



# Crime Prevention Through Environmental Design (CPTED) Report

Chatswood 'Dive' Site – BTR, 339 Mowbray  
Road, Chatswood

**Submitted to the Department of Planning, Housing and Infrastructure  
on behalf of Landcom**

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**Report Version:** Final  
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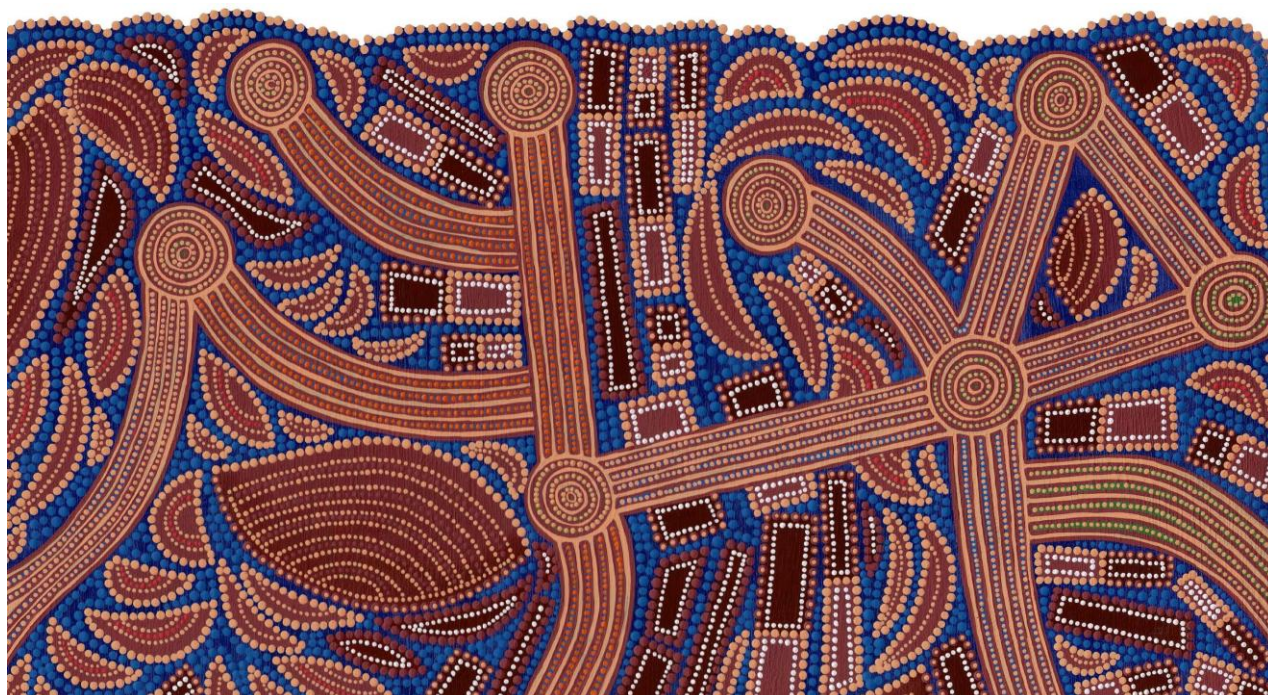
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**Acknowledgment of Country**

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present and future Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

**Towards Harmony** by Aboriginal Artist **Adam Laws**

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## EXECUTIVE SUMMARY

This Crime Prevention Through Environmental Design (CPTED) Report has been prepared to support a state significant development application (SSDA) (ref. SSD- SSD-100006957) for the proposed development known as 'Chatswood 'Dive' Site 'Built-to-Rent' SSD located at 339 Mowbray Road, Chatswood.

The purpose of this Report is to first conduct an evaluation of the potential for crime in an area to determine both the likely magnitude and type of crime, consider these findings as part of an assessment of the Proposal, and identify a mix of prevention strategies to minimise crime on the site.

The proposal has been evaluated relative to:

- The 4 principles which underline Crime Prevention through Environmental Design (CPTED), as identified in the '*Crime prevention and the assessment of development applications Guidelines*' issued by the (former) Department of Urban Affairs and Planning
- Consideration of relevant data from the 2021 Census for the Chatswood East SA2 and Willoughby LGA.
- Consideration of the relevant data from NSW Bureau of Crime Statistics and Research for the suburb of Chatswood and Willoughby LGA.

The population characteristics of Chatswood East SA2 and Willoughby suggest that both are family oriented with high levels of cultural diversity.

People are highly educated, there are high levels of employment, and the industries with the greatest representations are 'Professional, Scientific and Technical Services'. Both areas have significantly higher household incomes than NSW, and Willoughby has a high level of advantage according to SEIFA scores.

While crime rates are generally low and stable, there are several crime categories where the rates per 100,000 people are significantly higher in Chatswood than Willoughby LGA, and in some case significantly higher than NSW.

Incidents of assault, incidents of domestic assault, incidents of robbery, malicious damage to property, and in particular crimes related to theft were all higher for Chatswood than they were for Willoughby. Steal from person had almost three times the rate of NSW.

While the socio-economic profile of Chatswood and Willoughby suggest they are areas with low crime rates, incidents like robbery, sexual offences, steal from person and malicious damage to property can be opportune crimes, and the proposed development will need to respond to reduce the potential for these crimes to occur.

While all principles of crime prevention are important to have in place, major considerations for this Proposal are 'surveillance' and 'space management'.

The Proposal provides active edges offering informal and formal surveillance, enhancing perceptions of safety and reducing the potential for incidents of crime.

The design layout of the development also allows for clear sightlines from the upper level uses to the public domain areas and the surrounding streets, also providing strong passive surveillance.

The daily maintenance of the public throughfare and open space areas, particularly to the east of the block need to be maintained to ensure continued cleanliness and safety.

This CPTED Report supports the Proposal and provides the following recommendations:

1. Ensure sightlines along the shared use zones and primary pedestrian pathway are maintained to maximise passive surveillance.
2. Ensure sightlines along the tertiary pedestrian pathway and areas east and south of the BTR to block are always maintained to maximise passive surveillance.
3. Ensure plantings along shared use zones, primary and tertiary pedestrian pathways, and through the areas to the east support passive surveillance, with lower-level shrubs reaching a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when mature.
4. Install CCTV in to enable surveillance of the car park / service access point.
5. Consider painting the ground floor level waste collection and service area white and include lighting that meets Australian Standards.
6. The Proposal shall incorporate multiple access control strategies—natural, technical, and organised—to manage movement and enhance security across the BTR block.
7. Technical access control measures, such as clear signage and secure doors, shall be planned and installed to regulate entry to restricted areas, including residential premises, car park and service areas.
8. Ensure signage facilities the joint purpose of clearly defining public and private space, and guiding people intuitively toward specific areas.
9. At the detailed design stage, signage, and other elements shall be developed to further reinforce each area's (residential, commercial, retail) function.
10. Ensure design cues to direct pedestrians are emphasised along the tertiary pedestrian link.
11. Use bespoke street furniture and place making treatments including public art to reinforce public spaces.
12. The site includes an active ground plane interfacing with the streets and proposed public open space to create a safe and inviting precinct.
13. Vertical facade planting to Level 1, 2 and 3 is proposed to screen podium car parks and connect the communal and public open space.
14. The building shows a high level of design with matching materials and finishes. It is anticipated that future building management will oversee site upkeep, including cleanliness, removal of graffiti, and landscaping to ensure the site remains inviting and well-presented.
15. Landscaping, play spaces and gardens in the east of the BTR block will provide a high level of amenity.
16. Landscaping surrounding the BTR block should be well maintained, and specifically regular checks are conducted of the open space east of the block to ensure:
  - the area is well maintained, and any fallen branches and other green waste is disposed of rapidly
  - damage caused by vandalism or graffiti is rapidly addressed.
17. Any breakages to complimentary external items, such as windows, lighting fixtures, waste bins, seating and signage, shall be repaired within a reasonable time frame.

# 1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) Report has been prepared to support a state significant development application (SSDA) (ref. SSD- SSD-100006957) for the proposed development known as 'Chatswood 'Dive' Site 'Built-to-Rent' SSD located at 339 Mowbray Road, Chatswood.

The BTR project is sited on Lot 2 in DP221896 known as 339 Mowbray Road, Chatswood. The site includes the previously used Sydney Metro Dive Site and Frank Channon Walk. The remainder of the site is unoccupied.

## 1.1. Report Purpose

The purpose of this Report is to first conduct an evaluation of the potential for crime in an area to determine both the likely magnitude and type of crime, consider these findings as part of an assessment of the Proposal, and identify a mix of prevention strategies to minimise on site incidents. The structure of the Report responds to the guidelines as follows:

- Section 2 identifies the proposed development
- Section 3 provides the methodology
- Section 4 presents the assessment framework, including:
  - Policy review
  - Site context
  - Social locality and demographic profile
  - Crime data
- Section 5 evaluates the proposal against CPTED principles and makes recommendations to minimise the risk of crime.

