

Prepared by:




The Planning
Studio

194-214 Oxford Street &
2 Nelson Street, Bondi Junction

**CPTED
Assessment**

On behalf of
StarGate Property

3 March 2025_REV 1



We acknowledge the Traditional Custodians of the lands and waters across Australia - in particular the Bidiagal, Birrabirragal and Gadigal people who have occupied and cared for the area that includes Bondi Junction and pay our respect to Elders, past and present.

We deeply respect the continued connection to Country of Australian First Nations Peoples through stories of place, culture and custodianship. We value + celebrate Australian First Nations peoples as part of the oldest living culture - the original storytellers, planners, designers. We also acknowledge the impacts of displacement and the need for truth telling + deep listening to First voices to heal.

We are committed to listen, learn and walk alongside as we plan with communities for equitable, sustainable, generous and connected places and communities.

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Photo Source:

Inside: Liverpool City Council [<https://www.facebook.com/LiverpoolCityCouncilAustralia/photos>]

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INTRODUCTION

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities of crime created by the proposed development by reviewing the design of the site in its context and assessing the development in accordance with design and place management principles of CPTED.

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 development application (DA). 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 principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime, or prevent a determined perpetrator from committing such crimes.

CPTED strategies must work in conjunction with other crime prevention and social intervention strategies and police operations. By using the recommendations contained in this assessment, it must be acknowledged that:

- There is no definitive measure of ‘safety’. Therefore, this assessment and report cannot be used as confirmation of a definitive measure of safety for the community, and public and private property.
- Assessment and recommendations are informed by information provided, with observations made and in consideration of the established CPTED principles at the time the report was prepared and with the information provided to The Planning Studio.
- This report does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed.
- This assessment and recommendations does not guarantee complete safety for the community, and public and private property.
- This assessment has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.

This Crime Prevention Through Environmental Design (CPTED) has been prepared by The Planning Studio to accompany an State Significant Development Application (SSDA) for a shop top housing development at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction. The site is made up of nine (9) lots. The legal description of the site is outlined in Table 1 below.

Property Address	Title Description
194 Oxford St Bondi Junction	Lot 10 in DP260116
196 Oxford St Bondi Junction	Lot 11 in DP260116
198 Oxford St Bondi Junction	Lot 12 in DP260116
200 Oxford St Bondi Junction	Lot 13 in DP260116
204 Oxford St Bondi Junction	Lot 16 in DP68010 & Lot 1 in DP79947
214 Oxford St Bondi Junction	Lot 1 in DP708295
2 Nelson St Bondi Junction	Lot 1 in DP583228
Part of Osmund Lane	Lot 1 in DP1300781
Site Area	2633.75sqm

Table 1: Legal Description

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-77175998).

Overall Assessment

Overall, the introduction of a greater number of people and activity to the site will increase territorial reinforcement and increase the presence of informal guardians which enhance the risk to offenders and crime effort. It also provides a good level of natural surveillance within the development itself and towards the surrounding streets.

This report concludes that the proposed development is suitable and is supported from a CPTED assessment perspective.

CPTED Assessment Approach

This CPTED assessment has been undertaken in accordance with relevant NSW planning legislation, policy and guidelines and has considered the objectives outlined in the Waverley DCP (2022).

The aim of the CPTED strategy is to influence the design of buildings and places by:

- Increasing the likelihood and/or perception to criminals and those engaged in anti-social behaviour of detection, challenge and capture;
- Increasing the effort required to commit a crime by increasing the time, energy or resources needed to undertake criminal and/or anti-social acts;
- Removing conditions that create confusion about required norms of behaviour;
- Acknowledging the importance of people in adjoining buildings and spaces being able to see what is happening and encouraged to respond and help;
- Considering CPTED thinking at different scales and for different types of people (ie, older people, children, women, culturally diverse, LGBTIQ+, and people with disability etc); and
- Considering a variety of built environment solutions that give people safe choices about where to be and how to anticipate, and respond to, problems.

