

24 May 2013

Ms Jenny David  
Property Development & Operations Manager  
Parkview  
Suite 3, 2 Wentworth Park Road  
GLEBE NSW 2087

Dear Jenny,

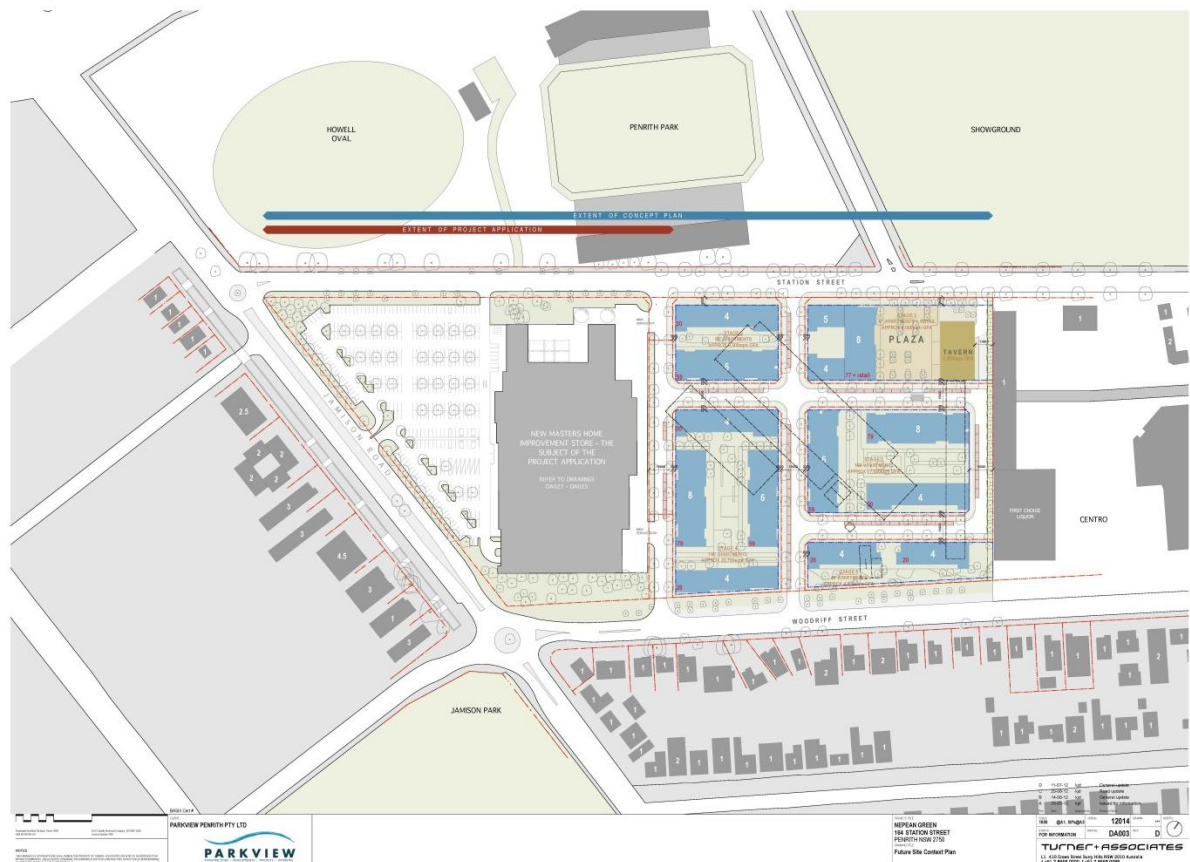
**Addendum letter to Nepean Green Crime Prevention through Environmental Design (CPTED) Assessment, prepared July 2012**

We understand that following the receipt of Director General Requirements (DGRs) for the subject site, the subject proposal has been altered to co-locate compatible land uses of the Masters store with the Centro Nepean development. The intent of the requirements is to minimise negative impacts on existing and proposed residential development by placing the residential component of the proposal on the southern side of the site, further from Centro Nepean.

