

Crime Prevention Through Environmental Design (CPTED) Report 01

Lot 30 Sunshine Coast Parade, Maroochydore (CPTED)

Ref: AA04919



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Lot 30 Sunshine Coast Parade, Maroochydore (CPTED)

Project Number: AA04919

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Revision History

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Crime Prevention Through Environmental Design

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on how the design of the physical environment and the interaction with users can lessen the opportunity for crime. CPTED guidelines are used by Police, Local Government and many other organisations as strategy to reduce crime in both public and private environments. CPTED achieves increased safety by creating environmental and social conditions that:

- Maximise the risk to offenders of being caught
- Maximise the effort to commit a crime
- Minimise the actual and perceived benefits of crime
- Minimise the excuse making opportunities

Good design not only increases the safety in neighbourhood environments, it can also reduce many of the safety related costs currently being borne by the community.

7 Principles

The Victorian Government have Safer Design Guidelines for Victoria. These were published by the Department of Sustainability and Environment in 2005. For the purposes of this report, the principles for safer design will be used to complete this review. These seven principles are:

1. Activation	Public space and surrounding structures should be designed and managed to encourage people to be in the area
2. Surveillance	Buildings adjoining a public space should maximise the potential for passive surveillance into that public space.
3. Ownership	A feeling of individual and community ownership of the public space and the associated built environment should be promoted to encourage a level of shared responsibility for its security
4. Stakeholder Management	Places should be designed and purpose built to be resilient to damage and the need for undue maintenance, while maintaining the aesthetic and functional qualities that make the places attractive to the community in the first place. Systems of both regular and reactive maintenance and repair should be implemented to maintain the quality of the places.
5. Legibility	Built environments should be designed, detailed and managed to make them legible for users, especially pedestrians and cyclists, without losing the capacity for variety and interest. Legibility should be promoted in both the overall structure and form of the environments and in appropriate detail within them.
6. Territoriality	Security should be supported by designing and managing spaces and buildings to define clearly legitimate boundaries between private, semi-private, community-group and public space. Territoriality should be delivered while maintaining surveillance of the public space.
7. Vulnerability	The built environment should be designed and managed to reduce or limit the risk or perceived risk to users by incorporating relevant CPTED principles such as minimising areas of concealment or entrapment. Consideration should be given to limiting the use of those corridors and paths that would allow an offender to predict the route a person may take.

Methodology

The following methodology has been used to complete this Crime Prevention through Environmental Design review. This methodology also uses a Risk Management approach as outlined in AS/NZS 31000:2009 Risk Management. Where possible, recommendations will be made to eliminate risks to safety and security. If this is not possible, then recommendations will be made to reduce the risk to as low as is reasonably practical.



Reference CPTED Literature

The CPTED assessment will reference relevant guidelines and applicable ISO standards, which serve as recognised best practices and internationally accepted requirements for ensuring safety and design compliance.

- State-specific guidelines:
 - Crime Prevention through Environmental Design Guidelines for Queensland
 - Safer Design Guidelines for Victoria 2005
 - NSW Department of Infrastructure, Planning and Natural Resources Crime Prevention Legislative Guidelines. Part. B.
- ISO 22341:2021 (Security and Resilience – Protective Security – Guidelines for CPTED)
- Collection and analysis of Crime Statistic from Crimes Statistics Agency.

Project Info

The subject site is located at Lot 30, Sunshine Coast Parade, Maroochydore. The site is approx. 2,376m² and is within the Maroochydore City Centre Priority Development Area which includes a large urban renewal project featuring new commercial spaces, public art work and modern infrastructure.

The proposed development, and the subject of this report includes a new 29 level residential tower development. Included in the proposal are the following levels and areas:

The Basement level includes:

- Lift pit
- Fire stair
- Residential AWCs

Ground floor level includes:

- Resident Work From Home and quiet spaces
- Reception desk and Lobby area
- Mail room and office
- Art installation and landscaping
- UAT facility
- bike storage
- Comms and service areas
- Passenger Lift and stair access to all levels and Service lift
- Residential car spaces and Ground level entry to the carparking levels above

Basement & Levels 1 - 3 include:

- Podium carparking
- Bicycle parking and storage cages
- Lift & stair access

Levels 4 includes:

- Residential apartments
- Balcony/terrace areas
- Landscaped areas (not accessed from apartments)

Levels 5 - 28 include:

- Residential apartments
- Private balcony/terrace areas
- Penthouses on Level 28

Level 29 includes:

- Rooftop recreation area
- Gym, Steam and Sauna rooms
- Accessible Sanitary Facility
- Sanitary & Change facilities
- Pool, plunge pools and deck
- Sunset deck and Dining
- Fire pit
- Landscaping areas
- BBQ area
- Private upper penhouse deck and plunge pools x 2

Users include:

- Residents and permitted visitors;
- Reception staff
- Building management security/cleaning/maintenance contractors; and
- Members of the general public (including pedestrians, cyclists and drivers).



