



Crime Prevention Through Environmental Design Assessment

Mowbray Road, Lane Cove North, Affordable Housing

SSD-71687208

618-624 Mowbray Rd and 25-29 Mindarie Street Lane Cove North

Prepared on behalf of: Homes NSW

1 October 2024

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Project summary

Applicant	Homes NSW
Land to be developed	618-624 Mowbray Rd and 25-29 Mindarie St, Lane Cove North
Legal description	Lots 17-20 & 64-66 DP 35865
Project description	Construction of a five storey residential flat buildings with a total of 86 social and affordable housing apartments

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1 Introduction

This Crime Prevention Through Environmental Design (CPTED) Assessment has been prepared by FPD Planning on behalf of Homes NSW to support a State Significant Development Application (SSDA) (SSD-71687208) for construction of a five storey residential flat building with a total of 86 social and affordable housing dwellings at 618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North (the site).

The purpose of this CPTED Assessment is to consider the proposal against the principles of Crime Prevention Through Environmental Design as outlined in the Crime Prevention and the Assessment of Development Applications guideline (2001) prepared by the NSW Department of Planning and Environment and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 18 June 2024, which identified the following specific assessment requirements:

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.

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 behavior.

The Crime Prevention and the Assessment of Development Applications guideline (2001) sets out four CPTED principles to be used in assessing development applications to ensure that developments do not create or exacerbate crime risk:

- Surveillance
- Access control
- Territorial reinforcement
- Space Management

These principles have informed the proposed development as outlined and summarised in this report.

2 Site location and context

2.1 Location

The site subject of this CPTED assessment is located at 618-624 Mowbray Rd and 25-29 Mindarie Street Lane Cove North. The site comprises approximately 4,199 square metres (sqm) of land referred to as;

- Lot 20 DP 35865
- Lot 19 DP 35865
- Lot 18 DP 35865
- Lot 17 DP 35865
- Lot 66 DP 35865
- Lot 65 DP 35865
- Lot 64 DP 35865

The site is within the Mowbray Roac Precinct, and has three street frontages, located on the corner of Mowbray Road (north) and Hatfield Street Street (east) and Mindarie Street (west) (refer to Figure 1).