**1.1 PROPOSED CHANGES TO PREVIOUS SCHEME**

The CPTED assessment in July 2012 considered a proposal that involved construction of a mix of retail and residential apartments, including a Masters Home Improvement Store, ground floor retail premises, a two storey tavern and communal open space in the form of a plaza, on the Nepean Green site, bounded by Station Street to the west, Woodriff Street to the east, Jamison Street to the south, and the Centro Nepean development to the north. The Masters store was proposed for the southern end of the site, with the residential apartments, retail and tavern proposed to the northern end, adjacent to Centro Nepean. The original proposal is shown in Figure 1 overleaf.

FIGURE 1 – ORIGINAL PARKVIEW NEPEAN GREEN PROPOSAL AS ASSESSED IN CPTED ASSESSMENT JULY 2012



Following submission of the proposal, the Department of Planning and Infrastructure recommended that the location of the retail component and the Masters component be switched. This would co-locate compatible land uses of the Masters store with the Centro Nepean development, while minimising negative impacts on existing and proposed residential development by situating the residential component of the proposal on the southern side, further from Centro Nepean.

The current proposal reflects this recommendation, and is shown in Figure 2 and Figure 3 overleaf.

FIGURE 2 – UPDATED RESIDENTIAL COMPONENT OF THE PROPOSAL ON THE SOUTHERN END OF SITE

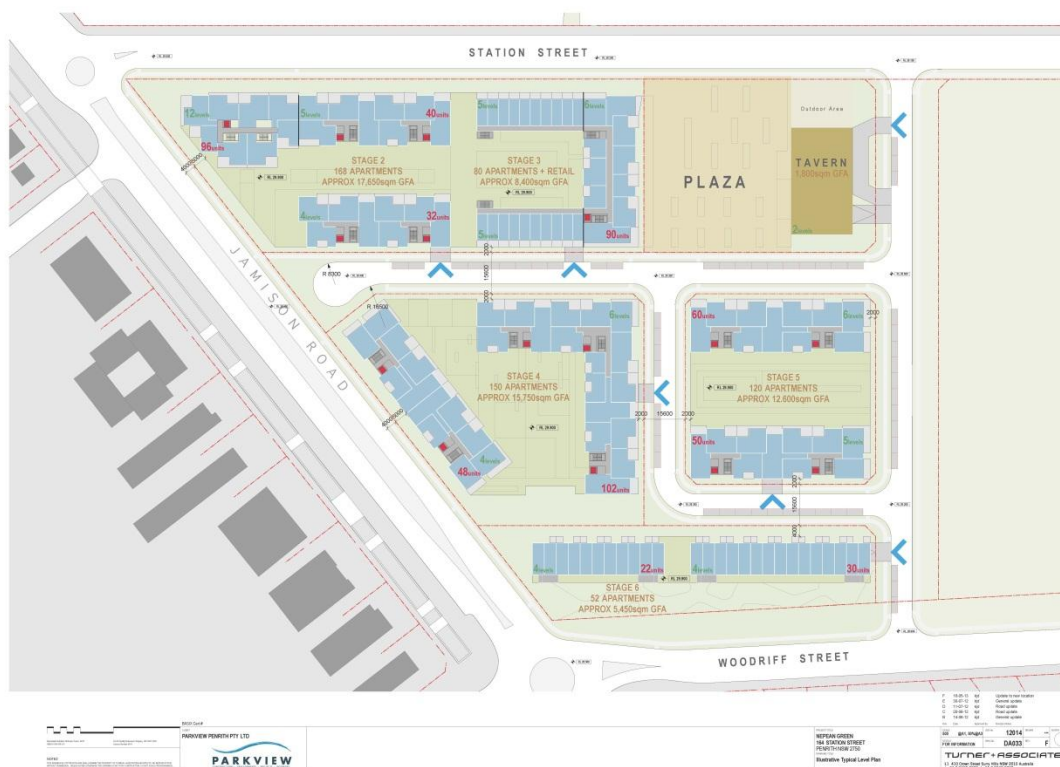
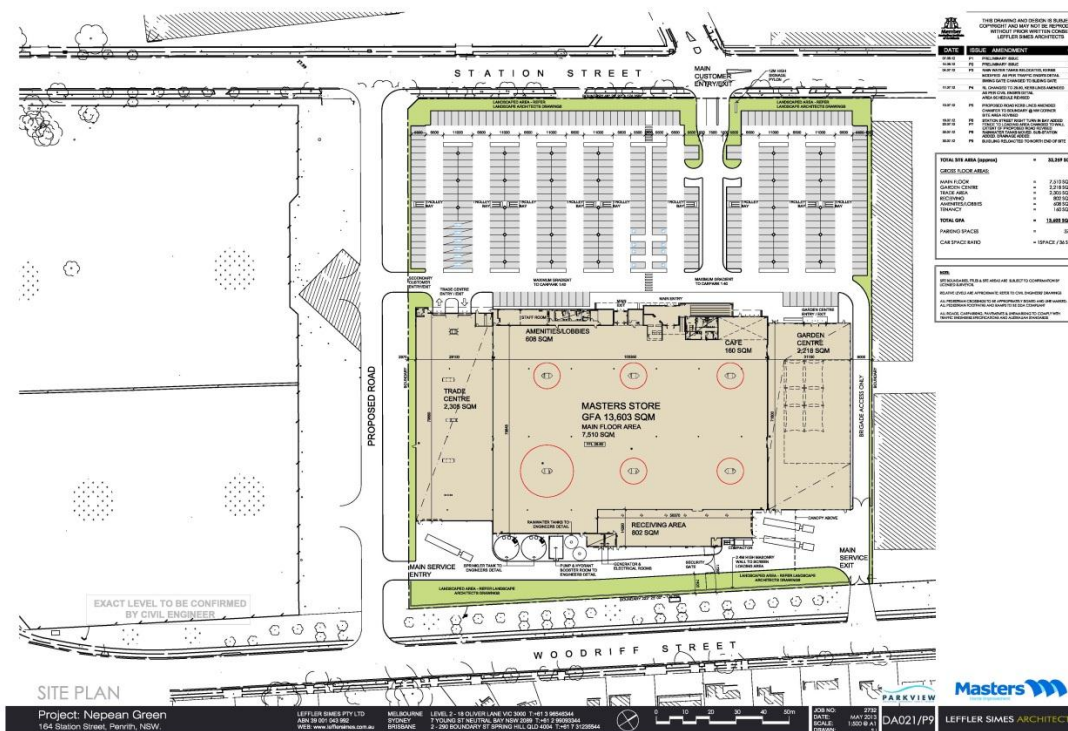


