

GYDE

Crime Prevention Through Design Report

Pathways Cremorne

50-88 Parraween Street and 59-67 Gerard Street, Cremorne

submitted to Department of Planning and Environment
on behalf of Skermanic Pty Ltd

This report was prepared by:

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Project: Pathways Cremorne Seniors Housing SSSA - CPTED
Report Version: Final

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I, Paul Graham, confirm this Pathways Cremorne Seniors Housing SSSA – Crime Prevention through Design (CPTED) report addresses the requirement of SEARS and relevant State and local legislation, policies, and guidelines including the Department of Planning, Industry and Environment Social Impact Assessment Guideline for State Significant Projects, 2021. I further confirm that none of the information contained in the Pathways Cremorne Crime Prevention through Design (CPTED) report is false or misleading.



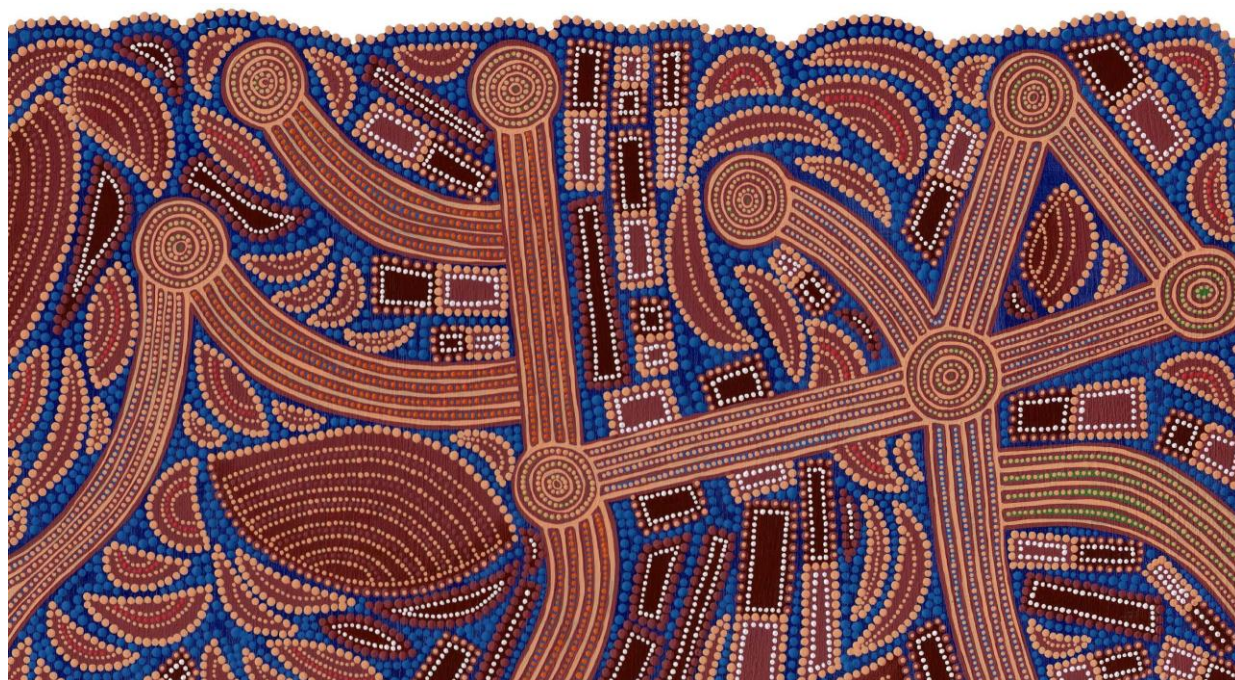
Paul Graham
Senior Associate

Acknowledgment of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past and present 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



Disclaimer

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1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of an application for a State Significant Development (SSD - 49472213).

The SSDA is for the construction of a seniors housing development at 50–88 Parraween Street and 59–67 Gerard Street, Cremorne.

1.1. Applicant details

The applicant details for this SSD are listed below.

DETAILS	
Applicant Name	Skermanic Pty Ltd
Address	40 Chandos Street St Leonards, NSW 2065
Contact Details	admin@pathways.com.au or (02) 8437 1700
ABN	13 080 952 487

1.2. What is a crime risk assessment?

A Crime Risk Assessment is an evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions will determine the choice and appropriate mix of CPTED strategies.

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
 - Policy review
 - Site context
 - Social locality and demographic profile
 - Crime data
- Section 5 evaluates the proposal against CPTED principles and makes recommendations to minimise risk of crime
- Section 6 provides conclusions.

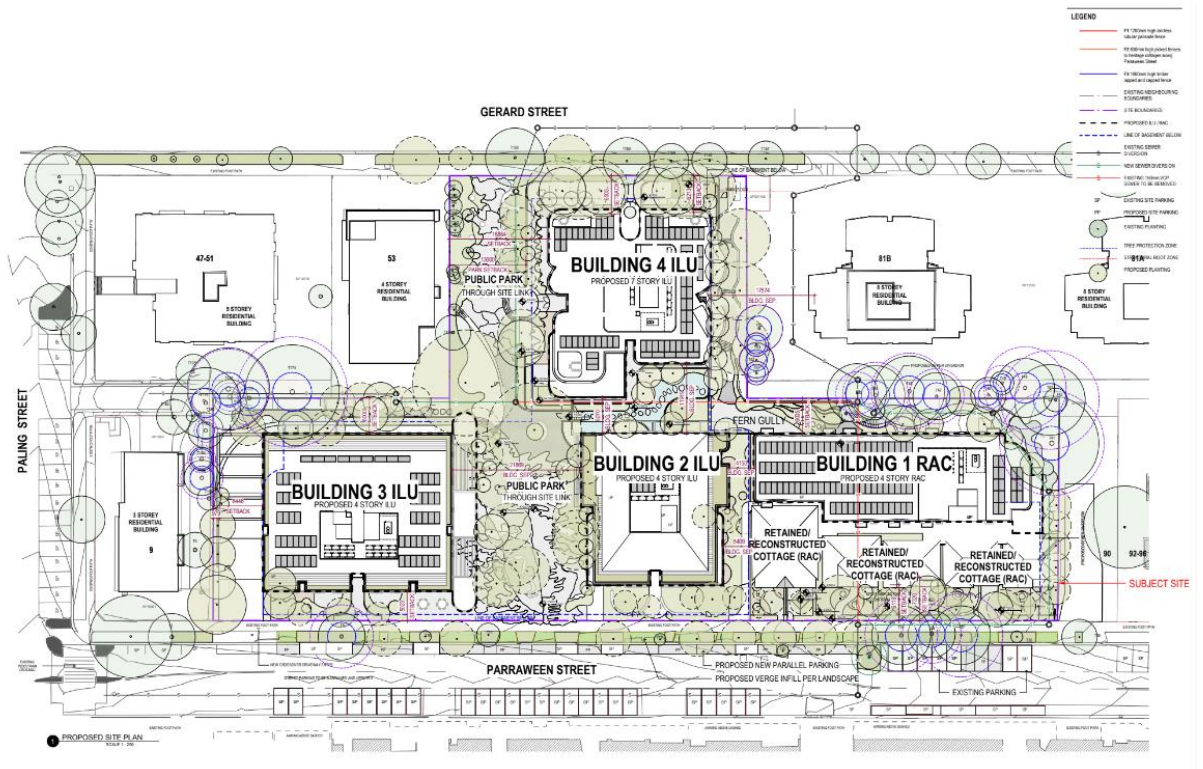
2. PROPOSED DEVELOPMENT

The proposed development is for the construction and operation of a new Residential Seniors Housing Facility, that consists of four separate multi story buildings, with four additional cottages surrounding two of the proposed buildings.

The proposed development is a seniors housing facility and includes:

- construction of a Residential Care Facility (RCF) comprising:
 - 42 single rooms each with ensuite
 - On-site kitchen and laundry facilities
 - On-site ancillary facilities including shared lounge/dining area, media room, gym, indoor pool and spa, in addition to other ancillary services.
- retention/adaptive reuse of six (6) semi-detached cottages on the eastern end of Parraween Street frontage and adaptive reuse into the design
- construction of 2 x 4 storey stepped buildings containing Independent Living Units (ILUs) on the western end of Parraween Street comprising:
 - 10 x 2 bedroom and 18 x 3 bedroom self-contained apartments
 - On-site ancillary services including café.
- construction of a 7-storey building containing Independent Living Units (ILUs) fronting Gerard Street comprising:
 - 9 x 2 bedroom, 21 x 3 bedroom, and 1 x 4 bedroom self-contained apartments.
 - amalgamation of multiple driveways into a single vehicular driveway on Parraween Street and construction of basement level parking containing 88 car parking spaces (not including 'share'), and nine (9) motorcycle spaces
 - creation of open space and through site link between Parraween and Gerard Streets
 - extensive landscaping, tree replenishment and public domain works
 - site preparation including demolition, remediation, earthworks and inground building services and utility works
 - site (lot) consolidation.

