

# Crime Prevention Through Environmental Design Report

10 – 28 Lawrence Street, Freshwater

Submitted to Northern Beaches Council  
on behalf of Lawrence Street Pty Ltd



**'Gura Bulga'**

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



**'Dagura Buumarri'**

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



**'Gadalung Djarri'**

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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# 1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) Assessment supports a Development Application (DA) submitted to Northern Beaches City Council pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This CPTED Assessment has been prepared in support of a DA for the proposed shop-top housing development, located at 10 – 28 Lawrence Street, Freshwater.

## 1.1 Crime Prevention Through Environmental Design

This CPTED Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed new shop-top housing as envisaged in the Statement of Environmental Effects (SEE) to which this report is appended.

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

Ethos Urban has prepared this assessment in accordance with the methods and resources of the NSW Police Force *Safer by Design Course*. This assessment has been prepared and reviewed by experienced CPTED professionals, following their completion of the NSW Police Force *Safer by Design Course*. The assessment analyses the physical and social environment in which the proposed development is located and recommends actions to mitigate crime opportunities in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009 and the International Standard ISO:22341.

In accordance with the NSW Department of Planning and Environment's guidelines (2001) the aim of the CPTED strategy is to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- increasing the effort required to commit a crime by increasing the time, energy or resources that need to be expended;
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- removing conditions that create confusion about required norms of behaviour.

Architectural drawings prepared by CHROFI and landscape drawings prepared by 360 Degrees have been reviewed as part of this assessment.

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

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

A site inspection was conducted on 22 July 2024.

## **1.2 Planning Context and Background**

### **1.2.1 Pre-development Application Meeting with Northern Beaches City Council**

A pre-DA meeting was held with Council on 8 August 2024 and during this meeting it was raised that the proposed shop-top development must incorporate the principles of CPTED. As such this CPTED Report has been prepared.

## **1.3 Purpose of this report**

As noted above, this report has been prepared in response to a request for a CPTED assessment made in the Pre-Development Application Minutes (PAM) from Council.

## **1.4 Disclaimer**

CPTED strategies must work in conjunction with other crime prevention strategies and police operations. By using the recommendations contained in this assessment, a person must acknowledge that:

- there is no definitive measure of 'safety'. Therefore, this assessment cannot be used as proof of a definitive measure of safety.
- this assessment does not ensure complete safety for the community and public and private property.
- assessment and recommendations are informed by information provided, with observations made at the time the document was prepared;
- this document does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed; and
- this assessment has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.

The principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime or prevent a determined perpetrator from committing such crimes.

We note that Ethos Urban is not a specialist security consultant and therefore cannot comment on specific security measures or system requirements. Therefore, it is recommended that a security consultant with a Class 2A licence under the Security Industry Act 1997 is engaged to provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network and other security measures such as bollards/barriers.



## 2.0 Site Analysis

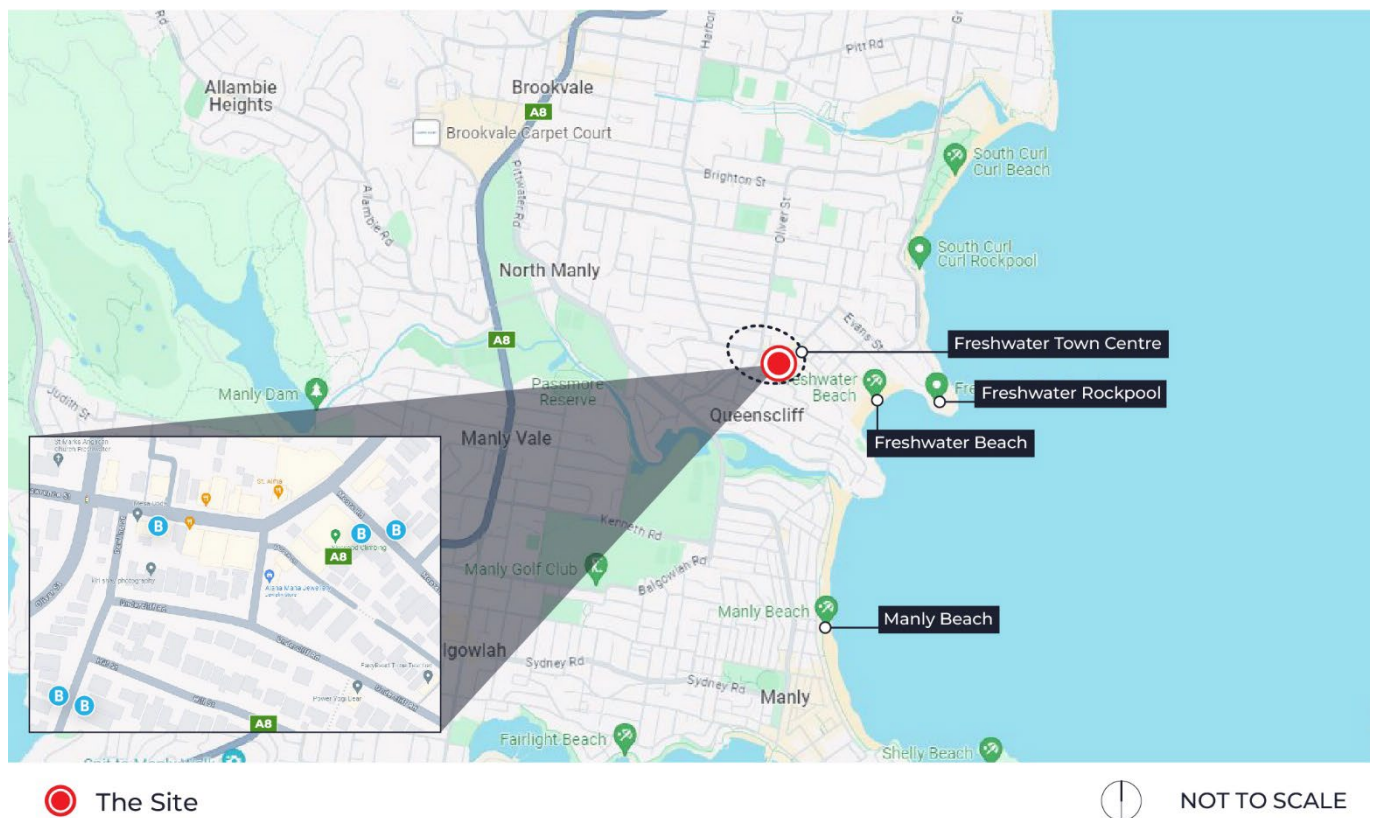
### 2.1 Site Location and Context

The site is located at 10 – 28 Lawrence Street, Freshwater within the Northern Beaches Local Government Area (LGA), formerly the Warringah Council LGA. The site is located approximately 600 metres north-west of Freshwater Beach, 2.km north of The Corso, Manly, and 12.7km north-east of the Sydney CBD.