## 2. THE PROPOSAL

This section provides information on the project context, including a description of the site, its geographic location, and the project proposal.

### 2.1. Site and Context

The site known as the Chatswood 'Dive Site' consists of 20 lots located at 339 Mowbray Road, 569 Pacific Highway, 589 Pacific Highway, L 591 Pacific Highway, 607 Pacific Highway, 5 Bryson Street, and 8 Bryson Street, Chatswood.

The 2,789 square metres site is located within the Willoughby City Local Government Area, approximately 7km north of Sydney CBD, and approximately 650 metres south of Chatswood Train Station and 650 metres north-west of Artarmon Train Station. The site is situated within the Chatswood CBD.

The site is on the corner of Pacific Highway and Mowbray Road, with a northern site frontage to Nelson Street. The site is surrounded by detached residential development to the north, west and partially south. To the south of the south of the site includes functioning industrial uses. The site's eastern interface is to a functioning entrance to the Sydney Metro line and acts as a buffer to the rail line directly east.

Figure 1. below shows the site and context.



Figure 1 Site and context. Source: Google Maps / Gyde

## 2.2. Proposal Description

The BTR SSDA will seek consent for:

- Site subdivision and construction of a high density 23-storey mixed-use building for the delivery of 180 apartments, including a mixed-use podium and residential tower with a height of approximately 85m, and associated services, including:
  - Ground floor, including 45 residential dwellings facing the future streetscape, residential lobby and internal services, commercial/retail tenancies, services, lift shaft and fire stairs.
  - Level 1 and 2 Podium, including 8 dwellings, 37 car spaces total, services, lift core and fire stairs.
  - Level 3 Podium, including the communal internal amenity area and communal outdoor space, services, lift core and fire stairs.
  - Level 4-10 Tower, including 8 dwellings, services, lift core and fire stairs.
  - Level 11-22 Tower, including 9 dwellings, services, lift core and fire stairs.
  - Civil works, earthworks, and external landscaping, consisting of a mix of hard and green space and a public art feature.

## • METHODOLOGY

The following tasks and stages have been undertaken as part of this CPTED report, and form the key components of the Assessment Framework:

- Policy review
  - NSW Government CPTED Guidelines
- Understanding site context
- Defining the social locality and preparing a demographic profile
- Reviewing and presenting local crime data
- Assessment of the proposal against the CPTED principles taking into consideration the architectural and landscape designs, site context, social locality, community profile and local crime occurrence
- Identification of measures to enhance safety, security, and crime prevention consistent with CPTED principles.

## 4. ASSESSMENT FRAMEWORK

This section identifies the elements that are relevant to the assessment of potential incidents of crime in the areas around the site.

In April 2001, the (then) NSW Department of Infrastructure, Planning and Natural Resources introduced by the former Department of Urban Affairs and Planning "Crime prevention and the assessment of development applications guidelines" (the Guidelines) under Section 4.15 of the *Environmental Planning and Assessment Act, 1979*. The Guidelines require consent authorities to ensure that development provides safety and security to users and the community.

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. Such a strategy seeks to reduce opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space.

CPTED seeks 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 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'
- Removing conditions that create confusion about required norms of behaviour.

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

- Surveillance
- Access control
- Territorial reinforcement
- Space management.

The crime prevention principles identified in the Guidelines are presented in **Table 1**. below.

**Table 1 CPTED Principles**

PRINCIPLE	INTENT
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. Would be offenders are often deterred from committing crime in areas with high levels of surveillance.
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. By making it clear where people are permitted to go or not go, it becomes 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. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.
Territorial reinforcement	Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.
Space management	Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned-out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

## 4.1. Area Profile

An analysis of demographic and population forecast data provides an understanding of community characteristics. With the addition of crime data, the area profile aims to inform the assessment on the propensity for crime.

The primary source of data for the community profile is the Australian Bureau of Statistics (ABS) 2021 Census, and data from the NSW Bureau of Crime Statistics and Research, 2024, for the period June 2023 to June 2025.

Demographic data for Chatswood East SA2 and Willoughby LGA are used in this assessment together with crime statistics for Chatswood and Willoughby.

### Population Profile

In 2021, the population of Willoughby LGA (LGA) was 76,044. This is projected to increase to 81,612 by 2036, an increase of 5,568 at an average annual change of 0.5% or around 370 people per year. This is a total change of 7% across the 15-year period.

In Chatswood East SA2 (SA2), the population is projected to increase from 19,782 in 2021 to 21,933 in 2036, contributing to an increase of 2,151 people over the 15-year period. SA2 is projected to contribute almost 40% of the total LGA growth between 2021 and 2036

Across SA2, there are more females than males, with a ratio of 52.6% to 47.4% respectively. This is slightly higher ratio of females compared to Greater Sydney (50.6% female) and the LGA (51.9% female)

### Age

The median age for the LGA in 2022 was 39.05. For SA2 it was 36.9, projected to increase to 37.7 by 2036. The LGA will also experience an increase in the median age to 39.2 by 2036.

Comparing the age structure distribution in 2021, SA2 has a higher proportion of those aged 20 to 39 years of age than the LGA, 33% compared to 27% respectively. **Figure 2.** below shows the age structure distribution as a proportion, forecasted change between 2021 to 2036 for SA2.

It is projected that between 2021 and 2036, SA2 will see an increase of around 785 people aged over 65 years, increasing to 17% of the population. The working population aged between 20 and 64 will increase by around 1,335 people and children aged between 0 and 19 will increase by 34 people.

By 2036, people aged between 20-29 in SA2 will have the biggest proportional increase, going from 14.6% of the total population in 2021 to 16.3% in 2036.

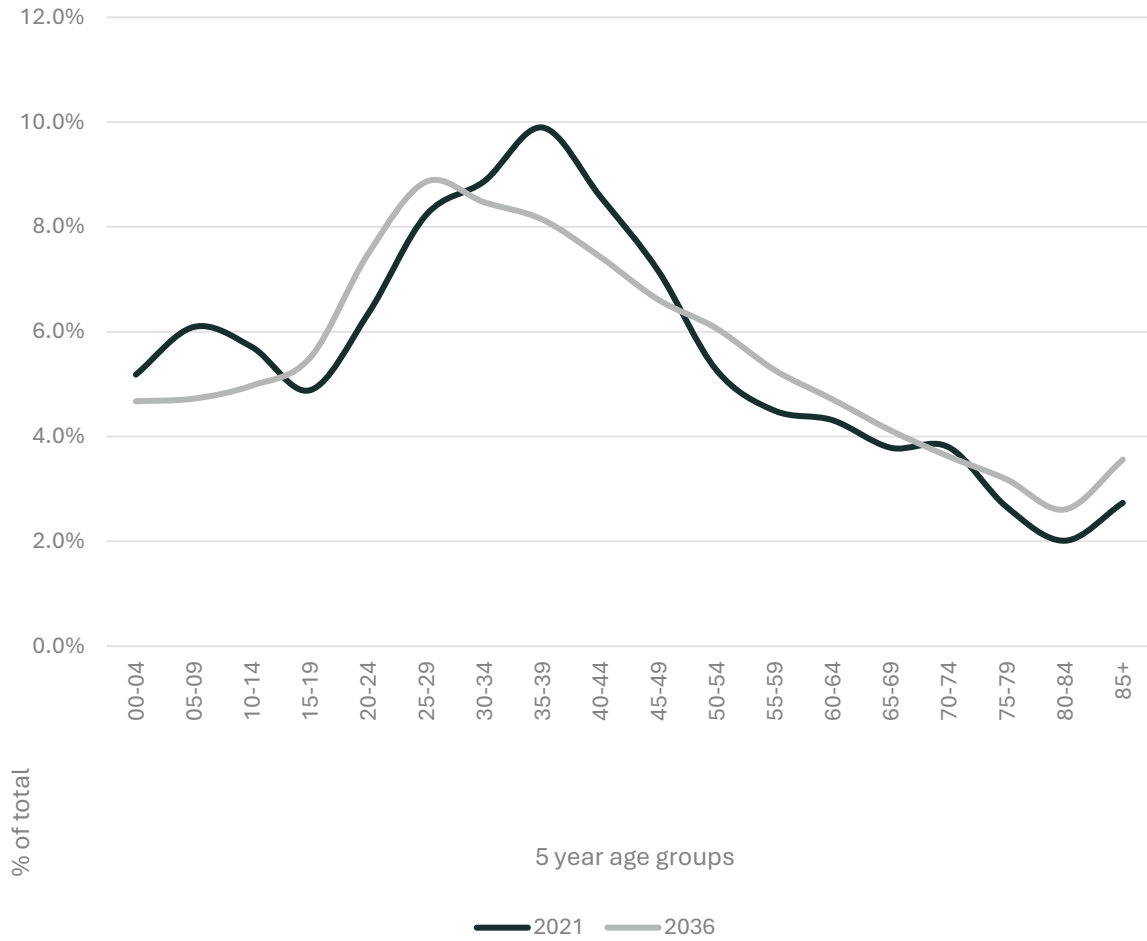


Figure 2 Projected change in Chatswood East SA2 age structure proportions between 2021 and 2036