Figure 1: Proposed site plan



Source: Morrison Design Partnership

3. 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
 - North Sydney Council Development Control Plan 2013
- 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

4.1. Policy review

4.1.1. NSW Government CPTED Guidelines

In April 2001, the (then) NSW Department of Infrastructure, Planning and Natural Resources introduced "Crime prevention and the assessment of development applications" guidelines under Section 4.15 of the Environmental Planning and Assessment Act, 1979. Those 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.

These principles are identified in the "Crime prevention and the assessment of development applications Guidelines under section 4.15 of the Environmental Planning and Assessment Act 1979" issued by the (former) Department of Urban Affairs and Planning, and as noted 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.

4.1.2. North Sydney Development Control Plan

The North Sydney Development Control Plan (2013) sets at the objectives and provisions to guide development in the LGA. The Plan identifies the following objectives and provisions for developments related to safety and security:

Objective

- O1 To ensure a high level of personal safety for people who use or visit the building.

Provisions

- P1 Maximise views of the street and dwelling entries and communal areas within the development (from dwelling entries, windows and balconies).
- P2 Limit the number of dwellings sharing one entry or lobby to 10 dwellings.
- P3 Maintain sight lines along pathways (i.e. avoid blind corners or hiding places).

- P4 Use design, materials and features (such as street furniture, pavers, fencing and landscaping) to clearly distinguish public, communal and private domains.
- P5 In public areas, use materials that discourage vandalism (i.e. non-porous surfaces such as glazed ceramics or treated masonry).
- P6 Install locks on doors and windows, viewers to doors.
- P7 Roller shutters should not be installed on windows or doors.
- P8 Provide lighting to communal areas (laundries, garbage storage, pathways, lobbies, car parking areas and stairwells)
- P9 Locate shared facilities in areas that will be well used.

4.2. Site context

The proposed development is on the land located on 50-88 Parraween Street, and 59-67 Gerard Street, Cremorne. The site is located within the North Sydney local government area approximately 50m northwest of the Cremorne Plaza and Shopping precinct, along Military Road.

There is a mixture of single story dwellings and residential apartments surrounding the site, as well as commercial premises along Parraween Street adjacent to the proposed development. These include:

- Single and two-story residential dwellings located north west of the site between 2-6 Ada Street, and 52-54 Gerard Street, Cremorne.
- A single-story residential dwelling located at 1C Ada Street, and a two-story residential apartment building located at 58 Gerard Street north east of the site
- A four-story residential apartment complex located at 55 Gerard Street, Cremorne, and a five-story residential apartment complex situated at 47-51 Gerard Street, Cremorne north west of the site
- A seven-story residential apartment complex, located at 81B Gerard Street, Cremorne east of the site
- A three-story residential dwelling located to the west of the project site, located at 9 Paling Street, Cremorne
- A two-storey residential dwelling located to the east of the project site, situated at 92 Parraween Street, Cremorne
- Mixed-use multilevel buildings located along the southern boundary of the site across Parraween Street, situated at 51 – 89 Parraween Street, Cremorne.

Figure 2: Site and context



Source: SixMaps / Morrison Design Partnership Architects

Photo A: Parraween streetscape south east view

Photo B: Parraween streetscape south east view



Photo C: Parraween Street cottages



Photo D: Parraween Street cottages



Photo E: Parraween Street cottages



Photo F: Parraween Street cottages



Photo G: Parraween Street cottages



Photo H: Adjacent commercial development



Photo I: Commercial development adjacent to the site on Farraween Street



Photo J: Commercial development adjacent to the site on Farraween Street



Photo K: Gerard streetscape south view



Photo L: Gerard streetscape north view



4.3. Social locality and demographic profile

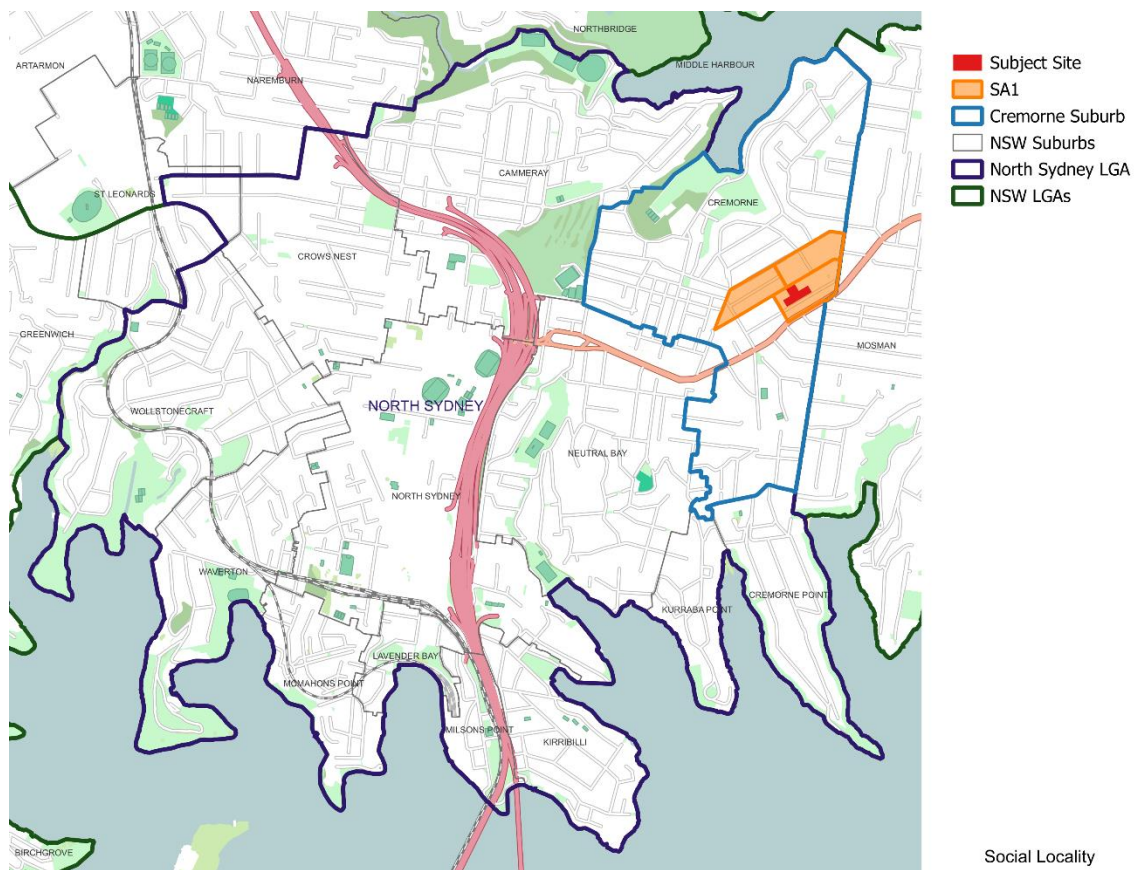
4.3.1. Social locality

The review of selected demographic data summarises the existing social environment in which the proposed project is located. The social locality is the geographical catchment in which the proposed project is situated and enables the consideration of relevant demographic characteristics.

The social locality considered for the demographic review includes:

- the local area - Statistical Areas (SA1) defined by the ABS directly around the site, each with an average population of around 400 people
- the suburb of Cremorne
- North Sydney local government area.

Figure 3: The Social Locality



Social Locality

4.3.2. Demographic profile

While family households are the predominant household type in Cremorne and the North Sydney LGA, there is a high number of lone person households in the Local Area. Those in the 25 to 29, 30 to 34 and 35-to-39-year age groups have the highest representation across the Social Locality, and there is a higher proportion of females to males across the Social Locality, significantly higher than the NSW average. Couple families with children represent the largest family group in the Local Area (25.2%), while Couple family without children have significantly higher representations in Cremorne and North Sydney LGA. 44.4% of people in the Local Area, 41.4% in Cremorne, and 44.0% in North Sydney were born overseas, compared with 34.6% in NSW. the language spoken at home with the highest representation was Mandarin speakers. 3.2% of the Cremorne population were born in China.

Most people in the Social Locality are employed in Professional, scientific and technical services. The weekly household income range of \$2,000-\$2,499 is most frequent in the Local Area, while those in the \$4,000 - \$4,499 have a high representation across the Social Locality. There are high representations of those with a Bachelor Degree and Post Graduate Degree.

The dominant dwelling structure across the Social Locality are flats or apartments, with percentages significantly higher than the NSW average most households across the Social Locality are rented.

The North Sydney LGA has high levels of advantage and low levels of disadvantage according to the SEIFA scores.

The population of North Sydney LGA is projected to increase to 83,980 by 2041. Those in the 30-to-34-year age group will become the most represented cohort across the Social Locality.

