



362-674 & 376-384  
Oxford Street, Bondi Junction

## **CPTED Assessment**

On behalf of  
StarGate Property

3 March 2025 [FINAL]

Prepared by:



**The Planning  
Studio**



**We acknowledge the Traditional Custodians of the lands and waters across Australia - in particular the Bidiagal, Birrabirragal and Gadigal people who have occupied and cared for the area that includes Bondi Junction and pay our respect to Elders, past and present.**

**We deeply respect the continued connection to Country of Australian First Nations Peoples through stories of place, culture and custodianship. We value + celebrate Australian First Nations peoples as part of the oldest living culture - the original storytellers, planners, designers. We also acknowledge the impacts of displacement and the need for truth telling + deep listening to First voices to heal.**

**We are committed to listen, learn and walk alongside as we plan with communities for equitable, sustainable, generous and connected places and communities.**

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# Introduction

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 reviewing the design of the site in its context and assessing the development in accordance with design and place management principles of CPTED.

Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, a consent authority is required to take into consideration certain matters when determining a development application (DA). This includes “the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality” and “the public interest”.

The principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime, or prevent a determined perpetrator from committing such crimes.

CPTED strategies must work in conjunction with other crime prevention and social intervention strategies and police operations. By using the recommendations contained in this assessment, it must be acknowledged that:

- There is no definitive measure of ‘safety’. Therefore, this assessment and report cannot be used as confirmation of a definitive measure of safety for the community, and public and private property.
- Assessment and recommendations are informed by information provided, with observations made and in consideration of the established CPTED principles at the time the report was prepared and with the information provided to The Planning Studio.
- This report does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed.
- This assessment and recommendations does not guarantee complete safety for the community, and public and private property.
- This assessment has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.

**This Crime Prevention Through Environmental Design (CPTED)** has been prepared by The Planning Studio to accompany a detailed State Significant Development Application (SSDA) for a shop top housing development at 362-374 & 376-384 Oxford Street, Bondi Junction.

The site is made up of seven lots. The legal description of the site is outlined in Table 1 below.

| Property Address                        | Title Description   |
|-----------------------------------------|---------------------|
| 362 Oxford Street<br>Bondi Junction     | Lot 4 in DP508369   |
| 364 Oxford Street<br>Bondi Junction     | Lot 5 in DP39086    |
| 366-368 Oxford Street<br>Bondi Junction | Lot 6 in DP39086    |
| 366-368 Oxford Street<br>Bondi Junction | Lot 7 in DP39086    |
| 374 Oxford Street<br>Bondi Junction     | Lot 1 in DP163647   |
| 376-382 Oxford Street<br>Bondi Junction | Lot 10 in DP1128739 |
| 384 Oxford Street<br>Bondi Junction     | Lot 12 in DP717346  |
| Site Area                               | 1,533.8sqm          |

**Table 1: Legal Description**

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-71481718).

## Overall Assessment

Overall, the introduction of a greater number of people and activity to the site will increase territorial reinforcement and increase the presence of informal guardians which enhance the risk to offenders and crime effort. It also provides a good level of natural surveillance within the development itself and towards the surrounding streets.

This report concludes that the proposed development is suitable and is supported from a CPTED assessment perspective.

## CPTED Assessment Approach

This CPTED assessment has been undertaken in accordance with relevant NSW planning legislation, policy and guidelines and has considered the objectives outlined in the Waverley DCP (2022).

The aim of the CPTED strategy is to influence the design of buildings and places by:

- Increasing the likelihood and/or perception to criminals and those engaged in anti-social behaviour of detection, challenge and capture;
- Increasing the effort required to commit a crime by increasing the time, energy or resources needed to undertake criminal and/or anti-social acts;
- Removing conditions that create confusion about required norms of behaviour;
- Acknowledging the importance of people in adjoining buildings and spaces being able to see what is happening and encouraged to respond and help;
- Considering CPTED thinking at different scales and for different types of people (ie, older people, children, women, culturally diverse, LGBTIQ+, and people with disability etc); and
- Considering a variety of built environment solutions that give people safe choices about where to be and how to anticipate, and respond to, problems.

The assessment has also considered a variety of best practice and leading research in developing the assessment framework, guided by the following CPTED principles:

1. Activation
2. Surveillance
3. Ownership + Territoriality
4. Legibility + Access
5. Vulnerability + Space Management
6. Design + Function



## Introduction | Planning

Several development consents are applicable to the site.

