

GYDE

Crime Prevention Through Environmental Design (CPTED) Report

submitted to Hyecorp

on behalf of Gyde Consulting

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Acknowledgment of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present and future Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

Towards Harmony by Aboriginal Artist **Adam Laws**



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EXECUTIVE SUMMARY

This Crime Prevention Through Environmental Design (CPTED) Report has been prepared by Gyde Consulting to accompany a detailed State Significant Development Application (SSDA) for the development of a mixed use residential tower with infill affordable housing at 37 Archer Street, Chatswood NSW 2067. The site consists of attached townhouses within a large rectangular lot. The legal description of the site is outlined in table below.

Property Address	Title Description
37 Archer Street, Chatswood NSW 2067	SP 38065
Project Site Area	2,201m ²

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-73277714).

This report concludes that the proposed development is suitable and warrants approval subject to the implementation of the following recommendations:

- While the architectural design offers opportunities for natural observation, the incorporation of formal surveillance via CCTV cameras strategically positioned (such as at the residential lobby entrances, and around the through site links) could serve as a deterrent for potential offenders, enhancing the overall surveillance capacity on the premises.
- Ensure lighting is effective particularly along the through site link. Effective lighting contributes to public perception by reducing fear, increasing community activity, improving visibility, defining activity spaces and increasing the chance that offenders will be detected and apprehended.
- Consider the use of white paint in the basement carpark for maximum illumination.
- The Proposal should consider the integration of access control strategies to manage and regulate the movement of vehicles in the through site link.
- At the detailed design stage, distinct design cues—such as colours, materials, landscaping, signage, and other elements—should be developed to further reinforce each area’s (residential, commercial, retail) function.
- Ensure design cues are emphasised along the through site link

- Building management shall provide upkeep of the site including general cleanliness, removal of graffiti, and landscaping to ensure the development remains inviting and well-presented.
- Landscaping along the through site link should be well maintained.
- Ensure landscaping across the site is well maintained, with lower-level shrubs should reach a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when mature. This will also support passive surveillance and perceptions of public safety.
- Prepare a Plan of Management for the through site link prior to Construction Certificate.
- Ensure any fallen branches and other green waste is disposed of rapidly, particularly along the through site link.
- Consider the use of bespoke street furniture and place making treatments including public art to reinforce public spaces.
- Any breakages to complimentary external items, such as windows, lighting fixtures, waste bins, seating and signage, shall be repaired within a reasonable time frame.

1. INTRODUCTION

The application seeks consent for the demolition of existing structures on the site and the development of residential apartments (including affordable housing), commercial office space, food and beverage uses and retail tenancies with servicing areas and parking contained within the building’s basement. A publicly accessible through site-link is also proposed providing a direct connection between Archer and Bertram Streets and allowing opportunities for outdoor dining and passive recreation.

Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings, structures and trees.
- Excavation of the site to a basement depth of RL RL71.85mm.
- Construction of a mixed-use building to 28 storeys (RL184.25m) comprising residential and commercial uses.
- The development of 125 apartments (including 28 affordable housing units) with residential amenities and services, commercial office space, food and beverage tenancies and retail

Report Purpose

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

The structure of the report responds to the guidelines as follows:

- Section 2 identifies the proposed development
- Section 3 provides the methodology
- Section 4 presents the assessment framework
 - Policy review
 - Site context
 - Social locality and demographic profile
 - Crime data
- Section 5 evaluates the proposal against CPTED principles and makes recommendations to minimise risk of crime

This Crime Prevention Through Environmental Design (CPTED) Report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 12 July 2024 and issued for the SSDA (SSD-73277714). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

REF NO	SEARS REQUIREMENT	SECTION OF REPORT WHERE RESPONSE IS PROVIDED
SEAR 7 – Public Space	<ul style="list-style-type: none"> Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines. 	N/A – this entire report comprises the response to this SEAR.

2. THE PROJECT

This section provides information on the project context, including a description of the site, its geographic location, and the project proposal.

Description

The proposal is for a 28-storey building with 6-levels of basement below. The development contains the following uses:

- Residential apartments: A total of 125 apartments (including 28 affordable housing units) comprising 29 x 1 bed apartments, 55 x 2 bed apartments, 30 x 3 bed apartments and 11 x 4 bed apartments with recreational facilities at Level 8.
- Office tenancies: occupying levels 2 and 3.
- Retail tenancies: double storey retail units fronting Bertram Street.
- Food and beverage tenancies: ground level.
- Basement parking: 154 car spaces, 9 motorbike spaces, 28 bicycle spaces and end of trip facilities.
- Servicing and plant equipment.
- Publicly accessible landscaped through site link.

The gross floor area (GFA) for the proposed development is described below:

- Total GFA: 14,230sqm
 - Residential GFA: 12,318sqm
 - Non-residential GFA: 1,912sqm.

The Site

The site is located at 37 Archer Street, Chatswood within the Willoughby Local Government Area (LGA). The site is legally described as SP 38065 and has an area of 2,201m². The existing development includes two buildings (multi-unit housing) of up to three storeys in height which accommodate a total of 14 dwellings. The existing development includes an inground swimming pool fronting Archer Street and single level of basement parking which is accessed from Bertram Street. Pedestrian entries are available from Bertram and Archer Street. Vegetation within the site includes planter boxes through the central circulation spaces and established trees around the site's perimeter. Street trees, comprising native species, along the site's western frontage form part of an attractive and distinctive avenue of trees.

The site is situated on the southern edge of the Chatswood CBD. The immediately surrounding area has been zoned for more intensive development and is intended to support mixed use development including high density residential uses. The existing character of the area is evolving.

The urban context surrounding the site is characterised by a mix of

residential, commercial, and retail uses. The surrounding locality is described below:

North: The site is bounded to the north by low scale residential development including townhouses and single dwelling properties. This land is zoned to support high-rise mixed use development including buildings with heights up to RL246.8m. Along Archer Street proposals for mixed use towers have been lodged for properties at 51-55 Archer Street and 57-61 Archer Street.

East: The site is bound to the east by Bertram Street which comprises a two-way local road and borders the western edge of the South Chatswood Heritage Conservation Area. A locally listed heritage item at 34 Neridah Street is situated directly opposite.

South: A development application for a 14-storey mixed use development has been lodged for 31-44 Archer Street which is situated immediately to the south of the site. This area provides a transition to low scale residential uses contained within the South Willoughby Conservation Area located on the southern side of Johnson Street. There is a locally significant heritage item at 27 Archer Street.

West: To the west the site is bound by Archer Street which comprises a four-lane classified road. Existing development on Archer Street comprises medium density residential towers of 7 storeys and higher. The area has been zoned for taller buildings of up to 90m. Further to the west is the Chatswood transport interchange and Pacific Highway, linking to the CBD and wider Greater Sydney region.

The site benefits from excellent access to public and active transport and is within walking distance of the Chatswood Interchange, which provides rail and metro connections to North Sydney, Macquarie Park, and the Sydney CBD. Bus services run along Archer Street and provide connections to Chatswood and Crows Nest.

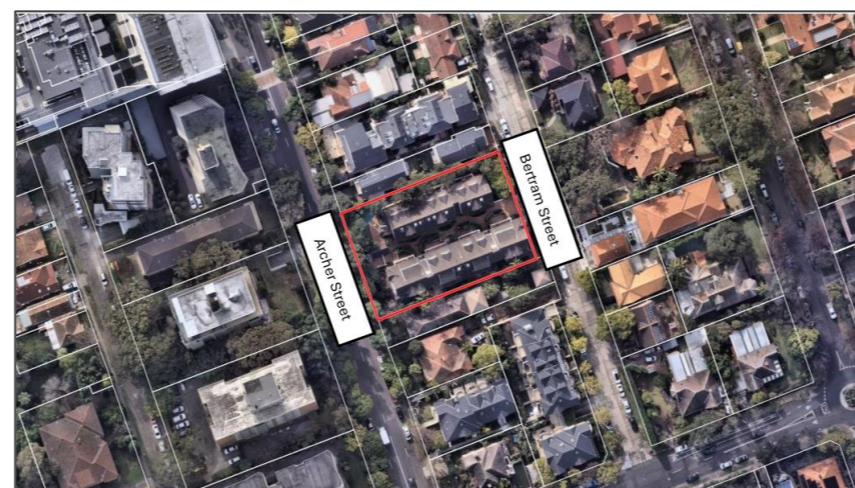


Figure 1 The site. Source: NearMap

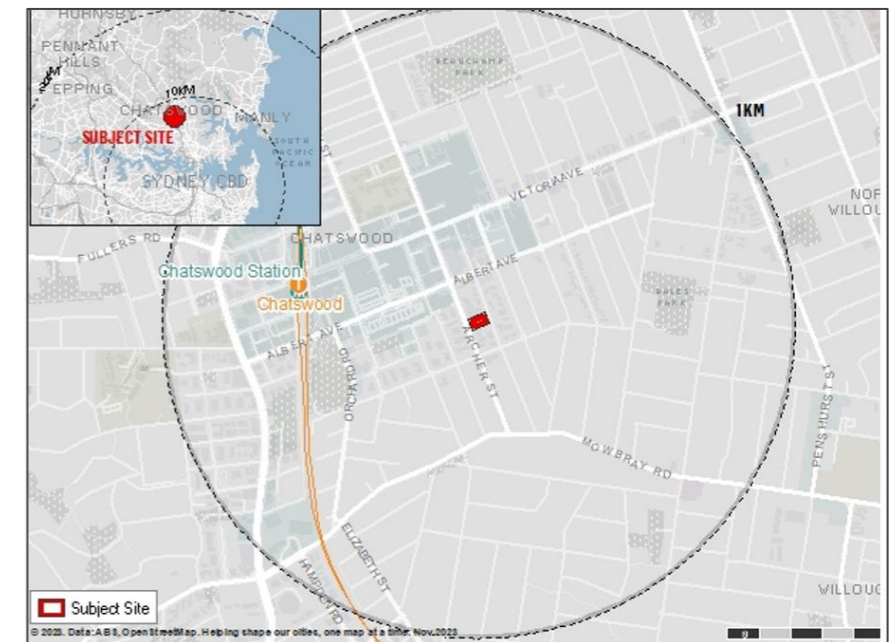


Figure 2 Local context map. Source: Urbis

3. METHODOLOGY

The following tasks and stages have been undertaken as part of this CPTED report, and form the key components of the Assessment Framework:

- Policy review
 - NSW Government CPTED Guidelines
- Understanding site context
- Defining the social locality and preparing a demographic profile
- Reviewing and presenting local crime data
- Assessment of the proposal against the CPTED principles taking into consideration the architectural and landscape designs, site context, social locality, community profile and local crime occurrence
- Identification of measures to enhance safety, security, and crime prevention consistent with CPTED principles.

