

# 93 BRIDGE ROAD, WESTMEAD SSDA

**Crime Prevention Through Environmental Design  
Assessment for State Significant Development  
Application**

Prepared for 93 Bridge Road Pty Ltd  
Date: 11 September 2025

**GROUP SA**

**GroupGSA acknowledges First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.**

**We pay our respects to Elders past and present, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.**

**This report has been reviewed by Jenna Keyes, who has undertaken the Safer By design Course with NSW Police**

Rev.	Title	Date	Prepared	Checked
1	CPTED Report	17/05/2025	DN & MS	TO & JK
2	Final CPTED Report	11/09/2025	DN & MS	TO & JK
3				
4				
5				
6				
7				
8				

# CONTENTS

	INTRODUCTION	5
<b>01</b>	<b>SITE AND CONTEXT</b>	<b>9</b>
	SITE CONTEXT	10
	SUBJECT SITE	11
	EXISTING SITE	12
	NATURE OF RECORDED CRIME	14
	RISK ASSESSMENT	17
<b>02</b>	<b>PROPOSED DEVELOPMENT</b>	<b>19</b>
	DESCRIPTION OF THE PROPOSAL	20
	CRIME PREVENTION	21
	IDENTIFICATION OF POTENTIAL ISSUES	23
<b>03</b>	<b>RISK RATING AND CPTED PRINCIPLE REVIEW</b>	<b>25</b>
	DEMONSTRATION OF CPTED PRINCIPLES	26



# INTRODUCTION

This Crime Prevention Through Environmental Design (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 development at 93 Bridge Road, Westmead.

---

**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 of crime created by the proposed development by assessing the development in accordance with design and place management principles of CPTED.**

GroupGSA 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 uses qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located, and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

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 which 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 and Landscape Drawings by GroupGSA have been reviewed as part of this assessment. The following tasks were undertaken in the preparation of this report;

- 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

# CPTED STRATEGIES

## Territorial Reinforcement

Community ownership of public space sends positive signals to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers and criminals rarely commit crime in areas where the risk of detection and challenge are high. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it.

Territorial Reinforcement 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 reinforcement can be enhanced through residential development, as the presence of permanent residents fosters a greater sense of ownership and responsibility, leading to improved surveillance and natural deterrence of undesirable activities in the area.**

**Clear delineation between public and adjoining private land will be important for the future development to ensure the ambiguity of the spaces and their use is minimised. This will assist in promoting the buildings prominence and function within the local context. Defined landscaping along the land ownership boundaries, and clear signage will also assist.**

## Surveillance

People feel safe in public areas when they can see and interact with others, particularly people connected with that space, such as shopkeepers or adjoining residents. Criminals are often deterred from committing crime in places that are well supervised.

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.

Technical/mechanical surveillance is achieved through mechanical/ electronic measures such as CCTV, help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high risk locations.

Formal (or Organised) surveillance is achieved through the tactical positioning of guardians.

**It is important that clear sight lines between public and private places allow natural surveillance to the street.**

**Appropriate lighting at locations of the site that are sensitive to potential crime will be required to ensure consistent surveillance of each residential building and central communal spaces. Residents are spread evenly throughout the site, ensuring passive surveillance is maintained consistently site-wide. This will ensure that there are minimal areas for potential offenders to conceal themselves on and around the site.**

**The site layout needs to promote clear sight lines, natural surveillance and ease of access and wayfinding. Communal open space and thoroughfares should be within sight of occupied rooms, terraces, balconies, or common areas. This can be facilitated by orienting living spaces and common areas to maximize sightlines, incorporating large windows, and designing open spaces that are easily visible from various vantage points.**

## Access Control

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.

Natural access control includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.

Technical/Mechanical access control includes the employment of security hardware.

**The delineation of publicly accessible and resident/staff-only areas must be clearly communicated and enforced through the internal layout of the proposal, creating 'control points' for incoming visitors.**

**Management of communal open space to restrict un-warranted access may include dense boundary planting, screening, or security gates.**

**Access to internal spaces should be concentrated and monitored featuring a single primary entry point, controlled parking, and screening or landscaping where unwarranted access may be possible. Mechanical surveillance should also be applied to internal spaces and internalised carparking entry.**

## Space/Activity Management

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.

**The effective management of activity and space within the proposed development is critical given the various uses that will occupy the site.**

**Similar to environmental maintenance, there is a strong association between activity and space management, and the fear or perceived fear of crime. Unlike environmental maintenance, this principle endeavours to manage the more dynamic activity and use of space.**

**Spaces which are not consistently inhabited including services, lobby rooms, and community spaces will require restricted hours of public access so as to not allow for mis-use during inactive periods.**

**Management of space likely to be unoccupied including setbacks and frontages may include dense planting and landscaping to either restrict access or encourage use.**



# 01

## **SITE AND CONTEXT**

# SITE CONTEXT

The site at 93 Bridge Road, Westmead sits within the Westmead health precinct, which is approximately 26km to the west of the Sydney CBD, and less than 2km from the Parramatta CBD.

The site is situated within Westmead Sub-precinct 2: Health and Innovation within the wider Westmead Precinct. Westmead Sub-precinct 2 is identified as Westmead's engine room, defined by its world-class health, research, education and innovation facilities set within a walkable and healthy urban environment.