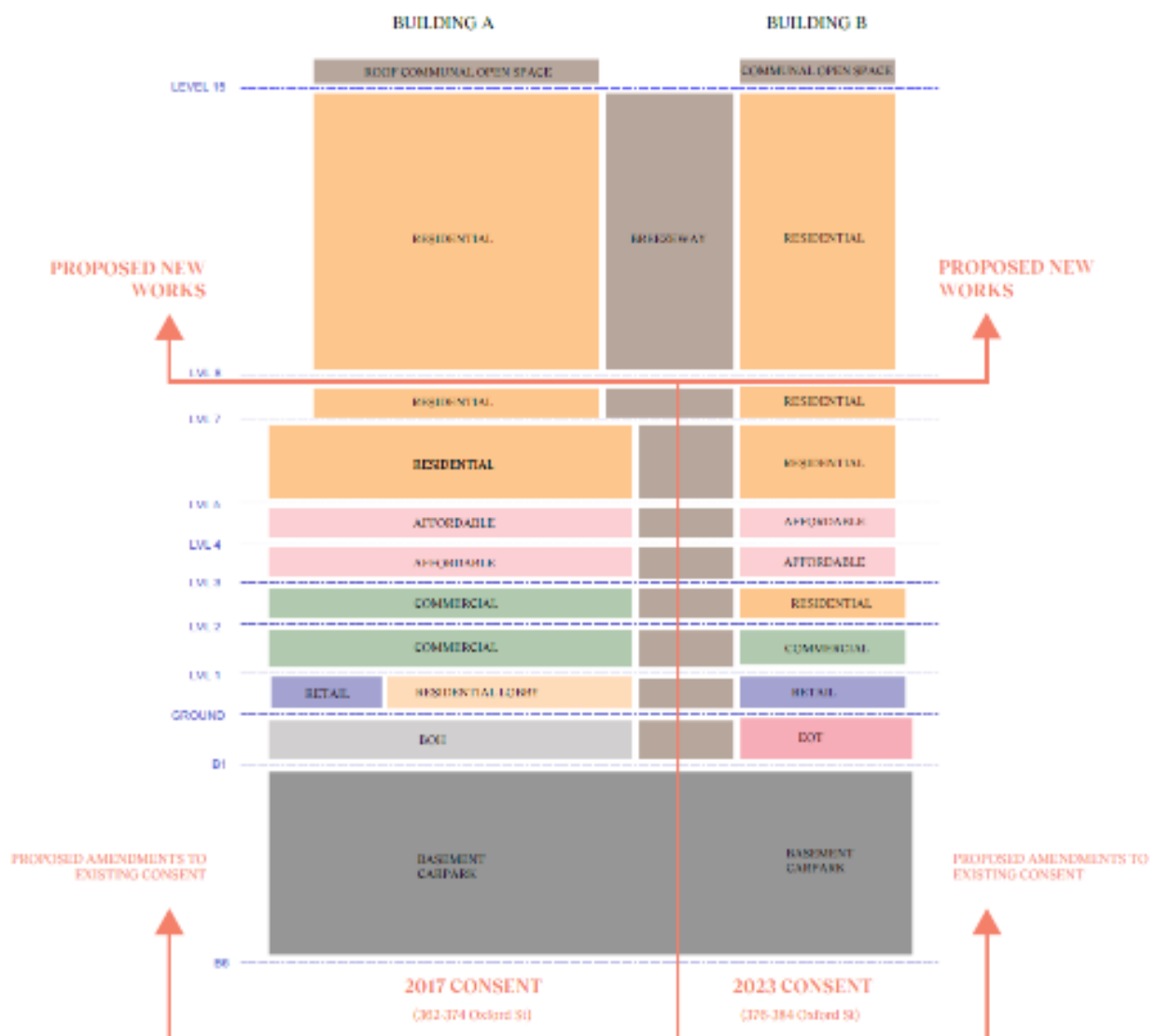
On 24 August 2017, development consent was granted to DA 89/2016 which authorised the demolition of the existing building, and the construction of a 14 storey shop top housing development including residential units, serviced apartments, retail, basement parking, and a planning agreement at 362-374 Oxford Street, Bondi Junction (the 2017 Consent)

Subsequently, the adjoining properties at 376-384 Oxford Street, Bondi Junction were acquired and DA-157/2022 was lodged which sought consent to redevelop the land at 376-384 Oxford Street as well as make alterations to the 2017 Consent.

On 4 October 2023, the Land and Environment Court approved DA -157/2022, authorising demolition of existing buildings, construction of a shop top housing development and basement car parking, including modification to approved shop top housing development DA-89/2016 and associated civil and landscaping works at 362-374 Oxford Street and 376-384 Oxford Street, Bondi Junction, subject to conditions (the 2023 Consent). The 2017 Consent and 2023 Consent are hereafter referred to as the Consent.

The proposed SSDA generally seeks approval for the redevelopment of 362-384 Oxford Street, Bondi Junction, proposing to retain key design principles and built form generally in accordance with the Consent.

Figure 1: Proposed SSDA. [Source: SJB Architects]



The proposal will introduce new, in-fill affordable housing in accordance with the provisions under the Housing SEPP and incorporate a 30% increase in Gross Floor Area (GFA) and building height.

The development of the site has physically commenced pursuant to the Consent with demolition completed and excavation well underway. Certification under the Consent has been obtained and construction is intended to continue for the lower portion of the building (up to Level 8).

Simultaneously with the construction of the lower parts of the building, the proponent seeks approval for new works to the remaining levels of the building (above level 8) as well as the internal fit out and servicing for the whole of the building (basement to Level 15).

It is intended that the relationship between the approval of the SSDA and the Consent be managed through the imposition of a condition pursuant to s 4.17(1)(b) of the EP&A Act and lodgement of a Notice of Modification pursuant to cl. 67 of the EP&A Regulation to ensure consistency across all development consents.

The Applicant has carefully managed the additional 30% floor space and height incentives while retaining the core design principles of the existing approvals.