**Figure 3.** below shows the projected change by proportion in the Willoughby LGA.

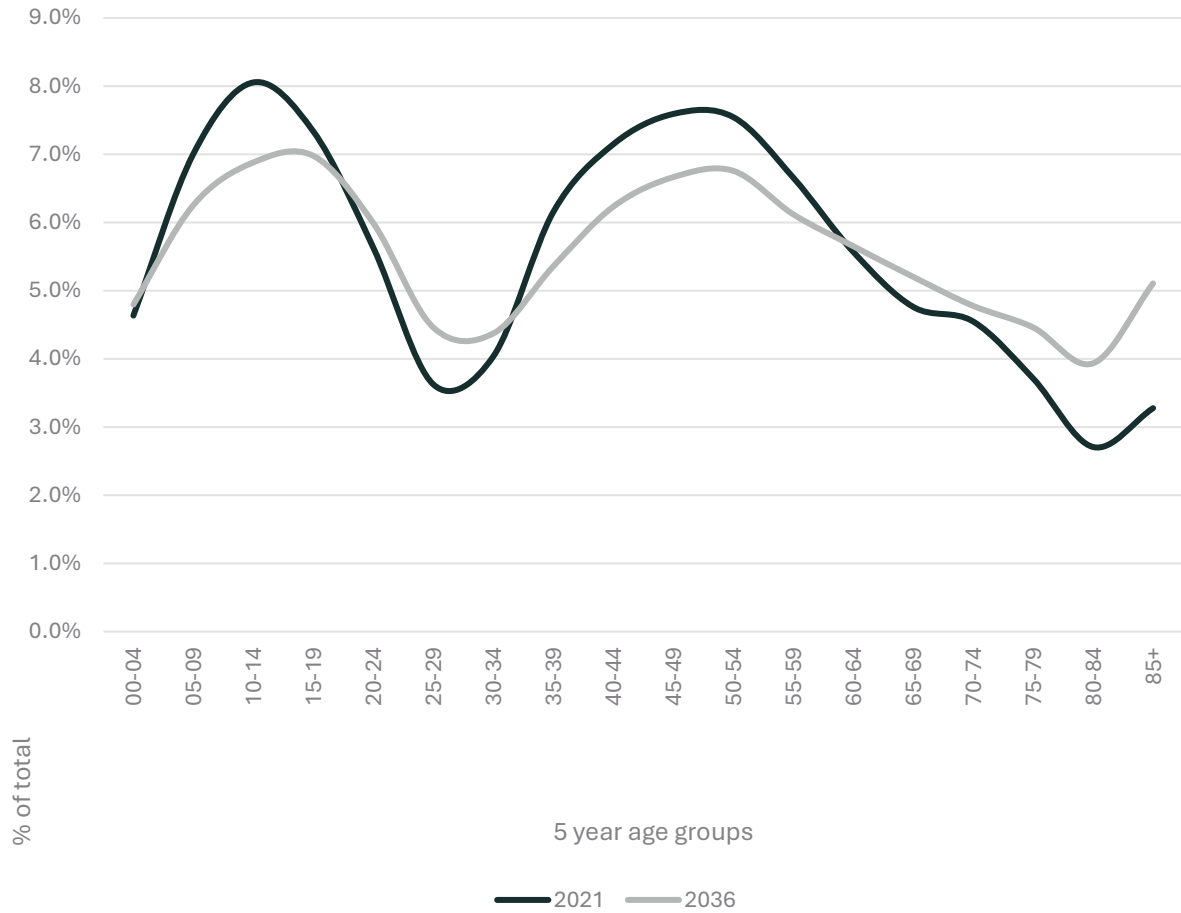


Figure 3 Projected change in Willoughby LGA age structure proportions between 2021 and 2036

### Household Types

In 2021, couples with children were the households with the highest representation in the LGA and SA2. The overall number of couple families with children will increase to 2036 in SA2, however it will reduce in its total proportion from 31% to 28%, as a result of increases in couples without children and loan person households, from 23% to 24% and 24% to 26% respectively.

By 2036 it is projected that in SA2, there will be more loan person households (2,321) than couples without children (2,155).

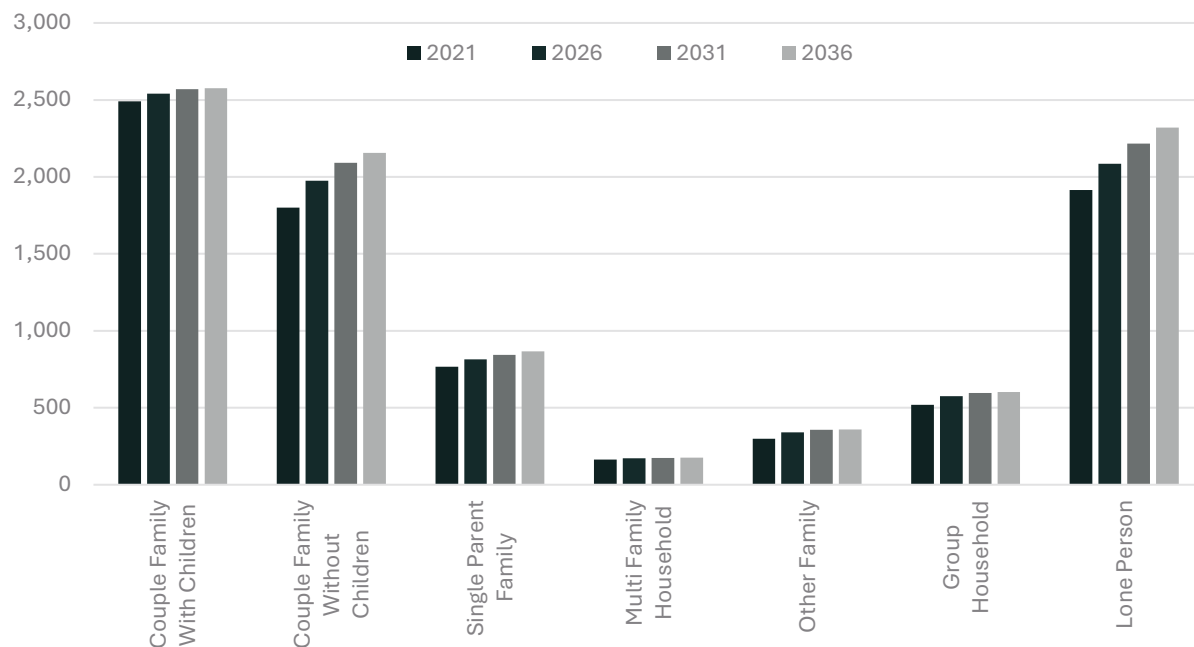


Figure 4 Projected change in Chatswood East SA2 household formation between 2021 and 2036

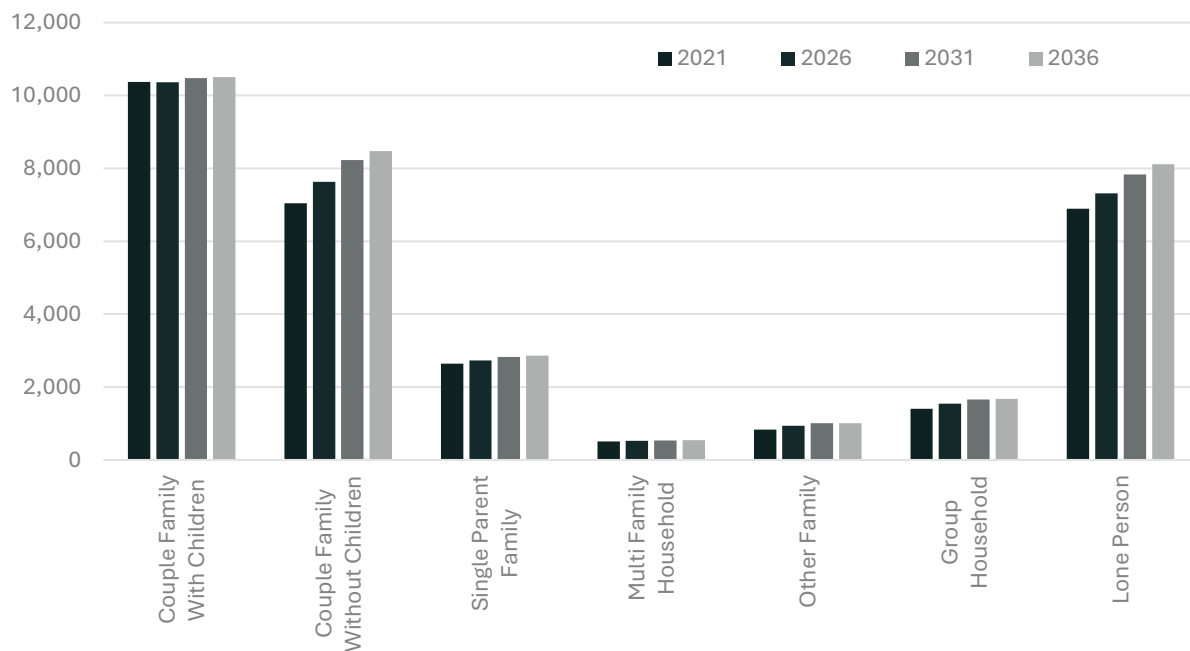


Figure 5 Projected change in Willoughby LGA household formation between 2021 and 2036

## Dwelling structure

The current dwelling structure in SA2 majorly consists of high-density apartments. Separate houses represent the second highest dwelling types in SA2, accounting for 23% of the housing stock. Comparatively, in the LGA 43% of the dwellings are apartments, and 40% are separate houses.

