



OPAL ST IVES BOTANICA

285-295 Mona Vale Road, 1 Flinders Avenue, St Ives

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

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

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

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

Issue	Title	Date	Prepared	Checked
1	Issue for SSD Modification	11/11/2025	CW	JK
2	Issue for SSD Modification	14/11/2025	CW	JK
3				
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Site Photograph taken of existing driveway from Mona Vale Road.
Image by GroupGSA

INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed Opal St Ives at 285-295 Mona Vale Road, 1 Flinders Avenue, St Ives.

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

GroupGSA has prepared this assessment in accordance with the methods and resources of the NSW Police Force Safer by Design Course. This assessment has been prepared and reviewed by experienced CPTED professionals, following their completion of the NSW Police Force Safer by Design Course. The assessment uses qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located, and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

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

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

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

- review of the Safer By Design Manual by the NSW Police Force;
- collection and analysis of local and NSW state crime statistics from the Bureau of Crime Statistics and Research (BOCSAR); and
- a crime risk assessment, in accordance with the current NSW policy and practice

NSW Government SEARS Seniors Housing

This CPTED Report has been prepared in alignment with with the Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD Applications Seniors Housing key issue no. 7 - Public Space, which requires the proposal to demonstrate:

- how the development maximises the amount, access to and quality of public spaces, reflecting relevant design guidelines and advice from the local council and the Department.
- how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.

Territorial Reinforcement

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

Territorial Reinforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

Given the proposed use of the site as a residential aged care community with a large community of permanent residents, a sense of shared ownership is innate to communal spaces.

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

Surveillance

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

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space.

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

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

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

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

The site layout needs to promote clear sight lines, natural surveillance and ease of access and wayfinding. Communal open space and thoroughfares should be within sight of occupied rooms, terraces, balconies, or common areas. This can be achieved through implementing best-practice dementia design principles.

Access Control

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.

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

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

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

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

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

Space/Activity Management

Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

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

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

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

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





1.0 SITE AND CONTEXT

01

GROUP SA

1.1 SITE CONTEXT

St Ives is a residential suburb of Sydney's North Shore region, located within the Ku-ring-gai Council LGA.

Sydney's North Shore region is noted for its leafy suburban streets, heritage residential character, and relatively affluent community, which extends from the local centres of Chatswood to its south to Hornsby at its north.

Mona Vale Road is a regional arterial linking Sydney's northern beaches to south Sydney via the North Shore. It is subject to high levels of use and often congestion, providing the site convenient access to the wider region, but resulting in a public domain not friendly to pedestrian use.

Activity and density within St Ives is concentrated within its town centre surrounding St Ives Shopping Centre to the site's south at the intersection of Mona Vale Road and Link Road. Within the town centre is situated much of the suburb's high density housing options, commercial activity, and community facilities.

The site is situated to the north-east of St Ives town centre with its western frontage facing Mona Vale Road, and its eastern frontage facing Flinders Avenue, a quiet leafy local road.

St Ives lacks connection to the rail line which runs adjacent to the Pacific Highway, with the closest station being Pymble Train Station to the site's south-west. As a result the suburb is relatively isolated from the wider transport network, with the only through-traffic occurring along Mona Vale Road including bus routes.

St Ives's residential neighbourhoods are primarily low density in character, featuring single dwelling on large lots with spacious setbacks to the road. Its residential streets are typified by a tall, mature street canopy and wide verges, often without significant public domain improvements.



LEGEND

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|---------------|-----------------|----------------------------------|----------------|
| Site Boundary | Retail | R2 Low Density Residential | Arterial Road |
| Open Space | Education | R3 Medium Density Residential | Collector Road |
| Lots | Community | R4 High Density Residential | Walking Track |
| Water | Health Services | Aged Care / Retirement Community | Heritage Item |

1.2 SUBJECT SITE

The site is located on Mona Vale Road with a secondary minor frontage to Flinders Avenue, a local residential road. It consists of seven amalgamated lots.

