



# CPTED ASSESSMENT

792-794 Botany Road, Mascot

Bidjigal Country

Prepared for  
**HOMES NSW**  
1 October 2024



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# 1. EXECUTIVE SUMMARY

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Ltd (Urbis) on behalf of Homes NSW (the Applicant) for a State Significant Development (SSD-72393459) for construction of a residential flat building ranging in height between three and eight storeys with a total of 126 social and affordable housing apartments at 792-794 Botany Road and 33-37 Henry Kendal Crescent, Mascot.

The purpose of this CPTED assessment is to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 24 July 2024 which identified the following specific assessment requirements:

Item	SEARs requirement	Relevant section of report
7. Public Space	Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i> .	See Sections 6 and 7 of this report.

## CPTED ASSESSMENT

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. The NSW Police Safer by Design Guidelines direct that a CPTED assessment consider four key principles:

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

This report is assessed according to the four CPTED principles above.

## RECOMMENDATIONS

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State policies, as well as demographic and crime data.

The assessment found that the proposal demonstrates a number of design inclusions which reflect CPTED principles. To further increase safety and reduce crime risk, the following recommendations should be implemented:

- Ensure that residential unit doors have eyeholes to increase perceived levels of passive surveillance in adjoining hallways. This can be provided post SSD approval in the detailed design and construction phase.
- Incorporate lighting in any areas intended for nighttime use (such as sensor lighting along the entry pathways, or any seating areas in communal areas) to increase perceptions of safety and avoid dark areas which may act as points of entrapment. In particular:
  - Ensure that lighting is permanently on, or movement activated, in hallways, carpark and all building access points to provide visibility at night.
  - Ensure that the communal open space has low lighting at all times, with sensor lighting at seating areas, to provide visibility at night.

- Consider incorporating programmed activities into the communal open space (e.g. giant chess, regular yoga classes) in order to activate the space and promote increased passive surveillance.
- Ensure landscaping in the communal open space inlet near Stairs B1 has foliage which is below eye level and canopies which are above eye level to maximise surveillance and maintain visibility at corners.
- Ensure that pedestrian access points in the carpark are aligned with access points to the building, lifts, or stairs in order to maximise visibility and maintain sightlines while moving through this area.
- Consider widening the doorway and entrance of Bike Storage 1 on the Ground Floor, or utilising a transparent material such as Perspex, in order to of maximise visibility and functional movement throughout the space.
- Provide CCTV at all access points, lift entries, internal lift areas, carpark, and in all communal areas. This can be provided post SSD approval in the detailed design and construction phase.
- Ensure that areas requiring strong levels of access control, such as public/private boundaries, utilise access or swipe cards, including:
  - carpark access is secure and requires an access card.
  - building access points, stairs, and lifts require swipe cards for access. Ensure that residents can only access lifts corresponding with their residences using swipe cards.
  - outdoor communal open space and the communal room.
  - in order to access bike storage rooms.
- Ensure there is clear signage detailing who is permitted to access and use the carpark entry and parking spaces.
- Ensure that all accessible pathways adhere to the minimum width and maximum incline requirement as required by the Disability Discrimination Act.
- Ensure the service and plant rooms are not accessible to residents, and are only accessed through specific swipe access or keys for use by relevant personnel.
- Incorporate changed pavement, contrasting colour, and/or raised elevation in areas where footpaths transition from public space towards private, such as at the main entry points to each building.
- Ensure that landscaping outside ground-floor balconies, and those fronting the internal communal open spaces, create separation between private and public spaces, such as by minimising sightlines from balconies and maximising privacy.
- Consider program activations in the communal open space and communal room (e.g. regular exercise classes, gardening sessions) in order to encourage incidental interaction, sense of ownership and community building.
- Ensure that the external façade and streetscape interfaces are well-lit, visually interesting (i.e. public art, robust fixtures) and use a darker coloured paint in order to reduce graffiti. This can enhance community ownership and passive surveillance from the site, whilst deterring graffiti by having elements that are not able to be easily vandalised.
- Establish a Plan of Management (PoM) which details the regular maintenance and monitoring of the buildings and communal open space areas, including:
  - General landscaping and regular cleaning of communal spaces
  - Specific protocols for the monitoring and management of high-use areas such as the kitchen pavilion and incidental nature play
  - The acceptable standards of behaviour in communal areas (including the communal room) and communal open space
  - Detail regarding the management of any spaces which are going to be available and/or activated at night.

- The PoM must also clearly indicate the designated areas of responsibility for the management of anti-social behaviour.
- Recommend that the Building Manager and chosen Community Housing Provider (CHP) meet regularly to discuss any emerging management issues.
- Conduct regular audits of the site to gauge the level of activity. Programming should then be implemented as a tool to boost activity if there are observed problem areas.
- Ensure that medical and first aid supplies are provided in an accessible area near the communal room and communal open space, and that accessible emergency evacuation plans are prepared and well-signed.

## 2. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Ltd (Urbis) on behalf of Homes NSW (the Applicant) for a State Significant Development (SSD-72393459) for construction of a residential flat building ranging in height between three and eight storeys with a total of 126 social and affordable housing apartments at 792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot.

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### 2.1. THE SITE

The site is located at 792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot and is located within Bayside Local Government Area (LGA).

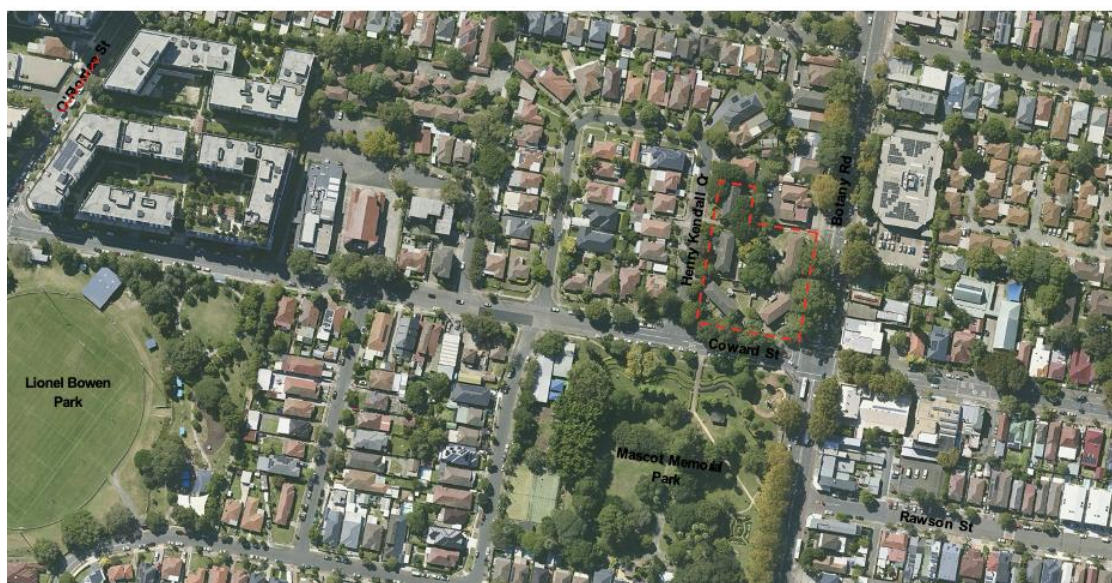
The site has a total site area of 4,904 square metres (sqm) and has three street frontages; Henry Kendall Crescent to the west, Coward Street to the south and Botany Road to the east.

The site comprises 25 social housing dwellings within five two storey brick buildings including three walkup apartments buildings and two town house style buildings which were constructed in the 1960s. There are number of mature street trees located along Botany Road, Coward Street and Henry Kendall Crescent. Refer to Figure Figure 1 Site location.

The site is located opposite Mascot Memorial Park on Coward Street, a large public park which provides a range of passive and active recreation, including children's playground, formal gardens, and tennis courts.

