

**CRIME PREVENTION THROUGH  
ENVIRONMENTAL DESIGN REPORT  
83-99 North Terrace and 62 The Mall,  
Bankstown**

Demolition of existing structures and construction of proposed mixed use development comprising of Council administration building 4,426 square metres, ground and first floor retail and commercial premises of 7,054 square metres, and upper levels in four residential flat buildings containing 471 apartments, with car parking for 794 spaces and stratum subdivision

**For:**

Fioson Pty Ltd

**Submitted to:**

Canterbury - Bankstown Council

**Date:**

September 2016

2016.0020

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## 1. INTRODUCTION

This report constitutes a Crime Prevention Through Environmental Design Report (CPTED) accompanying a Development Application (DA) for:

Demolition of all existing structures and proposed mixed use redevelopment including:

- ground floor retail and commercial premises,
- first floor commercial premises,
- Council administration building,
- Four residential flat buildings containing 469 apartments, and
- car parking for 803 spaces.

This SEE report is submitted to:

Canterbury-Bankstown Council

Address of land affected:

83-99 North Terrace and 62 The Mall, Bankstown

This CPTED has been prepared on behalf of the applicant Fioson Pty Ltd (Fioson) by Higgins Planning in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (EP&A Reg.).

This CPTED provides:

- A description of the site and locality;
- A description of the proposed development;
- An assessment of relevant Safer by Design considerations; and
- Conclusions on the environmental planning assessment and merits of the proposed development on which the application can be supported by Council and granted consent.