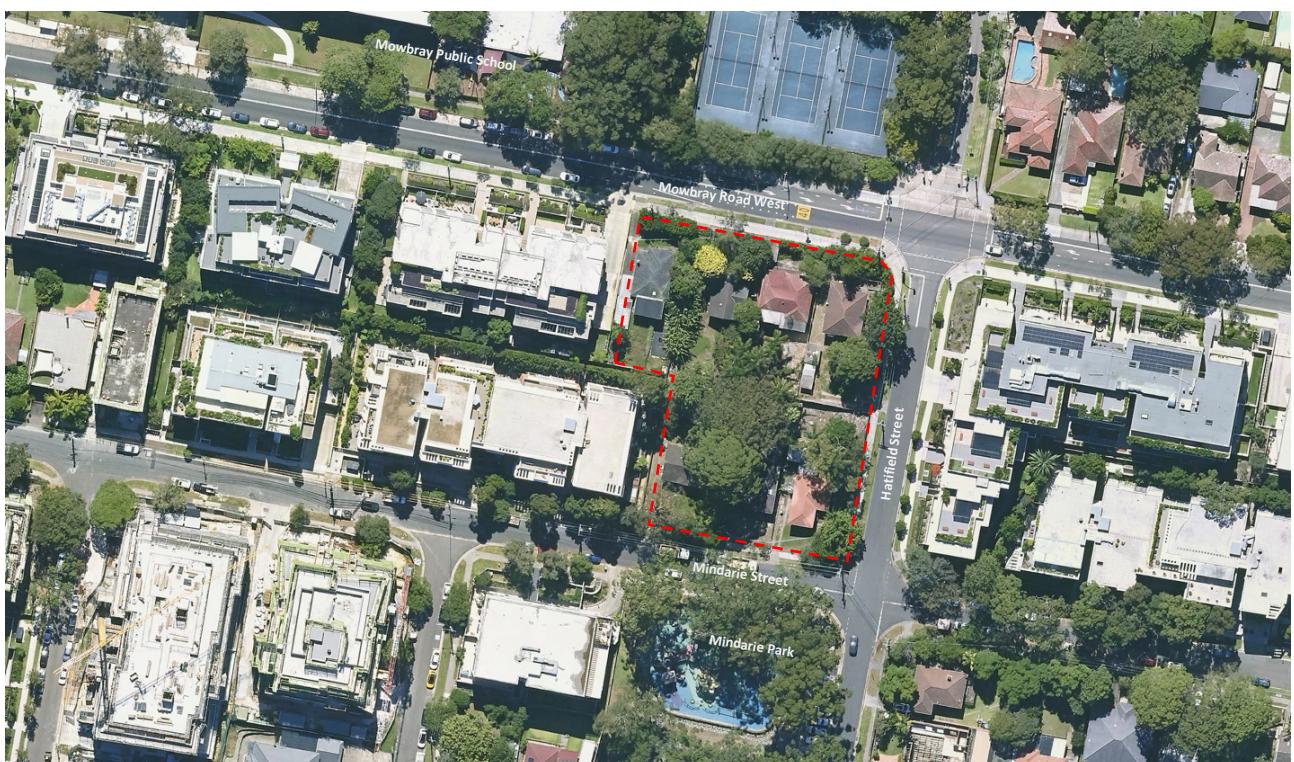


Figure 1: Subject site (Source: Metro Maps, July 2024)

2.2 Site context

The site is located along Mowbray Road, located within the Lane Cove Local Government Area (LGA) and is zoned R4 High Density Residential.

The site sits within an area of new residential flat buildings located along Mowbray Road and Mindarie Street with recent five storey apartment buildings located to the east and west of the site.

The site is located in an accessible area and benefits from surrounding amenities including neighbourhood shops on Mowbray Road, Mowbray Road Public School, West Chatswood Library and surrounding open space and recreational facilities.

The site is well serviced by public transport with bus services operating along Mowbray Road with connections to Chatswood and the City.

Site Context

LOCAL CONTEXT



Specialty Shops



Mindarie Park

KEY	
Mindarie Park	1
Batten Reserve	2
Mowbray Public School	3
Residential Flat Buildings	4
Single Dwellings	5
Sites under Construction	
Mowbray Precinct uplift	
Cluster of Shops	



Figure 2 Local Context (Source: DKO Architects)

3 The proposal

The application seeks approval for construction of five storey residential flat building. Specifically, approval is being sought for the following:

- Site preparation works including demolition of all existing buildings and structures, basement excavation and tree removal;
- Construction of a five storey residential flat buildings including a total of 86 apartments for social and affordable housing consisting of; 43 social (19 x 1-bedroom and 24 x 2-bedroom) and 43 affordable (17 x 1-bedroom and 26 x 2-bedroom) apartments;
- One level of basement car parking with a total of 42 car parking spaces, including 5 accessible spaces;
- Communal open space at lower ground level, upper ground level, and on the level 3 roof terrace;
- A community room at the upper ground level; and
- Associated works including landscaping and public domain works.

Refer to site plan, lower ground, ground and upper ground plan, and landscape plan at Figures 3 and 8.