The local context surrounding the site is best described as mixed-use low and medium density development and low-density residential development.

The site is located in the Freshwater Town Centre which consists of a variety of small-scale retail premises, providing goods and services for the surrounding communities of Freshwater and Queenscliff. These Town Centres comprise primarily of detached dwellings and residential flat buildings. The town centre includes a range of premises, including a supermarket, newsagent, bank, medical practice, pharmacies, and a number of restaurants and cafés. The built form of the town centre predominately consists of one to three storey retail and shop-top housing developments.

Low density residential development is located to the immediate south of the site and a mixture of retail premises are located to the north and east. An existing shop-top housing development is adjacent to the eastern boundary of the site on the corner of Albert Street and Lawrence Street. The site's surrounding context is captured in **Figure 1** below.



**Figure 1** Site locational context

Source: Ethos Urban/ Google Maps

### 2.2 Site Description

The site is known as 10-28 Lawrence Street, Freshwater and is bound by Lawrence Street to the north and Dowling Street to the west. The site currently comprises a two-storey building with food outlets and small businesses fronting Lawrence Street. The topography of the site experiences a steep slope of approx. 6-7m from west to east. Vehicular access is currently provided via Dowling Street.

The site is approximately 2,568m<sup>2</sup> and comprises the following lots (Lot 1 DP 900061, Lot 1 DP 100563, Lot 1 DP 578401, Lot 45 DP 974653, Lot 1 DP 595422).

An aerial photo of the site is shown at **Figure 2**.





 The Site



NOT TO SCALE

**Figure 2** Site Aerial

Source: Ethos Urban

## 2.3 Surrounding Development

The site is located in Freshwater Town Centre and is surrounded by a mix of uses including residential dwellings which also comprise shop-top development, and low and medium-density housing.

- **North:** North of the site is Freshwater Town Centre fronting Lawrence Street which comprises multi-storey shop-top developments, and commercial and retail stores. A bus stop is located at the front of the site and is supported by a pedestrian crossing to the east and west. See **Figure 3** and **Figure 4** below.



**Figure 3** 2-9 Lawrence Street, shop-top housing development, looking north

Source: Google Maps



**Figure 4** Lawrence Street development, looking north

Source: Google Maps

- **East:** East of the site is a mixed-use development on the corner of Lawrence Street and Albert Street (see **Figure 5**). The development comprises a café at ground level and residential units at the two upper levels. Further east is a pedestrian crossing providing pedestrian access to a plaza containing further retail and food outlets within the Freshwater Town Centre along Albert Street (see **Figure 6**).





**Figure 5** 12 Lawrence Street, looking south

Source: Google Maps



**Figure 6** Pedestrian plaza, Albert Street, looking northwest

Source: Google Maps

- **South:** South of the site are low-density residential properties that front Undercliff Road see (**Figure 7**). The property's rear yard is bounded by the site's southern (rear) boundary. Further south comprises low-density dwelling homes generally comprising two-storey dwelling homes, see (**Figure 8**).



**Figure 7** 5 and 8 Undercliff Road, looking north

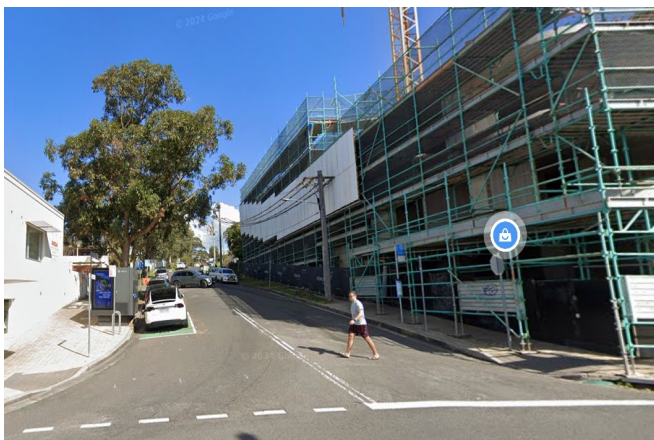
Source: Google Maps



**Figure 8** Undercliff Road, looking west

Source: Google Maps

- **West:** West of the site is Dowling Street, (see **Figure 9**). Beyond, is further retail and commercial development and Harbord Literary Institute (see **Figure 10**). Oliver Street, further west is characterised by low and medium density residential development.



**Figure 9** Dowling Street, looking south

Source: Google Maps



**Figure 10** Lawrence Street and Harbord Literary Institute, looking south

Source: Google Maps

## **2.4 Transport and Access**

### **2.4.1 Vehicular access and parking**

Vehicular access to the site is currently provided via Dowling Street. An at-grade car park is provided at the eastern side of the site behind the Lawrence Street retail and commercial tenancies. The driveway accessed via Dowling Street runs along the rear boundary of the site and provides access to the at-grade car park.

A through-site access driveway is in the centre of the site and connects Lawrence Street to at-grade parking at the rear of the site.

### **2.4.2 Pedestrian and cyclist access**

The site is surrounded by established pedestrian footpaths providing convenient access to the surrounding Freshwater Town Centre and residential properties. The footpath and pedestrian crossings facilitate convenient access to the bus network. Lawrence Street and Albert Street have pathways on both sides, accommodating pedestrians and cyclists accessing the site and the surrounding Freshwater Town Centre and beach located a 600m walk from the site.

Pedestrians currently access the site via Lawrence Street which has multiple access points at each of the retail stores. Pedestrians can access the site safely and utilise the surrounding footpaths that connect the site to the pedestrian crossing and bus stops.

