



Assessment Report
Crime Prevention Through
Environmental Design

Residential Flat Building
25-27 Boyd Street, Tweed Heads

Prepared for Homes NSW

13.12.24
24119

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1.0 Introduction

This Crime Prevention through Environmental Design (CPTED) Assessment Report has been prepared in support of the proposed development at 25-27 Boyd Street, Tweed Heads on behalf of Homes NSW. A CPTED Assessment Report is required under Item 7 of the Planning Secretary's Environmental Assessment Requirements (SEARs) for Application SSD-72700708. In preparing this CPTED Assessment Report, architectural drawings for the development of a 13-storey RFB for affordable housing purposes prepared by CKDS (attached to this DA) have been reviewed.

Traditional approaches to crime prevention often focus solely on law enforcement and punitive measures, neglecting the role of the built environment in shaping human behaviour and influencing crime patterns. In 2001, the former NSW Department of Planning, Housing and Infrastructure (DPHI) established *Crime Prevention and the Assessment of Development Applications Guidelines (the Guidelines)*, now to be considered under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. These Guidelines require consent authorities to ensure that development provides safety and security to residents/users as well as the greater community. The CPTED principles set out under the Guidelines offer a holistic and proactive approach to addressing crime by addressing opportunities in the physical environment to deter criminal activity and enhance community safety.

In accordance with the Guidelines, this CPTED Assessment Report provides an overview of the crime risk rating of the existing Site, a rating for the proposed development, and a set of recommendations to ensure the CPTED principles are adopted in the completed design and operational phase of the development. The recommendations made in this **Section 7** of this CPTED Assessment Report are made in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

This CPTED Assessment Report has undergone a technical review by an accredited NSW Police Crime Risk Assessor.

1.1 CPTED Principles

CPTED is an approach aimed at reducing crime and enhancing safety by thoughtfully designing the physical environment. The premise of CPTED is that the design and management of environments can influence human behaviour and deter criminal activity. CPTED principles focus on creating environments that are conducive to positive social interactions, natural surveillance, and territoriality, thereby discouraging criminal behaviour. This involves strategies such as controlling access points, enhancing lighting, optimising visibility, and fostering a sense of ownership among residents. The four principles of CPTED are outlined in the table below.

 Surveillance	This principle focuses on maximizing visibility within a space to increase the likelihood of potential criminal activity being observed. It involves designing environments in a way that allows residents, workers, or passersby to easily see and monitor their surroundings. Strategies to achieve natural surveillance include ensuring unobstructed sightlines, maintaining open spaces, and positioning windows and entrances in a manner that promotes visibility.
 Access Control	Access control involves regulating the movement of people into, and out of, a space to reduce opportunities for crime. This principle advocates for controlling access points and designing entrances and exits in a way that facilitates legitimate use while deterring unauthorized entry. Measures such as gates, locks, fencing, and landscaping can be employed to control access and create a clear distinction between public and private spaces. Additionally, designing pathways and circulation routes strategically can guide movement and discourage loitering or suspicious behaviour.
 Territorial Reinforcement	Territorial reinforcement aims to establish a sense of ownership and responsibility among residents or users of a space. By clearly defining and demarcating boundaries, such as property lines or community landmarks, individuals develop a sense of ownership and are more likely to actively protect and monitor their territory. Physical cues such as fences, landscaping, signage, and lighting can be used to delineate territories and signal to potential offenders that the area is actively monitored and cared for.
 Space Management	Maintenance and management entail ensuring that the physical environment is well-maintained, clean, and orderly. A well-maintained environment signals to residents and potential offenders that the area is actively cared for and monitored, thereby deterring criminal activity. Regular upkeep of landscaping, lighting, signage, and building façades help prevent the accumulation of litter, graffiti, and other signs of neglect that can attract crime. Furthermore, community involvement and partnerships with local authorities are essential for the ongoing management and stewardship of the environment.

1.2 Affordable Housing Context in the Tweed Heads

Homes NSW announced in their *Building Homes for NSW 2024-25 Budget*, a \$6.6 billion investment that includes, but is not limited to, the building of 8,400 new social and affordable homes. The Building Homes for NSW program will also deliver up to 21,000 new affordable and market homes. The program serves NSW residents in need of affordable housing, including Aboriginal people, residents recovering from natural disasters, domestic abuse survivors, essential workers and more. This investment is the largest ever in NSW history, which tracks in comparison to the growing scale of the Australian housing crisis and the relative number of households requiring affordable housing. In 2021, Tweed Shire experienced a critical shortfall of 2,665 affordable housing dwellings, with projections indicating the need for 4,885 additional affordable units by 2041 (*Tweed Affordable Housing Strategy, 2024*). Approximately 47% of household in Tweed are under rental stress, compared to the NSW average of 35.5%. The median rent for a two-bedroom unit in the area is \$550 per week, a cost that 84.6% of the community cannot afford based on income distribution. Affordable housing is crucial for providing homes to very low-moderate-income households who are unable to meet market rental costs without significant rental stress.

The 2021 census recorded that the urban centre of Tweed Heads had 63,721 people and the Tweed Shire (the wider surrounds) is home to almost 100,000 people. Tweed's population is expected to grow to about 120,000 people by 2031, and therefore community infrastructure must grow as well.

1.3 Disclaimer

CPTED strategies are required to work alongside other crime prevention strategies and police enforcement. In carrying out the operation and implementing the recommendations set out in **Section 7** of this Report, the applicant and consent authority must acknowledge that:

- No definitive measure of 'safety' exists. This CPTED Assessment Report cannot be used as proof of a definitive measure of 'safety'.
- This document 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 CPTED Assessment Report does not guarantee safety for the wider community, or public and private property.
- This CPTED Assessment Report has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.
- This CPTED Assessment Report has been prepared with respect to the documentation provided at the time this document is dated.

2.0 The Site

2.1 Site Context

The Site is located at 25-27 Boyd Street, Tweed Heads within the Tweed Local Government Area (LGA). The Site is legally described as lot 1 in DP843470. The Site is relatively flat, has an area of approximately 2,024m² and as a corner allotment, has a dual frontage to Boyd Street and Brett Street.



Figure 1 The Site (outlined in red)

Source: Planning Portal Spatial Viewer (2024) edited by Beam Planning

2.2 Existing Site Conditions

The Site was previously occupied by an eight-unit townhouse development which have recently been demolished and removed. The Site is currently vacant of any structures as shown in **Figures 2 to 5**. The Site is currently fenced off and is not publicly accessible. A site visit was conducted on 3 September 2024.



Figure 2 View of the Site looking north-east



Figure 3 View of the northern side boundary of the Site



Figure 4 View of the Site looking west



Figure 5 The Site with respect to existing social housing

2.2.1 Transport and Access

Pedestrian Access: A concrete pathway is located along both frontages to the Site, connecting to the broader pedestrian network of Tweed Heads.

