

Crime Prevention Through Environmental Design Assessment

Gordon Mixed-Use Shop Top Housing Development (SSD-101444458)
810 Pacific Highway, Gordon

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of Ecove Group Pty Limited



Prepared by Watson St Property Consulting
3 February 2026

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1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) Report has been prepared for Ecove Group Pty Limited (Ecove) to accompany State Significant Development Application (SSDA) (SSD-101444458) for the construction and operation of a mixed-use development comprising retail, commercial and residential uses on land identified as 810 Pacific Highway, Gordon (the Site).

The proposed development seeks to provide high quality housing. The proposal includes approximately 180 new dwellings, including affordable housing, and a full-line supermarket in a highly accessible location, contributing to both State and Council housing objectives while revitalising Gordon Town Centre.

This CPTED Report has been prepared in response to a request by the Department of Planning, Housing and Infrastructure to the applicant.

1.1 The Site

The subject site is located at 810 Pacific Highway, Gordon (Lot 12 DP 631351) and has a total area of 2,357 m². It occupies a landmark position opposite the Gordon Centre and immediately adjacent to the Ku-ring-gai Civic Centre, at the prominent corner of Pacific Highway and Dumaresq Street.

The site is approximately 200 metres from the entrance to Gordon Railway Station and is well positioned for access to public transport, community facilities, and services. Vehicular access will be provided via Radford Place, enabling efficient basement entry while avoiding vehicle movements at the Pacific Highway and Dumaresq Street frontages.

Previously, the site accommodated a five-storey commercial office building, which has now been demolished. The site is currently vacant following partial demolition works.

The site is described in **Table 1** (see over) and illustrated in **Figure 1** (see over).

Table 1: Site Description

Legal Description	Address
Lot 12 DP 631351	810 Pacific Highway, Gordon



Figure 1: Site Aerial Map

Source: Nearmap (edits by WSPC)

1.2 Project Description

Specifically, the SSDA seeks development consent for:

- **Site preparation works**, including demolition of existing structures and excavation
- **Construction and operation of a mixed-use development**, comprising:
 - 2-storey retail/commercial podium with full-line ALDI supermarket that activates the Pacific Highway and Dumaresq Street frontages
 - Single residential tower with a total maximum height of 28 storeys comprising approximately 180 apartments (market and affordable housing)
 - Six levels of basement car parking providing approximately 269 car spaces for residents, visitors, retail and commercial users, and car share
- **Landscaping and public domain works**
- **Extension and augmentation of services and infrastructure**, as required

The development will provide 39 apartments as on-site affordable housing, delivered in accordance with the requirements of the Housing SEPP and the Ku-ring-gai Local Environmental

Plan. The affordable housing will be managed by Chief Housing, a registered Community Housing Provider.

1.3 Purpose of the Report

This Crime Prevention Through Environmental Design (CPTED) Report has been prepared in accordance with the principles outlined in ***Crime Prevention and the Assessment of Development Applications (2001)*** and the ***NSW Police CPTED Guidelines***.

The purpose of this assessment is to evaluate the extent to which the proposed development incorporates CPTED principles to reduce opportunities for crime and improve perceptions of safety by:

- Increasing the perceived risk of detection, challenge and capture
- Increasing the effort required to commit a crime
- Reducing the potential rewards of crime
- Removing conditions that create confusion about acceptable behaviour

The assessment focuses on the design and management of public and semi-public spaces associated with the development.

1.4 Disclaimer

CPTED strategies must be implemented in conjunction with broader crime prevention measures and NSW Police operations. By relying on the recommendations contained in this assessment, it is acknowledged that:

- There is no definitive or absolute measure of “safety”, accordingly, this assessment cannot be relied upon as evidence of a guaranteed level of safety.
- This assessment does not ensure complete safety for the community, nor for public or private property.
- The assessment and recommendations are based on information provided to Watson St Property Consulting and observations made at the time the document was prepared.
- This assessment does not guarantee that all potential risks have been identified, nor that the site will be free from criminal activity should the recommendations be implemented.
- This assessment has been prepared on behalf of the applicant and does not represent the views, opinions, or expertise of the NSW Police Force.

Detailed security measures, including CCTV and other physical security infrastructure, will be resolved through the detailed design of the development and embedded within the Building Management Plan, informed by advice from appropriately qualified security professionals in accordance with the ***Security Industry Act 1997***.

2.0 Methodology

The preparation of the CPTED assessment has involved the following key actions:

- **Local context analysis** – review of existing and surrounding development, a site inspection undertaken 3 February 2026.
- **Background review** – review of the NSW Police – Crime Prevention Through Environmental Design (CPTED) Guidelines, Safer by Design Framework, other relevant policies, as well as engagement undertaken to inform the Consultation Outcomes Report, prepared by Watson St Property Consulting.
- **Crime profile analysis** - Analysis of crime statistics from the Bureau of Crime Statistics and Research (BOSCAR).
- **Assessment and recommendations** - an assessment of the proposal against the CPTED principles outlined below. Where required, additional recommendations have been made to reduce crime and safety risk.

2.1 Principles of CPTED

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. The four principles of CPTED as outlined in the Guidelines are:

- **Surveillance** – people feel safe in public areas when they can see and interact with others, particularly people connected with that space, high levels of surveillance can deter offenders from committing a crime. Surveillance could be in the form of natural surveillance, mechanical / technical surveillance and formal / organised surveillance.
- **Access Control** – strategies to restrict, channel and encourage the movement of people and vehicles into and through designated areas. Through access control strategies, unauthorised entry is reduced by physical and technical barriers, which increase the effort required to commit a crime.
- **Territorial Reinforcement** – places that feel owned and cared for are likely to be used, enjoyed and revisited. 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.
- **Activity and Space Management** – 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.