The site is accessible by public transport (buses and trains) with frequent bus services that run along Botany Road. Mascot Train Station is also located within 850m of the site.

Figure 1 Site location



## 2.2. PROPOSED DEVELOPMENT

The proposed development comprises demolition of existing buildings and construction of a residential flat building ranging in height between three and eight storeys to accommodate 126 social and affordable housing apartments, a communal room and on grade car parking including tree removal, associated landscaping and public domain works.

Refer to proposed Site Plan below.

Figure 2 Floor Plan - Ground Floor

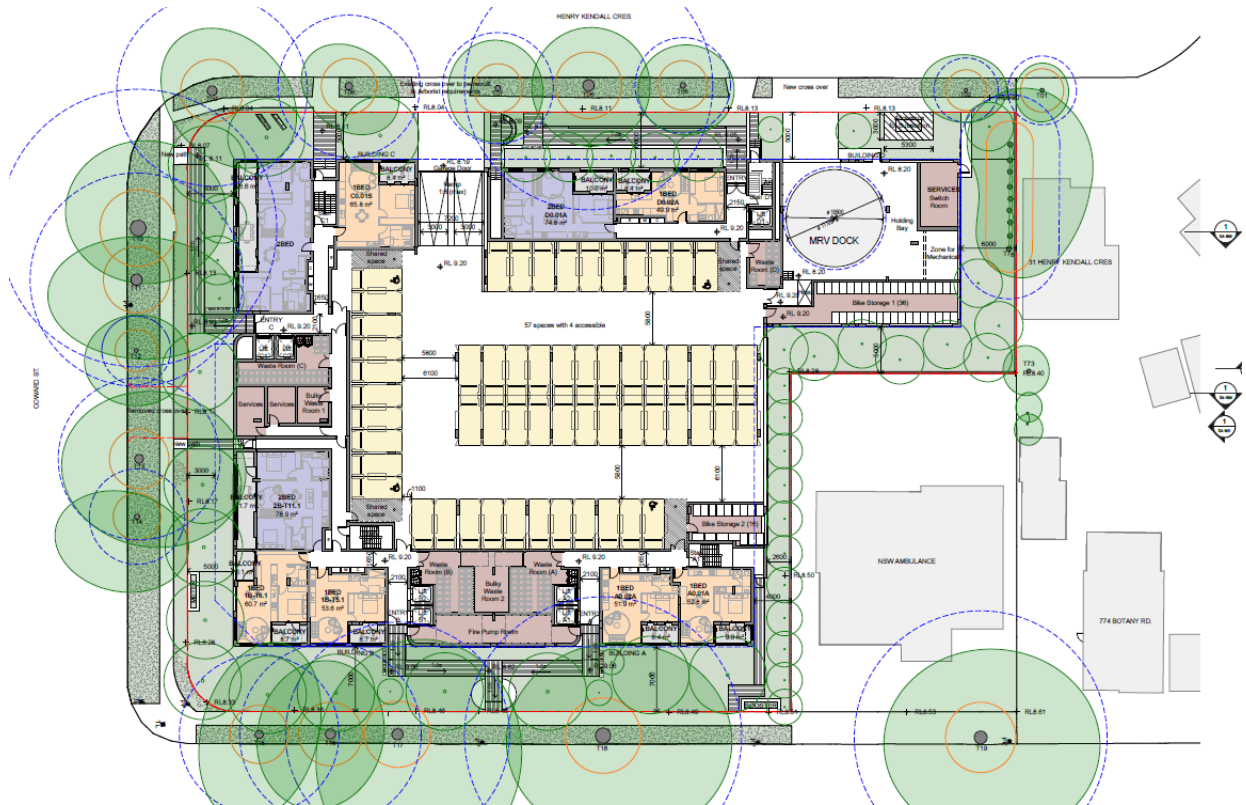


Figure 3 Floor Plan – Level 1 (including communal open space area)

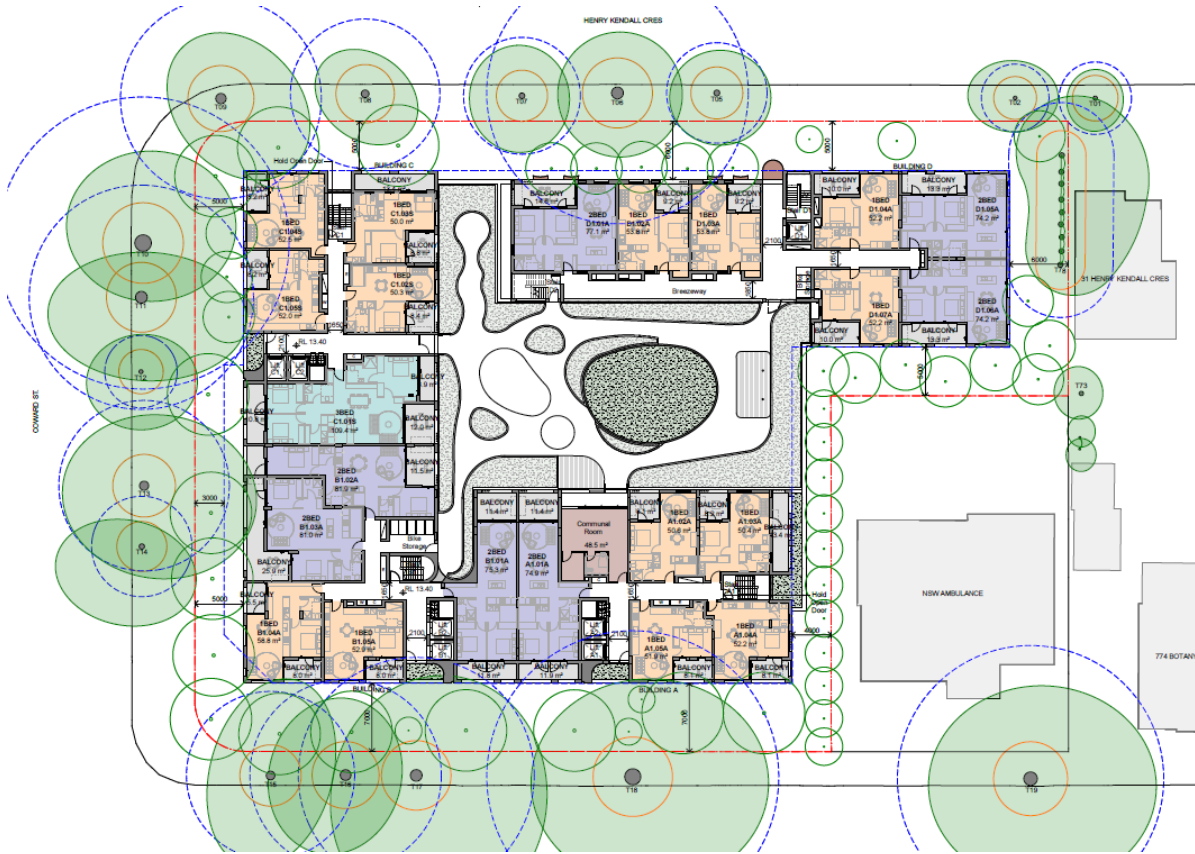


Figure 4 Floor Plan – Level 2 (indicative residential floor)

