

Crime Prevention Through Environmental Design Report

Extension of Oporto Trading Hours

104 The Corso, Manly

PREPARED FOR

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JULY 2024

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1 Introduction

This Crime Prevention Through Environmental Design (**CPTED**) has been prepared to support a modification application lodged to Northern Beaches Council (**Council**) seeking consent for the extension of trading hours for the existing Oporto tenancy at 104 The Corso, Manly (**the site**).

The proposed modification seeks to extend the trading hours for the existing Oporto restaurant from 7am-10pm (Monday to Saturday) and 8am-10pm (Sunday and Public Holidays) to:

- 7am to 12am Monday to Thursday),
- 7am to 3am Friday and Saturday and
- 8am to 12am Sunday

The CPTED report utilises the principles of CPTED, which are based on a situational approach to crime prevention, which seek to minimise the risks for possible crime offences to occur. The report assesses potential crime risks based on the crime trends in the locality, and details design interventions adopted to mitigate crime potential.

Mecone has prepared this assessment in accordance with the Department of Planning and Environment's Crime Prevention and the Assessment of Development Application Guidelines (2001) and the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009. This assessment has been prepared by a suitably qualified CPTED professional, following their successful completion of the NSW Police Force Safer by Design Course.

Under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), a consent authority is required to take into consideration certain matters when determining a development application (DA). This includes Section 4.15(1)(b) of the EP&A Act, 'the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality' and Section 4.15(e) of the EP&A Act, 'the public interest'.

There are two key steps to the assessing the risk of crime, including:

- Identify the crime risk affecting an area; and
- Application of CPTED design measures to mitigate the risk of crime prevalent in an area.

The CPTED principles for assessing development applications are as follows:

Natural surveillance  The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.	Access control  Physical and symbolic barriers can be used to attract, channel or restrict the movement of people, minimizing the opportunity for crime.	Territorial reinforcement  Community ownership of public space makes people feel comfortable. Well used places reduce opportunities for crime and increase risk to criminals.	Space and activity management  Popular public space is often well maintained and well used space. Space management ensures that space is appropriately utilised and well cared for.
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FIGURE 1: CPTED PRINCIPLES

Source: Mecone

Floor Plans provided in the Plan of Management have been referenced as part of this assessment, noting no physical works are proposed.

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 (BOSCAR),
- A crime risk assessment, in accordance with the current NSW policy and practice, and
- Evaluation of the proposed development against established CPTED principles.

1.1 Report Structure

The structure of this report is as follows:

- Chapter 1 introduces the report
- Chapter 2 provides an overview of the site's context
- Chapter 3 outlines the proposed development
- Chapter 4 provides an overview of applicable CPTED policy
- Chapter 5 provides an overview of crime in the surrounding area
- Chapter 6 provides an assessment of how the proposal promotes the development of a safe urban environment
- Chapter 7 concludes the report and provides CPTED recommendations

Additionally, an assessment against the NSW Police Force CPTED Checklist is provided at Appendix 1.



2 Site Analysis

2.1 Site Location

The Site is zoned E1 Local Centre within the Northern Beaches Local Government Area (LGA). Currently occupied by the Oporto restaurant the site has an area of approximately 78m², on a rectangular lot. It has a 4m frontage to The Corso to the north and is located approximately 30m south-west of Steyne road and 100m from Manly Beach, as shown at **Figure 2**.



FIGURE 2: SITE AERIAL

Source: Mecone Mosaic

2.2 Site Description

Table 1 provides the legal description, and a brief summary of the site and surrounding context.

TABLE 1: SITE DESCRIPTION

Item	Description
Legal Description	Lot 2/DP39426
Total Area	78m ²
Location	The site is located on the southern side of The Corso, and to the west of Manly Beach.
Street Frontage	4m to The Corso
Site description	Located on the southern side of The Corso, and to the south-west of Steyne Road and Manly Beach. It is currently occupied by the Oporto restaurant within a heritage listed building and conservation area.



The site has a rectangular shape and is located adjacent to other shops, commercial premises and food and drinks premises.