Since the development of the NSW CPTED Guidelines, there has been increased recognition of the social dimension of crime prevention. This approach, commonly referred to as Second Generation CPTED, considers factors such as social cohesion, connectivity, community culture and threshold capacity. These principles have been considered where relevant, particularly in relation to mixed-use activation, communal spaces and ongoing management of public-facing areas.

3.0 Local Context

This section provides an overview of the existing development on the site and within the surrounding area.

3.1 Existing Development

The site currently accommodates a partially demolished commercial building.

Images of the site are provided **Figure 2**, below.



View of 810 Pacific Highway from Radford Place looking East



View of 810 Pacific Highway from Dumaresq Street looking North

3.2 Surrounding Development

The surrounding development is described as follows:

- **North:** to the immediate north, Ku-ring-gai Council Chambers and offices with undercover parking provided in the undercroft of the western portion of the buildings. Further to the north on the corner of Pacific Highway and McIntyre Street, is a multi-storey commercial building comprising multiple tenancies and associated tenant parking.
- **East:** to the immediate east, on the opposite side of the Pacific Highway, is Gordon Library incorporating Gordon Police Station and a strip of local shops along the Pacific Highway (also on the opposite side and heading southeast). Further East is a public car park that provides parking for the local community and commuters catching the train from Gordon Train Station (also to the south-east).
- **South:** to the immediate south, on the opposite side of Dumaresq Street is the Gordon Centre, a medium sized regional retail centre. Further south is a strip of local shops along the Pacific Highway.
- **West:** to the immediate west, is Radford Place which provides vehicular access to the Ku-ring-gai Council Chambers and offices. Further west is a narrow park that provides pedestrian access between Dumaresq Street and McIntyre Street.

3.3 Site Visit Observations

A site visit was undertaken on Tuesday, 3 February 2026. We arrived in Gordon by motor vehicle and explored the area immediately surrounding the site by foot.

- At the time of visiting, there was a high level of pedestrian activity, particularly along the Pacific Highway and around the Gordon Centre.
- The Site (810 Pacific Highway) is currently under demolition.
- The Site is on the corner of Pacific Highway, Dumaresq Street and Radford Place and addresses each of those street frontages, providing surveillances in all three directions (East, South and West).
- Pacific Highway comprises three traffic lanes in each direction and has a posted speed limit of 60 km/h. Both sides of the road have relatively generous footpaths, with street lighting and additional illumination from the adjoining retail strip contributing to a reasonable level of pedestrian amenity.



Dumaresq Street looking south-west (site is on the right)



Corner of Radford Place and Dumaresq Street looking south-west



Dumaresq Street looking east to Pacific Highway (site is on the left)



Radford Place looking north towards Ku-ring-gai Council Chambers (site is on the right)



Pacific Highway looking north-west (site is in the background)



Pacific Highway looking south-west (site is on the right)

Figure 3: Photos of the site visit on 3 February 2026

Source: Watson St Property Consulting

4.0 Background Review

4.1 Policy Context

‘Our Ku-ring-gai: Growing together’ Community Strategic Plan 2035 (Ku-ring-gai Council)

Council’s ‘Our Ku-ring-gai: Growing together’ Community Strategic Plan 2035 outlines 5 specific ‘Outcomes’, with Outcome 4 focusing on an inclusive, connected and safe community.

The Objective for Outcome 4¹ states:

“Ku-ring-gai will be a safe, inclusive and connected community where diversity is valued. We cherish our rich history while welcoming new residents to the area. Strong community networks combat social isolation and support services are available for people who need them”.

Outcome 4² also outlines a number of strategies, how progress will be measured and Council’s role in delivery on that strategy. Strategy C3 seeks to “Facilitate and deliver community risk and safety programs that enhance neighbourhood connections and community responses to emergency events”. Council will measure the progress of the strategy by seeking to “maintain the proportion of residents who feel safe in their neighbourhood at or above 90%”, with Council fulfilling its role through ‘facilitation, partnering, delivering and educating’.

Development Control Plan (Ku-ring-gai Council)

- Section B³ of the Ku-ring-gai Council Development Control Plan (2025) specifies provisions related to safety and security in its local centres. Within Section B, each Local Centre has its own specific section, with Section 14D focusing on the Gordon Local Centre. The Site sits within area G3 which is described as the Civic Hub.

Objectives relating to safety and security:

- **Section 14D.1 Gordon Local Centre context:**
 - *Objective 7: To encourage restaurants, cafes, outdoor dining and offices fronting on to rear lanes to contribute to increased activity and passive surveillance.*
- **Section 14D.2 Public Domain and Pedestrian Access:**
 - *Objective 7: To improve the safety and passive surveillance of the public domain by encouraging street level activity”.*
- **Section 14D.4 Setbacks:**
 - *Objective 4: To allow for visual and acoustic privacy between the centres and adjoining residential zones.*
- **Section 14D.5 Built Form**
 - *Objective 4: To provide active frontages to all streets, lanes and public open spaces.*
 - *Objective 6: “To enhance the quality and character of the public domain in the commercial areas.*

- Objective 8: To ensure all buildings are designed to interact and engage with pedestrians at the street level.
- **Section 14D.6 Building Entries, Car Parking and Service Access:**
 - Objective 1: To locate building foyers and lobbies in areas of high pedestrian activity.
 - Objective 3: To minimise pedestrian and vehicle conflicts.
 - Objective 6: To promote pedestrian safety and ease of movement through the local centre.