## 2. THE SITE

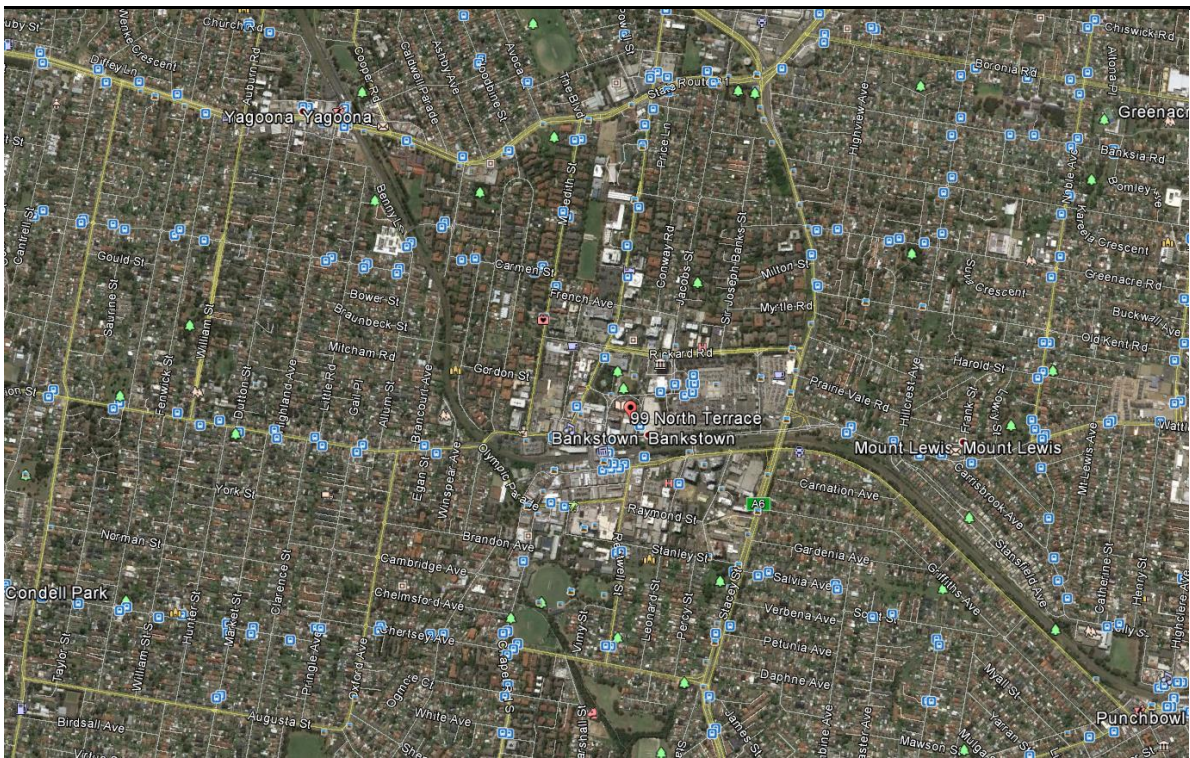
### 2.1 LOCATION AND CONTEXT

The subject site is located at 83-99 North Terrace and 62 The Mall, Bankstown, within the Canterbury-Bankstown local government area (LGA).

The subject site is approximately 30 kilometres south-west of Sydney's Central Business District (CBD). Neighbouring suburbs of Bankstown include Yagoona and Potts Hill to the north, Condell Park to the west, Beverly Hills, Riverwood and Padstow to the south, and Punchbowl, Lakemba and Mt Lewis to the east.

The subject site is located some 70m in close proximity to Bankstown Railway Station and is within the Bankstown city centre. As such, the locality is characterised by a mix of civic, residential and commercial uses.

The location of the site is shown in **Figure 1** and **Figure 2** below.



**Figure 1:** Site aerial context (site identified by red dot and 99 North Terrace).

Source: Google Earth



**Figure 2:** Site detail aerial (site identified by red outline)

Source: SIX Maps



**Figure 3:** Site cadastral (site identified by red outline)

Source: SIX Maps

## 2.2 LEGAL DESCRIPTION

The subject site has an overall site area of approximately 10,122 square metres. This consists of the land owned by Fioson having an area of 8,173 square metres and the land owned by Council having an area of 1,949 square metres.

The overall site is made up of a number of allotments of land, which can be legally described in Table 1 as follows:

**Table 1 – Summary of allotments and ownership**

Address	Lot	DP	Ownership
83-99 North Terrace, Bankstown	15	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	16	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	17	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	18B	412699	Fioson Pty Ltd
83-99 North Terrace, Bankstown	19	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	20	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	21	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	22	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	23	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	24	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	27	5541	Fioson Pty Ltd
83-99 North Terrace, Bankstown	1	507818	Fioson Pty Ltd
83 – 99 North Terrace, Bankstown	1	207810	Fioson Pty Ltd
62 The Mall, Bankstown - Old Library site and Phil English Reserve	9	777510	Bankstown-Canterbury Council

A cadastral map extract of the site can be viewed at **Figure 3** above.

An overall site survey by Linkers and an updated survey of Fetherstone Street and The Mall road and footpath areas by Higgins Surveyors are included at **Appendix A**.

**Photos 1 – 16** below demonstrate the existing development on the subject site and in immediate vicinity of the site in Bankstown.



**Photo 1:** View of existing site development Old Library at The Mall.



**Photo 2:** View of existing development Compass Centre at The Appian Way.



**Photo 3:** View of existing Compass Centre buildings at North Terrace.



**Photo 4:** View of existing Compass Centre buildings on Fetherstone Street.



**Photo 5:** View of existing Old Library building at Fetherstone Street frontage and exit driveway from at-grade parking to Compass Centre.



**Photo 6:** View of existing 6 level Compass Centre office building and 10 level mixed use building from corner of North Terrace and The Appian Way.



**Photo 7:** View of existing 10 level mixed use building at 3-7 Fetherstone Street.



**Photo 8:** View of raised pedestrian crossing at the corner of The Mall and Fetherstone Street to Bankstown Library.



**Photo 9:** View of Paul Keating Park opposite the site at The Mall frontage.



**Photo 10:** View of park area adjacent to Bankstown local courts opposite site at corner of Fethestone Street and The Mall.