The assessment has also considered a variety of best practice and leading research in developing the assessment framework, guided by the following CPTED principles:

1. Activation
2. Surveillance
3. Ownership + Territoriality
4. Legibility + Access
5. Vulnerability + Space Management
6. Design + Function

Introduction | Planning Background

Following a design excellence competition, development consent was granted to DA-400/2021 (herein, referred to as the parent development consent) which authorised demolition of existing buildings and the construction of a shop top housing development compromising ground floor retail and 10 storeys of residential apartments above the retail podium, across two tower buildings (herein referred to as Building A and Building B).

Subsequently, an amending DA (DA-360/2023) was approved on 28 August 2024 which amended the Basement Levels 4, 3, 2 and 1 and the Ground Floor Level of the approved development under the parent development consent.

The proposed SSDA generally seeks approval for the redevelopment of 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction, proposing to retain key design principles in accordance with the parent consent.

The proposal will provide additional residential dwellings, in accordance with the in-fill affordable housing provisions under the State Environmental Planning Policy (Housing) 2021 and incorporate a 30% increase in Gross Floor Area (GFA) and building height.

The development of the site has physically commenced pursuant to the development consent, with demolition and excavation completed. Construction Certification has been obtained and construction is intended to continue for the lower portion of the building (up to Level 8).

Simultaneously with the construction of the lower parts of the building, the proponent seeks approval for new works to the remaining levels of the building (above level 9) as well as the internal fit out and servicing for the whole of the building (Basement to Level 16).

It is intended that the relationship between the approval of the SSDA and the existing consents be managed through the imposition of a condition pursuant to s 4.17(1)(b) of the EP&A Act and lodgement of a Notice of Modification pursuant to cl. 67 of the EP&A Regulation to ensure consistency across all development consents.



Specifically, this SSDA seeks development consent for:

Proposed New Works Subject of this SSDA:

- Construction of Levels 9 – 16 of the residential towers including Buildings A (Western Tower) and Building B (Eastern Tower) comprising:
 - Building A (Western Tower, Residential Levels 9 -13) – with a maximum height of 42.5m
 - Building B (Eastern Tower, Residential Levels 9 -16) – with a maximum height of 54.0m
 - Communal open space on Level 11 (Building A)
 - Plant and lift overrun
 - Public Domain Works
- Internal fit out of Levels 09 - 16

Proposed Amendments to Existing Parent Development Consent:

- Internal fit out from Basement Levels 01 - 04
- Internal fit out from Ground Level to Level 08
- The allocation of 1,708m² of affordable housing on Levels 1, 2 and 3 of Building A and Building B.
- Additional services to overall development including an additional plant area at ground floor and an addition of a second substation
- Basement services , including additional parking spaces and updated storage and waste storage areas
- Awning over the ground retail along Oxford St and addition of a glazing window to create visual continuation from the neighbouring retail.

Cumulative Development (Existing Consents and Subject SSDA)

- Construction of a shop-top housing development, comprising a podium with ground floor retail, two residential towers (Building A and Building B) as well as four levels of basement parking and associated public domain works.
 - The delivery of a total of 11,288m² of GFA.
 - 467m² of retail GFA.
 - 85 apartments, equating to a total residential GFA of 10,792m² including 1,708m² (17 apartments) of affordable housing GFA.
 - 29m² GFA for communal amenities, incl. WC, steam room and sauna

- The apartments will comprise the following mix:
 - 1 bedroom 2 (2%)
 - 2 bedroom 35 (42%)
 - 3 bedroom 48 (56%)
- 4 levels of basement for 138 car parking spaces and 45 motorbike parking spaces, with vehicular access from Osmund Lane.
- Storage areas and services.
- Communal open space and associated landscaping.

Purpose of this Report

The purpose of the project is to facilitate the delivery of (market and affordable) housing at a strategically located site and to deliver a built form outcome that is consistent with the outcomes of the design competition.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 25/10/2024 and issued for the SSDA (SSD-77175998). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of Requirement	Section Reference (this Report)
7. Public Space	Address how Crime Prevention through Environmental Design (CPTED principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.	Public Domain (Page 13); and CPTED Assessment (Page 17-20)

Table 2: SEARs Requirements



CONTEXT

The Site

The site is located at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction within the Waverley local government area (LGA).