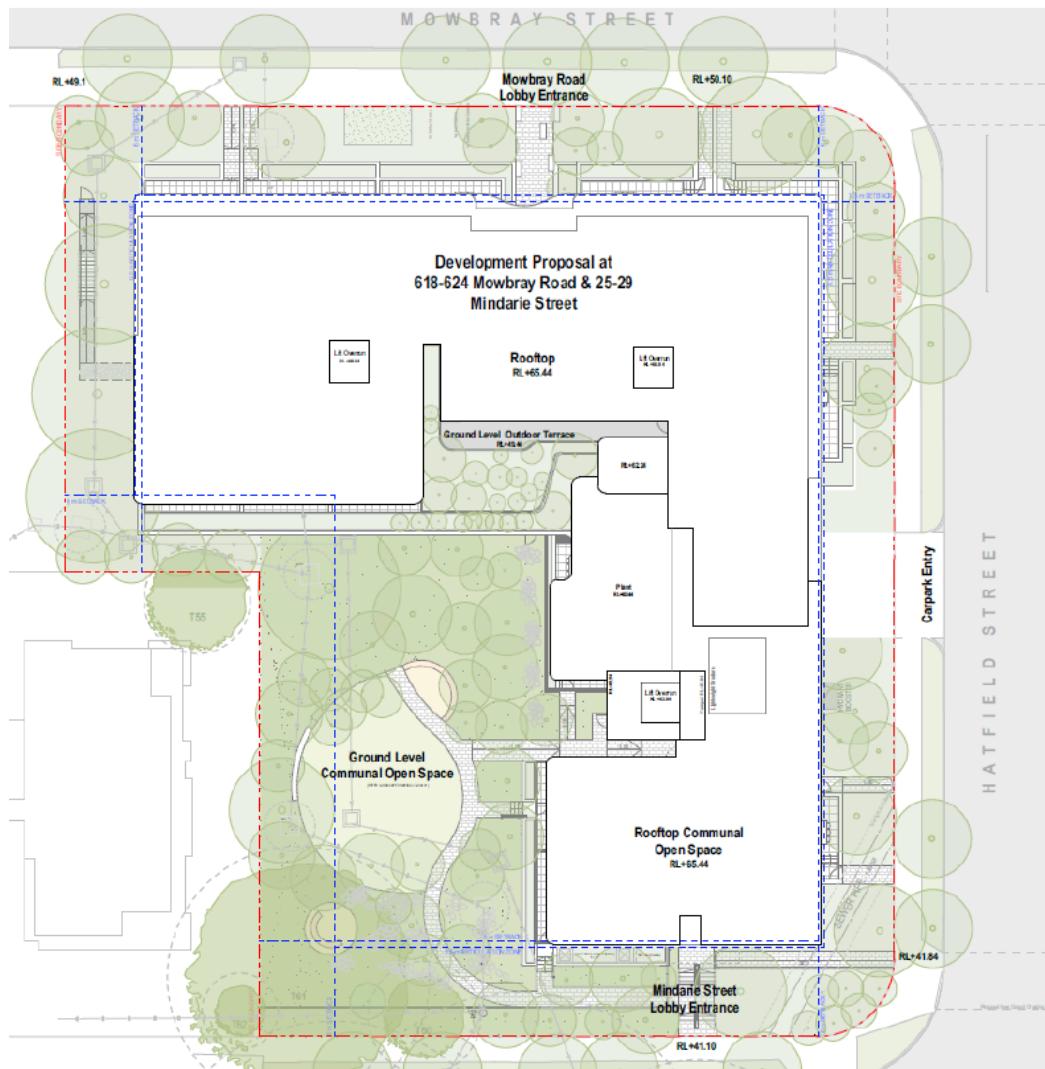


Figure 3 Proposed site plan (Source: DKO Architects)