**Photo 11:** View of building in which Canterbury Bankstown Council administrative services are currently located.



**Photo 12:** View of pedestrian entry to Bankstown Central shopping centre from The Appian Way.



**Photo 13:** View of Swane Reserve opposite site adjacent to Railway Corridor on North Terrace.



**Photo 14:** View of pedestrian entry pathway to Bankstown Railway Station diagonally opposite site at corner of North Terrace with Fetherstone Street.



**Photo 15:** View of development opposite site at corner of Fetherstone Street with North Terrace.



**Photo 16:** View of existing development opposite site in Fetherstone Street.

## 2.3 OTHER SURROUNDING DEVELOPMENT

The land to the east of the site fronting The Appian Way has been developed for a shopping centre known as Bankstown Central.

Land to the immediate west of the site fronting Fetherstone Street has been developed for traditional shop-top housing and commercial premises generally over 2/3 storeys which would be over 50 years old with small/modest floor plates.

To the immediate north of the subject site is land known as Paul Keating Park and Bankstown Library.

South of this site is the Bankstown Railway Line which runs east/west along the southern side of Swane Reserve on the southern side of North Terrace, with Bankstown Railway Station located to the south-west 70m of the site.

### **3. DESCRIPTION OF THE PROPOSED DEVELOPMENT**

#### **3.1 OVERVIEW OF MIXED USE REDEVELOPMENT PROPOSAL**

The proposed development is for a mixed use building including a new Council administrative services building (civic building) of 4,426 square metres, ground floor and first floor commercial premises of some 7,054 square metres and upper levels in four residential flat buildings containing 471 apartments with car parking for 794 spaces, and stratum subdivision.

## 4. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED)

### 4.1 OVERVIEW

**Table 1** provides a summary of the proposed development's design response against the four CPTED principles, being surveillance, access control, territorial reinforcement and space management.

**Table 1:** Design response of the proposed development against the CPTED Principles

CPTED PRINCIPLE	DESIGN RESPONSE
<b>Surveillance</b>	Sight lines between corners and entrances of all building entries and vehicular entry and access points have been designed to minimise hiding opportunities. This has been achieved through the removal of unnecessary walls/obstructions, the use of clear glazing where possible, as well as maximising sight lines from the entrance of the proposed building to the primary street frontage. The use of CCTV cameras will also be a technical surveillance addition used throughout the office building, basement levels and the entry and exit points to the office building.
<b>Access Control</b>	<p>The use of security shutters/swipe card access to the offices, utilities, store rooms and loading dock of the proposed development. All areas that are restricted will be kept locked at all times, with employees given access to these areas through security clearances.</p> <p>It is necessary to ensure the effective use of physical and symbolic barriers to attract, channel or restrict the movement of people to minimise opportunities to commit crime. Additionally, the design and location of the ground level of the proposed office building and parish offices will be such that it allows the opportunity for staff surveillance.</p>
<b>Territorial Reinforcement</b>	The design of the proposed development incorporates aspects which define and distinguish areas strictly for private use/access from the areas utilised for public and semi-public purposes. All proposed lighting and signage has been designed accordingly. Where appropriate, the utilisation of signage, site furnishings and paving detailing to delineate between public and private spaces has been included.
<b>Space Management</b>	The creation of well-kept and attractive spaces will help to attract more people, and thus reduce the likelihood of crime occurring through increased passive surveillance. The use of quality design combined with the implementation of an appropriate management, upkeep and cleaning strategies will reinforce perceptions of safety.

## 4.2 DESIGN CONSIDERATIONS

### 4.2.1 Relationship between Design and Crime

**Crime Prevention:** Aims to prevent crime and anti-social behaviour before it occurs.

**Social prevention:** Aims at addressing socio-economic causes of crime.

**Situational prevention:** Seeks to reduce opportunities for crime and anti-social activity through changing the environment

Examples:

- A typical offender will assess the potential crime location before committing a crime.
- Building design or use can create an environment that is not conducive to crime.
- Building design should seek to address both actual crime and fear of crime.
- Good design should encourage an open society, open space and freedom of movement.