The site is legally described as:

- 194-214 Oxford Street, Bondi Junction (the western portion of the site):
 - Lot 10, 11, 12, 13 & 16 / DP 260116,
 - Lot 1 / DP 708295,
 - Lot 1 / DP 79947, and
- 2 Nelson Street, Bondi Junction (eastern portion of the site):
 - Lot 1 in DP583228
- Part of Osmund Lane:
 - Lot 1 in DP1300781

The land size is 2,480m² (2,599.1m² including the land beneath Osmund Lane) with a northern frontage to Sydney Enfield Drive, an eastern frontage to Nelson Street, a southern frontage to Oxford Street and western frontage to York Road.

Surrounding Context

The immediate urban context surrounding the site is characterised by a mix of commercial, retail, residential, and recreational land uses with Centennial Park located to the west and south-west of the site.

The site is in proximity to the Bondi Junction shopping and transport hub to the east, comprising Bondi Junction Westfield Shopping Centre, a pedestrian shopping mall and Bondi Junction Train Station.

The site is located within the Western Precinct of Bondi Junction. The site is closely located to two (2) bus stops recognised as ID 202260 'Oxford St before York Rd' approximately 57m from the site and ID 202238 'Oxford St after York Rd' approximately 96m from the site. The site is in proximity to the Bondi Junction Train Station being within 800m from the site (5-minute walk).

The lot at 2 Nelson Street contains a local landscape heritage item I506 'Norfolk Pine-Landscape'. The remainder of the site has recently been demolished in accordance with the existing development consents.

The site will be progressively developed under the existing approvals and the remaining works will be the subject of this application.

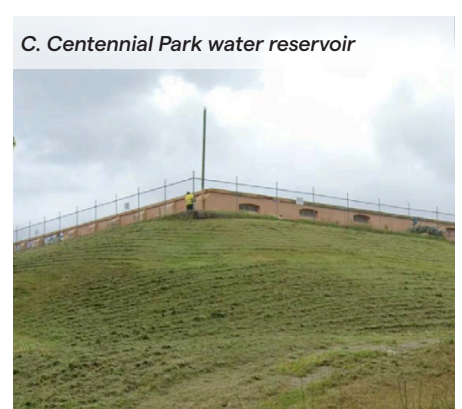
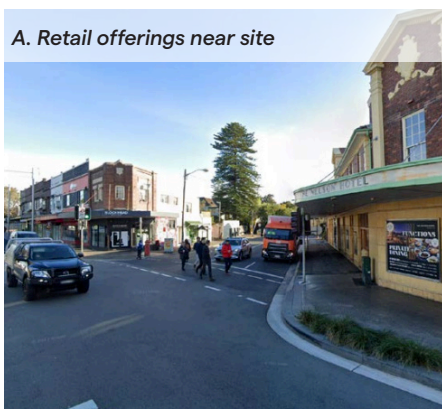


Figure 1: Site surrounds (source: SJB)