## **2.5 Public Transport Access**

A bus stop is located at the site's frontage to Lawrence Street toward the eastern end of the site. The bus routes service Manly and the Central Business District (CBD).

Additional bus stops are located further west on Lawrence Street, Oliver Street and Dowling Street; all of which provide services to the CBD and Manly.

## **2.6 Crime Risk Rating**

Overall, the Crime Risk of the site is considered to be 'low'. This review was based on the findings from a comprehensive desktop review of the site and its contextual surroundings.

The key positive elements of the site are:

- The site is supported by good pedestrian and cyclist infrastructure which provides the opportunity for persons to pass the site and there provide passive surveillance opportunities.
- The site is located in the Freshwater Town Centre which has a high level of activation at different times of the day and night.
- The site is surrounded by retail uses that have a direct interface to the site providing a good opportunity for passive surveillance.
- The site's rear boundary is bounded by residential properties whose rear yards have a direct interface to the site. These properties provide a good opportunity for surveillance the existing site.

Other elements of the site:

- The site's rear car park is not secure by a fence or gate and may allow unauthorised persons into the site.



## 3.0 Description of Proposed Development

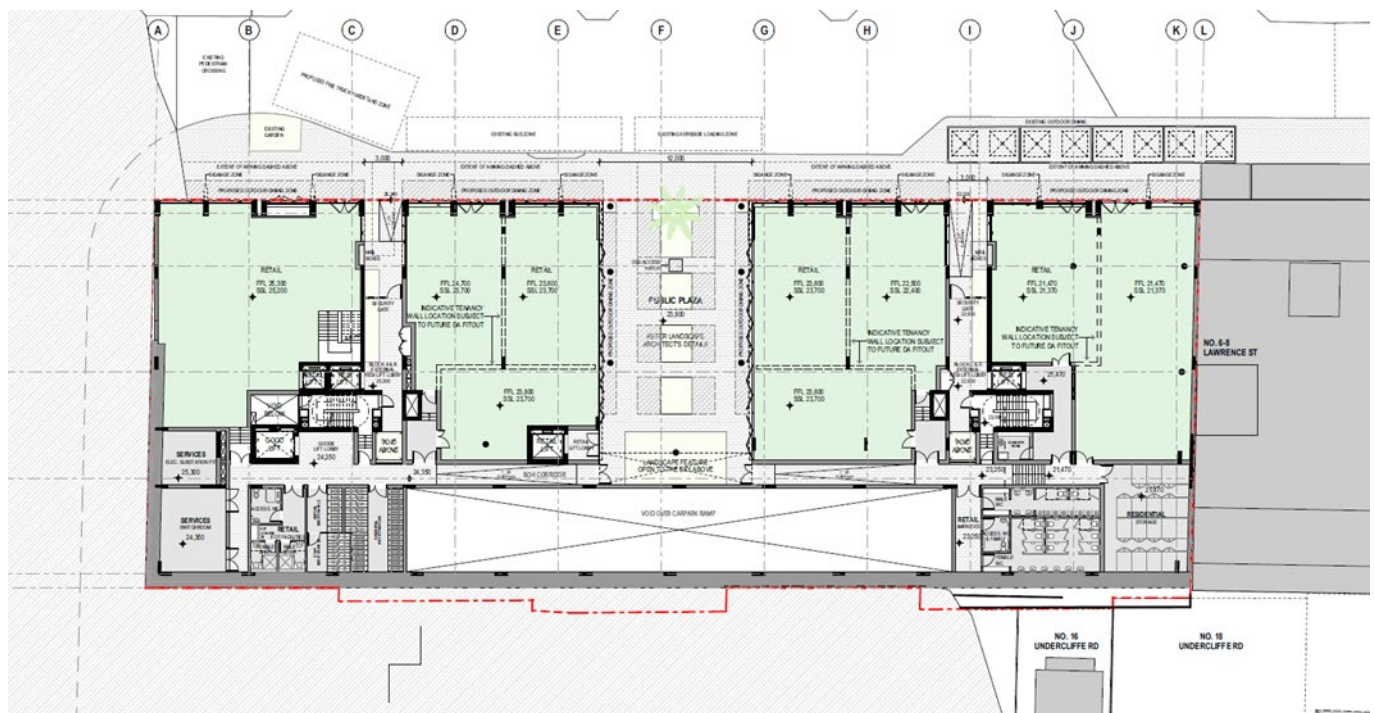
### 3.1 Overview of the Proposed Development

This Development Application seeks consent for a four-storey shop-top housing development comprising 30 residential apartments and ground floor retail tenancies at 10-28 Lawrence Street, Freshwater (the site).

Specifically, consent is sought for the following:

- Site preparation works and the demolition of all existing buildings on the site;
- Construction and use of a four-storey shop-top housing development, comprising:
  - 1,379m<sup>2</sup> of retail floorspace across 4-9 tenancies (subject to future fitout) including signage;
  - 3,299m<sup>2</sup> of residential GFA, including 522m<sup>2</sup> of affordable housing, across 30 residential apartments comprising:
    - 6 x one-bedroom apartments;
    - 15 x two-bedroom apartments;
    - 9 x three-bedroom apartments;
  - Rooftop communal open space;
  - A bilevel subterranean basement with 44 residential and 62 retail car parking spaces;
- A 268m<sup>2</sup> public plaza fronting Lawrence Street;
- Public domain landscaping including within the new public plaza and buffer planting zone along the rear of the site; and
- Vehicular access via Dowling Street and pedestrian access via Lawrence Street.

An excerpt of the proposed ground floor layout is provided in **Figure 11** below



**Figure 11** Site Upper Ground Floor Plan

Source: CHROFI

## 4.0 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represent criminal incidents recorded by NSW Police. A review of the local statistics for 2024 found that the most commonly occurring crimes relevant to the suburb of Freshwater were:

- Assault – domestic assault.
- Assault – non-domestic assault.
- Break and enter a dwelling.
- Break and enter of non-dwelling.
- Malicious damage to property.
- Motor vehicle theft.
- Steal from dwelling.
- Steal from motor vehicle.
- Steal from person.