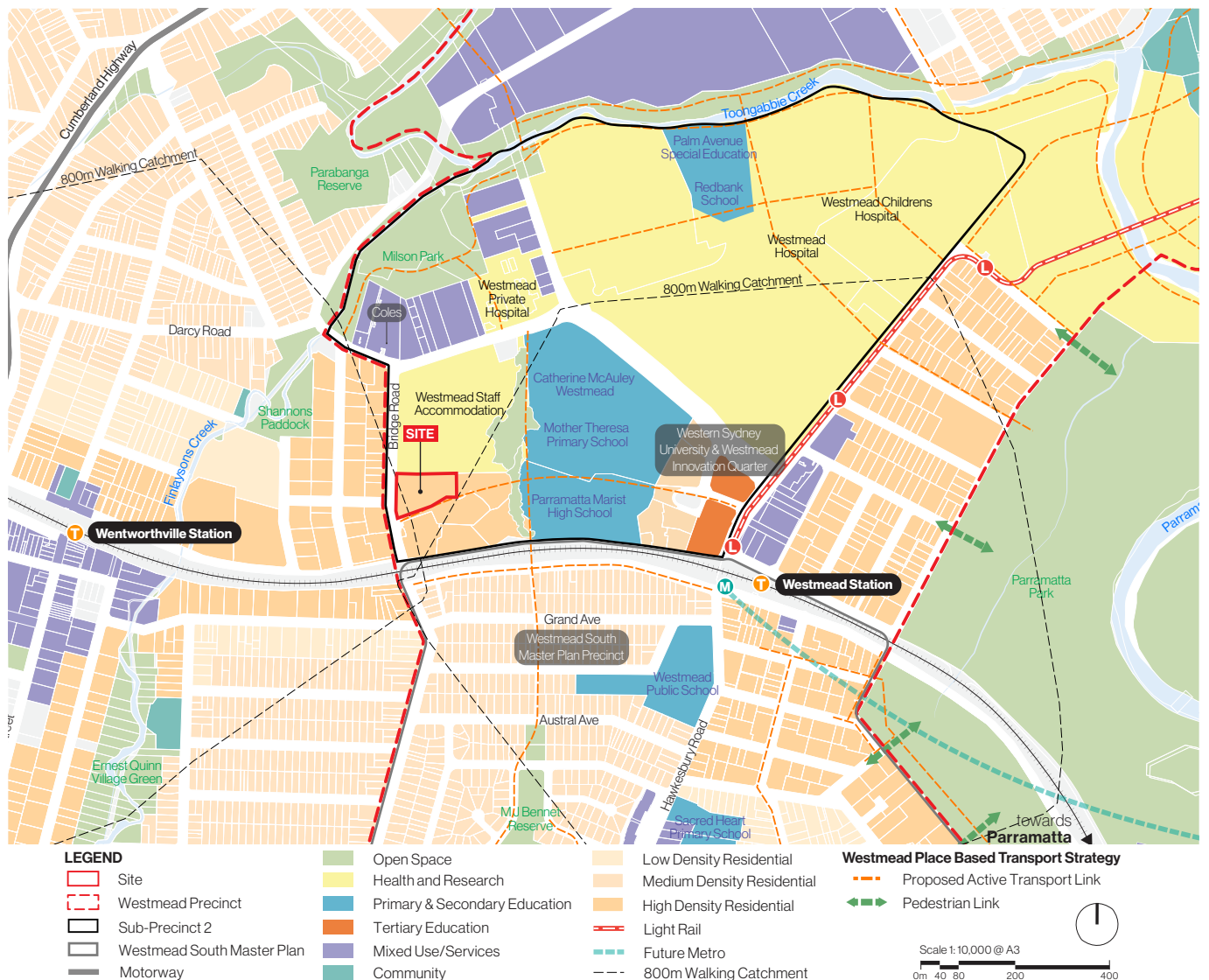
The Westmead Place Strategy 2036 identifies the site as one of only three residential sites within Westmead Sub-Precinct 2. The

limited residential land in Westmead is valuable as it is near essential social infrastructure and services. For instance, Westmead Hospital, Westmead Childrens Hospital and Westmead Private Hospital are to the north-east of the site. Directly to the north of the site is a large development that provides accommodation to essential workers and staff at Westmead Hospital.

There are a also number of primary and high schools, including Redbank School, Catherine McAusley Westmead, Mother Theresa Primary School, Parramatta Marist High School and Palm Avenue Special education to the east and north-east of the site.

There is also a neighbourhood shopping complex to the north of the site with a full-line Coles supermarket, pharmacy, specialist medical services and eateries, providing convenient access from the site to daily needs.

The site is within an 800m walking catchment of both Westmead Station to the east and Wentworthville Station to the west. Westmead Station has multi-modal transport options, including a future Metro station, and the lightrail which connects to Parramatta CBD to the east.



# SUBJECT SITE

This site is located on the eastern edge of Bridge Road, with a secondary frontage to a private road providing vehicular access to the adjacent Monarco Estate.

This site is a single lot identified as SP310901, which currently accommodates semi-detached single storey residential dwellings, with existing access off the private road owned by Monarco Estate which forms the southern side boundary.

The site has a total area of 8705.4m<sup>2</sup> and is zoned R4 for High Density Residential development. It is located approximately 86m to the north of the railway line.

Bridge Road features a residential character and runs north-south along the western edge of the site. Whilst Bridge Road is the primary street frontage, the existing residential development is oriented internally, and there is no direct access to the site off Bridge Road.

The site has three interfaces to neighbouring properties. To the north of the site is a large lot which provides accommodation for Westmead Hospital staff. This site is characterised by 2-4 storey residential accommodation blocks and mature tree canopy.

To the south of the site sits 91 Bridge Road, known as Monarco Estate. This large development is comprised of 5 lots and features four residential apartment buildings that range from 9 to 15 stores in height. The private road which services Monarco Estate sits directly to the south of the subject site.

The sites along the western edge of Bridge Road are characterised by low and medium density residential lots, with a combination of detached single and double storey dwellings, and three to four storey walk-up apartment buildings and townhouses.



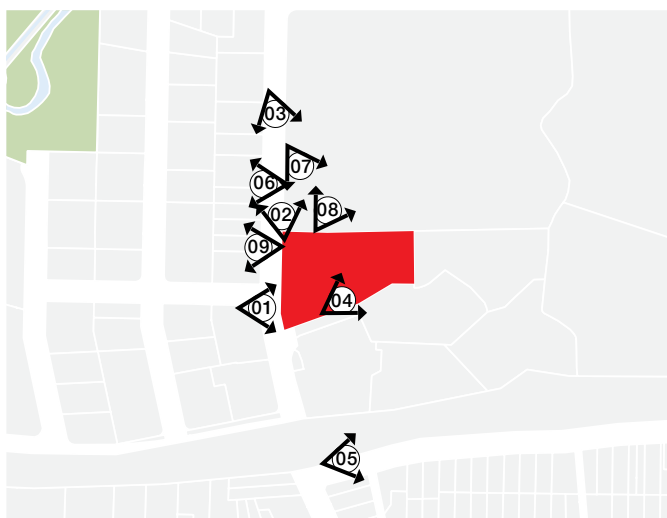
Aerial photograph identifying site boundary  
Source: Nearmap, GroupGSA

# EXISTING SITE

Photographs of the site were collected to identify and establish the potential risks in relation to current conditions.

Site photographs were collected on the 21st February and the 24th March 2024.