A fear of crime leads to reduced participation in civil society. This also leads to a self-fulfilling prophesy, that is if an area is perceived as unsafe, people retreat into homes, surveillance is reduced and crime is encouraged.

#### Holistic Approach

Crime Prevention for development – a holistic approach involving:

- CPTED (Crime Prevention through Environmental Design) principles;
- Engineering and physical measures. E.g. CCTV, security doors, security patrols, mirrors;
- Management strategies. E.g. Security Management Plan.

#### Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) aims to reduce crime and change perceptions of crime through changing the physical environment.

- CPTED increases risk for criminals by increasing chance of detection, challenge and capture;
- Increases effort required to commit crime by increasing the time, energy and resources needed to be expended;
- Removes conditions that create confusion about behaviour norms;

### The CPTED Principles

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

- Surveillance;
- Access Control;
- Territorial Reinforcement;
- Space Management.

Particular consideration has been given to the incorporation of these principles concerning entrances, sight lines, vehicular access and exit onto the premises and from the lower ground car park, opportunities for technical and passive surveillance, interrelationships with parking areas, and loading dock facilities, lighting, legibility and accessibility, ownership and space management, security and safety, and minimisation of 'entrapment' opportunities.

## **4.3 CURRENT CRIME PROFILE**

### **4.3.1 Bankstown LGA**

A desktop study has been undertaken to prepare a crime profile for the area. Statistics and data generally relates to the Bankstown LGA as a whole. **Appendix A** shows the crime trends for the Bankstown LGA for selected offence types obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) over a five year period between 2011 and 2016. The table provides data on a large array of offences such as assault, robbery and stealing. It is noted that offences such as murder have not been included as they are considered to be a specific and generally premeditated offence. The information provided is current to 2016.

As can be seen in **Appendix A**, crime levels for the Bankstown LGA (prior to amalgamation) have been relatively stable over the last five years in the assault, robbery and stealing categories. Given the proposed development is for a mixed use including offices/church and residential in the Bankstown CBD, these statistics must be considered at a suburb collector district level so as to isolate the likelihood, at least from a statistical point of view, of theft or robbery occurring on the subject site in Bankstown. Analysing trends at a more local level will allow a more holistic approach to designing the proposed development with CPTED principles as a basis.

### **4.3.2 Bankstown City Centre**

The maps and figures included in this subsection have been obtained from BOCSAR's NSW Online Crime tool and relate to Bankstown (suburb). They cover offences including assault, robbery, sexual offences, theft and malicious damage to property. The figures are reflective of the most recent data available from BOCSAR, being a comparison of the 2012 and 2015 periods, which indicates generally crime across the spectrum has decreased.

# CRIME IS DOWN, HERE IN BANKSTOWN

## Did you know...

There has been a significant downward trend in the following crime categories across Bankstown City:

- Break and enter (non-dwelling);
- Malicious damage to property;
- Motor vehicle theft;
- Robbery;
- Sexual Offences;
- Steal from motor vehicle; and
- Steal from person.

Presented in the table below are the numbers of recorded incidents in the major crime categories across Bankstown in 2015 with comparison figures for 2012.

## Major Crime Category Recorded Incidents in Bankstown Local Government Area 2012 compared to 2015

Crime Category	2012>	2015>	Upward or Downward trend since 2012	LGA ranking in NSW in 2015*
Assault (domestic violence related)	750	879	Up 17% #	57th
Assault (non domestic violence related)	633	658	Up 4%	83rd
Arson	131	126	Down 4%	78th
Break & enter (dwelling)	792	694	Down 12%	76th
Break & enter (non dwelling)	305	236	Down 23%	106th
Fraud	1933	1790	Down 7%	12th
Malicious damage to property	1522	1197	Down 21%	106th
Motor vehicle theft	911	681	Down 25%	13th
Robbery	139	97	Down 30%	22nd
Sexual offences	183	121	Down 34%	113th
Steal from motor vehicle	1456	980	Down 33%	64th
Steal from person	97	57	Down 41%	77th

Source: NSW Bureau of Crime Statistics and Research, accessed December 2015.