The site comprises of seven amalgamated lots which accommodate seven distinct single dwellings, six of which are accessed via Mona Vale Road, with a single access point on Flinders Avenue to its southern most lot.

The site has a total area of 12,735m² and is zoned R2 for Low Density Residential development.

The proposal for the site will see the development of a 210 bed residential aged care community with associated on-site services and facilities operated by Opal Healthcare. The site features two street frontages which differ significantly in function, level of congestion, extent, and accessibility.

Its primary frontage is located on Mona Vale Road, a major north-south arterial road linking Sydney's North Shore to its Northern Beaches region via the suburbs of St Ives and Terrey Hills.

Its secondary minor frontage is located on a cul-de-sac of Flinders Avenue, a local residential road which features solely local traffic and lacks public domain improvements.

The site interfaces two single dwellings along its northern boundary edge with strata dwelling to its south-west.

St Ives Uniting Church is situated to the site's north, but is the only community facility within walking distance of the site, the locality of which sees low levels of activation and sparse foot traffic.



Aerial photograph identifying site boundary

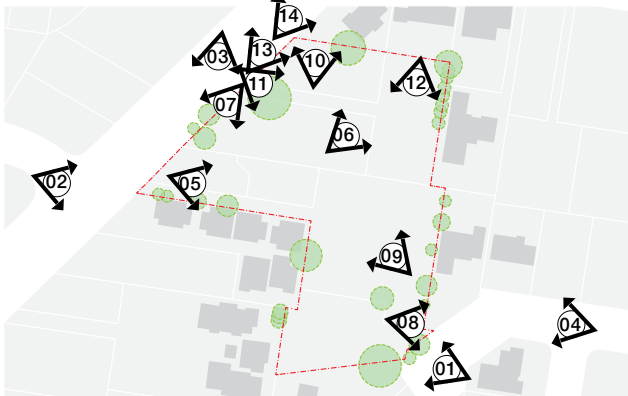
Source: Nearmap, GroupGSA

1.3 EXISTING SITE

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

Site photographs were collected on 4th April and 4th November 2022. Further photographic documentation of 293 and 295 Mona Vale Road was undertaken on 20th May and 22rd October 2025.

- Site is located within a low-density suburban area;
- St Ives, Ku-ring-gai LGA and the wider North Shore region are subject to low levels of crime in comparison to the rest of Greater Sydney;
- Primary frontage to Mona Vale Road, a major north-south arterial through-road;
- Secondary rear frontage to Flinders Avenue, a quiet local road which sees little through-traffic;
- Site interfaces residential land on all boundaries;
- Residences to site's south-west are strata properties consisting of multiple dwellings;
- The internal layout consists of two larger halves facing each frontage, with no direct line of sight between Flinders Avenue and Mona Vale Road;
- No visible evidence of graffiti within the site;
- No visible evidence of litter and dumping within vicinity of the site;
- Mona Vale Road receives little foot traffic and is subject to high levels of vehicular use and often congestion.
- There is a single bus stop located along the site's Mona Vale Road frontage, bringing some pedestrian activity and transport connectivity to its west;
- There is a considerable south-easterly topographic slope towards Flinders Avenue.



1. Flinders Avenue cul-de-sac frontage



2. Mona Vale Road interface from Garrick Road



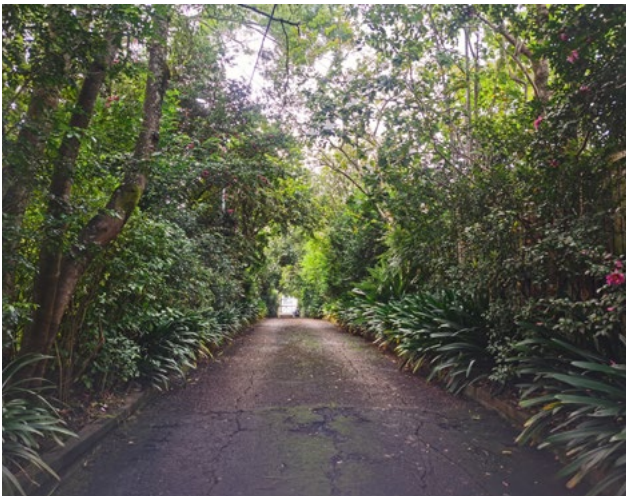
3. Mona Vale Road interface from Uniting Church