- Primary street frontage to Bridge Road, a major north-south distributor road. Bridge Road features a separate travel lane in each direction, and a lane of car parking on either side of the road;
- Secondary street frontage to private road on Monarco Estate site;
- Site interfaces with specialised accommodation for Westmead Hospital Staff to the north, and residential land along the rear and southern boundary;
- No visible evidence of graffiti within the site;
- Some evidence of litter and dumping within vicinity of the site;
- Bridge Road receives moderate levels of foot traffic, and high levels of vehicular traffic;
- There are two bus stops located along the site's Bridge Road frontage, bringing some pedestrian activity and transport connectivity to the area;
- There is a local scale medical centre opposite the site on the western edge of Bridge Road;
- There is a considerable slope from the south-western boundary down to the north-eastern boundary;
- Existing built form on the site is oriented internally, with a high solid fence line along the Bridge Road interface. This results in limited pedestrian visual amenity and interface along Bridge Road, and is generally inconsistent with the character and context;
- Proximity to the railway and ongoing bridge work causing visual obstructions.



1. Pedestrian perspective of site interface to Bridge Road.



2. Bridge Road streetscape looking north.



3. Bridge Road streetscape, looking south towards the site.



4. Streetscape view of Monarco Estate private road.



7. Westmead Staff Accommodation entrance and interface to Site.



5. Footpath condition near the Alexandra Ave pedestrian crossing.



8. Aging residences on Westmead Staff Accommm site.



6. Evidence of rubbish dumping at a Bridge Road property.



9. Medical centre opposite the site on the western edge of Bride Rd.

# NATURE OF RECORDED CRIME

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police.

A review of the local statistics for 2024 found that the most commonly occurring crimes relevant to CPTED within the Parramatta Local Government Area were:

- Non-domestic violence related assault
- Break and enter dwelling
- Steal from motor vehicle
- Steal from retail store
- Other stealing offence
- Malicious damage to property

The frequency of the above crimes in the Parramatta Local Government Area between 2021-2024 are summarised below.

		2021	2022	2023	2024	
Major Offence Types	Rate per 100,000 population (2024)	Number of incidents	Number of incidents	Number of incidents	Number of incidents	24-month trend
Domestic violence related assault	324.7	829	804	825	874	Stable
Non-domestic violence related assault	358.2	697	822	982	964	Stable
Sexual assault	80.3	192	198	218	216	Stable
Sexual touching, sexual act and other sexual offences	78.0	207	234	214	210	37.8%
Robbery	31.2	65	71	99	84	nc**
Break and enter dwelling	282.7	640	687	707	761	Stable
Break and enter non-dwelling	89.5	170	171	226	241	Stable
Motor vehicle theft	165.0	259	366	442	444	Stable
Steal from motor vehicle	390.1	955	911	1139	1050	Stable
Steal from retail store	409.1	582	839	1265	1101	Stable
Other stealing offences	575.2	1225	1380	1640	1548	Stable
Malicious damage to property	389.4	1078	987	1056	1048	Stable

\*\* Trend information is not calculated (nc) if at least one 12-month period in the selected timeframe had less than 20 incidents.

## Summary of Major Offence Types

Source: BOCSAR

# Crime Hotspots

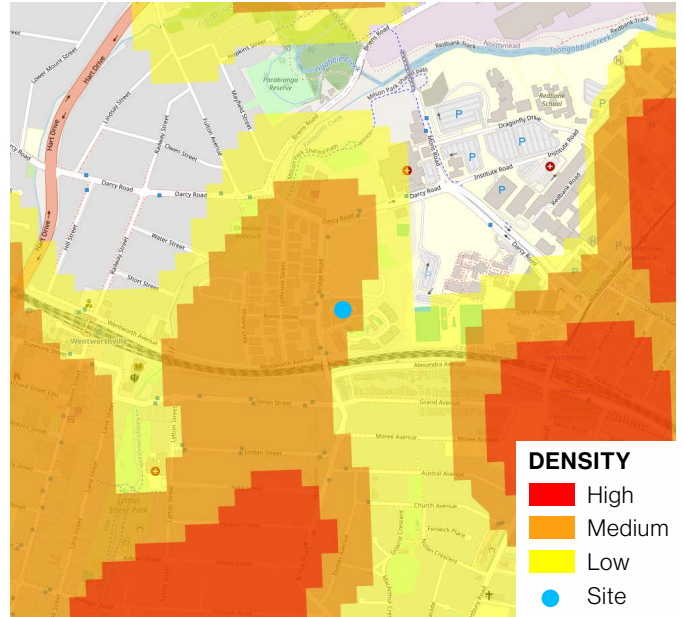
Hotspots indicate areas of higher crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not reflect the risk of victimisation.

The adjacent maps reflect the crime hotspots within proximity of the site, which show moderate levels of crime are present. The hotspots are generated from January 2024 to December 2024 and only represent crimes that have occurred within this 12 month period.

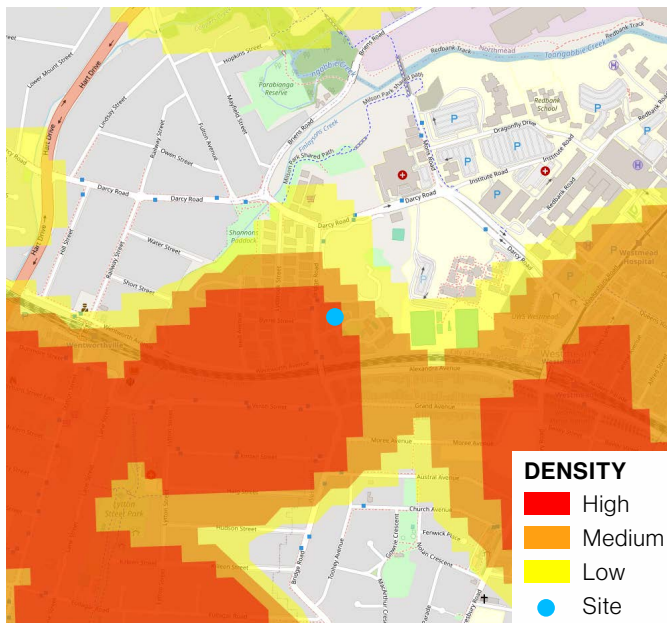
The hotspot areas for domestic crimes are generally located to the south of the site. This likely reflects the residential character of the land to the south, with the Westmead health and innovation precinct to the north east.

The most prevalent crime within the vicinity of the site appears to be 'Incidents of Break and Enter Dwelling', of which the density on the site is considered medium and high.