Of all the dwellings in Chatswood East, 39% have 2 bedrooms, followed by 22% three and 20% one bedroom. In the Willoughby LGA, there is a higher proportion of separate houses, over 53% of dwellings have 3 or more bedrooms.

An increase in dwellings across the state is required to house the project population.

To support the projected population growth, Chatswood East SA2 requires an additional 1,229 dwellings between 2021 and 2036. In Willoughby LGA, an extra 3,857 dwellings is needed by 2036.

The changing nature of household types indicates a need for more diverse housing supply in SA2 to accommodate the increase in lone persons, driven somewhat by the ageing population and couples with no children.

## Cultural diversity

Willoughby sits on the land of the Gamaragal people, of the Eora Nation.

The Gamaragal people (also spelt Cammeraygal) are the Aboriginal Australians who are the original custodians of the region between the north shore of Port Jackson to North Head and east towards Manly Cove.

In 2021, there were 207 people who identified as Aboriginal and/or Torres Strait Island in the LGA. This is a very small proportion of the population, accounting for 0.26% of the entire LGA. In SA2, 33 people or 0.16% of the population represented as Aboriginal and/or Torres Strait Island.

SA2 is highly culturally diverse with over 64% of the population being born overseas. Of this, the highest proportion were born in Northeast Asia, accounting for 38.4% of the population. The second highest birthplace was Australia, being 35.3% of the population. This differs substantially from the broader LGA with over 50% of people being born in Australia.

## Education and Employment

People in SA2 are highly educated. In comparison to the state, over 60% of the population holds a Bachelor or post graduate degree and/or above. Around 40% of the NSW population holds this level of attainment. SA2 and the LGA reflect a similar pattern of educational attainment.

Around 60% of the population in SA2 and the LGA were recorded participating in the labour force in the 2021 Census. 36.3% of the SA2 population were not in the labour force at the time of the Census, similar to the LGA and state.

Of the SA2 population in the labour force, 58% were working full time and 27% were working part-time.

For both SA2 and LGA, Computer System Design and Related Services made up the highest proportion of Industry of Employment category in the 2021 Census at 6.5% and 5.8% respectively.

## Socio – economic

Household income recorded in the 2021 Census for SA2 and the LGA are higher than NSW, with over 34% and 44% respectively stating they earned over \$3,000 per week. In NSW it was 27%.

The Socio-Economic Indexes for Areas (SEIFA) measure the relative level of socio-economic disadvantage and/or advantage based on a range of Census characteristics.

The LGA and the surrounding areas are within a broader area of high socioeconomic advantage, scoring mostly within the 9<sup>th</sup> or 10<sup>th</sup> decile in each index of SEIFA. As shown in **Table 2**, Willoughby LGA scored 1,142 in the Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) and was within the 10<sup>th</sup> Decile.

**Table 2 SEIFA Index scores for selective LGAs**

LGA	IRSAD index score
Woollahra	1176
Mosman	1169
Ku-ring-gai	1165
North Sydney	1164
Lane Cove	1162
Hunters Hill	1156
<b>Willoughby</b>	<b>1142</b>
The Hills Shire	1136
Sydney	1126
Northern Beaches	1125
Canada Bay	1116
Hornsby	1116
Ryde	1099
New South Wales	1016

## 4.2. Crime Profile

The NSW Bureau of Crime Statistics and Research (BOCSAR) is a statistical and research agency within the Department of Attorney General and Justice that collects data on incidents of crime.

A selection of BOCSAR crime statistic statistics for Chatswood and Willoughby LGA for the period June 2024 and June 2025 are presented below. Data for NSW is provided for benchmarking purposes.

BOCSAR's crime statistics consist of criminal incidents reported to, or detected by, police and recorded on the NSW Police Force's Computerised Operational Policing System (COPS). While this system is used for recordkeeping for all police operations, not just for criminal matters, BOCSAR only reports on criminal incidents and selected policing activities. BOCSAR's crime statistics therefore do not capture crimes that are not recorded on COPS. The Australian Bureau of Statistics conducts regular crime and victim surveys which attempt to capture a snapshot of both reported and unreported crimes.

BOCSAR's standard quarterly publications report on 13 major offence categories, which include serious personal violence and property offences.

In this CPTED report, BOCSAR's 'crime mapping tool' has been used to provide a table and visual representation of data on criminal incidents in the Willoughby LGA using the rate per 100,000 metric compared with NSW, crime rate maps and hot spot maps.

The incidents of crime presented in this CPTED include:

- Assault
- Robbery
- Sexual offences
- Theft including steal from retail store, steal from dwelling, steal from person, steal from person and 'other' theft
- Malicious damage to property.

**BOSCAR** crime tables for Chatswood, Willoughby LGA and NSW are provided in **Table 3**.

**Table 3 BOCSAR Crime Tables**

Offence	Suburb	Year to July 2024		Year to June 2025		Rate comparison	Status P/A
		Count	Rate (per 100,000)	Count	Rate (per 100,000)		
Assault	Chatswood	154	576.9	170	639.9	0.7 rate of NSW	Stable
	Willoughby	300	385.2	322	413.5	0.5 the rate of NSW	Stable
	NSW	75,503	905.1	75,149	900.8		Stable
Robbery	Chatswood	7	26.2	7	26.2	1.2 the rate of NSW	n.c.
	Willoughby	10	12.8	11	14.1	0.6 the rate of NSW	n.c.
	NSW	2011	24.1	1833	22.0		Stable
Sexual Offences	Chatswood	54	202.3	36	134.9	0.5 the rate of NSW	Stable
	Willoughby	126	161.8	91	116.9	0.5 the rate of NSW	Stable
	NSW	20,047	240.3	21,046	252.3		Stable
Theft	Chatswood	791	2,963.3	1003	3,757.5	1.7 the rate of NSW	Stable
	Willoughby	1363	1750.3	1552	1993.0	0.9 the rate of NSW	Stable
	NSW	194,165	2,327.5	181,943	2,181.0		Down 6.3%
Theft (steal from retail store)	Chatswood	288	1,078.9	431	1,614.7	4.6% the rate of NSW	Up 49.7%
	Willoughby	343	440.5	468	601.0	1.7 the rate of NSW	
	NSW	28,114	337.0	29,552	354.2		Up 5.1%
Theft (Steal from dwelling)	Chatswood	26	97.4	48	179.8	1.0 the rate of NSW	Stable
	Willoughby	95	122.0	101	129.7	0.7 the rate of NSW	Stable

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	NSW	16337	195.8	15718	188.4		Stable
Theft (Steal from person)	Chatswood	11	41.2	17	63.7	2.8 the rate of NSW	n.c
	Willoughby	19	24.4	20	25.7	1.1 the rate of NSW	n.c
	NSW	2134	25.6	1896	22.7		Stable
Theft (steal from motor vehicle)	Chatswood	34	127.4	41	153.6	0.5 the rate of NSW	Stable
	Willoughby	102	131.0	135	173.4	0.6 the rate of NSW	Stable
	NSW	28539	342.1	25314	303.4		Down 11.3%
Theft (Other theft)	Chatswood	143	535.7	135	505.8	2.1 the rate of NSW	Down 5.6%
	Willoughby	188	241.4	187	240.1	1.0 the rate of NSW	Stable
	NSW	20876	250.2	20291	243.2		Up 8.7%
Malicious damage to property	Chatswood	82	307.2	101	378.4	0.7% the rate of NSW	Stable
	Willoughby	219	281.2	198	254.3	0.5 the rate of NSW	Stable
	NSW	50120	600.8	47082	564.4		Down 6.1%

Source: NSW BOCSAR

## Chatswood 'Dive Site' BTR CPTED Report

The rate maps provided below show the rates of crime in Chatswood per 100,00 people, while the hot spot maps also provided below show selected incidents of crime in the context of the site.