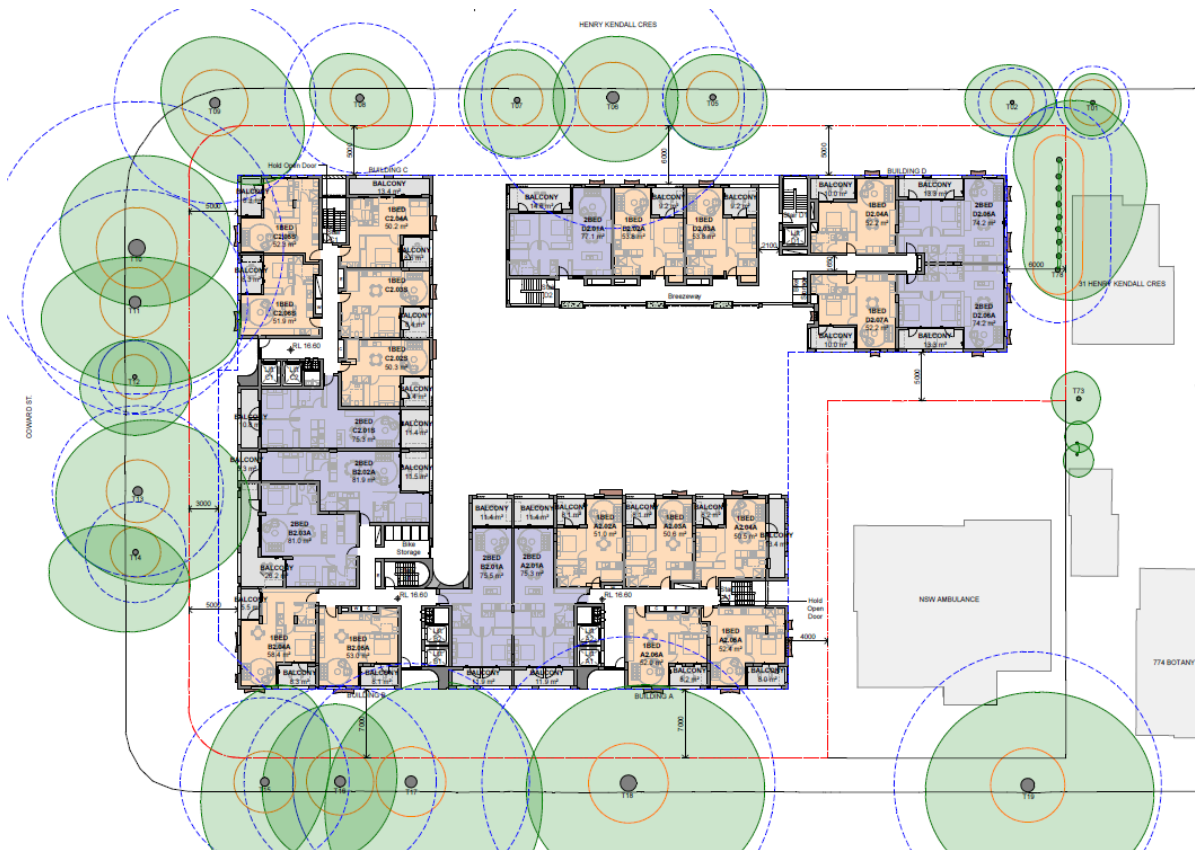
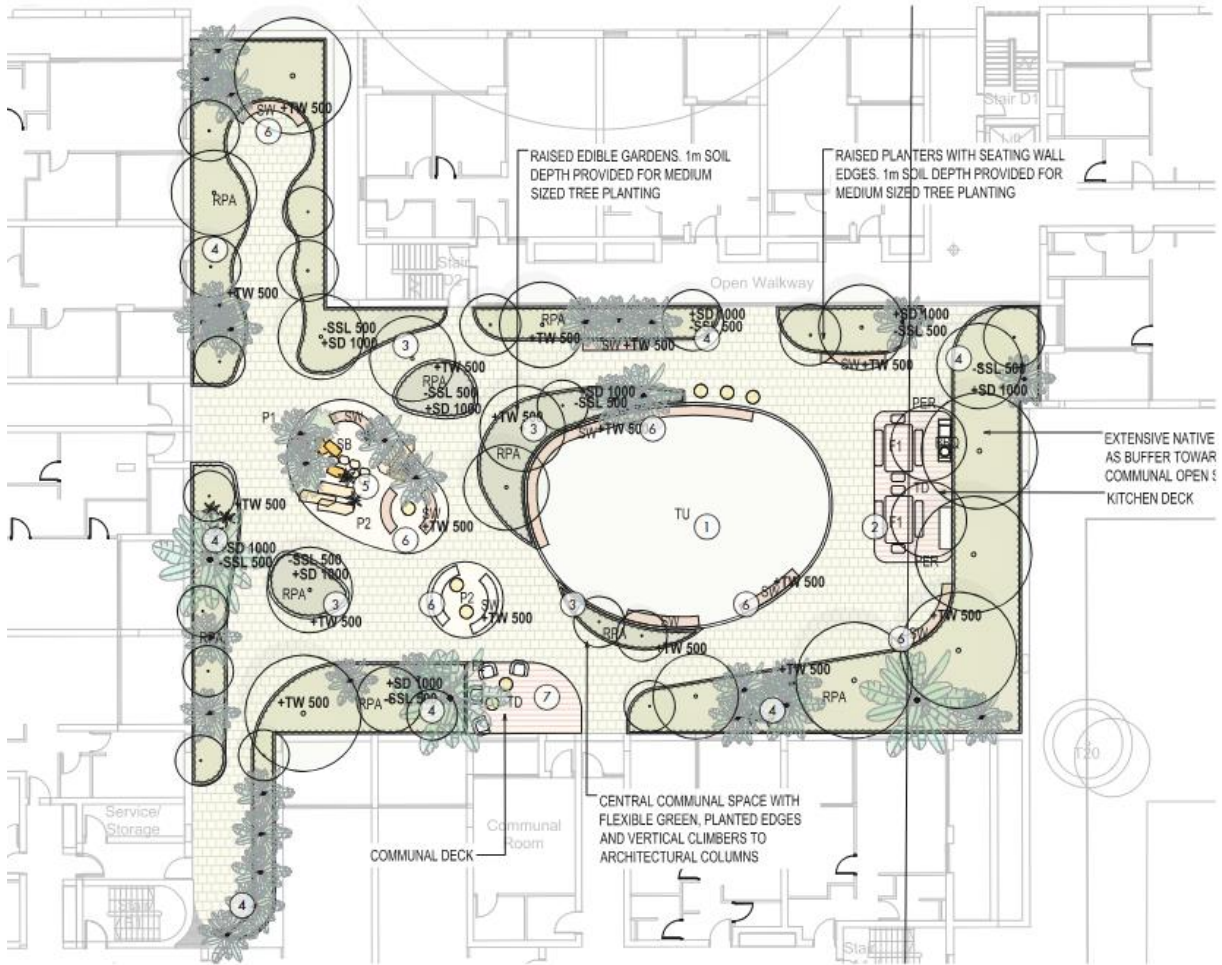


Figure 5 Architectural Plan- Communal Open Space Level One



## 2.3. REPORT PURPOSE AND SCOPE

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. A CPTED assessment employs four key principles as shown in Figure 6.

Where CPTED risks are identified in the proposed design, recommendations are made within this report to help reduce the likelihood of the crime from occurring.

Figure 6 CPTED principles



## 2.4. METHODOLOGY

The methodology undertaken for this CPTED assessment is outlined below.