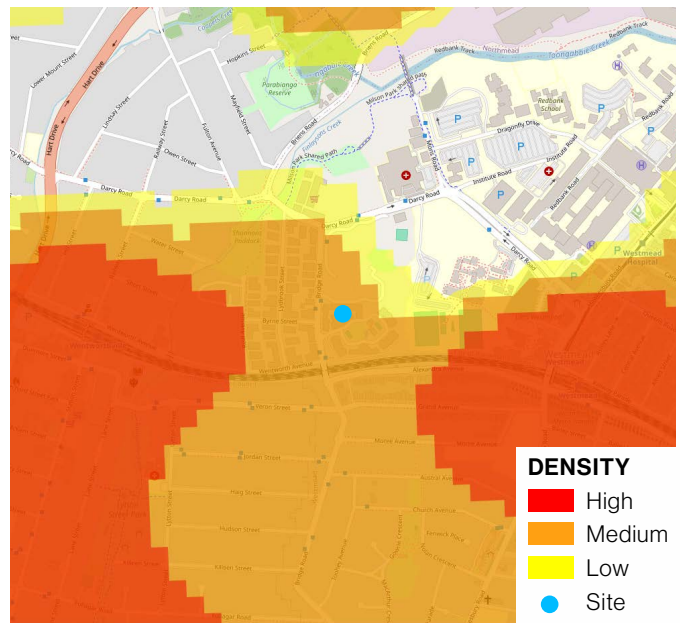
The site is also rated 'Medium' density for 'Incidents of Malicious Damage to Property' and 'Incidents of Domestic Assault'.



**Incidents of Domestic Assault**  
 Source: BOCSAR



**Incidents of Break & Enter Dwelling**  
 Source: BOCSAR

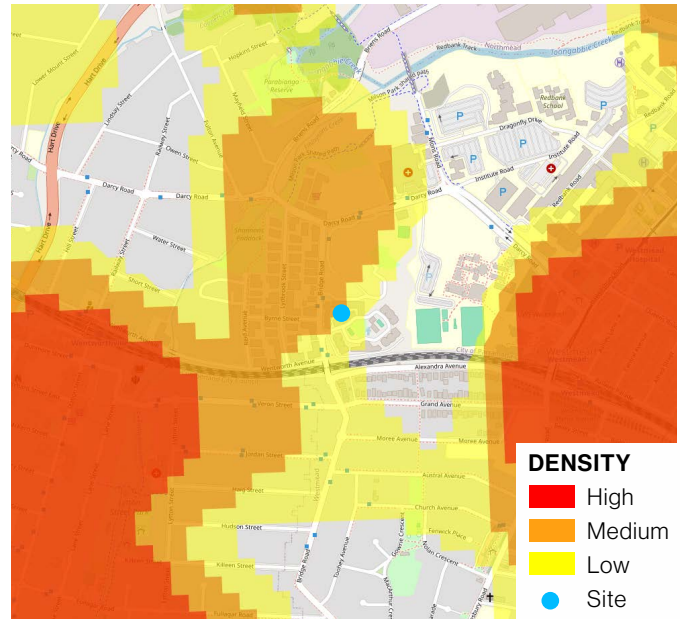


**Incidents of Malicious Damage to Property**  
 Source: BOCSAR

Non-domestic crimes are also prevalent within the Westmead context.

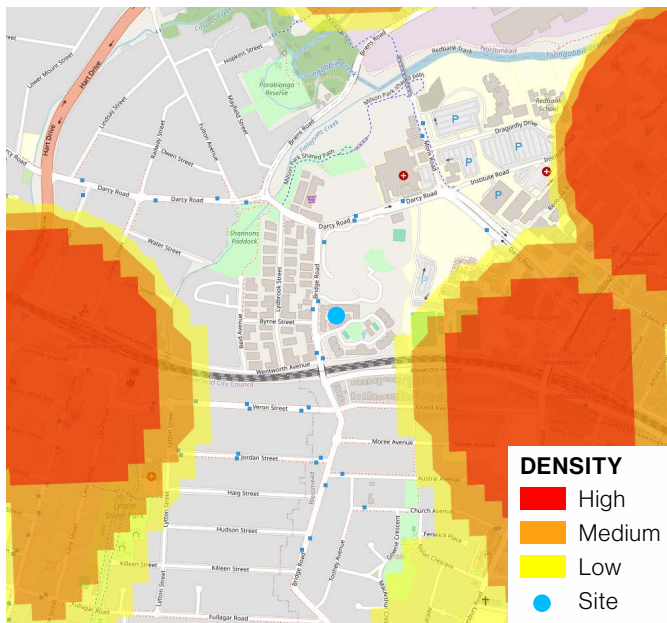
The site is considered to have a 'Medium' density rating for 'Incidents of Motor Vehicle Theft' and a partially 'Medium' and 'Low' density rating for 'Incidents of Steal from Motor Vehicle'.

The site is not identified as within a hotspot for 'Incidents of Non-Domestic Assault', however there are three hotspots within the site's context. Hotspots appear to be concentrated around Westmead Train Station, Wentworthville Train Station, and the area near Westmead Childrens Hospital.



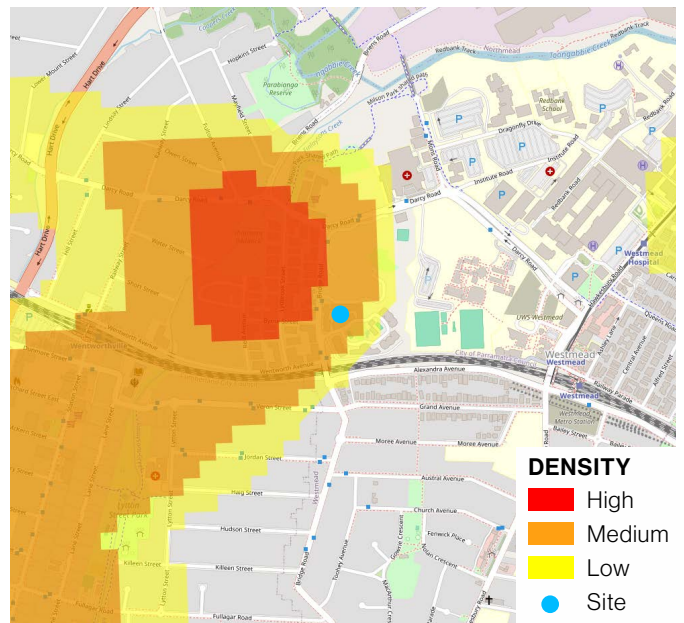
**Incidents of Steal from Motor Vehicle**

Source: BOCSAR



**Incidents of Non-Domestic Assault**

Source: BOCSAR



**Incidents of Motor Vehicle Theft**

Source: BOCSAR

# RISK ASSESSMENT

The Crime Risk Rating for the 93 Bridge Road, Westmead site is considered 'Medium' based on the site's current conditions.