Table 2: Population.

	LA	CREMORNE	NSLGA	NSW
	Number	Number	Number	Number
Population	1627	11263	68,950	8,072,163

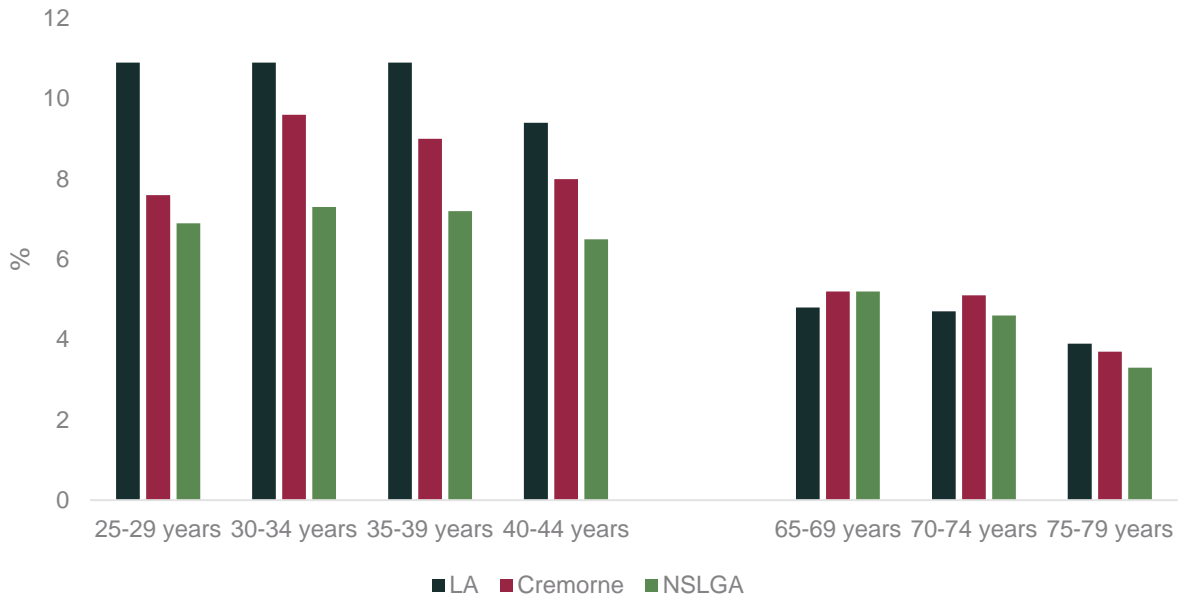
Source: ABS Census of Population and Housing, 2021 TableBuilder

Table 3: Population by sex

	LA	CREMORNE	NSLGA	NSW
	%	%	%	%
Male	44.4	45.7	47.1	49.3
Female	55.6	54.3	52.9	50.6

Source: ABS Census of Population and Housing, 2021 TableBuilder

Figure 4: Age profile snapshot.



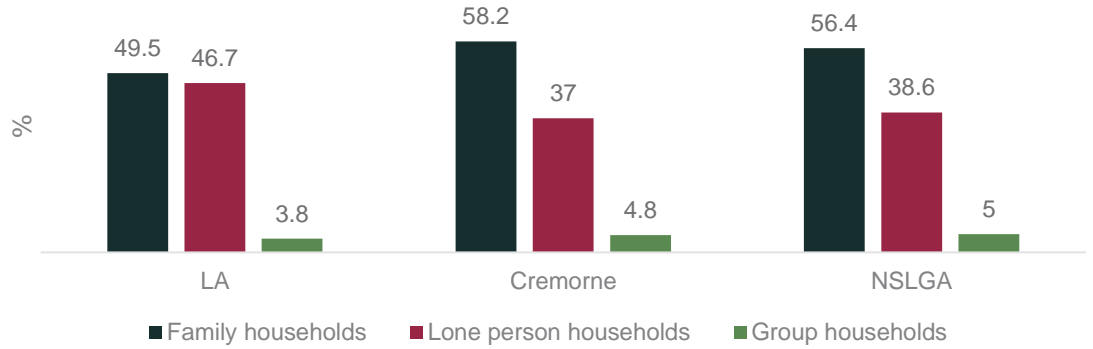
Source: ABS Census of Population and Housing, 2021 TableBuilder

Table 4: Household composition.

	LA		CREMORNE		NSSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Family households	418	49.5	2,979	58.2	18,279	56.4	2,065,107	71.2
Lone person households	397	46.7	1,895	37.0	12,490	38.6	723,716	25.0
Group households	28	3.8	244	4.8	1,630	5.0	111,646	3.8

Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Figure 5: Household composition



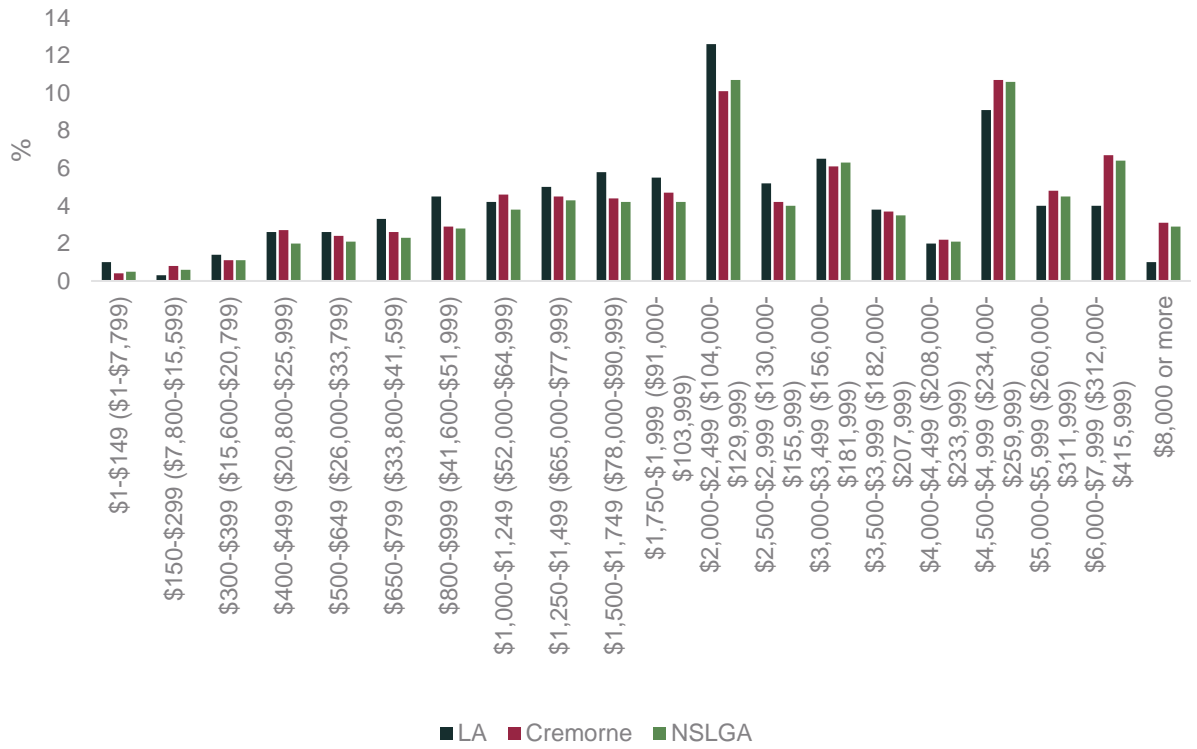
Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 5: Highest level of education attainment.

	LA		CREMORNE		NSLGA		NSW
	Number	%	Number	%	Number	%	%
Postgraduate Degree Level	225	13.8	1540	13.6	11020	16.0	6.0
Graduate Diploma and Graduate Certificate Level	55	3.4	376	3.3	2443	3.5	1.7
Bachelor Degree Level	491	30.2	3448	30.6	22342	32.4	15.1
Advanced Diploma and Diploma Level	174	10.7	992	8.8	5713	8.3	7.6
Certificate III and IV Level	90	5.5	526	4.6	3089	4.5	12.3
Secondary Education – Years 10 and above	255	15.7	1698	15.0	9470	13.7	23.1
Certificate I and II Level	0	0.0	0	0	7	0.0	0.1
Secondary Education – Years 9 and above	21	1.3	201	1.7	1018	1.5	6.0

Source: ABS Census of Population and Housing, 2021 TableBuilder.

Figure 6: Household income.



