious matters of this nature must be reported to Auburn Police for investigation. Having a highly visible police presence within the park for these matters is a great method of deterrence for anyone intending on partaking in unfavourable acts.

Thank you for the opportunity of working together to assist in crime reduction. If you need further assistance, please do not hesitate to contact me on (02) 9646 8691 or dick1jam@police.nsw.gov.au.

Thank you.

Yours faithfully,

Senior Constable James Dickson
Crime Prevention Officer
Auburn Police Area Command

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Corner of Queen and Susan Streets Auburn NSW 2144

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