Controls relating to safety and security:

- **Section 14D.9 Precinct G3 Civic Hub Public Domain and Pedestrian Access:**
 - Control 2: Retain and upgrade existing public accessways between the Pacific Highway and Radford Place and the proposed park.
- **Section 14D.9 Precinct G3 Civic Hub Proposed Community Infrastructure:**
 - Control 6: The following development is to be designed to support and complement the provision of Key Community Infrastructure through the Ku-ring-gai Contributions Plan 2010 or by Voluntary Planning Agreement (VPA):
 - (19) Embellishment of the footpath areas throughout the area including underground power lines, new lighting, high quality paving and furniture and street tree planting.
- **Section 14D.9 Precinct G3 Civic Hub Setbacks:**
 - Control 7: Building setbacks are to be in accordance with *Figure 14C.9-4*, and all buildings in the B2 zone are required to be built to the street alignment and with a zero setback to all boundaries with the following exceptions:
 - (vi) 3 metre setback to Radford Place applying to property no. 810 Pacific Highway for wider footpaths. Land is to be dedicated to Council at no cost.
 - (vii) 15 metre setback to the Pacific Highway applying to no. 810 Pacific Highway to no. 828 Pacific Highway for landscaped forecourt and view corridors to the heritage item at 818 Pacific Highway.
- **Section 14D.9 Precinct G3 Civic Hub Setbacks:**
 - Control 8: Buildings are to be designed in accordance with this Development Control Plan, *Figure 14D.9-5*, and as follows:
 - (iii) Provide active frontage to the Pacific Highway where ever possible.
- **Section 14D.9 Precinct G3 Civic Hub Building Entries, Car Parking and Service Access:**
 - Control 9: Provide vehicle access via Dumaresq Street, Radford Place, Park Avenue and McIntyre Street only (refer *Figure 14D.9-6 Building Entries, carpark and services access plan*).
 - Control 10: Commercial and residential foyers are to be located off Pacific Highway, Park Avenue, Radford Place, Dumaresq Street and of the new walkways adjoining the proposed park (refer *Figure 14D.9-6 Building Entries, carpark and services access plan*).

1 Ku-ring-gai Council Community Strategic Plan – Outcome 4 Objective
2 Ku-ring-gai Council Community Strategic Plan – Outcome 4 Strategies C3
3 Ku-ring-gai Council Development Control Plan – Section B Part 14D – Gordon Local Centre

4.2 SSDA Consultation Outcomes

Engagement was undertaken to inform the development of the Consultation Outcomes Report and as part of the lodgement process for the SSDA. These activities included:

- An online Social Impact Survey that was open from 26 November 2025 to 16 December 2025 (3 respondents)
- A community drop-in session that was run on 8 December 2025 (2 attendees)
- A community webinar that was held on 11 December 2025 (2 attendees).

Findings related to perceptions of safety are summarised below:

- Most survey respondents consider the development likely to have a positive or very positive impact on the local community.
- Some survey respondents felt that the development would improve their quality of life.

For a detailed summary of consultation findings, refer to the Consultation Outcomes Report, prepared by Watson St Property Consulting.

5.0 Crime Profile

This section provides an overview of crime statistics recorded for the Gordon suburb based on data from the NSW Bureau of Crime Statistics and Research (BOCSAR).

5.1 Nature of Recorded Crime

A review of the BOSCAR data for the suburb of Gordon over the 12 months to September 2025⁴ indicates that:

- Gordon has a crime rate of 2,626 per 100,000, which is below the NSW average of 6,635, indicating generally good safety conditions.
- Assault offences (140) demonstrated a rate that was 0.3 x the rate of NSW (453.4)
- Theft offences (840) demonstrated a rate that was 0.4 x the rate of NSW (2,170.1), with the following sub-categories showing:
 - Steal from dwelling: (118.5) demonstrating a rate that is 0.6 x the rate of NSW (189.6)
 - Break and enter dwelling: (86.2) demonstrating a rate that is 0.4 x the rate of NSW (219.2)
- Drug offences (86.2) demonstrated a rate that was 0.2 x the rate of NSW (467.3)

Analysis of crime hotspots⁵ based on crime statistics from October 2024 to September 2025 showed that the site is not in a hotspot for several offence types such as (see **Figures 4 - 10**):

- Steal from dwelling
- Break and enter (dwelling & non dwelling)
- Malicious damage to property
- Assault (domestic and non-domestic)
- Motor vehicle theft

⁴ The most recent crime data available in relation all crimes affecting the suburb of Gordon between October 2024 to September 2025.

⁵ Hotspots indicate areas of crime density (number of incidents per 50 m by 50 m) relative to crime concentrations across NSW. These data are not adjusted for the number of residents, workers, or visitors present and therefore may not accurately reflect the risk of victimisation in locations with high employment densities or areas that attract large numbers of non-resident visitors.