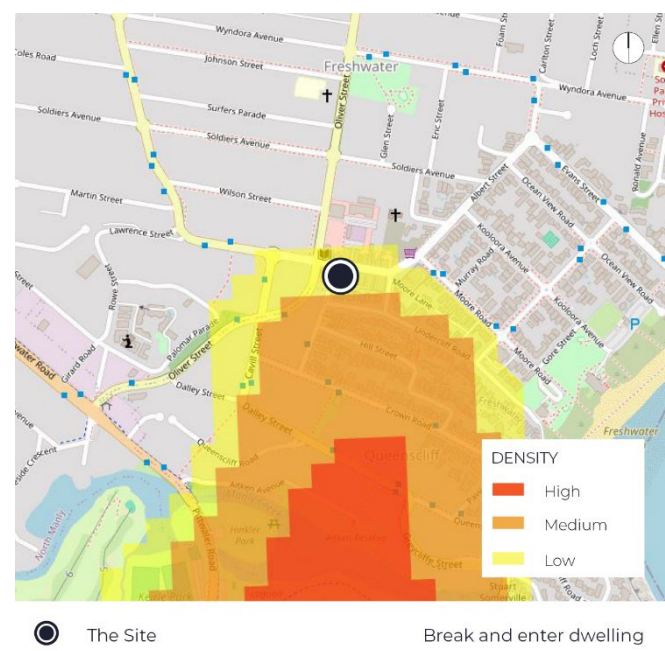
The frequency of the above crimes in the suburb of Freshwater between 2021 and 2024 are detailed in **Table 1**.

**Table 1**      *Statistics of Recorded Crime in Freshwater between December 2021 and December 2024*

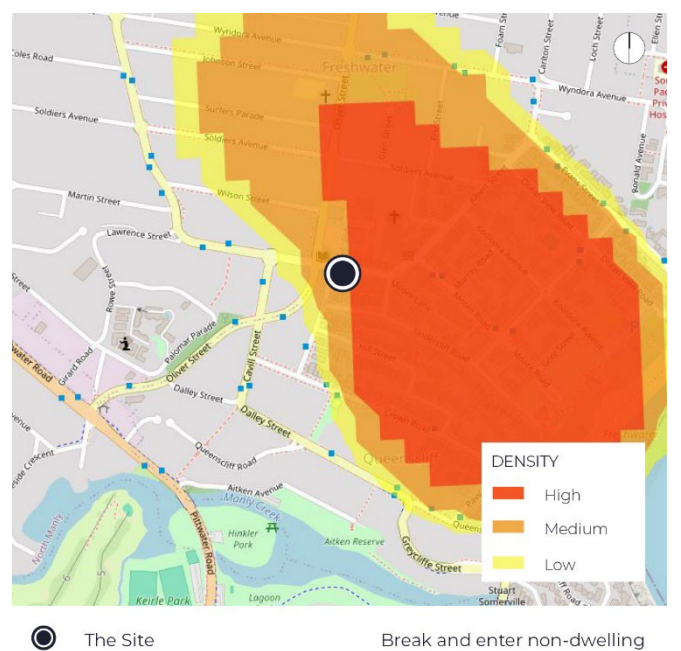
Crime	Incidents year from December 2021	Rate per 100,000 persons	Incidents year from December 2022	Rate per 100,000 persons	Incidents year from December 2023	Rate per 100,000 persons	Incidents year from December 2024	Rate per 100,000 persons	2021 2024 Trend	Rate per 100,000 Category
Assault – domestic violence related	4	42.5	8	86.2	5	53.9	6	64.6	Stable	Low
Assault – non-domestic violence related	11	118.1	8	86.3	9	97.0	8	86.2	Stable	Low
Break and enter – dwelling	7	75.4	11	118.6	7	75.4	5	53.9	Stable	Low
Break and enter – non dwelling	5	53.5	0	0.0	1	10.8	10	107.7	Stable	Low
Steal from motor vehicle	21	225.5	21	226.5	7	75.4	22	237.0	Stable	Low
Steal from retail store	3	32.4	0	0.0	4	43.1	4	43.1	Stable	Low
Steal from dwelling	10	106.8	8	86.3	14	150.8	10	107.7	Stable	Low
Steal from person	2	21.3	1	10.8	0	0.0	1	10.8	Stable	Very Low
Motor vehicle theft	10	107.1	3	32.4	5	53.9	6	64.6	Stable	Low
Malicious damage to property	31	331.4	23	248.1	20	215.4	23	247.8	Down	Low



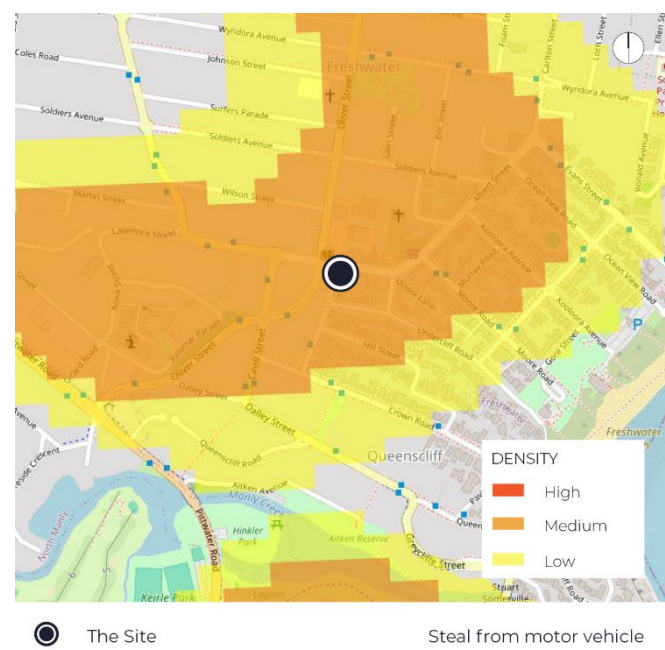
As shown in **Figure 12** to **Figure 19**, the BOCSAR database indicates that the site is located within or on the periphery of a hotspot for the above crimes except for motor vehicle theft and steal from person.