> Statistics shown are for October 2011 – September 2012 and October 2014 – September 2015

\* The Bankstown LGA's ranking is in comparison to the 155 LGAs in NSW.

# Domestic Violence is classified as under reported crime. To see an increase in these crime categories is viewed positively and shows the positive and proactive work which has been done in our community.

The Bankstown Community Safety and Crime Prevention Plan 2014 – 2017 has identified priority safety concerns to be address over the next few years. If you are interested in finding out more about the Plan visit [www.bankstown.nsw.gov.au/safetyplan](http://www.bankstown.nsw.gov.au/safetyplan)

**Figure 3: Major Crime Categories 2012 compared to 2015, Bankstown** Source: BOCSAR NSW Crime Tool and Bankstown Council website

As can be seen in the figures above, for every crime category other than 'assault', Bankstown has demonstrated falls. Whilst this does not mean that the suburb is bereft of incidents other than theft, it can be deduced that theft has (in the recent past) been the likeliest of these offences to occur in the suburb. However, Bankstown CBD is a hotspot for crime in the Bankstown LGA, as crime statistics in Bankstown CBD are generally higher per capita than in the Bankstown LGA as a whole.

The *Bankstown City Centre Prevention Plan* aims to acknowledge crime risks and documents strategies designed to reduce the risks outlined above, including theft. It includes a crime profile, which provides evidence demonstrating the existence of prevalent offences and an action plan and provides strategies proven to have a positive impact on those offences. This CPTED report and the design of the proposed development have both considered the actions and recommendations of the *Bankstown City Centre Prevention Plan*.

## **5. ASSESSMENT AGAINST CPTED PRINCIPLES**

### **5.1 SURVEILLANCE**

Information gathered from BOCSAR identifies moderate proportions of theft for the area concentrated around Bankstown CBD particularly around Bankstown Railway Station and Bankstown Central. Though the proposed development is located within the hot spot of crime, its close proximity would require the implementation of CPTED principles at the design stage. Therefore the proposed mixed use development has been designed to maximise passive surveillance within and around the buildings as well as maximise the use of CCTV and other additional surveillance measures.

The proposed development has been designed to provide users exiting and entering the buildings, and casual observers along each street frontage with clear sight lines. This will be achieved with the use of windows at all entry points into the buildings to allow unobstructed visibility. Clear glazing will be used on all windows of rooms to enable building users to have a clear views down to the street and entry points to the buildings for additional passive surveillance. The design of the proposed buildings incorporates transparent glazing along the ground level primary frontages.

Any landscape plantings will be located to ensure no obstructions are proposed at eye level into, within and from the buildings. The design ensures no obstructions of sight lines from the proposed entry points along each street frontage into the buildings and carpark entries, inclusive of the service area/loading dock, as well as to the adjacent development. The internal layout of the buildings is such that hall widths will be sufficient to enhance opportunities for passive surveillance for staff and residents. Particular attention has been made to create additional sight lines in areas between corners and entrance/lobby areas in order to minimise hiding opportunities.

In addition to the casual surveillance offered by the proposed buildings design, technical surveillance is proposed throughout the development, with the use of lighting and CCTV cameras at the entry, lower ground and throughout the building to light the spaces and entry after dark. These measures will ensure people can be easily seen and potential offenders are deterred from gathering at the site individually or in groups at any time.

#### **5.1.1 Proposed Measures: Surveillance**

- All external windows in the proposed development shall be reinforced by either a shatter resistant film adhered internally or by the use of laminated glass to aid in the prevention of breakage;
- A Closed-circuit Television (CCTV) system should be installed throughout the office building development to maximise surveillance opportunities, including inside and outside the new buildings;
- Clear glazing where practical rather than solid walls to provide surveillance from the adjacent development, to each street frontage and the internal pathways to create sight lines/surveillance;

- Installation of mirrors to increase visibility of possible hiding areas and to minimise hiding opportunities such as in the loading dock area and basement car parking levels;
- Continuation of management measures (through CCTV cameras, regular security patrols) for increased deterrence against loitering;
- Suitably located lighting to illuminate the building, walkways and amenities section which is vandal proof/resistant to limit breakage and maintenance issues;
- The provision of unobstructed corridors to promote passive surveillance within the proposed office buildings and residential flat building; and
- All CCTV cameras will have an adequate spread radius to avoid blind spots existing throughout the developments.