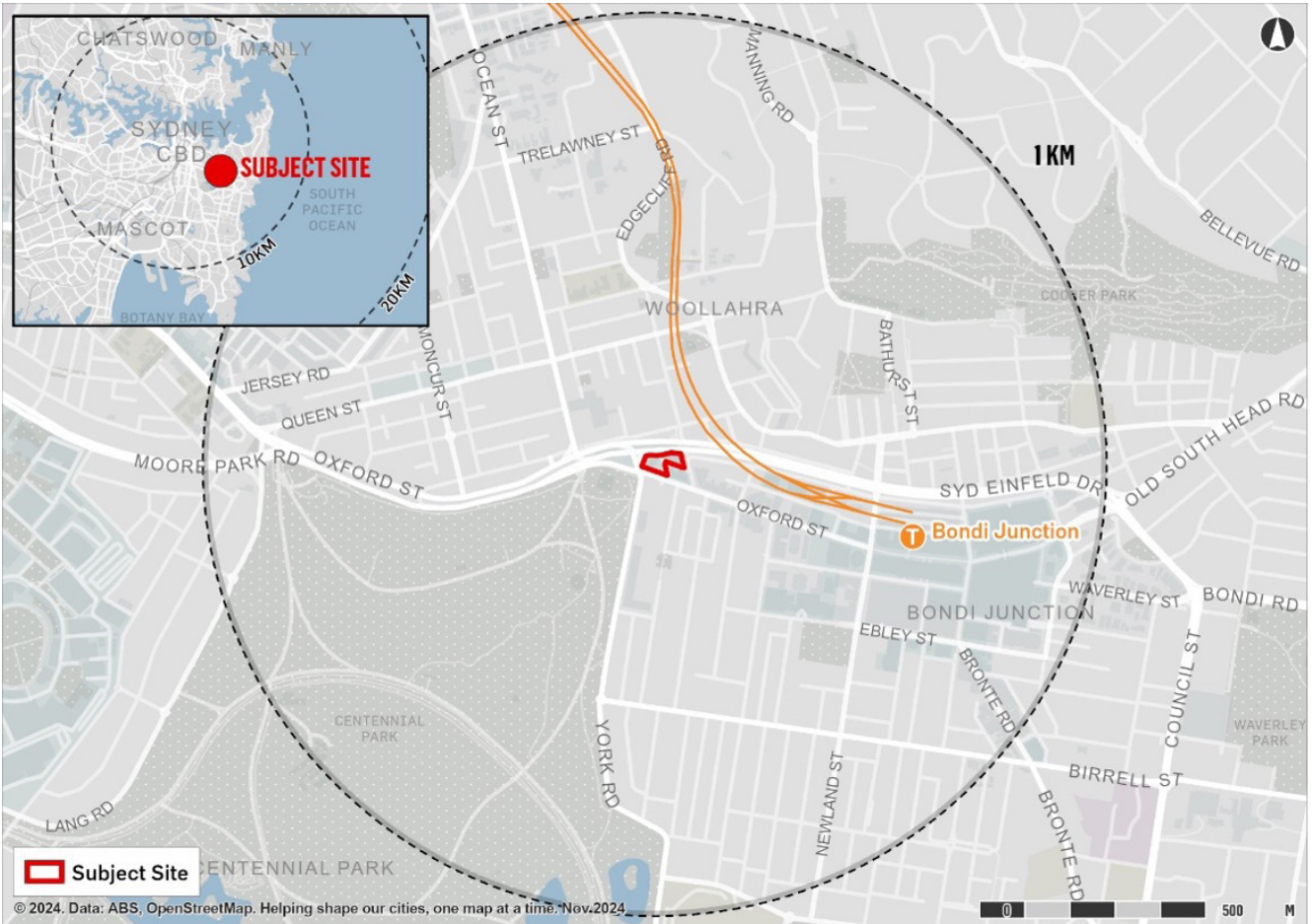


Figure 2: Local Context. [Source: Urbis, 2025]



Figure 3: The Site. [Source: Urbis, 2025]

Policy Context

This report has considered the legislative requirements and policy considerations in the review of the development proposal and the CPTED assessment.

Environmental Planning and Assessment Act 1979

Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), requires a consent authority to take into consideration certain matters when determining a development application (DA). 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”.

State Environmental Planning Policy (Housing) 2021 - Design Quality of Residential Apartment Development, Principle 7: Safety notes that “good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.”

Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

NSW Public Spaces Charter

The NSW Public Spaces Charter, which includes streets within the definition of public space, includes ten principles. The following are relevant to this assessment:

Open and Welcoming (1): should be inclusive of all people regardless of their gender, age, sexuality, ethnicity, ability, neurodiversity, personal values and/or socioeconomic status. Design should provide clear entrances and exits, open sight lines, accessible wayfinding and clear navigation.

This CPTED Assessment considers that no one experience of space and the feeling of safety and perceptions of risk is the same. Our individual characteristics such as gender, and personal experiences contribute to our perception of safety and actual safety whether it be physical, social, cultural, emotional and psychological.

Local Character and Identity (4): reflects the social value of the community, the past, present and aspiration for the future. The visibility of diverse stories, memory and identity through the built form and landscape design can enrich our lives and make us feel deeply connected to our community and surrounding area.

People that feel a strong connection to their local place are likely to become good neighbours and be alert in their community. The diverse representation of a community and place, whether through the design, the uses and the function and the users of a building and/or space, will likely result in people that have greater feeling of responsibility and care which can in itself be a deterrent for anti-social and criminal activity.