The proposal while technically constituting a single building due to the consolidated basement and connecting central breezeway spanning the building's height, is functionally composed of two parts. For clarity and ease of discussion, these parts are designated as Site A for the eastern portion and Site B for the western portion of the site.

Figure 1 (on page 6) provides a visual representation of the SSDA strategy.

Specifically, the SSDA seeks development consent for:

**Proposed New Works Subject of this SSDA:**

- Construction of Levels 8 – 15 of the residential tower including Buildings A and B (achieving a maximum height of RL 127.90), comprising:
  - Building A (362-374 Oxford Street, Bondi Junction) with a maximum height of RL 127.90
  - Building B (376-384 Oxford Street, Bondi Junction) with a maximum height of RL 125.76
- Communal open space and rooftop amenity.
- Plant and lift overrun.
- Internal fit out of Level 8 to 15

**Proposed Amendments to Existing Consents:**

- Internal fit out basement levels 1-6
- Internal fit out of Ground to Level 7
- The allocation of 1,529m<sup>2</sup> of affordable housing on Levels 3, 4 and 5.

**Cumulative Development (Existing Consents and Subject SSDA)**

- A 15-storey residential tower (achieving a maximum height of RL 127.90 for Building A and RL 125.76 for Building B), comprising:
  - The delivery of a total of 10,100m<sup>2</sup> of GFA.
  - 1,588m<sup>2</sup> non-residential GFA including, 851m<sup>2</sup> of commercial GFA and 737m<sup>2</sup> of retail GFA.
  - 118 apartments, equating to a total residential GFA of 8,512m<sup>2</sup> including 1,525m<sup>2</sup> of affordable housing GFA.
  - Apartments will comprise the following mix:
    - 1 Bed: 48 apartments (41%)
    - 1 Bed + Study: 7 apartments (6%)
    - 2 Bed: 57 apartments. (48%)
    - 3 Bed: 6 apartments. (5%)
  - 6 levels of basement for 124 car parking spaces, and 37 motorbikes, with vehicular access from Rowe Lane.
  - Storage areas and services.
  - Communal open space and associated landscaping.
  - Vehicular access from Rowe Lane along the northern boundary.

The purpose of the project is to facilitate the delivery of (market and affordable) housing at a strategically located site and to deliver a built form outcome that is consistent with the desired future character of the 'Bondi Junction Town Centre'.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 05/06/2024 and issued for the SSDA (SSD-71481718). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

| Item            | Title Description                                                                                                                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Public Space | Address 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. |





# Context

## The Site

The site is located at 362-374 and 376-384 Oxford Street, Bondi Junction within the Waverley local government area (LGA).

The site is legally described as:

- 362-374 Oxford Street, Bondi Junction (the western portion of the site):
  - Lot 4 in DP508369
  - Lot 5 in DP39086
  - Lot 6 in DP39086
  - Lot 7 in DP39086
  - Lot 1 in DP163647
- 376-384 Oxford Street, Bondi Junction (eastern portion of the site):
  - Lot 10 in DP1128739
  - Lot 12 in DP717346.

The site is centrally located within the Bondi Junction Town Centre and is approximately 4.5km south-east of the Sydney Central Business District (CBD).

The site has a cumulative area of approximately 1,553.8m<sup>2</sup> and has frontages to Oxford Street to the south, Newland Street to the east, and Rowe Lane to the north.

The immediate urban context surrounding the site is characterised by a mix of commercial, retail, residential, and recreational land uses. The Bondi Junction Town Centre commercial core is located directly east of the site and is characterised by activated ground floor uses.

The site benefits from excellent access to public transport, being located approximately 200m from Bondi Junction Bus Interchange and Bondi Junction Station. Bondi Junction Station is serviced by the T4 Eastern Suburbs and Illawarra Line which provides direct and convenient connections to Sydney CBD and beyond. An extensive number of bus services also operate either from the Interchange or adjacent to the site on Oxford Street.

The site is currently vacant except for the heritage facades at 362-374 Oxford Street, previously occupied by small-scale commercial tenancies known as the "Imperial Building," a locally listed heritage item. The remainder of the site, 376-384 Oxford Street, was occupied by commercial tenancies that have recently been demolished in accordance with the existing development consents.

The site will be progressively developed under the existing approvals and the remaining works will be the subject of this application.

## Social Context

Good design supports community safety with the considered transition between public and private spaces being an invitation for all people to participate and meet, enabling safe and dignified access and movement, sparks local interest and pride and enables positive social contact and connection.

A principal focus of CPTED assessment is the proposed development site and its surrounding context - the public spaces, buildings and local area - so that residents and visitors can access safe, inclusive areas that support independence, health, dignity, equality, community connection and social cohesion.

The development site is highly accessible in terms of transport, and social infrastructure given its location to be Bondi Junction Town Centre commercial core.

The site is well serviced by local open space, being approximately 500m (or 8min by foot) to the regionally significant Centennial Parklands, 700m from the district serving Waverley Oval, 900m from Queens Park and 300m from local open space [Clementson Park].

Nearby infrastructure includes Bondi Junction Train Station and Bus Interchange (200m/2mins by foot), The Boot Factory and Mill Hill Community Centre - recently reopened community and cultural facility (240m/3mins by foot), Waverley Library (400m/4mins by foot), Moore Park Entertainment Quarter and the Sydney Cricket Ground (2km) and Bondi Beach/Bondi Pavilion (3km).

