



We are now on **Facebook**
Like our Page "The Hills PAC" for up
to date information on local crime trends



Monday, 17 November 2025

Sutherland and Associates Planning

Email:

Dear Sutherland and Associates Planning

Subject: Environmental Impact and Rezoning Statement Re 2 Fishburn Crescent, Castle Hill.

Application No: NA

Police Ref: D/2025/1298380

Police have previously responded to several development applications in the Carrington Road, Showground precinct as listed below. Some of the DAs previously responded to are listed to this Environmental Impact and Rezoning Statement. The development of this site and the showground precinct will contribute to increased crime in the Castle Hill Area, it will also likely lead to increased traffic and congestion during peak periods. As such please see to the recommendations below.

DATE	Council #	PAN	Address	Project
23/06/2022	488/2021/JP	35017	Carrington Rd and Ashford Ave, Castle Hill	3 mixed use and 4 Residential Flat buildings between 8-12 storeys - 778 Units
24/10/22	717/2023/JP	268456	1-19 Hughes Ave, 20-34 Middleton Avenue & 34 Dawes Avenue, Castle Hill	Residential Flat Building Development Containing 350 Units
21/03/2023	1801/2022/JP	217788	16-18 Partridge Avenue and 21-23 Middleton Avenue, Castle Hill	Demolition of Existing Structures and Construction of a Residential Flat Building containing 100 Apartments
19/04/2023	960/2022/HA	168876	19-21 Ashford Ave and 25-27 Partridge Avenue Castle Hill	Demolition of Existing Structures and Construction of a Residential Flat Building

NSW Police Force
RECRUITING NOW
1800 222 122
www.police.nsw.gov.au/recruitment

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

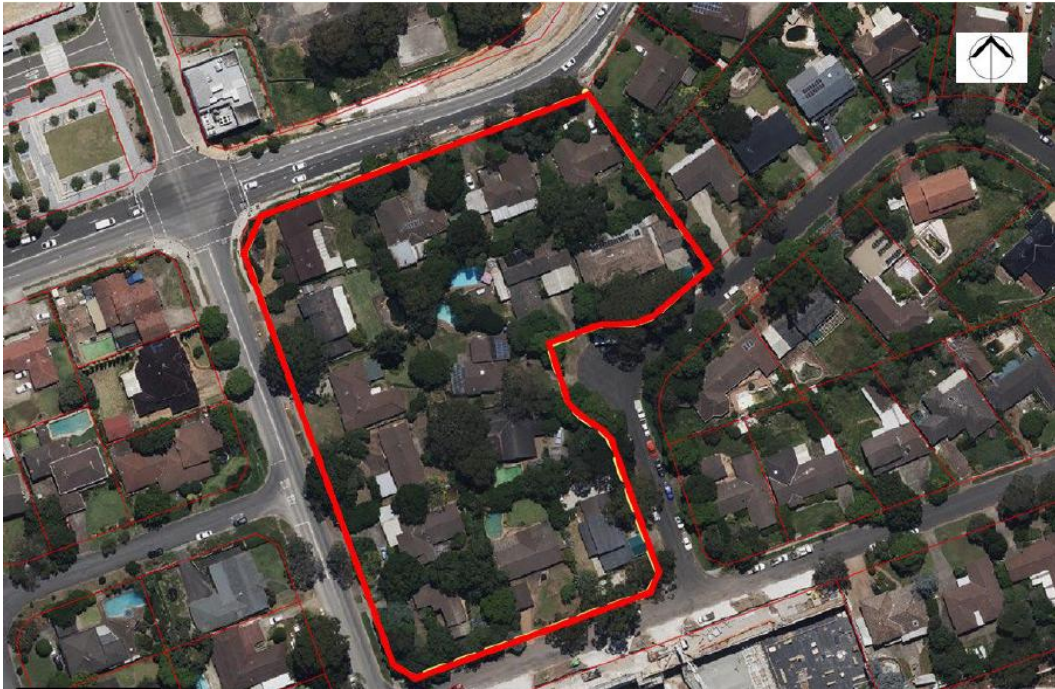
For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously

				Comprising of 67 Apartments and Basement Parking
25/07/2023	59/2024/JP		17 Fishburn Crescent Castle Hill	Demolition of Existing Structures and Construction of a new Residential Flat Building containing 148 Units
08/04/2024	58/2020/JP/D	419136	2-12 Sexton Avenue & 24-34 Fishburn Crescent Castle Hill	Modification to an Approved Residential Flat Building Development
01/07/2024	1418/2024/JP	429695	20-34 Ashford Avenue, Castle Hill	Demolition of Existing Structures and construction of Three Residential Flat Buildings Containing 166 Units
13/11/2024	110/2025/JP	448119	7-23 Cadman St and 18-24 Hughes Avenue, Castle Hill	Demolition of existing structures and construction for a seniors living development comprising of 217 Independent living units
26/11/2024	833/2025/HA	489800	2-12 Sexton Avenue and 24-34 Fishburn Cres, Castle Hill	Additional Level to an Approved Residential Flat Building and Associated Works
28/01/2025	672/2023/JP/A	500594	16-30 Dawes Ave, 4-8 Hughes Ave, 2-10 Cadman Cres Castle Hill	Modification to an Approved Residential Flat Building Development Containing 280 units
29/01/2024	991/2025/HA	497620	9 Ashford Avenue, Castle Hill	Demolition of Existing Structures and Construction of Co-Living Housing for 55 Units
04/08/2025	488/2021/JP/L	554757	30-36 Carrington Rd, 33-34 Ashford Ave, 7-9 Partridge Ave, Castle Hill	Modification to approved Mixed use residential flat building
30/09/2025	488/2021/JP/P	572890	30-36 Carrington Rd, 33-44 Ashford Ave, 7-13 partridge Ave, Castle Hill	Modification to approved demolition and construction

Site



The site is located across several streets in the Carrington Rd, Showground Precinct which is now being referred to as 2 Fishburn Crescent Castle Hill. The development seeks to construct a residential flat building consisting of 431 apartments including 25 affordable dwellings including basement carpark and associated works.

The site is within proximity to Showground Transport Hub and is well connected to Showground Village and Castle Towers Shopping Centre and Castle Hill Transport Hub. It is also within proximity to many other developments.

Rezoning is also sought to increase the height of the buildings.

While increased high density developments offer many benefits such as affordability there are some concerns that these developments may face challenges over time. Issues such as inadequate maintenance, inadequate security, problems with noise and other disturbances often lead to unfavourable living conditions and increased crime rates. The following recommendations have been made to assist in managing these potential issues.

Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Potential offenders are often deterred from committing crime in areas with high levels of surveillance. This environmental statement indicates that much of the ground floor of the site will be focussed on open community spaces to encourage legitimate use of the space. If this is done effectively it will contribute to the natural surveillance of the site.

Vegetation

The safety objective of “to see and be seen” is important in landscaped areas. Vegetation is commonly used by criminals to aid concealment and entrapment opportunities. As this development proposes to have significant vegetation throughout the site, it must be emphasised that the vegetation, especially the shrubs and shade tree are well maintained. Lower tree limbs should be above average head height and shrubs should not provide easy concealment.

Vegetation closest to pedestrian pathways requires close attention. It is recommended that 3-5 metres of cleared space be located either side of residential pathways and bicycle routes. Thereafter, vegetation can be stepped back in height to maximise sightlines.

A regular maintenance schedule needs to be implemented to ensure that the vegetation does not become overgrown. Keeping the vegetation neat will ensure that the natural sight lines can be kept, and makes the area look cared for which provides some territorial reinforcement of the area.

Lighting and Technical Supervision

It is important the communal areas are well supervised, by allowing natural surveillance of these sites. Building alignment and pedestrian routes allow for this however poorly supervised and sporadically used

pedestrian routes often feature in serious crime. It is important that landscaping does not impinge on site lines and that these paths are well lit.

Lighting should meet minimum Australian standards. Effective lighting can reduce fear, increase community activity, improve visibility and increase the likelihood that offenders will be detected and apprehended. Special attention should be made to lighting the entry and exit points from the buildings, car parks and access/exit driveways.

The access/exit driveways need to be adequately lit to improve visibility and increase the likelihood that offenders will be detected and apprehended.

CCTV

Police request the use of a CCTV system with continuous recording capabilities to monitor the common open spaces throughout the development, especially if no access control to the area is provided.

CCTV footage is effective in criminal matters when the images display shots of an alleged offender from the shoulder upwards. CCTV cameras need to be able to zoom in on a person of interest without loss of focus and/or quality.

Territorial Reinforcement

With few exceptions, criminals do not want to be detected, challenged or apprehended. For offenders, the capability of a guardian to detect, challenge or apprehend is an important consideration. The strategic location of supervisors and employees increases the risk to offenders and crime effort. It is argued that employees are more effective as guardians (crime deterrents) than passing members of the community.

Territorial reinforcement can be achieved through:

- Design that encourages people to gather in public space and to feel some responsibility for its use and condition.
- Design with clear transitions and boundaries between public and private space.
- Clear design cues on who is to use space and what it is to be used for.

