

GYDE

The background of the entire page is a high-quality architectural rendering of a modern urban development. It features several tall, multi-story buildings with a mix of architectural styles. One prominent building has a facade with a grid of windows and arched window openings on its upper floors. Another building has a more uniform window pattern. The buildings are topped with green roofs, showing various plants and trees. The scene is set on a city street with a few pedestrians, a red classic car, and some street furniture like a white fence and trees. The sky is bright blue with scattered white clouds.

Crime Prevention Through Environmental Design Report – Crime Risk Assessment

Amendment Detailed SSDA (SSD-75660711)

Crows Nest OSD (Site A) – 32 Hume Street, Crows Nest

Submitted to NSW Department of Planning, Housing & Infrastructure
on behalf of Third.i Crows Nest Commercial Developments
Pty Ltd

7 November 2025

Acknowledgment of Country



Towards Harmony by Aboriginal Artist Adam Laws

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, 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.

I, Paul Graham, confirm this Crime Prevention Through Environmental Design Report addresses the requirement of SEAR No.8 and Condition B36 of the Conditions of Consent under the original Concept Approval and relevant State and local legislation, policies, and guidelines including *the NSW Department of Planning, Housing and Infrastructure Social Impact Assessment Guidelines for State Significant Development, 2023*. I further confirm that none of the information contained in this Social Impact Assessment is false or misleading.

This report was prepared by:

Approver: Anna Chubb
Author: Anthony Kazacos & Paul Graham
Project: Amendment Detailed SSDA (SSD-75660711)
Report Version: Final - Amended post lodgement
This report was reviewed by: Anna Chubb

Disclaimer

This report has been prepared by Gyde Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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Appendix A Architectural Plans

1. Introduction

This Crime Prevention Through Environmental Design Report – Crime Risk Assessment (Report) has been prepared by Gyde Consulting Pty Ltd (Gyde) on behalf of *Third.i Crows Nest Commercial Developments Pty Ltd* (Applicant) to accompany a State Significant Development Application (SSDA) identified as Amending Detailed SSDA (SSD-75660711) for the Crows Nest Over Station Development (OSD) at Site A, located at 32 Hume Street in Crows Nest (the site).

This Amending Detailed SSDA development consent for the construction and operation of an 44,608.50m² GFA over station mixed-use development with primarily residential and affordable housing uses, all located above the Crows Nest Metro Station.

This report has been prepared to partly address Secretary Environmental Assessment Requirement (SEAR) No. 8, which outlines the following:

“Public Space

Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.”

It has also been prepared in accordance with the original Concept Approval Conditions of Consent, specifically Condition B26 which requires the following:

“SECURITY AND CRIME ASSESSMENT

B26. Future development application(s) shall include a Crime Prevention Through Environmental Design (CPTED) report, prepared in consultation with NSW Police and including method(s) / treatment(s) to ensure that all buildings, spaces and places within and around the development are safe and secure and the opportunity for crime has been minimised in accordance with CPTED principles. The future development is to have regard to the recommendations contained within the submission by NSW Police on the Concept SSD.”

Crime Prevention through Environmental Design (CPTED) provides a foundation for problem solving using the principles of environmental design to lessen the opportunity for crime. This is achieved through a variety of measures with the aim of CPTED being to:

- Increase the risk to offenders and likelihood of being caught,
- Increase the effort required to commit a crime,
- Decrease the reward and perceived benefit of a crime, and
- Remove the excuses by removing conditions that encourage/facilitate rationalism of inappropriate behaviour.

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

The elements of CPTED considered within this report relate to:

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

The consideration of these dimensions will determine the choice and appropriate mix of CPTED strategies.

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

- **Section 2** - Identifies the methodology used to prepare this report
- **Section 3** - Provides details of the site and its setting
- **Section 4** - Describes the proposed development
- **Section 5** - Addresses Part A of the guidelines by providing crime statistics and socio-economic data for the locality
- **Section 6** - Identifies the CPTED principles
- **Section 7** - Addresses Part B of the guidelines by evaluating the proposal against CPTED principles and identifying opportunities to introduce measures to minimise the risk of crime
- **Section 8** - Provides conclusions.

This report should be read in conjunction with the following reports:

- **Plan of Management** – Amending Detailed SSDA SD-75660711 for the Crows Nest Over Station Development (OSD) at Site A
- **Social Impact Assessment** - Amending Detailed SSDA SD-75660711 for the Crows Nest Over Station Development (OSD) at Site A.

2. Methodology

2.1 Overview

The '*Crime prevention and the assessment of development applications*' guidelines identify that there are 3 important steps when assessing crime risk:

1. Obtaining an understanding of the crime risk of the area,
2. Applying (CPTED) treatments that correspond with levels of risk present in the area, and
3. Profiling the crime risk of the locality, evaluating the project against CPTED principles, and identifying measures to implement those principles.

2.2 Methodology

This report has been prepared using the following approach:

- An assessment an understanding the site, its setting and context
- A review of community profile and local crime statistics
- A review of the architectural drawings and technical reports
- A review of Council's planning controls relative to crime prevention and safety
- An assessment of the proposal against the CPTED principles taking into consideration the local context, community profile and local crime occurrence
- The identification of measures to enhance safety, security and crime prevention consistent with CPTED principles.

2.3 Authorship

The report has been prepared by Paul Graham, Senior Associate, who has completed a Bachelor of Leisure Studies at the University of Technology Business School, a Graduate Diploma in Social Impact from the University of New South Wales and undertaking a Masters of Adult Education.

Paul is a member of the Australasian Evaluation Society and an accredited IAP2 practitioner.

Paul has worked in state and local government roles for 25 years in the disciplines of social and cultural policy and strategy.

I, Paul Graham, confirm this Crime Prevention Through Environmental Design Report addresses the requirement of SEAR No.7 and Condition B36 of the Conditions of Consent under the original Concept Approval and relevant State and local legislation, policies, and guidelines including *the NSW Department of Planning, Housing and Infrastructure Social Impact Assessment Guidelines for State Significant Development, 2023*. I further confirm that none of the information contained in this Social Impact Assessment is false or misleading.

3. Site Analysis

The Site is located approximately 1km north of the North Sydney CBD and 5km north-west of the Sydney CBD in the suburb of Crows Nest, which forms part of the wider North Sydney LGA (see figure below).

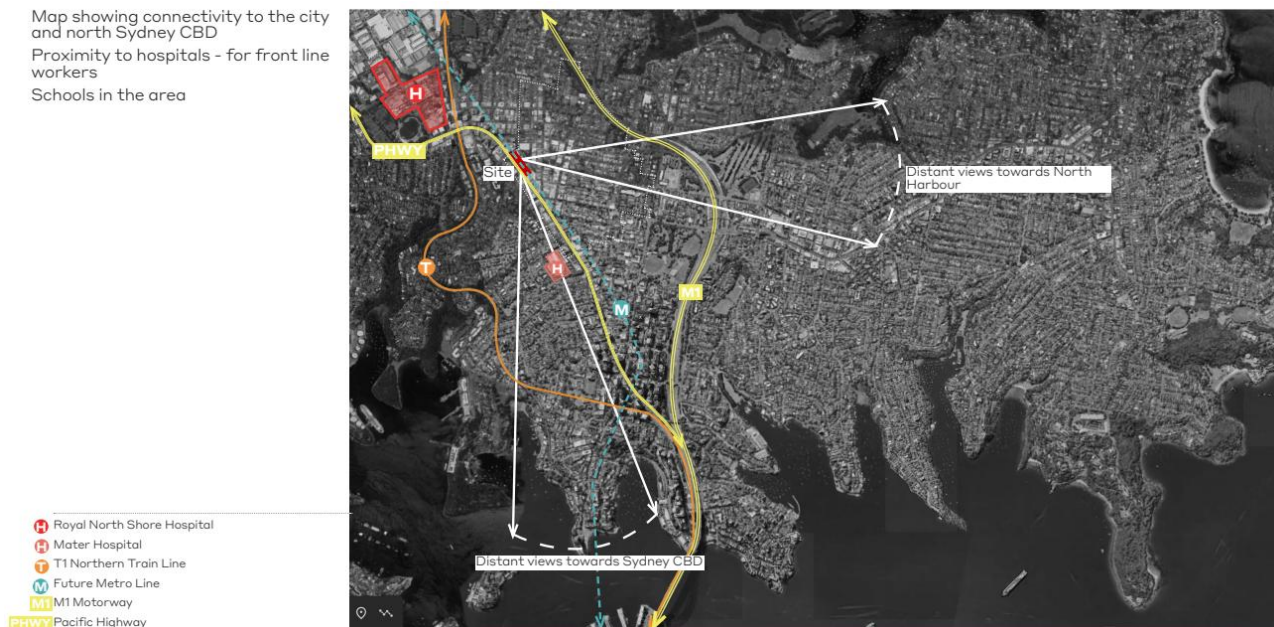


Figure 1 Regional Context (Source: Woods Bagot, Design Report)

The topography of Crows Nest benefits from expansive views over the leafy suburbs of Willoughby to the southwest and Cammeray to the northeast, extending to the dense parklands along the harbour. The area itself features tree-lined streets, with ongoing plans to increase tree canopy coverage throughout the neighbourhood. Prominent heritage conservation areas within the suburb are safeguarded from future developments along the Pacific Highway corridor. Situated between the M1 motorway and Pacific Highway, the St Leonards Crows Nest 2036 Plan highlights how the metro promotes new, accessible pedestrian and cycling routes centred around transport nodes, enhancing the quality of the Crows Nest village through active lanes and streets.

The Sydney Metro project and the new Crows Nest Metro Station will bring about change in the local character of the area with an increase in population and a change in the size and architectural style of buildings. This change reflects the changes in accessibility and opportunity created by the Crows Nest Metro. This provides a catalyst for urban renewal and opportunities for transit-oriented development to deliver jobs, homes, new and upgraded public spaces and community infrastructure.

Crows Nest is 1 of 6 new stations for the Sydney Metro 'City & Southwest', which extends new metro rail from Chatswood, under Sydney Harbour, through the Sydney CBD to Bankstown. Crows Nest Station was approved in January 2017 by the Minister for Planning as part of the SSI Approval for the future Sydney Metro network, specifically the Chatswood to Sydenham section.

Situated within the North Sydney LGA and in close proximity to hospitals and schools, Site A holds significant strategic significance for urban development initiatives and opportunities for housing development, affordable housing for key workers and ground level activation. The *St Leonards Crows Nest 2036 Plan* identifies how the Crows Nest metro will encourage new, accessible pedestrian and cycling routes based around transport nodes, improving the quality of the Crows Nest village through activated lanes and streets.

3.1 Site Description

The subject site, referred to as Crows Nest Over Station Development (Site A), is located within Crows Nest and within the North Sydney Local Government Area (LGA). The site is located at 32 Hume Street, Crows Nest. The site is located directly above and adjacent to the operational Crows Nest Metro Station.

The site comprises the entirety of the block and is bound by Pacific Highway to the west, Hume Street to the south, Clarke Lane to the east, and Oxley Street to the north. It is 3,879m² and is legally referred to as Lot 2 of DP1296669. It is noted that Lot 1 of DP1296669 relates to the Crows Nest Metro Station intertwines with Lot 2 (Site A) on some levels.