4. ASSESSMENT FRAMEWORK

In April 2001, the (then) NSW Department of Infrastructure, Planning and Natural Resources introduced “Crime prevention and the assessment of development applications” guidelines under Section 4.15 of the Environmental Planning and Assessment Act, 1979. Those guidelines require consent authorities to ensure that development provides safety and security to users and the community.

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. Such a strategy seeks to reduce opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space.

CPTED seeks to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- Reducing the potential rewards of crime by minimising, removing or concealing ‘crime benefits’
- Removing conditions that create confusion about required norms of behaviour.

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

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

These principles are identified in the “Crime prevention and the assessment of development applications Guidelines under section 4.15 of the Environmental Planning and Assessment Act 1979” issued by the (former) Department of Urban Affairs and Planning, and as noted in **Table 1** below.

Table 1 CPTED Principles

PRINCIPLE	INTENT
Surveillance	The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance.
Access control	Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.
Territorial reinforcement	Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.
Space management	Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned-out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

5. AREA PROFILE

An analysis of demographic and population forecast data provides an understanding of the characteristics of communities. With the addition of crime data, the area profile aims to inform the assessment.

The primary source of data for the community profile is the Australian Bureau of Statistics (ABS) 2021 Census, compiled and presented by id (Informed Decisions), and data from the Bureau of Crime Statistics and Research, 2024, for the period June 2022 to June 2024.

Population Profile

In 2021, the population of Willoughby LGA was 76,044. This is projected to increase to 81,612 by 2036, an increase of 5,568 at an average annual change of 0.5% or around 370 people per year. This is a total change of 7% across the 15-year period.

In Chatswood East, the population is projected to increase from 19,782 in 2021 to 21,933 in 2036. This is an increase of 2,151 people over the 15-year period.

Chatswood East SA2 is projected to contribute almost 40% of the total LGA growth between 2021 and 2036

Across Chatswood East SA2, there are more females than males, with a ratio of 52.6% to 47.4% respectively. This is slightly higher ratio of females compared to Greater Sydney (50.6% female) and Willoughby LGA (51.9% female)

Age

The median age for Willoughby LGA in 2022 was 39.05. For Chatswood East it was 36.9, projected to increase to 37.7 by 2036. The broader LGA will also experience an increase in the median age to 39.2 by 2036.

Comparing the age structure distribution in 2021, Chatswood East has a higher proportion of those aged 20 to 39 years of age than Willoughby LGA, 33% compared to 27% respectively. **Figure 3.** below shows the age structure distribution as a proportion, forecasted change between 2021 to 2036 for Chatswood East.

It is projected that between 2021 and 2036, Chatswood East will see an increase of around 785 people aged over 65 years, increasing to 17% of the population. The working population aged between 20 and 64, will increase by around 1,335 people and children aged between 0 and 19 will increase by 34 people.

By 2036, people aged between 20-29 will have the biggest proportional increase, going from 14.6% of the total population in 2021 to 16.3% in 2036.



Figure 3 Projected change in Chatswood East SA2 age structure proportions between 2021 and 2036



Figure 4 Projected change in Ku-ring-gai LGA age structure proportions between 2021 and 2036

Household Types

In 2021, couples with children are the highest household type in the Willoughby LGA and Chatswood East. The overall number of couple families with children will increase out to 2036 in Chatswood East, however it will reduce in its total proportion from 31% to 28%, as a result of couples without children and lone person households increase from 23% to 24% and 24% to 26% respectively.

By 2036 it is projected that in the Chatswood East SA2, there will be more lone person households (2,321) than couples without children (2,155).

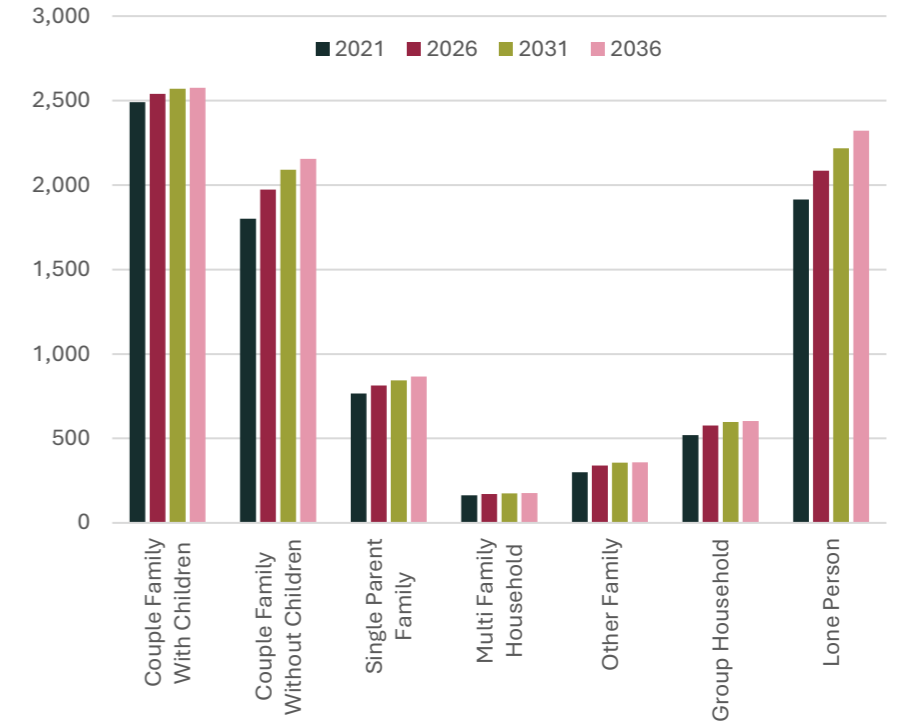


Figure 5 Projected change in Chatswood East SA2 household formation between 2021 and 2036

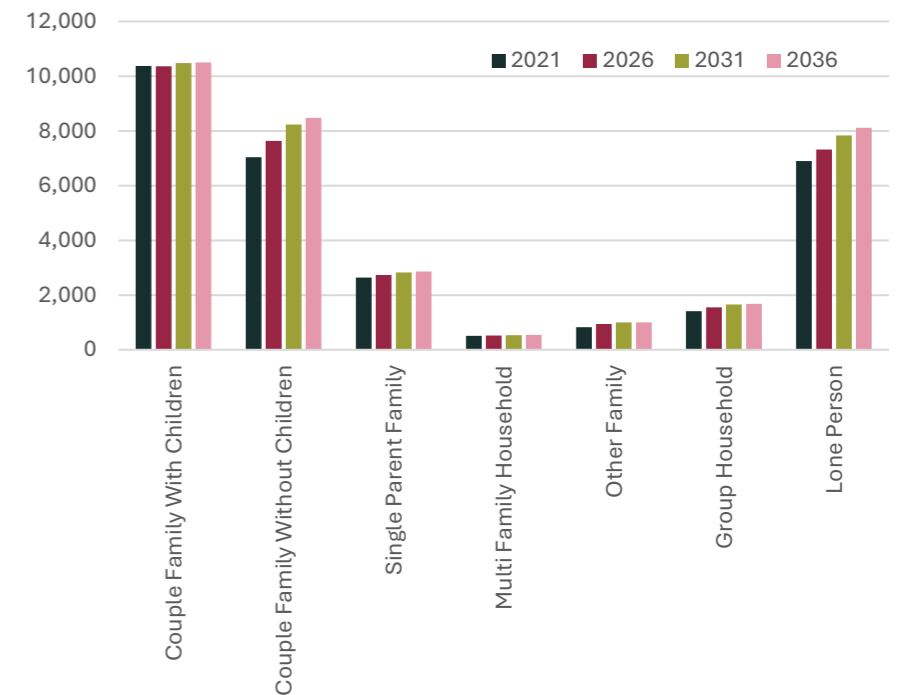


Figure 6 Projected change in Willoughby LGA household formation between 2021 and 2036

Housing structure

The current dwelling structure in Chatswood East majorly consists of high-density apartments. Separate houses are the next highest proportion of dwelling types in SA2, accounting for 23% of the housing stock.

Comparatively, in the wider Willoughby LGA 43% of the dwellings are apartments, and 40% are separate houses.