Documentation Reviewed

The report is based on drawings, received on 19th and 24th June 2026 from Walker Corporation. Included are:

- 71095_260227_Lot 30 Maroochydore_Plans
- Page 42 from 71095_260227_Lot 30 Maroochydore_Pre-Lodgement 01
- Concept plans issued 24.06.2026
- Plus Studio - Development Application + Urban Design Report - Rev 01

Purpose of Report

This report provides an evaluation of the proposed design from a CPTED perspective, identifying opportunities to enhance safety, security, and usability for all building users. Recommendations aim to align the design with CPTED principles and support a safe, dignified, and equitable environment.

This report provides a snapshot of the design at a specific point in time and is not intended to be periodically updated, as ongoing revisions fall outside the scope of this assessment.

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Suburb Information

Location and Strategic Context

The residential tower is located at Lot 30, Sunshine Coast Parade, Maroochydore. The site falls under the Economic Development Queensland jurisdiction, and is located within the Maroochydore CBD, and is within walking distance of the Sunshine Plaza, parks and a short drive to the beach. Located in the new CBD precinct, the site is within the new heart of the Sunshine Coast.

The area is bordered by residential areas to the South and North East. The Maroochy River with associated public parks and outdoor areas, is located to the North and North West, together with Commercial tenancies, Churches, restaurants, retail and Council facilities such as the Cotton Tree Aquatic Centre. Maroochydore Private Hospital, parklands and a public walkway along the Cornmeal Creek are also close by. Maroochydore Beach is a 5 minute drive from the site and the Maroochydore State school is to the North.

The surrounding neighbourhoods are characterised by a mix of low-to medium-density housing, bus transport routes, and green open spaces, contributing to a well-connected and community-oriented urban environment.

Demographic Profile

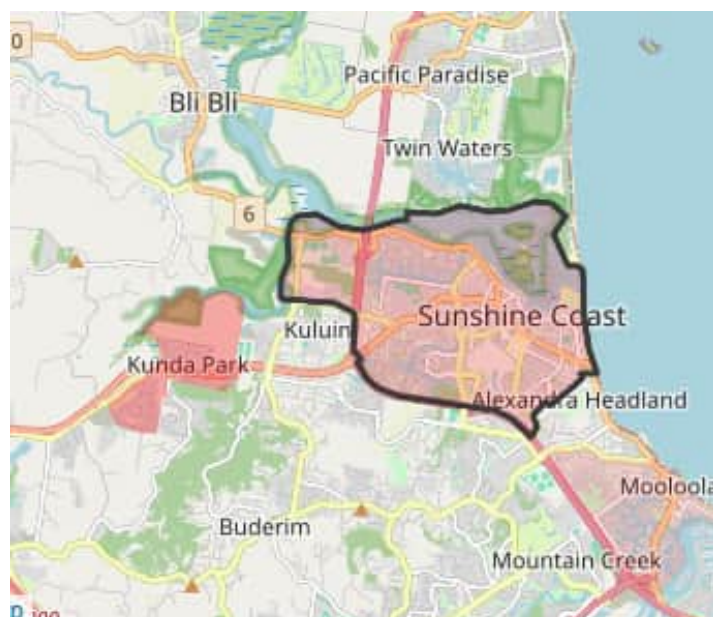
According to the 2021 Census, Maroochydore has a population of 20,629 people. The dominant age group is 20-29 years, with an average age of 47, indicating a relatively young and active population. 67.7% of people living in the area were born in Australia, with 42.3% having English ancestry. The area is not culturally diverse, with only a small percentage of people born outside Australia.

Housing is a mix of owner-occupied and rental properties, with a variety of dwelling types including separate houses, semi-detached/townhouses, and flats or apartments. The demographic composition supports a vibrant and diverse community, with strong engagement in local parks, trails, and community spaces.