Local context analysis	Proposal analysis	Recommendations
<ul style="list-style-type: none"> <li>Review of surrounding land uses and site visit.</li> <li>Review of relevant state and local policies to understand the strategic context and approach to crime and community safety.</li> <li>Analysis of relevant data to understand the existing context and crime activity.</li> </ul>	<ul style="list-style-type: none"> <li>Review of site plans and technical assessments.</li> <li>Consultation with Bayside Council to discuss potential crime and safety risks.</li> <li>Review of proposal against CPTED principles.</li> </ul>	<ul style="list-style-type: none"> <li>Preliminary design recommendations.</li> <li>Draft and final reporting.</li> </ul>

# 3. SITE CONTEXT

## 3.1. CONTEXT DESCRIPTION

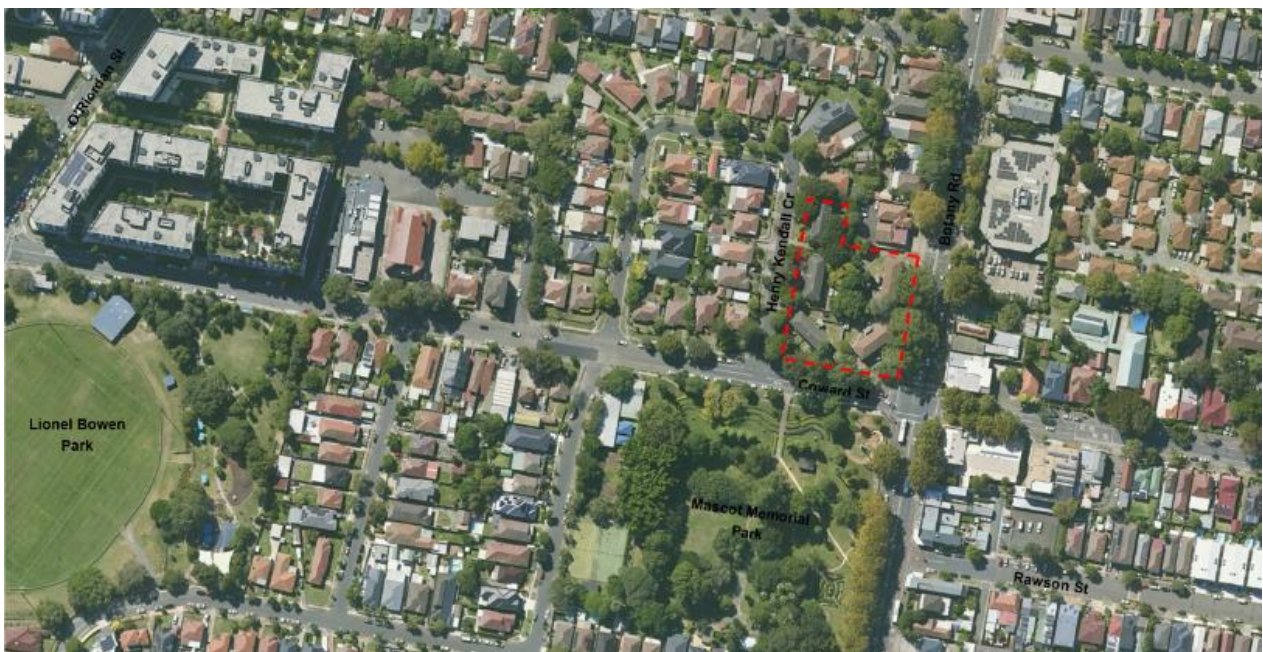
The site is located on Gadigal Country at 792-794 Botany Road, Mascot, within the Bayside local government area (LGA). Mascot is an inner-city suburb characterised by its close proximity to Sydney Airport. The area supports a number of land uses, including residential and commercial uses.

The site is surrounded by a range of uses including:

- Mascot Memorial Park to the south. The park contains several community uses including a children's playground, tennis courts, childcare centre, senior centre and public toilets.
- Residential uses to the north of the site, with some commercial uses on Botany Road.
- NSW Ambulance site to the north on Botany Road, directly opposite Mascot Police Station.
- Residential and commercial uses to the west and east along Coward Street.

The site is accessible from major road connections including the WestConnex M8, Princes Highway and M1 Pacific Highway. The site is also highly accessible by public and active transport. Mascot train station is located 850m from the site, and the closest bus stop is approximately 70m from the site. Coward Street also includes cycle paths which connects to the local cycling network throughout Mascot and the Inner City.

Figure 7 Site context



Source: Google maps, 2024

## 3.2. SITE OBSERVATIONS

A site visit was conducted by Urbis on 5 July 2024 in the morning. The site visit was used to understand the existing activity around the site and the interface between surrounding land uses.

The site visit found that:

- The site is highly accessible for pedestrians, with well-maintained footpaths and pedestrian crossings directly next to the site at Coward Street and Botany Road.
- There are several bus stops which service significant bus routes on Botany Road and Coward Street, with good levels of wayfinding and activation surrounding them. For example, the walk to the site from Mascot station is flat, well-lit, well-maintained and well-used by pedestrians.
- The site's location on a corner block, bordered by roads at three sides, provides good levels of passive and active surveillance. This includes from key surrounding activations and uses such as:
  - Mascot Memorial Park, located to the south of the site, is well maintained and provides good visibility across the block. There are a number of community uses in the park which ensure its activation during the day.
  - Residential and retail uses on Coward Street, Henry Kendall Crescent and Botany Road also provide surveillance, though there are some vacant retail spaces on Botany Road.
  - Botany Road and Coward Street experience considerable road traffic, providing a source of constant passive surveillance from vehicles using the road.
  - Mascot Police Station, located on the opposite side of Botany Road to the east of the site, provides strong passive and active surveillance from police regularly passing the site.

Figure 8 Site visit photos



Picture 1 View of the site from Coward Street



Picture 2 View of site facing north on Henry Kendall Crescent



Picture 3 View of the site facing south on Henry Kendall Crescent



Picture 4 View of site facing east on Coward Street



Picture 5 View of the site facing west on Coward Street



Picture 6 View of the site from Botany Road

Source: Urbis, 2024

## 4. POLICY CONTEXT

The following section provides a summary of relevant state and local policies in relation to crime and safety.

### **NSW Crime Prevention and Assessment of Development Applications (2001)**

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (now the Department of Planning, Industry and Environment) introduced the Crime Prevention Legislative Guidelines (the Guidelines) to Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act 1979*. These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The Guidelines introduce the four CPTED principles introduced in Section 1. These are: surveillance, access control, territorial reinforcement and space management.

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments 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.

### **Bayside Council Development Control Plan 2022**

Section 3 of Bayside Council's Development Control Plan 2022 (DCP 2022) provides objectives and provisions for general development provisions. To achieve this, Section 3.1.3 refers specifically to Crime Prevention through Environmental Design objectives applicable to the proposal. These include:

- Incorporate/enhance opportunities for effective natural surveillance.
- Deliver clear sight lines between public and private places.
- Install effective lighting.
- Include appropriate landscaping of public areas.
- Minimise opportunities for crime through suitable access control, such as audio or video intercom system to building lobbies or restricted swipe card access to common areas and car parks.
- Incorporate design elements that contribute to a sense of community ownership of public spaces.
- Define transitions between public and private spaces as a method of territorial reinforcement. Methods other than gates, fences and enclosures are encouraged.
- Increase the possibility of detection, challenge and apprehension of persons engaged in crime.
- Provide non-slip pavement areas and communal accessways.
- For buildings adjoining laneways and through block connections, activate these spaces at ground level and provide casual surveillance.
- Avoid secluded and hidden areas that could encourage criminal and anti-social behaviour.
- Ensure clear wayfinding measures are incorporated into large scale developments, such as signage and numbering.
- Ensure fences and walls do not interfere or reduce the visibility and natural surveillance to and from public areas, streets and private entrances.
- Ensure landscaping planting and vegetation do not impede views to communal areas, building entries, or public streets and spaces.

- Avoid long blank walls and deep insets.

### **Bayside Council Community Safety Strategy 2022-2026**

The Bayside Community Safety Strategy (2022) aims to maintain and promote Bayside as a safe, vibrant and welcoming community; minimise crime and improve safety, including perceptions of safety, in public spaces; and contribute to a well-connected and resilient community. To do so, the Strategy gathered feedback from the community on core values relating to crime and safety. Key themes included safer streets, improvements to greenery, better lighting at night, safe and reliable modes of transport, and improved pedestrian and cycling infrastructure.

In order to achieve these goals, the Strategy outlines several new and existing objectives relevant to this proposal, including:

- applying CPTED principles to assist in designing and building safe environments.
- activating town centres and public spaces through public art and programmed activities.
- rapid removal of graffiti to reduce the occurrence of vandalism on council owned property and assets.
- installing a CCTV program including Rapid Deployment Cameras (RDC) in hotspot locations in consultation with NSW Police.
- building social cohesion and resilience by supporting events and programs which are inclusive and accessible.