Of all the dwellings in Chatswood East, 39% have 2 bedrooms, followed by 22% three and 20% one bedroom. In the Willoughby LGA, with a higher proportion of separate houses, over 53% of dwellings have 3 or more bedrooms.

An increase in dwellings across the state is required to house the project population.

To support the projected population growth, Chatswood East SA2 requires an additional 1,229 dwellings between 2021 and 2036. In Willoughby LGA, an extra 3,857 dwellings is needed by 2036.

The changing nature of households indicates a need for more diverse housing supply in Chatswood East to accommodate the increase in lone person, driven somewhat by the ageing population, and couples with no children.

Cultural diversity

Willoughby sits on the land of the Gamaragal people, of the Eora Nation.

The Gamaragal people (also spelt Cammeraygal) are the Aboriginal Australians who are the original custodians of the region between the north shore of Port Jackson to North Head and east towards Manly Cove.

In 2021, there were 207 people who identified as Aboriginal and/or Torres Strait Island in the Willoughby LGA. This is a very small proportion of the population, accounting for 0.26% of the entire LGA. In Chatswood East, this was a similarly minority of the population, at 33 people or 0.16% of the population.

The Chatswood East social locality is highly culturally diverse with over 64% of the population being born overseas. Of this, the highest proportion were born in North East Asia, accounting for 38.4% of the population. The second highest birthplace was Australia, being 35.3% of the population. This differs substantially from the broader LGA with over 50% of people being born in Australia.

Education and Employment

People in the Chatswood East SA2 are highly educated. In comparison to the state, over 60% of the population holds a Bachelor or post graduate degree and/or above. Around 40% of the NSW population holds this level of attainment.

The Chatswood East SA2 and the Willoughby LGA reflect a similar pattern of educational attainment with over 60% of the population holding a Bachelor Degree and above.

Around 60% of the population in Chatswood East and Willoughby LGA were recorded participating in the labour force in the 2021 Census. 36.3% of the Chatswood East population were not in the labour force at the time of the Census, similar to the broader LGA and state.

Of the Chatswood East population in the labour force, 58% were working full time and 27% were working part-time.

For both Chatswood East and Willoughby LGA, Computer System Design and Related Services made up the highest proportion of Industry of Employment category in the 2021 Census at 6.5% and 5.8% respectively.

Socio – economic

Household income recorded in the 2021 Census for Chatswood East and Willoughby LGA are higher than NSW, with over 34% and 44% respectively stating they earned over \$3,000 per week. In NSW it was 27%.

The Socio-Economic Indexes for Areas (SEIFA) measure the relative level of socio-economic disadvantage and/or advantage based on a range of Census characteristics.

Willoughby LGA and the surrounding areas are within a broader area of high socioeconomic advantage, scoring mostly within the 9th or 10th decile in each index of SEIFA. Willoughby scored 1,142 in the Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) and was within the 10th Decile.

Table 2 SEIFA Index scores for selective LGAs

LGA	IRSAD index score
Woollahra	1176
Mosman	1169
Ku-ring-gai	1165
North Sydney	1164
Lane Cove	1162
Hunters Hill	1156
Willoughby	1142
The Hills Shire	1136
Sydney	1126
Northern Beaches	1125
Canada Bay	1116
Hornsby	1116
Ryde	1099
New South Wales	1016

5.1. Crime Profile

The NSW Bureau of Crime Statistics and Research (BOCSAR) is a statistical and research agency within the Department of Attorney General and Justice.

A selection of BOCSAR crime statistic statistics for Chatswood East and Willoughby for the period September 2022 and October 2024 are presented below. Data for NSW is provided for benchmarking purposes.

BOCSAR's crime statistics consist of criminal incidents reported to, or detected by, police and recorded on the NSW Police Force's Computerised Operational Policing System (COPS). While this system is used for recordkeeping for all police operations, not just for criminal matters, BOCSAR only reports on criminal incidents and selected policing activities. BOCSAR's crime statistics therefore do not capture crimes that are not recorded on COPS. The Australian Bureau of Statistics conducts regular crime and victim surveys which attempt to capture a snapshot of both reported and unreported crimes.

BOCSAR's standard quarterly publications report on 13 major offence categories, which include serious personal violence and property offences.

In this CPTED report, BOCSAR's 'crime mapping tool' has been used to provide a table and visual representation of data on criminal incidents in the Willoughby LGA using the rate per 100,000 metric compared with NSW, crime rate maps and hot spot maps.

The incidents of crime presented for this CPTED include:

- Assault and domestic assault
- Robbery
- Sexual offences
- Theft and theft from dwelling, steal from person, theft other
- Malicious damage to property.

BOCSAR crime tables for Chatswood, Willoughby LGA and NSW are provided in **Table 3**.

Assault

Incidents of assault in Chatswood, although stable, are higher than rates per 100,000 people for Willoughby over the two-year period. Similarly, incidents of domestic assault in Chatswood are higher than those for the Willoughby LGA. Overall domestic assault in NSW has increased on average across the state by 6.5% per year.

Robbery

When compared to Willoughby, incidents of robbery are higher than Chatswood. In the year to June 2024, the rate of robbery per 100,000 people was 27.3, while in Willoughby the rates were 13.2. A rate of 27.3 puts Chatswood at a higher rate than NSW, which has an average rate per 100,000 people of 24.5.

Sexual Offences

Chatswood also has a higher rate of sexual offences per 100,000 people than both Willoughby and NSW, although rates for all three areas are stable.

Theft

Theft, rates of steal from retail store and steal from dwelling all have lower rates per 100,000 than Willoughby and NSW, however, steal from person rates are higher for Chatswood than Willoughby. In the period September 2022 to October 2023, Chatswood had more than double the rate of steal from person than Willoughby, at 54.7 and 21.2 respectively.

Malicious Damage to Property

Rates per 100,000 for malicious damage to property were also significantly higher for Chatswood when compared to Willoughby.

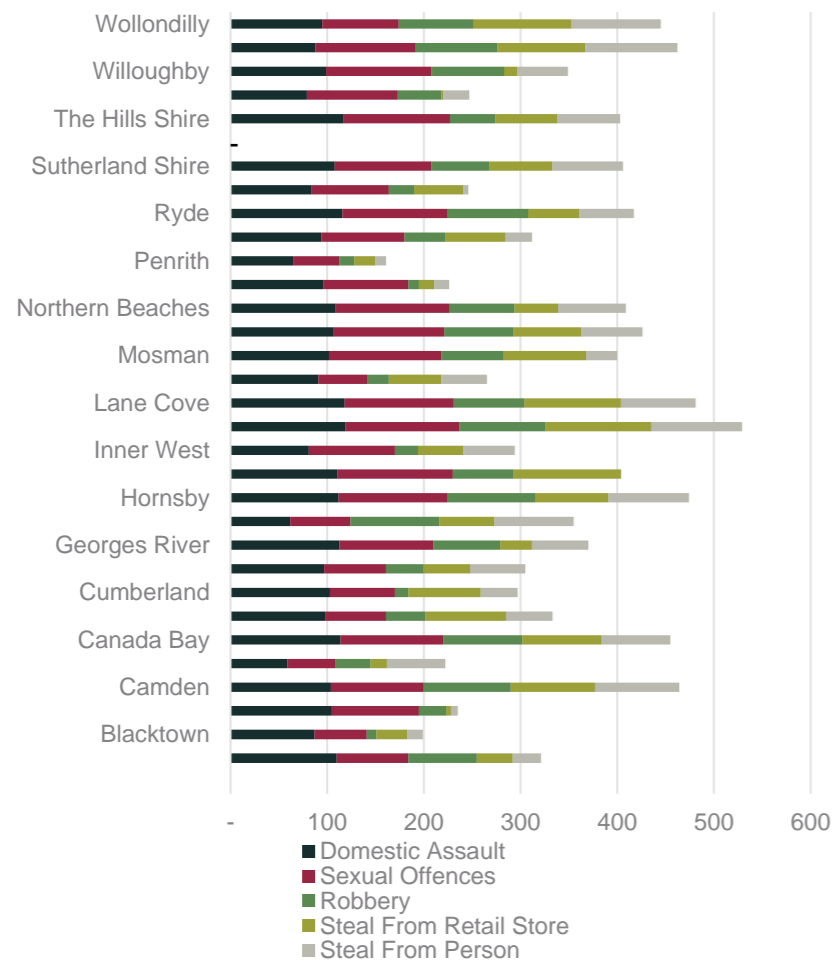


Figure 7 Selected Sydney LGA crime rankings. Source: NSW BOCSAR

Table 3 BOCSAR Crime Tables

Offence	Suburb	Year to Sept 2023		Year to Oct 2024		Status P/A
		Count	Rate (per 100,000)	Count	Rate (per 100,000)	
Assault	Chatswood	147	573.9	153	597.4	Stable
	Willoughby	283	375.0	295	390.9	Stable
	NSW	70699	865.8	74841	916.5	Stable
Domestic Assault	Chatswood	49	191.3	54	210.8	Stable
	Willoughby	118	156.3	125	165.6	Stable
	NSW	35,059	429.3	37,332	457.2	Up 6.5%
Robbery	Chatswood	6	23.4	7	27.3	n.c.
	Willoughby	8	10.6	10	13.2	n.c.
	NSW	1,956	24.0	2,004	24.5	Stable
Sexual Offences	Chatswood	58	226.4	54	210.8	Stable
	Willoughby	105	139.1	126	166.9	Stable
	NSW	17444	213.6	18510	226.7	Stable
Theft	Chatswood	896	3498.2	787	3072.2	Stable
	Willoughby	1502	1990.1	1360	1802.0	Stable
	NSW	187012	2290.2	193269	2366.8	Stable
Theft (steal from retail store)	Chatswood	402	1569.5	286	1116.6	Down 28.9%
	Willoughby	464	614.8	341	451.8	Down 26.5%
	NSW	25601	313.5	27953	342.3	Up 9.2%
Theft (Steal from dwelling)	Chatswood	21	82.0	26	101.5	Stable
	Willoughby	76	100.7	95	125.9	Stable
	NSW	15,359	188.1	16,313	199.8	Stable
Theft (Steal from person)	Chatswood	14	54.7	11	42.9	n.c.
	Willoughby	16	21.2	19	25.2	n.c.
	NSW	2075	25.4	2129	26.1	Stable
Theft (Other theft)	Chatswood	99	386.5	143	558.3	Stable
	Willoughby	151	200.1	189	250.4	Stable
	NSW	19,144	234.4	20,804	254.8	Up 8.7%
Malicious damage to property	Chatswood	87	339.7	82	320.1	Stable
	Willoughby	203	269.0	218	288.8	Stable
	NSW	48,752	597.0	49,940	611.6	Stable