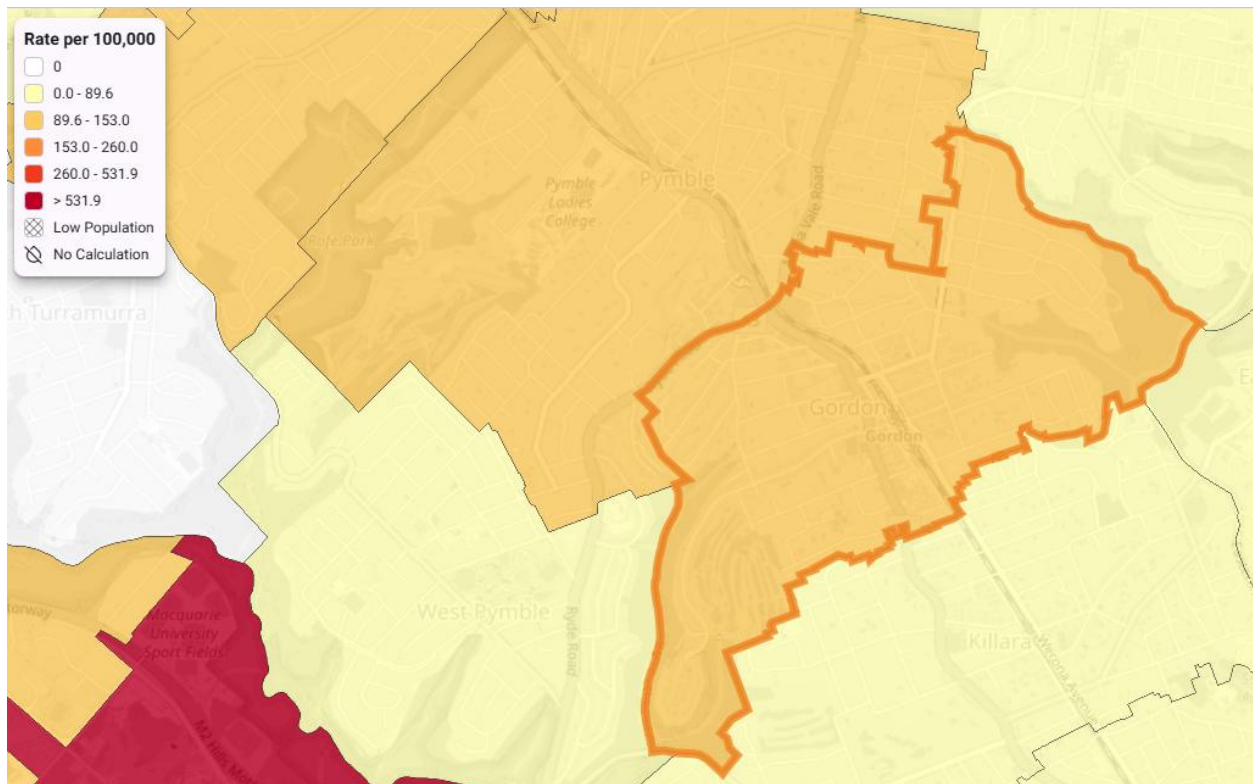


Figure 4: Steal from dwelling (Source: BOSCAR)

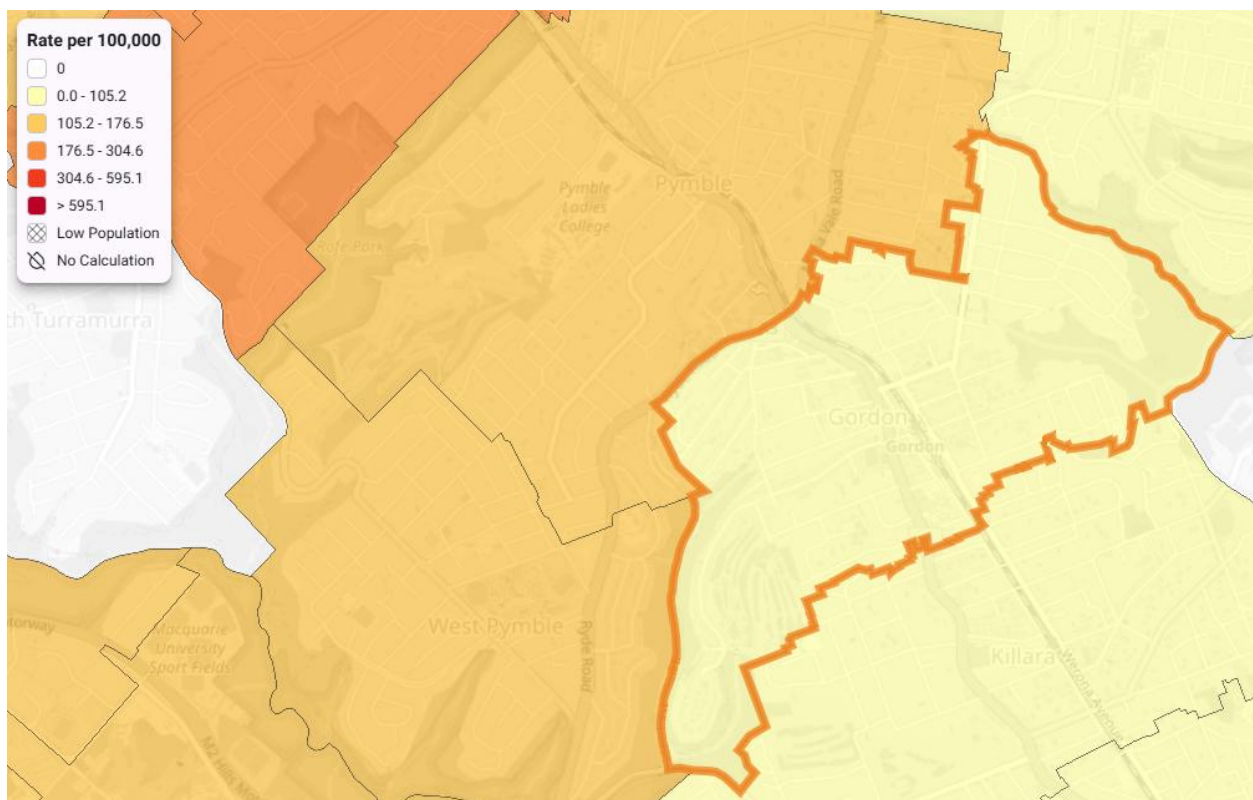


Figure 5: Break and enter dwelling (Source: BOSCAR)