Transport and Connectivity

The precinct is well-served by public transport through the Translink bus network providing connections to the Maroochydore CBD, other coastal towns and Sunshine Coast airport. Bus connections to Nambour Station provide access to the Queensland Rail Sunshine Coast line which connects directly to Brisbane.

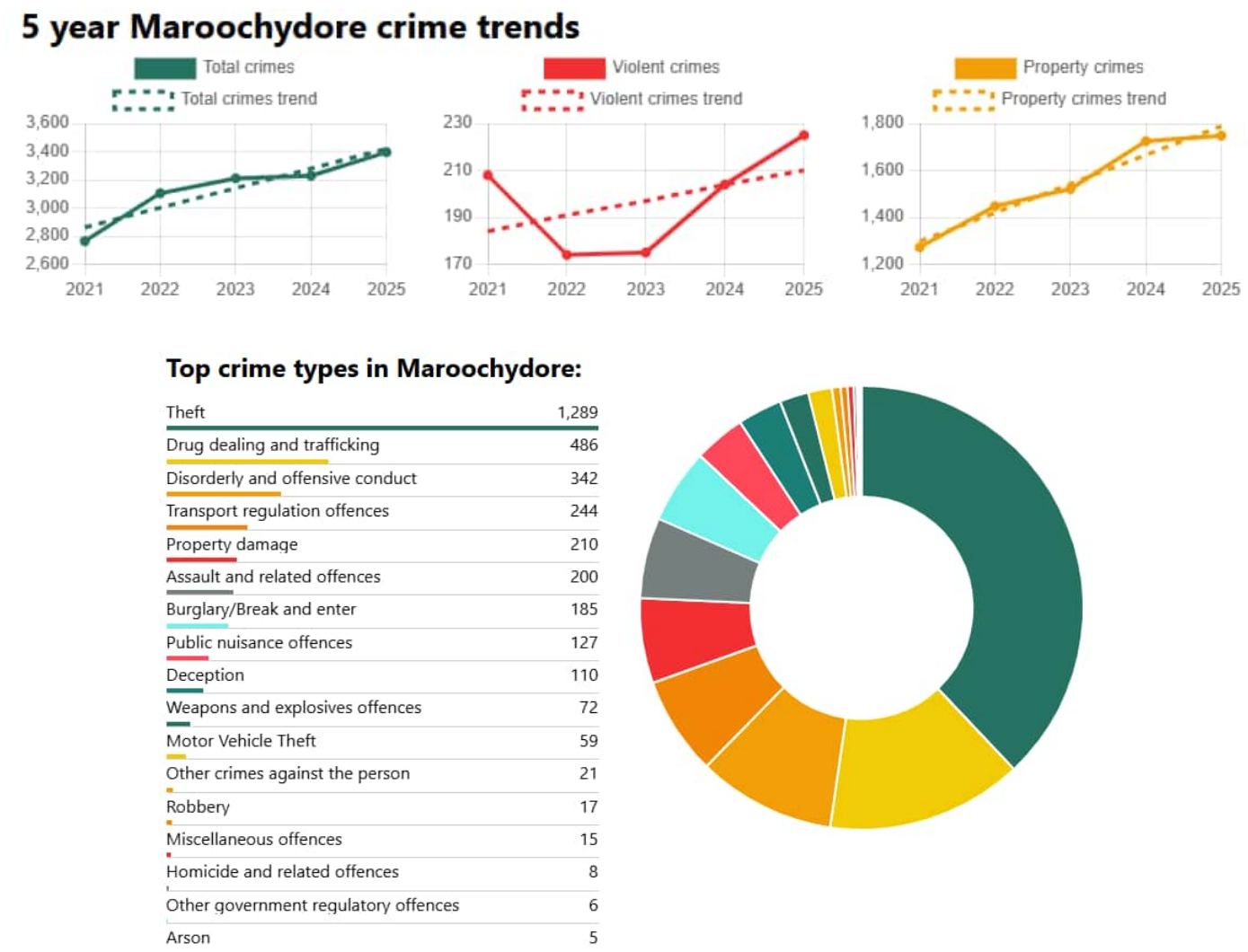
Cycling and walking routes are provided within Maroochydore to access the CBD and paths along the river and coast are also provided. The new project will enhance foot and bike traffic in the area.



Crime Statistics

Recent crime statistics for Maroochydore indicate a mixed pattern of incidents, reflecting its dynamic inner-city environment. The most common offenses include property crimes, such as theft, drug trafficking and disorderly and offesnive conduct, which are typical in areas with high-density residential and commercial activities. Crime trends within Maroochydore have remained relatively stable over time.