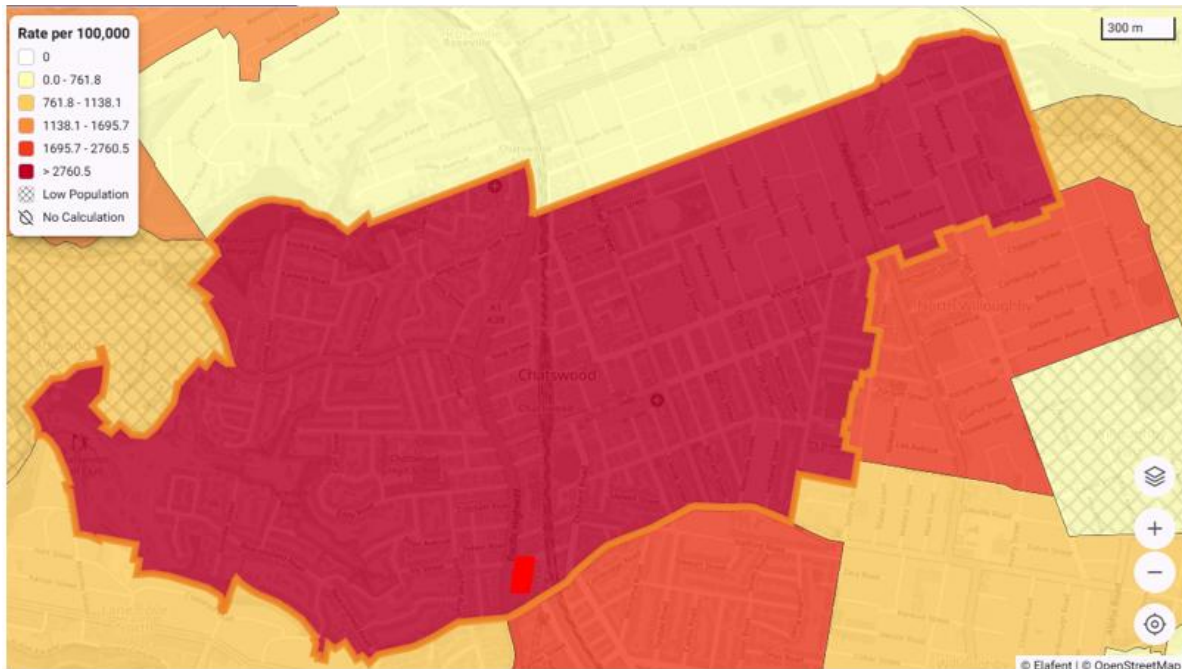


Figure 6 Incidents of Theft from July 2024 to June 2025 in the context of the site (marked in red). Source: NSW BOCSAR

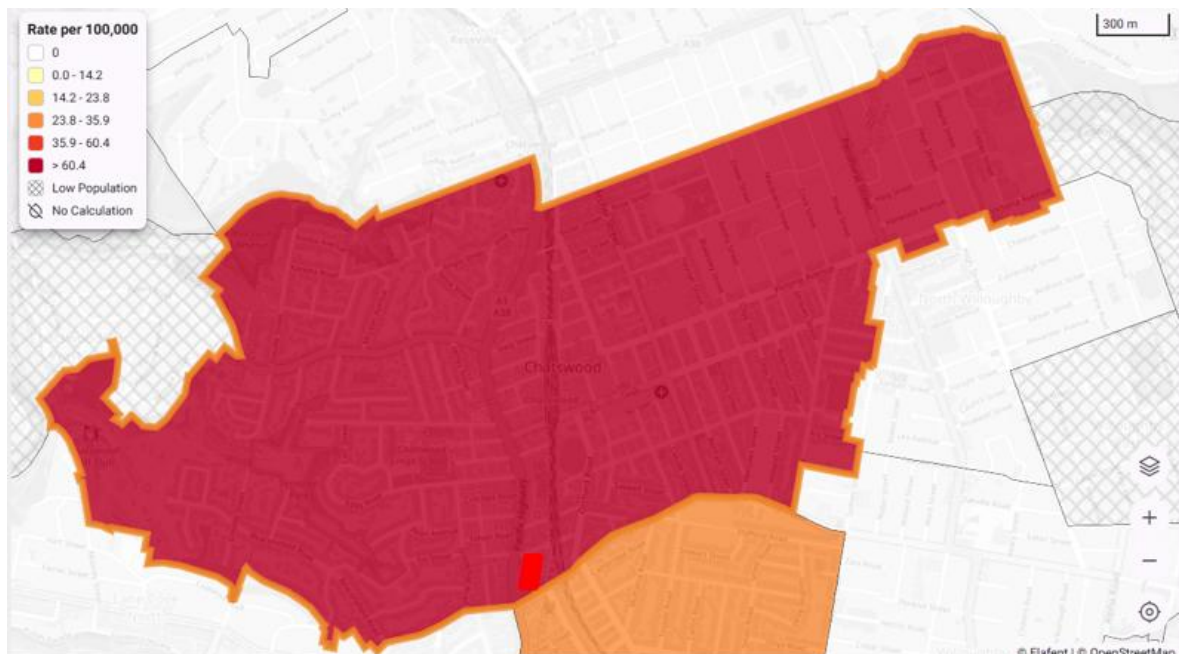


Figure 7 Rate Map - Incidents of Steal from person from July 2024 to June 2025 in the context of the site (marked in red). Source: NSW BOCSAR

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Figure 8 Rate Map - Incidents of Steal from dwelling from July 2024 to June 2025 in the context of the site (marked in red). Source: NSW BOCSAR

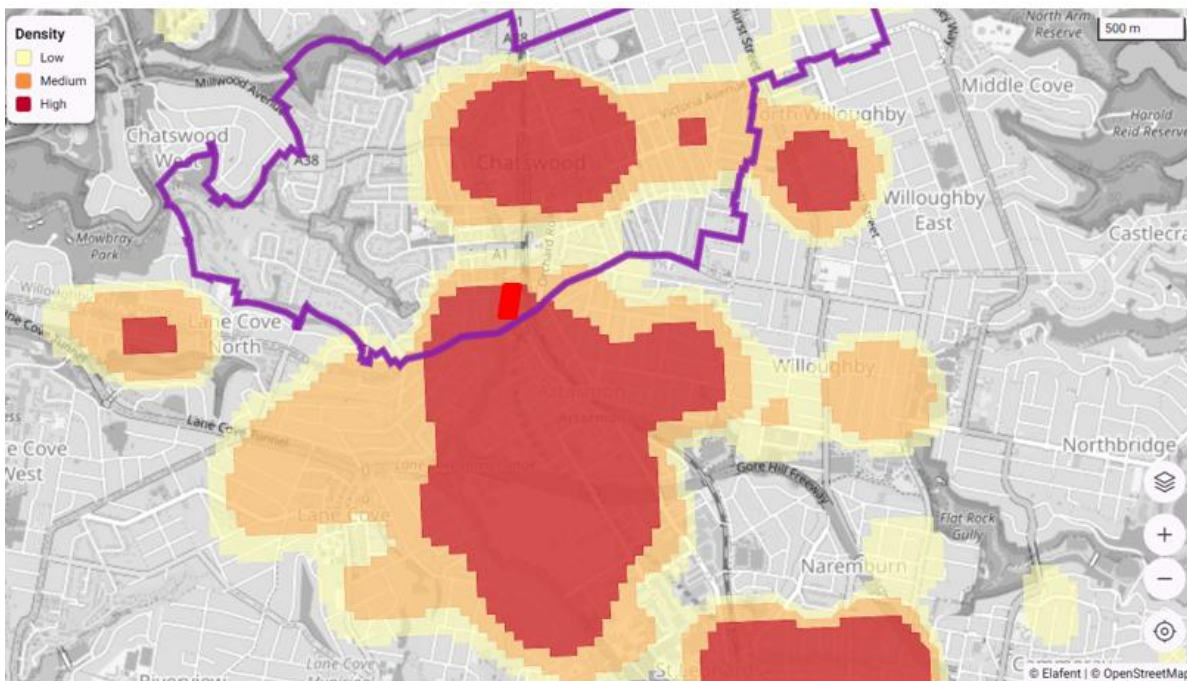


Figure 9 Hot Spot Map - Incidents of Steal from motor vehicle from July 2024 to June 2025 in the context of the site (marked in red). Source: NSW BOCSAR