Source: NSW BOCSAR

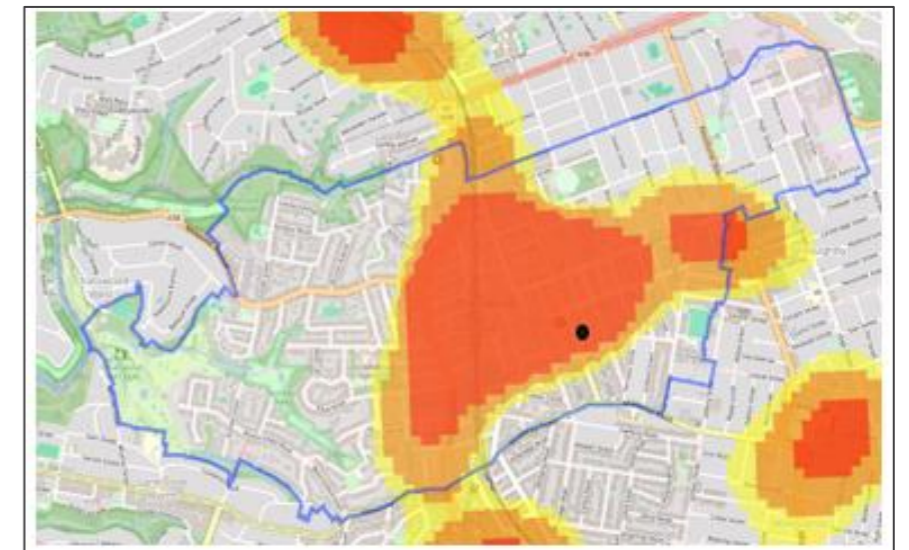


Figure 8 Incidents of malicious damage to property (approximate site marked with the black dot). Source: NSW BOCSAR

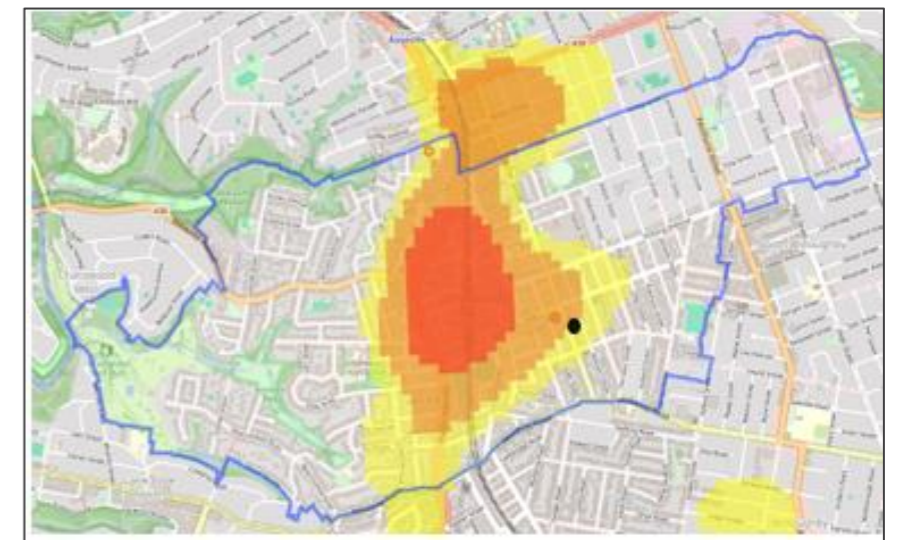


Figure 9 Incidents of domestic assault (approximate site marked with the black dot). Source: NSW BOCSAR

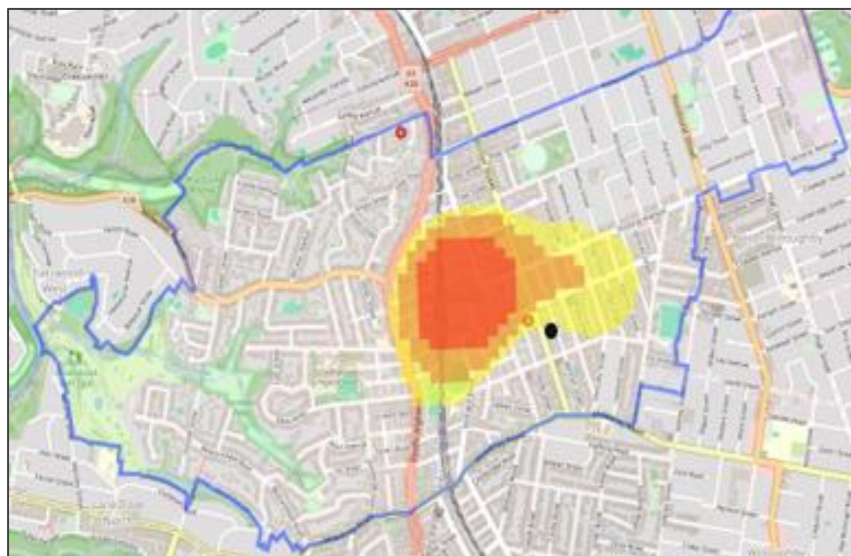


Figure 10 Incidents of robbery (approximate site marked with the black dot). Source: NSW BOCSAR

5.2. Implications for Archer Street Mixed Use Development

According to a 2024 mondaq¹ legal services in an article exploring the suburbs in Sydney with the highest and lowest crime rates, the suburbs with the lowest crime rates are Hunters Hill, Mosman and Land Cove. The highest crime rates are in Blacktown, the Sydney CBD, and Penrith.

The article concludes that “[S]ocioeconomic disparities play a significant role in crime rates. Areas with lower socioeconomic status, higher unemployment, and more government housing tend to have higher crime rates”.

Willoughby LGA is an area of high socioeconomic advantage, scoring mostly within the 9th or 10th decile on the SEIFA index.

The population characteristics of Chatswood and Willoughby suggest that both are family oriented with high levels of cultural diversity.

People are highly educated, the areas have high levels of employment, and the industries with the greatest representations are ‘Professional, Scientific and Technical Services’. Both areas have significantly higher household incomes than NSW.

While crime rates are generally low and stable, there are several crime categories where the rates per 100,000 people are significantly higher in Chatswood than Willoughby LGA.

Incidents of assault, incidents of domestic assault, incidents of robbery, steal from person, and malicious damage to property were all higher for

Chatswood than they were for Willoughby. Steal from person had more than double the rate of steal from person than Willoughby.

While the socio economic of Chatswood and Willoughby profile suggests that they would be areas with low crime rates, incidents like robbery, sexual offences, steal from person and malicious damage to property can be opportune crimes, and the proposed development will need to respond to reduce the potential for these crimes to occur.

6. CRIME RISK ASSESSMENT

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

In general, most proposals are designed to take into consideration the principles described below.

This allows people to feel safer and more comfortable in places and spaces and are therefore more likely to use it on a regular basis and further increase safety around the site.

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

- Surveillance
- Access control
- Territorial reinforcement
- Space Management

6.1. Surveillance

This principle provides that crime targets can be reduced by effective surveillance, both natural (passive) and technical. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance. Surveillance relates to the internal and external layout of a building.

Evaluation

The eastern and western street frontages provide a high level of passive surveillance.

The Proposal includes a through site link from Archer Street to Bertram Street on the northern frontage which is open to the public.

Ground floor retail units on the northern (along the through site link), eastern and western sides are planned to feature glazed boundary

treatments, promoting extensive visibility both into and out of the development.

The Proposal provides active edges through the retail tenancies. This will enhance the characterisation of safe spaces by informal and formal surveillance, light at night and increased pedestrian activity across and around the site. Some of the ground floor retail premises are likely to be active uses in the form of restaurants and cafes with associated outdoor seating.

Short sightlines are established from residential and retail entry areas to the streetscapes, preventing the formation of blind spots or concealed areas. The layout of the development also allows for potential lines of sight from the upper level uses to the public domain areas and the surrounding streets, so providing strong passive surveillance.

Residential apartments will include habitable rooms facing the streetscape, maximising opportunities for oversight of the surrounding public spaces.

The basement level car parking and storage areas are relatively open with few blind spots or concealed areas.