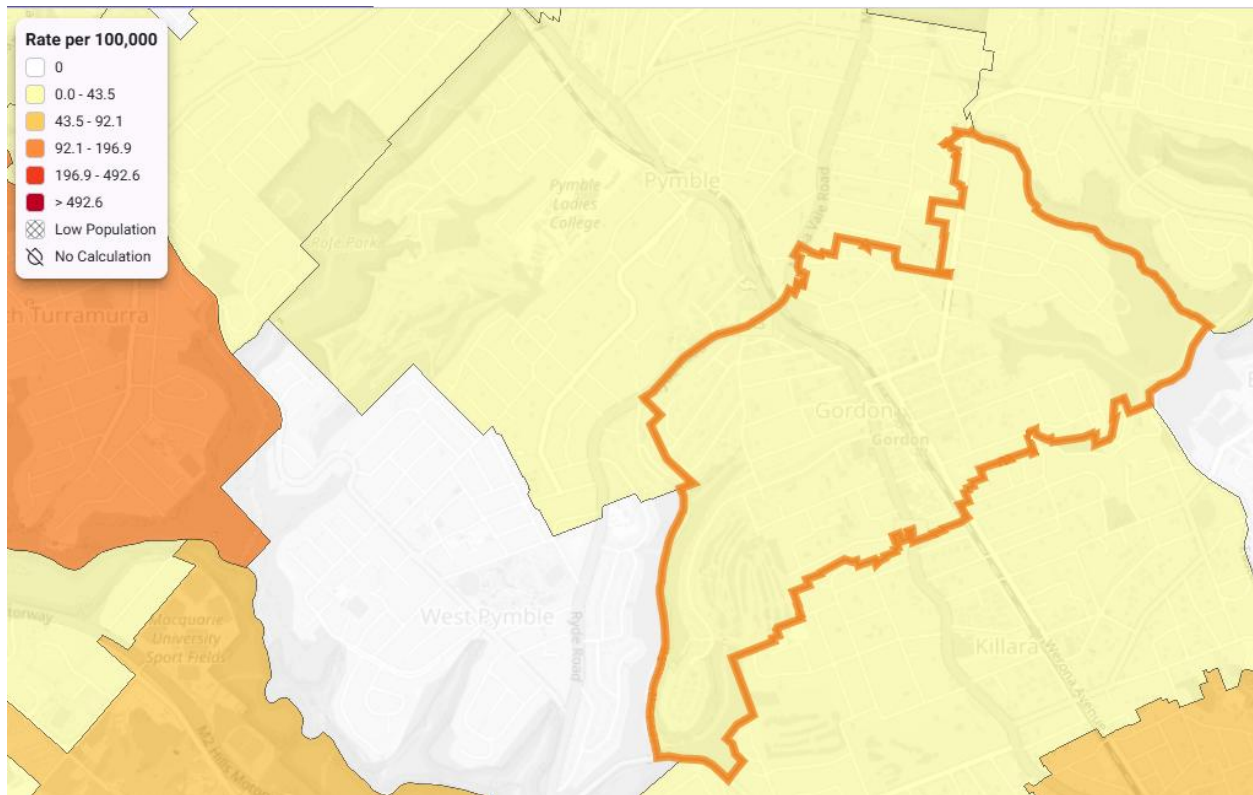


Figure 6: Break and enter non-dwelling (Source: BOSCAR)

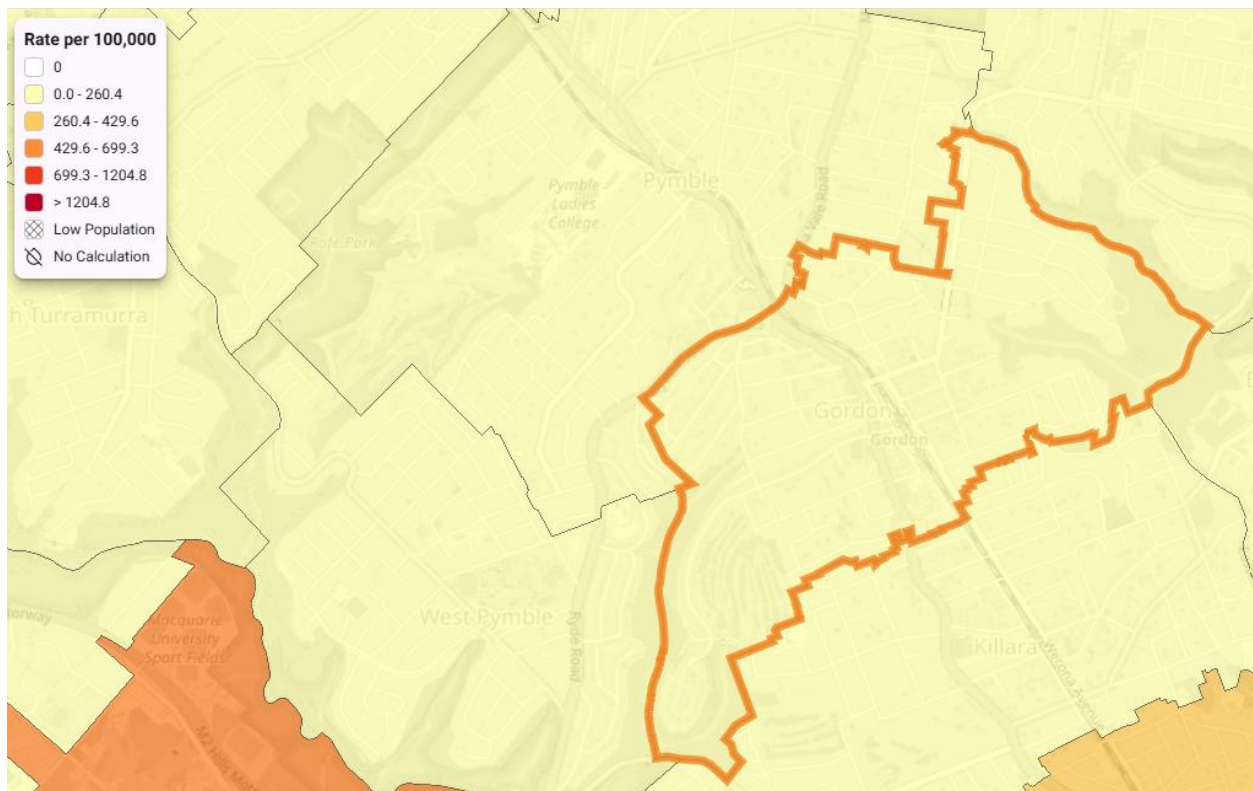


Figure 7: Malicious damage to property (Source: BOSCAR)