In terms of health and emergency services, the site is located in close proximity to Waverley Police Station (1km) and 3km from St Vincents Hospital and 4km from Prince of Wales, Randwick.

Figure 4 (page 10) illustrates these elements that form the social context for the site.





Figure 2: Site Location Plan. [Source: Urbis GIS, 2023]



Figure 3: Aerial Photograph. [Source: Urbis GIS, 2023]





|     |                                                |
|-----|------------------------------------------------|
| 1.  | Centennial Parklands                           |
| 2.  | Clementson Park and Waverley Community Garden  |
| 3.  | Waverley Oval                                  |
| 4.  | Waverley Multipurpose Courts                   |
| 5.  | Waverley Library                               |
| 6.  | The Old Boot Factory                           |
| 7.  | Margaret Whitlam Recreation Centre             |
| 8.  | Waverley Police Station                        |
| 9.  | Bondi Junction Train Station & Bus Interchange |
| 10. | Westfield Bondi Junction                       |



Figure 4: Social Context (source: The Planning Studio)



## Policy Context

This report has considered the legislative requirements and policy considerations in the review of the development proposal and the CPTED assessment.

## Environmental Planning and Assessment Act 1979

**Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act),** requires a consent authority to take into consideration certain matters when determining a development application (DA). This includes “the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality” and “the public interest”.

State Environmental Planning Policy (Housing) 2021 - Design Quality of Residential Apartment Development, Principle 7: Safety notes that “good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.”

Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

## NSW Public Spaces Charter

The NSW Public Spaces Charter, which includes streets within the definition of public space, includes ten principles. The following are relevant to this assessment:

Open and Welcoming (1): should be inclusive of all people regardless of their gender, age, sexuality, ethnicity, ability, neurodiversity, personal values and/or socioeconomic status. Design should provide clear entrances and exists, open sight lines, accessible wayfinding and clear navigation.

This CPTED Assessment considers that no one experience of space and the feeling of safety and perceptions of risk is the same, and that our characteristics - gender, ability, ethnicity, age - and our personal views and values contribute to a our perception of safety and our actual safety - physically, culturally and psychologically.

Local Character and Identity (4): reflects the social value of the community, the past, present and aspiration for the future. The visibility of diverse stories, memory and identity through the built form and landscape design can enrich our lives and make us feel deeply connected to our community and surrounding area.

People that feel a strong connection to their local place are likely to become good neighbours and be alert in their community. By visibility representing the multi-faceted characteristics of a community and place, people may have greater feeling of responsibility and care which can in itself be a deterrent for anti-social and criminal activity.

Safe and Secure (8): acknowledges that perceptions of personal safety influence how public spaces are accessed and used. Incorporating crime prevention strategies can reduce crime and anti-social behaviour, making places and space feel safer - however designing and managing safety should not strip places of their amenity or result in exclusion of specific groups within the community.

## Crime Prevention Through Environmental Design (NSW Police) Principles

The Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy and the established assessment framework in NSW.

The CPTED employs four strategies with aim to create the perception or reality of capable guardianship.

The integration of the Crime Prevention Through Environmental Design principles and recommendations outlined in this assessment will contribute to people feeling physically, culturally, and psychologically safer and reducing the risk and potential for criminal and anti-social activity.

This CPTED Assessment considers and provides an assessment against the relevant criteria outlined. Appendix A provides an assessment checklist.

## Local Planning Policy

**The Waverley Development Control Plan [Section B9 Safety]** requires a Crime Prevention Through Environmental Design assessment for large multi unit developments to ensure that the way the site and buildings are arrangement will provide a feeling of safety and provide clear deliniation between public and private space.

The build form objectives are to:

- Provide for a safe environment for residents, visitors and workers and minimise the opportunities for criminal and anti-social behaviour; and
- Encourage the design and management of the build environment to reduce the opportunity for crime.

This assessment has given consideration to how this proposal achieve's Council's stated objectives.



## Local Crime Statistics

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

A review of the local BOSCAR statistics from 2021 to 2024 found that the most commonly occurring crimes reported within the Waverley LGA were: Malicious damage to property; Stealing from retail store, Other stealing offences, Domestic violence related assault and Non-domestic violence related assault. (see Table 2 below)

Malicious damage to property had the highest incident rate (476 per 100,000) across the Waverley LGA between July 2023 and June 2024. The site is located within a hotspot area that is identified as having a high density of incidents of assault domestic violence. (Figure 7).

Domestic Assault incidents between July 2023 to June 2024, incidents occurred at a rate of 320.2 per 100,000 of the population. This is lower than the incident rate for Greater Sydney during the same time period (375 per 100,000). However, while this type of offence has increased, the 2 and 10 year trends for the LGA are stable. However, for offences such as intimidation, staking and harassment and sexual assault, the 10-year trend within the LGA has increased.

The site is located within a hotspot area that is identified as having a high density of incidents of assault domestic violence. (Figure 5).