As such, it is considered that opportunities for surveillance have been maximised through the design of the proposed development.

#### **5.1.2 Access Control**

The design includes measures such as physical barriers (boom gate and a roller shutter for the lower ground parking entrance to the lower ground floor if warranted) at the entry points to the proposed buildings to restrict vehicular access or blocking of entry points. The design delineates and channels pedestrian movement to the main entrance and to the designated pathways around the site.

The design of the proposed development ensures that there are no places to allow for entrapment. The internal design of the proposed buildings includes barriers to back of house operations, signage at the entry points and staff only areas throughout the proposed office buildings. A shatter resistant film will be placed on all windows and glazing of the proposed development.

A back to base alarm system will be installed for the development, with the design, height and location of the hallways within the building carefully selected to optimise the use of floor space while at the same time allowing for staff surveillance.

#### **5.1.3 Proposed Measures: Access**

- The basement parking areas, loading dock and service areas have been designed to minimise the potential for conflict between pedestrians, staff and motorists. The following points summarise how:
- Displays of clear signage identifying loading dock and service areas and associated restrictions;
- Installation of CCTV at the entrance of the loading dock, facing inward toward the loading dock;

- The location of staff access points with respect to fire escapes and specialised rooms (e.g. offices, utilities, service counters, cool rooms, store rooms and service yards) will make it clear that these are not public entry points;
- The loading dock will be differentiated with treatment through the incorporation of a different pavement/concrete finish, contrasting to the surrounding lower ground floor; and
- The gate at the entrance to the loading dock and lower ground parking will remain closed and locked for the security of the building.
- Access to each level of the proposed office building and Chancery building, including components of the residential flat building will be restricted to users of that particular level only, through a security control by way of swipe cards or a similar computer control zone access mechanism;
- Access to the basement car park levels will be restricted by a boom gate, with entry via the use of an approved swipe card for staff, residents and parishioners. An intercom to the Parish office reception will be provided for non-scheduled access;
- In general, back of house operations will be controlled by the site management of the Diocese and associated staff. All back of house operations and operational areas (i.e. any non public area) will have restricted access by swipe lock or a similar mechanism. This system will be utilised for all relevant parts of the offices, including: Service lobby, waste room, switch rooms, security room, engineering room, store rooms, etc.

As identified in information gathered from BOCSAR relating to potential within the Bankstown LGA and Bankstown City Centre (refer to **Section 3.3**), maximising the used of access control methods throughout the proposed development will be important in ensuring the safety of future site users and residents.

#### **5.1.4 Territorial Reinforcement**

The definition between the boundaries of the subject site and surrounding road and development are clear given the proposed frontages, street addresses, pavement treatments, kerbings, street activations, vehicular accesses and egresses and security gates at the lower ground car parking entrance. A proposed gate at the lower ground parking entrance is proposed to ensure territorial reinforcement remains an active measure in preventing potential offenders from entering the basement levels. The internal spaces within the proposed offices will have clear boundaries between staff and visitor areas and will include definition through appropriate signage and demarcation.

The proposed development has clearly indicated pathways for circulation both within and outside of the building through informal and formal articulation of pathways and entrances.

It is considered that treatments of passageways and thoroughfares will ensure that staff who will frequent the proposed office building will gain improved access from the proposal as it will improve the legibility and safety of the existing space. Ownership of spaces also directly correlates to the

likelihood of intervention in the case of wrongdoing as well as care and maintenance of spaces (perceived surveillance). Territorial reinforcement employs the use of actual and implied boundary markers to provide legibility and environmental cues to encourage community responsibility for public spaces.