Vehicular Access and Parking: A single vehicular crossover exists on the eastern side of the Site fronting Boyd Street. No formal parking arrangement exists on the Site.

Public Transport: Buses are accessible in Tweed Heads, especially in the vicinity of the Site (see **Figure 6**). Both located on Wharf Street, bus stop 248522 is approximately 250 metres walk from the Site and bus stop 248584 is approximately 280 metres walk from the Site. Buses on Wharf Street operate at a frequency of one at 6am, one every 30 minutes from 7am until 8pm, and one every hour between the hours of 8pm and 11pm. Public buses travel throughout Tweed Heads, Tweed Heads South and Tweed Heads West as shown in **Figures 7 to 9**. Queensland's bus service Translink also operate in the northern area of Tweed.



Figure 6 Bus stops in the vicinity of the Site (outlined in pink)

Source: NSW Planning Portal Spatial Viewer (2024) edited by Beam Planning

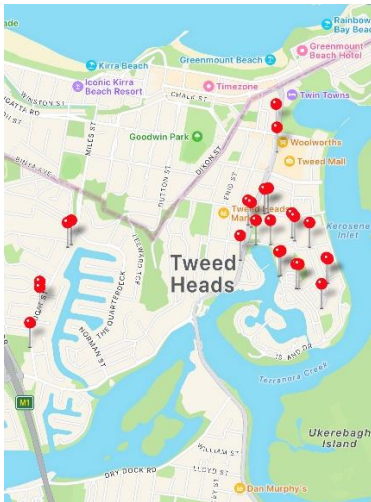


Figure 7 Bus stops in Tweed Heads
Source: Transport for NSW (2024)



Figure 8 Bus stops in Tweed Heads South
Source: Transport for NSW (2024)

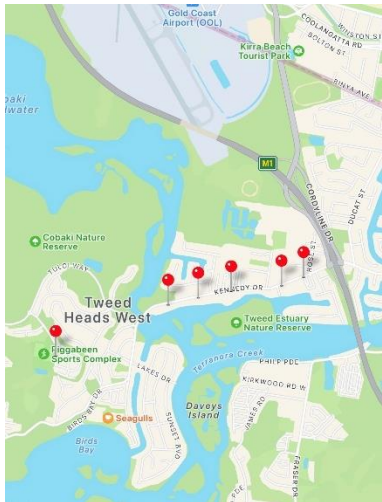


Figure 9 Bus stops in Tweed Heads West
Source: Transport for NSW (2024)

2.3 Surrounding Development

North	To the north of the Site is 23 Boyd Street which contains a building with an attached garage and detached development to the rear. Beyond this property are residential developments, including a detached dual occupancy at 21 Boyd Street and then a series of parallel town house developments.
South	On the other side of Brett Street, to the south of the Site, is a single storey dwelling house, and a commercial building comprising a health facility, osteopathy specialist centre and denture studio. Beyond these properties is a skip bin business and another seven-storey RFB developed for social housing purposes.
East	On the other side of Boyd Street, to the east of the Site, are residential properties. 24 and 26 Boyd Street are both single-storey detached houses and 28 Boyd Street is a 3-storey RFB. Beyond these properties is Tweed Harbour Motor Inn, a dive shop, the Tweed Heads Library and Tweed Shire Council Office.
West	Immediately to the west of the Site is 1 Brett Street and 24 Recreation Street. 1 Brett Street is currently under construction for the development of a 7-storey RFB, and at 24 Recreation Street exists a multi-dwelling housing development. Beyond these properties are a series of outdoor recreation areas and community facilities including Cooloon Children's Centre, Tweed Bridge Club, Tweed Heads Community Men's Shed, etc.



Figure 10 Building at 23 Boyd Street



Figure 11 Recently sold property on Brett Street



Figure 12 Building to the south of the Site comprising health facilities



Figure 13 1 Brett/24 Recreation Street under constructed



Figure 14 Green space to the Site's south-west



Figure 15 Multi-dwelling housing to the Site's north

2.4 Crime Risk Rating

Based on the nature, type and hotspot activity of crime in the local context discussed in **Section 3.2**, and considering the key characteristics of the existing Site, a 'moderate' crime risk rating has been applied. This consideration is made in observation of the following elements:

- The Site is vacant with no formal surveillance opportunities present and territorial reinforcement is low.
- The Site is regularly maintained as directed by Homes NSW.
- The presence of sparse vegetation, including grass and 3 trees, and a chain-link fence. These elements facilitate visual permeability, as clear sightlines from both inside and outside of the Site are available allowing for passive surveillance. This is also facilitated by the fact that the Site is a corner allotment.
- Natural surveillance is provided by commercial tenants in the vicinity of the Site, as well as neighbours and road users (both pedestrian and drivers).
- Dedicated pedestrian footpaths close to areas of higher traffic such as Wharf Street to the east and various community facilities to the west.
- Fencing present delineates the Site as a private space in comparison to the public domain.
- No street lighting exists along the frontages of the Site, and no lighting is located on the Site as it is currently vacant. Minimal street lighting is installed in the surrounding street network also, and where lights are present, they appear slightly worn.
- The Site is located within a predominantly low-density residential area.
- No evidence of vandalism in the form of graffiti or purposeful damage to property is present on the Site.

3.0 Existing Risk Evaluation

This section provides an indication of the likely magnitude, and type, of crime based on recorded crime statistics and hotspot analyses, both of which have been published by the NSW Bureau of Crime Statistics and Research (BOCSAR). Supporting this statistical data has been a site visit to understand the existing conditions of the Site, ensuring the choice and appropriate mix of CPTED strategies can be employed in the context of the site characteristics. This systematic evaluation allows for a crime risk rating to be provided for the current Site in the existing context.

3.1 Local Crime Statistics

Local crime statistics are indicative of the types of incidents committed across the Tweed LGA, as well as the suburb of Tweed Heads. The below chart in **Figure 16** is representative of the data shown in **Table 1**, but shows the trend of each category of incident over the most recently recorded four years. Hotspot data is not available for every category of incident; however, it is important to consider all incidents in this CPTED Assessment Report to ensure all aspects of vulnerability are considered in the implementation of CPTED strategies.