Crime Statistics derived from the Crime Statistics Agency (CSA) and Queensland Police statistics data, provides up to date crime information for local government areas. Chart 1 is a summary of City of Maroochydore.



The physical environment where crime occurs—or is perceived to occur—is a critical factor in both crime prevention and the public’s sense of safety.

Design Review

1. Activation

CPTED Measures in the Current Design

Ground Floor
The site is opposite a pedestrian boardwalk along the Cornmeal Creek waterway. This will encourage pedestrian, vehicular and bicycle traffic in the area.
Retail and commercial businesses to the north and north-west will attract users, including residents from the residential areas to the east, and encourage users to remain the area and maximise the contribution the area can make to the community.
Residents enter the building at the reception area, accessed via First Ave. The entry features windows that provide visibility in and out of the building and will encourage activation at Ground level. The layout is simple and provides people-friendly places within the public space with unimpeded sightlines.
The entry foyer includes a Library Lounge, Waiting Lounge, reception, art wall, parcel room and mail boxes. Also included is a range of seating options. These spaces and fixtures will invite people to use and stay in the area, contributing to the activation of the space.
It is assumed that the reception area will be operational during business hours and will encourage activity in the area.
Landscaping elements both internally and externally, and the provision of bike parking along the First Avenue frontage, create inviting spaces and encourage activity, along with bike parking close to the entry.
Art installations and seating areas, both inside and outside the building will encourage people to visit and activate the spaces.
The internal and external spaces are open plan and users can move around the area freely.
Three commercial tenancies are located along Sunshine Coast Parade. When these tenancies are occupied they will enhance activity in the area.
Street parking along Sunshine Coast Parade will encourage people to park and stay in the area.
The project features a harmonious blend of building uses and spaces that appeal to a range of users and promotes foot traffic between various areas.
Vehicle access to the carparking levels above and below is from the Future Way frontage. Activity with vehicles entering and exiting the building will contribute to activating the area.
A bus stop is located on First Ave at Future Way, which will increase activity in the area.
Resident work from home areas and meeting rooms are provided on the First Avenue frontage, along with EOT facilities and bike storage to the East. These areas will provide further activation.
Carparking - Basement & Podium Levels 1 - 3
Both bicycle and vehicle parking and storage areas are provided on all levels which will enhance activity.
Landscaping elements are included externally at Levels 1 - 3. This will create more visually appealing spaces at the carparking levels.

Rooftop Recreation Area
A variety of outdoor common areas are provided at the Rooftop Level including, Pool and deck areas, BBQ, Sunset and Private Dining areas, Gym, Sauna, Spa, Sanitary and change facilities, and an accessible toilet. These areas will activate the space and encourage residents to use this area for recreation and communal activities.
Cover is provided to some external areas near the pool and BBQ. This, together with the indoor recreational spaces will allow for the space to be used in all weather conditions.
The provision of sanitary facilities will allow people to stay in the area. The accessible toilet will allow users of all abilities to utilise the communal spaces and further activate the area.
Landscaping elements will also enhance the use of the space.
Further Considerations
Ground Floor
Improve lighting to increase the likelihood of pedestrians and cyclists choosing to travel in the area after daylight hours, and to increase the attractiveness of the area for legitimate activities. A mix of low level lighting and feature lighting to the landscaped areas of the development will enable passive surveillance by residents and passers by.
Select 'socially-compatible' retail businesses that can attract a wider range of patrons. Consideration could be given to extended trading hours for shops and restaurants at the Ground level to encourage greater numbers of people to the site for longer periods.
Provide signage to assist users of the space to navigate to sanitary facilities and other areas within the building.
Negotiate with the City Council to add street benches nearby (outside the project area). These additions can attract more people and increase the area's usage; this is expected to foster a sense of community.
Carparking - Basement & Podium Levels 1 - 3
Ensure that all areas are well lit so that people feel more comfortable and are more likely to use the spaces.
Rooftop Recreation Area
Provide adequate lighting to all areas to encourage night time use of the spaces.
Organise communal activities for residents to foster a sense of belonging and care over the communal areas.
Ongoing maintenance and care of the areas will help to promote a sense of ownership over the space and encourage residents to also care for and use the space regularly.