Previous Uses	The site has been previously used as a phone store (Vodafone) and ice cream shop.
Surrounding Context	The surrounding area contains a mix of retail and commercial land uses and some residential accommodation.
Public Transport	Manly Wharf is located approx. 500m west of the subject site and provides regular services to Circular Quay. The Manly CBD is serviced by numerous bus connections to Chatswood, North Sydney, Sydney CBD and the Northern Baches region.

2.3 Site Surrounds

The site is located on The Corso, the most popular strip in the Manly CBD consisting a range of restaurants, shops, pubs and licensed venues, attracting domestic and international visitors. A town centre location, The Corso connects the Wharf to Manly Beach and is heavily trafficked by pedestrians.

Development immediately adjacent to the site consists two storey heritage mixed use buildings consisting ground floor commercial tenancies and first floor apartments. Tenancies mainly consist food outlets, including Manly Seaside Kebabs, Yogurtland, Royal Copenhagen Ice Cream and Manly Ocean Foods.

Surrounding development consists a range of medium density mixed use and commercial premises, most notably the Steyne Hotel directly opposite the site and The New Brighton Hotel opposite Sydney Road.



FIGURE 3: PHOTO OF ADJOINING SITES (SUBJECT SITE IS THE VODAPHONE TENANCY)

Source: Google maps





FIGURE 4: PHOTO OF HOTEL STEYNE AND NEW BRIGHTON HOTEL OPPOSITE THE SITE

Source: Google maps



FIGURE 5: PHOTO PEDESTRIANISED CORSO

Source: Google maps



3 Proposed Development

The proposed modification application seeks to amend Consent Condition 19 of DA2022/0462 in order to extend the approved hours of operation for the existing Oporto restaurant. No changes to the existing operations and development are proposed by this modification application.

The revised wording proposed by this modification application are outlined in **Table 2** below (new in **bold**, deletions in strikethrough).

TABLE 2: PROPOSED DEVELOPMENT SUMMARY

19. Hours of Operation

The business may operate between;

- ~~7am-10pm on Monday to Saturday and,~~
 - ~~8am-10pm on Sunday and public holidays~~
 - **7am – 12 am on Monday to Thursday and**
 - **7am – 3am on Friday to Saturday and**
 - **8am – 12am on Sunday**
-



4 Policy Review

4.1 NSW Government CPTED Guidelines

This report utilises the principles of CPTED, which are based on a situational approach to crime prevention, which seek to minimise the risks for possible crime offences to occur. This is achieved by:

- increasing the possibility of detection, challenge and capture;
- increasing the effort required to commit crime;
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- removing conditions that create confusion about required norms of behaviour.

Notwithstanding this, the report and approach acknowledges that any design strategy proposed cannot operate effectively in isolation and is one element of a broader approach to a crime prevention strategy that includes social and community inputs and complementary strategies.

Section 6 of this report provides an evaluation of the proposed development against the guidelines.

5 Crime Profile

The proposed development is located in the suburb of Manly in the Northern Beaches Local Government Area (LGA).

The crime figures discussed in this section of the report are those crimes that have been recorded by NSW Police, and as such cannot be seen to necessarily be all crimes committed in the Northern Beaches LGA.

Levels of reported crime are sensitive to a range of factors, including but not limited to the willingness or ability of people to report a criminal activity, the levels and nature of police activity, and actual levels of criminal activity in the area.

The consideration of recommendations included in this report are intended so that the proposed development does not become attractive to perpetrators of these types of crime.

5.1 Crime Trends

A review of the crime statistics indicates that when compared to the rest of NSW, the Northern Beaches LGA has a low rate of crime.

Table 3 provides the breakdown of the relative crime in Northern Beaches LGA when compared to NSW over a one-year period, per 100,000 population:

TABLE 3: NORTHERN BEACHES LGA CRIME OVERVIEW – SEPTEMBER 2022 TO SEPTEMBER 2023

Offence Type	Northern Beaches Council-to-NSW incident rate ratio
Murder	N/A
Assault – domestic violence related	0.2:1
Assault – non-domestic violence	0.5:1



Sexual assault	0.5:1
Sexual touching, sexual act and other sexual offences	0.5:1
Robbery	0.5:1
Break and enter dwelling	0.3:1
Break and enter non-dwelling	0.4:1
Motor vehicle theft	0.4:1
Steal from motor vehicle	0.4:1
Steal from retail store	0.8:1
Other stealing offences	0.6:1
Malicious damage to property	0.5:1

Note: NSW = Ratio of 1

In terms of trends, crime rates have been stable over the past 24 months (September 2021-September 2023).