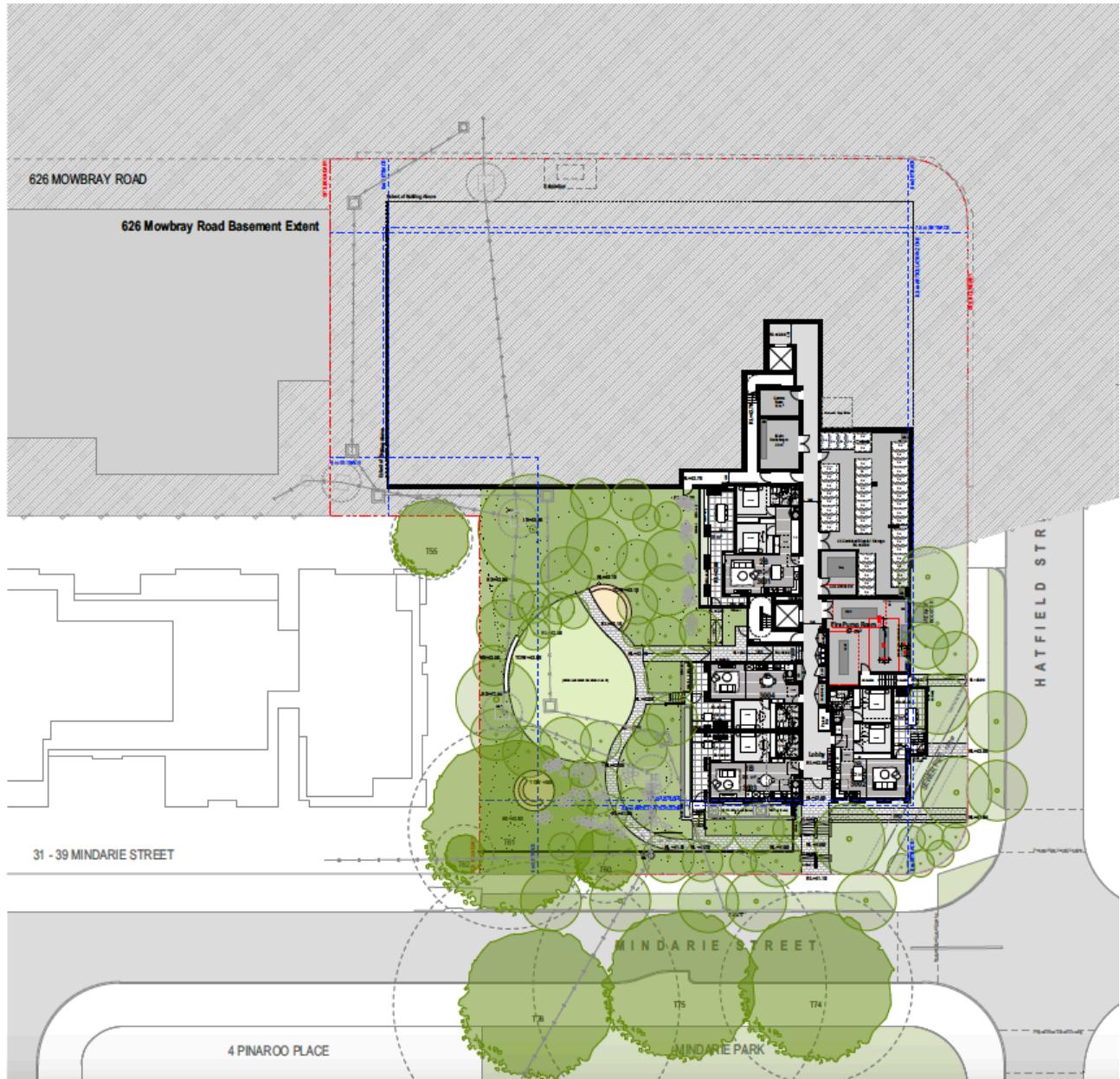


Figure 4 Lower Ground Floor Plan (Source: DKO Architects)

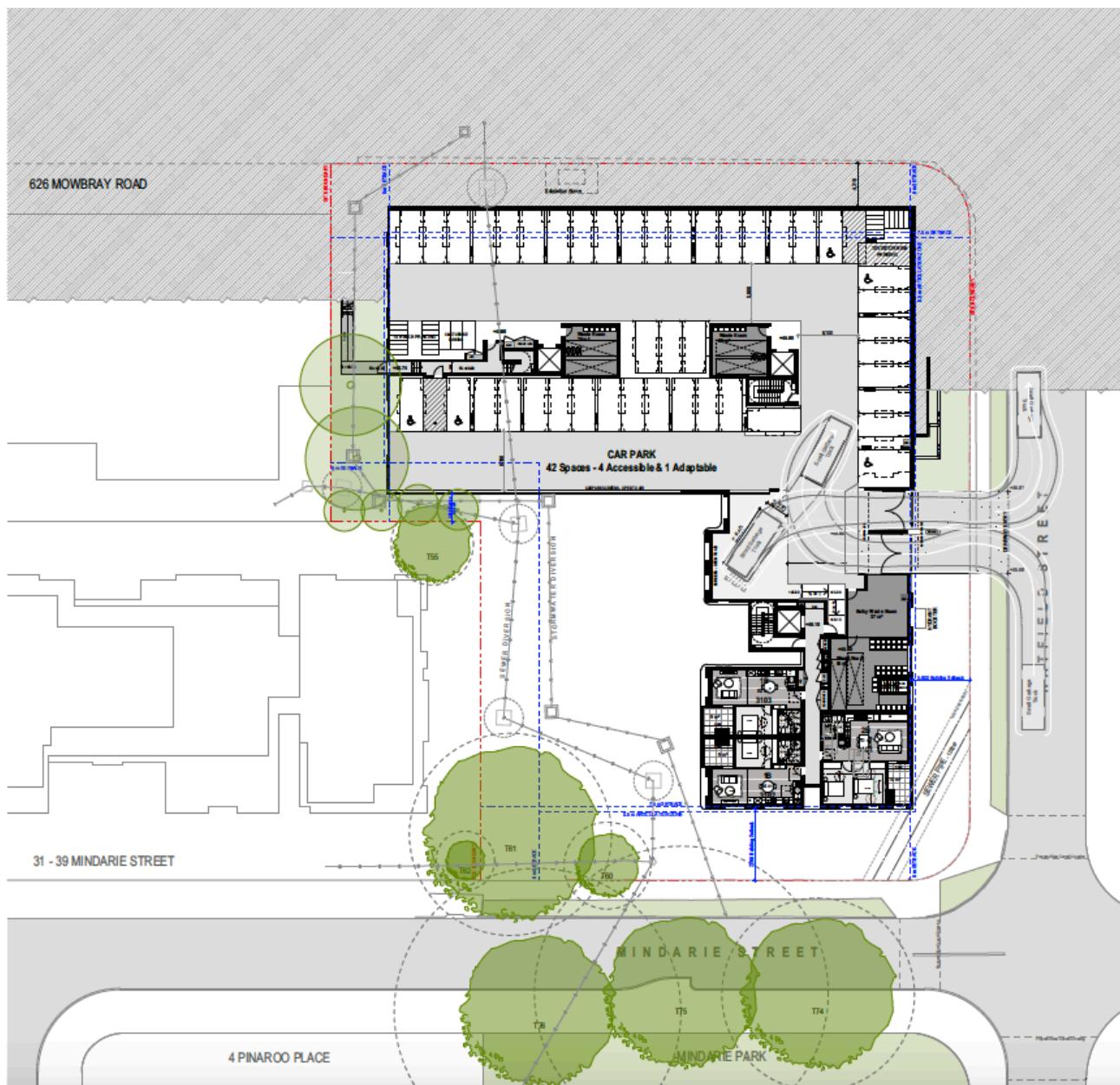


Figure 5 Ground Floor Plan (Source: DKO Architects)