#### **5.1.5 Proposed Measures: Territorial Reinforcement**

The applicant has agreed that the following measures will be included within the proposed mixed use development with regards to territorial reinforcement to promote a positive and safe environment:

- The implementation of surveillance through the use of CCTV cameras;
- Adherence to Australian standards for lighting associated for retail buildings and amenities; and
- Where appropriate, the utilisation of signage, site furnishings and paving detailing to delineate between public and private spaces.

As such, it is considered that opportunities for territorial reinforcement have been maximised through the design of the proposed development.

#### **5.1.6 Space Management**

Space management systems such as light globe replacement, graffiti removal and broken site furnishing remediation influence the perceived level of care. An effective space management plan will need to be developed to ensure that processes are established to respond to and fix services and structures and under whose responsibilities these services are assigned. Site cleanliness also forms part of what is perceived to be and is actually a representation of the level of care of a particular site. Cleanliness of the site is dependent upon the management practices of office building as well as the implementation of waste removal and cleaning processes.

Opportunities for graffiti and other forms of vandalism need to be further minimised through appropriate finishes and surveillance measures. If graffiti/vandalism was to occur at any given time, the applicant can prepare a policy in accordance with the rapid removal requirement as recommended by Council for those areas controlled and managed by the owners.

#### **5.1.7 Proposed Measures: Space Management**

Key recommendations under an ongoing space management plan include:

- Removal of any graffiti;
- Remediation of vandalised or broken furnishings and lighting;
- Immediate replacement of burnt-out globes; and
- Maintaining cleanliness throughout the site.

It is noted that the proposed development is subject to a waste management plan which details that disposal of waste generated by the proposed buildings will be handled by a private contractor, who will have access to the basement loading dock of the development. All times of access by the private waste contractor will be monitored.

As such, it is considered that opportunities for space management have been maximised through the design of the proposed development.

## **6. CONCLUSION**

This report has been prepared to detail the crime minimisation design mechanisms associated with the proposed mixed use development at 83-99 North Terrace and 62 The Mall, Bankstown. In summary, it is considered that the proposed development is appropriate and consistent with the NSW Department of Planning & Environment guidelines on minimising crime risk subject to the recommendations in this report.

Should the NSW Police or Council consider that additional measures are required, the applicant asks to be consulted in the first instance prior to rejection of the proposal or imposition of any conditions which will alter the designs.



## **APPENDIX A**

### **Assessment Against Safer by Design Guidelines**



## ASSESSMENT AGAINST SAFER BY DESIGN GUIDELINES FOR CRIME PREVENTION

REQUIREMENT		CONSISTENT	COMMENT
<b>Natural Surveillance</b>	<i>Openings in buildings are located and designed to overlook public places to maximise casual surveillance.</i>	Yes	In accordance with BCA requirements, the openings in the buildings have been designed to also allow for casual surveillance.
	<i>The main entry to a building should face the street.</i>	Yes	Main entry to the buildings will address each street frontage being North Terrace, The Appian Way and The Mall, Bankstown.
	<i>An external entry path and the foyer to a building must be direct to avoid potential hiding places.</i>	Yes	The primary external entry paths are located at each road frontage to the proposed mixed use building. This external path is considered direct and in plain sight to the public domain, limiting opportunities for potential areas of concealment. All pathways provide direct pathways and avoid hiding places.
	<i>Entry lobby areas to and from car parking areas should be transparent allowing viewing into and from these areas.</i>	Yes	Glazing/windows incorporated into facade designs.
	<i>Landscaping must not conceal the front door to a building when viewed from the street.</i>	Yes	The proposed landscaped areas of the proposed development along each of the frontages have been designed to not conceal the main entrances to the buildings when viewed from any part of the development, the public domain and adjacent development.
	<i>Pedestrian access should be well lit and maximise sight lines.</i>	Yes	The design is in accordance with the Australian Standards.
	<i>Landscaping should not inhibit sight lines.</i>	Yes	The proposed landscaping will not inhibit sight lines.
	<i>ATM design and location is within direct view of pedestrian paths so that they can be overlooked from vantage points.</i>	N/A	No ATMs are proposed to be included as part of the proposed development.