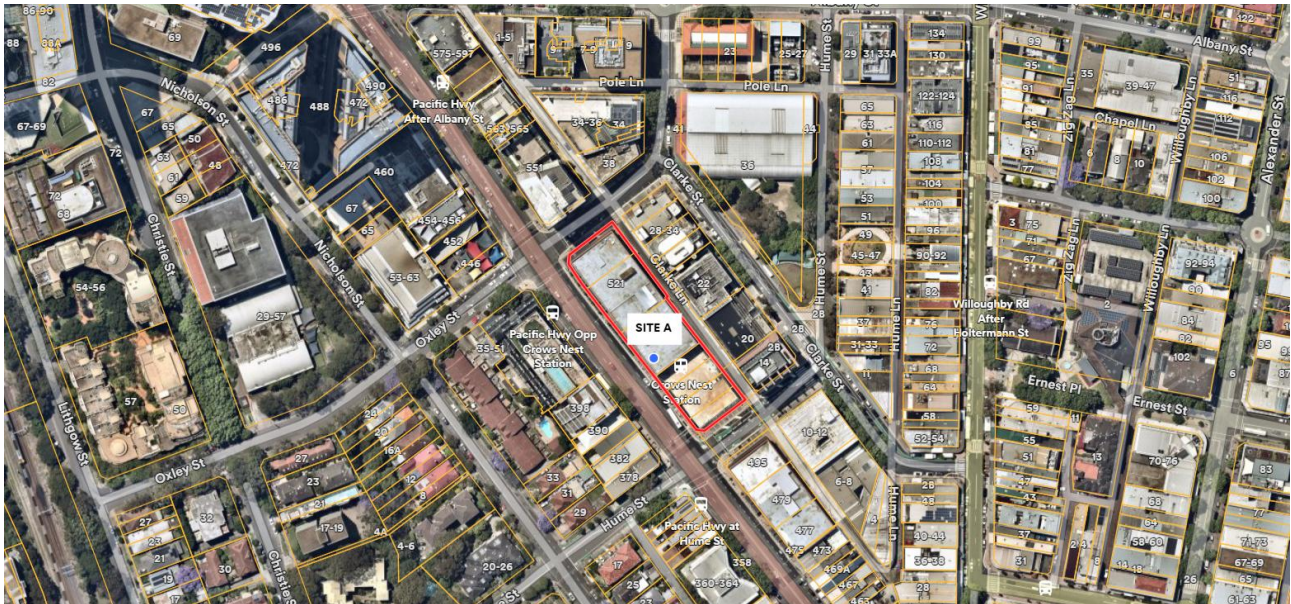


Figure 2 Aerial of Crows Nest OSD (Site A) (subject site in red) (Source: Nearmap, accessed 16 December 2024)

Table 1 Lots and addresses that constitute Site A Table 1.

Address	Legal description of lots that constitute the Scope of Works under the Subject SSDA Site A	Details
505 Pacific Highway, Crows Nest, NSW, 2065	Lot 1 of DP1296669	Station Lot (Crows Nest Metro Station)
32 Hume Street, Crows Nest, NSW, 2065	Lot 2 of DP1296669	Development for Lot A – Site A Thirdi (Subject to the SSDAs).

3.2 Existing Site Constraints and Opportunities

The Concept SSDA for an OSD above the Crows Nest Metro station was approved in December 2020. It is noted that the CSSI Approval for the construction of the metro box at Site A has been completed and as of 19 August 2024 is operational.

The Crows Nest Sydney Metro Station site will be key in bringing new businesses and employment opportunities to the area. Crows Nest has also been identified as an accelerated precinct under the TOD program. In summary, the station includes:

- 2 station entrances with 1 located on Pacific Highway between Oxley Street and Hume Street and 1 located on Clarke Street near the corner of Hume Street

- retail space next to the station entry at Site C, and retail opportunities in the Pacific Highway side of sites A and B
- public domain works including footpaths, street tree planting, lighting and street furniture
- new pedestrian lights to cross the Pacific Highway on the northern side of Oxley Street intersection
- new pedestrian crossings on Clarke and Hume Streets
- new bike parking on Hume Street, Pacific Highway, Clarke Street and Oxley Street
- new kiss and ride and taxi bays in close proximity to the station
- installation of wayfinding signage and Sydney Metro information
- Hume Street bi-directional separated cycle link from Clarke Street to Nicholson Street
- upgraded Hume Street intersection with cycle crossing and increased pedestrian capacity
- improved pedestrian crossings at intersections of Oxley Street, Pacific Highway, Hume Street and Clarke Street.

The station is located on the western fringe of the Crows Nest village, between the Pacific Highway and Clarke Lane (eastern side of the Pacific Highway) and Oxley Street. Access and entries are via the corner of Clarke Street and Hume Street, and the corner of Pacific Highway and Oxley Street.

4. The Project

4.1 Project Description

The Detailed SSDA seeks approval for the construction and operation of a residential mixed use (including affordable housing and commercial/retail components) over station development (known as Crows Nest OSD - Site A).

Crows Nest OSD - Site A will be located above and will be integrated with the Crows Nest Metro Station. The proposed development includes 2 build-to-rent towers located above the existing Crows Nest Metro Station. An additional tower, situated at the corner of Hume Street and Pacific Highway, is proposed to be affordable housing, extending down to the ground level.

The ground floor, adjacent to the metro station between grids 11 and Hume Street, will feature a mix of lobbies, ground floor bar, retail spaces, and service areas.

Component	Proposed under Detailed SSDA								
Site Area	3,879m ²								
Maximum building height	<ul style="list-style-type: none"> • Proposed variable building heights: <ul style="list-style-type: none"> ○ <u>Tower 1</u>: 188.3m RL ○ <u>Tower 2</u>: 188.3m RL ○ <u>Tower 3</u> (Affordable housing): 140.770m RL 								
Proposed OSD GFA (FSR) – Residential & non-residential	<ul style="list-style-type: none"> • Proposed: 43,683m² (11.26:1) comprising: <ul style="list-style-type: none"> – <u>Residential total</u>: 36,861m² (9.5:1) comprised of: <ul style="list-style-type: none"> - Residential (Build-to-Rent): 32,000m² (8.25:1) - Residential (Affordable housing): 4,861m² (1.25:1 or 15% of total build-to rent GFA) – <u>Proposed Non-Residential</u>: 6,822m² (1.76:1) 								
Uses	<ul style="list-style-type: none"> • Residential component: <ul style="list-style-type: none"> ○ <u>Tower 1 and 2</u> - Build to rent apartments from level 4 to 23 with amenity on Level 24 and open outdoor space on rooftop of both towers. ○ <u>Tower 3</u> - Affordable housing apartments from Level 3 to 10 with affordable housing indoor and outdoor amenity areas on Level 11. • Retail tenancies: located on lower ground and ground levels. • Gym: located on Level 2 and mezzanine • Residential amenity and back of house: located on Mezzanine and Level 2 and Level 3. • Residential amenity on Level 24 on Towers 1 and 2 • Rooftop bar: located on Tower 1. • 								
Apartments and mix	<p>Total 568 apartments broken down into the following configurations:</p> <table border="1"> <thead> <tr> <th>Beds</th> <th>Build to Rent Apartments</th> <th>Affordable Housing</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Beds	Build to Rent Apartments	Affordable Housing					
Beds	Build to Rent Apartments	Affordable Housing							

	(% of all BTR apartments)		(% of all AH apartments)	Total (combined)
	Tower 1	Tower 2	Tower 3	
Studio	100 (39%)	100 (39%)	16 (29%)	216 (38%)
1 bed	132 (52%)	132 (52%)	8 (14%)	272 (48%)
2 bed	22 (9%)	22 (9%)	24 (43%)	68 (12%)
3 bed	2 (1%)	2 (1%)	8 (14%)	12 (2%)
Sub-Total	256	256	56	568 (100%)
Total	512		56 <i>(= 15% of total build-to-rent GFA)</i>	568 (100%)
Access	<ul style="list-style-type: none"> • Loading dock (only) access off Clarke Lane - No carpark provided. • Retail access off Pacific Highway and Hume Street. • Build to rent apartment and sky lobby access off Pacific Highway. • Shared access to gym and affordable housing off Pacific Highway. • Separate rooftop bar access off Pacific Highway. • Separate ground floor bar access of Pacific Highway. 			

4.2 Surrounding Development

Site A is surrounded by development of variable heights, ranging from Crows Nest Village which is characterised by a low scale, fine-grain retail and hospitality strip along Willoughby Road to the high-rise commercial and mixed-use centre at St Leonards. Table 2 below summarises the existing development in the surrounds of Site A.

Table 2 Summary of development in the vicinity of Site A

Orientation	Details
North	<p>North west of the site is St Leonards, which comprises a cluster of high rise developments particularly focused around the St Leonards train station (600m from the site). This area is a high density centre with a major commercial and residential focus. This high density development generally extends south along the Pacific Highway from St Leonards, up to the corner of Oxley Street.</p> <p>Notwithstanding the above, there remain a number of medium scale commercial buildings to the north of the site, particularly between Albany and Oxley Streets. At street level, these buildings contain ground floor retail uses.</p> <p>Further north is the Royal North Shore Hospital and North Shore Private. There are a number of existing industry specialisations related to the health care industry around these hospitals.</p>
East	<p>East of the site is the locally heritage listed Brutalist building known as the St Leonards Centre. The St Leonards Centre is a 6 storey commercial building with a domineering presence due to its reinforced concrete materiality and curvilinear form. The site is separated from this building by Clarke Lane.</p>

	<p>On the eastern side of Clarke Street is a public open space known as Hume Street Park. The park contains a childcare centre, indoor sports stadium and a public car park.</p> <p>Willoughby Road, the centre of the Crows Nest Village, runs in a north-south alignment approximately 100m to the site's east. Willoughby Road is characterised by its fine grain-built form, boutique shops, cafes and restaurants. It has wide footpaths, active shop frontages, outdoor dining areas and slow-moving vehicles. There are also significant tree plantings along the length of the street. The street is primarily comprised of two storey buildings, many of which are over a hundred years old. In the centre of Willoughby Road is a public space known as Ernest Place, which fronts onto a community centre known as 'The Crows Nest Centre'.</p>
South	<p>South of the site is the Five Ways South Education and Medical Precinct, located south-east of the intersection of the Falcon Street, Shirley Road, Willoughby Road and 2 Pacific Highway exits (north and south). Directly to the south of the site are fine-grain retail developments leading to the Five Ways.</p> <p>North Sydney Girls High School and Cammeraygal High School are both located approximately 500m to the south of the site. North Sydney Boys High School is located to the south east on Falcon Street.</p> <p>The Mater Hospital and its associated entities occupy a significant landholding within the area. The Melanoma Institute, Crows Nest Medical Practice, Physiotherapy clinic and a number of other health and fitness related businesses are located nearby.</p> <p>Residential developments occupy land to the south a block back from either side of the Pacific Highway.</p>
West	<p>West of the site along the Pacific Highway are a number of commercial and residential developments. A 4 storey residential buildings is located at 402 Pacific Highway, above a furniture store known as 'Coco Republic'.</p> <p>Further to the west of the site is the Upper Wollstonecraft residential area. The terrain through this area is hilly and can be quite steep in some areas, particularly along Hume Street on a north-south axis. Upper Wollstonecraft is characterised by leafy, well vegetated streets. In addition, there are a number of older, high rise apartment buildings which are generally setback from the street and feature significant grassed areas and/or extensive plantings within the blocks. This contributes to the landscaped character of the area. River Road on the south-western portion of the precinct is a regional road that is well used by private vehicles and buses.</p>

5. Crime Risk Assessment

5.1 Overview

Part A of the 'Crime prevention and the assessment of development applications' guidelines detail the need for a crime risk assessment when considering development applications.

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 (crime amount and type) will determine the choice and appropriate mix of CPTED strategies.

Those guidelines note that when conducting an individual crime risk assessment, the consequences and likelihood of crime are identified and measured using recorded crime statistics, and socio-economic data. This section provides a summary of the local community profile and crime occurrence based on publicly available data from websites including the Australian Bureau of Statistics and NSW Bureau of Crime Statistics.