Table 1 Tweed LGA and Tweed Heads Police Crime Statistics (Source: NSW Police 2024)

Incidents	Year to March 2021		Year to March 2022		Year to March 2023		Year to March 2024	
	Tweed LGA	Tweed Heads	Tweed LGA	Tweed Heads	Tweed LGA	Tweed Heads	Tweed LGA	Tweed Heads
Assault	683	126	733	162	778	179	726	154
Homicide	2	0	0	0	3	0	2	0
Robbery	12	4	18	6	26	4	14	4
Sexual Offences	179	22	164	20	161	33	192	29
Theft	1,720	345	1,827	371	2,102	416	2,471	548
Malicious Damage to Property	600	93	590	104	561	99	581	102
Against Justice Procedures	844	383	978	455	980	466	859	470
Disorderly Conduct	224	60	156	44	208	69	231	63
Drug Offences	774	157	562	130	624	149	548	153
"More Offences"	860	161	729	152	761	164	722	128
Total	5,898	1,351	5,757	1,444	6,204	1,579	6,346	1,651

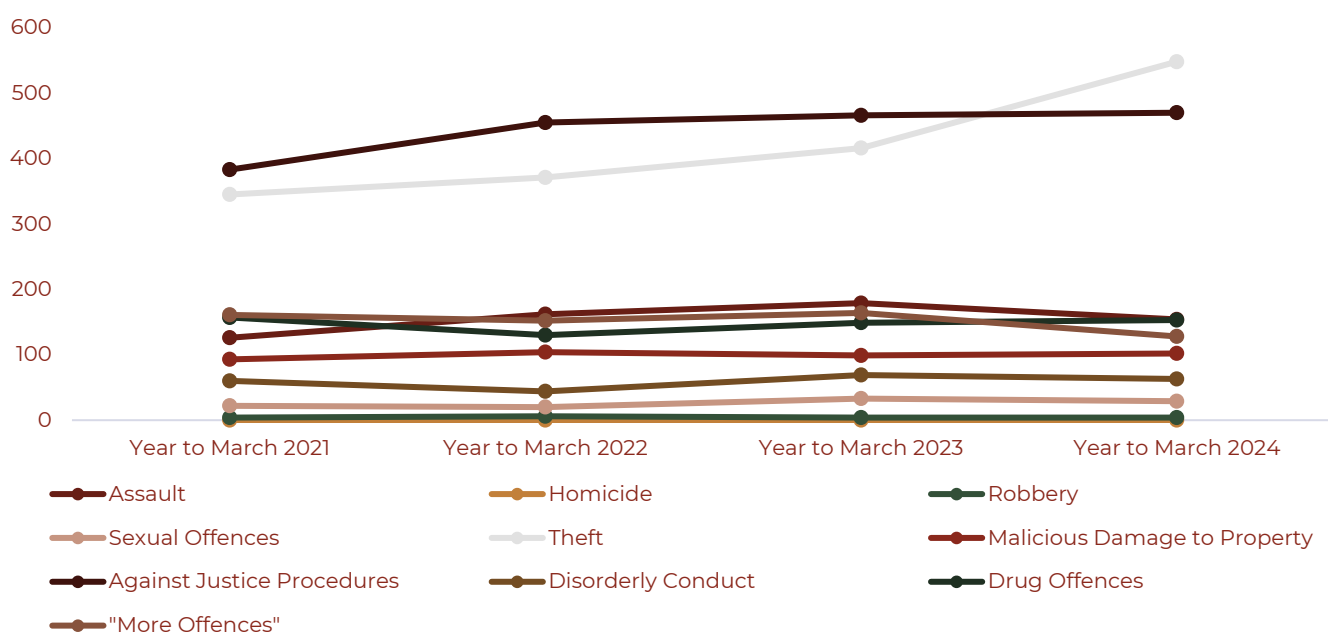


Figure 16 Tweed Heads Police Crime Statistics (Year to March 2021 – Year to March 2024)

Source: NSW Police 2024 presented by Beam Planning

The suburb of Tweed Heads has consistently made up approximately one quarter of all incidents occurring in the Tweed LGA over the last recorded four years. Between March 2021 and March 2024, the Tweed LGA recorded an increase in incidents of approximately 7.6% and the suburb of Tweed Heads recorded an increase of approximately 22.2%. As indicated by the data shown in **Figure 16**, most categories of incidents are decreasing in numbers in Tweed Heads. The number of offences involving theft, however, are steadily increasing at a rate of 50.75 additional offences per year or an average increase of 58.8% over the last four recorded years.

3.2 Hotspot Mapping

Hotspot maps display where specific criminal offences occur. Data for such maps come from the NSW Police Force's Computerised Operational Policing System (COPS), where each crime incident is geocoded and mapped according to the location information recorded. Hotspots are determined by crime density as opposed to raw crime counts. BOCSAR create these maps as weighted counts of crime incidents per 50 metres by 50 metres, and thus it should be noted that hotspot can be shown from very few incidents if they occur in a concentrated area. Additionally, hotspots are based on relative concentrations across NSW and do not consider population density or trip generation. BOCSAR note that although hotspot boundaries have been clearly defined for ease of a viewer, crime density varies gradually in reality and incidents within 500 metres from the hotspot boundaries are also used in the calculations for the purpose of identifying hotspots.

Hotspot mapping is only available for certain types of crime of which are categorised under blanket incident terms as shown in **Table 1**. The incidents shown in **Table 2** have a trend labelled by BOCSAR as "stable" or "no change", which need to be considered when applying a crime risk rating. Hotspot mapping of the incidents shown in **Table 2** is displayed in **Figures 17 to 26** and encompass recorded data from the entirety of 2023.

Table 2 Police Crime Statistics of Hotspot Category Incidents in Tweed Heads (Source: NSW Police 2024)

Incidents	Year to March 2021	Year to March 2022	Year to March 2023	Year to March 2024	Trend
Domestic assault	44	58	59	40	Stable
Non-domestic assault	71	84	103	97	Stable
Robbery	4	6	4	4	NC
Break and enter (B&E) dwelling	25	27	52	36	Stable
B&E non-dwelling	10	5	23	11	NC
Theft - motor Vehicle	27	33	38	42	Stable
Steal from person	3	7	6	11	NC
Steal from dwelling	31	29	33	41	Stable
Steal from motor vehicle	56	83	53	71	Stable
Malicious damage to property	93	104	99	102	Stable

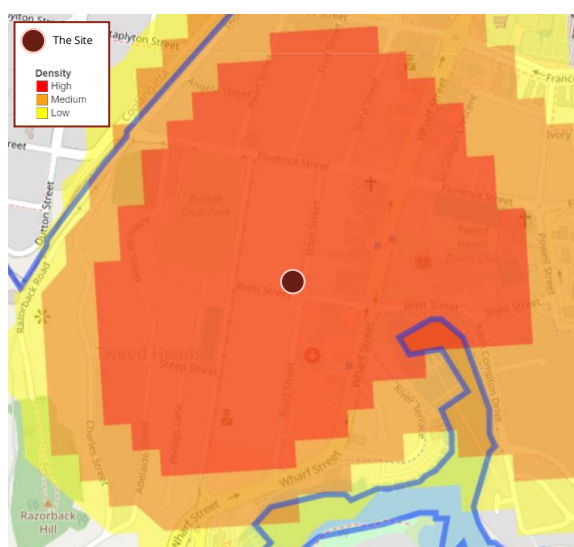


Figure 17 Hotspot – Domestic Assault (2023)
Source: BOCSAR (2024)