A risk assessment of the Site in its existing condition has been undertaken. The findings of this site analysis include:

- The site is situated on Bridge Road which has an established residential neighbourhood character;
- There is no visible evidence of graffiti on the site or within the surrounds;
- Surrounding buildings are in relatively good condition and are occupied. Some buildings, including the Westmead Staff Accommodation buildings to the north of the site, would benefit from urban renewal.
- Some evidence of litter or rubbish dumping near the street boundary of a private dwelling on Bridge Road;
- There is passing vehicular traffic along Bridge Road providing some passive surveillance. The lane of parked cars on either side of Bridge Road does lead to partially restricted visibility of the footpaths in some areas;
- Footpaths are narrow along Bridge Road and Byrne Street. There are no footpaths on the Monarco owned road.
- The Site's existing interface to Bridge Road does not promote safety or passive surveillance of the public domain. The existing residential built form typology is oriented internally, and the tall solid fence along the Bridge Road site boundary does not align with the character of other developments on the street;
- The presence of at-grade parking on the site with limited windows or overlooking opportunities encourages 'Incidents of Motor Vehicle Theft' and 'Incidents of 'Steal from Motor Vehicles' which are prevalent in the area;

The redevelopment of the site with thoughtful design strategies and outcomes can reduce the Crime Risk Rating of the site, and contribute increased levels of safety within the surrounding context.





02

**PROPOSED  
DEVELOPMENT**

# DESCRIPTION OF THE PROPOSAL

The SSDA proposal is for the construction of two predominantly residential buildings with approximately 550 apartments, basement car parking, the opportunity for non-residential ground floor uses, communal spaces, and 1000m<sup>2</sup> of land dedicated as a public open space.

The proposal seeks to ensure a contextually appropriate contribution to the residential component of the Westmead Health and Innovation Precinct through the provision of high quality housing, with affordable and key worker housing opportunities.

The proposed development features an enhanced, activated, green and connected ground plane. It includes a high quality public domain along Bridge Road, a new 1000m<sup>2</sup> publicly accessible park, a community facility, as well as a network of activity nodes through the thoughtful landscape design.

The proposal provides high quality public domain and street address along Bridge Road with improved pedestrian amenity including seating and shade for comfort and cooling providing an expansion of the public space offering, helping to activate the streetscape interface.

A central courtyard is created to provide sufficient open space for the enjoyment of residents. Proposed activities and uses include a flexible activity hub, flexible passive opportunities e.g. seating and outdoor furniture, a small fitness court or outdoor yoga opportunities, a play space, shade forest, a community owned kitchen garden, BBQ facilities, and public art. Well defined and comfortable public spaces are proposed for casual recreation and to encourage people to relax

The public park offers high quality amenity. It visually extends and compliments the communal open space areas of adjoining residential developments, providing shade and comfort and accommodating both passive and active uses including a lawn for kick-about and picnic activities and ample seating for rest and respite as well as communal gathering activating the edge of the lawn. Seating and gathering Spaces are evenly distributed along the southern and western edge of the park engaging with the adjacent communal open spaces areas to provide activation, enhance sense of community and improve CPTED.

No access to Monarco private amenities, such as the tennis courts or pool, will be provided to residents of this new development.

There is approximately 110m<sup>2</sup> of non-residential ground floor space in the south-western corner of the western tower and approximately 106m<sup>2</sup> of non-residential ground floor space on the southern edge of the eastern tower. The non-residential floor space aims to provide activation and passive surveillance along Bridge Road.



## Vehicular and Pedestrian and Cycle Access

The subject site is well located for public transport access and active travel opportunities with Wentworthville Station and the Westmead Station reachable in approximately 800m from the site boundary.

The primary access to the site will be via a driveway on the northern boundary. The proposal aims to minimise conflict between cars and people by providing a single vehicular access point to the northern boundary.

The proposal creates a high quality public domain linking to the main building entry along the western boundary to activate Bridge Road and strengthen the building streetscape interface.

The northern edge of the site will provide a public site-through link that connects from Bridge Road through to the publicly accessible park, to the east of the property, via a 3m public corridor consisting of a 1.5m wide accessible path and adjoining landscape zone. This is seen as the primary pedestrian access linking to adjoining bus stops and the expanding innovation precinct to the north and north-west. The public park can also be accessed via controlled access points for residents enhancing site wide connectivity and permeability.

Whilst the public park can be accessed via the private access road and adjoining footpath within the Monarco residential complex pedestrian and active travel connectivity can exist entirely outside of the Monarco estate's private land, following paths and links entirely within the proposal's site boundary. Providing two public access points to the public open space helps to distributing pedestrian movements and reduces potential conflicts with vehicles turning into the driveway at the northwestern edge of the site.

The footpath to the north and the private access road to the south provide shared access for cyclists. This accessway will form part of a public easement with ongoing maintenance and access remaining the responsibility of the landowner.

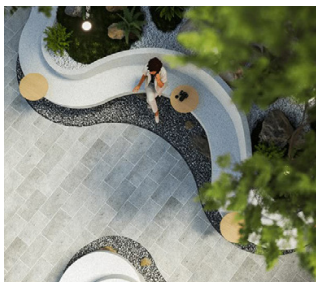
## Permeability and Connectivity

A meandering public pathway runs north south through the communal open space area. It physically and visually connects both public entry points as well as enhancing site wide permeability by connecting to two separate controlled residential access points along the western edge of the park.

The public park is physically separated from the adjoining residential development through the use of open palisade fencing, that is integrated into the mass planted zones, receding into the landscape and maintaining visually connectivity between the public and private open space areas. Landscape screening and 1.8m high separation fencing along the southern boundary will maintain privacy for existing residents of the Monarco development.

## Car Parking

Car parking shall be provided at appropriate rates to meet relevant Govt. guidelines applicable to the proposed development, while also taking into consideration the site's location and the transit oriented vision for the area. The proposal seeks access via a new private road along the site's northern boundary connecting with Bridge Road. This arrangement minimises impacts to Monarco residents.



Wandering Public Pathway



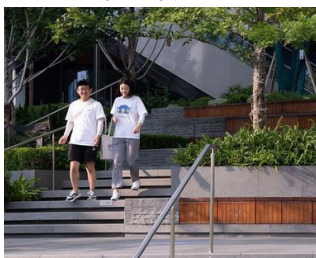
Kickabout Space



Separation Fencing - 1.8m high palisade



Shaded Seating Zones



Bridge Road Street Address



Separation Fencing



# CRIME PREVENTION

The Part 2: Design in Context of the Parramatta Development Control Plan 2023, the Apartment Design Guide and the Housing SEPP 2021 outline general site and building design controls which support CPTED-related objectives.