5.2 North Sydney Council Local Government Area

The North Sydney Council area is in Sydney's northern suburbs, about 3 kilometres from the Sydney CBD. The North Sydney Council area is bounded by Willoughby to the north, City of Sydney to the south, Mosman to the east and Lane Cove to the west.

The North Sydney Council area comprises a mix of both low- and high-density residential dwellings and commercial premises. The North Sydney CBD is the second largest concentration of commercial floorspace in NSW and is predominately characterised by high-density commercial buildings. North Sydney encompasses approximately 10.49 square kilometres. Figure 3 below shows the extent of the North Sydney Local Government Area (LGA).

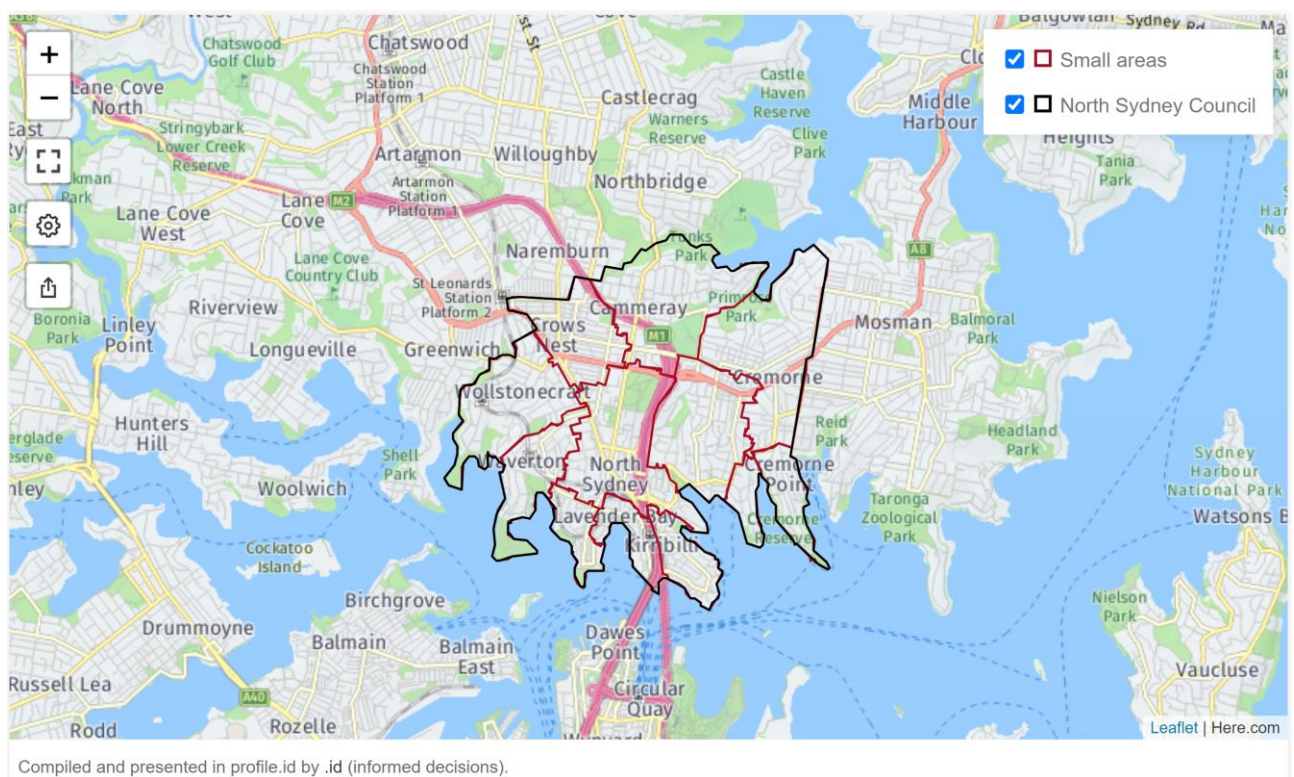


Figure 3 Extent of North Sydney Local Government Area (Source: Profile ID)

5.3 Community profile

Demographic data, population projections, incidents of crime and other characteristics of an area provide secondary data that creates a greater understanding of the characteristics of communities potentially impacted by the project. The presentation and analysis of this informs the social baseline.

The primary source of data for the community profile is the Australian Bureau of Statistics (ABS) 2021 Census, and the NSW Department of Planning, Housing and Infrastructure (DPHI) 2024 Common Planning Assumptions, as well as crime data from the Bureau of Crime Statistics and Research (BOCSAR).

While the project site is in the Crows Nest - Waverton SA2, to provide a representative assessment of community characteristics, the 3 SA2s and 3 LGAs were analysed to prepare the social baseline.

The social baseline analysis for this project is based on Census and population projection data for:

- St Leonards – Naremburn SA2
- Crows Nest – Waverton SA2
- Greenwich – Riverview SA2

The LGA's used in the Social Baseline analysis include:

- North Sydney LGA
- Lane Cove LGA
- Willoughby LGA

This section also provides several relevant area characteristics that are important in establishing the social baseline.

The data below is based on 2021 Census data and provides a summary of key statistics of the North Sydney Local Government Area and the Crows Nest-St Leonards profile area.

5.3.1 Population Projections

As shown in Table 3 below, between 2021 and 2036, the 3 SA2s combined will result in a population increase of 16,263. The greatest population increase will be in the St Leonards – Naremburn SA2, with an estimated 8,559 additional people.

Table 3 SA2 projected populations 2036 and change

	2021	2036	Change
St Leonards – Naremburn	11993	20522	+ 8,559
Crows Nest – Waverton	18037	22795	+ 4,758
Greenwich – Riverview	12984	15930	+ 2,946
TOTAL			16,263

(Source: Department of Planning, Housing and Infrastructure.)

Population projections for the 3 LGAs are provided in Table 4 below.

Table 4 LGA population projections 2036 and change

	2021	2036	Change
Lane Cove	39608	51112	+ 11,504
North Sydney	69471	81236	+ 11,765

Willoughby	76044	81612	+ 5,568
TOTAL	185,123	213,960	28,837

(Source: Department of Planning, Housing and Infrastructure.)

Table 5 shows the top four overseas born population in the SA2s in 2021.

Table 5 Top four overseas born population in the SA2s 2021

	St Leonards – Naremburn	Greenwich – Riverview	Crows Nest – Waverton
	%	%	%
North East Asia	15.4	6.5	7.9
Northwest Europe	6.9	8.0	9.9
South East Asia	6.1	4.1	4.5
Southern Central Asia	5.2	2.9	3.7

(Source: ABS Census, 2021)

Overall, 47.1% of people in St Leonards-Waverton, 32.1% in Greenwich-Riverview, and Crows Nest Naremburn 39.8% were born overseas.

Based on the 2024 population projections prepared by the DPPI, the number of dwellings required to house (implied demand) the increase of 28,837 people by 2036, combined the three LGAs will require an additional 17,107 dwellings. Figure 4 below shows dwelling numbers in 2021 and implied demand for each of the LGAs in 2036.

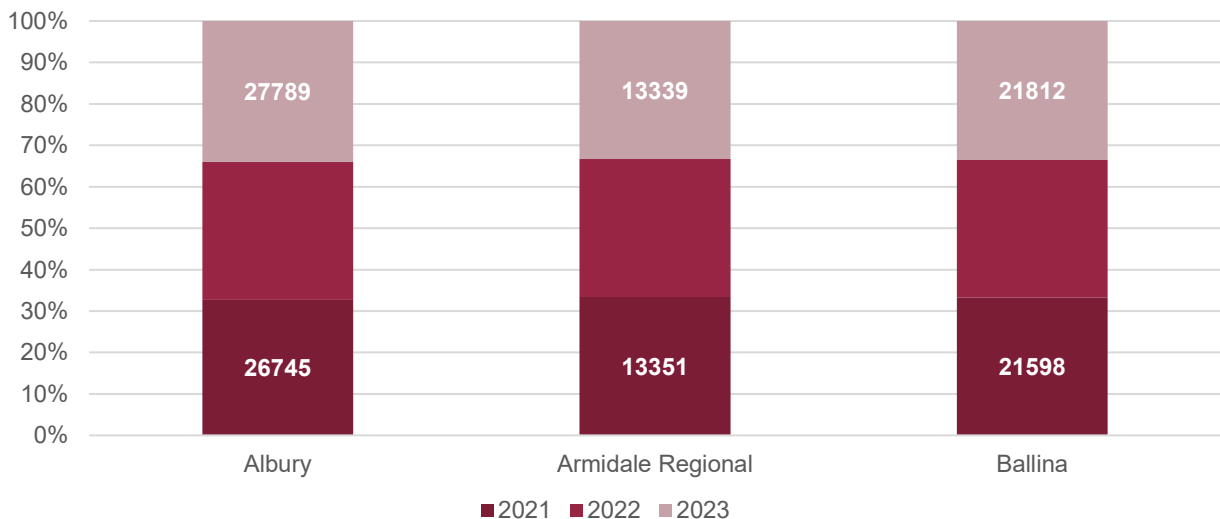


Figure 4 Implied demand based on 2024 DPPI population projections for Lane Cove, North Sydney and Willoughby LGAs. (Source: Department of Planning, Housing and Infrastructure.)

5.3.2 Households

Table 6 shows the estimated household sizes for the three LGAs. All three show smaller household sizes in 2036, the greatest in Willoughby.

Table 6 LGA household sizes 2036

	2021	2036
Lane Cove	2.44	2.37
North Sydney	1.97	1.94
Willoughby	2.52	2.40

(Source: Department of Planning, Housing and Infrastructure.)

As shown in Figure 5 below, the most significant rise in household types in 2036 will be lone person households in the North Sydney LGA. Couples without children will increase, while couples with children will have only a slight increase.

Couple families with children will continue to be the predominant household type in Lane Cove and Willoughby LGAs, however the growth in these households from 2021 to 2036 will be minimal, and lone person households and couples without children will rise significantly.

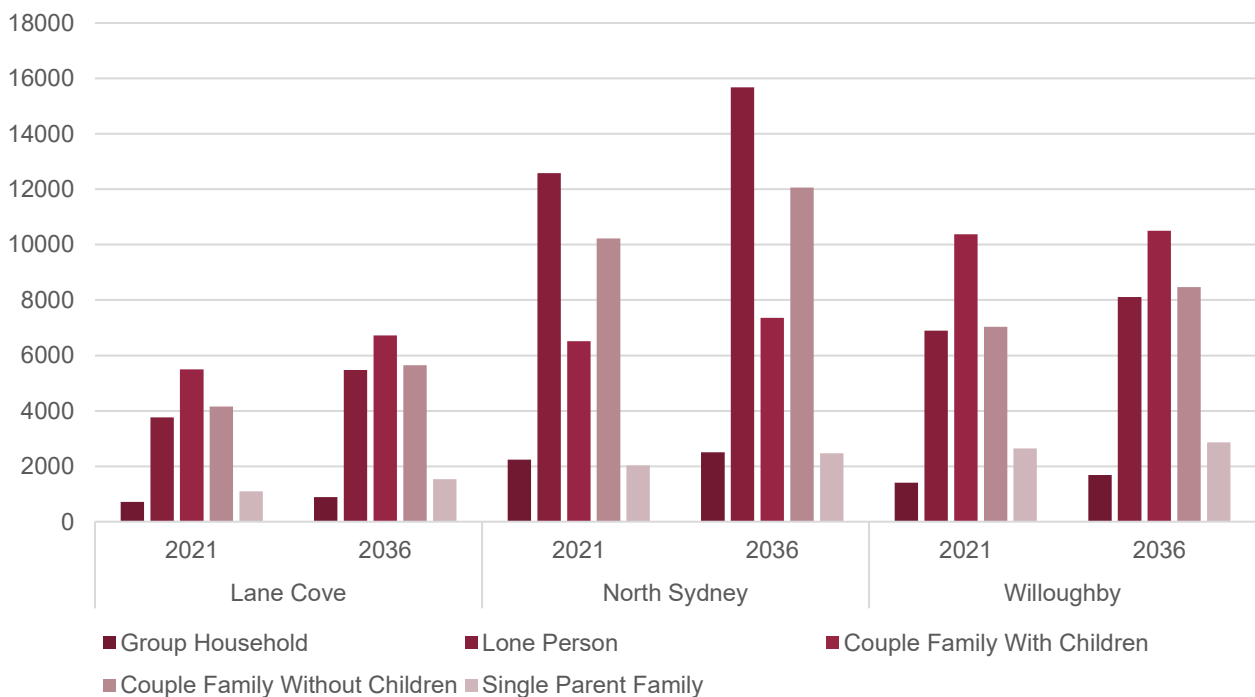


Figure 5 Projected household types Lane Cove, North Sydney and Willoughby LGAs 2021 and 2036. (Source: Department of Planning, Housing and Infrastructure.)