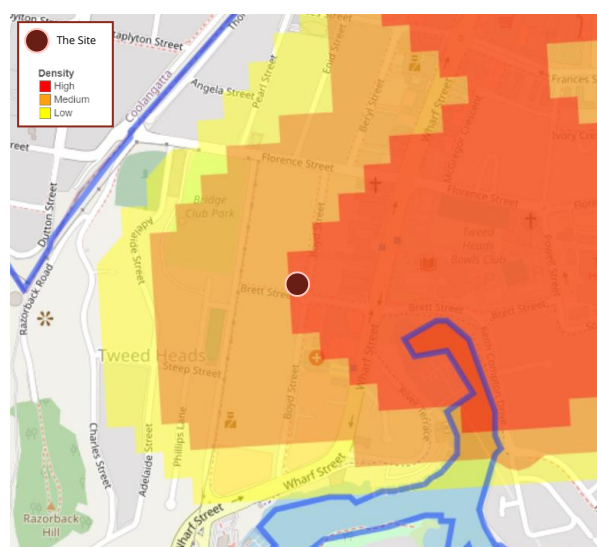


Figure 18 Hotspot – Non-domestic assault (2023)
Source: BOCSAR (2024)

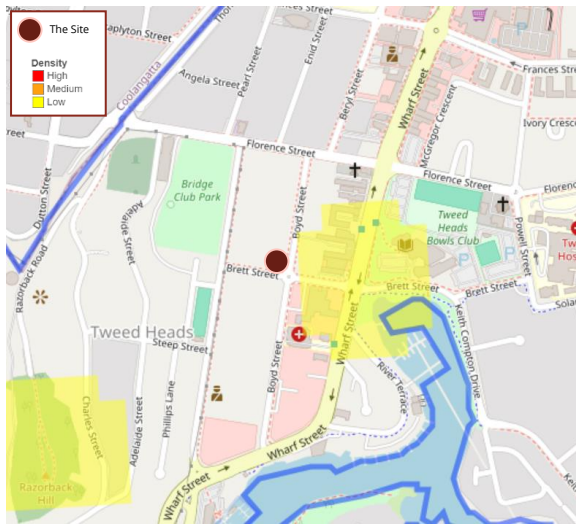


Figure 19 Hotspot – Robbery (2023)
Source: BOCSAR (2024)

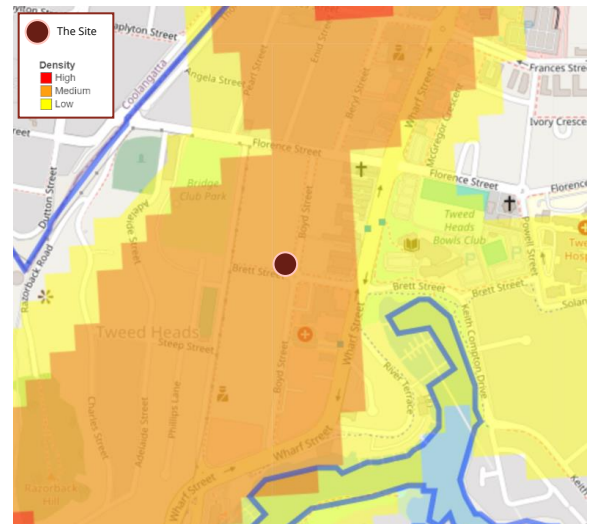


Figure 20 Hotspot – B&E dwelling (2023)
Source: BOCSAR (2024)

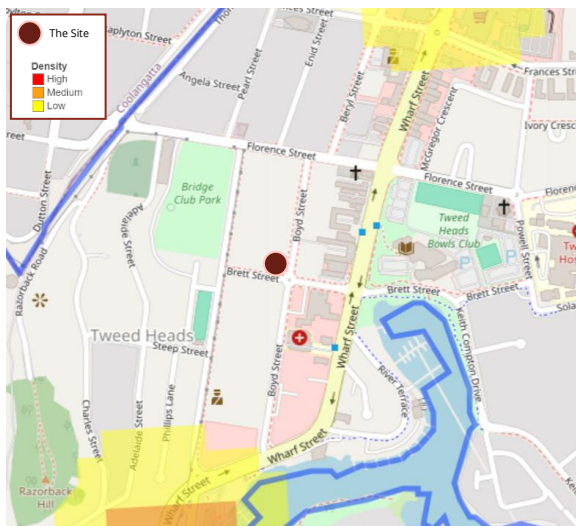


Figure 21 Hotspot – B&E non dwelling (2023)
Source: BOCSAR (2024)

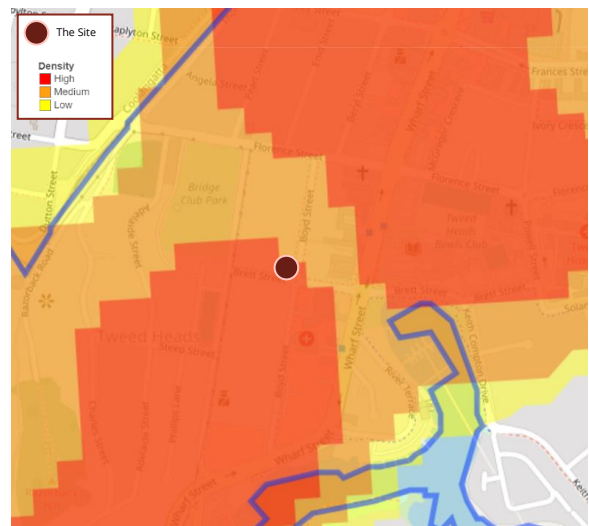


Figure 22 Hotspot – Theft - motor vehicle (2023)
Source: BOCSAR (2024)

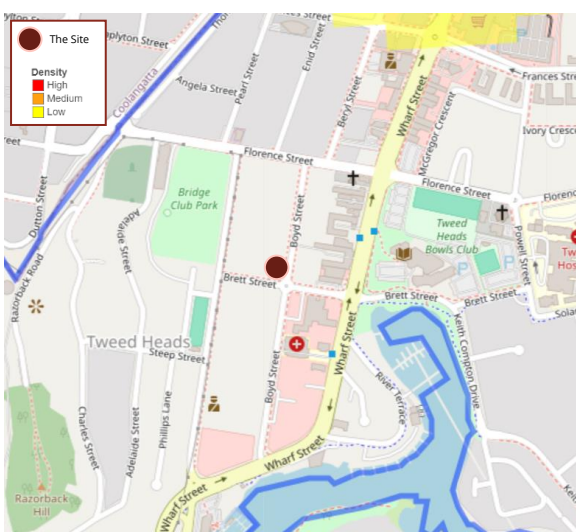


Figure 23 Hotspot – Theft (steal from person) (2023)
Source: BOCSAR (2024)