The site is also located in an identified hotspot for high density of incidents of assault (non-domestic) and theft (from a dwelling). (Figures 6 and 9)

For incidents of theft (motor vehicle), the site is located at the edge of identified high density and medium density areas. While for incidents of break and enter (residential), it is located in the area identified as having a low density of incidents. (Figures 8 and 10)

These localised offence hotspots, especially those identified as having a high density of incidents is important to understand for the context of the proposed development site, and its design to ensure adequate safety measures and crime prevention, including the passive surveillance of public spaces and building maintenance are included.

It is also noted that the proximity of the site to Bondi Junction Town Centre and the train station is likely to be a significant determinant for the more localised level and types of crime occurring within the immediate area.

Table 2: Number of recorded incidents and trends for Waverley LGA (source: NSW BOSCAR Statistics)

| Offence Type                          | Incidents [LGA 2021-2022] |                        | Incidents [LGA 2022-2023] |                        | Incidents [LGA 2023-24] |                        | 2-year trend [LGA] | 10-year trend [LGA] |
|---------------------------------------|---------------------------|------------------------|---------------------------|------------------------|-------------------------|------------------------|--------------------|---------------------|
|                                       | No. of incidents          | Rate per 100,000 pop'n | No. of incidents          | Rate per 100,000 pop'n | No. of incidents        | Rate per 100,000 pop'n |                    |                     |
| Malicious damage to property          | 304                       | 438.5                  | 293                       | 422.7                  | 330                     | 476                    | Stable             | -5.5%               |
| Domestic violence related assault     | 181                       | 261.1                  | 189                       | 272.6                  | 222                     | 320.2                  | Stable             | Stable              |
| Intimidation, stalking and harassment | 223                       | 321.7                  | 282                       | 406.8                  | 295                     | 425.5                  | Stable             | +7.6%               |
| Sexual Assault                        | 73                        | 105.3                  | 73                        | 105.3                  | 70                      | 101                    | Stable             | +13.3%              |
| Non domestic violence related assault | 256                       | 369.3                  | 297                       | 428.4                  | 251                     | 362.1                  | -15.5%             | -1.3%               |
| Theft from motor vehicle              | 101                       | 145.7                  | 106                       | 152.9                  | 161                     | 232.2                  | Stable             | -7.7%               |
| Theft (Break and enter dwelling)      | 79                        | 114                    | 88                        | 126.9                  | 108                     | 155.8                  | Stable             | -5.7%               |