Confusion resulting from ambiguous entry design can legitimise exploration, trespassing and excuse making by opportunistic criminals. It is recommended that all public access points are well marked and inviting.

There should be a manager available who can assist residents in handling and managing minor disputes.

While the metro stations have contributed positively to the community they have also featured in crime, and illegitimate use. The sites proximity to the metro whilst positive in connecting residents to the wider area will

also provide property offenders with easy access to the site. As such private areas need to have clear indications of this to minimise exploration.

Environmental Maintenance

Clean, well-maintained areas often exhibit strong territorial cues. Rundown areas negatively impact upon perceptions of fear and may affect community confidence to use public space and ultimately, it may affect crime opportunity. Vandalism can induce fear and avoidance behaviour in a public space, therefore the rapid repair of vandalism and graffiti, repair of any damaged property and general site cleanliness is important to create a feeling of ownership. Ownership increases the likelihood that people will report or attempt to prevent crime.

Many graffiti vandals favour porous building surfaces, as 'tags' are difficult to remove. Often a ghost image will remain even after cleaning. Easily damaged building materials may be less expensive to purchase initially, but their susceptibility to vandalism can make them a costly proposition in the long term, particularly in at-risk areas. This should be considered when selecting materials for construction.

A maintenance schedule to remove any graffiti or repair damaged property should be implemented. Having an area that appears well kept and cared for can act as a deterrent.

Access Control

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. It should be clear what areas are open and closed to the public, making it difficult for potential offenders to reach and victimise people and their property.

Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. All areas of the development closed to the public need to have clear indications of this. Any areas that are restricted should have a sign present so that criminals have no excuse to being in an area they are not supposed to.

Warning signs should be strategically posted around the buildings, including the outdoor spaces to warn intruders of what security treatments have been implemented to reduce opportunities for crime. EG.

"Warning, trespassers will be prosecuted.' Or 'Warning, these premises are under electronic surveillance.'



Security / Entry Control System

A frequent issue is the prevalence of offenders breaching security access to unit blocks, particularly carpark areas, garages and storage areas. Offenders often gain access to commit offences despite the presence of a security shutter restricting unauthorised access at the entrance to the carpark area. Offenders have been known to thread a length of wire through the security roller door. The length of wire has a hook on the end that offenders use to manipulate the manual door release to gain entry. Ensuring the section of the security roller shutter near the manual door release is solid, improved strength to garage doors and installing better-quality locking mechanisms would reduce this type of crime.

Management should advise all tenants to be mindful of unauthorised persons when they enter the carpark. Some property offenders will follow residents into the carpark to commit crimes.

Management should conduct regular checks of the roller gate sensors to ensure that they have not been tampered with or obstructed as offenders have been known to cover sensors with sticky type or similar so that the door will not go down.

Fire Exits and Stairs

Fire exits and fire stairs in buildings and car parks often contravene regulations. Self-closing and self-locking street level egress doors are commonly found to be chocked open, vandalised and/or unsupervised.

Upon gaining access to fire exits at street level (via egress doorways), offenders use stairs as conduits and cover to commit theft from vehicles, theft of vehicles and armed robbery. Magnetic door locking systems linked to Fire Sprinkler alarms ensure that fire exits are used for emergencies only.

Police recommend that all fire doors are alarmed so that no unauthorised access is permitted. A magnetic strip is also recommended so that the door will shut closed. Signage is recommended on all fire doors to show that doors are alarmed and to only be used in emergencies. Any external doors that can be used to enter the car park or into the complex should have a plate installed to the door.

Tenants should be strongly discouraged from placing anything in the fire doors so they can be easily accessed. The stairways should also be checked frequently and items that could be used to hold doors open should be removed. The handles, hinges, latch and striker plate should be checked for foreign objects that may hinder the effectiveness of these mechanisms, allowing the door to remain open or not be locked as it should be.

Natural Ladders

Natural ladders are design features, trees or nearby structures that help criminals to climb on to balconies, rooftops, ledges and windows. Current design trends in multi-story apartment blocks are making it easy for “Spiderman” type burglars to target residences.

Police recommend that the development avoid creating outer ledges capable of supporting hands/feet and balustrades should not provide anchor points for ropes. Fence palings should be placed vertically to stop unauthorised access by persons using horizontally placed palings as a ladder to access ground floor units. If spacing is left between each paling, it should be at a width that limits physical access.