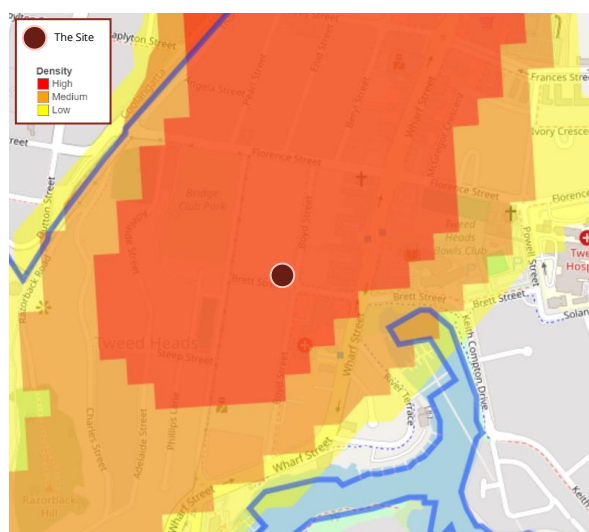


Figure 24 Hotspot – Theft (steal from dwelling) (2023)
Source: BOCSAR (2024)

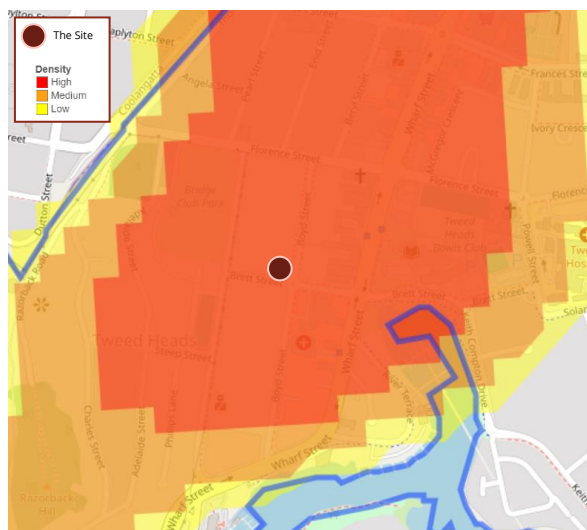


Figure 25 Hotspot – Theft (steal from motor vehicle) (2023)
Source: BOCSAR (2024)

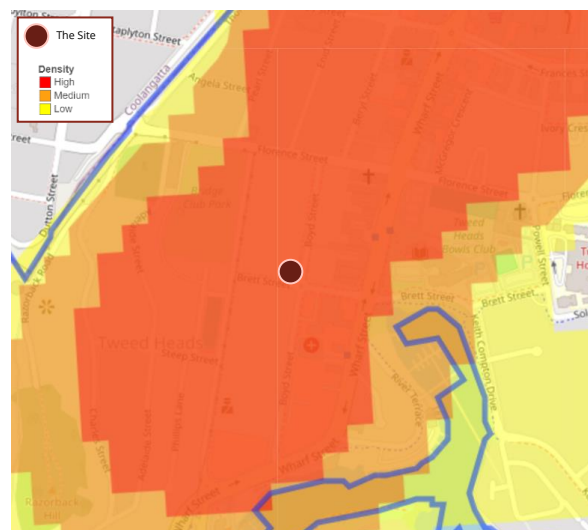


Figure 26 Hotspot – Malicious damage to property (2023)
Source: BOCSAR (2024)

Hotspot mapping indicates that the Site is subject to several hotspots, including a high density of occurrences for “domestic assault”, “non-domestic assault”, “theft – motor vehicle”, “theft – steal from dwelling”, “theft – steal from motor vehicle” and “malicious damage to property”. The Site sits in an area identified as having moderate density of occurrences for “B&E dwelling” and sits outside identified hotspots for “robbery”, “B&E – non-dwelling” and “theft – steal from person”. Analysis of hotspots are coupled with an analysis of the trends presented for crime rates by BOCSAR, which in this case were measured using the last four recorded years. The incident types that sat outside of the hotspots did not show any change in the trend, and no other incident measured using hotspots have been identified as having a trend greater than “stable”.

3.3 Crime Generators and Attractors

This CPTED Assessment Report sets out the crime generators and attractors present in the vicinity of the Site so that the recommendations made in **Section 7** are effective in preventing criminal activity where possible.

A crime generator is an area that attracts large numbers of people for reasons unrelated to criminal activity. Potential offenders may visit the area for reasons unrelated to criminal activity and are then posed with an opportunity to commit a crime. Crime generators in the vicinity of the Site have been identified in this CPTED Assessment Report as:

- **Nearby clubs and licensed premises:** licensed premises have a legal obligation to remain compliant with Responsible Service of Alcohol (RSA) and Responsible Conduct of Gambling (RCG), which includes the removal of patrons once they have been cut off from service. Club Tweed exists approximately 500 metres walk from the Site.
- **Existing social housing:** Multiple social housing facilities exist within proximity to the site. Frequent movement of residents in and out of social housing can lead to instability and less cohesive communities, which can undermine social control and contribute to higher crime rates and higher perceptions of crime rates. Residents of social housing may experience social isolation or lack of community cohesion, which can reduce informal social controls and increase the likelihood of criminal behaviour.
- **Short-term accommodation:** Multiple motels exist in the vicinity of the Site which could increase the likelihood of crime hotspots occurring, specifically those considering opportunistic crimes as a high turnover of guests reduces the familiarity one has with the community. Criminals will often use the opportunity with increased anonymity and lack of long-term ties to engage in illegal behaviour.
- **Unmaintained buildings:** The appearance of buildings is significant in consideration of crime attraction. Abandoned buildings are perceived as a low-risk targets by criminals as they lack proper supervision and security. To the south of the Site, a small amount of graffiti is present on buildings but are still occupied by businesses which poses a risk of theft of equipment and materials.
- **Unsecured construction sites:** A lack of regular supervision encourages theft of materials and equipment as well as vandalism.
- **Isolated and poorly lit areas:** A lack of lighting encourages opportunities for criminal activity as individuals often see it as an opportunity to commit crimes without the risk of being casually surveyed.
- **Vacancy of the Site:** The vacant nature of the Site encourages criminals to pursue opportunities to commit crimes where no formal surveillance or security is present.

- **Hours of operation of surrounding commercial premises:** The businesses present in the vicinity of the Site operate predominantly in daylight hours, which minimises the casual surveillance of the Site significantly during the night.

3.4 Existing Crime Strategies

Tweed Shire Council do not have a strategic document outlining specific objectives for the tackling of criminal activity throughout the region. Instead, Council have adopted the CPTED principles in various sections of their Tweed Development Control Plan 2008 (Tweed DCP 2008) and have information on their website outlining their aim to achieve community safety, which includes the following:

- **Community Safety Precinct Committees:** Meetings are facilitated quarterly by NSW Police and are accessible to Council, residents, business owners, etc. Attendance by Council is important, as it is an opportunity for NSW Police to share crime prevention approaches.
- **NSW Crime Prevention:** A link to the NSW Government website that provides guidance on the prevention of crime, facts and figures to do with the statistical analysis of incidents occurring down to the suburb, and portals for reporting a crime.
- **'CCTV in Public Places' Policy:** A public document with the overarching objective of reducing crime. The policy outlines the way CCTV should be implemented, installed, managed and operated. Council is cooperative in providing footage from their CCTV system to law enforcement in their efforts to reduce crime across the region.