Figure 6 shows the major of dwelling structure in both Crows Nest – Waverton and St Leonards – Naremburn are mostly apartments or flats, while the majority of dwellings in Greenwich – Riverview are separate houses.

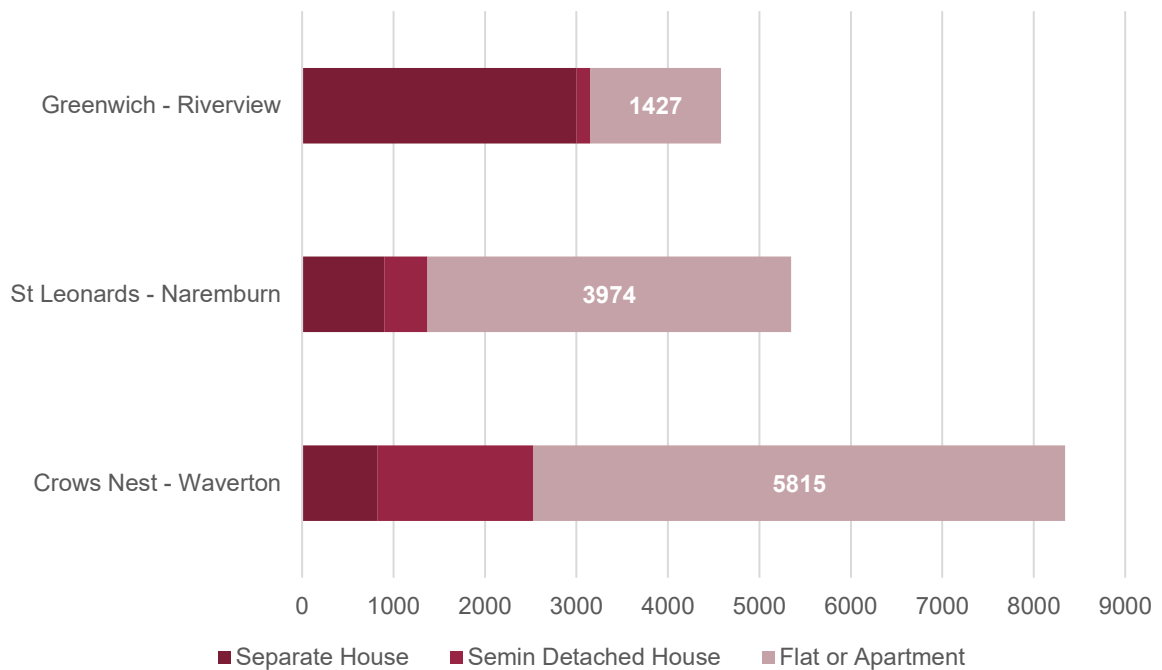


Figure 6 Dwelling structure in the three SA2s 2021. (Source: ABS 2021)

5.3.3 Age Structure

Age Structure data provides key insights into the level of demand for age-based services and facilities, and well as housing needs. It is an indicator of an area’s characteristics and how it is likely to change in the future.

Table 7 below shows the median ages in the three SA2s in 2021 and 2036.

Table 7 SA2s median ages 2021 and 2036

	2021	2036
Crows Nest - Waverton	37.25	37.30
Greenwich - Riverview	40.70	40.49
St Leonards - Naremburn	35.73	37.16

(Source: Department of Planning, Housing and Infrastructure.)

The median age in the Greenwich – Riverview SA2 is older than the other areas, however this is forecast to decline slightly in 2036. St Leonards – Naremburn and Crows Nest – Waverton SA2s median ages are forecast to decrease.

The following line graphs depicting the age structure in each of the SA2s (Figure 7). The age grouping most represented in Crows Nest – Waverton will continue to be 25- to 39-year-olds. There will be a slight decline in the 70 – 74 age cohort, but a more than doubling of the 85+ population

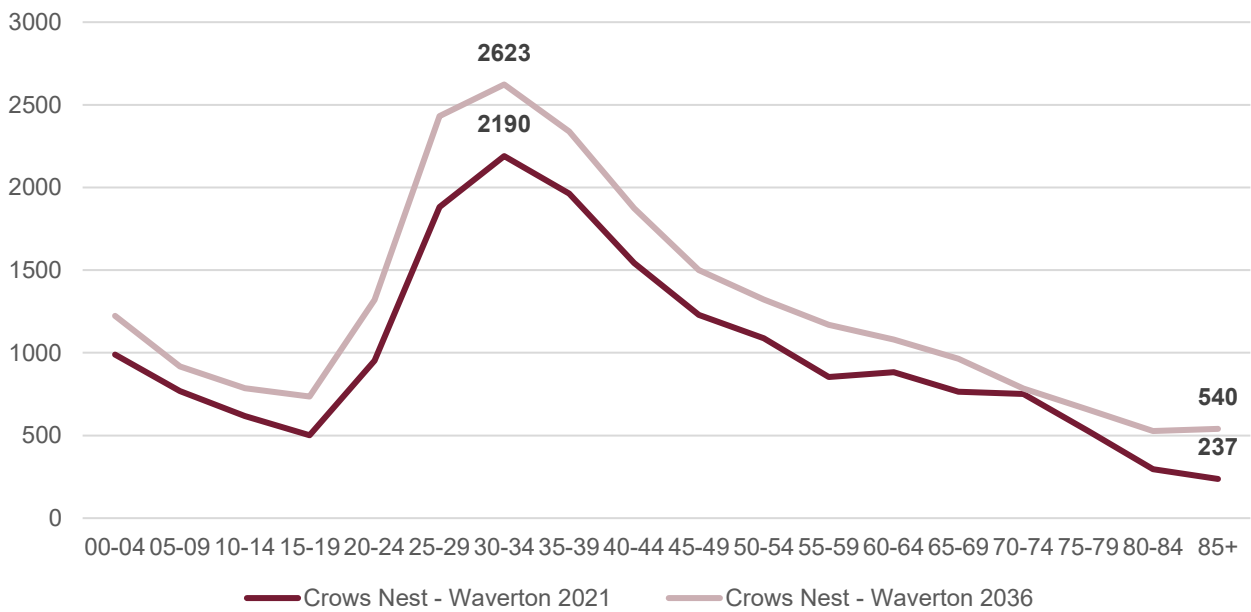


Figure 7 Age structure Crows Nest – Waverton 2021 and 2036. (Source: Department of Planning, Housing and Infrastructure.)

Greenwich – Riverview SA2 reflects a slightly older population (Figure 8). There will be a slight decrease in 10 to 14 years olds, with the 20 to 49 cohort showing the greatest increase in population numbers. Proportionally, the population with the greatest increase leading to 2036 will be the 85+ population.

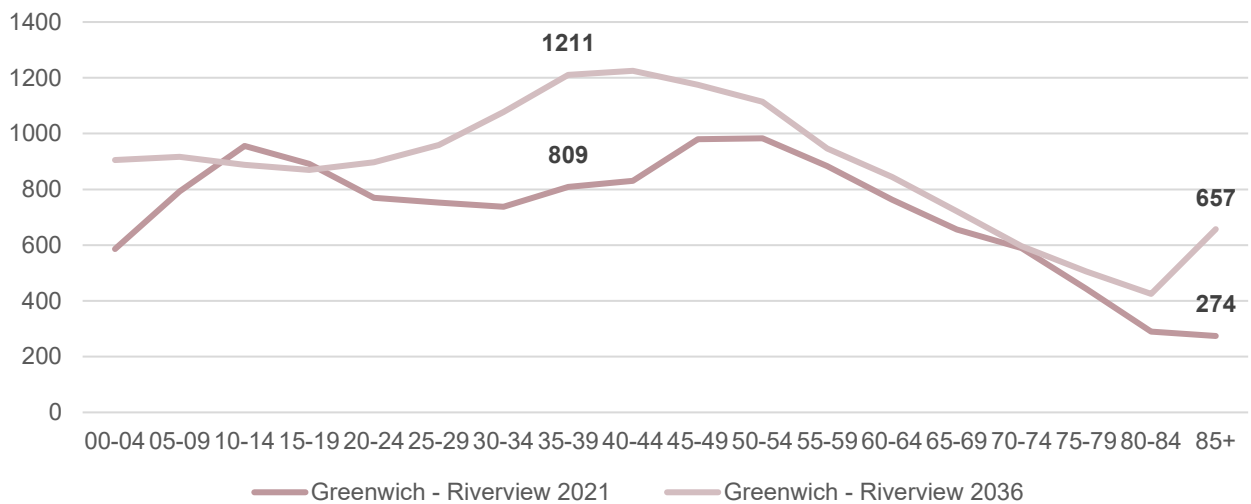


Figure 8 Age structure Greenwich – Riverview 2021 and 2036. (Source: Department of Planning, Housing and Infrastructure.)

As shown in Figure 9 below, St Leonards – Naremburn will see the greatest population increase in the ages between 30 and 39. Unlike the other two SA2s, St Leonards – Naremburn will only have a slight proportional increase in the 85+ age groups, with an additional 239 people.

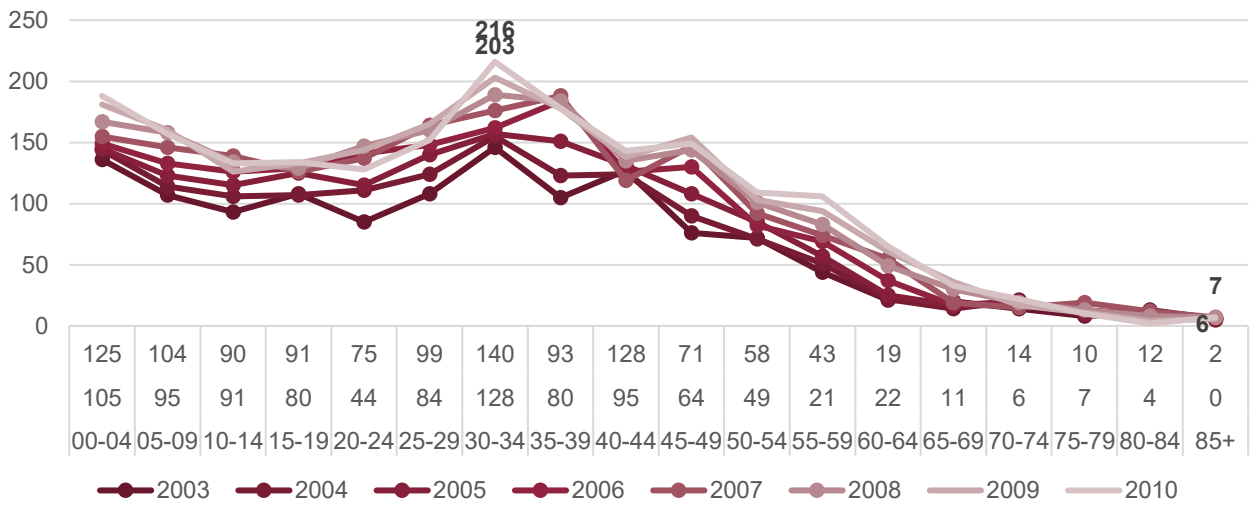


Figure 9 Age structure St Leonards – Naremburn 2021 and 2036. (Source: Department of Planning, Housing and Infrastructure.)