# 5. SOCIAL BASELINE

## 5.1. DEMOGRAPHIC PROFILE

Understanding the profile of a community is one input to help inform how people may interact, move and access the built environment, all of which are important CPTED considerations.

The following contains a brief analysis of the key demographic characteristics of the suburbs of Mascot and Rosebery (the local area), based on data from the Australian Bureau of Statistics (ABS) and Profile.id. Where relevant, data has been compared against Bayside LGA.

In 2021, there 35,123 people living in the local area. Key characteristics of this community include:



### Younger population

The median age in the local area is lower (30 years in Mascot, 33 in Rosebery) compared to Bayside LGA (35 years). The largest age groups in the local area are people aged 25-29 years (19.0% in Mascot) and 30-34 years (14.9% in Rosebery).



### Low homelessness rates

As of 2021, there were an estimated 34 homeless persons in Mascot (approximately 15.7 per 10,000 population). This is a considerably lower rate than Bayside LGA, where there were 863 homeless persons (approximately 49.3 per 10,000 population).

In Bayside LGA there were also 1187 people living in crowded dwellings (67.8 per 10,000 population).



### High socio-economic status

The local area generally has high rates of advantage, with both Mascot and Rosebery located within the top 24% of suburbs for relative socio-economic advantage and disadvantage (2021 SEIFA). By comparison, Bayside LGA was in the top 30% of LGAs for relative socio-economic advantage and disadvantage.



### High density living

A higher proportion of people in the local area live in flats or apartments (73.1%), compared to Bayside LGA (52.2%). Over half of the local area also rent (54.3%) which is higher compared to Bayside LGA (42.1%).



### High levels of education and employment

There is a lower unemployment rate in the local area (4.1%), compared to Bayside LGA (5.5%). There are slightly more people who are employed either full-time or part-time in the local area (85.9%) than Bayside LGA (83.1%).

Close to half of residents in the local area hold a Bachelor's degree or higher (46.2%), compared to 33.7% in Bayside LGA.



### Demand for social housing

In 2021, social housing made up 3.3% of housing tenure in Bayside LGA, comprising approximately 2,800 social housing dwellings. However, there is high demand for smaller dwellings and a large supply of 2-3 bedroom social housing dwellings (Homes NSW). There has been a decrease of 121 social housing dwellings in the LGA since 2016.



### Mixed methods of travel to work

A greater proportion of people in the local area use public transport to travel to work (28.3%), compared to Bayside LGA (10.6%). Car use however is still high, with 71.7% of people in the local area also using a motor vehicle to commute to work, compared to only 37.8% in Bayside LGA.



### High cultural diversity

The local area is highly culturally diverse, with 64.9% of the population of Mascot and 56.2% of the population of Rosebery born in overseas, compared to 52.7% of the LGA. Correspondingly, there is high linguistic diversity in the local area, with 64.2% of households in Mascot and 52.4% in Rosebery who speak a language other than English, compared to 58.9% in the LGA.

Within the local area, 1.1% of people identify as Aboriginal and/or Torres Strait Islander.

## 5.2. CRIME PROFILE

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile for both Mascot and Rosebery, as the site borders both suburbs. Data for Bayside LGA and the NSW average has been used to help assess risk compared to LGA and statewide averages. The full crime profile is contained in Appendix A.

Key crime findings relevant to this assessment include:

- Generally, Mascot had lower rates of crime than the NSW average, but higher rates of crime than Bayside LGA. The following crimes have higher rates in Mascot than in Bayside LGA and the NSW average:
  - Motor vehicle theft: 184.2 (compared to 105.7 in Bayside LGA and 177.8 in NSW).
  - Steal from dwelling: 337.7 (compared to 155.1 in Bayside LGA and 197.1 in NSW).
  - Steal from person: 52.6 (compared to 22.5 in Bayside LGA and 26.6 in NSW).
  - Steal from retail store: 293.8 (compared to 322.6 in Bayside LGA and 225.8 in NSW).
  - Break and enter non-dwelling: 52.6 (compared to 36.5 in Bayside LGA and 105.5 in NSW).
- There were no crime types that had a higher rate in Rosebery than the NSW average. The following crimes had higher rates in Rosebery than in Bayside LGA:
  - Break and enter non-dwelling: 71.0 (compared to 36.5 in Bayside LGA).
  - Steal from dwelling: 184.7 (compared to 155.1 in Bayside LGA).
- Two-year crime trends from April 2022 to March 2024 indicate that non-domestic assault has increased significantly in Mascot (36.2% per year) and somewhat in NSW (6.6%). More generally, crime rates have remained stable in Mascot and Bayside LGA. There was no data available for crime trends in Rosebery.
- The site is located in a crime hotspot for the following crime types: Domestic assault; Non-domestic assault; Motor vehicle theft; Steal from motor vehicle; Steal from dwelling; and Malicious damage to property.

## 5.3. ENGAGEMENT OUTCOMES

### 5.3.1. Interview with Bayside Council

An interview with Bayside Council was conducted online via Teams at 9:30am on 14 August 2024, and was attended by multiple Council members including:

- Acting Coordinator Strategic Policy & Heritage
- Coordinator Planning Policy
- Coordinator City Design
- Senior Urban Planner
- Community Safety Officer

The purpose of the interview was to understand the existing social and safety context of the surrounding area, any existing or anticipated safety or crime challenges relating to the proposed site, and any potential CPTED measures which could be considered for recommendation to the proposal.

Key findings relevant to this assessment include:

#### **Social, site and safety context**

- There is currently no CCTV coverage in this area.
- Graffiti and vandalism is a key issue in the area, particularly in Mascot Memorial Park and usually perpetrated by younger people. There have been several attempts to address this, including locating a mural on the exterior of the toilets and applying the rapid removal technique. However graffiti and vandalism remains an ongoing issue, which some community members believe gives the perception that the area has higher crime rates and less inviting overall.
- Council have recently undertaken a master planning process for Mascot Memorial Park. This process highlighted several observations around how the park is currently used and initial directions for future works. Key findings included:
  - The existing facilities are aged and considered due for renewal and upgrade.
  - The playground is surrounded by overgrown trees and is heavily impacted by flooding when it rains. There is an intention by Council to relocate it to a higher area to reduce the potential for flooding and providing opportunities for greater visibility from Coward Street. There is also some consideration to move the toilets into a more visible location closer to the playground.
  - Some areas of the park hold specific heritage value, including the brick wall, gardens and trees (specifically the remaining palm groves). However, the existing brick wall is considered to pose a safety concern as the area behind it can easily be used for concealment or hiding.
  - The park is highly activated and well supervised during the day by users of the co-located family daycare, senior citizens facility and tennis courts, as well as by grounds and maintenance staff.
  - There is a desire for increased lighting and better pathways throughout the site to increase use and visibility.
  - Council is also proposing an active transport corridor along the front of Coward Street in order to facilitate movement between the train station and through the park to the Mascot town centre.
- The area surrounding the site is heavily used by pedestrians, particularly along Coward Street, due to its proximity to the Mascot Train Station, Mascot and Eastlakes town centres and bus routes.
- Council recently investigated lighting trees along Botany Road following consultation as part of the Transport for NSW HerWay Program, which indicated the use of this space by shift workers throughout the evening. The introduction of lighting along Botany Rd was highly successful, with a desire from the community to extend this.

- Previous consultation conducted by Council has revealed community desires to enhance the placemaking in the surrounding area include boulevard frontage, wider pathways, more trees, better lighting, and as much activation as possible.