4. Flinders Avenue facing west



7. Mona Vale Road facing south



5. Existing access to the site from Mona Vale Road



8. Flinders Avenue viewed from the site facing east



6. A tall boundary canopy buffers from adjacent properties



9. The site currently accommodate single dwellings.



10. Mature trees established along the northern boundary.



13. Existing boundary wall and vegetation along Mona Vale Road.



11. Existing access to the site from Mona Vale Road.



14. Neighbouring boundary wall along Mona Vale Road.



12. A tall boundary hedge buffers from adjacent properties to the east

1.4 NATURE OF RECORDED CRIME

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

A review of the local statistics for 2025 found that the most commonly occurring crimes relevant to CPTED within the Ku-Ring-Gai Council Local Government Area were:

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

The frequency of the above crimes in the Ku-ring-gai Council Local Government Area between 2022-2025 are summarised below.

Major Offence Types	Rate per 100,000 population (SA4) (2025)	2022	2023	2024	2025	24-month trend to June 2025
		Number of incidents	Number of incidents	Number of incidents	Number of incidents	
Domestic violence related assault	149.8	127	128	146	150	Stable
Non-domestic violence related assault	162.8	70	93	105	133	Stable
Sexual assault	63.1	59	51	52	64	Stable
Sexual touching, sexual act and other sexual offences	52.1	37	51	60	57	Stable
Robbery	11.0	6	6	3	5	nc**
Break and enter dwelling	118.0	135	102	162	151	Stable
Break and enter non-dwelling	49.6	28	48	30	29	Stable
Motor vehicle theft	48.5	41	41	69	57	Stable
Steal from motor vehicle	131.5	129	130	112	153	Stable
Steal from retail store	225.2	35	40	56	90	Stable
Other stealing offences	256.5	155	144	149	167	Stable
Malicious damage to property	234.8	196	178	243	212	Stable

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

Summary of Major Offence Types

Source: BOCSAR

Crime Hotspots

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

The adjacent maps were the only hotspots within the vicinity of the site, which indicate low crime rates generally within proximity to the site. Hotspots are generated from July 2024 to June 2025 and thus represent only crimes which have occurred within the prior 12 months.

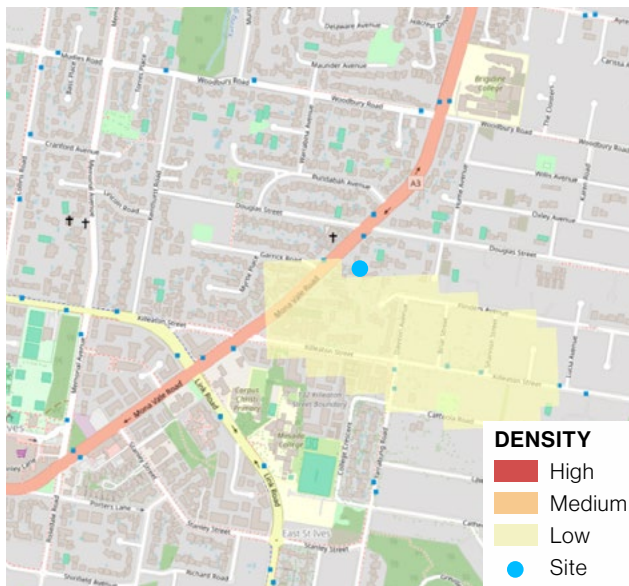
The most prevalent crime within the vicinity of the site appears to be incidents of motor vehicle theft within the residential neighbourhood to its south. Additionally, there is a relatively low incidence of break and enter dwelling offences along the southern boundary and further south of the site.