The line graphs showing age structure in the LGAs show key differences. Lane Cove LGA will see significant increases in the population aged 40 to 60, and then again in the 85+ group. There are also significant increases in the 0 to 4 and 20 to 24 age groups.

In North Sydney LGA there are no standout increase in any one age group except for the 70 to 84 group. The most significant increase in age will be the population of 85+.

The standout increase in age structure in Willoughby will be the population in the 20-to-39-year group. The changing age structure will also be influenced by a significant increase in the 80+ age grouping. Willoughby had no other significant increases in any one age grouping.

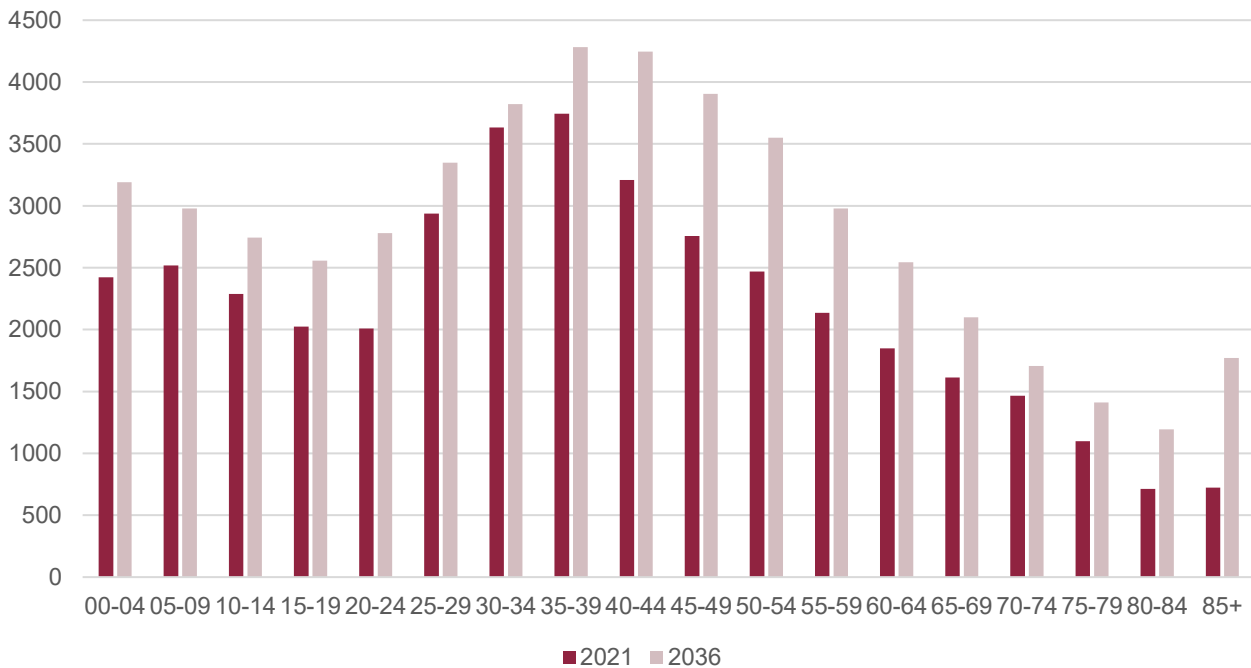


Figure 10 Age structure Lane Cove LGA, 2021 and 2036. (Source: Department of Planning, Housing and Infrastructure.)

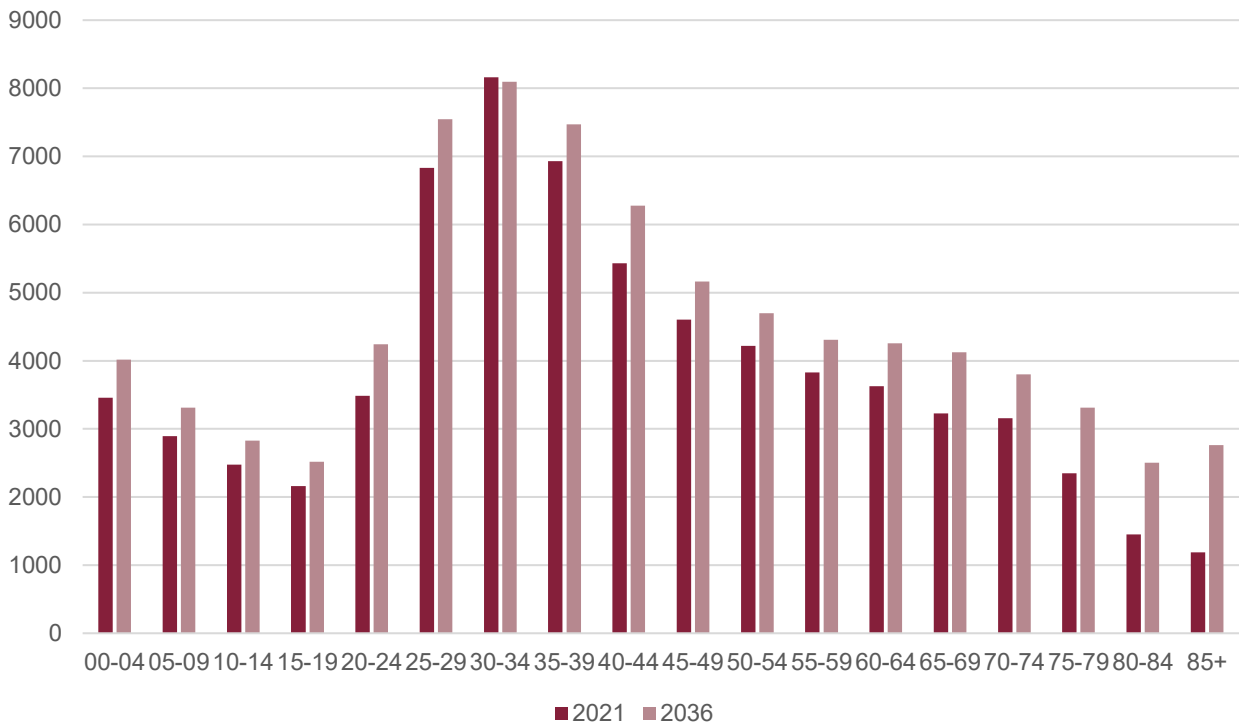


Figure 11 Age structure North Sydney LGA. (Source: Department of Planning, Housing and Infrastructure.)

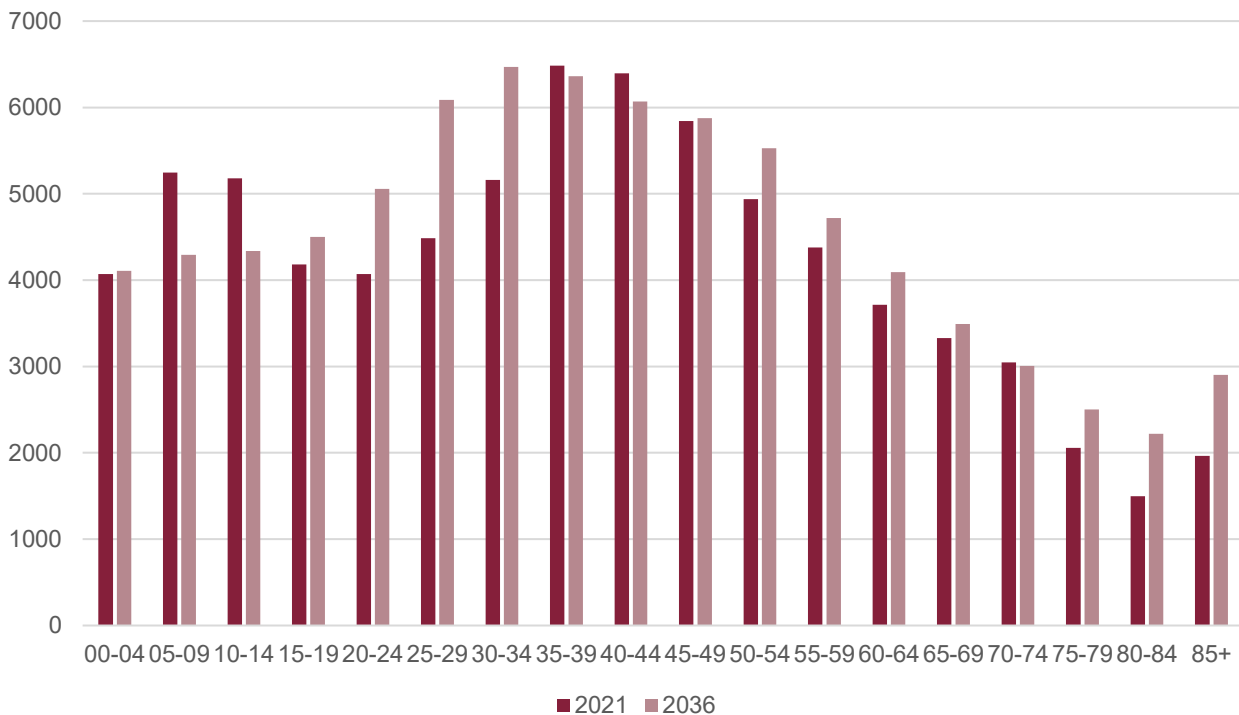


Figure 12 Age structure Willoughby LGA, 2021 and 2036. (Source: Department of Planning, Housing and Infrastructure.)

5.3.4 Housing Affordability

As highlighted in the St Leonards Crows Nest 2036¹ plan, there is a target for 16,500 jobs in the precinct in a 20-year period.

These jobs, in part, will be provided as part of the planned growth of the St Leonards health and education precinct, achieving the North District Plan Priority N9 “growing and investing in health and education precincts” (p.60).

The health and education precinct will attract workers to the area, some of whom require access to affordable housing.

When viewed with household income, the amount households pay in rental and mortgage payments may indicate the level of housing stress households in the community are under.

If a household spends more than 30% of gross income on rent or mortgage payments, this is defined as rental or mortgage stress.

As shown in Figure 13, SQM Research reports that the median weekly rent in Crows Nest is \$855.30 (median all units).