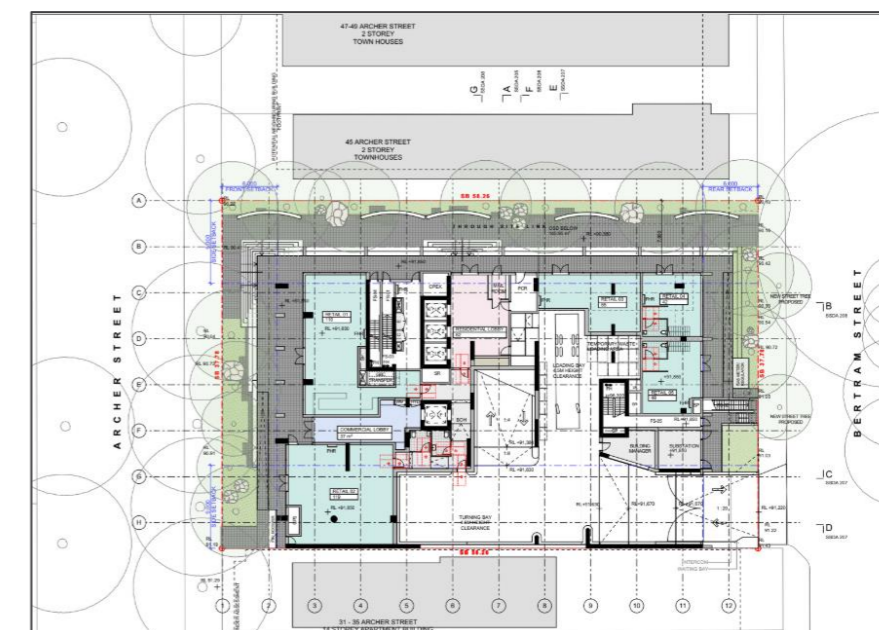


Figure 11 Ground floor plan. Source: Fuse-Architects

¹¹ <https://www.mondaq.com/australia/corporatecommercial-law/1562960/suburbs-in-sydney-with-the-highest-and-lowest-crime-rates>



Figure 12 North elevation. Source: Fuse - Architects

Recommendations

1. While the architectural design offers opportunities for natural observation, the incorporation of formal surveillance via CCTV cameras strategically positioned (such as at the residential lobby entrances, and around the through site links) could serve as a deterrent for potential offenders, enhancing the overall surveillance capacity on the premises.
2. Ensure lighting is effective particularly along the through site link. Effective lighting contributes to public perception by reducing fear, increasing community activity, improving visibility, defining activity spaces and increasing the chance that offenders will be detected and apprehended.
3. Consider the use of white paint in the basement carpark for maximum illumination.

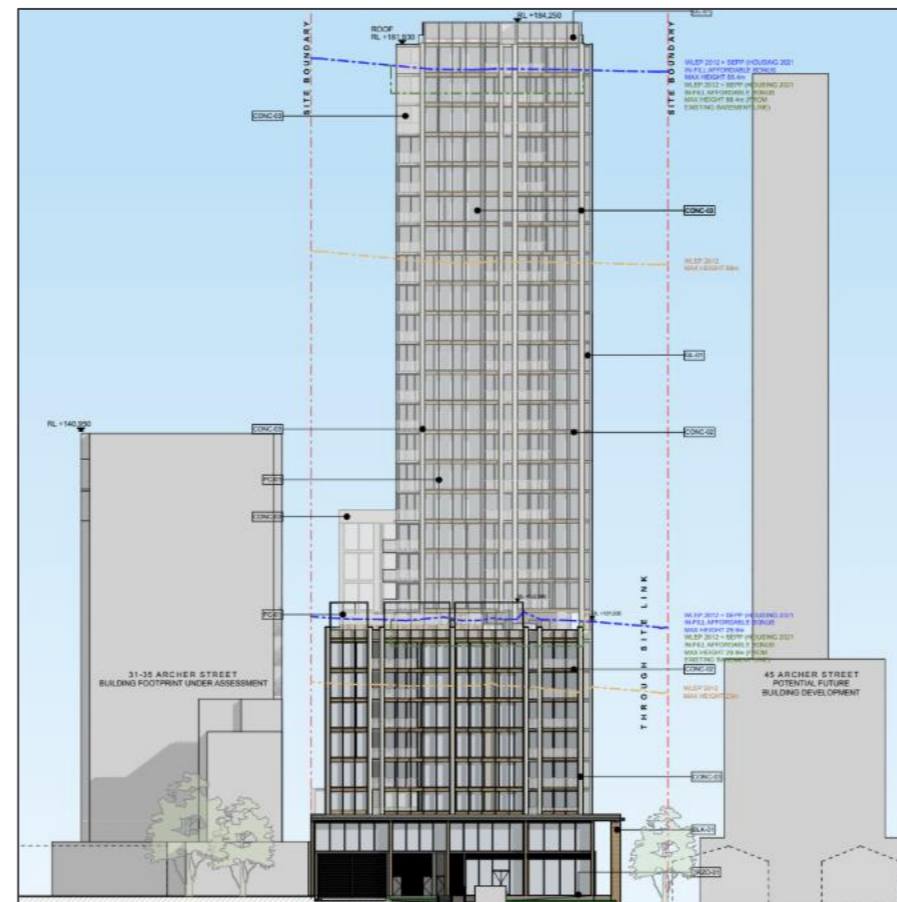


Figure 13 Eastern elevation. Source: Fuse-Architects

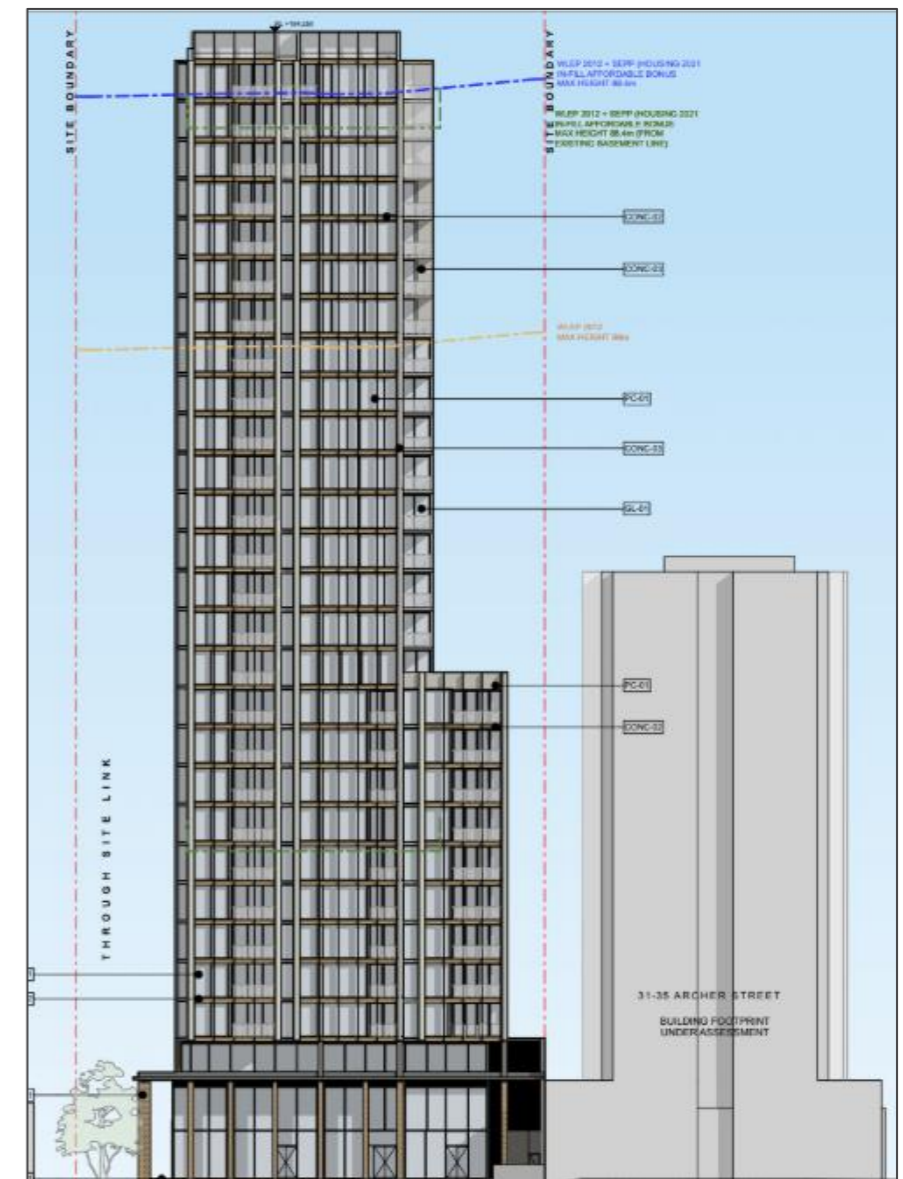


Figure 14 Western elevation

6.2. Access Control

Access control refers to interventions that improve the perimeter security of locations. Specific strategies can include installing or upgrading physical security (such as installing perimeter fencing or self-closing secure doors) or restricting access to an area during certain times. Natural strategies like gardening landscapes and access pathways can also be used to control access by restricting or directing the movement of people with barriers.

Evaluation

The Proposal incorporates multiple access control strategies—natural, technical, and organised—to manage movement and enhance security across the development.

Natural access control is achieved by the design of distinct, easily identifiable entry points at the ground level for various uses, guiding people intuitively toward specific areas. The main ground floor residential lobby provides a logical entry point.