### **CPTED considerations for the local area**

Council provided a general sentiment that there is a number of implementations occurring around Sydney, and expectation for a higher standard of such activations/improvements. Noting this, Council highlighted a number of CPTED measures demonstrated by best practice examples (such as nearby parks) to support across the surrounding area. This included:

- Incorporating a range of embellishments and equipment within the design to encourage use by a range of users of different ages throughout the day. Suggestions included incorporating table tennis tables, BBQ and picnic areas, seating and lighting.
- Importance of inviting young people to engage in a space legitimately (e.g. can feel like a more vibrant and welcoming space when activated by these groups).
- Consideration for different seating preferences for different groups (e.g. men tend to want seating in a linear manner, whereas women tend to want to face each other).
- Infusing colour, artwork, and lighting into design (in addition to meeting Australian Standards) but also a degree of amenity lighting (e.g. recent implementation at King St Mall).
- Clear canopy trees and low level landscaping.

### **Specific CPTED considerations for the proposal**

Council suggested a number of CPTED measures to incorporate into the design and operation of the proposal. This included:

- Ensuring the proposal protects the existing character of the area, including the large trees along Botany Road.
- Emphasising the importance of managing the private and public domain areas of the proposal, in order to encourage activation without comprising on tenant's privacy. For example, ensuring that security provided for residents while also maximising permeability and visibility. This was also suggested to be achieved through changes in lighting, wherein public domain lighting can encourage appropriate use of that space.
- Controlling entry and exit points to maintain access control. The design should minimise opportunities to climb fences or scale building entry points.
- Designing for disability, ensuring equitable access is provided throughout the design of the building to ensure all users are provided with safe access pathways regardless of ability.
- There is concern regarding the high ownership of small dogs in relation to how people enter and exit spaces. Recommendation to consider pet amenities for these areas to ensure the community are not antagonised.
- Concern regarding the frequency of residents propping open secure doors. Recommend intercom use for apartments. Consideration for whether ground floor apartments have their own entries.
- Concern regarding problem with parcel theft and theft of belonging in storage cages. Recommendation that letterboxes are located inside lobbies, and that carparks/storage areas have high levels of access control.
- Ensure that the proposal includes clear signage (i.e. street numbers and unit numbers, location of facilities, rules and regulations etc).
- Recommendation that bicycle storage is in carpark rather than residents having to carry them up lifts and stairs (Council intending to get people to be more active, stress on bike use, provision of good facilities, want more people)
- Comment that garbage collection is a common issue in these developments. Recommendation to have a designated collection area in each building, rather than a single shared area.

- Council are applying for a grant and looking to do a pilot program for a designated area to have an enclosure to leave hard waste (have an issue with illegal dumping), interested in working with Homes NSW to identify a site.

## 6. CPTED ASSESSMENT

This section provides an assessment of the proposal against the four CPTED principles:

- Surveillance
- Access Control
- Territorial Reinforcement
- Space and Activity Management.

Recommendations are provided for each principle to minimise any crime risk or as potential enhancements to the proposal.

### 6.1. SURVEILLANCE

Surveillance is an important consideration to ensure that people feel safe in public areas, as places that are well supervised through casual or organised surveillance are less likely to attract criminal behaviour. Natural (or passive) surveillance is when users can see and be seen by others, which raises the importance of building layout, orientation and location, strategic use of design, landscaping and lighting. Technical (or mechanical) surveillance is achieved through measures such as CCTV, help points and mirrored building panels, while formal (or organised) surveillance can be achieved through tactical positioning of staff stations or security guards.

Surveillance is an important consideration as it can increase feelings of safety in the community when people are able to see and interact with others. Crimes are less likely to occur in places that are well supervised. BOCSAR crime data indicates that Mascot and Rosebery are susceptible to some opportunistic crimes, including theft and break and enter. Consultation with Bayside Council also revealed an issue in the area with graffiti.

Key aspects of the proposal relating to surveillance include all entry points, communal areas, carpark, external areas and surrounding landscaping (including pathways).

#### Assessment of proposed development

The proposal incorporates the following CPTED principles:

- The proposed location of the development will receive passive surveillance from users in the surrounding area, including considerable pedestrian and car traffic on Henry Kendall Crescent, Coward Street, and Botany Road. The balconies overlooking Botany Road, Coward Street, and Henry Kendall Crescent will also provide passive surveillance onto the surrounding external environment, including sidewalks.
- Building entrances have good visibility from surrounding streets, and a regular source of passive surveillance from passing cars and pedestrians.
- Hallways through each residential building are relatively straight and free from obstructions, enabling clear sightlines as residents move from lifts/stairwells to their units.
- The Landscape Plan (Land And Form, 2024) indicates that the proposal will include low-level and high canopy foliage across the communal open space area and street-frontages to maximise clear sightlines and opportunities for surveillance.
- The inclusion of various entry and exit points to the communal open space, particularly where hallways are connected to stairs and lifts, will maximise passive surveillance opportunities.
- The internal communal open space area is designed to encourage a range of activations which will provide considerable levels of active and passive surveillance. This includes:
  - Internal-facing residential balconies overlooking the communal open space will provide good levels of surveillance onto the areas below.
  - The communal open space experiences constant passive surveillance through the open walkway that connects Building D to the communal open space.

- Activation of the space due to a diverse offering of activities and uses (including the kitchen pavilion, incidental nature play, edible and communal gardens, the central flexible green, the communal spill out deck, and various types of seating including a yarning circle) will ensure passive surveillance of the broader communal open space.
- Use of the adjacent communal room and spill out deck will ensure passive surveillance of the communal open space.

### Recommendations and design considerations

The following mitigation and design measures are recommended:

- Ensure that residential unit doors have eyeholes to increase perceived levels of passive surveillance in adjoining hallways. This can be provided post SSD approval in the detailed design and construction phase.
- Incorporate lighting in any areas intended for nighttime use (such as sensor lighting along the entry pathways, or any seating areas in communal areas) to increase perceptions of safety and avoid dark areas which may act as points of entrapment. In particular:
  - Ensure that lighting is permanently on, or movement activated, in hallways, carpark and all building access points to provide visibility at night.
  - Ensure that the communal open space has low lighting at all times, with sensor lighting at seating areas, to provide visibility at night.
- Consider incorporating programmed activities into the communal open space (e.g. giant chess, regular yoga classes) in order to activate the space and promote increased passive surveillance.
- Ensure landscaping in the communal open space inlet near Stairs B1 has foliage which is below eye level and canopies which are above eye level to maximise surveillance and maintain visibility at corners.
- Ensure that pedestrian access points in the carpark are aligned with access points to the building, lifts, or stairs in order to maximise visibility and maintain sightlines while moving through this area.
- Consider widening the doorway and entrance of Bike Storage 1 on the Ground Floor, or utilising a transparent material such as Perspex, in order to of maximise visibility and functional movement throughout the space. This can be provided post SSD approval in the detailed design and construction phase.
- Provide CCTV at all access points, lift entries, internal lift areas, carpark, and in all communal areas. This can be provided post SSD approval in the detailed design and construction phase.

## 6.2. ACCESS CONTROL

Access control involves designing spaces to control who enters and ensures ease of movement for authorised users. This can be achieved through crime prevention considerations such as wayfinding, desire-lines, and formal/informal routes. Natural design measures include building configuration, definition of formal and informal pathways, landscaping and waterways, fencing and gardens. Implementation of security hardware, such as swipe cards and on-site security officers, are technical and formal considerations for access control.

BOCSAR crime data shows rates of break and enter in non-dwellings are higher in Mascot and Rosebery than Bayside LGA. Efficient access control will assist in reducing those risks on site. Aspects of the proposal particularly relevant to access control principles include all access points, the carpark driveway, lifts, the communal room, and the communal outdoor space.

### Assessment of proposed development

The proposal incorporates the following CPTED principles:

- The location of the site provides enhanced opportunities for wayfinding to occur for residents leaving or approaching the site via natural orientation, such as due to its proximity to the adjoining Mascot Memorial Park.
- The street-facing balconies on the Ground Floor level are enclosed by walls (approximately 2m above ground level) above climbable height, as well as by glazed 'wintergardens' which provide additional security and privacy.
- The main external access points and carpark entrances allow for movement through the building on the bottom floor, encouraging incidental interaction and visibility in hallways and at entrances.
- The carpark is accessed by a single point of entry along Henry Kendall Crescent, which provides a greater level of access control over residents and visitors entering and exiting the site.