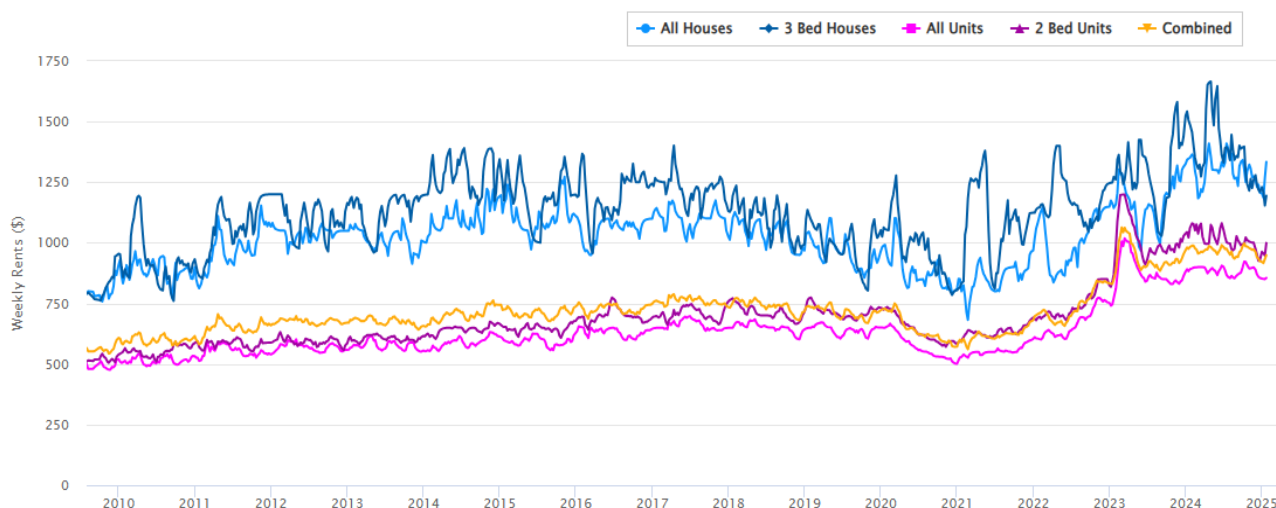


Figure 13 Crows Nest weekly rental prices, 2010 to January 2025. (Source: SQM Research)

Table 8 shows the median household weekly incomes, and the percentage of renter households under rental stress.

Table 8 Median weekly household income and percentage of renters spending greater than 30% of household income of rent, 2021

	Median weekly household income	Percentage of rental households that spend greater than 30% of household income on rent.
Crows Nest - Waverton	\$2,615	23.9
Greenwich - Riverview	\$3,662	24.3
St Leonards - Naremburn	\$2,748	26.1

¹ NSW Government St Leonards and Crows Nest 2036. <https://s3-ap-southeast-2.amazonaws.com/dpe-files-production/s3fs-public/dpp/293807/draft%20slcn%202036%20plan%2020181012%20part%201.pdf>

(Source: Australian Bureau of Statistics, 2021 Census)

The *State Environmental Planning Policy (Housing) 2021*, (Housing SEPP) defines households eligible for affordable housing in the following ways under Section 13(1)(a)(i):

- **Very low-income household** – a household with a gross income lower than 50% of the median household income for Greater Sydney or the Rest of NSW
- **Low-income household** – a household with a gross income between 50% and 80% of the median household income for Greater Sydney or the Rest of NSW
- **Moderate income household** – a household with a gross income between 80% and 120% of the median household income for Greater Sydney or the Rest of NSW.

Table 9 shows applies the income thresholds from the Housing SEPP to the shows applies the income thresholds from the Housing SEPP to the median Greater Sydney household income of \$2,077 per week to interpret affordability levels.

Table 9 Weekly household income in St Leonards – Naremburn SA2 median household income 2021 based on affordable housing thresholds

Household Income Type	Weekly Household Income
Very low-income household	Up to \$1039
Low-income household	\$1040 - \$1662
Moderate income	\$1663 - \$2492

(Source: ABS 2021 Census / Gyde)

Table 10 shows the number of households eligible for affordable housing in the St Leonards – Naremburn SA2 based on the 2021 Census.

Table 10 Affordable housing need, St Leonards – Naremburn SA2, 2021

Household Income Type	Number of Households Within Income Bracket	Number of Household where rent payments are more than 30% of household income
Very low-income household	756	302
Low-income household	741	308
Moderate income	966	123
Affordable Housing Eligibility	2463	733

(Source: ABS 2021 Census / Gyde)

Figure 14 below shows the number of households that have rent payments greater than 30% of weekly income compared to households where rent payments are less than or equal to 30% of household income in the St Leonards – Naremburn SA2.

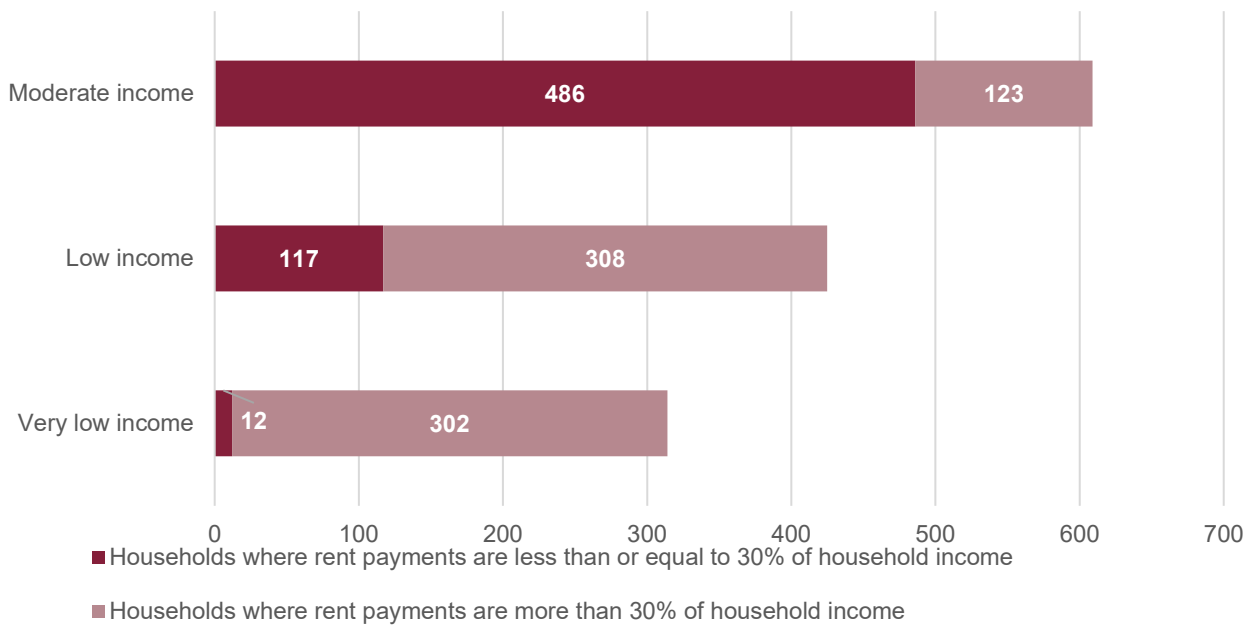


Figure 14 Households in rental stress compared to other households, St Leonards – Naremburn SA2, 2021. (Source: Table Builder / Gyde)

This shows there are significantly more households in the ‘very low income’ and ‘low income’ that are in rental stress, while there are fewer in the ‘moderate income’ bracket in the St Leonards – Naremburn SA2.

Table 11 shows the number of households eligible for affordable housing in the Crows Nest – Waverton SA2 based on the 2021 Census.

Table 11 Affordable housing need, Crows Nest - Waverton SA2, 2021

Household Income Type	Number of Households Within Income Bracket	Number of Household where rent payments are more than 30% of household income
Very low-income household	1218	374
Low-income household	1223	387
Moderate income	1511	165
Affordable Housing Eligibility	3952	926

(Source: ABS 2021 Census / Gyde)

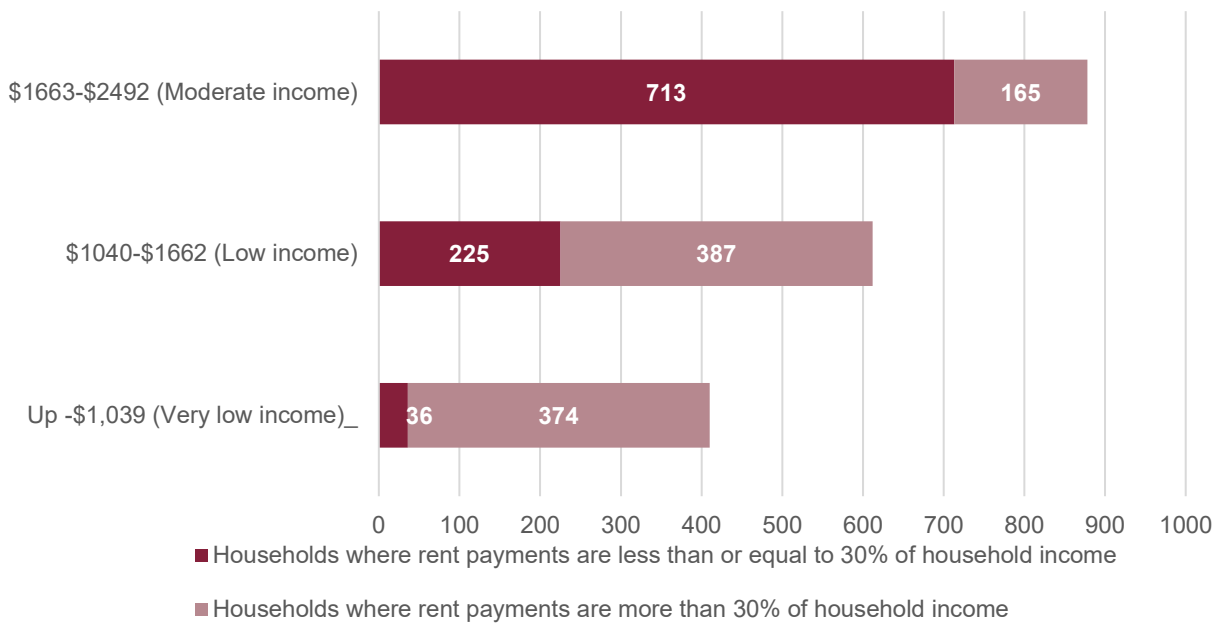


Figure 15 Households in rental stress compared to other households, Crows Nest - Waverton SA2, 2021. (Source: Table Builder / Gyde)

Figure 15 above for Crows Nest – Waverton SA2 shows high numbers of households in housing stress in the ‘Very low income’ and ‘Low income’ households. 23% of households in the ‘Moderate income’ bracket are also experiencing rental stress.

Table 12 below shows the number of households eligible for affordable housing in the Greenwich – Riverview SA2 based on the 2021 Census.

Table 12 Affordable housing need, Crows Nest – Waverton SA2.

Household Income Type	Number of Households Within Income Bracket	Number of Household where rent payments are more than 30% of household income
Very low-income household	488	95
Low-income household	517	99
Moderate income	596	56
Affordable Housing Eligibility	1601	250

(Source: ABS 2021 Census / Gyde)

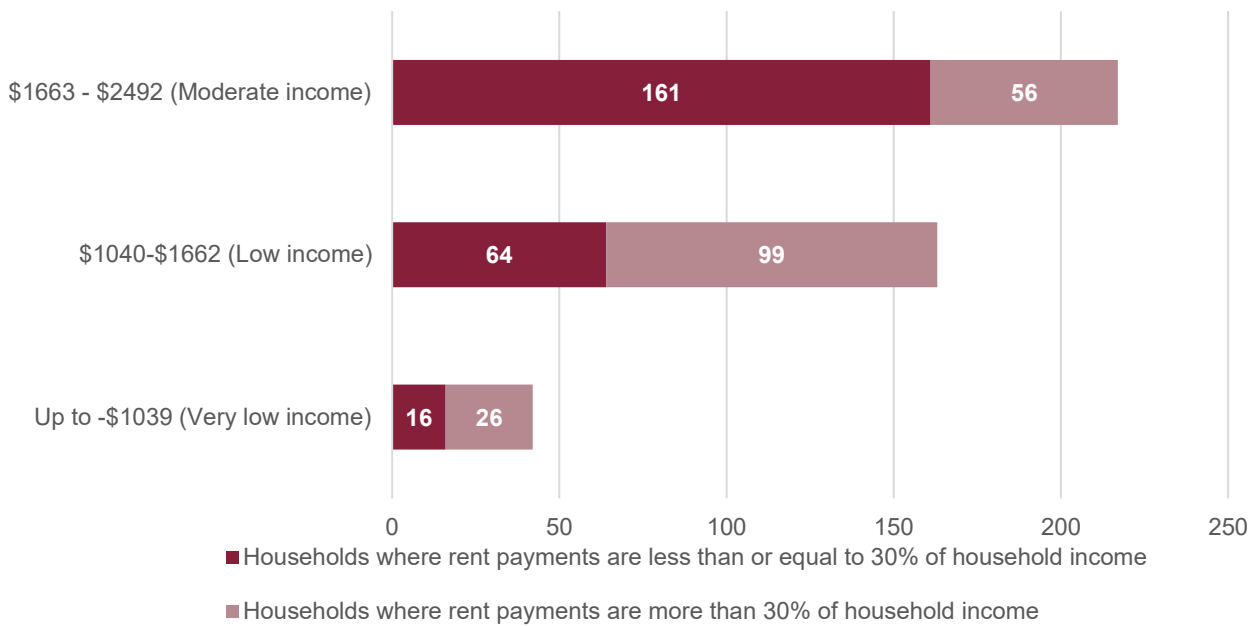


Figure 16 Households in rental stress compared to other households, Greenwich - Riverview SA2, 2021. (Source: Table Builder / Gyde)

Figure 16 for Greenwich - Riverview SA2 shows a similar pattern to the other two SA2s, with more 'Very low' and 'Low' income households experiencing rental stress.