The varying crime trends reinforce CPTED principles and deterrence factors.

5.2 Crime Hotspots

Trends

There is no meaningful data on trends at the suburb or Council level over the last two years. Data is only provided for three offenses, being robbery, break and enter dwelling and motor vehicle theft. Whilst these incidents have remained **stable** over the past two years, it cannot be determined if overall crime has increased or decreased over the previous two-year period due to a lack of data.

Hot Spots

Hotspots indicate areas of high crime density (number of incidents per 50m x 50m) relative to crime concentrations across NSW over the past year. Given the site's location within a highly activated part of Manly, adjacent to major tourist and visitor drawcards including Manly Beach, Manly Wharf and the many pubs, cafes, stores and shops of the Corso, there are naturally higher levels of human activity and crimes committed, compared to a lower density suburban area. Activated locations are better served by policing resources, have expansive CCTV networks, and often subject to management strategies and urban design interventions to stabilise or reduce crime levels during peak periods. In areas like the Corso, a higher crime rate is not unexpected and should not deter further development.

The site is located within the high crime hotspot area for non-domestic assault, theft from dwelling, break and enter theft for non-dwellings, steal from dwelling and steal from person theft. The site is located within the medium density hotspot area for stealing from motor vehicle theft and break and enter theft for dwellings. The site is also located within the low-density hotspot area for incidents of domestic assault and motor vehicle theft.