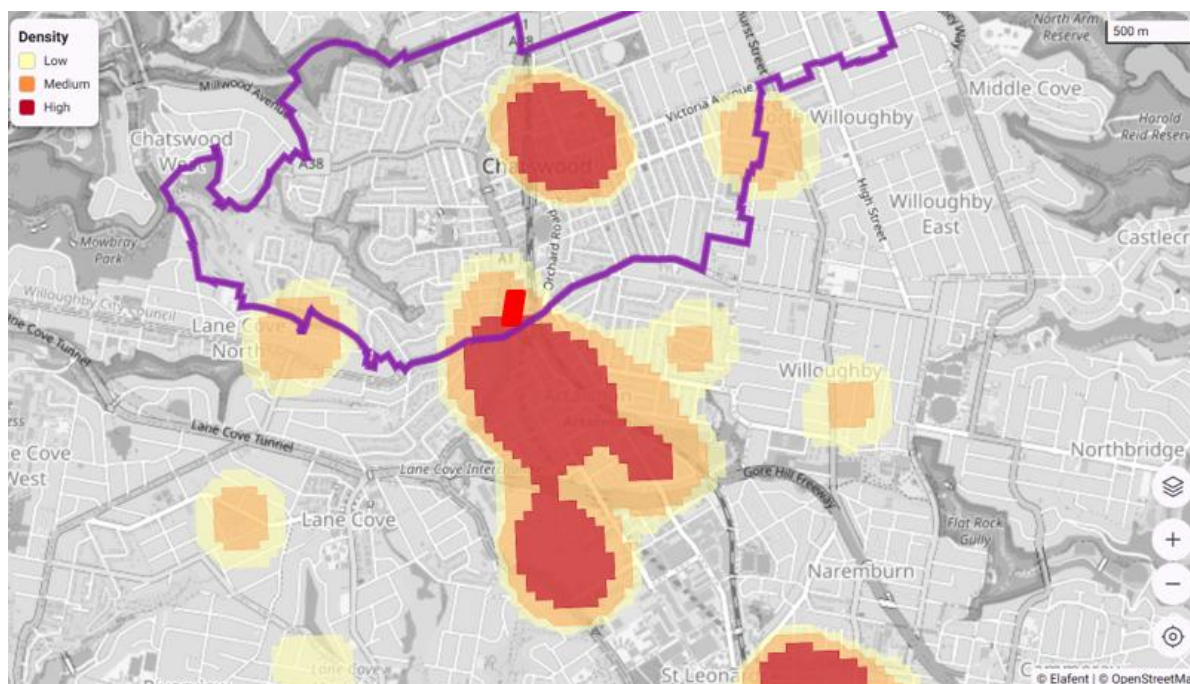


Figure 10 Hot Spot Maps - Incidents of Motor vehicle theft from July 2024 to June 2025 in the context of the site (marked in red).

Source: NSW BOCSAR

### 4.3. Summary and Implications for the Proposal

Incidents of assault in Chatswood and Willoughby are stable and lower than rates per 100,000 people for NSW over the two-year period. Steal from motor vehicle offences were 0.5 the rate of NSW in Chatswood, while in Willoughby LGA they were 0.6 the rate of NSW. Sexual offences in Chatswood and Willoughby are both 0.5 the rate of NSW, while malicious damage to property in both locations are lower than NSW, at 0.7 and 0.5 respectively.

Incidents of robbery and several theft categories are higher in Chatswood than they are in both Willoughby LGA and NSW.

When compared to Willoughby and NSW, incidents of robbery are higher in Chatswood. Over the two-year period the rate of robbery per 100,000 people in Chatswood was 1.2 the rate of NSW, while in Willoughby the rates were 0.6 of those in NSW.

Theft overall in Chatswood were 1.7 the rate of NSW, while Willoughby LGA was 0.9 the rate in NSW. Steal from retail store was 4.6% the rate of NSW in Chatswood, and 0.9 the rate of NSW in Willoughby. Steal from dwelling in Chatswood was 1.0 the rate of NSW, while Willoughby was 0.7. Steal from person was 2.8 the rate of NSW in Chatswood, and 1.1 the rate of NSW in Willoughby. Other theft was 2.1 the rate of NSW in Chatswood, and 1.0 the rate of NSW in Willoughby LGA.

Rate and hot spot maps illustrate incidents of crime in the context of the site. The maps show that there are concentrations of certain incidents of crime directly around the site, specifically incidents of theft and categories including steal from person, steal from dwelling, steal from motor vehicle and motor vehicle theft.

According to a 2024 mondaq<sup>1</sup> legal services in an article exploring the suburbs in Sydney with the highest and lowest crime rates, the suburbs with the lowest crime rates are Hunters Hill, Mosman and Land Cove. The highest crime rates are in Blacktown, the Sydney CBD, and Penrith.

The article concludes that “[S]ocioeconomic disparities play a significant role in crime rates. Areas with lower socioeconomic status, higher unemployment, and more government housing tend to have higher crime rates”.

Willoughby LGA is an area of high socioeconomic advantage, scoring mostly within the 9<sup>th</sup> or 10<sup>th</sup> decile on the SEIFA index.

The population characteristics of Chatswood and Willoughby suggest that both are family oriented with high levels of cultural diversity.

People are highly educated, the areas have high levels of employment, and the industries with the greatest representations are ‘Professional, Scientific and Technical Services’. Both areas have significantly higher household incomes than NSW.

While crime rates are generally low and stable, there are several crime categories where the rates per 100,000 people are significantly higher in Chatswood than Willoughby LGA and NSW. These include incidents of robbery and a range of theft categories. Steal from person had almost three (3) times the rate for Chatswood than NSW.

While the socio-economic status of Chatswood suggests it has low crime rates, incidents like theft can be opportune. High concentrations of theft related crimes around the site should inform building and open space design to reduce opportunities for these types of incidents.

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<sup>11</sup> <https://www.mondaq.com/australia/corporatecommercial-law/1562960/suburbs-in-sydney-with-the-highest-and-lowest-crime-rates>

## 5. CRIME RISK ASSESSMENT

Part B of the "Crime prevention and the assessment of development applications" guidelines address the application of CPTED principles to ensure new development does not create or exacerbate crime risk.

In general, most proposals are designed to take into consideration the principles described below.

This allows people to feel safer and more comfortable in places and spaces and are therefore more likely to use it on a regular basis and further increase safety around the site.

This section of the report provides an evaluation of the key elements of the development against the CPTED principles identified in **Section 4**:

- Surveillance
- Access control
- Territorial reinforcement
- Space Management

### 5.1. Surveillance

This principle provides that crime targets can be reduced by effective surveillance, both natural (passive) and technical. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance. Surveillance relates to the internal and external layout of a building.

#### 5.1.1. Evaluation

The site is proposed as a mixed-use precinct, including residential and commercial uses within the built forms, protection of an existing heritage item, and the delivery of well-designed public open space.

The site is bordered by the Pacific Highway, Mowbray Road, Nelson Street and the Frank Channon Walk to the east.

The BTR block is situated to the north of the site. The site is surrounded by an internal shared zone that connects to the wider master plan community. The site provides accessible public realm experience that includes a series of path networks, providing a high level of permeability and connectivity.

The development interfaces with the shared use zones, primary and tertiary pedestrian paths, and the Frank Channon Walk to the east.

The main access point to the residential apartments is off the internal shared zone on the southeast corner.

There are direct access points to three private residential terraces from primary pedestrian paths along the internal shared zone. There is direct access to two private residential terraces on the east of the block via the tertiary pedestrian path and public open space.

To provide both privacy for residents and passive surveillance to the interface areas, there is a layered landscape response to the residential terraces facing both east and west proposed.

There is a proposed commercial / retail premises on the northeast corner, with architectural drawings showing a potential café / restaurant with an outdoor dining area. Vehicle access is off Nelson Street into the proposed car park. Short-term on-street parking is proposed within the precinct internal road network.

There is also commercial floor space provided on the southern edge of the BTR block interfacing with the internal shared zone. Commercial spaces benefit from visible access points that will be actively overseen by staff and patrons.