Table 13 shows the total number of households under rental stress for the SA2s combined.

Table 13 Total households under rental stress in Crows Nest – Waverton SA2, Greenwich - Riverview SA2 and St Leonards – Naremburn SA2, 2021

	Very low income	Low Income	Moderate income
Crows Nest - Waverton	374	387	165
Greenwich - Riverview	95	99	56
St Leonards - Naremburn	302	308	123
TOTAL PER SA2	771	794	344
TOTAL	1909		

(Source: Gyde)

The highest need for affordable housing are those households classified as 'Low income', and the greatest number are in the Crows Nest – Waverton SA2. The greatest number of households in need of affordable housing classified as 'Very low income' are also in the Crows Nest – Waverton SA2.

5.3.5 Employment

Employment statistics are an important indicator of socio-economic status. The levels of full or part-time employment, unemployment and labour force participation indicate the strength of the local economy and social characteristics of the population

Table 14 shows the top four industries of employment in the 3 SA2s.

Table 14 Top 4 industries of employment in the SA2s 2021

	St Leonards – Naremburn	Greenwich – Riverview	Crows Nest – Waverton
	%	%	%
Professional, scientific and technical services	21.5	19.3	21.8
Health care and social assistance	11.7	15.5	12.4
Financial and insurance services	14.1	12.4	12.5
Education and training	6.5	8.7	8.2

(Source: ABS 2021 Census)

The occupations of employed persons in the three SA2 are shown in Figure 17.

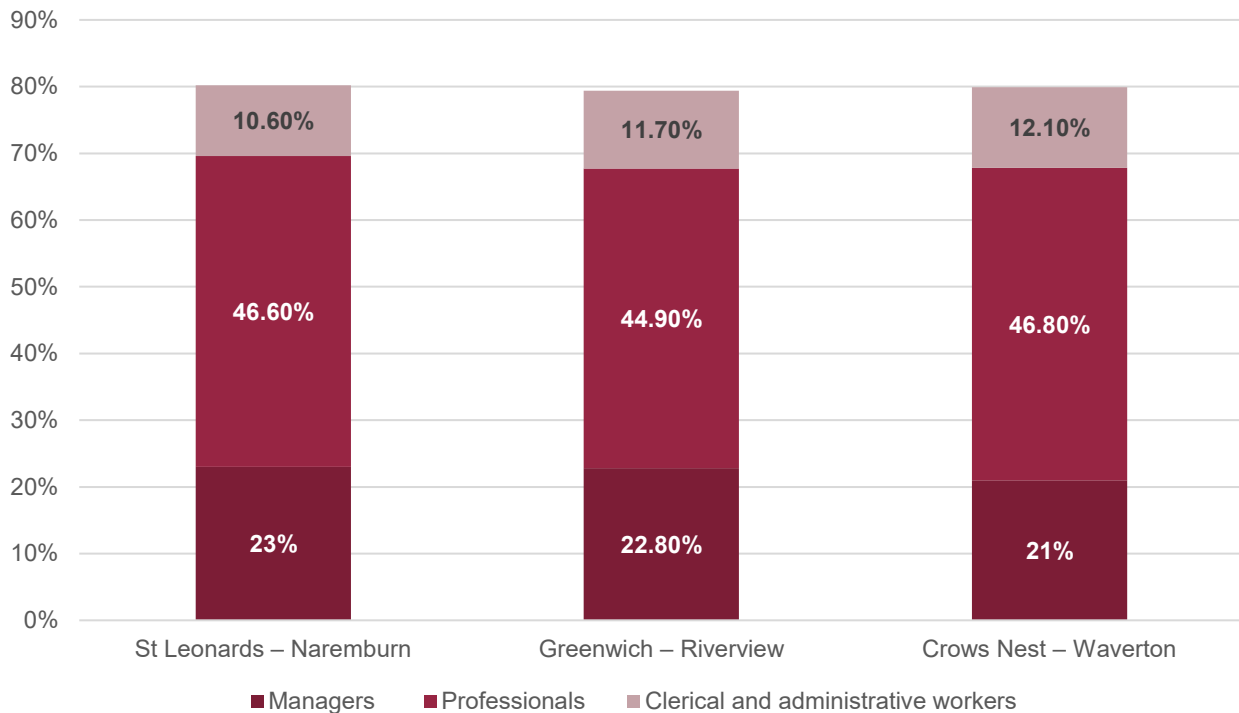


Figure 17 Occupation of employed persons in the SA2s 2021. (Source: ABS 2021 Census)

The top 3 occupations of employed persons across the three SA2s were 'professionals, followed by 'managers', and 'clerical and administrative workers'.

In 2021, St Leonards – Naremburn SA2 has an unemployment rate of 3.3%, Crows Nest – Waverton 3.2% and Greenwich – Riverview SA2 3.4%.

5.3.6 SEIFA

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

- 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.

The average for Australia is set at approximately 1,000, with lower numbers being more disadvantaged and higher numbers being less disadvantaged (and more advantaged if you're using the IRSEAD index).

Local government areas are benchmarked average to determine the level of advantage and disadvantage in an area.

SEIFA indexes are mostly used to show whether an area is really in need of a particular service and provide support for funding applications or advocacy.

North Sydney LGA had a IRSAD score of 1,164, Lane Cove LGA 1,162, while Willoughby LGA scored 1,142. These scores put all the LGAs in the 10th percentile.

The SEIFA map shown in **Figure 18**. below shows that in general the suburbs and LGAs in the northern area of Sydney have high levels of advantage.

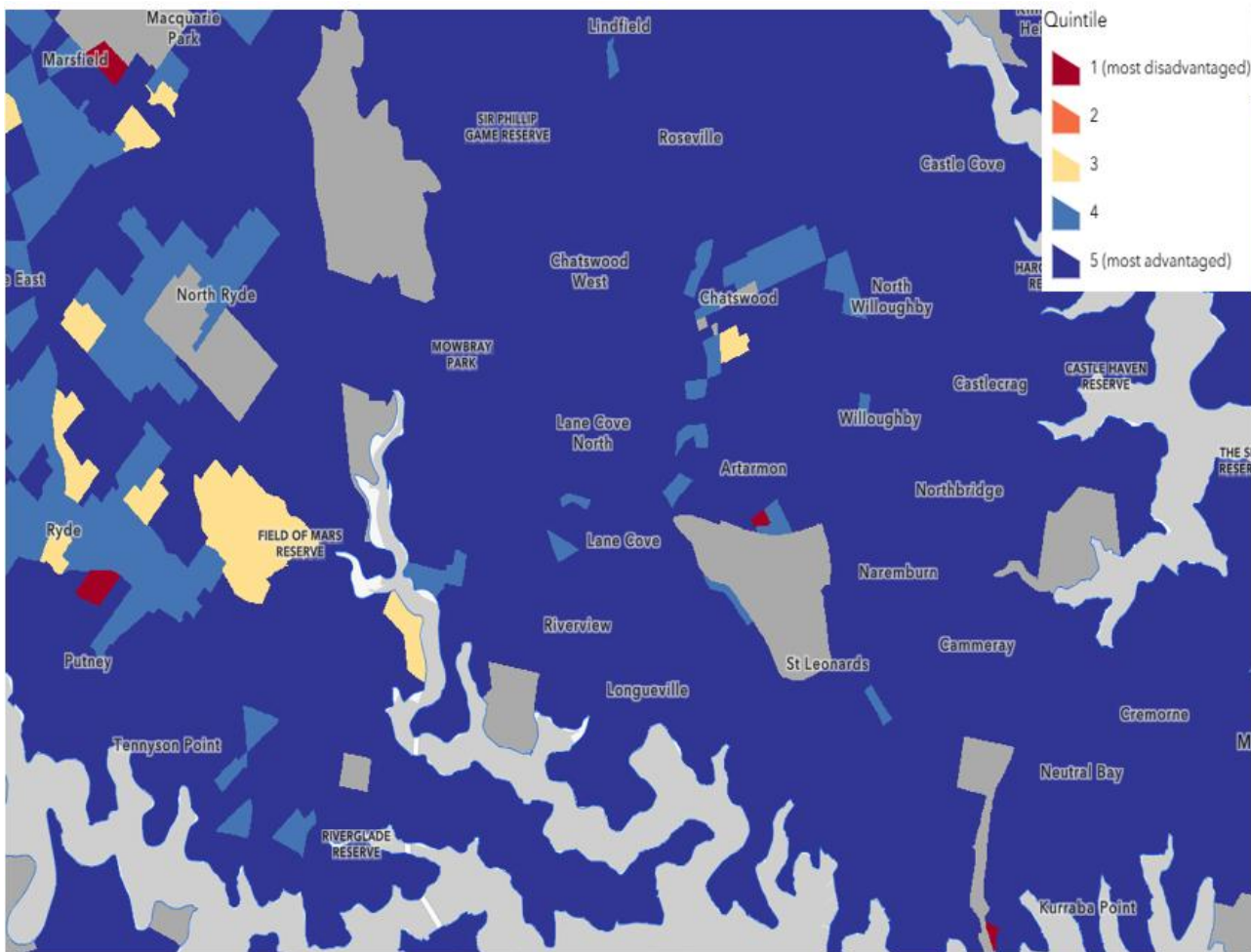


Figure 18 IRSAD of selected suburbs and SEIFA ratings. (Source: ABS: Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia, 2021)

5.4 Local crime profile

The NSW Bureau of Crime Statistics and Research 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).

Table 15. provides selected incidents of crime for the suburb of Crows Nest for the two period for the year to October 2023 then September 2024. Also included for that same period is the equivalent statistics for the whole of NSW, allowing for a degree of comparison to enable the local statistics to be placed in a broader context.

In most cases, whether crimes rates over the period have increased or decreased are not counted (n.c.) at a suburb level for some crimes.

Table 15 NSW BOCSAR Crime Statistics for October 2023 to September 2024 (2-year trends*).