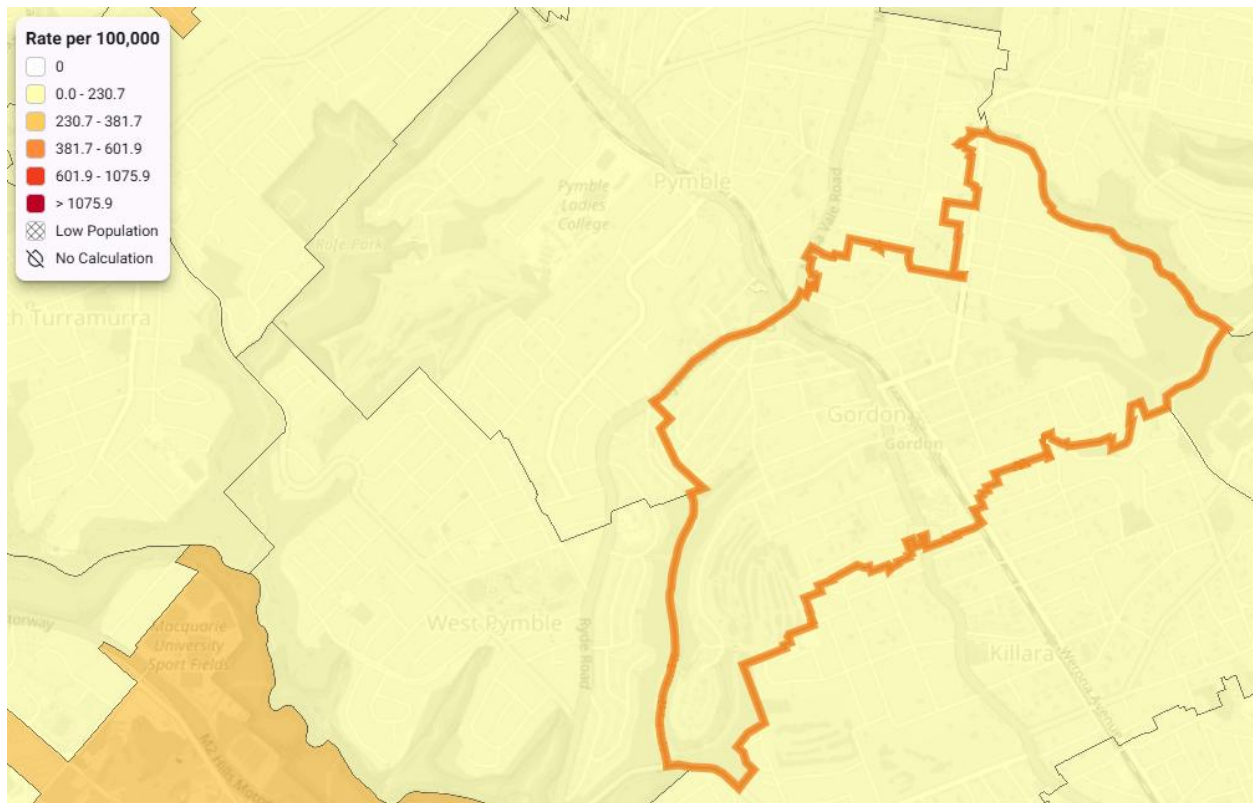


Figure 8: Assault domestic (Source: BOSCAR)

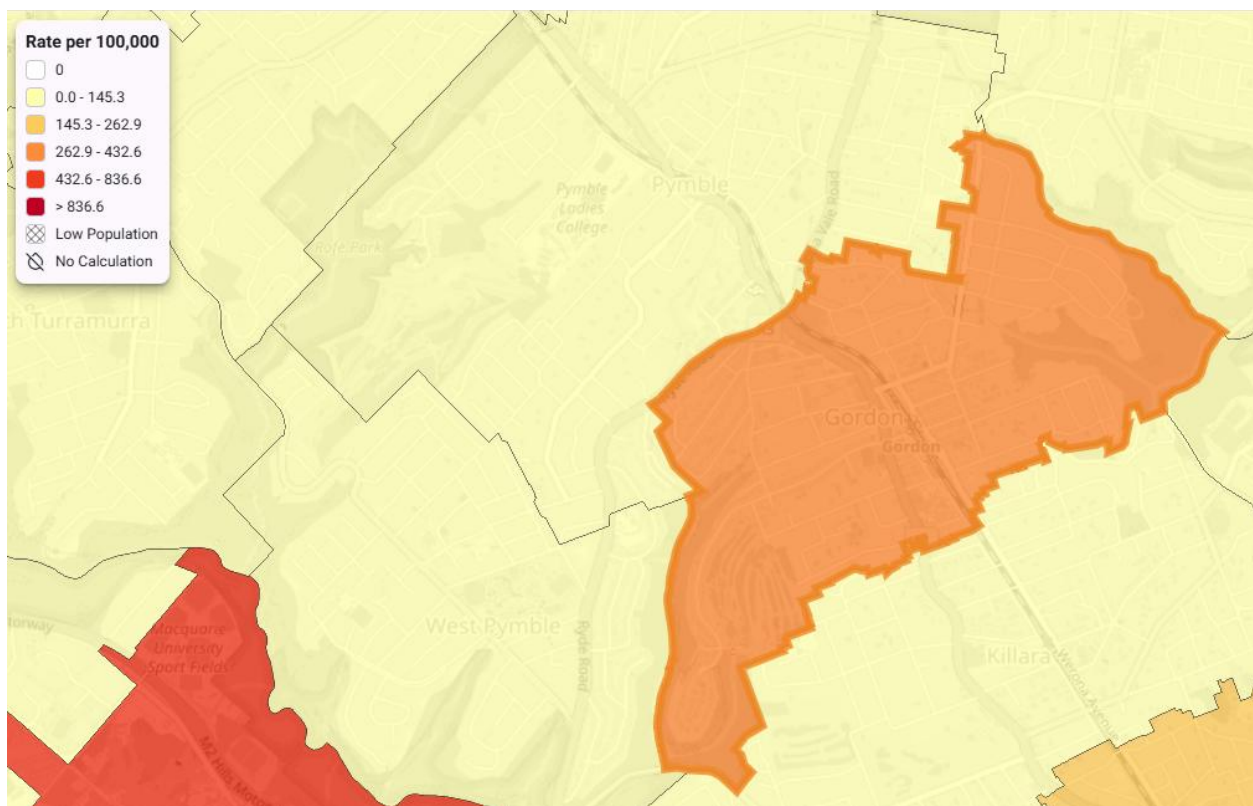


Figure 9: Assault non-domestic (Source: BOSCAR)