Safe and Secure (8): acknowledges that perceptions of personal safety influence how public spaces are accessed and used. Incorporating crime prevention strategies can reduce crime and anti-social behaviour, making places and space feel safer - however designing and managing safety should not strip places of their amenity or result in exclusion of specific groups within the community.

Crime Prevention Through Environmental Design (NSW Police) Principles

The Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy and the established assessment framework in NSW.

The CPTED employs four strategies with aim to create the perception or reality of capable guardianship.

The integration of the Crime Prevention Through Environmental Design principles and recommendations outlined in this assessment will contribute to people feeling physically, culturally, and psychologically safer and reducing the risk and potential for criminal and anti-social activity.

Local Planning Policy

The Waverley Development Control Plan [Section B9 Safety] requires a Crime Prevention Through Environmental Design assessment for large multi unit developments to ensure that the way the site and buildings are arrangement will provide a feeling of safety and provide clear delineation between public and private space.

The built form objectives are to:

- Provide for a safe environment for residents, visitors and workers and minimise the opportunities for criminal and anti-social behaviour; and
- Encourage the design and management of the built environment to reduce the opportunity for crime.

This assessment has given consideration to how this proposal achieves Council’s stated objectives.



Local Crime Statistics

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents incidents recorded by NSW Police.

A review of the local BOSCAR statistics from 2021 to 2024 found that the most commonly occurring crimes reported within the Waverley LGA were: Malicious damage to property; Stealing from retail store, Other stealing offences, Domestic violence related assault and Non-domestic violence related assault. (see Table 2 below)

It is also noted that the proximity of the site to Bondi Junction Town Centre and the train station is likely to be a significant determinant for the more localised level and types of crime occurring within the immediate area.

Malicious damage to property had the highest incident rate (476 per 100,000) across the Waverley LGA between July 2023 and June 2024. The site is located within a hotspot area that is identified as having a high density of incidents of **malicious damage to property and theft (from a dwelling)** (Figure C and Ew).

Domestic Assault incidents between July 2023 to June 2024, incidents occurred at a rate of 320.2 per 100,000 of the population. This is lower than the incident rate for Greater Sydney during the same time period (375 per 100,000). However, while this type of offence has increased, the 2 and 10 year trends for the LGA are stable. However, for offences such as intimidation, stalking and harassment and sexual assault, the 10-year trend within the LGA has increased.

The site is located within a hotspot area that is identified as having a medium density of incidents of theft from motor vehicle. (Figure D).

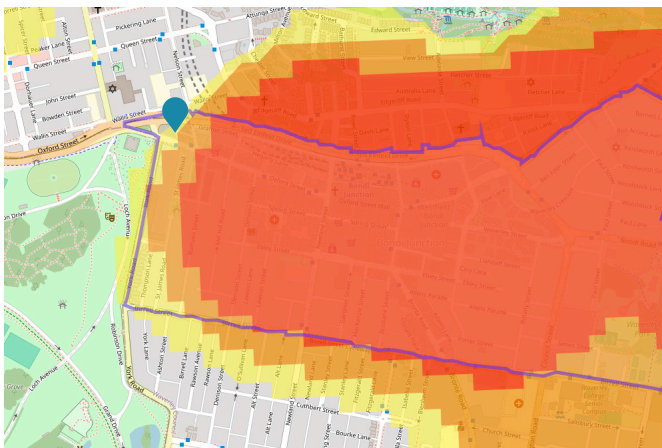
The site is also located in an identified hotspot for low density of incidents of assault (non-domestic) and assault (domestic) . (Figures A and B).

These localised offence hotspots, especially those identified as having a high density of incidents is important to understand for the context of the proposed development site, and its design to ensure adequate safety measures and crime prevention, including the passive surveillance of public spaces and building maintenance are included.