Areas of Tweed are involved in the Neighbourhood Watch (NHW) Program, which is a voluntary service adopted by communities spanning areas consisting of half of the NSW population. Not only is the NHW Program a successful partnership between law enforcement and the greater community, but residents notice a significant reduction in the fear of crime occurring.

4.0 The Proposed Development

4.1 Project Overview

The development is a residential flat building (RFB) proposed by Homes NSW to be utilised for affordable housing. The development has been designed with higher standards of accessibility in mind to serve seniors and people with a disability, as is a more standard approach for Homes NSW. The RFB has been designed by CKDS and is comprised of:

- 80 units;
- communal open space;
- a bike storage lockup room;
- a community room; and
- two basement carparking levels.

Figure 27 depicts a render of the proposed RFB.



Figure 27 Render of the affordable housing RFB

Source: CKDS (2024)

The development is State Significant Development under Clause 26 of Schedule 1 in *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) as it is a development of more than 75 dwellings by Land and Housing Corporation (now Homes NSW) and has an estimated development cost greater than \$30m.

The proposed development has been designed in accordance with the standard practices of Homes NSW as social housing providers in mind, particularly the ground floor plan as shown in **Figure 28**.

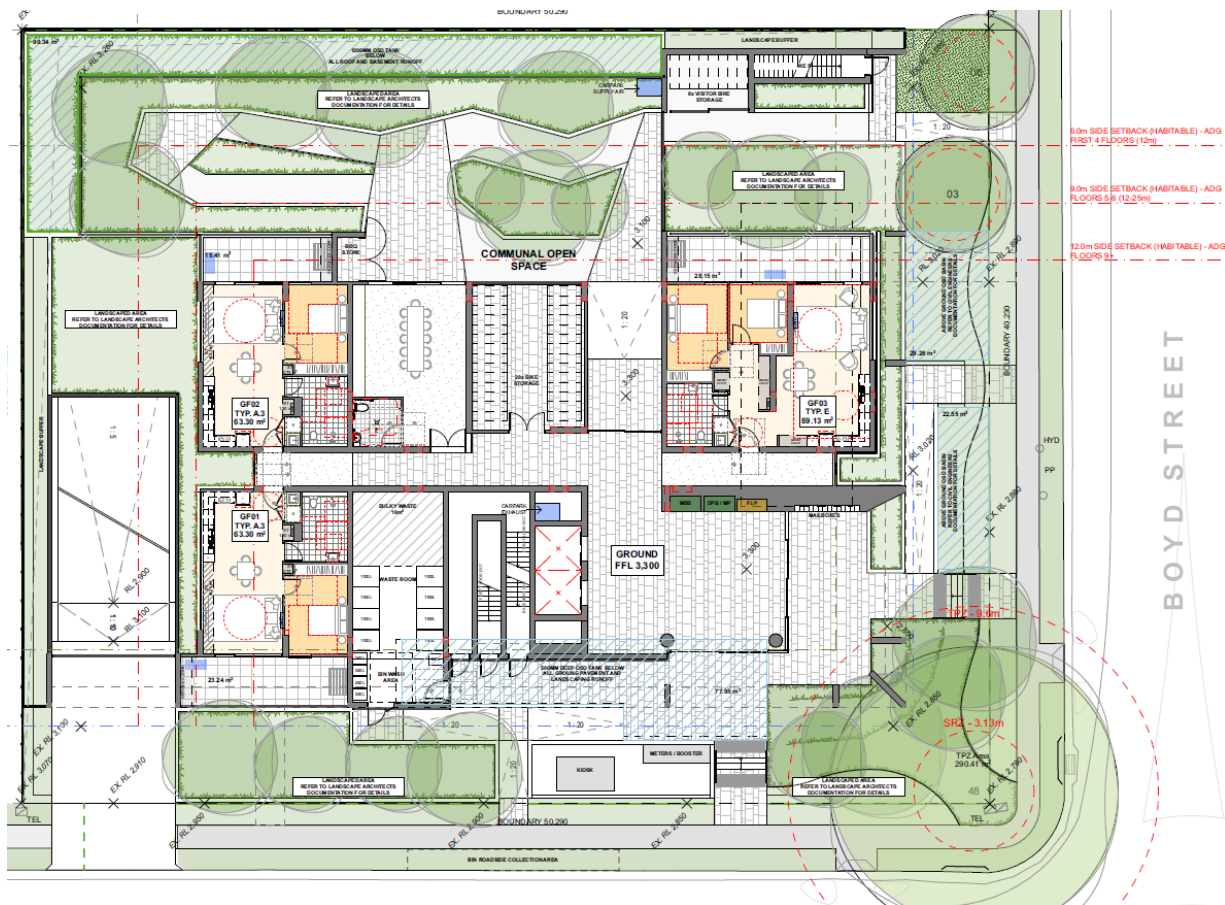


Figure 28 Ground floor plan of the proposed development

Source: CKDS (2024)

4.2 Communal Open Space

A communal open space exists to the rear of the RFB and includes native landscaping, inclusive of trees, shrubs and ground covers, and scattered seating. Screen planting is proposed to ensure acoustic and visual privacy to neighbouring properties to the north and west. This area is accessible to residents via an external accessway on Boyd Street and the lobby area on the ground floor.

4.3 Indoor Communal Spaces

The lobby area gives access to three ground floor apartments as well as a meeting room and a bike storage area. The meeting room contains a communal bathroom and provides external access to the communal open space. This room is a common room for events and appointments to serve the tenants as organised by Department of Communities and Justice. The bike storage area can store up to 26 bicycles and the internal walls are made of glass into this area. Permeable batten screening is proposed to the exterior walls of the storage area. The ground floor has been designed so that the bike storage is easily accessible from both external entrances.

4.4 Ground Floor Entrances

The lobby is utilised as the central circulation area and is accessible from three points: two main doors to the lobby area which address Boyd Street and Brett Street, and the accessway through the communal open space via Boyd Street. The lobby entrances are accessible via a stairs and ramps, and the accessway to the communal open space is accessible via a ramp only.

Basements: The basement levels have been proposed almost to the boundary of the Site at the north, south and west boundary and is comprised of the vehicle parking area provisioning 65 spaces across the two levels, a fire pump room and water storage tank on basement 1, and lifts. Eight parking spaces are designed to serve people with a disability. External entrances to the basement exist in the form of vehicular access to the south on Brett Street and a fire stairwell at the northeastern corner of the Site on Boyd Street.

Waste Room: The waste room is accessible from outside the building, providing easy access for residents and for the collection of waste.