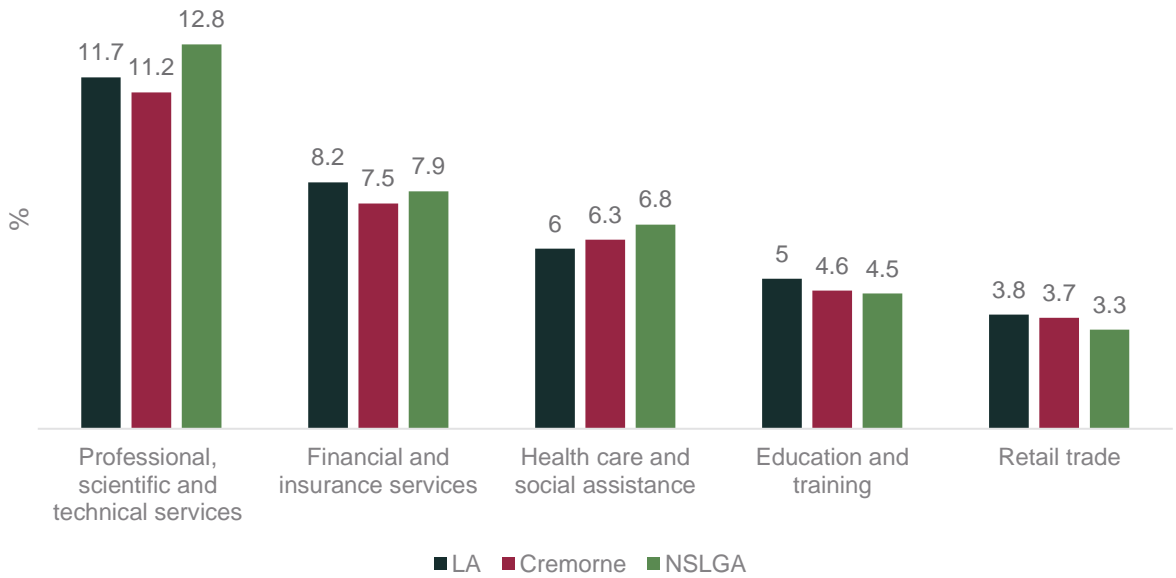
Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 6: Workforce status.

	LA		Cremorne		NSLGA		NSW
	Number	%	Number	%	Number	%	%
Employed, worked full-time	694	42.7	4388	39.0	29180	42.3	55.2
Employed, worked part-time	208	12.8	1590	14.1	9139	13.3	29.7
Employed, away from work	72	4.4	474	4.2	2861	4.1	10.2
Unemployed, looking for full-time work	28	1.7	141	1.3	923	1.3	1.3
Unemployed, looking for part-time work	12	0.7	75	0.7	565	0.8	1.0
Not in the labour force	375	23.0	2569	22.8	14888	21.6	29.0

Source: ABS Census of Population and Housing, 2021 TableBuilder.

Figure 7: Top five industries of employment.



Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 7: Percentage of people born overseas and in Australia.

	LA		CREMORNE		NSLGA		NSW
	Number	%	Number	%	Number	%	%
Born in Australia	905	55.6	6609	58.6	38646	56.0	65.4
Born overseas	722	44.4	4654	41.4	30304	44.0	34.6

Source: ABS Census of Population and Housing, 2021 QuickStats

Table 8: Top eight languages spoken at home

	LA		CREMORNE		NSLGA		NSW
	Number	%	Number	%	Number	%	%
Mandarin	55	4.0	406	3.6	2,968	4.3	3.4
Cantonese	27	2.0	234	2.1	1,888	2.7	1.8
Spanish	44	3.2	209	1.9	1,098	1.6	0.9
Japanese	44	3.2	184	1.6	1,014	1.5	0.2
Portuguese	35	2.6	138	1.2	654	0.9	0.4
English only	450	84.4	8,383	74.4	49,499	71.8	67.6

Source: ABS Census of Population and Housing, 2021 QuickStats

Table 9: Dwelling structure.

	LA		CREMORNE		NSLGA		NSW
	Number	%	Number	%	Number	%	%
Separate house	57	5.9	971	16.4	3,593	11.1	65.6
Semidetached house	107	11.2	647	11.0	4,121	12.7	11.7
Flat or apartment	790	82.4	4277	72.4	24,535	75.7	21.7
Other	6	0.6	10	0.2	75	0.2	0.7

Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 10: Population projections 2026 to 2041– North Sydney

	2026	2031	% Change	2036	% Change	2041	% Change
North Sydney	77,277	80,097	+ 3.6	83,073	+ 3.7	83,980	+ 1.0

Source: Department of Planning and Environment, Projections Explorer, 2021

Table 11: Dwelling projections 2026 to 2041 - North Sydney

	2026	2031	2036	2041	Total Additional Dwellings 2022 - 2041
North Sydney	38,065	39,874	41,838	42,704	5,758

Source: Department of Planning and Environment, Projections Explorer, 2021

Figure 8: Population projections by 5 year age groups – North Sydney.



Source: Department of Planning and Environment, Projections Explorer, 2021

Table 12: Projected household types 2026 to 2041.

	2026		2031		2036		2041	
	Number	%	Number	%	Number	%	Number	%
Couple family with children	7,253	9.3	7,286	9.0	7,348	8.8	7,295	8.6
Couple family without children	11,250	14.5	11,818	14.7	12,454	14.9	12,673	15.0
One parent family	2291	2.9	2404	3.0	2,525	3.0	2,589	3.0
Lone person households	14,239	18.4	15,216	18.9	16,226	19.5	16,839	20.0
Group Households	2369	3.0	2457	3.0	2562	3.0	2543	3.0

Source: Department of Planning and Environment, Projections Explorer, 2021

4.3.3. Social advantage and disadvantage

The Socio-Economic Indices for Areas (SEIFA) has been developed by the ABS to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. The SEIFA measures the relative level of socio-economic advantage and disadvantage based on various census characteristics, such as income, education, unemployment and occupations. In the context of this Index, a lower score indicates an area that is relatively disadvantaged compared to an area with a higher score.

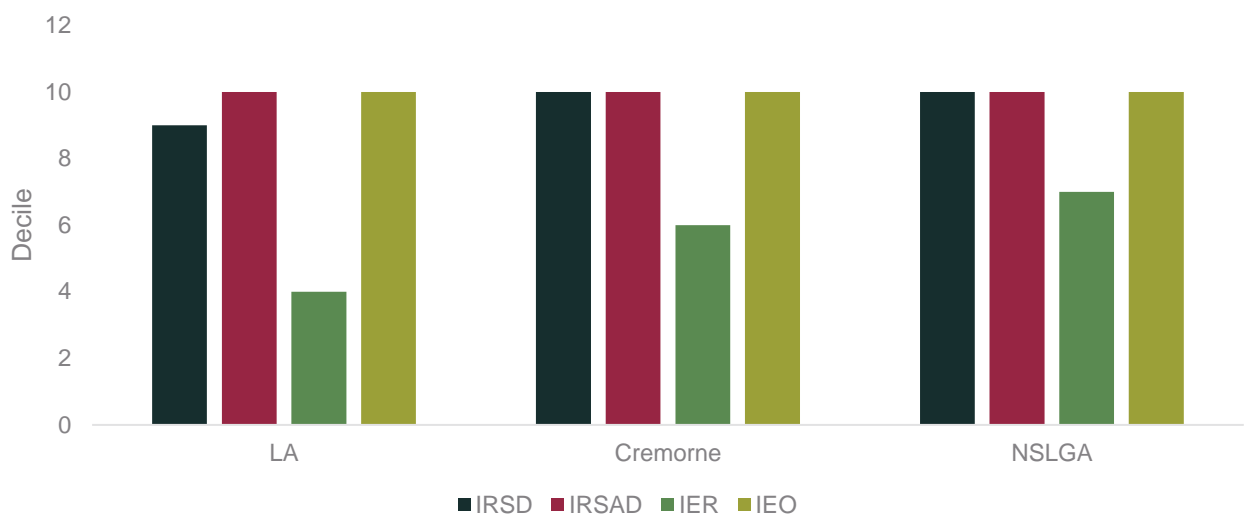
A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage or, in the case of IRSAD, a higher level of advantage.

The SEIFA percentile indicates an approximate position of a statistical area in a ranked list of Australia’s suburbs and

localities. The percentile provides an indication of where the area sits within the whole nation. A higher number indicates a higher socio-economic status. For instance, a percentile of 72 indicates that approximately 72% of Australia’s suburbs have a SEIFA index lower than this area (more disadvantaged), while 28% are higher.