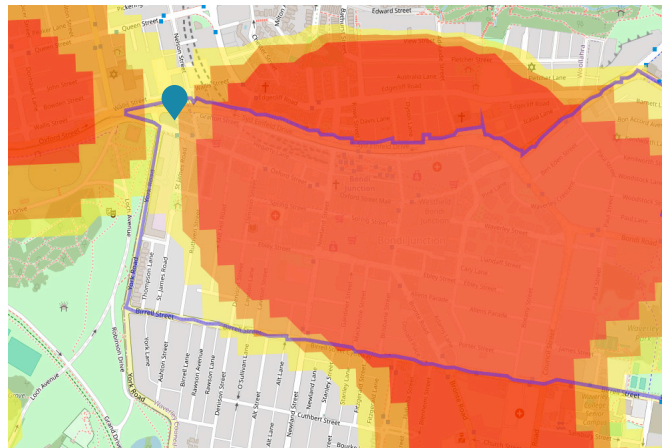
Table 2: Number of recorded incidents and trends for Waverley LGA (source: NSW BOSCAR Statistics)

Offence Type	Incidents [LGA 2021-2022]		Incidents [LGA 2022-2023]		Incidents [LGA 2023-24]		2-year trend [LGA]	10-year trend [LGA]
	No. of incidents	Rate per 100,000 pop'n	No. of incidents	Rate per 100,000 pop'n	No. of incidents	Rate per 100,000 pop'n		
Malicious damage to property	304	438.5	293	422.7	330	476	Stable	-5.5%
Domestic violence related assault	181	261.1	189	272.6	222	320.2	Stable	Stable
Intimidation, stalking and harassment	223	321.7	282	406.8	295	425.5	Stable	+7.6%
Sexual Assault	73	105.3	73	105.3	70	101	Stable	+13.3%
Non domestic violence related assault	256	369.3	297	428.4	251	362.1	-15.5%	-1.3%
Theft from motor vehicle	101	145.7	106	152.9	161	232.2	Stable	-7.7%
Theft (Break and enter dwelling)	79	114	88	126.9	108	155.8	Stable	-5.7%

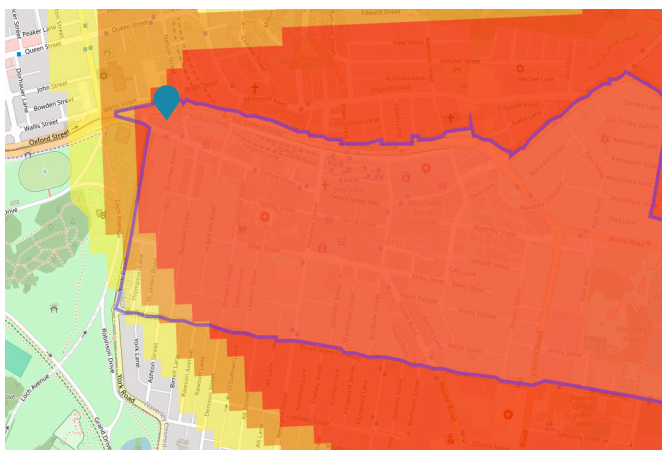
Figures 5: Localised Crime Hotspots - Bondi Junction Suburb July 2023-June 2024
 (Source: BOSCAR)



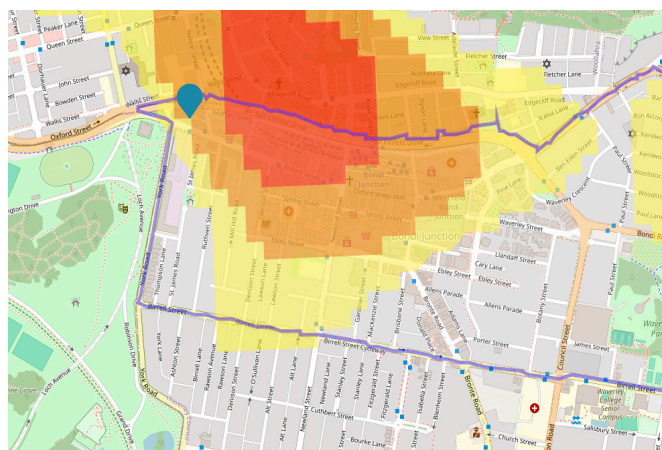
A: Incidents of Assault (Domestic Violence), July 2023-June 2024