Figure 6 Upper Ground Floor Plan (Source: DKO Architects)



Figure 7 Ground floor communal open space plan (Source: Land and Form)

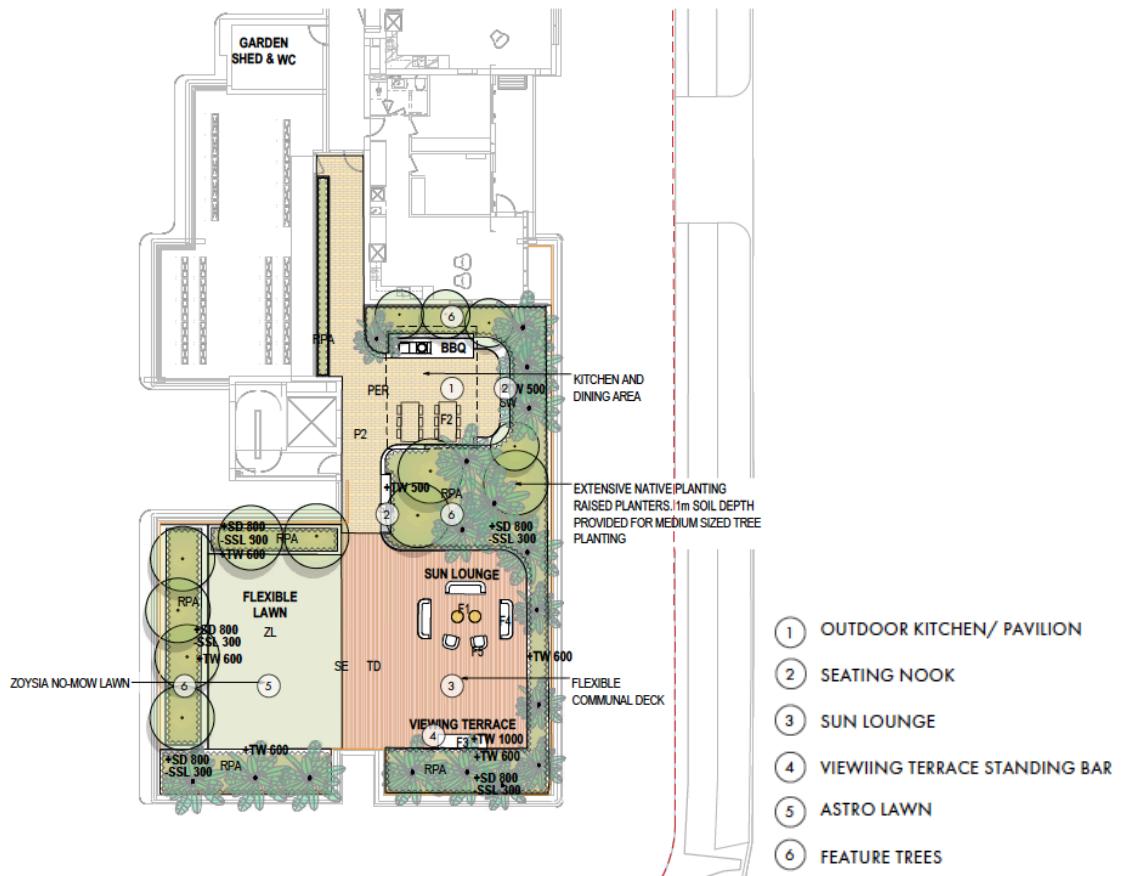


Figure 8 Level 3 communal open space plan (Source: Land and Form)

4 Planning context

4.1 Lane Cove Development Control Plan

The Lane Cove Development Control Plan (DCP) 2011 includes a number of controls which relate to CPTED principles including those which seek to enhance safety and security through building design, access, lighting, activation and passive surveillance.

The relevant controls of the Lane Cove DCP have been considered in considered in Table 1 below.