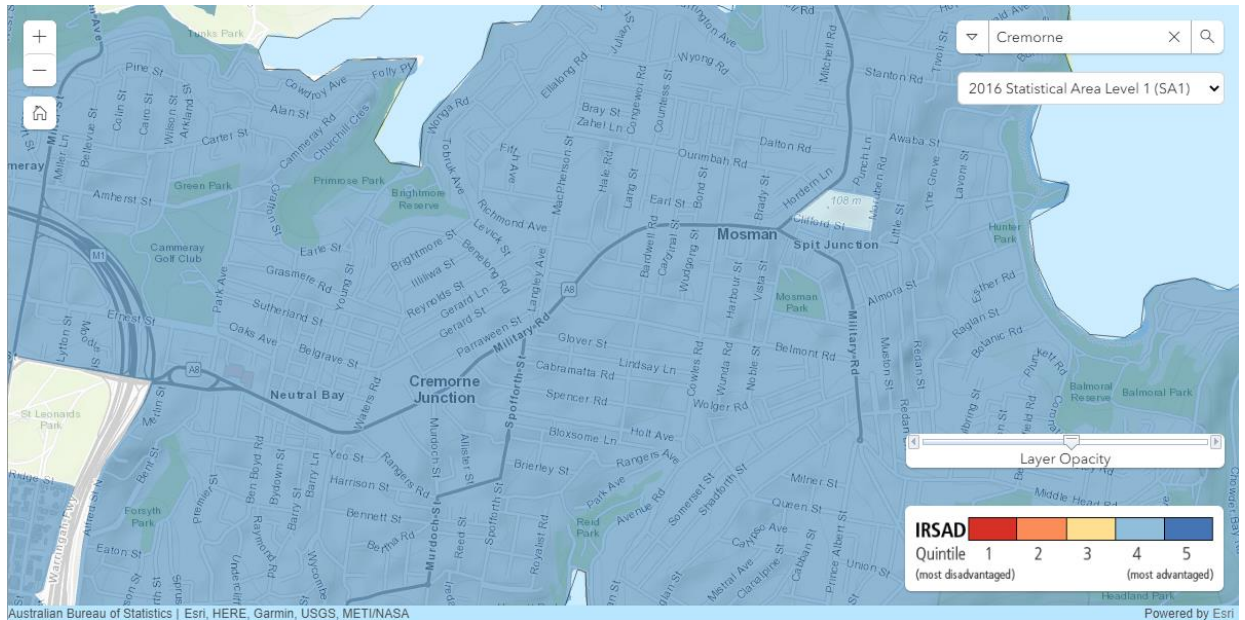
According to the ABS SEIFA index, the social locality has a consistently high score on the index indicating low levels of disadvantage. North Sydney LGA is ranked highly in terms of socio – economic status compared to other LGAs identified in Table 13 below.

Figure 9: SEIFA Indices for the Social Locality.



Source: Australian Bureau of Statistics, Socio-Economic Indexes for Australia 2016.

Figure 10: Map of Socio - Economic levels of advantage and disadvantage



Source: Australian Bureau of Statistics, Socio-Economic Indexes for Australia 2016.

Table 13: Selected Local Government Areas in NSW, from highest to lowest SEIFA scores and ranking.

SUBURB	SEIFA SCORE
Ku-ring-gai	1,121
North Sydney	1,108
Parramatta	1,039
Sydney	1,027
Penrith	999
Blacktown	986
Fairfield	856

Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in profile.id by id (informed decisions).

4.4. Crime data

The NSW Bureau of Crime Statistics and Research (BOCSAR) is a statistical and research agency within the Department of Attorney General and Justice. The Bureau maintains a data base which consists of criminal incidents reported to police and recorded on the NSW Police Force's Computerised Operational Policing System (COPS).

A selection of BOCSAR crime statistic statistics for Cremorne and the North Sydney LGA for the period between September 2020 and September 2022 are presented below. Data for NSW is provided for benchmarking purposes.

Overall, rates for all crimes per 100,000 population are significantly lower in Cremorne and North Sydney than NSW.

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The crime associated with the greatest number of incidents, in both Cremorne and North Sydney, was theft. In Cremorne, incidents of theft are recorded as down 39.2% per year over the two year period. Domestic and non-domestic assault, sexual offences, incidents of theft, and incidents of drug offence in North Sydney were all recorded as stable. Incidents of malicious damage to property in North Sydney were down 31.3% per year.

Hot spot maps produced by BOCSAR from October 2021 to September 2022 show that there were incidents of crime during that period around the site. The two crime categories where the intensity is classified as high are 'Steal from dwelling', and 'Steal from motor vehicle'. There are low to moderate intensities of incidents of 'Assault' (domestic and non-domestic), 'Malicious damage', and 'Break and enter dwelling'.

Table 14: Most recorded crime incidents Cremorne and North Sydney, September 2020 to September 2022

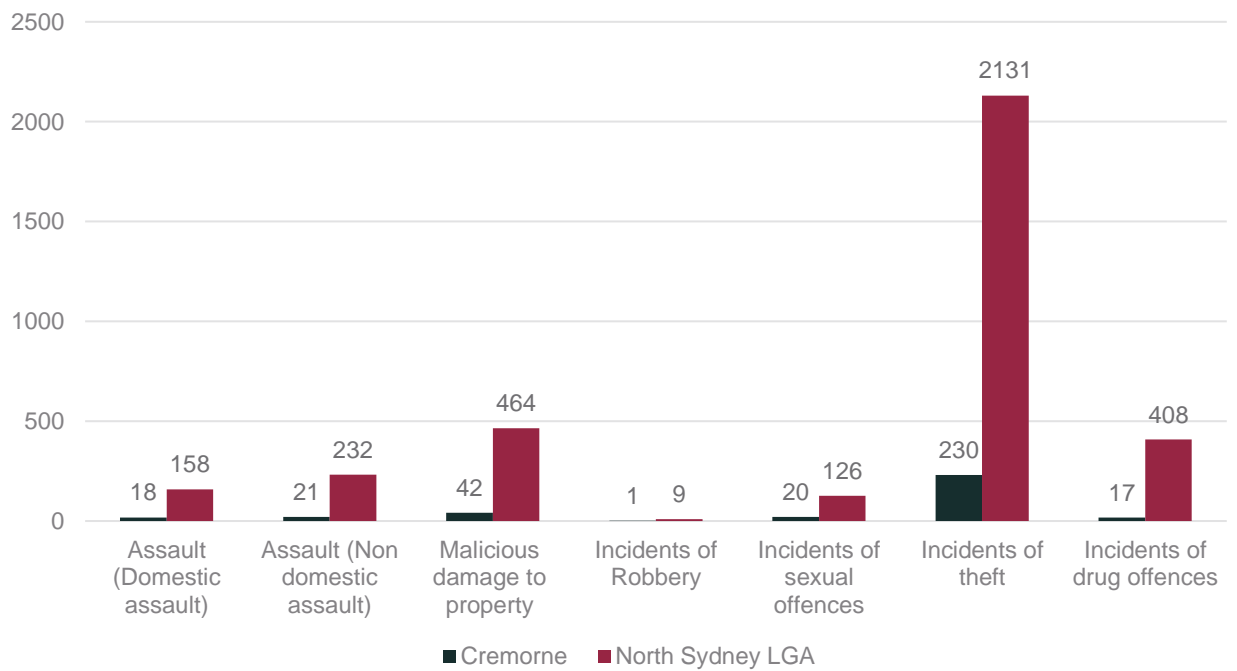
Offence	SUBURB	Year to Oct 2021		Year to SEP 2022		Status
		Count	Rate (per 100,000)	Count	Rate (per 100,000)	
Assault (Domestic assault)	Cremorne	12	98.2	6	49.1	n.c.
	North Sydney	91	121.2	77	102.5	Stable
	NSW	32418	396.9	33061	404.8	Stable
Assault (Non domestic assault)	Cremorne	11	90.0	10	81.8	n.c.
	North Sydney	104	138.5	128	170.5	Stable
	NSW	28920	354.1	29855	365.5	Stable
Malicious damage to property	Cremorne	29	237.3	13	106.4	n.c.
	North Sydney	275	366.2	189	251.7	Down 31.3% per year
	NSW	50624	619.8	48740	596.8	Down 3.7% per year
Incidents of Robbery	Cremorne	1	8.2	0	0.0	n.c.
	North Sydney	6	8.0	3	4.0	n.c.
	NSW	1925	23.6	1675	20.5	Stable
Incidents of sexual offences	Cremorne	10	81.1	10	81.1	n.c.
	North Sydney	61	81.2	65	86.6	Stable

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	NSW	15193	186.0	14964	183.2	Stable
Incidents of theft	Cremorne	143	1170.3	87	712.0	Down 39.2% per year
	North Sydney	1163	1548.7	960	1278.4	Stable
	NSW	174332	2134.5	171602	2101.0	Stable
Incidents of drug offences	Cremorne	12	98.2	5	40.9	n.c.
	North Sydney	155	206.4	253	336.9	Stable
	NSW	47231	578.3	44127	540.3	Down 6.6% per year