2. Surveillance

CPTED Measures in Current Design

Ground Floor

Road users, staff and patrons of the adjacent commercial tenancies and buildings will contribute to natural surveillance of the area.

The current landscape design and clear sightlines, allows for natural and passive surveillance throughout the Ground floor external areas. Planting used along the footpath are low-height and limits opportunities for concealment.

Windows to the entry provide visibility in and out of the building and will encourage natural surveillance at Ground level from the inside out and in. The layout is simple and provides people-friendly places within the public space with unimpeded sightlines.

Multiple internal and external areas provide seating, a waiting lounge and banquette seating for people to sit and provide natural surveillance to and from both inside and outside.

It is assumed that controlled access to the main entrance is provided. It is also assumed that the reception desk is monitored, however hours are unknown.

Balconies and windows from the residential apartments and balconies above will look onto the Ground floor open spaces on the Ground floor below - providing natural surveillance.

The residential mailboxes, located behind the reception desk is within the secure main foyer, reducing the risk of identity theft.

Carparking - Basement & Podium Levels 1 - 3

The carparks are relatively open with good sightlines. A clear open ended corridor at both ends to the lift access lobby will avoid entrapment opportunities and allow surveillance.

Rooftop Recreation Area

Opportunities for natural surveillance between indoor and outdoor spaces are provided through the provision of windows from the terraces and private indoor dining areas.

Avoid low-height plants in raised planter boxes (near the Sunset Dining area) that may obstruct sightlines to the informal gathering spaces with cabanas.

Consider relocating the single toilet currently positioned at the rear of the private dining area to a more central and readily accessible location that increases natural surveillance.

Further Considerations

Ground Floor

The pathway leading to the services area—situated between the mailboxes and the residents' work-from-home space—is proportionally wide and avoids a sense of oppression. However, it terminates in a dead end, offering no alternative exit routes. While landscaping and windows along both sides provide a degree of passive surveillance during the day, the space may feel less secure after dark when passive surveillance is reduced. It is recommended to provide adequate lighting. Also ensure that landscaping elements are maintained to provide clear sightlines.

The extent and placement of lighting, including along pathways, is unclear. Adequate lighting should be provided to ensure clear visibility after dark, along with low-level pathway lighting to support wayfinding and reduce opportunities for concealment.

The corridor in front of the Main Switch Board could be used as a hiding space. Controlled access, adequate lighting, CCTV, and some visibility into the bike storage area (eg. windows) is recommended in this area. A convex surveillance mirror to help eliminate blind spots and prevent entrapment and allow people to see around the corner is also recommended adjacent to the Bulky Goods room, and also to the corridor leading to the main switchboard.

Access to the services area via the visitor bicycle parking appears to be unrestricted as secure access appears to be provided at the entrances to the two car park ramps. Maintaining free access from the street may increase the risk of undesirable activities such as vandalism, theft, and rough sleeping.

Consider including CCTV cameras at the carpark entry and providing access control to residents only.

Storage cages are provided at the Ground floor within the carpark entry. Recommend providing some permeability to the walls to add opportunities to see into the area and avoid possible entrapment or unauthorised activity.

Carpark - Basement & Podium Levels 1 - 3

The corridor leading from the lifts adjacent to the 44 resident bike storage area on Levels 1 -3 may provide an opportunity for entrapment or be used as a hiding spot. Consider providing a convex surveillance mirror to help eliminate blind spots and prevent entrapment and allow people to see around the corner. Ensure that the area is also well lit.

Recommend some visibility into the storage cage areas and bike storage from the carparking side to increase surveillance of the area.

Consider installing CCTV cameras to further deter criminal activity and assist with monitoring the space.

Rooftop Recreation Area

Install adequate lighting to improve visibility at night time.

Provide opportunities for reporting of incidents by residents and encourage the reporting of suspicious activity in the space to enhance a feeling of belonging and "ownership" over the space.

Provide a clear emergency response plan for residents, including procedures for incident reporting.

Controlled access to common areas for residents only is encouraged to restrict unauthorised activity.

Ensure that the landscaping elements that are indicated are low level and do not provide opportunities for hiding or concealment, and to maintain sightlines and restrict climbing opportunities.

Consider providing windows from the Gym to contribute to natural surveillance opportunities.

CCTV cameras can be used at access points like stairwell doors and lifts to capture and deter unauthorised activity.

Consider relocating the single toilet currently positioned at the rear of the private dining area to a more central and readily accessible location that increases natural surveillance.