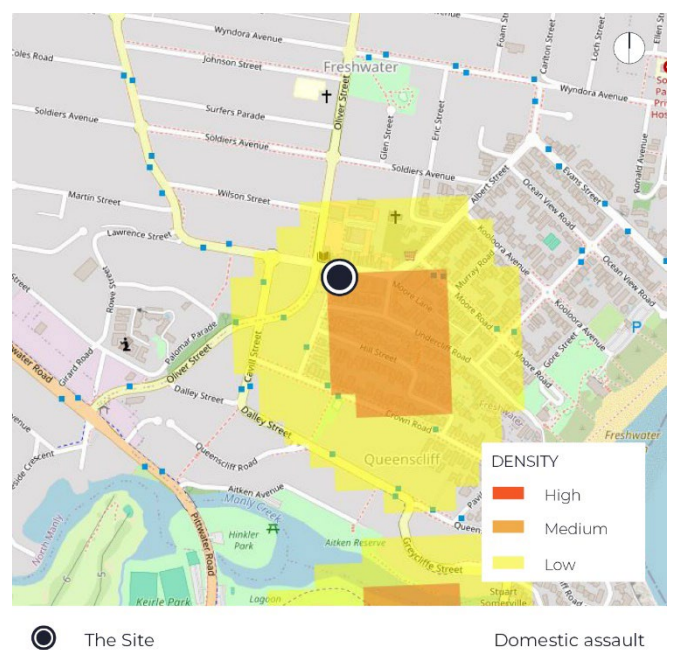
**Figure 12** Hotspot – Break and enter Dwelling  
Source: BOSCAR/ Ethos Urban



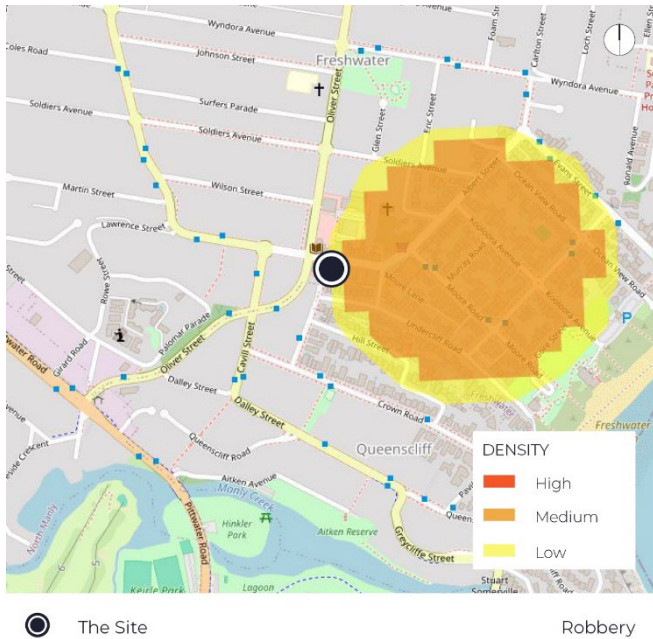
**Figure 13** Hotspot – Break and enter Non-Dwelling  
Source: BOSCAR/ Ethos Urban