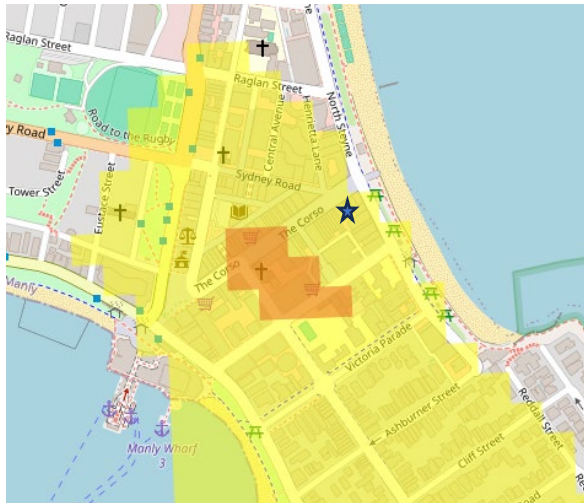


FIGURE 6: INCIDENTS OF DOMESTIC ASSAULT HOT SPOT MAP

Source: BOSCAR NSW

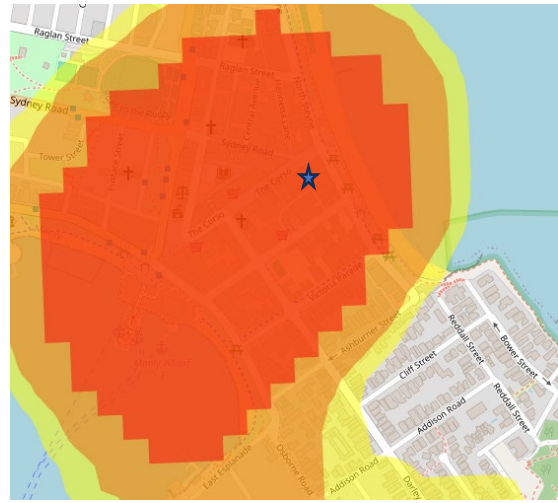


FIGURE 7: INCIDENTS OF NON-DOMESTIC ASSAULT HOT SPOT MAP

Source: BOSCAR NSW

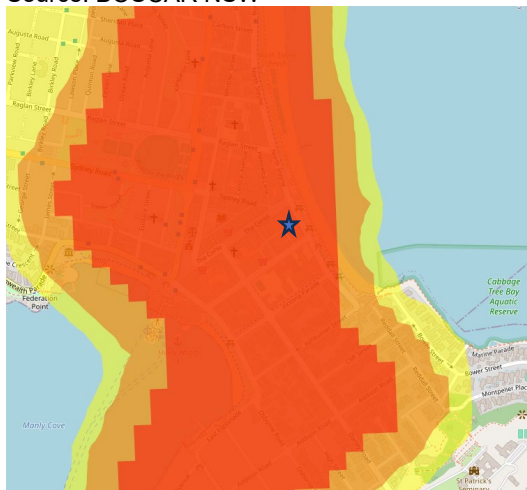


FIGURE 8: INCIDENTS OF THEFT (STEAL FROM DWELLING) HOT SPOT MAP

Source: BOSCAR NSW

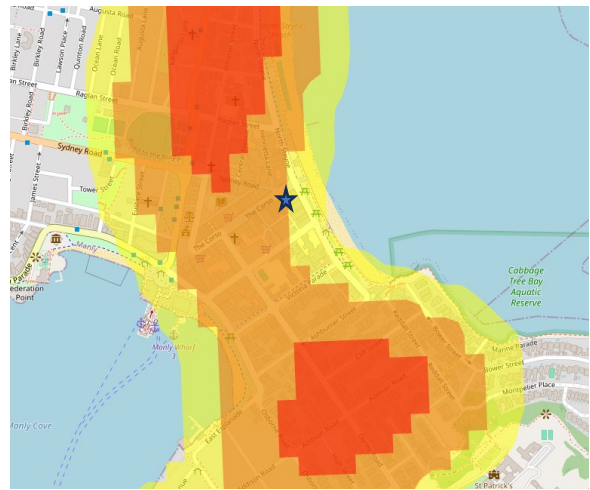


FIGURE 9: INCIDENTS OF THEFT (BREAK AND ENTER DWELLING) HOT SPOT MAP

Source: BOSCAR NSW

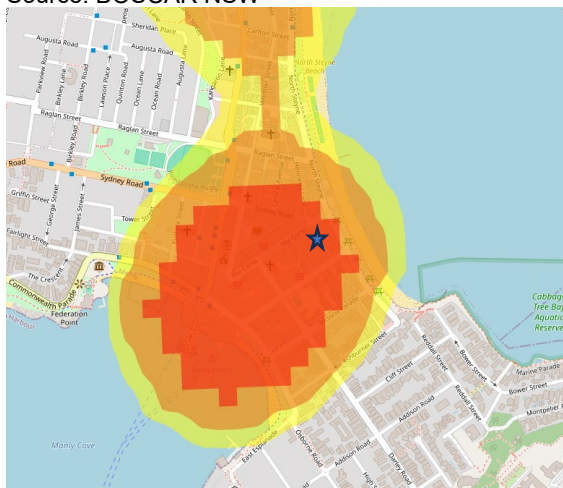


FIGURE 10: INCIDENTS OF THEFT (BREAK AND ENTER NON-DWELLING) HOT SPOT MAP

Source: BOSCAR NSW

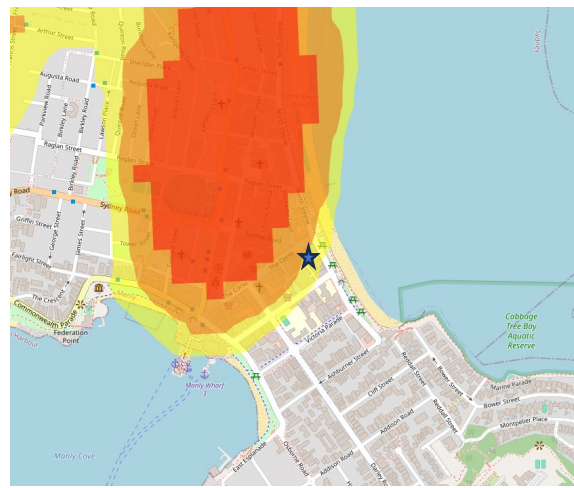


FIGURE 11: INCIDENTS OF THEFT (MOTOR VEHICLE THEFT) HOT SPOT MAP

Source: BOSCAR NSW



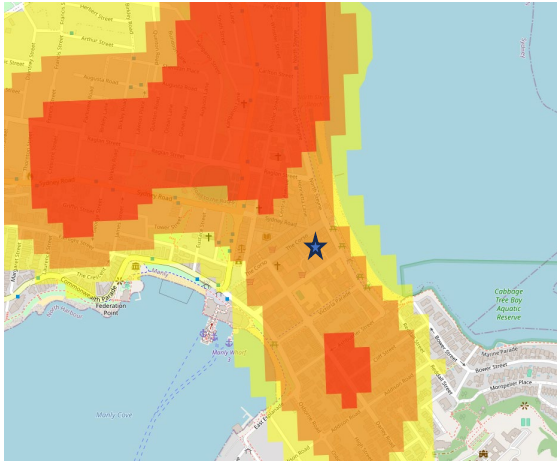


FIGURE 12: INCIDENTS OF THEFT (STEAL FROM MOTOR VEHICLE) HOT SPOT MAP
Source: BOSCAR NSW

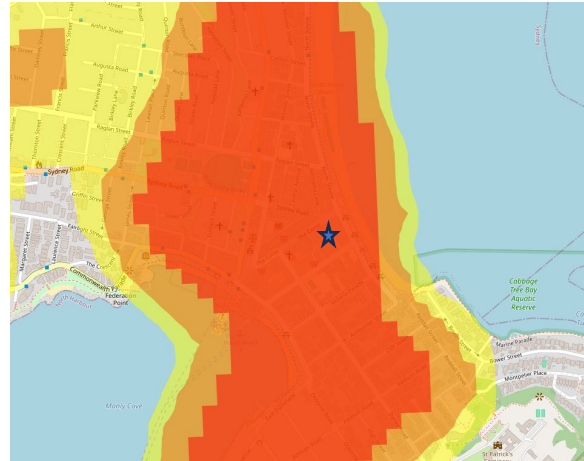


FIGURE 13: INCIDENTS OF THEFT (STEAL FROM DWELLING) HOT SPOT MAP
Source: BOSCAR NSW

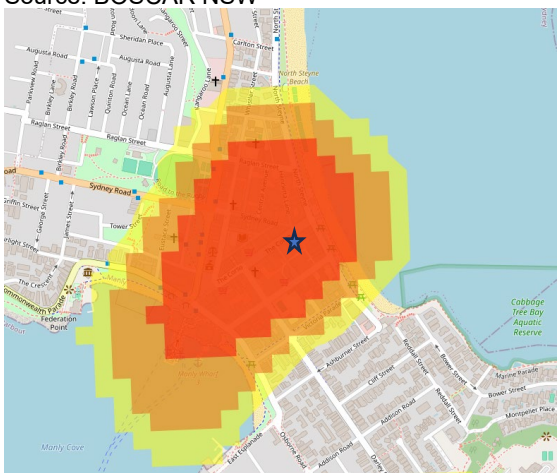


FIGURE 14: INCIDENTS OF THEFT (STEAL FROM PERSON) HOT SPOT MAP
Source: BOSCAR NSW

6 Overview of Design Response

This report utilises the principles of CPTED, which are based on a situational approach to crime prevention that seeks to minimise the risks for possible crime offences to occur. This is achieved by:

- Increasing the possibility of detection, challenge and capture,
- Increasing the effort required to commit crime,
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits', and
- Removing conditions that create confusion about required norms of behaviour.

Notwithstanding, this report and approach acknowledge that any design strategy cannot operate effectively in isolation with each principle being just one element of a broader approach to a crime prevention strategy that includes social and community inputs and complementary strategies.

There are four key CPTED principles laid out in the CPTED guidelines:

- Natural surveillance,
- Access control,
- Territorial re-enforcement, and
- Space management.

The following subsections discuss these principles in greater detail in the context of the proposed development. Additionally, an assessment against the NSW Police Force CPTED Checklist is provided at Appendix 1.

6.1 Natural Surveillance

NSW Police defines natural surveillance as follows:

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space.