### Recommendations and design considerations

The following mitigation and design measures are recommended:

- Ensure that areas requiring strong levels of access control, such as public/private boundaries, utilise access or swipe cards, including:
  - carpark access is secure and requires an access card.
  - building access points, stairs, and lifts require swipe cards for access. Ensure that residents can only access lifts corresponding with their residences using swipe cards.
  - outdoor communal open space and the communal room.
  - in order to access bike storage rooms.
- Ensure there is clear signage detailing who is permitted to access and use the carpark entry and parking spaces.
- Ensure that all accessible pathways adhere to the minimum width and maximum incline requirement as required by the Disability Discrimination Act.
- Ensure the service and plant rooms are not accessible to residents, and are only accessed through specific swipe access or keys for use by relevant personnel.

## 6.3. TERRITORIAL REINFORCEMENT

Territorial reinforcement is defined by the way in which a community demonstrates connection to and ownership over a space, as places which feel owned and cared for are more likely to be used, revisited, and protected. People who have a sense of guardianship over a space are more likely to protect it and report crime, compared to passing strangers. The use of actual and symbolic boundary markers, spatial legibility and environmental cues are ways to connect people and encourage communal responsibility over places.

The use of actual and symbolic boundary markers, spatial legibility, and environmental cues are ways to connect people and encourage communal responsibility over spaces. This will be particularly important to provide spaces for new residents to create community as they move into the development.

### Assessment of proposed development

The proposal incorporates the following CPTED principles:

- Providing residents with the ability to access their respective building lifts via any access point on the Ground Floor, in addition to welcoming landscaping at the access points, encourages frequent use by residents and an opportunity for incidental interaction with neighbours. This encourages a sense of ownership over the space and responsibility for its wellbeing.
- The clustering of activations within the communal open space area (including the flexible green, kitchen pavilion, communal garden, incidental nature play, and seating nooks and gathering spaces) clearly designates the recreational active and passive uses of this space.
- The inclusion of landscaping and footpaths in the communal open space delineates certain activities to specific areas through the creation of soft territorial boundaries. This will enable the space to be used for both longer-stay use and short-term use as a thoroughfare.
- The architectural plans feature high quality materials and have been developed through an extensive architectural design scheme, which should foster a sense of pride for residents, encouraging a sense of community ownership and greater responsibility to care for the space.
- The incorporation of design features which cater to all ages (such as incidental nature play and communal gardens) will encourage greater activation and use of the various communal areas, providing greater opportunities for social interaction and community ownership to occur. These areas include:
  - The central flexible green
  - The kitchen pavilion
  - The edible and communal gardens
  - The incidental nature play area in the communal space
  - The seating nooks and gathering spaces
  - The communal spill out deck
  - The communal room

### Recommendations and design considerations

The following mitigation and design measures are recommended:

- Incorporate changed pavement, contrasting colour, and/or raised elevation in areas where footpaths transition from public space towards private, such as at the main entry points to each building.
- Ensure that landscaping outside ground-floor balconies, and those fronting the internal communal open spaces, create separation between private and public spaces, such as by minimising sightlines from balconies and maximising privacy.
- Consider program activations in the communal open space and communal room (e.g. regular exercise classes, gardening sessions) in order to encourage incidental interaction, sense of ownership and community building.

- Ensure that the external façade and streetscape interfaces are well-lit, visually interesting (i.e. public art, robust fixtures) and use a darker coloured paint in order to reduce graffiti. This can enhance community ownership and passive surveillance from the site, whilst deterring graffiti by having elements that are not able to be easily vandalised.

## 6.4. SPACE AND ACTIVITY MANAGEMENT

Space and Activity Management strategies include measures to establish formal supervision, control, and care of a development. This often relates to monitoring site usage, managing site cleanliness and repairing vandalism and broken physical elements to decrease fear of crime. Spaces that are regularly used by the community are less likely to be vandalised. Good space and activity management considers the location of types of uses to enhance the activation and use of places. This proposal should enhance space management of the indoor and outdoor spaces that are lacking activation, to minimise actual and perceived safety concerns.

For this proposal, maintaining the appearance of access points and communal areas will be key to creating a place that feels well cared for and encouraging perceptions of safety. This is particularly important in any open space, landscaped or recreational areas, as there is more frequent use of these spaces throughout the day and night. The management of spaces in mixed-use or mixed tenure developments is particularly important to ensure that all spaces are cared for under clear lines of responsibility.

### Assessment of proposed development

The proposal incorporates the following CPTED principles:

- Three sides of the site boundary are easily accessible from the surrounding public road, bike paths, and pedestrian networks.
- The communal open spaces provided will be managed by the Body Corporate, once established.

### Recommendations and design considerations

The following mitigation and design measures are recommended:

- Establish a Plan of Management (PoM) which details the regular maintenance and monitoring of the buildings and communal open space areas, including:
  - General landscaping and regular cleaning of communal spaces.
  - Specific protocols for the monitoring and management of high-use areas such as the kitchen pavilion and incidental nature play.
  - The acceptable standards of behaviour in communal areas (including the communal room) and communal open space.
  - Detail regarding the management of any spaces which are going to be available and/or activated at night.
- The PoM must also clearly indicate the designated areas of responsibility for the management of anti-social behaviour.
- Recommend that the Building Manager and chosen Community Housing Provider (CHP) meet regularly to discuss any emerging management issues.
- Conduct regular audits of the site to gauge the level of activity. Programming should then be implemented as a tool to boost activity if there are observed problem areas.
- Ensure that medical and first aid supplies are provided in an accessible area near the communal room and communal open space, and that accessible emergency evacuation plans are prepared and well-signed.

## 7. RECOMMENDATIONS

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State policies, as well as demographic and crime data.

The assessment found that the proposal demonstrates a number of design inclusions which reflect CPTED principles. To further increase safety and reduce crime risk, the following recommendations should be implemented:

- Ensure that residential unit doors have eyeholes to increase perceived levels of passive surveillance in adjoining hallways. This can be provided post SSD approval in the detailed design and construction phase.
- Incorporate lighting in any areas intended for nighttime use (such as sensor lighting along the entry pathways, or any seating areas in communal areas) to increase perceptions of safety and avoid dark areas which may act as points of entrapment. In particular:
  - Ensure that lighting is permanently on, or movement activated, in hallways, carpark and all building access points to provide visibility at night.
  - Ensure that the communal open space has low lighting at all times, with sensor lighting at seating areas, to provide visibility at night.
- Consider incorporating programmed activities into the communal open space (e.g. giant chess, regular yoga classes) in order to activate the space and promote increased passive surveillance.
- Ensure landscaping in the communal open space inlet near Stairs B1 has foliage which is below eye level and canopies which are above eye level to maximise surveillance and maintain visibility at corners.
- Ensure that pedestrian access points in the carpark are aligned with access points to the building, lifts, or stairs in order to maximise visibility and maintain sightlines while moving through this area.
- Consider widening the doorway and entrance of Bike Storage 1 on the Ground Floor, or utilising a transparent material such as Perspex, in order to maximise visibility and functional movement throughout the space. This can be provided post SSD approval in the detailed design and construction phase.
- Provide CCTV at all access points, lift entries, internal lift areas, carpark, and in all communal areas. This can be provided post SSD approval in the detailed design and construction phase.
- Ensure that areas requiring strong levels of access control, such as public/private boundaries, utilise access or swipe cards, including:
  - carpark access is secure and requires an access card.
  - building access points, stairs, and lifts require swipe cards for access. Ensure that residents can only access lifts corresponding with their residences using swipe cards.
  - outdoor communal open space and the communal room.
  - in order to access bike storage rooms.
- Ensure there is clear signage detailing who is permitted to access and use the carpark entry and parking spaces.
- Ensure that all accessible pathways adhere to the minimum width and maximum incline requirement as required by the Disability Discrimination Act.
- Ensure the service and plant rooms are not accessible to residents, and are only accessed through specific swipe access or keys for use by relevant personnel.
- Incorporate changed pavement, contrasting colour, and/or raised elevation in areas where footpaths transition from public space towards private, such as at the main entry points to each building.