5.0 Matters for Consideration in the Design Phase

5.1 Entrapment Spots

An entrapment spot is an area where individuals might be at risk of becoming trapped or isolated, making them vulnerable to criminal activity. Environments should be designed to minimise the risk of entrapment by improving visibility, increasing natural surveillance, and enhancing accessibility to reduce opportunities for crime. Whilst the impacts of entrapment spots can be mitigated using other CPTED implementations, it is integral that if they can be removed in the design process, they are.

5.2 Blind Spots

A blind spot is an area within the physical environment that is not visible or easily surveyed from other areas. Certain architectural designs can create corners, nooks and narrow pathways that sightlines do not directly intersect with which causes a blind spot. Blind spots can be combatted using lighting and technical surveillance but should be addressed in the design phase of the development if possible. Oftentimes blind spots are entrapment spots; however, a blind spot can simply be a dog-leg corner in a lobby as opposed to being a small space where one might feel isolated.

5.3 Movement Predictions

Movement predictions enable planners and architects to anticipate the interactions people have with spaces and how they move through them. By utilising movement predictions, mitigation measures for crime prevention are not blindly implemented into developments, but instead capitalise on existing knowledge of human behaviour. Where it is expected that a person will travel through a space, surveillance, lighting and signage should all be specifically implemented. Recommendations made in **Section 7** capitalise on the movement predictions made with respect to the proposed design.

5.4 Landscaping

Landscaping is an important consideration in both the design and ongoing operation of the development as an affordable housing RFB. Sightlines are integral to the effectiveness of other CPTED matters for consideration such as casual and technical surveillance. In creating a landscape design, the size of species needs to be considered to ensure that casual and technical surveillance can adequately occur. Coupled with an adequate vegetation maintenance strategy, the selection of plant species will maintain sightlines utilised in both casual and technical surveillance.

5.5 Material Palette

Areas and buildings that appear degraded and unmaintained are more likely to be hotspots for criminal activity. A material palette has implications to the urban design framework but can also significantly contribute to the prevention of crime. Adopting a palette that appears fresh and new allows for the one to identify the building as occupied, maintained and surveyed. Moreover, using materials that are easily maintained is integral. As per the recommendations made in **Section 7**, a plan of management is required to include provisions that hold Homes NSW accountable for the removal of graffiti and vandalism in a timely manner. This ensures that criminals don't observe the development as an easy target to carry out criminal behaviour.

6.0 Crime Risk Rating

The crime risk rating determined for the project has taken into account the existing site conditions as well as architectural drawings prepared by CKDS, and landscape plans prepared by Xeriscapes. With respect to the above factors, the crime risk rating of the Site, with consideration to the proposed development, remains as 'low'.

6.1 Communal Open Space

A communal open space and its accessways are subject to casual surveillance from ground floor apartments, the meeting room and bike storage area. This space encourages casual social interactions between residents to occur when being utilised whilst discouraging inappropriate behaviour such as squatting and antisocial activities by allowing for casual surveillance to occur. There is a risk of people utilising raised planter boxes as a means to climb the building or access private areas, however given the orientation of landscaping this risk is minimal and can be mitigated with the recommendations made in **Section 7**.

6.2 Indoor Communal Spaces

The lobby area gives access to three ground floor apartments as well as a meeting room and a bike storage area. These areas have been designed to deter undesirable behaviours such as large and inappropriate gatherings and squatting. The bike storage room has been identified as a possible entrapment spot; however, casual surveillance will occur over this area as materials such as glass, and permeable wooden slats rather than solid walls will be utilised. Additionally, recommendations made in **Section 7** will aid in reducing potential criminal activity enabled by the design of the bike storage area. The proposed meeting room is to be utilised by the Department of Communities and Justice (DCJ) in organising events for the residents. This area will not be accessible to residents without the permission and presence of an employee from the DCJ.

6.3 Ground Floor Entrances

CKDS's design of the ground floor entrances maximises sightlines to the main building entrance by situating the door on the corner of the development as opposed to utilising just one frontage. Permeable view lines through the lower portion of the development increases casual surveillance over the building's entrance and creates a greater sense of safety for residents when entering and exiting.

Whilst CPTED principles indicate that all people entering the building should do so through one central entrance, it was noted in the design that the inclusion of a secondary street frontage entrance was done so for the following reasons:

- If an emergency were to occur, residents may find it difficult to all funnel out through one central entrance. Providing an additional entrance allows residents to select their closest exit in an emergency and avoid trampling and crowding one doorway.
- The two entry points address both street frontages.
- Passive surveillance is provided from a ground floor apartment as well as all north facing apartments which look down into the communal open space. In providing additional surveillance through the provision of two entry pathways, loitering, antisocial behaviour and non-resident access are unlikely to go unnoticed.
- The pedestrian pathway connection with landscaping on one side is a transition between the private space at the street edge and the public domain.
- The bike storage is at the rear of the internal ground floor area, meaning that it would be easier and cleaner for residents utilising the bike storage area to access it.

Appropriate mitigate measures have been employed in **Section 7** to ensure that the risks associated with having two entrances to the building are minimised to the highest extent.

6.4 Basements

External entrances to the basement levels exist in the form of vehicular access to the south on Brett Street and a fire stairwell at the northeastern corner of the Site on Boyd Street. The vehicular access is gated and as per the recommendations made in **Section 7**, will only be accessible to residents through a regulated security system. The stairwell is a fire exit and can only be opened from the inside.

6.5 Waste Room

The access to the waste room has been configured so that odour in communal indoor areas is minimised. This area has been noted as a potential entrapment spot and has been designed to include two entrances to minimise this risk. Additionally, as it is an external entrance to an enclosed space, crime risks will be required to be mitigated through the employment of appropriate lighting, technical supervision and access control as noted in **Section 7**.

6.6 Public Domain Interface

The landscaping plan inclusive of trees and shrubs, proposes a significant increase in landscaping to the public domain interface on both Brett and Boyd Street. This poses a concern of loitering and may allow users of the space to conceal themselves within this environment. This risk can be mitigated by the recommendations made in **Section 7**, specifically those regarding technical supervision and environmental management.

6.7 Orientation of Private Open Space

The orientation of proposed balconies prevents criminal activity through its design as well as the location of services. Separation or design elements have been implemented between balconies to ensure the privacy of residents, and to ensure that no private open space can be climbed into via another point of the building. The location of services such as AC units on the balconies will not allow a person to climb up or down the building or across to a neighbouring private open space.

7.0 Recommendations

This section details the recommendations the applicant must implement into the development by way of a plan of management, which a consent authority should apply to approval of the development specified under **Section 4**.