Offence		Year to Oct 2023		Year to Sept 2024		Status % P/A
		Count	Rate per 100,000	Count	Rate per 100,000	
Non Domestic Assault	Crows Nest	22	437.5	26	517.1	Stable
	NSW	33862	414.7	34853	426.8	Stable

Domestic Assault	Crows Nest	8	159.1	11	218.8	n.c.
	NSW	35507	434.8	37849	463.5	Stable
Sexual offences	Crows Nest	7	139.2	8	159.1	n.c.
	NSW	17641	215.7	185623	227.3	Stable
Theft	Crows Nest	131	2605.4	126	2506.0	Stable
	NSW	191888	2349.9	188916	2313.5	Stable
Theft (steal from retail store)	Crows Nest	31	616.5	24	477.3	Stable
	NSW	27166	332.7	27759	339.9	Stable
Theft (Steal from person)	Crows Nest	2	39.8	0	0.0	n.c.
	NSW	2139	26.2	2084	25.5	Stable
Malicious damage to property	Crows Nest	18	358.0	17	338.1	n.c.
	NSW	49221	602.8	49528	606.5	Stable

(Source: NSW BOCSAR)

In the year to September 2024, Crows Nest had a higher rate of domestic assault per 100,000 people, and over the two year period a higher rate than NSW of theft and steal from retail store.

Table 16. below includes shows incidents of crime recorded as alcohol related on a licenced premises.

Table 16 Incidents of alcohol related crime counts and per 100,000 people on licensed premises Crows Nest and NSW September 2022 to September 2024

Offence		Year to Oct 2023		Year to Sept 2024		Status % P/A
		Count	Rate per 100,000	Count	Rate per 100,000	
Incidents of alcohol related non domestic Assault on licensed premises	Crows Nest	5	99.4	5	99.4	n.c.
	NSW	3013	36.9	2637	32.3	Down 12.5
Incidents of alcohol related Domestic Assault on licensed premises	Crows Nest	0	0.0	1	4.1	n.c.
	NSW	371	4.5	335	19.9	Stable
Incidents of alcohol related sexual offences on licensed premises	Crows Nest	0	0.0	0	0.0	n.c.
	NSW	273	3.3	254	3.1	Stable
Incidents of theft (Steal from person) on licensed premises	Crows Nest	1	19.9	0	0.0	n.c.
	NSW	212	2.6	175	2.1	Down 17.5

Incidents of malicious damage to property on licensed premises	Crows Nest	0	0.00	0	0.0	n.c.
	NSW	1041	12.7	909	11.1	Stable

(Source: NSW BOCSAR)

* A trend is not calculated (nc) if at least one 12-month period in the selected timeframe had less than 20 incidents.

While any crime is unwanted, Crows Nest has a significantly smaller rate per 100,000 people than NSW.

Recorded incidents over the 2 year period up to September 2024 included 'Incidents of alcohol related non domestic Assault on licensed premises' (10 over two years), 'Incidents of alcohol related Domestic Assault on licensed premises' (1 over two years), and 'Incidents of theft (Steal from person) on licensed premises' (1 over two years).

The North Sydney, Lane Cove and Willoughby LGAs are area's of high socioeconomic advantage, scoring mostly within the 9th or 10th decile on the SEIFA index.

While crime rates are generally low and stable, there are tree crime categories where the rates for Crows Nest per 100,000 people are higher in Chatswood than NSW.

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

These statistics indicate that criminal incidents do occur in the area, nevertheless the proposal requires consideration against CPTED principles.

5.5 Crime risk identification

Developments that contain mixed uses can create the opportunity for crime to occur. Some specific safety issues that may occur from the proposal include:

- Attacks / assaults / robberies
- Graffiti / damage / loitering
- Break & enter to residential, retail areas, and car parking.

The proposed retail spaces will attract a wide variety of users to the site. This can assist in increasing activation and surveillance in the area, however, could also attract some criminal activity. For a development of this nature, it is important to employ a range of safety measures incorporated with good design to manage and prevent crime occurring. Section 7 of this Report provides detailed measures to assist in the CPTED evaluation for the proposed development.

The build-to-rent component of the development will be operated on a commercial basis, with professional management, maintenance and security and will be owned by one entity providing long term structure and consistent management outcomes.

6. Principles of CPTED

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 EP&A Act, issued by the (former) Department of Urban Affairs and Planning, and as noted in the table below:

Table 17 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.
Activity and 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 burnt-out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

7. CPTED Evaluation

7.1 Overview

This section evaluates the proposed modifications to the concept application in line with the CPTED principles outlined in Part B of the Crime Prevention and the Assessment of Development Applications guidelines. The primary change in the amended application involves increasing the residential component, reducing commercial spaces, and incorporating multiple tower forms. The assessment examines how the design aligns with CPTED principles to ensure the development minimises crime risk and fosters a safe environment.

7.1.1 Surveillance

Reducing opportunities for criminal activity can be achieved by enhancing natural surveillance measures. This principle asserts that potential offenders are less likely to engage in unlawful behaviour in areas where there's ample natural surveillance, promoting community engagement. Implementing the following design elements can bolster natural surveillance:

- Creating clear, well-defined pedestrian paths that encourage activity and maintain unobstructed lines of sight.
- Activating ground floor spaces for daytime use, promoting casual observation of the streetscape.
- Placing buildings in close proximity to streets and pedestrian thoroughfares, allowing passing traffic to monitor activity.
- Designing prominent building entry points that are easily visible from both the street and pedestrian zones.
- Orienting building entrances and windows towards public areas, streets, and parking lots.
- Installing appropriate lighting and ensuring effective supervision of communal and public spaces.
- Eliminating hiding spots for potential offenders by designing spaces devoid of recesses and alcoves.

The proposed envelope is conducive to a high level of natural surveillance, through the following design elements:

- 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.
- Lower ground floor retail units are planned to feature glazed boundary treatments, promoting extensive visibility both into and out of the development.
- The proposal provides active edges through the introduction of a living community and 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.
- The lower ground level has the potential to be activated, including along the street frontages, by providing access to retail premises, lobbies, bar, glazed tenancies and access points into the development. 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 proposed facades fronting onto the street frontage are capable of including glazing for aesthetics and visibility into the public realm and increase passive surveillance.
- Residential apartments could include habitable rooms facing the streetscape, maximising opportunities for oversight of the surrounding public spaces.

While the architectural design offers opportunities for natural observation, the incorporation of formal surveillance via CCTV cameras strategically positioned (such as at the building entrances, both the residential

and bar lobby, and around the through site links) could serve as a deterrent for potential offenders, enhancing the overall surveillance capacity on the premises.

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.

Condition of the CSSI approval include several matters which will/have been implemented in the construction of the metro box, which will assist with achieving this CPTED principles. Condition E104 (lighting) and Condition E105 (CCTV cameras) of the CSSI Approval are also relevant to the safety and security of the site and include a requirement for the NSW Police to be consulted regarding the final placement of CCTV cameras.

7.1.2 Territorial reinforcement

The principle underlying this design is that well-used spaces reduce opportunities for crime while increasing the risks for potential offenders. At ground level, the proposed uses are clearly defined with separate entries that are distinct from each other and from station access points. These separate, purpose-specific entries will help guide people to the appropriate areas. At the detailed design stage, distinct design cues—such as colours, materials, landscaping, signage, and other elements—will further reinforce each area's function.

The primary territorial reinforcement cues will be incorporated at the ground level, which is part of the station's design under the CSSI Approval, and thus outside the scope of this concept proposal.

There will be a clear delineation between the public street and the proposed development, allowing future occupants direct access that strengthens the connection between these spaces. This design integrates residential and non-residential spaces, contributing to activity within the site and the broader Crows Nest area.

There is a clear delineation between the residential lobby and entrance to the lower ground floor entrance to the bar, allowing separation of the two uses.

New landscaping and streetscape improvements (constructed as part of the metro box) have been designed to ensure clear sightlines throughout, preventing any perception of entrapment and enabling clear identification of entry points, so that individuals can orient themselves easily.

Careful corridor design (which will be considered as part of the detailed SSD) will allow natural light to penetrate interior spaces, enhancing visibility to the surroundings and contributing to a sense of security. Access to natural light also supports wellness by fostering a connection to the outdoors, which research suggests can reduce perceptions of crime and enhance feelings of safety.

7.1.3 Space Management

Well-maintained and actively used spaces promote safety by discouraging crime and antisocial behaviour. This principle emphasises that cleanliness, prompt repair of vandalism and graffiti, and regular maintenance of lighting and physical elements signal care and guardianship, reducing opportunities for crime.

The concept proposal supports ongoing, high-standard maintenance without impediments. It's anticipated that future building management will oversee site upkeep, including cleanliness, removal of graffiti, and landscaping. For the non-residential areas, maintenance will be handled by building management, ensuring the site remains inviting and well-presented, while metro station areas will be maintained by metro staff.

The proposed design also integrates active street frontages, including station entries, retail spaces, and various lobbies, which are anticipated to draw users and extend activity beyond core business hours. Mixed-use developments like this often feature extended trading hours and near-constant use of spaces, naturally increasing casual surveillance and deterring potential offenders by raising the likelihood of detection.

With a dedicated building manager or concierge for the build-to-rent apartments, the residential entrances and common areas will also be well-maintained. These measures will enhance site presentation, encourage legitimate activity, and improve safety through continuous oversight and care, aligning with CPTED principles to foster a vibrant, secure environment.

7.1.4 Access control

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

Natural Access Control

Natural access control is achieved by designing distinct, easily identifiable entry points at the ground level for various uses, guiding people intuitively toward specific areas. While detailed interior layouts are yet to be developed, building corridors will be designed to funnel individuals to their intended destinations. These access measures will be further refined during the detailed SSDA phase.

Technical Access Control

Technical access control measures, such as clear signage and secure doors, are planned to regulate entry to restricted areas. Boom gates will be used to limit access to loading docks and station basement areas. Elements within the ground plane are designated for design and delivery under the CSSI Approval for the station, ensuring cohesion with the broader access strategy.

Organised Access Control

In line with organised access control strategies, the development will feature concierge desks in lobbies and staffing from facility managers who, though not solely responsible for security, contribute to on-site monitoring and deterrence. Organised access control measures like these create a monitored and welcoming environment.

Overall Access Control Strategy

In line with CPTED principles, the development integrates access control strategies to manage and regulate the movement of people and vehicles within designated areas, reducing unauthorized entry and encouraging desired behaviour. The development's non-residential retail spaces benefit from visible access points that will be actively overseen by staff and patrons, while the upper residential apartments will be accessed through separate, secure lobbies accessible from the road frontages. These residential lobbies will not connect directly to the metro station below, preventing commuters from entering the private areas and reinforcing the boundaries between public and private spaces.

8. Conclusion

This Crime Prevention Through Environmental Design Report – Crime Risk Assessment has been prepared by Gyde and is to be submitted to the DPHI for the construction and operation of a residential mixed-use (including affordable housing and commercial/retail components) over station development (known as Crows Nest OSD - Site A), SSDA 75660711.

The proposed development has been evaluated relative to:

- The 4 principles which underline 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 2016 Census, SEIFA Index of Disadvantage and the NSW Bureau of Crime Statistics and Research.

Provided at Section 7 of this report are a range of measures which will enable the design and ongoing use of the development to align with those CPTED principals to reduce opportunities for crime. The works/measures identified are minor in scope and can be achieved by means of conditions of consent, or otherwise detailed in the Construction Certificate drawings.

In addition to these measures, wayfinding and signage, lighting, public art and overall public domain initiatives will make a significant contribution to safety and perceptions for the site.

The measures outlined in the Plan of Management for the 'Detailed SSDA' should be implemented in conjunction with the measures outlined in this CPTED Report.

This CPTED statement demonstrates that the proposed development, will have a high level of amenity, casual surveillance and ultimately public safety within the building and surrounding area. The proposed development will assist in revitalising and activating the site and will provide appropriate lighting and security measures to protect the safety of neighbouring premises, residents and the local community.

The overall development will be operated, owned and managed as one and this feature will assist in the future development aligning with the CPTED principles.