**Figure 14** Hotspot – Steal from Motor Vehicle  
Source: BOSCAR/ Ethos Urban

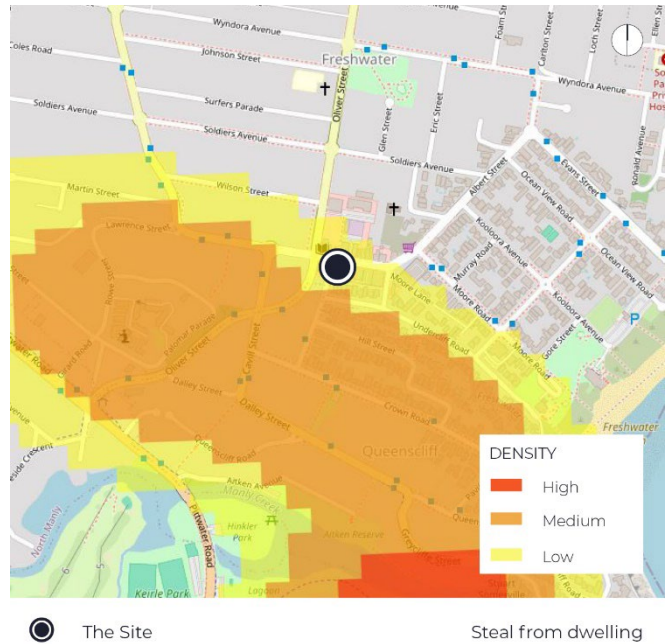


**Figure 15** Hotspot – Domestic Assault  
Source: BOSCAR/ Ethos Urban



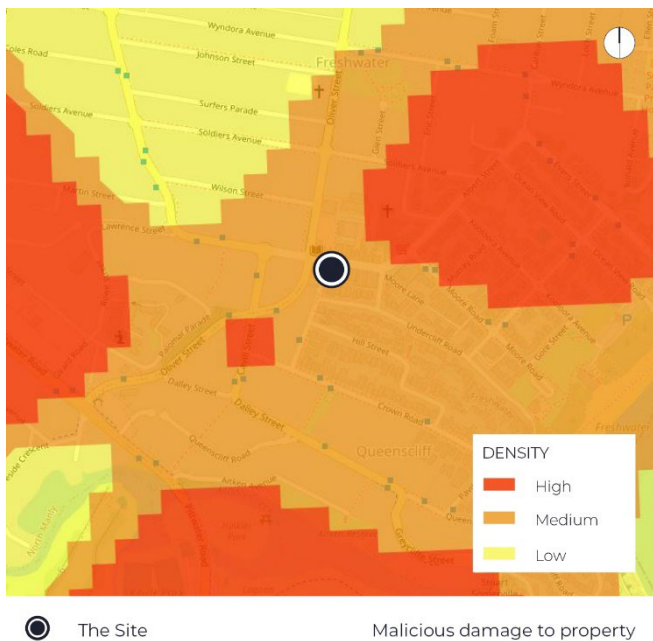
**Figure 16 Hotspot – Robbery**

Source: BOSCAR/ Ethos Urban



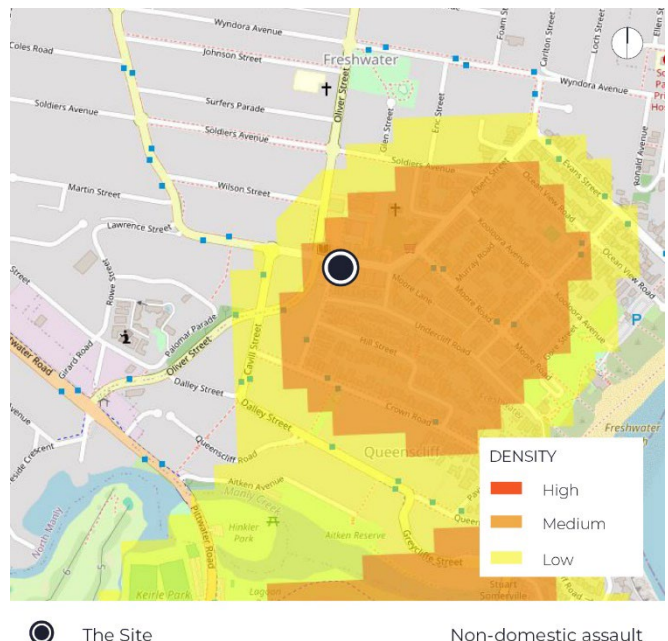
**Figure 17 Hotspot – Steal from Dwelling**

Source: BOSCAR/ Ethos Urban



**Figure 18 Hotspot – Malicious Damage to Property**

Source: BOSCAR/ Ethos Urban



**Figure 19 Hotspot – Non-Domestic Assault**

Source: BOSCAR/ Ethos Urban

Hotspots indicate areas of high crime density (number of incidents per 50 metres by 50 metres) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not accurately reflect the risk of victimisation in locations, such as areas that are located within proximity to town centres, major employment nodes or other strategic centres that accommodate high rates of visitors from outside of the immediate locality.

Given the site's anticipated use as shop-top housing, location within a well activated town centre and surrounded more broadly by residential development, the risk of victimisation is considered to be low.

The crime hotspots of relevance to the proposal include 'break and enter non-dwelling', 'malicious damage to property', 'break and enter dwelling', 'motor vehicle theft' and 'steal from motor vehicle'.

It is important to note that the crimes denoted in **Table 1** illustrates that each crime is either in a stable or declining state for the suburb and the rate per 100,000 incidents is either low or very low. The design, layout and



access points of the designed development for the site have also been carefully reviewed in line with CPTED principles to reduce any incidents of damage to property or theft. Recommendations relating to provisions such as adequate lighting and wayfinding, CCTV coverage of the site and access control are nonetheless provided in **Section 6**.

### 4.1 Warringah Development Control Plan 2011

Part D20 of Warringah Development Control Plan 2011 Safety and Security provides guidelines and design objectives relative to CPTED. An assessment of the proposed development guidelines is provided in **Table 2** below.

**Table 2**      *Assessment against Warringah DCP 2011 Safety and Security Guidelines*

Requirement	Assessment
Siting and design of buildings	
<ul style="list-style-type: none"><li>Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</li><li>Service areas and access ways are to be either secured or designed to allow casual surveillance.</li><li>Entrances to buildings are to be from public streets wherever possible.</li></ul>	<p>The new shop-top housing development has been designed in a manner that presents a clear linear spatial layout of internal spaces and building orientations. It provides a central activated public domain area through the public domain space, plaza and retail development at ground level. The proposed activated uses will provide a high degree of activation and surveillance throughout the development.</p> <p>The proposed buildings will overlook Lawrence Street and provide passive surveillance. Pedestrian access to the retail ground floor is provided from Lawrence Street.</p>
Landscaping	
<ul style="list-style-type: none"><li>Applicants should pay special attention to the selection of plant species and factor in shape, height, foliage, and canopy spread.</li></ul>	<p>The landscaping will be strategically planted to ensure public domain areas can be overlooked to allow a good level of natural surveillance to public domain areas.</p>
Lighting	
<ul style="list-style-type: none"><li>There is to be adequate lighting of entrances and pedestrian areas.</li></ul>	<p>Future lighting structures throughout the shop-top housing development will be adequate to illuminate public domain areas, pathways, lobbies, lift/stair cores, mail rooms and the ancillary residential areas.</p> <p>Further, spaces between buildings, entrances, the basement levels and key external areas will be lit to allow facial recognition and deter anti-social behaviour. Recommendations about lighting been provided in <b>Section 6.1.2</b>.</p>
Access control and territorial reinforcement	
<ul style="list-style-type: none"><li>After-hours land use activities are to be given priority along primary pedestrian routes to increase safety.</li></ul>	<p>Both of the pedestrian residential access points are provided from Lawrence Street and are clearly delineated as private land through the inclusion of gates that residents will have secured access to.</p>

## 5.0 Matters for Consideration

A potential perpetrator can take advantage of the environment, with access and the opportunity for concealment significantly affecting the safety and perceived safety of an environment. The proposed development is located within an active precinct. Understanding the relationship of this activity and other developments in the context of the existing site is integral in forming recommendations for crime reduction. This emerging context underpins the assessment of the proposed development in accordance with the principles of CPTED.

### 5.1 Surveillance

#### Introduction to the principle

Opportunities for crime can be reduced by providing opportunities for effective natural surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance that foster communal activity. The following design features can improve natural surveillance:

- Clear, direct paths that can encourage pedestrian activity and allow for clear lines of sight.
- Activated uses and casual street streetscape surveillance offered by ground floor usage.
- Establishing buildings close to the street frontages and pedestrian boulevards to allow passing traffic to observe the development.
- Design clear building entry points that are highly visible from the street and pedestrianised areas.
- Orientation of building entrances and windows towards the street, public domain, and parking areas.
- Appropriate lighting and effective guardianship of communal and/or public areas; and
- Minimised opportunities for offenders to hide or entrap victims by ensuring the design of places is devoid of recesses and alcoves that can act as hiding places.

#### Assessment of the proposal

The proposed development provides a high level of natural surveillance, both to the development itself and to the surroundings. The site benefits from its long unobstructed frontage to Lawrence Street which experiences high levels of car and foot traffic.

The proposed development provides a high level of natural surveillance internally through active ground floor uses inclusive of the retail premises and food and beverage stores that overlook Lawrence Street and the proposed plaza. The proposed positioning of the buildings and the layout of the development provide natural surveillance to the plaza and streetscape along Lawrence Street.

The site will benefit from being located in an established Freshwater local community, as well as within the Freshwater Town Centre which is well frequented by residents as well as visitors. The proposal will introduce residents to the site and further contribute to the activation of Freshwater Town Centre.