**Figures 5-:** Localised Crime Hotspots - Bondi Junction Suburb July 2023-June 2024  
(Source: BOSCAR)

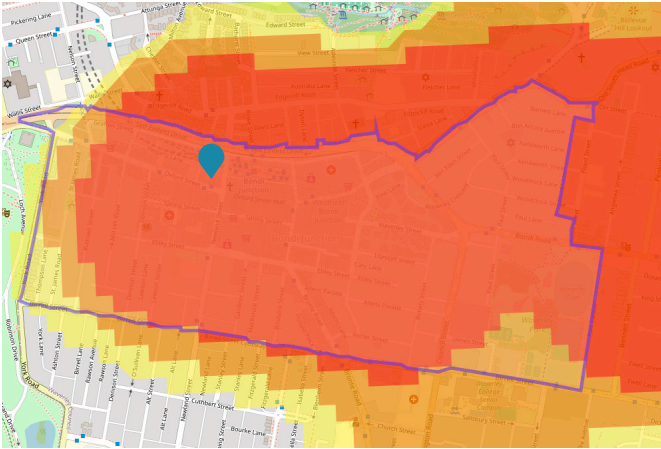


Figure 5: Incidents of Assault (Domestic Violence), July 2023-June 2024

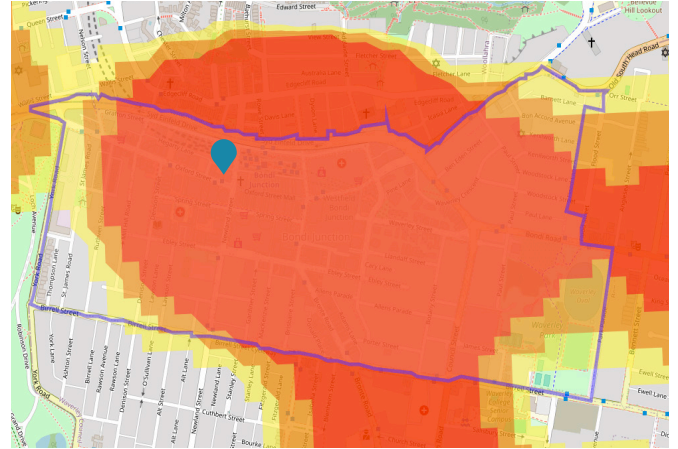


Figure 6: Incidents of Assault (Non Domestic), July 2023-June 2024

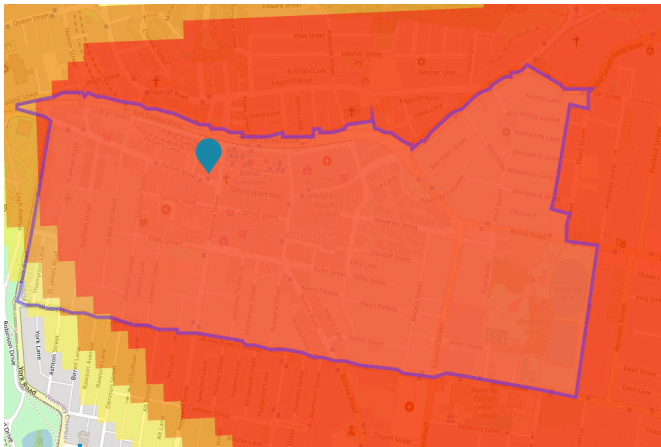


Figure 7: Malicious Damage to Property, July 2023-June 2024

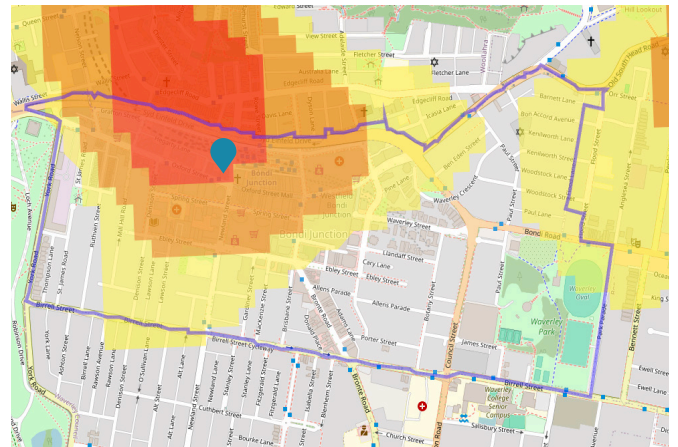


Figure 8: Theft (Motor Vehicle), July 2023-June 2024

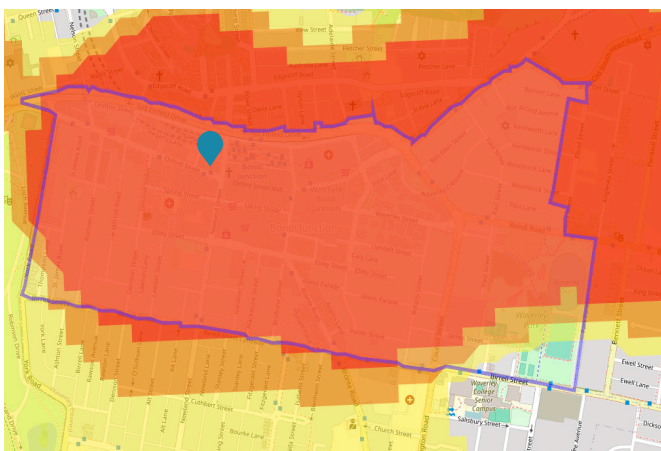


Figure 9: Theft (from a dwelling), July 2023-June 2024

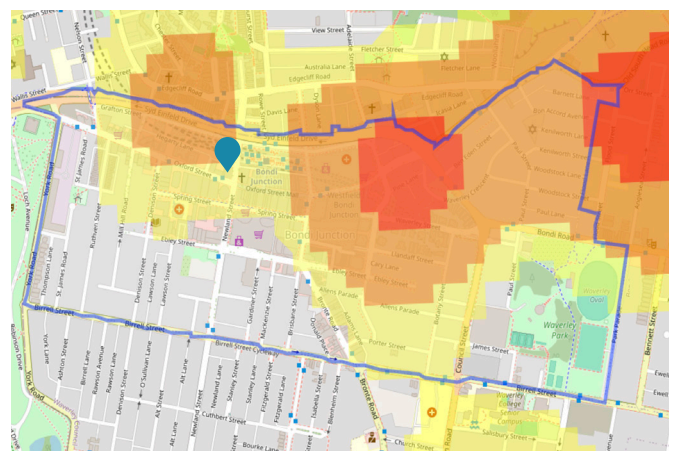


Figure 10: Break and Enter (Residential), July 2023-June 2024



## CPTED Assessment

**Buildings are fundamental to cities and towns and their design is central to community safety. The principles underpinning CPTED can promote safety both inside and outside a building. Importantly, building design and its uses contribute to the safety of the surrounding neighbourhood.**

In applying CPTED principles, buildings should :

- Be designed, used and managed to promote activation and passive surveillance to adjoining public spaces,
- Enhance neighbourhood legibility, territoriality and promote community ownership and pride and
- Be designed to be defensible without impacting on character, function and relationship to private and public spaces that support strong community connections<sup>1</sup>.

The following sets out the detailed assessment of the proposal against the established CPTED principles - territorial reinforcement, surveillance, access control and space/activity management.

### Assessment of Existing Site

An assessment of the site in its existing context has been undertaken as a baseline for the future development.

It is noted that this risk assessment is based on the current physical environment of the site and its surrounds. This assessment does not speculate on the future condition of the surrounding urban environment. A risk assessment of the site would likely change once the surrounding area is completed.

The potential factors of the existing physical environment that are a key consideration for the proposal and how best to manage and maintain safe access to, from and within the site by reducing levels of actual and perceived crime include:

- Proximity to the Bondi Junction Town Centre, Westfield and Bondi Junction transport interchange.
- Oxford Street is an existing highly trafficked location

- Rowe Lane is a one-way street and is proposed to be the main entry and exist point for vehicles including delivery therefore adequate safety arrangements need to be considered
- BOSCAR data illustrates the area is at high risk for incidents of malicious damage and assault, which also could be influenced by the location of the site in close proximity to the town centre and transport interchange.