## Housing SEPP 2021

### Schedule 9 Design principles for residential apartment development, Section 7 Safety

1. Good design optimises safety and security within the development and the public domain.
2. Good design provides for quality and private spaces that are clearly defined and fit for the intended purpose.
3. Opportunities to maximise passive surveillance of public and communal areas promotes safety.
4. A positive relationship between public and private spaces is achieved through clearly defined access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

## Parramatta DCP 2023

### Part 2: Design in Context, Section 2.14 Safety and Security

#### Objectives

1. Reduce crime risk and minimise opportunities for crime
2. Increase and contribute to the safety and perception of safety in public and semi-public spaces.
3. Encourage the consideration and application of crime prevention principles when designing and siting buildings and spaces.
4. Encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.
5. Incorporate and enhance opportunities for effective natural surveillance in development.

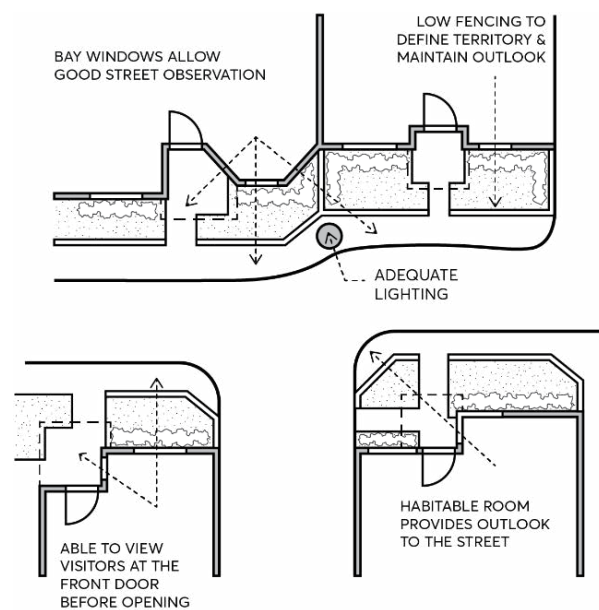
#### Controls to achieve the principles include:

##### Public and Private Spaces

- Development should provide a clear definition and transition of boundaries between public and private spaces. Methods other than gates, fences and enclosures are encouraged.
- Physical or symbolic barriers should be used to attract, channel and/or restrict the movement of people. Landscaping and/or physical elements may be used to direct people to destinations, identify where people can and cannot go, and restrict access to high crime areas such as carparks.

##### Passive and Causal Surveillance:

- Casual surveillance is to be provided by designing buildings with a clear sense of address and orienting active uses or habitable rooms towards the street.
- Buildings adjoining laneways and through block connections should be designed to activate these spaces at ground level and provide casual surveillance from ground and upper levels.
- Clear sight lines must be provided between public and private places.



Design for natural surveillance (Source: AMCORD in Parramatta DCP Part 2).

##### Communal Spaces and Communal Ownership

- Design elements should contribute to community ownership of public and communal spaces, fostering a shared sense of responsibility for a place's use and condition.

##### Crime prevention measures

- Crime prevention measures in new buildings and spaces must not detract from the quality of the streetscape. Subtle design techniques should be applied to blend into facades and places. The installation of solid security shutters will not be supported.
- Reduce the attractiveness of crime by minimising, removing or concealing crime opportunities. The design of the development should increase the possibility of detection, challenge and apprehension of persons engaged in crime.
- A site management plan and formal crime risk assessment (Safer by Design Evaluation) involving the NSW Police Service may be required for large developments which, in Council's opinion, would create a crime risk.

##### Pedestrian Pathways

- Public pedestrian areas within developments as well as communal access ways within multi-dwelling developments are to provide non-slip pavement surfaces.

# CRIME PREVENTION

## Apartment Design Guide, Part 3: Siting the Development

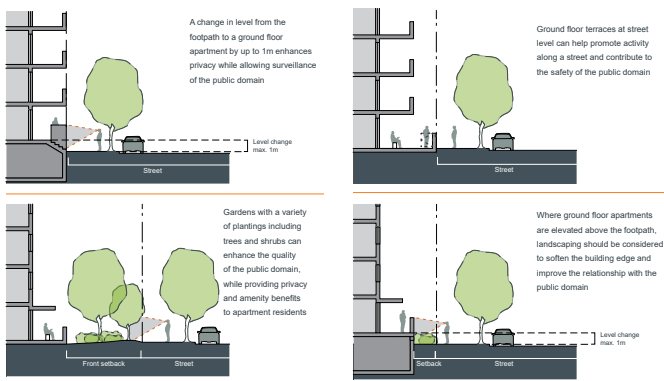
### Section 3C Public Domain Interface

#### Objectives

1. Transition between public and private domain is achieved without compromising safety and security.

#### Design Guidance

- Terraces, balconies and courtyard apartments should have direct street entry, where appropriate
- Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings
- Upper level balconies and windows should overlook the public domain
- Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or wall should be limited to 1m.
- Length of solid walls should be limited along street frontages
- Opportunities should be provided for casual interaction between residents and the public domain. design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets
- In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: architectural detailing, change in materials, plant species, colours
- Opportunities for people to be concealed should be minimised



Diagrams illustrating various public domain interface scenarios (Source: Apartment Design Guide)

### Section 3D Communal and Public Open Space

#### Objective 3D-3

Communal open space is designed to maximise safety

#### Design Guidance

- Communal open space and the public domain should be readily accessible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: bay windows, corner windows, balconies.
- Communal open space should be well lit
- Where communal open space facilities are provided for children and young people they are safe and contained

### Section 3G Pedestrian Access and Entries

#### Objective 3G-1

Building entries and pedestrian access connects to and addresses the public domain.

#### Design Guidance

- Multiple entries (including communal building entries and individual ground floor entries) should be provided to active the street edge
- Entry locations relate to the street and subdivision pattern and the existing pedestrian network
- Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries
- Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with a clear sight line and pathway to secondary building entries.