Non-domestic crimes are concentrated within St Ives town centre to the site's south-west, including incidents of break and enter dwelling, and incidents of malicious damage to property.



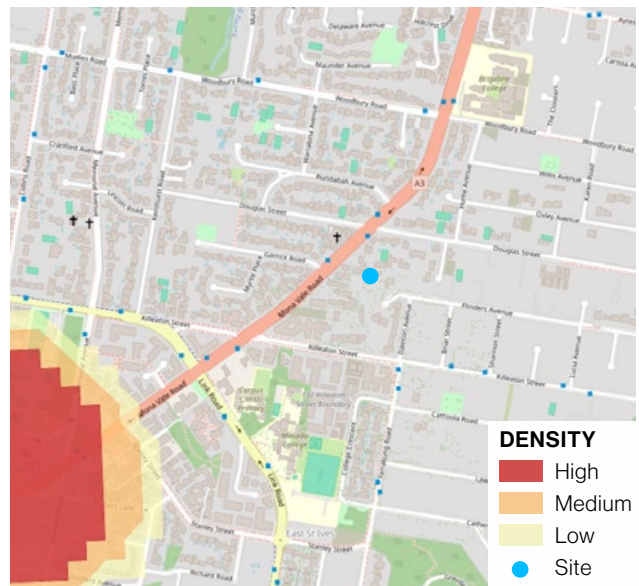
Incidents of Domestic Assault

Source: BOCSAR



Incidents of Break & Enter Dwelling

Source: BOCSAR



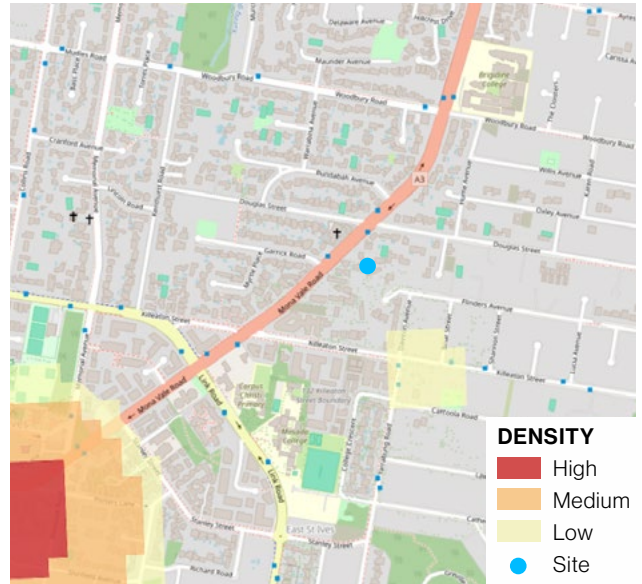
Incidents of Malicious Damage to Property

Source: BOCSAR

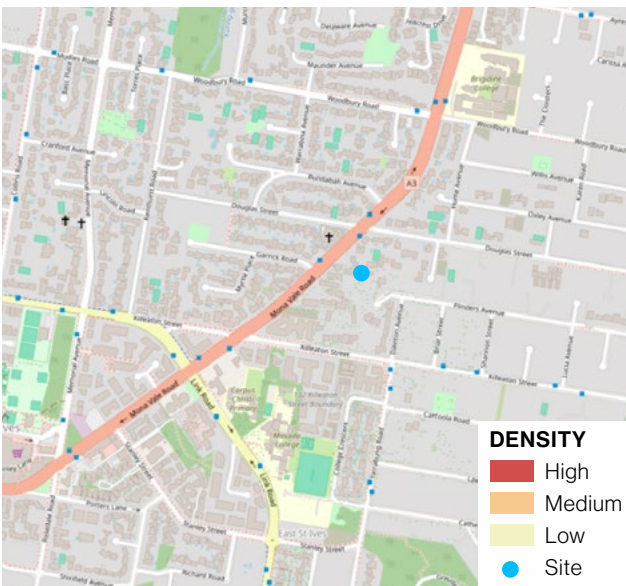


Non-domestic crimes are rare within St Ives residential community and do not occur within close proximity of the site.