### Territorial Reinforcement

Territorial reinforcement involves the perceived ownership of public spaces. Users will be more inclined to visit areas that are maintained and to which they feel they have a connection to or interest in. A well-used and dynamic public space is made safer by natural surveillance.

The 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.

Designing with a clear transition between public and private space, and clear design cues indicating the intended use of space is critical. A well maintained public domain is critical in encouraging occupancy of space, both in the interior and exterior of the development.

Legibility applies to all urban environments and is important in CPTED. Legibility is about way-finding and helping people to confidently move through the area. An urban environment is legible if it allows people in public spaces to know where they are and how to get to where they are going. In other words, it is not confusing and does not cause people to get lost or confused.

### Assessment of development proposal

The proposal seeks to maintain existing boundary markers, spatial legibility and environmental cues. Overall, the introduction of a greater number of people and activity to the site will increase territorial reinforcement and increase the presence of informal guardians which enhance the risk to offenders and crime effort.

BOSCAR data indicates the site is in a locality that is more susceptible to the following crimes: 'non-domestic violence', 'malicious damage to



property', and 'steal from motor vehicle'. Enhancing territorial reinforcement will therefore be important in reducing the likeliness of these crimes from occurring.

The proposal incorporates the following CPTED principles:

- Increased activity and routine maintenance onsite associated with the ground floor commercial activities will convey environmental cues that the area is well cared for, thereby reducing perceptions of crime and increasing community ownership over the space.
- The residential entry lobbies and location of lift access from the main street frontage allows for a greater delineation of the public and private spaces. Also, by creating an entrance lobby, further definition of private space is provided as well as additional security for residents and visitors entering and exiting the building and for the location of facilities such as post boxes.
- The design of the internal floor plan of the proposal demonstrates good territorial reinforcement as there is a good demarcation between public and private spaces.
- The separation of the residential and commercial entrances via secure access doors further enhances the territorial reinforcement and separation between public and private spaces. The public places are concentrated on ground floor and comprise expansive windows onto the surrounding streets that create a welcoming environment for visitors and allow for passive surveillance in and around the building.

#### **Recommendations and considerations.**

- Provide wayfinding signage and building identification signage where appropriate to reinforce perceptions of safety and legibility in the development.
- Ensure that landscaping is well maintained and cared for to prevent vegetation from becoming overgrown.
- Ensure that a clear delineation between the public retail space and the residential entrance area is maintained to minimise loitering and access by non-residents and visitors.

- Repair any damage promptly and undertake regular maintenance of all internal and external fixtures and surfaces. Repairs and maintenance should be documented clearly to enforce accountability to relevant staff.
- Ensure that vehicle entry and exit points provide appropriate signage and sightlines to increase safe access.

#### **Surveillance**

The design of spaces and places can contribute to an individual or general perception of vulnerability or the fear of crime. The level of vulnerability that an individual feels is also influenced by various characteristics, such as gender, age, cultural background, ability, and sexuality.

Therefore, while designing with CPTED principles will contribute to spaces feeling safer and deterring criminal activity and anti-social behaviour, every person experiences spaces differently.

A person who is confident in their environment is more likely to be observant and interact with other people in the area and therefore increasing natural surveillance and activation of public and communal spaces. In general, people engaging in criminal and anti-social behaviour are often deterred in areas with high levels of natural surveillance.

BOSCAR crime data indicates that relative to surrounding suburbs, the site is in a locality that is more susceptible to the following crimes: 'intimidation, harassment and stalking, 'steal from motor vehicle', 'non-domestic violence' and 'break and enter'. The use of surveillance will therefore be important to reduce the likeliness of these types of crime from occurring.

#### **Assessment of development proposal**

The site benefits from three street frontages - Oxford Street, Rowe Lane and Newland Street. The retail used and proposed exterior largely comprises glazed fenestration that address the streets and helps facilitate natural connections between the occupants and passers-by, thereby increasing passive surveillance.

Accordingly, the facade of the building has been designed to be highly transparent and allow sight lines to the interior, permitting the observation of the activities and spaces within.



The building exterior effectively promotes an improved visual connection between occupants and passers-by. In light of this, the orientation of the building along with its materiality will substantially improve passive surveillance which will reduce incidences of loitering and antisocial behaviour.

The proposed landscaping comprises primarily open paved and the retention of street trees which do not impact on sight lines and surveillance of the entry points to the property.

Overall, the proposed design is considered to provide a good level of natural surveillance within the development itself and towards the surrounding streets.