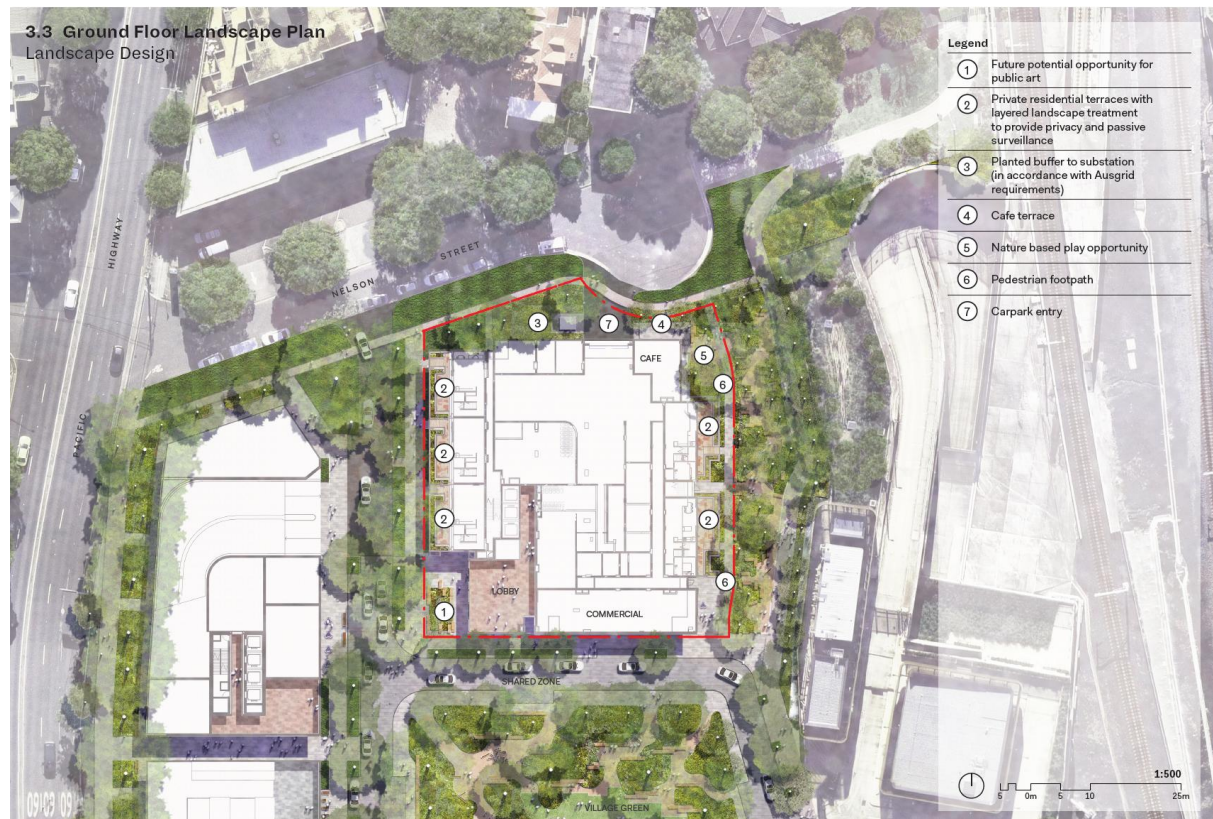


Figure 11 Landscape plan. Source: Oculus.

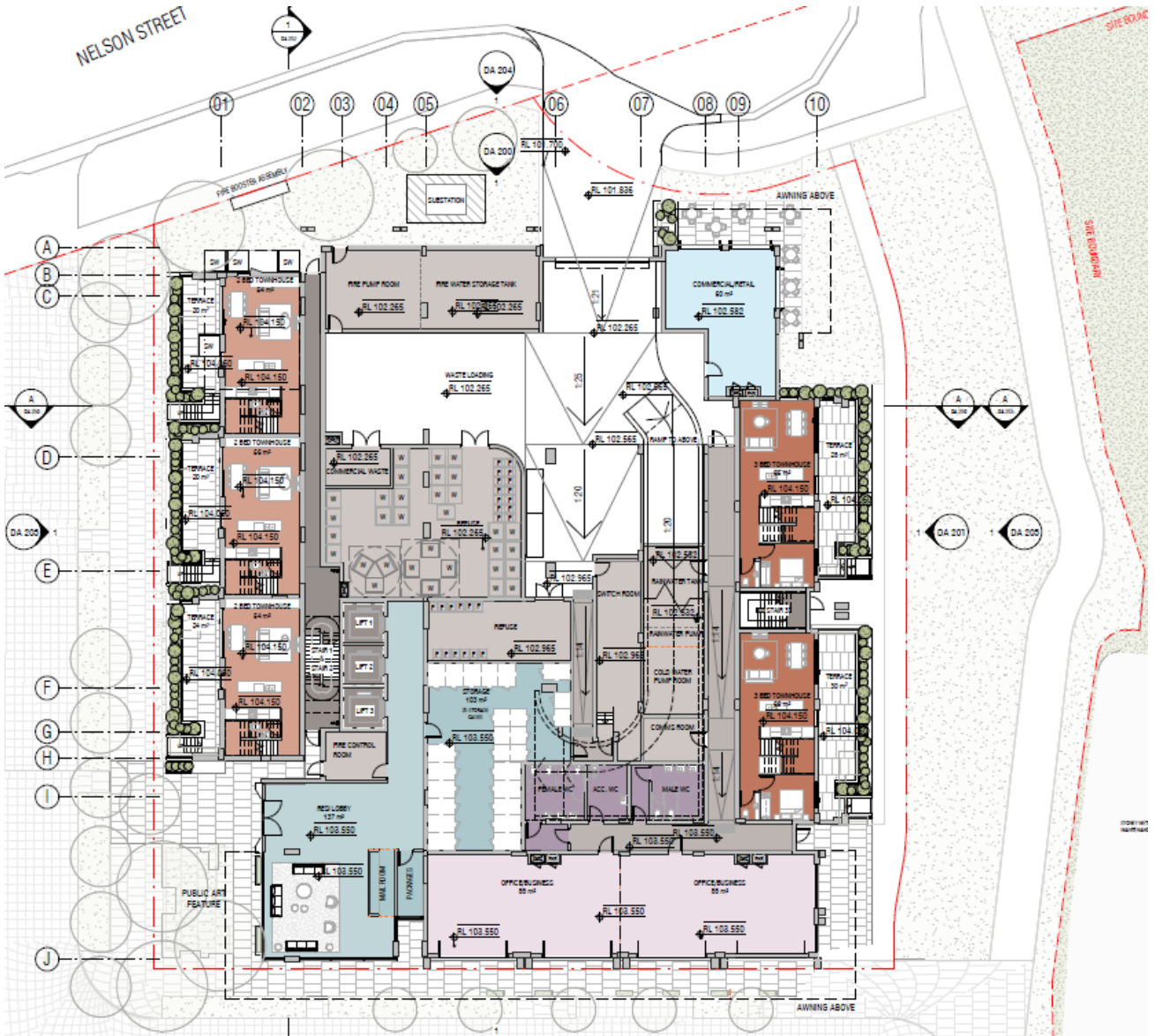


Figure 12 Ground floor – Podium. Source: FK

Elevations (below) show the Proposal features a strong street interface with glazing, habitable rooms and balconies at all levels that provide for significant passive surveillance around the site. The proposed commercial premises on the southern edge of the block includes glazing that interfaces with the pedestrian pathway and public open space.

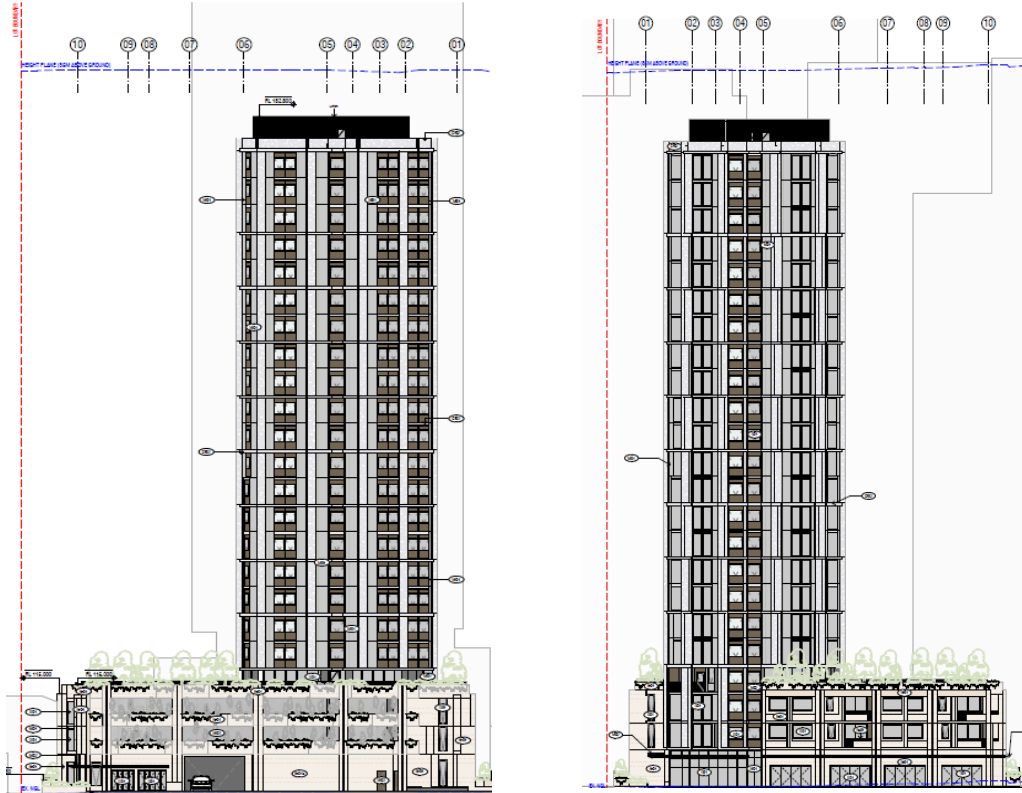


Figure 13 North (left) and south elevations. Source: FK



Figure 14 East (left) and west elevations. Source: FK

### 5.1.2. Recommendations

- Ensure sightlines along the shared use zones and primary pedestrian pathway are maintained to maximise passive surveillance.
- Ensure sightlines along the tertiary pedestrian pathway and open space east of the BTR block on the south to the BTR block are always maintained to maximise passive surveillance.
- Ensure plantings along shared use zones, primary and tertiary pedestrian pathways, and through the area to the east support passive surveillance, with lower-level shrubs reaching a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when mature.
- Install CCTV in to enable surveillance of the car park / service access point.
- Consider painting the ground level waste collection and service area white and include lighting that meets Australian Standards.