Natural surveillance is achieved by:

- Orienting buildings, windows, entrances and exits, car parks, rubbish bins, walkways, landscape trees and shrubs, in a manner that will not obstruct opportunities for surveillance of public spaces,
- Placing persons or activities to maximise surveillance possibilities, and
- Providing lighting for night-time illumination of car parks, walkways, entrances, exits and related areas to promote a safe environment.

6.1.1 Evaluation

Our review of the plans indicates the following in relation to natural surveillance:

- The existing tenancy fronts The Corso and its operation provides direct overlooking and activation of the public domain.



- The façade is completely open to the street providing unobstructed views.
- Nighttime operation provides lighting of the publicly accessible portion of the shop and immediate surrounding public domain.
- The Back of House (BOH) entrance to the rear of the site is not subject to natural surveillance due to its secluded position to the rear of the site.

6.1.2 Recommendations

Consider the following recommendations to address the above evaluation:

- Illumination of the store to occur at all trading times.
- The open façade to the street should be maintained and not obstructed.
- CCTV be installed to the BOH entrance and immediate adjacent to the area used by staff.

6.2 Territorial Reinforcement

NSW Police defines territorial re-enforcement as follows:

Territorial re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

Territorial enforcement is achieved by:

- Enhancing the feeling of legitimate ownership by reinforcing existing natural surveillance and natural access control strategies with additional symbolic or social ones,
- Designing space to allow for its continued use and intended purpose, and
- Using landscaping, pavement finishes, art, screening and fences to define and outline ownership of space.

6.2.1 Evaluation

Our review of the plans indicates the following in relation to territorial re-enforcement:

- There is a clear delineation of private and public space in the existing shop.
- The space is considered fit for purpose for the use of the site as a fast food shop.
- The change of tiles between the shop and The Corso clearly delineates ownership of space. Lighting at night will assist with this delineation.
- The BOH entrance is available through adjoining neighbouring properties. Although ownership is split across several parties, the back of house entry is not available to the public and only to be inducted by staff members to the relevant tenancies.

6.2.2 Recommendations

Consider the following recommendations to address the above evaluation:



- Maintain existing physical condition of the site through the extended trading hours.
- Regular maintenance should be carried out to ensure the façade, BOH entry and publicly accessible portion of the shop remains attractive and welcoming.

6.3 Access Control

NSW Police defines access control as follows:

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.

Access control is achieved by:

- Using footpaths, pavement, lighting and landscaping to clearly guide the public to and from entrances and exits, and
- Using of gates, fences, walls, landscaping and lighting to prevent or discourage public access to or from dark or unmonitored areas.

6.3.1 Evaluation

Our review of the plans indicates the following in relation to access control:

- The current built form provides an appropriate balance between access control to the store and providing an open, inviting façade that can appropriately handle large amounts of customers accessing the store.
- The front counter provides an appropriate physical barrier to prevent access to private sections of the shop. Despite higher rates of crime in this locality, installation of additional access control measures such as barriers, screens or doors are considered undesirable due to the negative visual and social connotations this may result in. The agglomeration of late night uses in the locality, including Hotel Steyne across the road and neighbouring kebab shop will ensure the area is well activated and reduce the potential for crime.
- Existing arrangements for non-operational hours (closure and locking of the retractable glazed façade) are considered sufficient and not requiring of change.
- BOH entry is available by a single door to the rear of the site through adjacent properties. The back of house entry is not available to the public and only to be inducted by staff members to the relevant tenancies.

6.3.2 Recommendations

Consider the following recommendations to address the above evaluation:

- Ensure BOH activities such as safes and product stores are locked during late night periods.
- Ensure BOH entrance is locked at all times during late night periods.



6.4 Space/Activity Management

NSW Police defines space/activity management as follows:

Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

Space/activity management is achieved by:

- Ensuring premises are well maintained and cared for, and
- Ensuring rapid repair of vandalism and replacement of lighting.

6.4.1 Evaluation

Our review of the plans indicates the following in relation to space/activity management:

- The existing fit-out has been designed for specific purposes and will be owned and maintained by a fast food operator.
- High activity areas are well located on site, enabling constant casual surveillance and use of this area.
- It is anticipated that a management plan/strategy will be put into place to ensure proper building maintenance.