Technical access control measures, such as clear signage and secure doors, are planned to regulate entry to restricted areas. Boom gates or rollers will be used to limit access to the basement car park off Bertram Street.

Non-residential retail spaces benefit from visible access points that will be actively overseen by staff and patrons, while residential apartments will be accessed through separate, secure lobbies.

Recommendations

4. The Proposal should consider the integration of access control strategies to manage and regulate the movement of vehicles in the through site link.

6.3. Territorial reinforcement

Well-used places also reduce opportunities for crime and increase risk to criminals. Community ownership of public space sends positive signals. Ownership cues are heightened, and fear can be reduced amongst residents through the personalisation, marking, maintenance and decoration of a building. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy the space.

Territorial reinforcement methods should be subtle and blend into facades and place. The high quality of the finishes, surveillance and well-maintained materials also help engender a feeling of safety and provide a level of community ownership.

Evaluation

The primary territorial reinforcement cues will be incorporated at the ground level.

The proposed residential, retail and commercial uses are clearly defined with separate and distinct entries which will help guide people to the appropriate areas.

The setbacks provide a clear delineation between the public street and the proposed development, with the retail offerings articulating a strong presence on Archer and Bertram Streets, as well as the through site link. Proposed landscaping along Archer and Bertram Streets personalises the site and further emphasises the site boundaries.

Recommendations

5. At the detailed design stage, signage, and other elements—should be developed to further reinforce each area’s (residential, commercial, retail) function.
6. Ensure design cues to direct pedestrians are emphasised along the through site link

6.4. Space Management

Developments that are well managed and maintained are less likely to attract criminal activity. Space management ensures that space is appropriately utilised and well cared for, with strategies including activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burnt-out pedestrian lighting and the removal or refurbishment of decayed physical elements.

Evaluation

The Proposal includes active street frontages with retail spaces and various lobbies, which are anticipated to draw users and extend activity beyond core business hours and the near-constant use of space.

The Proposal shows a high level of design with matching materials and finishes. It is anticipated that future building management will oversee site upkeep, including cleanliness, removal of graffiti, and landscaping to ensure the site remains inviting and well-presented.

Landscaping and seating proposed along the northern boundary will provide a high level of amenity along the through site link. The through site link is open to the public and potentially in use 24 hours / 7 days per week.

Recommendations

7. Building management shall provide upkeep of the site including general cleanliness, removal of graffiti, and landscaping to ensure the development remains inviting and well-presented.
8. Landscaping along the through site link should be well maintained.
9. Ensure landscaping across the site is well maintained, with lower-level shrubs should reach a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when

mature. This will also support passive surveillance and perceptions of public safety.

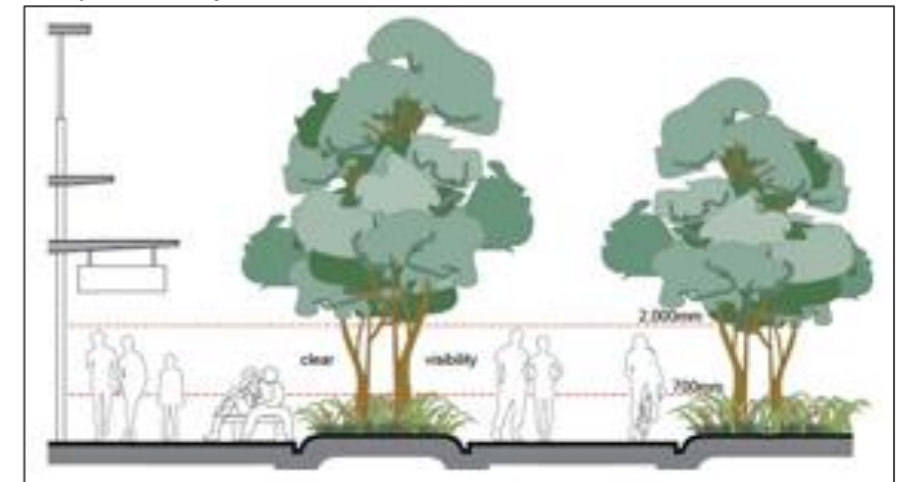


Figure 15 Example of tree and shrub clearance zones. Source: Design Partnership

10. Prepare a Plan of Management for the through site link prior to Construction Certificate.
11. Ensure any fallen branches and other green waste is disposed of rapidly, particularly along the through site link.
12. Consider the use of bespoke street furniture and place making treatments including public art to reinforce public spaces.
13. Any breakages to complimentary external items, such as windows, lighting fixtures, waste bins, seating and signage, shall be repaired within a reasonable time frame.

7. CONCLUSION

This Crime Prevention Through Environmental Design Report has been prepared in support of State Significant Development Application (SSDA), application number SSD-73277714 for a mixed use residential tower with infill affordable housing at 37 Archer Street, Chatswood NSW 2067.

The proposal has been evaluated relative to:

- The 4 principles which underline Crime Prevention through Environmental Design (CPTED), as identified in the ‘*Crime prevention and the assessment of development applications Guidelines*’ issued by the (former) Department of Urban Affairs and Planning
- Consideration of relevant data from the 2021 Census for the Chatswood East SA2 and Willoughby LGA.
- Consideration of the relevant data from NSW Bureau of Crime Statistics and Research for the suburb of Roseville and the Ku-ring-gai LGA.

The population characteristics of Chatswood East SA2 and Willoughby suggest that both are family oriented with high levels of cultural diversity.

People are highly educated, there are high levels of employment, and the industries with the greatest representations are 'Professional, Scientific and Technical Services'. Both areas have significantly higher household incomes than NSW, and Willoughby has a high level of advantage according to SEIFA scores.

While crime rates are generally low and stable, there are several crime categories where the rates per 100,000 people are significantly higher in Chatswood than Willoughby LGA.

Incidents of assault, incidents of domestic assault, incidents of robbery, steal from person, and malicious damage to property were all higher for Chatswood than they were for Willoughby. Steal from person had more than double the rate of steal from person than Willoughby.

While the socio economic of Chatswood and Willoughby profile suggests that they would be areas with low crime rates, incidents like robbery, sexual offences, steal from person and malicious damage to property can be opportune crimes, and the proposed development will need to respond to reduce the potential for these crimes to occur.

While all principles of crime prevention are important to have in place, major considerations for the 37 Archer Street Proposal are 'surveillance' and 'space management'.

The Proposal provides active edges through the retail tenancies which will enhance the characterisation of safe spaces by informal and formal surveillance, light at night and increased pedestrian activity across and around the site. Some of the ground floor retail premises are likely to be active uses in the form of restaurants and cafes with associated outdoor seating.

The design layout of the development also allows for potential lines of sight from the upper level uses to the public domain areas and the surrounding streets, also providing strong passive surveillance.

The daily maintenance of the through site link, particularly due to its use as a public throughfare, to ensure its general cleanliness and safety will be a priority for the building managers.

This CTED Report supports the proposal for 37 Archer Street, and provides the following recommendations:

1. While the architectural design offers opportunities for natural observation, the incorporation of formal surveillance via CCTV cameras strategically positioned (such as at the residential lobby entrances, and around the through site links) could serve as a deterrent for potential offenders, enhancing the overall surveillance capacity on the premises.
2. Ensure lighting is effective particularly along the through site link. Effective lighting contributes to public perception by reducing fear, increasing community activity, improving visibility, defining activity

spaces and increasing the chance that offenders will be detected and apprehended.

3. Consider the use of white paint in the basement carpark for maximum illumination.
4. The Proposal should consider the integration of access control strategies to manage and regulate the movement of vehicles in the through site link.
5. At the detailed design stage, distinct design cues—such as colours, materials, landscaping, signage, and other elements—should be developed to further reinforce each area's (residential, commercial, retail) function.
6. Ensure design cues are emphasised along the through site link
7. Building management shall provide upkeep of the site including general cleanliness, removal of graffiti, and landscaping to ensure the development remains inviting and well-presented.
8. Landscaping along the through site link should be well maintained.
9. Ensure landscaping across the site is well maintained, with lower-level shrubs should reach a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when mature. This will also support passive surveillance and perceptions of public safety.
10. Prepare a Plan of Management for the through site link prior to Construction Certificate.
11. Ensure any fallen branches and other green waste is disposed of rapidly, particularly along the through site link.
12. Consider the use of bespoke street furniture and place making treatments including public art to reinforce public spaces.
13. Any breakages to complimentary external items, such as windows, lighting fixtures, waste bins, seating and signage, shall be repaired within a reasonable time frame.