Other Matters

During construction

Please be aware that thieves may target this site during construction. The presence of machinery and tools, as well as building materials and security fencing will be tempting to criminals. Ensure that all tools are locked and secured, with regular checks conducted in relation to the security of the site. Police recommend that any large reels containing electrical cabling or copper material be secured and hidden when not in use. These reels are a target for thieves as the material is difficult to trace back to a source, and it is valuable.

It is recommended that CCTV with continuous recoding capabilities and motion activated alerts are used so that the presence on site of any person can be monitored out of hours. Ensure that large equipment such as excavators and bob cats are tracked, and that any smaller tools have serial numbers or identifying marks recorded. If any tools are taken, or lost during construction please call Police ASAP on 131 444 to report the theft and they are also able to obtain the relevant serial numbers or identifying features of the tools.

Ensure that any access points have contact details for a site manager clearly visible so if Police or other services need to attend they can speak to the right person.

Letter boxes

Letter boxes are a big target for criminals to steal mail and identity documents. High quality letterboxes that meet the Australian standards - ISO9001:2008 should be installed. Mailboxes should only be able to be accessed from within the unit complex by residents rather than on the street. This allows natural and technical surveillance. The letterboxes should be under CCTV surveillance to help deter letterbox mail theft.

Consideration should also be made regarding the style of letterboxes used. Police suggest the installation of circular letter box locks. The shape can make them harder to force and manipulate with a tool such as a screwdriver or similar. On review of the units currently built around The Hills, there is notably less damage caused to the letterboxes where circular locks are used, than banks of letter boxes that have the traditional key design.



The letterboxes should be made of solid metal to restrict screwdrivers from being able to be pushed under and have a slanted design under an angled extruded weather cover to prevent wire, sticks or hands from being inserted. Another option to consider is the installation of a letterbox flap and anti-theft restrictor.



The first image depicts a slanted style letterbox and the second a letterbox with flap and anti-theft restrictor.



Letterboxes with flat designs and weather covers that extend at a right angle make it easier for potential thieves to thread sticks or wire into them to access mail.

This mailbox is constructed with thin metal that has been pried open and has a flat metal frontage and an extruded weather cover that comes out at a right angle allowing sticks and wires to be inserted.

Parcel Delivery Options

Recently criminals have been targeting unit complexes to steal packages which are delivered and left out the front of buildings. This is becoming a common occurrence as parcels are often left outside, unattended for several hours before the owner comes to collect them.

Police suggest that a parcel chute or similar be installed (similar to a post box) at the front of the building where deliveries can be left secured. The parcel chute could drop the items in a secured room monitored by the building manager until the owners arrive or alternatively the chute could lead to a secured room monitored by CCTV which can only be accessed by a swipe card or fob. This would create an extra level of security for parcels and act as a further deterrent to opportunistic criminals.

Police also recommend that building management inform residents of the risk of having parcels left outside of the building and ask residents to have items delivered to the post office for collection and do online orders via click and collect.

Storage cages

Police attend many units / apartments which contain caged storage units. Police suggest if caged storage units and caged garages are used, that the cage is built up to the ceiling so offenders cannot climb over the caged areas. A caged storage area should have a door that is reinforced instead of a cage with just a lock. A plate is suggested to stop offenders who may get into the garaged areas of the units from using a jemmy to get in. It is also suggested that an extra lock such as a dead lock or a latch lock be installed also.

Car Park

The carpark should be well lit and bright. Refrain from the use of sensor lights, especially in areas less travelled. The entry to the carpark should also be well lit. This decreases the chance of a person being able to hide and gain access to the complex by taking advantage of a vehicle or person entering or exiting.

Park smarter signage can help educate people to not leave valuable items in their cars and to ensure they secure their vehicles. Police recommend installing these signs around the car park.

Access to the car park should be by controlled swipe card (or similar) or key pad where a visitor can 'buzz' the tenancy they are visiting to be allowed access.

If there are any questions in relation to this report please contact me at Castle Hill Police Station on 9680 5399.

Regards,



Senior Constable Stephanie Brown

Crime Prevention Officer

Castle Hill Police

The NSW Police Force (NSWPF) has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained in this evaluation, any person who does so, acknowledges that:

- It is not possible to make areas evaluated by the NSWPF absolutely safe for the community and their property
- Recommendations are based upon information provided to, and observations made by the NSWPF at the time the evaluation was made
- The evaluation is a confidential document and is for use by the council or organisation referred to on page one
- The contents of this evaluation are not to be copied or circulated otherwise than for the purpose of the council or organisation referred to on page one.
- The NSW Police Force hopes that by using recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that the area evaluated will be free from criminal activity if its recommendations are followed.