Source: Bureau of Crime Statistics and Research, 2023

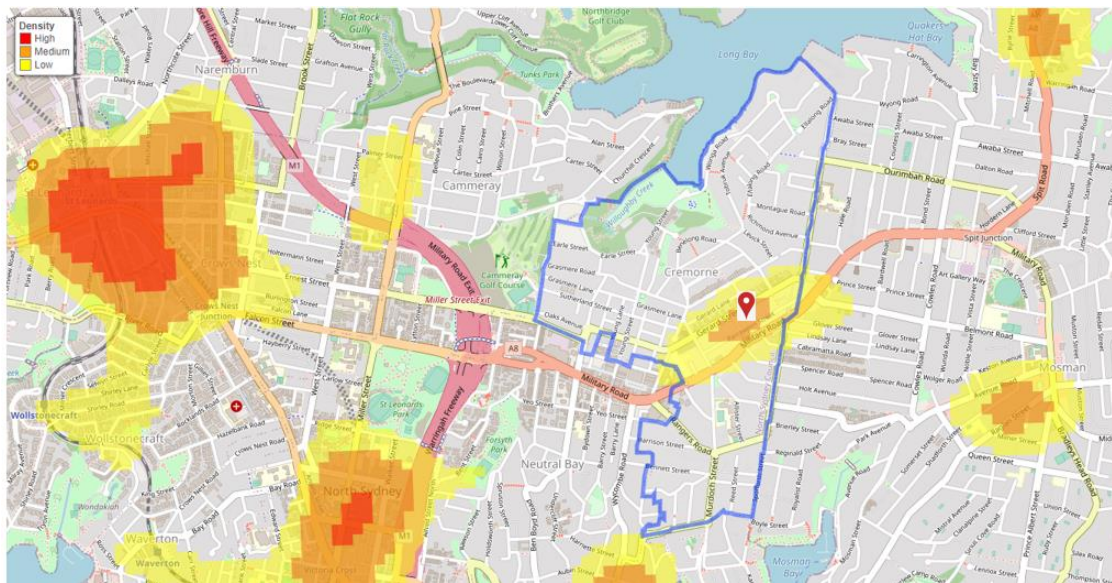
Figure 11: Most recorded crimes incidents Cremorne and North Sydney, September 2020 to September 2022



Source: Bureau of Crime Statistics and Research, 2023

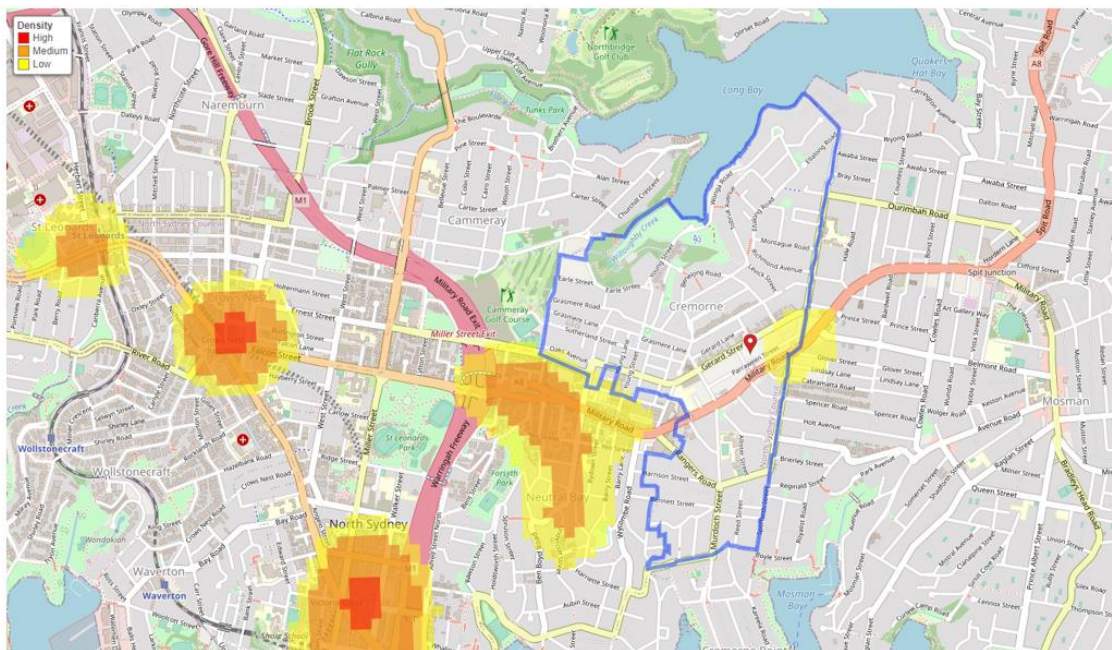
The following hotspot maps show incidents of crime in Cremorne (outlined in blue). The site is marked with a red pin.

Figure 12: Incidents of Assault (Domestic assault) Cremorne October 2021 to September 2022.



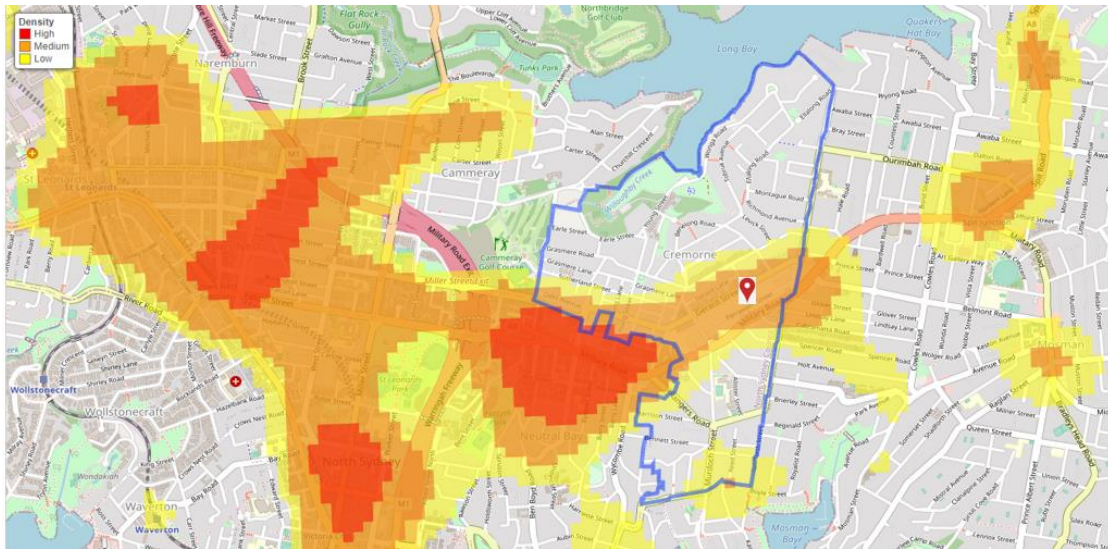
Source: Source: NSW Bureau of Crime Statistics and Research, 2023

Figure 13: Incidents of Assault (Non-domestic assault) Cremorne October 2021 to September 2022



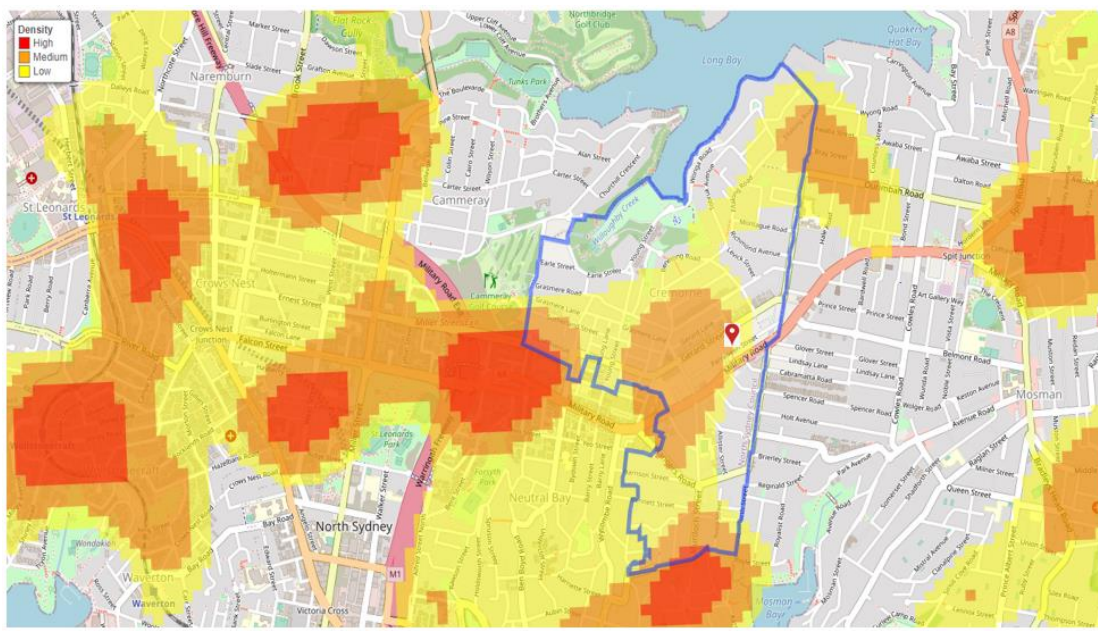
Source: NSW Bureau of Crime Statistics and Research, 2023

Figure 14: Incidents of Malicious Damage Cremorne October 2021 to September 2022.