7.1 Casual Surveillance

- Maintain landscaping to ensure that vegetation including trees and other plantings reduce the chance of obstruction of views or the creation of hiding places. Low, well-maintained plantings are preferable to high shrubs or dense vegetation that can block sightlines.
- Design building layouts with clear and direct access routes that are visible to for the way finder and to others. Avoid creating isolated or hidden areas where individuals can easily commit crimes without being seen.
- Ensure that communal spaces are accessible to all residents, including those with disabilities. Inclusive design promotes the use of these spaces and ensures that all community members can participate in and contribute to natural surveillance.

7.2 Technical Supervision

- Install CCTV at all entry and exit points, including doors, gates, and driveways. This ensures that all areas where people can enter or exit the property are monitored. Additionally, CCTV should be implemented in areas where residents share a common space. It should be noted that such cameras should maximise the privacy of residents in non-communal spaces.
- Position CCTV to cover the perimeter of the property, including fences, walls, and any vulnerable areas. This helps in monitoring any attempts to breach the boundary.
- Focus on high-traffic areas such as parking lots, pathways, and communal spaces where people are likely to congregate. Increased visibility in these areas can deter potential criminals.
- Ensure that camera fields of view overlap to minimise blind spots and ensure continuous coverage.
- Utilise high-resolution cameras to ensure clear and detailed footage. Higher resolution helps in identifying individuals and reading details, such as license plates. Additionally, the applicant should select cameras with good low-light performance or infrared capabilities to ensure effective monitoring in low-light conditions or at night.
- If possible, implement CCTV with connections to the building's alarm systems. This creates a comprehensive security response.
- Conduct regular maintenance checks to ensure cameras are functioning correctly, lenses are clean, and recordings are being properly stored.
- Implement a reliable data storage solution for recording footage, ensuring that it is backed up and securely stored. Homes NSW is required to determine how long footage needs to be retained based on legal and operational requirements.
- Implement signs indicating that CCTV surveillance is in operation. This can act as a deterrent to potential criminals who are aware that they are being monitored. Homes NSW are to ensure that residents and visitors are aware of the CCTV system and its purpose. This can enhance the perceived security of the area and encourage vigilance.

7.3 Access Control

- Install fences and gates that are sturdy around the perimeter of the property. Ensure gates are well-maintained, have secure locks, and are not easily climbable or cut.
- Use high-quality, tamper-resistant locks on all doors and windows, especially those at ground floor entrances. Consider locks with keypads, card readers, or biometric systems for added security.
- Manage key distribution carefully. Use key control systems to track who has access and replace locks if keys are lost or stolen.
- Implement systems for managing visitors, such as intercoms and call boxes. Ensure visitors are logged and monitored while on the property.
- Install alarm systems that trigger when unauthorised access is detected. Ensure alarms are connected to a monitoring service that can alert emergency responders if needed.
- Perform regular maintenance and checks on all access control systems, barriers, and locks to ensure they are functioning properly and have not been compromised.

- Stay updated with advancements in security technology and consider upgrading systems as needed to address emerging threats or vulnerabilities.

7.4 Lighting

- Install bright, consistent lighting around the perimeter of the building, including entrances, driveways, and parking areas. Ensure that these areas are well-lit to enhance visibility and deter potential intruders. Ensure that lighting is consistent across the entire property. Avoid creating pockets of darkness where criminal activity could occur.
- Use pathway lights to illuminate walkways leading to the building's entrances. This not only improves safety for residents but also reduces areas where someone could hide.
- Identify and light up any potential blind spots around the building, such as corners, alcoves, and areas behind vegetation or fences. Ensuring these areas are visible reduces opportunities for concealment.
- Perform regular maintenance on all lighting fixtures, including cleaning bulbs and replacing broken lights. Malfunctioning or missing lights can create dark spots that attract criminal behaviour.
- Use timers to ensure that exterior lights are on during times of lower visibility, such as late at night. Timers can be programmed to turn lights on and off at specific times or based on daylight hours.

7.5 Territorial Reinforcement

- If applicable, display CCTV security notice signs to convey that the development is under constant surveillance.
- Clearly delineate between publicly and privately accessible areas via passive boundaries that do not appear to over fortify private spaces when viewed from publicly accessible areas. High fencing is generally discouraged.
- Provide Homes NSW identification signage where appropriate.

7.6 Environmental Maintenance

- Regularly clean communal spaces and public-facing elements of the development. Remove litter, graffiti, and other signs of disrepair. A clean environment signals that the area is cared for and monitored, which can deter criminal activity.
- Ensure that facilities such as lighting, and security cameras are well-maintained. Repair broken or malfunctioning equipment promptly to prevent it from becoming a target for vandalism or misuse.
- Keep vegetation well-trimmed to maintain clear sightlines and reduce concealment spots for potential criminals. Regular pruning helps ensure that plants do not obstruct visibility around entry points, pathways, or surveillance cameras.
- Regularly inspect and repair building exteriors, including walls, fences, and windows. Repaint surfaces as needed to maintain a fresh and appealing appearance. Well-maintained buildings are less likely to attract vandalism or neglect.
- Promptly address any damage to property, such as broken windows, graffiti, or damaged fences. The longer damage remains, the more likely it is to attract further vandalism or criminal activity.
- Clean light fixtures periodically to ensure they are not obstructed by dirt or debris, which can reduce their effectiveness.
- Remove graffiti and vandalism quickly. Removing graffiti and repairing damage as soon as it occurs prevents it from encouraging more vandalism or signalling a lack of oversight. Use protective coatings on surfaces that are prone to graffiti to make it easier to clean and to deter vandals.
- If applicable, ensure that there are sufficient waste disposal facilities, such as trash cans and recycling bins, throughout communal spaces. Proper waste management helps prevent littering and the accumulation of waste, which can attract criminal activity.
- Ensure regular and adequate waste collection schedules to prevent overflow and maintain cleanliness in public areas.
- Address any hazardous conditions such as uneven surfaces, or poor drainage that could pose risks to residents or visitors. Ensuring safety in communal spaces promotes proper use and enjoyment.
- Maintain accessible design features for all users, including ramps, handrails, and clear pathways. Inclusive environments encourage use and contribute to overall safety.
- Invest in maintaining and improving the aesthetic appeal of properties including publicly visible spaces. Attractive environments are more likely to be used and cared for by the community, and they discourage criminal behaviour by enhancing the overall perception of safety and order.

7.7 Wayfinding

- Ensure that all signs are clear, legible, and easily understandable. Use large, readable fonts and symbols that can be easily recognised from a distance. This helps people navigate spaces confidently and minimises confusion that might lead to vulnerability.
- Use consistent design elements and colour schemes for signage throughout an area to create a cohesive navigational system.
- Include information on how to access emergency services or contact security personnel on wayfinding signs. This ensures that individuals can quickly find help if needed.
- Regularly inspect and maintain wayfinding elements to ensure they are in good condition, visible, and functioning properly. Replace damaged or outdated signs promptly.
- Keep signage and wayfinding elements clean and free from obstructions. Ensure that graffiti, dirt, or other elements do not obscure important information.