FIGURE 3 – UPDATED MASTERS HOME IMPROVEMENT STORE PROPOSAL ON THE NORTHERN END OF SITE



Source: Parkview 2013

## 1.2 IMPLICATIONS OF THE PROPOSED CHANGES FOR THE CPTED ASSESSMENT

The previous CPTED report analysed crime risks of the proposal against the following subheadings. The intended uses of the reconfigured proposal have not been altered, only the site of the residential and retail have been repositioned. A separate CPTED assessment is not required. The reconfigured proposal has been assessed against the following issues:

### 1.2.1 CAR PARKING AREAS

The analysis of the site plans found:

- Proposed access to the car park for the Masters store has changed to be predominantly from Station Street, with another access point proposed on the western side of the proposed road to the south of the site. Service entry is proposed from the eastern side of the proposed road, with service exit to Woodriff Street adjacent to Centro Nepean. The customer parking lot of the Masters store now fronts onto Station Street, similarly to Centro Nepean.
- The location of car parking fronting onto Station Street will expose the site to increased passive surveillance, as Station Street is a busy shopping street further to the north and enjoys high levels of patronage. Proximity to the adjacent Centro Nepean will mean that existing cars and pedestrians on the street create activity on the site, encouraging surveillance. The car parking area will also benefit from a level of passive surveillance from shoppers in the Masters development, particularly at the café which faces onto the parking lot, and patrons of the proposed tavern and plaza on the residential development.
- There is no information on the underground and at grade parking requirements for the residential apartments and it is assumed the same provision is provided. If so, the recommendations in the previous report remain valid and should be implemented.
- All existing recommendations remain valid and should be implemented in full.