### 5.2 Lighting and Technical Supervision

#### Introduction to the principle

Effective lighting can reduce fear, increase community activity, improve visibility, and increase the likelihood that offenders will be detected. All lighting should meet (and preferably exceed) minimum Australia and New Zealand Lighting Standards and the objectives for crime and fear reduction outlined in Australian Lighting Standards. Furthermore, a consistent maintenance and cleaning regime should be put in place to ensure all lighting and CCTV cameras remain in good working condition.

#### Assessment of the proposal

Lighting will be provided internally and externally for the development. To ensure the CCTV network is effective, lighting in and around the development should be designed to correspond with the placement of CCTV cameras to always permit adequate facial recognition of CCTV images. A suitably qualified consultant should be engaged to advise on the lighting specifications. Recommendations are provided in **Section 6.1.2**.



## 5.3 Territorial Reinforcement

### Introduction to the principle

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

### Assessment of the proposal

Given the use of the site as a shop-top housing development, the proposal will provide a high level of territorial reinforcement that conveys the following ownership cues:

- The proposed design of the development provides a diversity of materiality and built form to convey clear distinguishment between private residences and retail tenancies. This will provide strong visual cues that instinctively demonstrate which areas are available for public access and which areas are private.
- The introduction of a greater number of individuals on site by introducing residents to the site, and a likely increase the number of visitors, staff, and employees to retail uses. This will create an established presence of formal guardians on the site and will likely contribute to a sense that there is a level of community policing. Consequently, the perceived risk to offenders and the effort required to commit a crime due to the strong presence of persons with a vested interest on site will be enhanced. Care must be taken to ensure that entrances into private spaces from communal spaces are well monitored.
- The open space at the ground level is designed to be a publicly traversable space that is privately owned. The consistency of design elements effectively communicates the public nature of the space while the orientation of residential windows and private open spaces that overlook these spaces convey a level of territorial reinforcement due to their private uses.

Recommendations in respect of territorial reinforcement are provided in **Section 6.1.3**.

## 5.4 Environmental Maintenance

### Introduction to the principle

It is commonly understood that the image of an area can impact feelings of safety and danger and influence local confidence and individual decisions to withdraw or engage in community life. It can also affect the economic prosperity of areas and lessen the likelihood of visitors returning.

Vandalism, graffiti and other crimes can induce fear and avoidance of public spaces, particularly among the elderly. As such, maintenance of the proposed development and its surroundings is a key crime prevention mechanism.

### Assessment of the proposal

The proposed development will provide a high-quality urban environment that will convey clarity of ownership and show that the space is well cared for.

As shown in the Architectural Plans prepared by CHROFI, the proposal provides a more effective use and higher quality design outcome for the site in its entirety than what was previously provided on site. The maintenance of an area encourages regular use in attracting visitors and ensuring their return, which in turn provides opportunities for natural supervision.

As the proposed development will include numerous stakeholders in its operation, the clear articulation of a management body is necessary. Management should enforce effective and thorough environmental maintenance procedures. Consistency in the standard upkeep throughout the site and its immediate surrounding site is critical. The site will include public domain areas and landscape buffers and will require adequate maintenance to reflect the site is cared for to a high standard.

The external environment of the buildings will be subject to a Strata Scheme and Building Management Committee that will ensure the maintenance of all external environments. Specifically, areas such as communal open spaces throughout the buildings such as the rooftop gardens will require specific attention. These areas will include planting and landscaping treatments that will facilitate the activation of these spaces and are anticipated to be used at a high capacity. Further, high-quality materiality situated within the external boundary should be utilised to lessen the likelihood of damage and to help reduce maintenance costs. A well-maintained exterior will ensure the site is identified as active and will deter potential crime and antisocial behaviour.

Recommendations in respect of environmental maintenance are provided in **Section 6.1.4**.

## 5.5 Activity and Space Management

### Introduction to the principle

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

### Assessment of the proposal

The architectural design demonstrated the proposal provides for clearly defined spaces, capable of being well managed and cared for in order to prevent incidents of crime.

The management of activity and space of the site will apply to the public area including the plaza and public domain and communal open spaces for residents at the rooftop. These areas are all accessible to residents. It is noted that the strata schemes will be put in place to include landscaping and building management as well as common property maintenance and cleaning.

It is considered that the spatial design of the floor layouts of the development endeavours to clearly define spaces, capable of being well managed and cared for to prevent incidents of crime. Recommendations in respect of activity and space management are provided in **Section 6.1.5**.

## 5.6 Access Control

### Introduction to the principle

Access control strategies restrict, channel and encourage the movement of people and vehicles into and through designated areas. Unauthorised entry is reduced by physical and technical barriers, as they increase the effort required to commit a crime.

### Assessment of the proposal

The proposed development includes multiple types of access, these include:

- Primary – access to all public areas, including to the pedestrian pathways and outdoor circulation areas from the public domain and streetscape. The residential component of the development includes secured access from the internal residential areas.
- Secondary – access to semi-public areas, including the lobbies, retail spaces and the communal open space at the rooftop.
- Vehicle – access for vehicles for loading and car parking within the proposed development, accessed from the site's western boundary to Dowling Street.

Recommendations in respect of access control are provided in **Section 6.1.6**.

## 5.7 Design, Definition and Designation

### Introduction to the principle

The design of the proposed development heavily reflects its purpose and intent, while perpetrators will often exploit areas with unclear spatial definitions, the design of the proposed development addresses the principles of CPTED. As mentioned above, the design provides for a clear separation of uses in an integrated space.

The proposed development is absent of undefined or un-designed spaces. The entire site will be developed and will comprise building structures or high-quality landscaped areas. This will delineate public from private space.

The site plan layout benefits a regular and linear orientation of the building and internal layouts, which benefits natural surveillance and intuitive wayfinding. Maintenance of the landscaped elements within the public domain should occur to ensure that these areas do not undermine the principles of CPTED, including access control, natural surveillance, effective lighting and technical surveillance.

Access arrangements will play a pivotal use in clearly delineating between the public and private uses on the site. Recommendations in respect of design, definition and designation are provided in **Section 6.1.7**.