### Section 3J Bicycle and car parking

#### Objective 3J-3

Car park design and access is safe and secure

#### Design Guidance

- Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces
- Direct, clearly visible and well lit access should be provided into common circulation areas
- A clearly defined and visible lobby or waiting area should be provided to lifts and stairs

# IDENTIFICATION OF POTENTIAL ISSUES

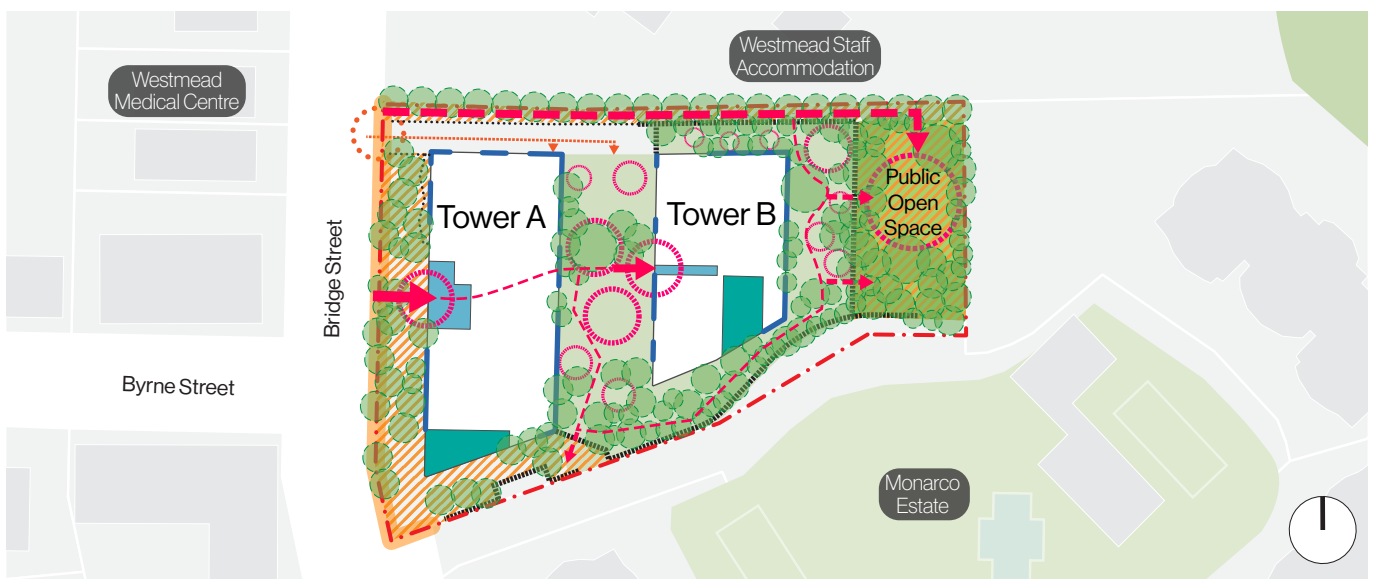
## Potential CPTED issues of the proposal have been identified to highlight areas with potential risks.

The potential vulnerabilities within the design will be addressed in the Demonstration of CPTED Response, and are indicative based on the site observations and an understanding of the proposed scheme. The potential vulnerabilities include:

- The communal open space and public open space are situated adjacent to each other on the far eastern edge of the site. This has the potential to create confusion around the delineation of public and private land, and which land is publicly accessible. The proposal has designed the spaces to read as one, but the use of a separation fence line to differentiate accessible zones with clearly delineated access gates is positive for reducing risk.
- The proposed public open space along the eastern boundary is large and positioned away from passive surveillance of the balconies and terraces on the eastern facade of Tower B. This public open space also shares an interface with the private open space of the neighbouring Monarco Estate property which may further compromise safety.
- The proposed communal open space network is large, and may require additional surveillance, particularly in areas that lack overlooking from balconies, or feature dense vegetation planting.
- The proposed open spaces are large, and their scale could create potential dark spots. These areas will require additional lighting to ensure safety and visibility.
- Activity nodes are dispersed through the communal open space network which should provide activity in these areas during the

day. Primary nighttime activities will most likely occur in the central courtyard, creating potential safety concerns for the open spaces to the east of Tower B.

- Proposed planted zones should be maintained to ensure plants remain at a low level to retain visibility and clear sight lines across public or communal open spaces. This is particularly important for the communal pathway along the southern edge and northern edge of tower B where there are proposed dense planting zones and where there is limited passive surveillance from ground floor balconies on the southern facade of Tower B.
- The public domain along Bridge Street will be enhanced to increase dwell time and indoor community space in the south-west corner will generate 24 hour activity reducing risk. Since the building entrance/ lobby is located in the public domain, it may help deter unauthorised access to the site, however, additional security measures and CCTV surveillance will be necessary for the entrance to ensure only authorised visitors and guests can enter.
- The proposed public pathway along the northern site edge of the site providing access to the public open space is narrow and between two fence lines. This creates potential risks for dark spots and limited passive surveillance. Sufficient lighting of this pathway will be required to ensure safety of pedestrians. It is also important to ensure tree planting along the southern edge of the path is well maintained to allow for visibility and clear sight lines.
- Whilst balconies and terrace facades on the ground floor provide natural and passive surveillance of the public domain, the known prevalence of 'Break and Enter Dwelling' incidents in the area reflects the need for increased prevention and security measures including CCTV and secure entry points where the building has public access.
- The entrance to the basement car park can be accessed from the public domain. This creates a potential risk for unauthorised visitors, and sufficient safety measures will be required.



### LEGEND

- |                   |                            |                         |                        |
|-------------------|----------------------------|-------------------------|------------------------|
| The Site          | Tree Canopy                | Lobby                   | Access to Basement     |
| Lots              | Publicly Accessible        | Communal Area           | Vehicular Entrance     |
| Context Buildings | Communal Open Space        | Balcony/Terrace Facade  | Pedestrian circulation |
| Context Buildings | Public Open Space          | Separation Fencing 1.8m | Lobby Entrance         |
|                   | Interface to Public Domain | Balustrade              | Activity Node          |



# 03

## **RISK RATING AND CPTED PRINCIPLE REVIEW**

# DEMONSTRATION OF CPTED PRINCIPLES

## The Crime Risk Rating considers the development as proposed in the State Significant Development Application by GroupGSA.

---

As determined in Chapter 1, the site's existing condition, the surrounding context and the crime statistics result in a Crime Risk Rating that is considered 'medium' risk. An assessment of the proposal using CPTED principles has found that if all the principles and design elements outlined in the SSDA are included, the rating would decrease in the 'low' category in a future assessment. While the proposed development will likely increase the opportunities for crime, purely by the increase of use and occupancy of the site, the development also adds more activation of passive and active surveillance which is lacking at the site currently.

Our assessment finds that the design is generally consistent with the principles of CPTED.