### 1.2.2 ENTRY, ACCESS AND EGRESS

The analysis of the site plans found:

- Service access to Masters is now proposed from the proposed road which dissects the site with an exit via a controlled barrier to Woodriff Street on the eastern side of the retail development adjacent to the Centro Nepean. It will be important that the service loading dock areas are secured, particularly at night, and kept clear to prevent theft of stock or any materials, and vandalism of the external walls of the building. This will be assisted by the control entry doors. Surveillance of the unsecured main service entry will be a requirement during operating hours.
- All existing recommendations remain valid and should be implemented in full.

### 1.2.3 PEDESTRIAN AND DISABLED ACCESS

The additional analysis of the site plans found:

- If the main pedestrian access points for Masters are likely to be near the vehicular entrances at Station Street and the proposed road. It will be important to ensure that pedestrian pathways are included close to these entrances at a distance that allows for pedestrian safety and provides a safe pathway through the perimeter landscaping to be provided around the outdoor car parking area.

- It will be important to ensure that pedestrian entrances and pathways to private residences in the residential component of the site are clearly delineated from public pathways using appropriate signage, landscaping and lighting.
- All existing recommendations remain valid and should be implemented in full.

#### 1.2.4 LIGHTING

The analysis of the site plans found:

- Lighting of internal streets in the residential development should be considered, given that they are not wide streets and will have low levels of passive surveillance due to residential buildings that are designed to predominantly face internal courtyards, and low levels of traffic flow, apart from residents and their visitors.
- The new configuration benefits from placing the car parking and service roads of Masters adjacent to the high wall separating the site from Central Nepean. There is less of a requirement to light this area however active surveillance of the Brigade Access entry should be considered to deter potential infiltration, and concealment of potential criminal elements, along the Brigade Access Road.
- All existing recommendations remain valid and should be implemented in full.

#### 1.2.5 INTERNAL LAYOUT

The analysis of the site plans found no change to the existing analysis, and existing recommendations remain valid and should be implemented in full.

#### 1.2.6 EXTERNAL LAYOUT

The analysis of the site plans found:

- Opportunities for graffiti or damage to property can be minimised by the use of green walls, landscaping, and good lighting at appropriate times where different uses adjoin, particularly at service entries or roads that are likely to be quiet, such as the Masters store wall adjoining the proposed road to the south, and the Centro Nepean walls adjoining the Masters store site to the north.
- The proposed internal road in the residential component of the development should be well landscaped, signposted and integrated into local public open space so that it is clear that the road does not follow through to Jamison Road for pedestrians and road users. Good landscaping will also ensure that the area does not appear neglected and does not become an area for loitering.
- The reconfiguration positions the Masters retail development adjacent to the high wall separating the proposal from Centro Nepean. This reduces the requirement to provide measures to activate this area. The green wall and plantings should be retained from Station Street to the Brigade Access Road to discourage vandalism and improve the interface with the parking bay area. However, plantings of less density are all that would be required on the Brigade Access Road.
- All existing recommendations remain valid and should be implemented in full.

#### 1.2.7 MATERIALS

The analysis of the site plans found no change to the existing analysis and existing recommendations remain valid and should be implemented in full.

### 1.2.8 LANDSCAPING

The analysis of the site plans found:

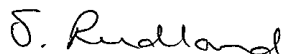
- Significant landscaping should be applied to the southern wall of Masters store, adjacent to the proposed road and residential component of the proposal; and the southern wall of Centro Nepean to the proposed Masters parking area and service access path on northern side of Masters store.
- Design of the Plaza and public open spaces and courtyards should include landscaping such that there are no opportunities for concealment, clear and legible pathways to apartments, and clear lines of sight through the development.
- Significant and appropriate landscaping of Station Street will assist to create an activated streetscape to attract pedestrians and patrons, improving passive surveillance.
- Significant landscaping and embellishment of the dead end street to Jamison Road in the residential component of the development will assist to reduce opportunities for crime and loitering in a part of the development that is otherwise unlikely to benefit from much passive surveillance.
- All existing recommendations remain valid and should be implemented in full.

### 1.3 CONCLUSION

The additional inputs above address those parts of the original assessment that are no longer valid or required updating due to the site reconfiguration. The analysis of the new site plans did find additional differences in how the site will function in relation to the CPTED principles, but that these addressed in the original set of recommendations.

We therefore confirm that the original set of recommendations remain valid and should be implemented in full.

Yours sincerely,



Susan Rudland  
Director