Table 1: Consideration of Lane Cove DCP safety and security provisions

DCP provision	Consideration
B.8 Safety and Security	
Ensure that the building design allows for casual surveillance of access ways, entries and driveways	The proposed development provides clear sightlines from all street frontages to the building entry and provides for passive surveillance of access ways, entries from apartments and balconies which face the street and overlook the internal communal area.
Avoid creating blind corners and dark alcoves that provide concealment opportunities in entry areas, pathways, stairwells, hallways and car parks.	The proposed development provides clear sight lines between the building lobby areas, hallways, and communal areas. Access to the car parking area is controlled with a security gate.
Provide a clear line of sight between one public or communal circulation space and the next.	The proposal provides a clear line of sight to Mindarie Park and the internal communal open space.
Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering.	The proposal includes a visually prominent entrances along Mindarie Street which provides direct access to the lobby for all apartments located in the south-east portion of the site. The entry along Mowbray Street also provides direct access to the lobby and community room. Individual entries are also proposed with direct access from the street for ground floor apartments along Mowbray and the northern part of Hatfield.
Provide adequate lighting of all pedestrian access ways, parking areas and building entries. Such lighting should be on a timer or movement detector to reduce energy consumption and glare nuisance.	Lighting will be provided on all pathway, entries, and car parking areas.
Provide clear lines of sight and well-lit routes throughout the development.	The proposal provides clear sight lines from the street, to the building entries and lobbies. Access ways and paths will be well-lit.
For large scale retail, commercial, motel and Senior's Living development with a GFA of over 5,000m ² , provide a 'Safer by Design' assessment in accordance with the Crime Prevention Through Environmental Design (CPTED) principles from a qualified consultant.	CPTED principles are addressed in this report at Section 5.

Figure 9 Propose entry sequence to lift / stair cores (Source: DKO Architects)

DCP provision	Consideration
	<p>8.1 Activation</p>
	<p>8.1.1 General</p> <p>Development is to be well connected to the street and contribute to the accessibility of the public domain.</p>
<p>Minimise the impact of services and vehicle access on the street character, activation and amenity of the street and public spaces by:</p> <ul style="list-style-type: none"> • Limiting the extent of blank walls and service doors to the street where possible particularly for major residential and mixed use or commercial development, • Limiting the number of vehicle access points by combining service and vehicle access points wherever possible for larger developments, • Considering opportunities for shared vehicle access for multiple developments where possible, • Locating vehicle and service access points in secondary streets and laneways where available, • Improving the appearance of car parking and service entries. 	<p>Each site entry is carefully planned to provide co-located universal access.</p> <p>The proposed development is well connected to the street with apartments and private open spaces including ground floor courtyards and balconies overlooking the street and communal open space which provide a high level of accessibility to the surrounding public domain.</p> <p>To ensure there is separation between pedestrians and vehicles, and to maximise safety and minimise impact on pedestrians and the public domain, vehicular access is proposed along Hatfield Street and has been designed to integrate with the building.</p> <p>No blank walls are proposed adjacent to the street.</p>
	<p>Integrate artworks into the design of private development, in publicly accessible locations such as main entrances, lobbies, street frontages, gardens, walls and rooftops.</p>
<p>All development is to face the street and/or public open spaces and provide uses at ground level that provide activity.</p>	<p>The proposed development has incorporated strategies and design principles for connecting with country including the re-use of materials to integrate materials into the development that have a connection to the local landscape and colours of country including colour schemes that reflect the local areas natural elements.</p> <p>Interpretive opportunities will be integrated into the upper ground level lobby and the screen facing the lower ground communal open space.</p> <p>The proposed development has been designed to address all three street frontages including ground floor apartments with private courtyards with individual entries that overlook the street and provide a high level of amenity, activity and passive surveillance.</p>
	<p>8.1.2 Residential development</p> <p>All ground floor apartments, villas, townhouses and attached or detached</p>
	<p>Majority of ground floor apartments are provided with direct access from the street level and apartments have</p>