### Territorial Reinforcement

The proposal includes the introduction of ground floor communal areas within the built form, external communal open space between the towers and within the north and south side setbacks, and 1000m<sup>2</sup> of public open space on the eastern edge of the site. As these spaces are either communally owned or publicly owned spaces adjacent to communal spaces, there are strong foundations for territorial reinforcement. The absence of a single owner cedes custodianship to the permanent residing community on the site, which includes both residents and building management. In this case, the strata community will play a significant role, being a legal structure of ownership and management in the multi-unit development, where the common areas, including hallways, communal spaces, and gardens, are managed collectively by the owners through the strata scheme.

The private areas within the proposal, such as the towers and residents' balconies, are clearly delineated from public spaces like the open park and communal areas. Communal spaces are designed to foster a sense of community ownership, reflected through the central location between the towers and communal access points. Communal spaces located within the public domain will have clear markers like gates or paths that can help distinguish communal spaces from public park areas, indicating who is responsible for maintenance and supervision. The generous and diverse communal open space inclusion, with high quality public domain treatment and programming, is designed to encourage residents to engage with, take part, and take pride in the spaces.

This communal guardianship and ownership of the site reflects territorial reinforcement foundations and means that residents are more likely to provide effective supervision and to intervene if they were to witness a crime.

### Surveillance

The proposed development significantly increases the opportunity for passive and active surveillance of both the public domain along Bridge Road, and the communal areas on the site. There are windows, balconies and terrace spaces on both the ground floor and upper storeys that directly face Bridge Road, and provide natural surveillance of the streetscape.

The lobby design encourages passive surveillance by placing windows or openings to the exterior of the building, allowing those inside to observe activity around the entrance and surrounding spaces.

The communal open space between the towers is a central feature of the development. Balconies and terraces on the ground floors and upper storeys of both towers directly face this space, providing natural surveillance. This allows residents to overlook and observe activity within the communal area, increasing passive monitoring and deterring potential criminal activity. Similarly, the eastern communal open space and the public open space benefit from balconies and terraces on the ground floor and upper floors of the towers, which face this open space.

Circulation pathways are positioned in such a way as to provide ease of access and way finding. Mid-storey planing will be kept below eye level to ensure clear sightlines are maintained across the communal open space areas.

The public park is situated on the far eastern edge of the site. Given the increased distance from the passive surveillance of the built form, this area may be more vulnerable to potential risks as it lacks direct surveillance from the neighbouring buildings. The park will require enhanced surveillance and safety measures to ensure public safety and to minimise crime. This could include strategically placed lighting, CCTV cameras, and the inclusion of secure pathways with clear sight lines that are not obscured by landscaping or tree planting to encourage legitimate activity and reduce the likelihood of crime.

The development would further benefit from the strategic positioning and installation of CCTV surveillance cameras at key access points to monitor vehicular and pedestrian movements. Installing CCTV cameras in communal spaces, parking areas, and at entrances will assist to monitor activity on the site and deter crimes.

### Access Control

The primary pedestrian access to residential buildings is off Bridge Road. There are four pedestrian entrance opportunities along the length of the Bridge Road frontage, with landscaped edges that assist with wayfinding and guide users towards the single lobby entrance.

The lobby provides a secure entrance to the built form. The use of an access control and intercom system can assist to restrict access to residents and verified guests.

The main entrance to the eastern tower is on the towers western facade, access through the communal open space that separates the towers. The communal open space both allows movement between

the western and eastern tower, while offering open, shared areas for recreation and relaxation. This both increases passive surveillance of the communal space for passers-by, and increases the passive surveillance of the lobby entrance.

The secure lobby entrances that will be well monitored by both passive surveillance and a restricted access system, will reduce the likelihood of unauthorised access or criminal activity.

Public pedestrian access to the public open space on the eastern edge of the site is via a single pedestrian pathway along the northern site boundary. The proposal includes a separation fence along the southern edge of the pathway to create a clear understanding of permissible access and to avoid any ambiguity between public and private access.

The public park is further physically separated from the adjoining residential development through the use of open palisade fencing with controlled access points for residents. The fencing is integrated into the mass planted zones, receding into the landscape and maintaining visually connectivity between the public and private open space areas. This both ensures security for residents and supports passive surveillance from both within the development and the public park open space areas.

Vehicular access to the site is via a single driveway entrance on the northern edge of the site which provides direct access to private basement car parking for residents. It is essential to ensure that this vehicular entrance to the basement car park is equipped with restricted entry and CCTV to avoid unwanted individuals from entering the site or loitering in the car park.

## **Space/Activity Management**

Activation of communal space is achieved through the high quality landscaping and programming of the ground floor plane with a diverse range of uses and spaces. The various proposed uses on the ground floor plane across the site include the integration of a flexible activity hub, a 'kick-about' space, flexible passive recreation opportunities, fitness court, outdoor yoga, play space, virtual gym, pedestrian links, a shade forest, a kitchen garden (community garden), BBQ facilities, public art, pedestrian streetscapes and active streetscapes.

As the lobby entrances are non-habitable, they are likely to be less active late at night and during the early hours of the morning. The risk of crime or anti-social behaviour within these spaces will be reduced through the addition of technical surveillance, appropriate lighting, or through restricted access at night through the implementation of an access code.

There is communal open space along the length of the side setback, and between the towers. Ensuring the high quality landscaping and programming of these spaces on the ground floor plane, with a diverse range of uses and spaces will ensure this space is treated as functional, and not as a thoroughfare and support distributed activity.

Landscaped areas will be well maintained within the site's interior and its boundaries to communicate high levels of activity, and to discourage potential offenders from committing malicious property damage.

A sufficient Plan of Management (PoM) will ensure the ongoing maintenance of the built form and public domain, creating clean and well-used spaces for residents. In the case of an emergency, a PoM will guide staff in ensuring the safety of residents following proper safety protocol.



www.groupgsa.com

**Nominated Architect**

Lisa-Maree Carrigan  
NSW ARB 7568  
ARBV 20773  
BOAQ 5696

---

**SYDNEY**

Level 7, 80 William Street  
East Sydney NSW 2011  
Australia

---

**MELBOURNE**

Level 5, 145 Russell Street  
Melbourne VIC 3000  
Australia

---

**BRISBANE**

Level 7, 260 Queen Street  
Brisbane QLD 4000  
Australia

---

**HO CHI MINH CITY**

Level 9, 117 Nguyen Cuu Van, Ward 17  
Binh Thanh District Ho Chi Minh City  
Vietnam

---