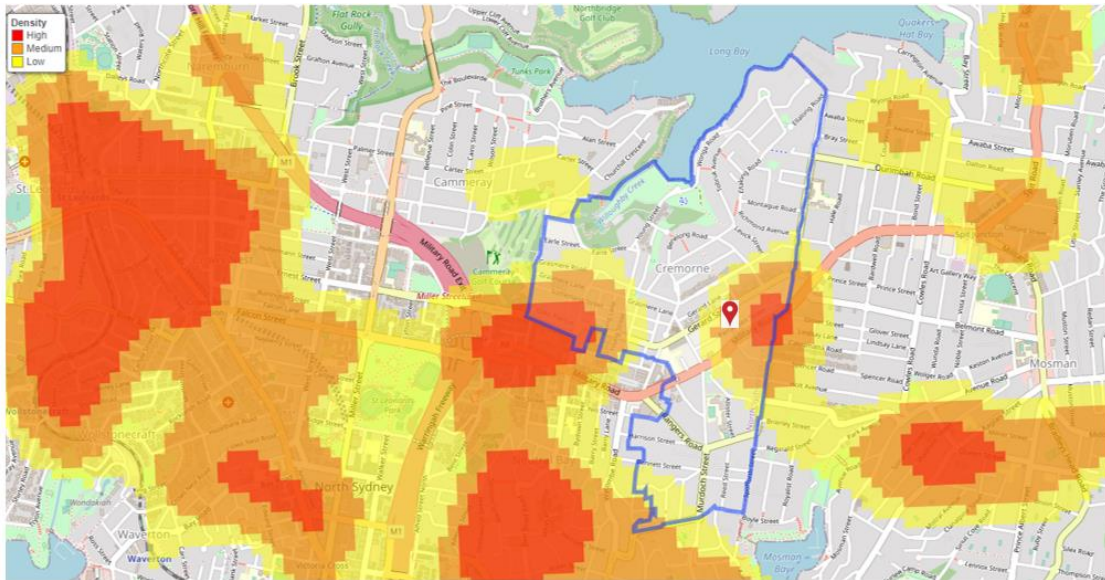
Source: NSW Bureau of Crime Statistics and Research, 2023

Figure 15: Incidents of Theft (Break and enter dwelling) Cremorne October 2021 to September 2022.



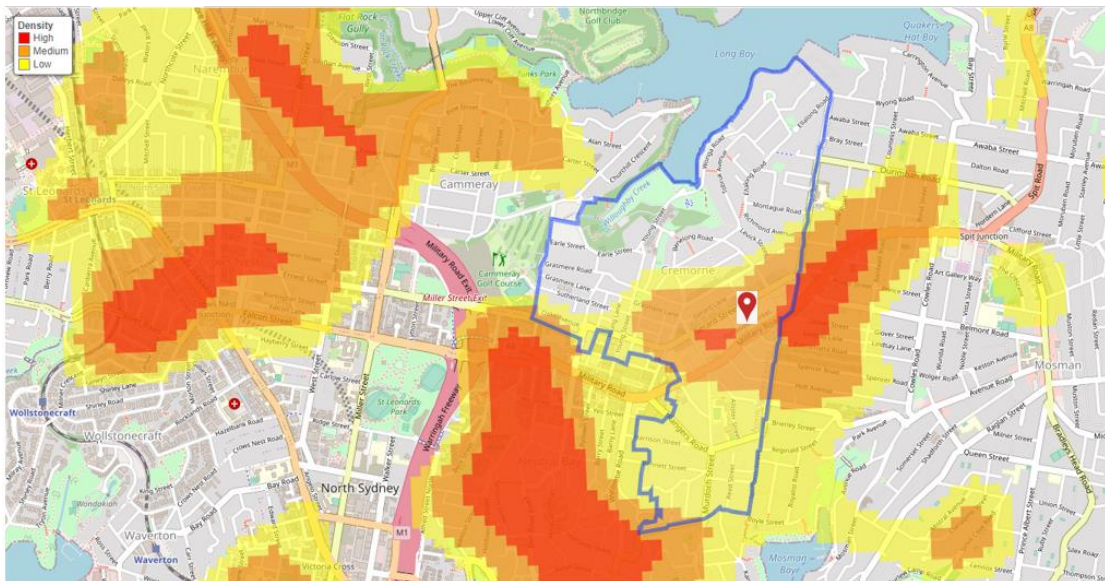
Source: NSW Bureau of Crime Statistics and Research, 2023

Figure 16: Incidents of Theft (Steal from dwelling) Cremorne October 2021 to September 2022.



Source: NSW Bureau of Crime Statistics and Research, 2023

Figure 17: Incidents of Theft (Steal from motor vehicle) Cremorne October 2021 to September 2022.



Source: NSW Bureau of Crime Statistics and Research, 2023

5. CRIME RISK ASSESSMENT

5.1. Overview

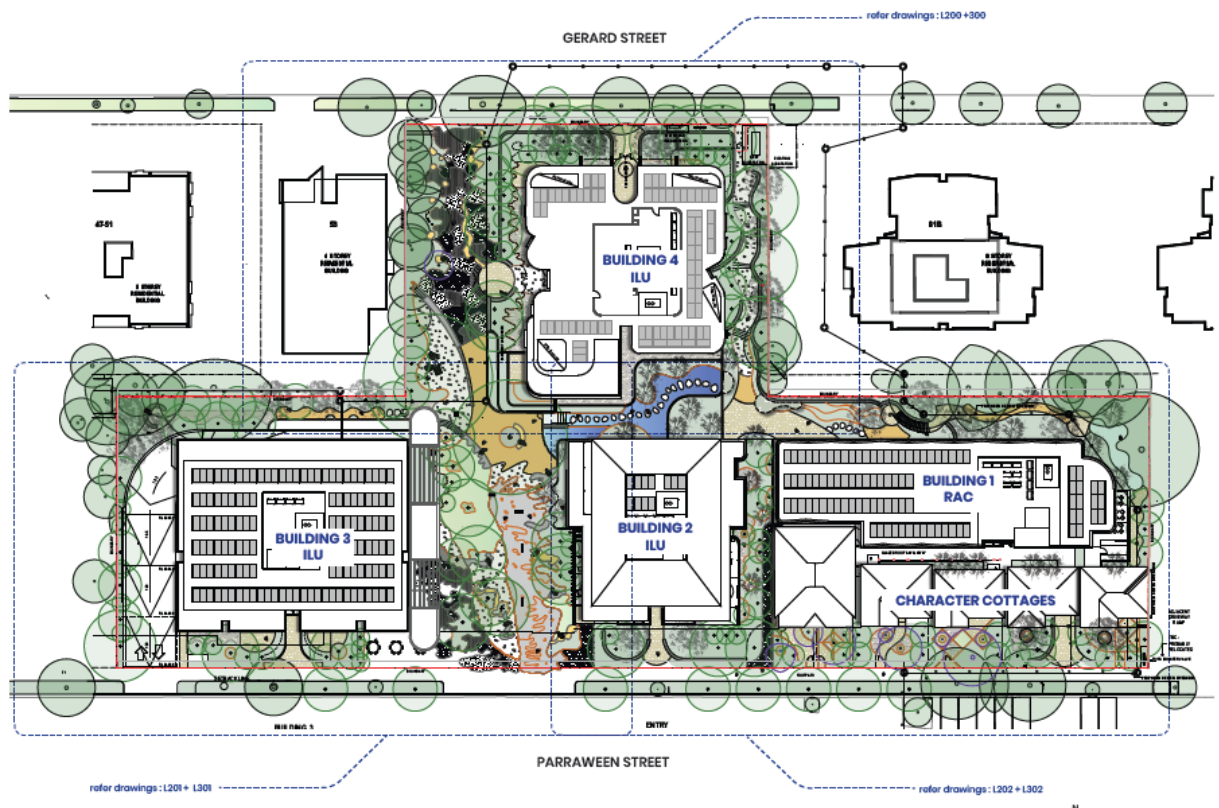
Part B of the "Crime prevention and the assessment of development applications" guidelines addresses the application of CPTED principles to ensure new development does not create or exacerbate crime risk.

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

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

In general, the proposal has been designed to take into consideration these principles described below. This approach will allow people to feel safer and more comfortable in the new open space and are therefore more likely to use it on a regular basis and increase the sense of community by getting to know their neighbours and fellow users of the spaces.

Table 15: Site plan including landscape design



Source: Morrison Design Partnership

5.2. 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.