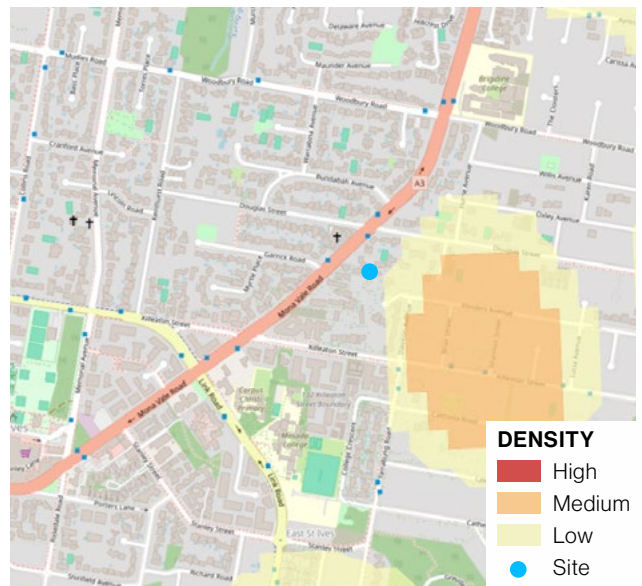
Less frequent crimes to occur within St Ives town centre include incidents of steal from motor vehicle and incidents of steal from person, though these are scattered and represent individual occurrences.



Incidents of Steal from Motor Vehicle
Source: BOCSAR



Incidents of Steal from Person
Source: BOCSAR



Incidents of Motor Vehicle Theft
Source: BOCSAR

1.5 RISK ASSESSMENT

A risk assessment of the Site in its existing context and form has been undertaken. Overall, the Crime Risk Rating is considered 'low'. The reasons for this are:

- The site's location within an existing urban area and established residential neighbourhood;
- No visible evidence of graffiti on the site or surrounds;
- Surrounding buildings are in good condition, are occupied, are residential, and are well maintained;
- No visible evidence of litter or dumping;
- Passive surveillance along primary frontage is high due to passing vehicular traffic;
- Incidences of crime during the prior year within proximity of the site is sparse and infrequent;
- Proximal incidences of crime during the prior year concern domestic crime and are not likely to impact the site.





2.0 PROPOSED DEVELOPMENT

02

GROUP SA

2.1 DESCRIPTION OF THE PROPOSAL

St Ives Botanica Care Community is a residential aged care community that caters for up to 210 residents, organised into 17 best-practice households across five home clusters.

A well integrated relationship between the proposed built form, existing boundary vegetation, and existing landscaping elements at road frontages has developed into a layout that is distinct in its character, and responds to the site's topography and context.

The proposal provides five distinct home clusters each with their own facilities and communal spaces, connected by a system of corridors and linkages along which are concentrated amenities and staff and for residents. These villages are further divided into 17 households which constitute a single storey of each cluster.

Built form is arranged around a series of communal spaces located in between clusters, with balconies facing inwards. Residential floorspace is receded inwards from the site's primary frontage to Mona Vale Road, with a lobby, cafe, and services located facing the public domain within the town centre and Wellness Centre.

Access

Vehicular and pedestrian access for residents and staff is limited to Mona Vale Road as its sole entry, featuring a setback which includes two driveways, an access ramp to underground parking, and a port cochere pick-ups and drop-offs.

Access via Flinders Avenue is limited to the purpose of an emergency pedestrian egress, with emergency vehicles and emergency personnel accessing the site off of Mona Vale Road.

Carparking

A single storey of car parking will be provided within the lower ground level. The proposed carpark is located along the site's Mona Vale Road frontage underneath the main lobby, and is accessed along the southern edge of this interface. Underground parking functions as a loading zone also.