DCP provision	Consideration
dwellings that have a street frontage other than battle axe blocks are to have direct access or entries from the street and at least one habitable room with windows facing the street.	been designed with at least one habitable room with a window overlooking the street.
Dwellings on corner lots are to address and provide attractive facades to both streets.	The proposed development addresses all three street frontages.
A dedicated pathway and gate is to be provided for each dwelling separate to any driveways and in the case of apartments also separate from the main entry to the overall development or building.	Pedestrian and vehicular access is separated to maximise safety and to provide a high level of amenity for residents.
Majority of ground floor apartments are provided with individual entries from the street frontage.	Not applicable.
Ground floor uses in mixed use or commercial buildings outside centres subject to the zoning are to be: <ul style="list-style-type: none"> • Live/work uses, • Commercial suites, and/or • Residential apartments. 	Not applicable.
Ground floor uses for mixed use or commercial uses within centres are to be:	Not applicable.
<ul style="list-style-type: none"> • Retail uses to all major retail streets • Commercial uses to secondary streets • Live/work uses or residential uses only where the street is not a major retail or secondary street within the centre. 	All ground floor apartments are accessible from the street via either individual entries or main pedestrian entries via lobbies.
All ground floor uses are to have direct access from the street.	The proposed development has been designed to step with the topography of the site, allowing ground floor apartments and entries of the building to align with the street level.
8.2 Passive surveillance	
All development at ground level is to offer passive surveillance for safety and security of residents and visitors.	All apartments at the ground level have been designed with private open spaces overlooking the street and/or communal courtyard providing for a high level of passive surveillance of the public domain and communal spaces for residents and visitors.
All development is to contribute to the safety of any public domain areas.	The proposed development has been designed to deliver a high level of safety with clear sightlines from all street frontages with apartments and private open spaces overlooking the street, communal open space and Mindarie Park, to the immediate south.

DCP provision	Consideration
<p>Development is to optimise the visibility, functionality and safety of building entrances.</p>	<p>The entrances to the building are visually prominent from all street frontages ensuring clear sightlines and visibility along Mowbray Road and Mindarie Street.</p>
<p>Development is to improve at least some these opportunities for casual surveillance by:</p> <ul style="list-style-type: none"> • For mixed use commercial or retail development - orienting active areas within tenancies to provide direct outlook (without blinds) to streets and other public areas. • For residential semi and detached dwellings - orienting habitable areas to provide direct outlook to the streets and other public areas. • Using bay windows and balconies to protrude beyond the main facade of the building to enable a wider angle of view to the street. • Using corner windows which provide oblique views to the street or open space. • Providing casual views of common internal semi public areas such as lobbies, foyers, hallways, recreation areas for mixed use commercial developments. 	<p>The proposal has been designed for all apartment habitable areas and private open spaces including balconies and ground floor courtyards to overlook the street and/or communal open space.</p>
<p>Minimise opportunities for concealment in all development.</p>	<p>Lighting will be provided throughout the development in the residential lobbies, car parking and communal open space area to minimise opportunities for concealment.</p>
<p>Control access to residential flats, commercial and mixed use development by:</p> <ul style="list-style-type: none"> • Making adjoining uses, apartments or tenancies inaccessible from the balconies, roofs and windows of neighbouring buildings or dwellings • Separating and controlling the residential car parking component of developments from any other building use and from public and common areas • Providing direct access from car parks to apartment lobbies for residents • Providing direct access from car parks to each floor of the development for all uses • Providing separate access for residents in mixed use buildings 	<p>Pedestrian entrances in lobbies and entry into the car park will be security controlled for residents with swipe cards and intercoms for building visitors.</p>

DCP provision	Consideration
<ul style="list-style-type: none"> • Providing an audio or video system at the entry or in the lobby for visitors to communicate with residents or tenants • Providing keyed car parking access for residents. 	

4.2 CPTED Principles

Crime prevention through environmental design (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.

The Crime Prevention and the Assessment of Development Applications guideline (2001) sets out four CPTED principles to be used in assessing development applications to ensure that developments do not create or exacerbate crime risk. These principles are set out below.

4.2.1 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.

4.2.2 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.

4.2.3 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.

4.2.4 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.

The Crime Prevention and the Assessment of Development Applications guideline (2001) also sets out design and management strategies to address the CPTED principles, which are outlined and considered in Section 5.

5 Crime Risk Assessment

5.1 Assessment of CPTED Principles

The Crime Prevention and the Assessment of Development Applications Guideline (2001) sets out design and management strategies to address the CPTED principles, which are outlined and considered below.