Appendix A

Community Profile and Crime
Data

GYDE

Population	Actual			Forecast			Change
	2011	2016	2021	2026	2031	2036	2021 - 2036
Chatswood East	71,139	77,888	81,036	82,079	85,493	87,326	+ 6,290
Willoughby LGA	7,218,529	7,732,858	8,166,757	8,462,770	8,933,640	9,404,886	+ 1,238,129
NSW	71,139	77,888	81,036	82,079	85,493	87,326	+ 6,290

Average Annual Change %	Actual			Forecast			Change
	2011	2016	2021	2026	2031	2036	2021 - 2036
Chatswood East	+ 21%	+ 5%	+ 5%	+ 11%	+ 3%	+ 19%	+ 21%
Willoughby LGA	+ 9%	+ 4%	+ 1%	+ 4%	+ 2%	+ 8%	+ 9%
NSW	+ 7%	+ 6%	+ 4%	+ 6%	+ 5%	+ 14%	+ 7%

Total Dwellings	Actual			Forecast			Change
	2016	2021	2026	2031	2036	2021 - 2036	
Chatswood East	7,633	8,172	8,802	9,927	10,370	+ 2,198	
Willoughby LGA	29,338	30,990	31,950	33,998	35,483	+ 4,493	
NSW	2,891,127	3,105,098	3,264,801	3,485,221	3,710,075	+ 604,977	

Table 4 Age structure and household types

CHATSWOOD EAST	Actual			Forecast			Change
Age Structure	2011	2016	2021	2026	2031	2036	2021 - 2036
Average age	34.15	33.88	35.30	36.44	37.42	38.67	+ 3.37
00 to 04 years	1,014	1,345	1,108	1,063	1,140	1,140	+ 32
05 to 09 years	792	1,137	1,385	1,104	1,145	1,143	- 242
10 to 14 years	723	851	1,145	1,332	1,258	1,242	+ 97
15 to 19 years	917	1,068	989	1,260	1,505	1,401	+ 412
20 to 24 years	1,557	1,768	1,490	1,425	1,759	1,866	+ 376
25 to 29 years	1,741	2,019	2,076	1,955	1,998	2,113	+ 37
30 to 34 years	1,656	2,095	2,045	2,165	2,205	2,035	- 10
35 to 39 years	1,369	1,765	2,005	2,013	2,273	2,135	+ 130
40 to 44 years	1,159	1,444	1,617	1,816	2,024	2,093	+ 476
45 to 49 years	1,002	1,213	1,304	1,456	1,742	1,823	+ 519
50 to 54 years	911	1,012	1,101	1,236	1,420	1,585	+ 484
55 to 59 years	781	913	974	1,068	1,227	1,315	+ 341
60 to 64 years	776	811	892	949	1,071	1,149	+ 257
65 to 69 years	519	763	789	875	973	1,034	+ 245
70 to 74 years	458	555	755	752	867	927	+ 172
75 to 79 years	381	425	513	697	725	807	+ 294
80 to 84 years	363	351	379	471	649	668	+ 289
85 years and over	449	513	545	602	730	957	+ 412
Age Structure	2011	2016	2021	2026	2031	2036	2021 - 2036
00 to 04 years	6.1%	6.7%	5.2%	4.8%	4.6%	4.5%	- 0.8%

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05 to 09 years	4.8%	5.7%	6.6%	5.0%	4.6%	4.5%	- 2.1%
10 to 14 years	4.4%	4.2%	5.4%	6.0%	5.1%	4.9%	- 0.5%
15 to 19 years	5.5%	5.3%	4.7%	5.7%	6.1%	5.5%	+ 0.8%
20 to 24 years	9.4%	8.8%	7.1%	6.4%	7.1%	7.3%	+ 0.3%
25 to 29 years	10.5%	10.1%	9.8%	8.8%	8.1%	8.3%	- 1.5%
30 to 34 years	10.0%	10.4%	9.7%	9.7%	8.9%	8.0%	- 1.7%
35 to 39 years	8.3%	8.8%	9.5%	9.1%	9.2%	8.4%	- 1.1%
40 to 44 years	7.0%	7.2%	7.7%	8.2%	8.2%	8.2%	+ 0.6%
45 to 49 years	6.0%	6.1%	6.2%	6.5%	7.0%	7.2%	+ 1.0%
50 to 54 years	5.5%	5.0%	5.2%	5.6%	5.7%	6.2%	+ 1.0%
55 to 59 years	4.7%	4.6%	4.6%	4.8%	5.0%	5.2%	+ 0.6%
60 to 64 years	4.7%	4.0%	4.2%	4.3%	4.3%	4.5%	+ 0.3%
65 to 69 years	3.1%	3.8%	3.7%	3.9%	3.9%	4.1%	+ 0.3%
70 to 74 years	2.8%	2.8%	3.6%	3.4%	3.5%	3.6%	+ 0.1%
75 to 79 years	2.3%	2.1%	2.4%	3.1%	2.9%	3.2%	+ 0.7%
80 to 84 years	2.2%	1.8%	1.8%	2.1%	2.6%	2.6%	+ 0.8%
85 years and over	2.7%	2.6%	2.6%	2.7%	3.0%	3.8%	+ 1.2%
Household Size / Type	2011	2016	2021	2026	2031	2036	2021 - 2036
Average household size	2.5	2.6	2.5	2.5	2.4	2.4	- 0.1
Couples with no children	2,175	2,619	2,785	3,006	3,367	3,529	+ 744
Families with children	2,819	3,711	4,001	4,009	4,172	4,214	+ 214
One parent families	922	1,087	1,195	1,262	1,359	1,418	+ 223
Other families	436	461	476	497	542	552	+ 76
Lone person	1,870	2,687	2,932	3,179	3,545	3,782	+ 850
Group household	626	848	838	863	949	967	+ 130

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Household Size / Type	2011	2016	2021	2026	2031	2036	2021 - 2036
Couples with no children	23.9%	22.9%	22.8%	23.5%	24.2%	24.4%	+ 1.6%
Families with children	31.0%	32.5%	32.7%	31.3%	29.9%	29.1%	- 3.6%
One parent families	10.1%	9.5%	9.8%	9.8%	9.8%	9.8%	+ 0.0%
Other families	7.5%	4.0%	3.9%	3.9%	3.9%	3.8%	- 0.1%
Lone person	20.6%	23.5%	24.0%	24.8%	25.4%	26.1%	+ 2.2%
Group household	6.9%	7.4%	6.9%	6.7%	6.8%	6.7%	- 0.2%
WILLOUGHBY LGA	Actual			Forecast			Change
Age Structure	2011	2016	2021	2026	2031	2036	2021 - 2036
Average age	36.39	36.38	37.78	38.43	38.81	39.51	+ 1.73
00 to 04 years	4,967	5,273	4,290	4,187	4,160	4,106	- 183
05 to 09 years	4,371	5,437	5,442	4,214	4,240	4,180	- 1,262
10 to 14 years	3,814	4,357	5,365	5,044	4,327	4,298	-1,066
15 to 19 years	3,712	4,132	4,493	5,228	5,100	4,488	- 5
20 to 24 years	4,865	4,905	4,848	5,166	5,827	5,567	+ 719
25 to 29 years	5,652	5,687	5,674	6,014	6,578	6,913	+ 1,239
30 to 34 years	6,040	6,625	6,091	6,258	6,804	7,174	+ 1,084
35 to 39 years	6,015	6,596	6,773	6,270	6,601	6,928	+ 155
40 to 44 years	5,659	6,197	6,467	6,425	6,341	6,508	+ 41
45 to 49 years	5,090	5,487	5,823	5,923	6,158	6,073	+ 250
50 to 54 years	4,412	4,828	5,100	5,284	5,438	5,629	+ 529
55 to 59 years	3,901	4,155	4,530	4,633	4,837	4,902	+ 371
60 to 64 years	3,651	3,648	3,910	4,051	4,235	4,355	+ 445
65 to 69 years	2,550	3,379	3,450	3,465	3,694	3,835	+ 385
70 to 74 years	1,936	2,316	3,164	3,009	3,156	3,350	+ 186

Archer St CPTED Report

75 to 79 years	1,587	1,700	2,124	2,728	2,707	2,867	+ 743
80 to 84 years	1,355	1,374	1,565	1,928	2,509	2,541	+ 976
85 years and over	1,562	1,792	1,928	2,254	2,780	3,612	+ 1,685
WILLOUGHBY LGA	Actual			Forecast			Change
Age Structure	2011	2016	2021	2026	2031	2036	2031
00 to 04 years	7.0%	6.8%	5.3%	5.1%	4.9%	4.7%	- 0.6%
05 to 09 years	6.1%	7.0%	6.7%	5.1%	5.0%	4.8%	- 1.9%
10 to 14 years	5.4%	5.6%	6.6%	6.1%	5.1%	4.9%	- 1.7%
15 to 19 years	5.2%	5.3%	5.5%	6.4%	6.0%	5.1%	- 0.4%
20 to 24 years	6.8%	6.3%	6.0%	6.3%	6.8%	6.4%	+ 0.4%
25 to 29 years	7.9%	7.3%	7.0%	7.3%	7.7%	7.9%	+ 0.9%
30 to 34 years	8.5%	8.5%	7.5%	7.6%	8.0%	8.2%	+ 0.7%
35 to 39 years	8.5%	8.5%	8.4%	7.6%	7.7%	7.9%	- 0.4%
40 to 44 years	8.0%	8.0%	8.0%	7.8%	7.4%	7.5%	- 0.5%
45 to 49 years	7.2%	7.0%	7.2%	7.2%	7.2%	7.0%	- 0.2%
50 to 54 years	6.2%	6.2%	6.3%	6.4%	6.4%	6.4%	+ 0.2%
55 to 59 years	5.5%	5.3%	5.6%	5.6%	5.7%	5.6%	+ 0.0%
60 to 64 years	5.1%	4.7%	4.8%	4.9%	5.0%	5.0%	+ 0.2%
65 to 69 years	3.6%	4.3%	4.3%	4.2%	4.3%	4.4%	+ 0.1%
70 to 74 years	2.7%	3.0%	3.9%	3.7%	3.7%	3.8%	- 0.1%
75 to 79 years	2.2%	2.2%	2.6%	3.3%	3.2%	3.3%	+ 0.7%
80 to 84 years	1.9%	1.8%	1.9%	2.3%	2.9%	2.9%	+ 1.0%
85 years and over	2.2%	2.3%	2.4%	2.7%	3.3%	4.1%	+ 1.8%
Household Size / Type	2011	2016	2021	2026	2031	2036	2021 - 2036
Average household size	2.6	2.6	2.6	2.5	2.5	2.4	- 0.2