## ASSESSMENT AGAINST SAFER BY DESIGN GUIDELINES FOR CRIME PREVENTION

	<i>The street number of a building must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.</i>	Yes	A street number for the proposed development can be provided if required.
	<i>Landscaping should be designed to maximise sight lines.</i>	Yes	All landscaping proposed development has been designed and located to maximise sightlines to and from the development.
<b>Active surveillance measures – security devices</b>	<i>A security alarm system must be installed in a building.</i>	Yes	Alarms will be installed in the mixed use development.
	<i>All windows and doors on the ground floor must be made of toughened glass to reduce the opportunities for ‘smash and grab’ and ‘break and enter’ offences.</i>	Yes	Schedule of building materials and finishes will be utilised in accordance with standards.
	<i>Unless impractical, access to an outdoor car park must be closed to the public outside of business hours via a lockable gate.</i>	Yes	The proposed development includes basement car parking levels, and will include a lockable roller shutter and boom gates.
	<i>CCTV system must cover all high risk areas and including all entry areas and the laneway.</i>	Yes	CCTV surveillance will be installed.
<b>Access Control</b>	<i>Loading docks in the vicinity of main entry areas are secured outside business hours.</i>	Yes	The loading dock will include CCTV.
	<i>Access to a loading dock or other restricted areas in a building must only be available to tenants via a large security door with an intercom, code, or card lock system.</i>	Yes	Access to the loading dock will be restricted to only trucks providing deliveries to the proposed development, the waste contractor and staff for access to the facilities.
	<i>Clear signage should be erected indicating that loading docks should not be accessed by the general public.</i>	Yes	Signage will be installed.
<b>Territoriality/ ownership</b>	<i>Site planning provides a clear definition of territory and ownership of all private, semi-public and public places</i>	Yes	Site planning effectively indicates the designation of parts of the development as private and public places.
<b>Lighting</b>	<i>Both natural and artificial lighting is used to reduce poorly lit or dark</i>	Yes	Lighting will be installed to comply.

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	<i>areas and therefore deterring crime and vandalism.</i>		
	<i>Lighting must be provided to the following areas of a building to promote safety and security at night:</i>	Yes	
	<i>A) An external entry path, foyer, driveway and car park to a building.</i>		
	<i>B) Shopfront. This may be in the form of motion sensitive lighting or timer lighting.</i>	Yes	
	<i>C) The underside of an awning.</i>	Yes	
	<i>Lift access to a car park that are intended for night use must be well lit using a vandal resistant, high mounted light fixture.</i>	Yes	
	<i>The lighting in a car park must conform to Australian Standards 1158.1, 1680, 2890.1.</i>	Yes	
	<i>The use of lighting fixtures, and vandal resistant, high mounted light fixtures, which are less susceptible to damage in the car park and laneway areas.</i>	Yes	
	<i>Car parking areas should be painted in light colours which will increase levels of illumination.</i>	Yes	If required, the proposed basement car parking levels can be painted accordingly.
<b>Vandalism and Graffiti</b>	<i>Development minimises blank walls along all street frontages</i>	Yes	The design of the façades includes windows and doors to minimise blank walls where possible.
	<i>The exterior to a building wall on the ground floor must be painted in a graffiti resistant coating.</i>	Yes	Schedule of building materials and finishes will be utilised in accordance with standards.
	<i>Maintenance regimes should be implemented which ensure all public areas are well maintained.</i>	Yes	A cleaning and maintenance program can be implemented.

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<i>Cleaning regimes should be implemented which ensure all main public areas are free of rubbish.</i>	Yes	
<i>Graffiti removal regimes should be implemented which ensure graffiti is promptly removed.</i>	Yes	