Landscape Master Plan and Level 1 (Main Entry) Plan

2.2 CRIME PREVENTION

The Ku-Ring-Gai Development Control Plan Parts 21-22 and the Housing SEPP 2021 outline general site and building design controls which support CPTED-related objectives.

The objectives of these are as follows;

SEPP (Housing) 2021

Division 6 Design Principles Section 103 Crime Prevention

Seniors housing should:

- (a) be designed in accordance with environmental design principles relating to crime prevention, and
- (b) provide personal property security for residents and visitors, and
- (c) encourage crime prevention by—
 - (i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and
 - (ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and
 - (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.

Ku-Ring-Gai DCP 2024

Part 21 General Site Design

Landscape Design

- The height of planting within the front setback is to allow partial views to and from the dwelling or main building and beyond;

Part 22 General Access and Parking

Equitable Access

- Building entries are to be clearly visible from the street. Where site configuration is conducive to having a side entry, the path to the entry is to be obvious from the street.
- Ensure pedestrian areas have clear sightlines, are appropriately lit and overlooked by buildings that provide street level activity.

General Vehicle Access

- External security doors may be provided to access points where necessary. Security doors are to be of high quality material and detail and are to blend into the building facade.

Basement Car Parking

- Unimpeded access to visitor parking and waste and recycling rooms located within a secure basement parking is to be maintained.
- Where visitor parking is not separated from residential parking by a barrier, a light colour palette is to be used for the interior of the car park and lines of sight are to be open and avoid concealment and entrapment areas.

Visitor Parking

- Visitor parking located behind a security grille require an intercom system to gain entry

A residential aged-care community, the proposal is subject to SEPP (Housing) 2021 which informs development standards for seniors housing under Part 5 Housing for Seniors and People with a Disability.

Division 6 Design Principles: Section 103 Crime Prevention details objectives which aim to reduce vulnerabilities to crime through building design.

2.3 IDENTIFICATION OF POTENTIAL ISSUES

Potential CPTED issues of the proposed master plan have been identified to highlight areas with potential risks.

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

- Side setbacks may be accessible from frontages, lacking fencing or a security gate to impede movement around the outside of the site.
- Setback areas along the western boundary of the site lack passive surveillance opportunities, with limited balconies or terraces.

- Potential dark spots along the outside edge of the proposal, lacking lighting or ground level use.
- Western facade of Homes I, H, J, G accessible at ground level to Mona Vale Road.
- Communal courtyard space between Home G and the Lobby is immediately accessible from the Mona Vale Road frontage, though tempered with landscaping and a water feature.
- Communal courtyard space to the west of Home I is immediately accessible from the Mona Vale Road frontage with security fence and gate.
- Internal communal space can be used as hiding spaces, and must be overlooked by passive or active surveillance methods.
- Additional planting elements along residential interfaces may deter intrusion into the site, acting as a visual blockade and bolstering existing landscaping.
- Entrance to basement parking lacks passive surveillance with no overlooking balconies or terraces.



LEGEND

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|---------------------|----------------------------|--------------------------------|----------------------------|
| Site Boundary | Planted Trees | Communal Space | Security Fence / Wall |
| Lots | Retained Existing Trees | Covered Patio/ Shade Structure | Interface to Public Domain |
| Existing Built Form | Access to Basement Parking | Balcony/Terrace Facade | |
| Proposed Built Form | Vehicular Access | Boundary Canopy | |





3.0 RISK RATING AND DEMONSTRATION OF CPTED PRINCIPLES

03

3.1 DEMONSTRATION OF CPTED PRINCIPLES

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

Acknowledging the site context and issues discussed in all previous chapters of the report, the Crime Risk Assessment Rating of the proposed development is within the 'low' category. An assessment of the proposal using CPTED principles has found that if all of the principles and design elements that are included in the State Significant Development Modification Application are included the rating would remain in the low category in a future assessment.

While the proposed development will likely increase the opportunities for crime, purely by the increase of use and occupancy of the site, our assessment finds that the design is generally consistent with the principles of CPTED.