- Ensure that landscaping outside ground-floor balconies, and those fronting the internal communal open spaces, create separation between private and public spaces, such as by minimising sightlines from balconies and maximising privacy.
- Consider program activations in the communal open space and communal room (e.g. regular exercise classes, gardening sessions) in order to encourage incidental interaction, sense of ownership and community building.
- Ensure that the external façade and streetscape interfaces are well-lit, visually interesting (i.e. public art, robust fixtures) and use a darker coloured paint in order to reduce graffiti. This can enhance community ownership and passive surveillance from the site, whilst deterring graffiti by having elements that are not able to be easily vandalised.
- Establish a Plan of Management (PoM) which details the regular maintenance and monitoring of the buildings and communal open space areas, including:
  - General landscaping and regular cleaning of communal spaces
  - Specific protocols for the monitoring and management of high-use areas such as the kitchen pavilion and incidental nature play
  - The acceptable standards of behaviour in communal areas (including the communal room) and communal open space
  - Detail regarding the management of any spaces which are going to be available and/or activated at night.
- The PoM must also clearly indicate the designated areas of responsibility for the management of anti-social behaviour.
- Recommend that the Building Manager and chosen Community Housing Provider (CHP) meet regularly to discuss any emerging management issues.
- Conduct regular audits of the site to gauge the level of activity. Programming should then be implemented as a tool to boost activity if there are observed problem areas.
- Ensure that medical and first aid supplies are provided in an accessible area near the communal room and communal open space, and that accessible emergency evacuation plans are prepared and well-signed.

## 8. DISCLAIMER

This report is dated 1 October 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Homes NSW (**Instructing Party**) for the purpose of Crime Prevention Through Environmental Design Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# APPENDIX A CRIME PROFILE

Table 1 Crime rates per 100,000 people, April 2023 – March 2024

Crime type	Mascot	Rosebery	Bayside LGA	NSW
Assault (non-domestic)	412.3	56.8	266.4	423.0
Assault (domestic)	311.4	198.9	336.6	447.1
Break and enter dwelling	144.7	99.5	117.5	249.1
Break and enter non-dwelling	52.6	71.0	36.5	105.5
Liquor offences	57.0	14.2	23.0	83.5
Malicious damage to property	412.3	291.3	428.8	605.3
Motor vehicle theft	184.2	85.2	105.7	177.8
Steal from dwelling	337.7	184.7	155.1	197.1
Steal from motor vehicle	333.3	234.4	230.4	350.9
Steal from person	52.6	14.2	22.5	26.6
Steal from retail store	293.8	92.9	322.6	225.8
Trespass	65.8	21.3	78.7	151.0

Source: BOCSAR

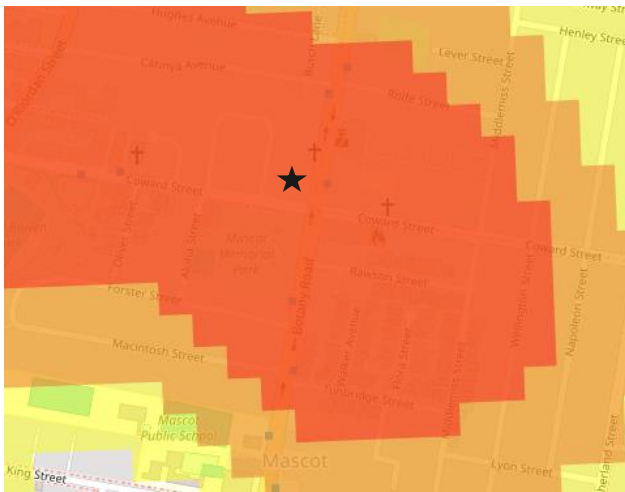
Table 2 Two-year crime trend, April 2022- March 2024

Crime type	Mascot	Rosebery	Bayside LGA	NSW
Assault (non-domestic)	Up 36.2% per year	n.c.	Stable	Up 6.6% per year
Assault (domestic)	Stable	n.c.	Down 17.9% per year	Up 5.5% per year

<b>Crime type</b>	<b>Mascot</b>	<b>Rosebery</b>	<b>Bayside LGA</b>	<b>NSW</b>
Break and enter dwelling	Stable	n.c.	Stable	Up 7.0% per year
Break and enter non-dwelling	n.c.	n.c.	Stable	Up 13.9% per year
Liquor offences	n.c.	n.c.	Stable	Down 30.6% per year
Malicious damage to property	Stable	n.c.	Stable	Up 0.7% per year
Motor vehicle theft	Stable	n.c.	Stable	Up 12.9% per year
Steal from dwelling	Stable	n.c.	Stable	Up 5.3% per year
Steal from motor vehicle	Stable	n.c.	Stable	Stable
Steal from person	n.c.	n.c.	Stable	Up 6.3% per year
Steal from retail store	Stable	n.c.	Stable	Up 12.6% per year
Trespass	n.c.	n.c.	Stable	Up 11.0% per year

Source: BOCSAR, 2024

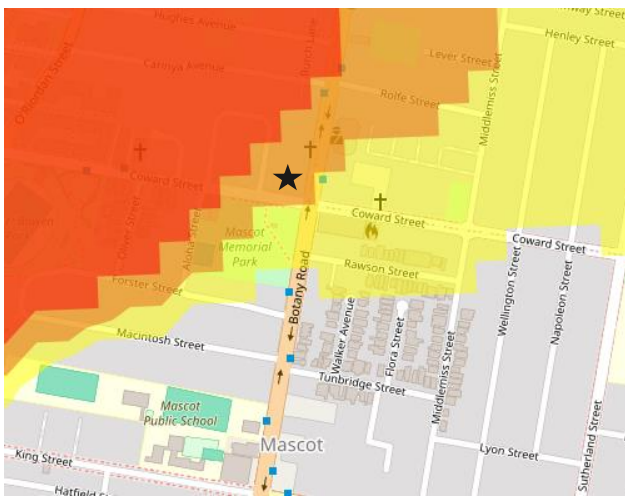
Figure 9 Crime hotspots, July 2023 – June 2024



Picture 7 Domestic assault



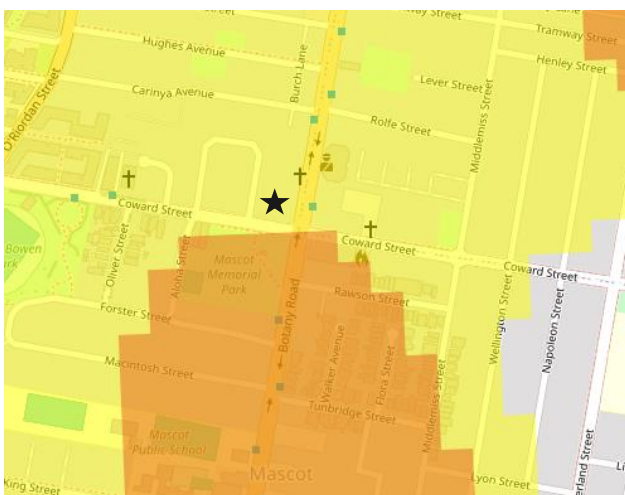
Picture 8 Non-domestic assault



Picture 9 Steal from dwelling



Picture 10 Malicious damage to property



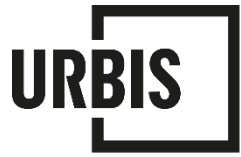
Picture 11 Motor vehicle theft



Picture 12 Steal from motor vehicle

Source: BOCSAR

NB: Approximate site location indicated by black star



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