Archer St CPTED Report

Couples with no children	6,607	7,086	7,571	8,121	8,909	9,398	+ 1,827
Families with children	9,813	10,509	10,887	10,695	10,888	11,127	+ 240
One parent families	2,580	2,545	2,739	2,805	2,948	3,067	+ 328
Other families	868	942	977	1,023	1,093	1,115	+ 138
Lone person	5,706	6,691	7,249	7,657	8,357	8,923	+ 1,674
Group household	1,235	1,565	1,566	1,649	1,801	1,853	+ 287
Household Size / Type	2011	2016	2021	2026	2031	2036	2021 - 2036
Couples with no children	24.6%	24.2%	24.4%	25.4%	26.2%	26.5%	+ 2.1%
Families with children	36.6%	35.8%	35.1%	33.5%	32.0%	31.4%	- 3.8%
One parent families	9.6%	8.7%	8.8%	8.8%	8.7%	8.6%	- 0.2%
Other families	3.2%	3.2%	3.2%	3.2%	3.2%	3.1%	+ 0.0%
Lone person	21.3%	22.8%	23.4%	24.0%	24.6%	25.1%	+ 1.8%
Group household	4.6%	5.3%	5.1%	5.2%	5.3%	5.2%	+ 0.2%

Table 5 Birthplace, Household Income, Labor force status / Employment, Mode of Travel to Work, Education Institution Attending, 2021

	Chatswood East	Willoughby LGA	NSW
	%	%	%
Birthplace			
Australia	35.3	53.0	70.3
UK	2.2	4.2	3.7
South and Central Asia	5.4	4.4	5.0
South East Asia	9.3	6.2	4.4
North East Asia	38.4	20.7	4.9
New Zealand and Oceania	1.6	1.9	2.1
Household Income			
Negative Nil	4.1	2.3	1.8
1 to 149	1.3	0.7	0.5
150 to 299	1.6	0.9	1.0
300 to 399	2.0	1.4	2.1
400 to 499	3.1	2.9	5.4
500 to 649	2.7	2.3	3.9
650 to 799	3.6	3.0	5.6
800 to 999	3.9	3.6	5.7
1,000 to 1,249	5.5	4.8	6.6
1,250 to 1,499	5.8	5.0	6.8
1,500 to 1,749	5.4	4.5	5.4
1,750 to 1,999	5.5	4.6	5.3
2,000 to 2,499	12.2	10.7	11.2

	Chatswood East	Willoughby LGA	NSW
	%	%	%
2,000 to 2,999	5.9	5.8	7.1
3,000 to 3,499	6.6	6.6	6.5
3,500 to 3,999	3.9	4.3	4.1
4,000 or more	22.2	32.0	14.8
Partial income stated	4.0	4.0	4.5
All incomes not stated	0.9	0.7	1.7
Labour Force / Employment Status			
In the labour force	59.4	63.7	58.7
Not in the labour force	36.3	32.7	35.5
Not stated	4.3	3.6	5.9
Worked full-time	57.8	60.1	55.2
Worked part-time	26.6	27.2	29.7
Unemployed	9.9	8.3	4.9
Away from work	5.7	4.4	10.2
Industry of Employment			
Agriculture , Forestry And Fishing	0.2	0.2	7.7
Mining	0.2	0.2	0.2
Manufacturing	3.2	3.0	4.0
Electricity, Gas, Water and Waste Services	0.5	0.5	0.4
Construction	4.2	4.5	20.1
Wholesale Trade	3.7	3.4	4.3
Retail Trade	8.3	7.1	7.1

	Chatswood East	Willoughby LGA	NSW
	%	%	%
Accommodation and Food Services	7.0	5.5	5.2
Transport , Postal And Warehousing	2.6	2.5	9.3
Information Media And Telecommunications	3.6	3.7	1.4
Financial and Insurance Services	12.2	12.8	6.3
Rental, Hiring and Real Estate Services	2.7	2.9	13.5
Professional, Scientific and Technical Services	17.0	18.7	16.7
Administrative and Support Services"	3.2	3.1	5.4
Public Administration and Safety	3.4	3.8	0.4
Education and Training	6.7	7.5	2.0
Health Care and Social Assistance	12.3	12.1	7.9
Arts and Recreation Services	1.2	1.4	1.7
Other services	2.7	2.6	5.3
Level of Education Attainment			
Bachelor Degree level and above	52.0	53.1	27.8
Advanced Diploma and Diploma level	9.3	9.2	9.4
Certificate level IV	1.4	1.5	3.5
Certificate level III	3.0	3.6	12.6
Year 12	15.5	14.0	14.6
Year 11	1.9	2.2	4.6
Year 10	3.8	4.1	10.0
Certificate Level II	0.0	0.0	0.1
Certificate Level I	0.0	0.0	0.0

	Chatswood East	Willoughby LGA	NSW
	%	%	%
Year 9 or below	3.9	3.9	7.2
Inadequately described	2.5	2.7	2.4
No educational attainment	0.8	0.6	0.8
Not stated	5.9	5.1	8.2

Socio-Economic Indexes for Areas (SIEFA)

Socio-Economic Indexes for Areas (SEIFA) is an ABS product that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census of Population and Housing.

SEIFA 2016 has been created from Census 2016 data and consists of four indexes:

- The Index of Relative Socio-economic Disadvantage (IRSD) - a general socio-economic index that summarises a range of information about the economic and social conditions of people and households within an area. Unlike the other indexes, this index includes only measures of relative disadvantage.
- The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) - summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures.
- The Index of Education and Occupation (IEO) - is designed to reflect the educational and occupational level of communities. The education variables in this index show either the level of qualification achieved or whether further education is being undertaken. The occupation variables classify the workforce into the major groups and skill levels of the Australian and New Zealand Standard Classification of Occupations (ANZSCO) and the unemployed.
- The Index of Economic Resources (IER) - focuses on the financial aspects of relative socio-economic advantage and disadvantage, by summarising variables related to income and wealth.

Each index is a summary of a different subset of Census variables and focuses on a different aspect of socio-economic advantage and disadvantage.

Area	IRSAD index score
Willoughby	1,142
Woollahra	1,176
Mosman	1,169
Ku-ring-gai	1,165
North Sydney	1,164
Waverley	1,163
Lane Cove	1,162
Hunters Hill	1,156
The Hills Shire	1,136

Area	IRSAD index score
Sydney	1,126
Northern Beaches	1,126
Inner West	1,118
Canada Bay	1,116
Hornsby	1,116
Randwick	1,113
Ryde	1,099
Sutherland Shire	1,090
Parramatta	1,070
New South Wales	1,016

7.1. Crime data

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

A selection of BOCSAR crime statistic statistics for Chatswood and Willoughby LGA for the period between June 2022 and June 2024 are presented below. Data for NSW is provided for benchmarking purposes.

Table 6: Most recorded crime incidents Cremorne and North Sydney, year to June 2023 to June 2024

Offence	Suburb	Year to June 2023		Year to June 2024		Status
		Count	Rate (per 100,000)	Count	Rate (per 100,000)	
Assault	Chatswood	147	573.9	153	597.4	Stable
	Willoughby	283	375.0	295	390.9	Stable
	NSW	70699	865.8	74841	916.5	Stable
Domestic Assault	Chatswood	49	191.3	54	210.8	Stable
	Willoughby	118	156.3	125	165.6	Stable
	NSW	35,059	429.3	37,332	457.2	Up 6.5% per year
Robbery	Chatswood	6	23.4	7	27.3	n.c.
	Willoughby	8	10.6	10	13.2	n.c.
	NSW	1,956	24.0	2,004	24.5	Stable
Sexual Offences	Chatswood	58	226.4	54	210.8	Stable
	Willoughby	105	139.1	126	166.9	Stable

Archer St CPTED Report

	NSW	17444	213.6	18510	226.7	Stable
Theft	Chatswood	896	3498.2	787	3072.2	Stable
	Willoughby	1502	1990.1	1360	1802.0	Stable
	NSW	187012	2290.2	193269	2366.8	Stable
Theft (steal from retail store)	Chatswood	402	1569.5	286	1116.6	Down 28.9% per year
	Willoughby	464	614.8	341	451.8	Down 26.5% per year
	NSW	25601	313.5	27953	342.3	Up 9.2% per year
Theft (Steal from dwelling)	21	82.0	26	101.5	21	Stable
	76	100.7	95	125.9	76	Stable
	15,359	188.1	16,313	199.8	15,359	Stable
Theft (Steal from person)	Chatswood	14	54.7	11	42.9	n.c
	Willoughby	16	21.2	19	25.2	n.c
	NSW	2075	25.4	2129	26.1	Stable
Theft (Other theft)	Chatswood	99	386.5	143	558.3	Stable

Archer St CPTED Report

	Willoughby	151	200.1	189	250.4	Stable
	NSW	19,144	234.4	20,804	254.8	Up 8.7% per year

Malicious damage to property	Chatswood	87	339.7	82	320.1	Stable
	Willoughby	203	269.0	218	288.8	Stable
	NSW	48,752	597.0	49,940	611.6	Stable

Source: Bureau of Crime Statistics and Research, 2023