Territorial Reinforcement

As the proposal refers to a residential aged care community, it lacks a single owner-resident and is run and operated by Opal Healthcare and its employees. The absence of a single owner-resident thus cedes shared custodianship to its permanent residing community, which includes aged-care residents and staff. This shared sense of ownership extends to all areas within the site boundary, as the proposal lacks any separate, privately owned rooms or residences.

Residents are housed in 17 'homes', clusters of single rooms which share amenities and a nearby communal space. By locating communally owned spaces along the entry route to each home spread evenly throughout the site, these spaces are traversed frequently and are well maintained, enhancing the residents' sense of guardianship and dissuading trespassing.

Communal outdoor areas are located to service particular homes, with large gardens situated between Homes I, M, P and Homes H, J, K, L, Q, O, Homes B, D, G, and Homes A, C. A fourth large garden is situated between the lobby and between Homes E, G, K. In addition, a generous communal courtyard is located to the west of Homes I, M, and P, providing a landscape interface with Mona Vale Road. These are to be used primarily by residents of their respective homes, who will maintain a sense of guardianship as they are immediately connected to them.

To further enhance security and territorial delineation, secure individual gates have been introduced to each courtyard. These gates not only provide physical barriers to entry but also serve to reinforce the sense of ownership and control over each designated area. The implementation of these features is intended to create a safe and well-defined environment that discourages

unauthorised access while promoting a sense of community and belonging among the residents of the community. This thoughtful approach to design and security reflects a commitment to creating a space that prioritises both safety and cohesiveness within the overall site structure.

Opal Healthcare requires clear signage elements at each driveway and at each building entry point to distinguish between the public domain, communal areas, and residential areas, indicating where the extent of their holding extends

Surveillance

The site's most vulnerable interface on Mona Vale Road features a deep setback and a single entry point via the reception and lobby foyer. The distance between the reception entry and the road ensures that incoming vehicles, pedestrians, and individuals are subject to surveillance upon access to the site.

This interface features an access ramp to underground parking, which Opal Healthcare requires technical surveillance of, including CCTV monitoring.

Exterior entrances will be well-lit at all hours as per Opal Healthcare requirements to ensure interfaces are subject to technical and passive surveillance opportunity, with respect to neighbouring residential receivers.

Balconies and terraces face towards spaces which are vulnerable to intrusion, including outdoor communal areas and the surrounding landscaped setback. The communal spaces located between Homes I, M, P; Homes H, J, K, L, Q, O; Homes E, G, K; Homes B, D, G; and Homes A, C are enclosed by balconies on all extents, ensuring that ground-level activity is subject to passive surveillance at all times.

Movement throughout the proposal is organised around a central corridor that serves as the primary connection within the 17 homes distributed across various levels. This central corridor not only facilitates easy access but also enhances the overall flow of traffic within the community. Branching off from this main corridor, secondary corridors lead directly to specific homes, providing a clear and efficient pathway for residents and visitors alike.

By concentrating movement within this enclosed network, the design effectively establishes a controlled environment where individuals traversing the site are consistently visible. This layout ensures that all activity along the corridor is subject to surveillance, creating a natural deterrent against unauthorised or unmonitored movement. The likelihood of individuals moving through the space without being observed is significantly reduced, enhancing the overall security of the community. At the site's rear interface with Flinders Avenue, passive surveillance opportunities are at their least effective, featuring three residential balconies on ground level. Without ample lighting or technical surveillance, this interface may be vulnerable to intrusion, due to its proximity to the public domain and narrow setback.

Access Control

Access to the proposal is limited to its western Mona Vale Road interface via the reception and lobby, with access via Flinders Avenue restricted to emergency egress.

The Mona Vale Road frontage features a single pedestrian entry way via the reception, and does not allow access to the site through any alternative routes. By restricting access to a single entry, all traffic can be monitored and approached before entering further into the aged-care community.