3. Ownership

CPTED Measures in Current Design

Ground Floor

A monitored reception and lobby area fosters a sense of care and value, encouraging residents to take ownership of the space. It also promotes positive interactions between staff and residents, strengthening relationships, building trust, and contributing to a more cohesive and well-managed community environment.

Landscape features, seating areas and art installations are provided at the Ground Floor level. This will likely create a feeling of individual and community ownership of the public spaces to encourage a level of shared responsibility for its security.

The Residents' work from home area provides opportunities for people to stay on site for work and will help to foster a sense of ownership over the building.

Rooftop Recreation Area

Providing multiple areas and opportunities for communal activity will positively reinforce a sense of ownership by the residents.

Further Considerations

Ground Floor

Provide more landscape features (e.g., mood-lighting, benches and tables) to attract users. This will likely create a feeling of individual and community ownership of the public space to encourage a level of shared responsibility for its security.

Install suitable lighting to create an inviting atmosphere for users during the evening, promoting socially acceptable use.

The integration of anti-hostile vehicle measures, such as bollards, into the landscape design along the First Avenue frontage could be considered.

Provide features that support everyone in the community; eg. clear and accessible signage, step-free entrances, accessible parking and directions, and smooth, level surfaces—so the space is easy and comfortable for all people to use.

Provide opportunities for study groups and workshops for social interaction and collaboration within the spaces.

Ensure that outdoor areas are kept clean and are well maintained.

Establish clear communication channels for residents eg. noticeboards and social media groups to keep residents informed and provide an opportunity to participate and collaborate.

Rooftop Recreation Area
Ensure bins and benches are securely fixed and positioned at an appropriate distance from building overhang to prevent climbing and that outdoor areas are kept clean and are well maintained.
Encourage and provide student-led initiatives for events and activities to encourage them to take "ownership" over the space. Planned activities will encourage and foster a sense of community ownership and responsibility over the area by residents. Increasing the sense of ownership will also encourage reporting of suspicious activity.

4. Stakeholder Management

CPTED Measures in Current Design
General
It is expected that the Building Management will implement both regular and reactive maintenance systems to uphold the quality of these areas, ensuring timely repairs when necessary. Maintaining the aesthetic and functional qualities will likely make the places attractive to the community in the first place.
It is understood that the public areas within the site will be privately maintained and managed. All proposed planting should be adequately maintained to ensure it does not create opportunities for concealment or obstruct sightlines.
Further Considerations
General
Host community workshops or provide safety handbooks to teach tenants how to report maintenance issues and effectively utilize shared access controls.
Train facility staff and concierges to be familiar with basic CPTED principles so they understand how environmental design reduces crime.
Consult with local authorities (e.g., through local Police or community programs) to review crime risk metrics and refine building management strategies.
Select building assets to minimise damage and the need for excessive maintenance.
Use vandal and graffiti resistant finishes where possible.
Display signs with QR code to allow rapid reporting of damage in the area.
Rooftop Recreation Area
Ensure that the BBQ area, pools, sauna, spa and other common areas are well maintained and cared for. A well cared for space is less likely to attract unauthorised activity and sends a signal that the area is valued.
Post signage that outlines designated hours of operation and any rules that apply for using the spaces.

5. Legibility

CPTED Measures in Current Design

General

The use of varied surfaces and paths contribute positively to navigation of the space. The natural material palette is clear and legible, supporting ease of movement while offering visual interest for user.

The layout is simple and easy to navigate, providing users, especially pedestrians and cyclists, with the capacity for variety and interest.

The entry is set back from the street on First Avenue with landscaping features, indicating that this is where people should enter the building.

Rooftop Recreation Area

The area is legible as a common space with multiple communal activities available.

Further Considerations

Ground floor

Design signage to recognise cultural differences by using internationally recognised symbols.

Ensure that signage is legible and well-lit, made from appropriate materials, and utilises high level of luminance contrasts and easy-to-read colours. It should be large enough or reflective to be easily read from a suitable distance, at different times of the day, and accessible for people with disabilities.

Locate signage in logical places to assist wayfinding at the main entry on First Avenue and the Future Way vehicle entry. Ensure that signage is legible and well-lit, made from appropriate materials, and utilises high level of luminance contrasts and easy-to-read colours. It should be large enough or reflective to be easily read from a suitable distance, at different times of the day, and accessible for people with disabilities.

Rooftop Recreation Area

Provide wayfinding signage to the area with descriptions of the different spaces and activities offered.