Table 2: Consideration of CPTED design and management strategies

CPTED Strategy	Consideration
Surveillance	
Clear sightlines between public and private places	<p>The development has been designed to provide clear sightlines from the street and the development with all apartments and private open spaces including ground floor courtyard apartments designed to overlook the street and internal communal open space.</p> <p>A major benefit of the proposal is the location and design of the communal open space, which provides a strong visual connection and direct line of sight between the site and Mindarie Park, located to the immediate south of the building. This is further reinforced by oversight from the upper ground level community room and communal roof terrace, as well as apartments which provide passive surveillance of both the street interfaces and the internal courtyard.</p> <p>Majority of ground floor apartments have been designed with individual entries accessed from the street.</p> <p>Landscaping of the ground level setbacks and communal open space has been designed to ensure vegetation and embellishments will not inhibit sight lines.</p> <p>CCTV is provided in all common areas including waste rooms and the basement carpark. All doors will be fitted with door viewers and a hard-wired bell, for additional security.</p>
Effective lighting of public places	<p>All apartment lobbies and hallways will be well lit to avoid poorly lit dark spaces.</p> <p>Lighting is also to be provided in the communal open space areas and basement car park to ensure a high level of safety and surveillance.</p>
Landscaping that makes places attractive but does not provide offenders with a place to hide or entrap victims.	<p>The proposed landscaping design incorporates pathways which allow for direct pedestrian access to the lobbies, as well as individual ground floor courtyard apartments providing a high level of amenity and surveillance throughout the site.</p> <p>Low level planting is also proposed around the street frontages to prevent areas for offenders to hide or opportunities for concealment.</p>
Access control	
Landscapes and physical locations that channel and group pedestrians into target areas,	The proposed development has been designed to define all three street frontages. The buildings lobbies facing Mowbray Road and Mindarie Street will channel pedestrians into the building via footpaths from the street through security controlled entry points.

CPTED Strategy	Consideration
	<p>The proposed façade design, materiality and landscaping will contribute to wayfinding and legibility of the building entrances.</p> <p>Clear wayfinding signage and information signage will be provided throughout the building and grounds, outlining permitted access</p>
<p>Public spaces which attract, rather than discourage people from gathering, and</p>	<p>The proposed development incorporates a high level of landscaping and embellishment including the communal open space on ground level which is seen as an inviting space for residents to relax or socialise.</p> <p>Communal open space on level 3 will also be provided with high quality landscaping treatment including communal BBQs, seating and a lounge area to encourage relaxation, socialisation and communal gatherings within the development.</p>
	<p>Restricted access to internal areas or high-risk areas (like carparks or other rarely visited areas). This is often achieved through the use of physical barriers.</p>
Territorial reinforcement	
<p>Design that encourages people to gather in public space and to feel some responsibility for its use and condition</p>	<p>The communal spaces have been designed to a high quality with facilities that will encourage communal gatherings creating a sense of ownership and responsibility for these spaces. The communal courtyard is also overlooked by apartments providing for passive surveillance of this space.</p>
<p>Design with clear transitions and boundaries between public and private space, and</p>	<p>Being a corner site, proposed development has been designed to define its three street edges through the adoption of setbacks and building articulation which effectively delineates the boundaries between private and public space.</p> <p>Ground level dwellings along Mowbray Road and Hatfield Street are provided with individual entries directly accessible via the street and incorporate fencing to define them as private spaces.</p>
<p>Clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.</p>	<p>Lobbies and courtyard entries are clearly defined through the building façade design, articulation and landscape treatments. This will improve legibility and help clearly define the entrances of the building.</p>
Space management	
<p>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.</p>	<p>The appointed community housing provider (CHP) will be responsible for ensuring the development including landscaping is regularly maintained.</p> <p>The CHP will program regular activities in the communal spaces to foster community interaction and encourage a sense of community ownership.</p>

CPTED Strategy	Consideration
	Building management will also be on site approximately 3 times a week, ensuring waste is under control, parking is being managed and the property is in good order.

6 Conclusion

This CPTED Report has been undertaken by FPD Planning to assess the proposed development address how CPTED principles have been incorporated into the development of a five storey residential flat building with a total of 86 social and affordable housing dwellings, located at 618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North.

The assessment of the proposed development against the CPTED principles demonstrates that it incorporates these principles and that it will deliver a high level of public safety of the site and surrounding area and minimise opportunities for crime.

The proposal will ensure a high level of safety and security for residents through clear sightlines and visually prominent entrances and common areas. The development proposes multiple entrances to the building including along Mowbray Road and Mindarie Street, as well as individual ground floor apartment entrances. All entrances are clearly visible from the street and have excellent casual surveillance with habitable areas and private open spaces facing toward the street and communal open space.

The proposal maintains clear lines of sight from the street to the building lobbies (Mowbray Road and Mindarie Street), as well as the and communal open space which provides a strong visual connection between the site and Mindarie Park, located immediately south of the site.

Secure controlled access to the building entrances, lobbies and car parking area will ensure a high level of safety and security for residents and visitors. The proposed landscaping strategy for the site is consistent with the CPTED principles and provides a clear transition between the public domain and private domain.

High quality landscaping along the street frontages and landscaping and embellishment within the communal open space areas will encourage residents to relax, gather and socialise within the development, fostering a sense of ownership and responsibility for these spaces.