## 5.2. Access Control

Access control refers to interventions that improve the perimeter security of locations. Specific strategies can include installing or upgrading physical security (such as installing perimeter fencing or self-closing secure doors) or restricting access to an area during certain times. Natural strategies like gardening landscapes and access pathways can also be used to control access by restricting or directing the movement of people with barriers.

### 5.2.1. Evaluation

The main access point to the residential apartments is off the internal shared zone on the southeast corner.

There are direct access points to three private residential terraces from primary pedestrian paths along the internal shared zone on the west. There is direct access to two private residential terraces on the east of the block via the tertiary pedestrian path and public open space.

Natural access control is achieved by the design of distinct, easily identifiable entry points from the primary pedestrian paths along the internal shared zone, and along the tertiary pedestrian path.

The main ground floor residential lobby provides a logical entry point.

Access to basement waste loading, services and podium level car parking is off Nelson Street on the northern edge of the site.

### 5.2.2. Recommendations

- The Proposal shall incorporate multiple access control strategies—natural, technical, and organised—to manage movement and enhance security across the BTR block.
- Technical access control measures, such as clear signage and secure doors, shall be planned and installed to regulate entry to restricted areas, including residential premises, car park and service areas.
- Ensure signage facilities the joint purpose of clearly defining public and private space, and guiding people intuitively toward specific areas.

### 5.3. Territorial reinforcement

Well-used places also reduce opportunities for crime and increase risk to criminals. Community ownership of public space sends positive signals. Ownership cues are heightened, and fear can be reduced amongst residents through the personalisation, marking, maintenance and decoration of a building. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy the space.

Territorial reinforcement methods should be subtle and blend into facades and place. The high quality of the finishes, surveillance and well-maintained materials also help engender a feeling of safety and provide a level of community ownership.

#### 5.3.1. Evaluation

The primary territorial reinforcement cues are incorporated at the ground level through the landscape design.

The proposed residential, retail and commercial uses are clearly defined with separate and distinct entries which will help guide people to the appropriate areas.

The proposed residential addresses on the east along the tertiary pedestrian pathway provide distinct entry gates.

Proposed vertical façade planting differentiates the site that provides ownership cues.

#### 5.3.2. Recommendations

- At the detailed design stage, signage, and other elements shall be developed to further reinforce each area's (residential, commercial, retail) function.
- Ensure design cues to direct pedestrians are emphasised along the tertiary pedestrian link.
- Use bespoke street furniture and place making treatments including public art to reinforce public spaces.

### 5.4. Space Management

Developments that are well managed and maintained are less likely to attract criminal activity. Space management ensures that space is appropriately utilised and well cared for, with strategies including activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burnt-out pedestrian lighting and the removal or refurbishment of decayed physical elements.

#### 5.4.1. Evaluation

- The site includes an active ground plane interfacing with the streets and public areas to create a safe and inviting precinct.
- Vertical facade planting to Level 1, 2 and 3 is proposed to screen podium car parks and connect the communal and public spaces.
- The building shows a high level of design with matching materials and finishes. It is anticipated that future building management will oversee site upkeep, including cleanliness, removal of graffiti, and landscaping to ensure the site remains inviting and well-presented.
- Landscaping, play spaces and gardens in the open space east of the BTR block provide a high level of amenity.

## Recommendations

- Landscaping surrounding the BTR block should be well maintained, and specifically regular checks are conducted of the open space east of the block to ensure:
  - the area is well maintained, and any fallen branches and other green waste is disposed of rapidly
  - damage caused by vandalism or graffiti is rapidly addressed.
- Any breakages to complimentary external items, such as windows, lighting fixtures, waste bins, seating and signage, shall be repaired within a reasonable time frame.

## 6. CONCLUSION

The purpose of this Report is to first conduct an evaluation of the potential for crime in an area to determine both the likely magnitude and type of crime, consider these findings as part of an assessment of the Proposal, and identify a mix of prevention strategies to minimise crime on the site.

The proposal has been evaluated relative to:

- The 4 principles which underline Crime Prevention through Environmental Design (CPTED), as identified in the '*Crime prevention and the assessment of development applications Guidelines*' issued by the (former) Department of Urban Affairs and Planning
- Consideration of relevant data from the 2021 Census for the Chatswood East SA2 and Willoughby LGA.
- Consideration of the relevant data from NSW Bureau of Crime Statistics and Research for the suburb of Chatswood and Willoughby LGA.

The population characteristics of Chatswood East SA2 and Willoughby suggest that both are family oriented with high levels of cultural diversity.

People are highly educated, there are high levels of employment, and the industries with the greatest representations are 'Professional, Scientific and Technical Services'. Both areas have significantly higher household incomes than NSW, and Willoughby has a high level of advantage according to SEIFA scores.

While crime rates are generally low and stable, there are several crime categories where the rates per 100,000 people are significantly higher in Chatswood than Willoughby LGA, and in some case significantly higher than NSW.

Incidents of assault, incidents of domestic assault, incidents of robbery, malicious damage to property, and in particular crimes related to theft were all higher for Chatswood than they were for Willoughby. Steal from person had almost three times the rate of NSW.

While the socio-economic profile of Chatswood and Willoughby suggest they are areas with low crime rates, incidents like robbery, sexual offences, steal from person and malicious damage to property can be opportune crimes, and the proposed development will need to respond to reduce the potential for these crimes to occur.

While all principles of crime prevention are important to have in place, major considerations for this Proposal are 'surveillance' and 'space management'.

The Proposal provides active edges offering informal and formal surveillance, enhancing perceptions of safety and reducing the potential for incidents of crime.

The design layout of the development also allows for clear sightlines from the upper level uses to the public domain areas and the surrounding streets, also providing strong passive surveillance.

The daily maintenance of the public thoroughfare and open space areas, particularly to the east of the block need to be maintained to ensure continued cleanliness and safety.

Further details regarding the management and maintenance of the public open space on the Site are provided in the Operational Plan of Management to be prepared prior to an occupation certificate is issued for the BTR building.

This CPTED Report supports the Proposal and provides the following recommendations:

1. Ensure sightlines along the tertiary pedestrian pathway and areas east and south of the BTR to block are always maintained to maximise passive surveillance.
2. Ensure plantings along shared use zones, primary and tertiary pedestrian pathways, and through the areas to the east support passive surveillance, with lower-level shrubs reaching a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when mature.
3. Install CCTV in to enable surveillance of the car park / service access point.

4. Consider painting the ground floor level waste collection and service area white and include lighting that meets Australian Standards.
5. The Proposal shall incorporate multiple access control strategies—natural, technical, and organised—to manage movement and enhance security across the BTR block.
6. Technical access control measures, such as clear signage and secure doors, shall be planned and installed to regulate entry to restricted areas, including residential premises, car park and service areas.
7. Ensure signage facilities the joint purpose of clearly defining public and private space, and guiding people intuitively toward specific areas.
8. At the detailed design stage, signage, and other elements shall be developed to further reinforce each area's (residential, commercial, retail) function.
9. Ensure design cues to direct pedestrians are emphasised along the tertiary pedestrian link.
10. Use bespoke street furniture and place making treatments including public art to reinforce public spaces.
11. The site includes an active ground plane interfacing with the streets and proposed public open space to create a safe and inviting precinct.
12. Vertical facade planting to Level 1, 2 and 3 is proposed to screen podium car parks and connect the communal and public open space.
13. The building shows a high level of design with matching materials and finishes. It is anticipated that future building management will oversee site upkeep, including cleanliness, removal of graffiti, and landscaping to ensure the site remains inviting and well-presented.
14. Landscaping, play spaces and gardens in the east of the BTR block will provide a high level of amenity.
15. Landscaping surrounding the BTR block should be well maintained, and specifically regular checks are conducted of the open space east of the block to ensure:
  - the area is well maintained, and any fallen branches and other green waste is disposed of rapidly
  - damage caused by vandalism or graffiti is rapidly addressed.
16. Any breakages to complimentary external items, such as windows, lighting fixtures, waste bins, seating and signage, shall be repaired within a reasonable time frame.

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