Controlled access to the area is recommended if not already considered.

6. Territoriality

CPTED Measures in Current Design	
Ground Floor	
	The fact that it is residential building forecourt delivers a strong message to potential offenders that this area has security monitoring in place; and defines ownership boundaries.
	The large canopy, complemented by low-height planting, helps define the space as a semi-private area.
	The reception area in the entry lobby controls access into the private residential building from the public lobby space.
	Public retail tenancise are located on Sunshine Coast Parade away from the Residential entry. This helps to define the public and private spaces.
Rooftop Recreation Area	
	The area incorporates a range of formal and informal gathering spaces for residents, reinforcing a clear sense of territoriality.
Further Considerations	
General	
	Install signage, such as "CCTV video surveillance in 24-hour operation," to notify potential offenders that the area managed has security monitoring in place.
	Controlled access is recommended into resident only areas - Residents' work from home, lifts, mail boxes, EOT, storage cages, gym, pool etc. and common areas throughout the building.
	Clear signage eg. "residents only", to define the purpose of different areas should be included.
	Consider intercom systems for visitors.

7. Vulnerability

CPTED Measures in Current Design

Ground Floor

The area will allow free-flowing access for pedestrians and drivers. Cyclists are encouraged to the space with parking available both at the front of the building and within for residents.

Windows to the ground floor entry lobby, adjacent to the mail area, Residents' work from home and meeting rooms will maximise visibility and enable increased opportunities for management from the reception area.

Carparking - Basement & Podium Levels 1 - 3

Storage cage access appears to be open ended, providing an opportunity for escape at either end to avoid entrapment.

Rooftop Recreation Area

Planters and landscaping provide a barrier between the recreation areas and the edge of the building.

Visibility between the Private Dining, Terraces, MPR and external areas reduce the risk of unauthorised activity.

Further Considerations

Ground Floor

A long corridor leading to the EOT and bike storage areas could be used as a hiding space or no alternative escape routes - refer to recommendations in "Surveillance".

The walkway leading to the services area door between the mail boxes and residents' work from home area is a dead end - refer to recommendations in "Surveillance".

When considering tenancies - vulnerable places (such as ATMs, 24-hour shops) should be located in busier spots.

Select vegetation and landscape features that are not anticipated to create barriers or restrict sightlines. Consider the mature height of any proposed trees and locate away from the building to avoid the opportunity for a "natural ladder" onto balconies.

Provide sufficient artificial lighting to support surveillance and minimise shadows or glare which might put people at risk - refer to recommendations in "Surveillance".

Install an emergency intercom station to allow rapid reporting of safety risks or anti-social behaviour.

Storage cages are provided at the Ground floor within the carpark entry - refer to recommendations in "Surveillance".

Carparking - Basement & Podium Levels 1 - 3

The corridor leading from lift adjacent to the 44 resident bike storage area on Levels 1 -3 may provide an opportunity for entrapment or be used as a hiding spot - refer to "recommendations in "surveillance".

Rooftop Recreation Area

Ensure that landscaping is well cared for to ensure that sightlines are maintained, and that plants do not provide climbing opportunities.

Ensure that walls/barriers cannot be easily climbed or are easily accessible to prevent dangerous behaviours.

Install adequate lighting to eliminate dark spots, whilst also considering surrounding properties.

Limit hours of use to assist with controlling and access.

Include emergency measures such as an app or phone number to allow rapid reporting of safety risks or anti-social behaviour, and provide information on site to make students aware of procedures.

General Lighting Recommendations

Whilst CCTV surveillance does not prevent anti-social behaviour, if providing, ensure adequate lighting for CCTV surveillance. If required, Project Team to consult security consultant on CCTV locations, camera types and lighting locations.
Lighting should light spaces evenly and consistently, it should highlight entries and exits and paths of travel, reduce the casting of shadows that could hide intruders, light any directional signage, and evenly light exterior to interior spaces to allow for surveillance as required.
Use multiple light sources to provide consistent lighting levels and to reduce contrasts between shadow and light.
Avoid placement of unshielded lighting at eye level.
Ensure lighting is placed so that it will not be blocked by mature vegetation.
Damage to light fittings can be minimised by specifying vandal-resistant, high mounted light features.
Ensure that lighting fixtures are well maintained and replaced if damaged or not functioning.

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Regards,



Lisa Ham CPTED and Senior Access Consultant