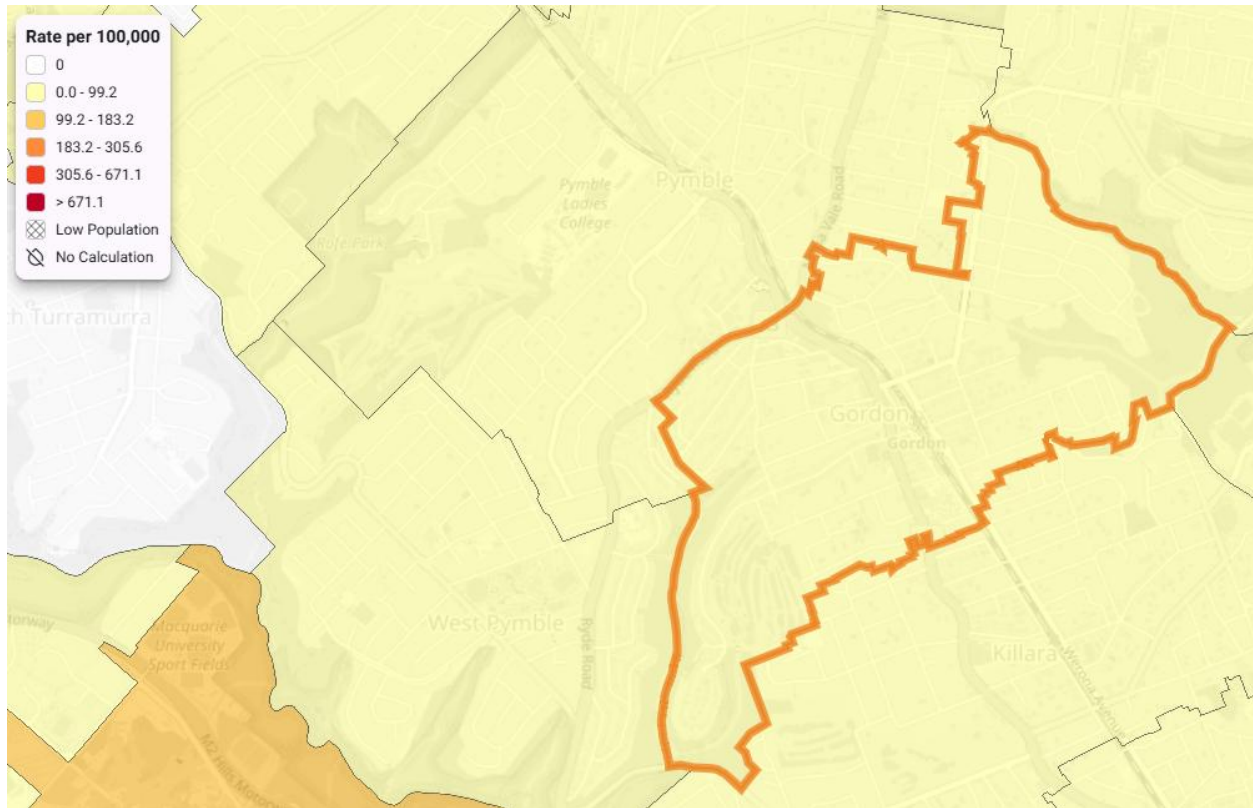


Figure 10: Motor vehicle theft (Source: BOSCAR)

6.0 CPTED Assessment

This section assesses the proposed development against the core CPTED principles of surveillance, access control, territorial reinforcement, and activity and space management, as outlined in the NSW Police CPTED Guidelines. The assessment focuses on the public domain, publicly accessible private spaces, and interfaces between public and private areas. Internal residential layouts are not assessed in detail.

6.1 Surveillance

People feel safer in public spaces when they can see and be seen, and when the space is actively used by legitimate users. High levels of surveillance help to deter criminal behaviour. Surveillance can be provided through natural surveillance, mechanical or technical measures, and formal or organised monitoring.

The provision of active retail uses at ground level, combined with residential balconies and windows overlooking surrounding streets and public spaces, will contribute to strong levels of natural surveillance during both daytime and evening periods. Lighting, clear sightlines and the avoidance of concealed areas will be critical to maintaining effective surveillance outcomes after hours.

Assessment
The proposed development addresses the surveillance principle in the following ways: • The site's locality has good opportunities for passive surveillance associated with its proximity to areas of high pedestrian activity, adjacent to the Gordon Centre, Ku-ring-gai Council Chambers and Pacific Highway retail strip. • The proposed development introduces a greater mix of uses on the site, including retail at the ground level, which will activate the site along the Pacific Highway and Dumaresq street frontages throughout the day, also providing passive surveillance of the retail forecourt/public plaza and through site link. • The communal open space and outdoor fitness area on Level 1 includes outdoor furniture with an aim to encourage residents to use this space for social interaction, and connects to the ground level retail, enhancing passive surveillance of the through site link. • Balconies on the north elevation overlook the communal open space, through site link providing passive surveillance to the north. • Balconies on the south elevation overlook Dumaresq Street providing passive surveillance to the south. • The retail forecourt/public plaza will provide passive surveillance of this new public space. • Windows are oriented outwards to the surrounding streets, with windows and balconies looking over the Pacific Highway, Dumaresq Street and Radford Place.