6.4.2 Recommendations

- The plan of management should ensure publicly facing facades cleaned and maintained to a high standard, displaying strong ownership.
- It is recommended that CCTV be installed in higher risk areas, particularly the façade to The Corso and rear BOH entrance.



7 Conclusion

This Crime Prevention Through Environmental Design (CPTED) has been prepared to support a modification application for the extension of trading hours for the existing Oporto restaurant at 104 The Corso, Manly.

The proposed modification has been evaluated in the context of the four key principles of CPTED and relevant data from BOSCAR.

Part 6 of this report outlines measures that will enable the design and ongoing use of the development to align with those CPTED principles to reduce opportunities for crime.

The recommendations identified are minor in scope and can be achieved by means of conditions of consent and Plan of Management for the site.

This CPTED report has adopted a situational approach to crime prevention, with the design recommendations minimising the risks for possible crime offences to occur.

Given the above, we conclude that the development is acceptable from a crime risk perspective.



Appendices

NSW Police CPTED Guideline Assessment

STANDARD	PROVISIONS	COMPLIANCE
Natural Surveillance	Openings in buildings are located and designed to overlook public places to maximize casual surveillance.	Entry points are visible and clearly distinguishable.
	The main entry to a building should face the street.	Main building entrance fronts The Corso.
	An external entry path and the foyer to a building must be direct to avoid potential hiding places.	There is no foyer.
	Entry lobby areas to and from car parking areas should be transparent allowing viewing into and from these areas.	No carparking exists or is proposed.
	Landscaping must not conceal the front door to a building when viewed from the street	The existing palm trees in the Corso do not conceal the entrance.
	Pedestrian access should be well lit and maximize sight lines.	Pedestrian access is well lit and maximises sightlines.
	Landscaping should not inhibit sight lines.	No landscaping is proposed.
	ATM design and location is within direct view of pedestrian paths so that they can be overlooked from vantage points.	No ATMS proposed.
	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.	The existing street number of the building is visible from the street.
	Landscaping should be designed to maximise sight lines.	No landscaping proposed.
Measures/security devices	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.	No changes to existing



	A security alarm system must be installed in a building.	Able to be implemented. The implementation of CCTV and appropriate alarm systems shall be considered as part of the ongoing management of the site.
	Unless impracticable, access to an outdoor car park must be closed to the public outside of business hours via a lockable gate.	Able to be implemented. The report recommends installation of a security gate to the front vehicular entrance.
	CCTV system must cover all high-risk areas and including all entry areas.	Able to be implemented. The implementation of CCTV and appropriate alarm systems shall be considered as part of the ongoing management of the site.
Access Control	Loading docks in the vicinity of main entry areas are secured outside of business hours.	No formal loading bay is proposed.
	Access to a loading dock, or other restricted area in a building must only be accessible to tenants via a security door, intercom, code or other mechanism	No formal loading bay is proposed.
	Clear signage should be erected indicating loading docks and other areas which cannot be accessed by the general public.	No formal loading bay is proposed.
Territoriality/ownership	Site planning provides a clear definition of territory and ownership of all private, semi-public and public places.	The site and design make a clear distinction between private and public areas. The entry is formalised which clearly identifies entry to the site.
Lighting	Both natural and artificial lighting is used to reduce poorly lit or dark areas and therefore deterring crime and vandalism.	Natural and artificial light will improve visibility of the development, the semi-public spaces and the street.
	Lighting must be provided to the following areas of a building to promote safety and security at night; A – an external entry path, foyer, driveway and car park to a building b- shopfront. This may be in the form of motion sensitive lighting or timer lighting c – the underside of an awning.	Able to be implemented – refer to recommendations in Part 6.



	Lift access to a car park that are intended for night use must be well lit using a vandal resistant, high mounted light fixture.	Able to be implemented.
	The lighting in a car park must confirm to Australian Standards 1158.1, 2890.1.	Able to be implemented – refer to recommendations in Part 6.
	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.	Able to be implemented – refer to recommendations in Part 6.
	Car parking areas should be painted in light colours which will increase levels of illumination.	Able to be implemented – refer to recommendations in Part 6.
Vandalism and graffiti	Development minimises blank walls along all street frontages.	The layout of the development is oriented to the street frontage and does not provide a blank wall.