Vehicular access is restricted to two driveways along Mona Vale Road and a single exit, ensuring that all through-traffic is accounted for.

Basement parking is accessed via a single ramp underneath the lobby, with basement facilities including loading docks, storage, and staff-only areas required by Opal Healthcare to feature technical access control measures, including security gates, roller doors, and keypads.

Boundary canopies are effective visual blockades which limit identification of the site's interior and dissuade further investigation. This is most prominent to the site's Flinders Avenue interface, where a dense boundary canopy will blockade free entry from the public domain.

The side setbacks of the property are thoughtfully designed to incorporate both landscaping and fencing, creating a natural barrier that enhances the aesthetic appeal while also ensuring security from potential trespassers. These setbacks serve a dual purpose: not only do they define the boundaries of the property, but they also provide a well-maintained pathway that facilitates fire egress and serviceability. This pathway is crucial for emergency access and maintenance activities, ensuring that safety protocols are easily met.

The design of the setbacks extends seamlessly around the entire perimeter of the site, accommodating any level differences in the terrain. This uniform approach not only enhances the overall visual coherence of the property but also ensures that accessibility and safety measures are consistently applied throughout. By integrating these elements, the setbacks contribute to a secure, functional, and visually appealing environment that respects both private and public spaces.

Movement throughout the site's interior is restricted to a closed network consisting of a major central corridor, and secondary corridors which link to each home. This will restrict movement through the proposal and ensure that all incoming traffic is accounted for. To access Homes A, C, Homes B, D, G, and Homes I, M, P, foot traffic must pass by other preceding homes first.

At lower ground level Home A, Home B and Communal Courtyard 04 are a specialised Memory Care Neighbourhood (MCN) which feature closed terraces towards communal open space, not allowing entry via Home B to the site's internals.

Communal spaces cannot be freely accessed from outside of the aged-care community, requiring entry through the interior of the proposal, which will ensure that communal spaces may not be easily intruded upon by trespassers.

The communal area between Homes A, C, and Homes B, D, G may be accessed via an emergency stairwell to Flinders Avenue. These emergency access points will not be usable during regular hours, and will allow access only in the case of an emergency.

A Plan of Management (PoM) to be coordinated to ensure that internal open space, entry ways, and households are managed by staff utilising consistent procedures, guiding the daily operation of Opal St Ives.

Space/Activity Management

Activation of communal space is compartmentalised into a number of small external and internal areas to provide each home with a distinct collection of passive and active spaces spread evenly throughout the site.

Activation is therefore not concentrated within certain locations, but occurs concurrently in multiple locations. There are five primary communal spaces located between Homes A and C; Homes B, D, and G; Homes E, G, and K; Homes H, J, K, L, Q, and O; and Homes I, M, and P, as well as the lobby foyer. In addition, a larger communal courtyard is situated to the west of Homes I, M, and P. Each home has its own lounge and dining area preceding occupied units.

Habitation is spread evenly throughout the site, reducing the possibility for disused spaces to manifest.

The lobby foyer and Wellness Centre located on Mona Vale Road within the site's west lacks continual habitation and is likely to be less active during late night / early morning hours.

This risk will be reduced with the addition of technical surveillance or lighting, or time-restricted access, allowing only staff or an access code during night hours.

Circulation throughout the site is achieved on-foot ensuring that transitional areas between inhabited houses are utilised frequently. Lounges, dining areas, and activity spaces such as those located to the west of Home H will be intentionally activated as part of planned activities, and passively by internal movement of residents.

Communal amenities are located along the length of the central corridor, ensuring that this space is treated as functional, and not solely as thoroughfare.

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

Communal spaces will play a key role in the social organisation of the aged-care facilities and will be intentionally activated to dissuade misuse or disuse.

Plan of Management (PoM) will ensure the ongoing maintenance of households and internal open space by in-house staff, creating clean, well-used spaces for residents.

In the case of an emergency, a PoM will guide staff in ensuring the safety of residents following proper safety protocol.

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