## 6.0 Crime Risk Rating and Recommendation

The Crime Risk Rating considers the development as proposed in the architectural plans prepared by CHROFI. Acknowledging the existing and future site context along with the issues discussed in Section 2, 4, and 5, the Crime Risk Assessment Rating of the place was rated within the 'low' category.

The design is considered consistent with the relevant principles of CPTED and showcases an exemplification of designing with safety in mind to prevent crime prevention (where possible) through design. The development has the opportunity to improve the safety and security of the proposed development via the recommendations below.

### 6.1 Recommendations

#### 6.1.1 Surveillance

- Maintain sightlines to and from the proposed development and the surrounds by ensuring signage and equipment do not create a significant visual obstruction
- Ensure circulation spaces (publicly accessible areas including the plaza, retail and food beverage tenancies and throughout the basements and car park ingress/egress points) are unobstructed by structures, to remove opportunities for concealment and ensure that pedestrians can move freely with clear sightlines of their surrounds.
- Ensure adequate vegetation management is in place to maintain sightlines in the landscaped areas and ensure that there are no opportunities for hiding places or areas that could facilitate blind spots of concealment.
- The glazed facades of the building at ground level should be free of clutter to allow sightlines between the development and public domain, public plaza, retail tenancies, lobbies and landscaped areas.

#### 6.1.2 Lighting and Technical Supervision

- A CCTV network is essential for the loading dock and car park area, and anywhere that is able to be traversed by the general public, including back-of-house areas and within the basement. The CCTV network is to be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the *Security Industry Act 1997* who can provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network.
- The CCTV network should endeavour to ensure blackspots of coverage are not created.
- The CCTV network strategy should be partnered with the internal and external lighting strategy to ensure facial recognition is achieved in all lighting conditions.
- Discrete CCTV systems such as small dome cameras are recommended.
- All lighting is to be installed and comply with Australian Standard AS4282:1992: Control of Obtrusive Effects of Outdoor Lighting.
- Display CCTV security notice signs to convey that the site is under constant surveillance, particularly around retail areas.
- Lighting levels should be adequate to permit facial recognition and allow for informal surveillance. Bright and well-distributed lighting should be in place at all the building's entrances and egress points. Lighting types should be of high quality and be vandal-resistant to ensure longevity and allow for less maintenance or replacement. All lighting should be designed and managed in the context of the location to maximise effectiveness. Where recesses and blind corners cannot be avoided, the use of extra lighting and/or mirrors should be considered.

Given the use of the site as a shop-top housing development and its location amongst residential development and retail development, a CCTV network is recommended to be installed throughout various areas of the educational establishment with consideration of being implemented within:

- The ingress and egress point at Dowling Street.
- Within the public domain space (the Plaza) between Block B and Block C and amongst the curtilage of the ground floor retail tenancies that have an interface to this central public domain spine.
- At the site's western boundary which overlooks Dowling Street.
- Within all internal circulation spaces of the proposed buildings, particularly within lift lobbies and mail rooms.

- Throughout the communal open spaces accessible to residents and visitors.
- Throughout each basement level of the development, particularly within parts of the basement that include back-of-house ingress and egress.

### **6.1.3 Territorial Reinforcement**

- Maintain that building entrances are highly visible from the streetscape frontages and internal paths of travel as well as avoid any entrapment areas associated with entries.
- Provide signage throughout the precinct to direct pedestrian movements and deter loitering where it is not designated.
- Ensure that pathways around the building curtilage, and within internal corridors are unobstructed at all times to avoid blind spots.
- Suitable wayfinding signage at key entrances around the perimeter of the site, along with building and business identification signage associated with the retail and residential uses are recommended. Signage will reduce the opportunities for people to justify gaining unauthorised access and or to loiter in areas of the development where public access is prohibited. The design of access points is intended to be legible and inviting, yet it is recommended that signage will further enhance this perception.

### **6.1.4 Environmental Maintenance**

- Ensure an effective and prompt response to environmental maintenance for the development is clearly specified through a PoM (or the like). Environmental maintenance should acknowledge the principles of CPTED and ensure general building maintenance and cleanliness are maintained throughout the precinct.
- Ensure mechanisms are in place to facilitate the ongoing maintenance of the building, including the implementation of a rapid removal policy for vandalism repair and the removal of graffiti.
- It is recommended that the public domain and landscaped areas at the rear of the site are monitored regularly with an adequate contractor appointed to ensure that appropriate landscaping care is upheld for these spaces.
- It is recommended that a rapid removal policy should be in place for vandalism repair and the removal of graffiti, and all public spaces should be kept clean and tidy. Further, high-quality public seating and other furniture, building materials and design of signage should be used to lessen the likelihood of damage and to help reduce maintenance costs.

### **6.1.5 Activity and Space Management**

- Ensure business, building and wayfinding signage is appropriate to deter access to private spaces and direct pedestrian movements to desired locations.
- Maximise the inclusion of glazed facades with anti-graffiti coatings wherever possible to maximise lines of sight and mitigate the risk of damage.

Ensure that the Strata Body or Building Management Committee prepare a Plan of Management (PoM) which should document relevant guidelines to govern behaviour on site and should include emergency evacuation details, maintenance procedures and regulation details of various communal and shared spaces. The PoM should include the following:

- Hours of operation (retail tenancies, food and beverage tenancies, the public plaza and communal open spaces).
- General security protocol.
- Emergency and evacuation procedures.
- Daily operation including access arrangements for pedestrians and vehicles.
- Maintenance and cleaning.
- Waste management.
- Roles and responsibilities of building management, waste collection staff, developers and contract cleaners.
- Security and safety measures

### **6.1.6 Access Control**

- Ensure that any access control does not appear to fortify the environment.
- Ensure all residents are afforded secure access with security swipe cards that grant private access into the basement levels and all ancillary residential components of the development such as communal open space at the rooftop.



### 6.1.7 Design, Definition and Designation

Clear wayfinding signage should be provided at the entrance points into the site including:

- The main pedestrian entrance to the site's various retail and food and beverage tenancies (located at the site's frontage overlooking Lawrence Street).
- The two pedestrian entry points to the residential development accessed via Lawrence Street.
- The vehicular access point at the western boundary, fronting Dowling Street.
- The public Plaza in between Block B and Block C.
- Signage should identify all basement levels, especially areas for waste and services, to prevent public access and clarify space management.