6.2 Access Control

Access control strategies guide and manage the movement of people and vehicles within a space. Physical and technical barriers help reduce unauthorised access by increasing the effort required to commit a crime.

Access control measures will ensure a clear separation between public, semi-public and private areas of the development. Residential areas will be secured from publicly accessible spaces, including the retail podium and basement car parking, to minimise unauthorised access and reduce opportunities for crime associated with mixed-use developments.

Assessment

The proposed development addresses the access control principle in the following ways:

- Electronic access control (e.g., swipe cards or fobs) will be used to manage access to the private residential areas, retail back of house, and back of house areas.
- Doors to the retail lobby and residential lobby will be automatically locked outside of core hours.
- Carpark access will be managed via a roller shutter door and electronic access control (e.g. swipe cards).
- Service and delivery vehicle access to the loading bay will be managed via a roller shutter door and electronic access control (e.g. swipe cards).

6.3 Territorial Reinforcement

Areas that are well maintained and display clear ownership cues are less likely to be misused. Personalisation, marking, maintenance, and thoughtful decoration of buildings and public spaces can strengthen a sense of ownership and reduce fear among residents and visitors.

Assessment

The proposed development addresses the territorial reinforcement principle in the following ways:

- The proposed development has incorporated a high level of design, including architecturally designed buildings and professional landscape design, which indicates a high level of care and improvement on the current public domain.
- The communal open space on Level 1 is elevated above the through site link and can only be accessed via the residential entry lobby, providing a clear indication of ownership and management.
- The residential entry lobby and retail tenancy are serviced by separate entrances to discourage unintended access to managed areas of the development.

6.4 Activity and Space Management

Activity and space management involves the supervision, control, and ongoing care of an area or facility. Well-managed, clean, and maintained environments enhance perceptions of safety, promote positive area image, and encourage legitimate use. Actively used spaces can prevent cycles of neglect and decay, while areas that are infrequently occupied are more vulnerable to crime and misuse.

Ongoing management of publicly accessible areas, including the retail forecourt and through-site link, will be critical to maintaining CPTED outcomes over time. CPTED principles will be embedded into the future building and site management practices, including lighting maintenance, cleaning, landscape upkeep and monitoring of public-facing areas.

Assessment

The proposed development addresses the activity and space management principle in the following ways:

- The retail forecourt/public plaza will be privately owned public spaces, with Ecove retaining responsibility for ongoing maintenance and cleaning, ensuring a high level of care and quality.
- Residents and their visitors using the communal open space are likely to feel a sense of guardianship over this area, noting to the spatial connection to the residential lobby entrance.
- The retail forecourt/public plaza areas encourage people to gather in these spaces and will be activated by customers of the retail tenancy.

7.0 Conclusion

The CPTED assessment finds that the proposed development is generally consistent with the principles outlined in the NSW Police CPTED Guidelines and Crime Prevention and the Assessment of Development Applications (2001). The integration of active ground floor uses, clear access control, strong surveillance opportunities and defined management responsibilities is expected to contribute to a safe and legible environment for residents, workers and visitors.

Subject to the implementation of the recommendations outlined in this report, the proposed development is considered to present a low crime and safety risk.

7.1 Recommendations

Principle	Recommendation
Surveillance	• Ensure the density and height of planting and foliage around the retail forecourt/public plaza area and the through site link, maintains clear site lines along the Pacific Highway frontage and from the Pacific Highway through to Radford Place. • Ensure the density and height of planting and foliage in the retail forecourt/public plaza maintains clear sight lines through the plaza and across to the retail and commercial tenancies. • Provide adequate lighting at the entry to the end-of-trip facilities, waste rooms, and loading dock to improve the sense of safety in these areas with limited passive surveillance. • Provide lighting (per AS/NZS 1158) from multiple sources after dark, particularly along Pacific Highway, Dumaresq Street and Radford Place street frontages, at the residential, retail and commercial lobbies, in the communal open space, through site link and retail forecourt/public plaza, with a particular focus on building entries, basement thresholds and public / private interfaces. • Provide CCTV monitoring in key areas such as: ○ Entrance / exit points ○ Public space areas (all street frontages, retail forecourt/public plaza facing the Pacific Highway, through site link connecting Pacific Highway and Radford Place) ○ Loading dock and basement access points ○ Back of house areas ○ End of trip facility hallways, entry, and exit points. • Ensure CCTV is managed by the Building/Strata Manager, focuses on blind spots and has appropriate warning signage that highlights areas are monitored regularly • Windows in the Aldi supermarket façade should remain clear at the corners to provide sightlines and to minimise opportunity for concealment.
Access Control	• Provide access control at the residential entry lobby. • Provide access control at all vehicular entry points, including resident only access to residential parking area • Provide access control at all building service entry points. • Provide access control at the loading dock. • Provide access control at all waste rooms
Territorial Reinforcement	• The building design provides for separate lifts and parking areas for residents and retail patrons. • Regular cleaning, gardening, and maintenance schedule to be implemented by building management to keep areas clean and tidy and indicate a sense of ownership. • Install visually consistent wayfinding signage to direct visitors to the retail forecourt/public plaza, retail & commercial tenancies, residential lobbies, from Pacific Highway to Radford Place, signalling the overall development is centrally coordinated and managed, and mitigate unauthorised access.

	Street numbers and wayfinding signage should be clearly displayed and visible from the Pacific Highway and Dumaresq Street. The numbers should be lit at night to provide easy identification for visitors and emergency vehicles. Landscaping should not overgrow or block the address number.
Activity and Space Management	- CPTED principles will be embedded into the Building Management Plan, including cleaning, lighting maintenance, CCTV monitoring and incident response. - Provide clear movement pathways to separate vehicles and pedestrians/cyclists in the loading dock area, noting heavy vehicles will access this space, and cyclists will use this route to access end of trip facilities and people accessing waste rooms. - Implement a lighting strategy that considers AS/NZS 1158, movements of all user groups and connections to key spaces at night