#### **Recommendations and considerations.**

- Maintain sightlines to and from the proposed development and the surrounds by ensuring signage and equipment do not create a significant visual obstruction.
- Ensure the main residential entrance foyers are unobstructed by structures to remove opportunities for concealment and ensure sightlines are provided to and from the development and minimise 'blind spots' and 'blind corners' that allow potential offenders to conceal themselves and/or entrap victims.
- Ensure that future landscaping and plant selection is appropriate so sight-lines are not blocked as the landscaping matures or by movable objects such as awnings.
- Maintain a consistent level of lighting throughout the exterior of the proposed development. Lighting should be adequate to permit facial recognition and provide visibility into a vehicle. It should be placed at the building's primary entrance, along the footpaths and perimeter of the site. Lighting types should be of a high quality and be vandal resistant to ensure longevity and allow for less maintenance or replacement.
- Install surveillance systems (e.g., CCTV) in areas of restricted natural and organised surveillance, most notably in the back-of-house areas, loading dock, the rear and main front entrances the retail spaces.
- Walls and ceilings of the parking levels be painted white and proper surveillance devices be installed in accordance with CPTED requirements

- Adequate lighting should be provided over the main residential entrance to ensure that the coming and going of residents and the surrounding public domain areas, especially at night are clearly visible from the street, from other buildings and from a distance.

#### **Access Control**

Access control involves the designing of spaces to control entry to an area and to prevent unauthorised access. It can be categorised in three types:

- Natural access control includes use of landforms, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.
- Technical/Mechanical access control includes security hardware, on-site guardians such as employed security officers.
- Formal (or Organised) access control includes on-site guardians such as employed security officers.

Important crime prevention considerations for access control includes way-finding measures, desire-lines and the provision of formal and informal routes.

#### **Assessment of development proposal**

The access arrangements demonstrate CPTED principles of access control and will be effective at managing access to public and private spaces within the development.

The site's primary access point for residents is located at the ground plane via a main entrance point on Oxford Street consisting of glazed doors. The upper levels of the building for the first floor commercial, residential and rooftop communal open space are accessible via an internal lift core and staircases.

Vehicle access to the site is via Rowe Lane on the north boundary of the site and also provides an alternative pedestrian access point for both the retail and residential.

The retail back of house areas, are accessible via separate access arrangements for each of the retail units.

#### **Recommendations and considerations.**

- Provide wayfinding signage and building identification signage where appropriate to reinforce perceptions of safety and legibility in the development.
- Ensure that vehicle entry and exit points provide appropriate signage and sightlines to increase safe access.

- If possible, provide secure access (card / key controlled entries / lifts etc.) to all residential and commercial/office entrances of the building to facilitate in defining and securing the site's privately accessible areas.
- Consider the control and security arrangements for the pedestrian access on Rowe Lane given the lack of natural surveillance, including restricting access to this entry after hours.
- Maintain all access points, including fire exits and stairs, to ensure they remain in good working order and accessible.
- Implement clear wayfinding signage with definitional legibility throughout all internal and external areas onsite.
- Ensure access doors to ancillary facilities and the corridors to the staff areas associated with the retail and commercial spaces are equipped with secure access management systems (i.e., swipe card systems).
- Install security hardware on all retail back of house and basement areas to restrict unauthorised access by non-staff members.
- The garbage bay is located in the basement and should be lockable and only accessed by authorised persons.
- The residential car parking areas should be secured within the basement and accessed via the driveways and residential lifts. This minimises the opportunity for motor vehicle theft and stealing from a motor vehicle.

## Space Management

Spaces that are isolated, devoid of people, not maintained and containing areas of concealment or entrapment are less likely to be used. Activation and space management aim to manage the more dynamic activity and use of communal spaces.

Activation is about increasing the number of actual and potential interactions people make with public spaces, streets and buildings. There is a strong association between space management, and the fear or perceived fear of crime.

### Assessment of development proposal

The proposal effectively provides a clearly defined use for the site and will increase the occupation of the area both during the day and night given the increased density of the site.

The ongoing maintenance of the proposed buildings, facilities and landscaping is important to balance the safety and aesthetics of the development. A rapid removal policy should be in place for vandalism repair and the removal of graffiti and all public spaces should be kept clean and tidy.

The incorporation of a mix of retail premises and residential uses will increase the presence of people across the site and will ensure the area is well cared for. Combined, these features of the proposal will reduce incidences of crime. This increased activity onsite will assist in discouraging perpetrators of crime.

The internal ground floor planning provides a clear definition of space. The design demonstrates a clear distinction between public and private spaces. Specifically, back-of-house facilities are generally accessible via corridors that incorporate secure access doors. Publicly accessible areas are strategically placed towards the Oxford and Newland Street frontages.

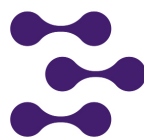
The proposed building materials are of a high quality and therefore will lessen the likelihood of damage. Given that the BOSCAR data shows a high incident rate of malicious damage to property in this location, ongoing maintenance and upkeep of the external facade minimises the risk of vandalism and damage.

Overall the proposed development will redevelop an underutilised site that will greatly enhance its image and contribute to a sense of shared space.

### Recommendations and considerations.

- Ensure mechanisms are in place to facilitate the on-going maintenance of the building, including the implementation of a rapid removal policy for vandalism repair and the removal of graffiti.
- Interior and exterior of buildings and landscaped areas, including communal space be subject to regular maintenance.
- Prepare a Plan of Management prior to the occupation phase. This should include particulars on retail operating hours, maximum capacities, access and egress arrangements, maintenance and cleanliness to ensure all tenants are aware of their responsibilities.
- Implement safety procedures for workers and contractors accessing the site.
- Ownership and / or management of the site should be clearly displayed at the building's entrances.





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