5.2.1. Evaluation

- Surveillance is an important consideration in the local context particularly because crimes like 'Steal from dwelling', 'Steal from motor vehicle' and 'Malicious damage' have been found reported in the areas immediately around the site.
- Parraween Street is a key street for Cremorne's local centre with a combination of parking, street trees, cinema, urban plazas and shop top housing with retail street frontages on the southern side. This activity provides ongoing natural and passive surveillance of the site, notwithstanding that currently many of the facades and ground floor tenancies are blank.
- A major part of the design of the proposed project is the inclusion of open space and through site link between Parraween Street, aligning with an existing site link to Military Road, and Gerard Street which aligns with Ada Street. This through link will act as a thoroughfare and provide a gathering space with active commercial frontages. The open space is approximately 21m wide and 37m deep verging down to the community garden on Gerard Street. Public access through this area from Gerard Street to Parraween Street also enables ongoing natural and passive surveillance.
- The adaptive reuse of the six (6) cottages along Parraween Street and the proposed commercial premises and outdoor seating areas in the open space off Parraween Street will ensure the area has good passive surveillance.
- Buildings on Parraween Street and Gerard range from four (4) stories to 14 stories and others surrounding the site provide opportunities to overlook the site and public domain areas. Extensive glazing and balconies overlooking the site provide for natural and passive surveillance.
- Landscaping will utilise low level shrubs at key junctions interspersed with canopy trees to allow for sightlines at eye-level and to minimise opportunities for hiding.
- To increase levels of visibility across and minimise concealment the landscape has been redesigned to respond to the topography and level changes between Gerard Street and Parraween Street.
- To increase the visibility in the through site link the link has been aligned to open the sightlines between the two streets.
- Gerard Street is a classified road with heavy traffic volumes that will contribute to passive surveillance.
- Entries to the residencies front the street or areas of high surveillance.

5.2.2. Recommendations

- Ensure all external and internal lighting meets the minimum Australian and New Zealand Standards and in particular the objectives for crime and fear reduction as outlined in Australian Lighting Standard AS/NZ 1158 for public streets and pedestrian areas.
- Give particular consideration to appropriate lighting for the entry and ramp to the car park of Parraween Street.
- Particular attention should also be given to surveillance through the landscaped areas between building two (2) and one (1), and one (1) and the site boundary.
- Install adequate lighting at all entry / egress points. Lighting should also focus on pedestrian links to the building, and the open space throughlink.
- Ensure lighting is not concealed or screened out by landscaping, and ensure trees are maintained to preserve appropriate site lines.

- CCTV cameras to provide formal surveillance to increase the perceived risk of capture to potential offenders should be considered. CCTV cameras would cover the important areas of the site such as entry / egress points, external areas of the building, and other strategic areas of congregation to provide maximum surveillance.
- Landscaping along Parraween and Gerard Streets should not interrupt sightlines of pedestrians or motor vehicles.
- Landscaping in the open space and through site link should not interrupt sightlines.

5.3. 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.

5.3.1. Evaluation

- The development provides entry / egress points to each of the buildings directly from Gerard and Parraween Streets. Building two (2) includes an entry / egress point from the open space. All entries provide direct access to surrounding roads and pedestrian routes.
- Access points to the residential facility are positioned in areas where it is anticipated there will be the most available passive surveillance. Access controls will be required to demarcate entry and egress points, as well as the car park into the development.
- Access to private spaces is controlled through stone walls and 1200mm high rail-less tubular palisade fence as per the draft Landscape Plans.

5.3.2. Recommendations

- All entry / egress points that provide access to the buildings must have access controls.
- Install signage to clearly distinguish and demarcate the entries / points from public space, commercial areas and any fire doors.
- Signage should be erected to identify private use areas.
- Maximise the aesthetic quality of entry / egress points to ensure they are inviting and accessible.
- The green path leading to the internal courtyard in the centre of building two (2) will include access controls.
- Access controls such as gates and doors must be designed and fitted to meet the relevant Australian Standards.

5.4. 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 that 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.

5.4.1. Evaluation

- The nature of the surrounds, including the open space and through link will also assist in the spaces 'feeling' public and contributing a sense of ownership. The proposed commercial uses surrounding will also create a

'public' environment. As well as a sense of ownership, people gathering in the open space and the commercial uses will increase the risk to any potential offender and promote territorial reinforcement of the site.

- Landscaping and the placement of plants and other structures can make a major contribution to creating safer place and designing out crime. Quality landscaped areas can also contribute to community pride, ownership and encourage the use of legitimate public users.
- The adaptive reuse of the six (6) cottages on Parraween Street have regard to the existing street character and are easily identifiable.
- The landscape embellishments around the site and through the open space are incorporated into the site to create a sense of place and distinguish the site.
- The site will have appropriate way finding and site identification to demarcate the development from public areas.

5.4.2. Recommendations

- Building name / identification signage clearly visible from areas of approach towards the building including the Parraween Street and Gerard Street entry / egress points.
- Front entry / egress recess points should indicate a clear transitional zone into the buildings from the Parraween Street and Gerard Street footpath.
- Provide clear transitional zone signage at the car park entry.
- Provide cues around the site particularly where any transitions exist to avoid any confusion between private to public space.
- Incorporate Connecting with Country elements into the landscape design to create a sense of place.

5.5. 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 burned out pedestrian lighting and the removal or refurbishment of decayed physical elements.

5.5.1. Evaluation

- It is anticipated that the building owners or other representative body will include measures that enable the management and maintenance.
- This should include a management / maintenance plan to ensure compliance with measures that reduce the potential for criminal activity.

5.5.2. Recommendations

- The landscaping around the site and in the open space shall be maintained to preserve strong ownership.
- Landscaping shall be maintained regularly. Specifically, landscaped areas shall be reviewed regularly, and any waste removed. Any landscaping shall be maintained to a maximum height of 1m. Landscaping which is higher than 1m, shall be maintained such that they avoid low lying places of concealment. This generally means that any canopy height shall be a minimum of 1.8m.
- Ensure use of materials which discourage vandalism and avoid blank walls and outdoor surfaces that encourage graffiti.
- Ensure continued site cleanliness, rapid repair of vandalism and graffiti, the prompt replacement of broken light fixtures/globes and the removal or refurbishment of decayed physical elements.

- Horizontal and vertical external surfaces shall be maintained in a reasonable condition. Specifically, they shall be cleaned regularly. Any waste vegetation shall not be allowed to accumulate on the subject site.
- Any breakages to complimentary external items, such as windows, lighting fixtures, waste bins, seating, signage, or graffiti, and the like, shall be repaired within a reasonable time frame.
- Any large, unexpected deposits of waste (such as unwanted household furniture) shall be removed from the site promptly.
- A whole of site maintenance plan shall be developed prior to the issue of any occupation certificate. The intent of the maintenance plan shall be to maintain to the condition of the entire site to a high standard.

5.6. Elements to be incorporated into the design

DESIGN ELEMENT	RECOMMENDATION
Surveillance	<ul style="list-style-type: none"> • Install adequate lighting at all entry / egress points. • Consider CCTV cameras at key points around the site to provide formal surveillance to increase the perceived risk of capture to potential offenders. • Install signage to clearly distinguish and demarcate entries. • Install lighting throughout the open space and through site link.
Access control	<ul style="list-style-type: none"> • Ensure all entry / egress points into the site and internal landscaped areas are access controlled. • Ensure all entry/exit points are aesthetic, inviting and accessible. • Access doors to be built from resistant materials to prevent break-ins and vandalism. • Ensure adequate lighting is provided along pedestrian access points and entry / egress points.
Territorial reinforcement	<ul style="list-style-type: none"> • Ensure the use of good-quality materials to maximise the aesthetic quality. • Include appropriate wayfinding signage to distinguish the use. • Incorporate Connecting with Country elements into the landscape design to create a sense of place.
Space management	<ul style="list-style-type: none"> • Use design methods and techniques to reduce the incidence of vandalism, such as avoidance of blank walls where possible with glazing or suitably maintained landscaping. • All external pedestrian pathways on the subject site, including emergency exits and the like, should be appropriately lit between dusk and dawn.

	<ul style="list-style-type: none">• Accessible distress alarms shall be located along the proposal's main pedestrian routes. Distress alarms shall be located at distances of approximately 15m apart.
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6. CONCLUSION

This Crime Risk Assessment report has been prepared by GYDE Consulting to accompany a SSDA for the proposed seniors housing (Pathways Cremorne) project at 50–88 Parraween Street and 59-67 Gerard Street, Cremorne.

The proposed development has been evaluated relative to:

- The four 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 ABS Census and the NSW Bureau of Crime Statistics and Research (BOCSAR).

Provided at Section 5.0 of this report are recommendations which will enable the design and ongoing use of the development to align with those CPTED principals to reduce opportunities for crime. The works/measures identified can be achieved by means of conditions of consent.

This CPTED statement demonstrates that the proposed development will have a high level of amenity, casual surveillance and ultimately public safety within the site and surrounding area.