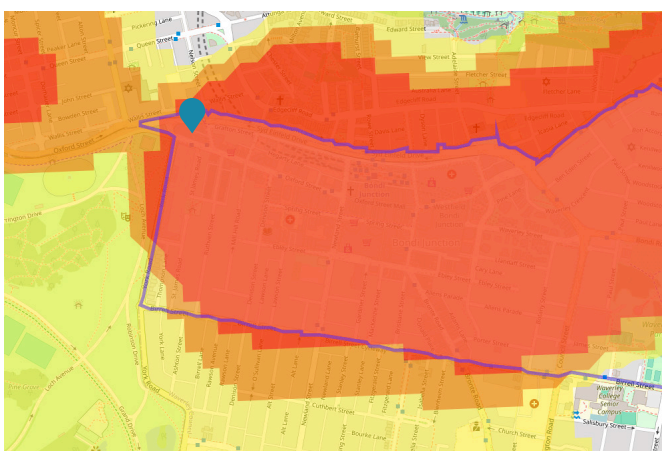
B: Incidents of Assault (Non Domestic), July 2023-June 2024



C: Malicious Damage to Property, July 2023-June 2024



D: Theft (Motor Vehicle), July 2023-June 2024



E: Theft (from a dwelling), July 2023-June 2024



CPTED ASSESSMENT

The principles underpinning CPTED can promote safety both inside and outside a building. Importantly, building design and its uses contribute to the safety of the surrounding neighbourhood.

In applying CPTED principles, buildings should:

- Be designed, used and managed to promote activation and passive surveillance to adjoining public spaces,
- Enhance neighbourhood legibility, territoriality and promote community ownership and pride
- Be designed to be defensible without impacting on character, function and relationship to private and public spaces that support strong community connections.

The following sets out the detailed assessment of the proposal against the established CPTED principles - territorial reinforcement, surveillance, access control and space/activity management.

Assessment of Existing Site

An assessment of the site in its existing context has been undertaken as a baseline for the future development. It is noted that this risk assessment is based on the current physical environment of the site and its surrounds.

This assessment does not speculate on the future condition of the surrounding urban environment. A risk assessment of the site would likely change once the surrounding area is completed.

The potential factors of the existing physical environment that are a key consideration for the proposal and how best to manage and maintain safe access to, from and within the site by reducing levels of actual and perceived crime include:

- Proximity to the Bondi Junction Town Centre, Westfield, Bondi Junction transport interchange and Oxford Street all of which are highly trafficked locations.
- Osmund Lane (a shared road) off Nelson Street is proposed to be the main entry and exist point for vehicles including delivery therefore adequate safety arrangements need to be considered.
- BOSCAR data illustrates the area is at high risk for incidents of malicious damage and theft, which also could be influenced by the location of the site in close proximity to the town centre and transport interchange.

Territorial Reinforcement

Territorial reinforcement involves the perceived ownership of public spaces. Users will be more inclined to visit areas that are maintained and to which they feel they have a connection to or interest in. A well-used and dynamic public space is made safer by natural surveillance.

The uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

Designing with a clear transition between public and private space, and clear design cues indicating the intended use of space is critical. A well maintained public domain is critical in encouraging occupancy of space, both in the interior and exterior of the development.

Legibility applies to all urban environments and is important in CPTED. Legibility is about way-finding and helping people to confidently move through the area. An urban environment is legible if it allows people in public spaces to know where they are and how to get to where they are going. In other words, it is not confusing and does not cause people to get lost or confused.

Assessment of development proposal

The proposal aims to preserve existing boundary markers, spatial clarity, and environmental cues. By introducing more people and activity to the site, the design strengthens territorial reinforcement and increases the presence of informal guardians, thereby heightening risks for potential offenders and deterring criminal behavior.

BOSCAR data indicates the site is in a locality that is more susceptible to the following crimes: 'malicious damage to property', 'theft from a dwelling', 'domestic violence', and 'non-domestic violence'. Enhancing territorial reinforcement will therefore be important in reducing the likeliness of these crimes from occurring.

In Building A, the residential entry lobby and lift access points are setback from Oxford Street, behind a retail use. A footpath runs from Oxford Street behind the retail use to the private residential lobby.

In Building B, the residential entry lobby and location of lift access from Nelson Street frontage allows for a greater delineation of the public and private spaces.

In both buildings, by creating an entrance lobby, further definition of private space is provided as well as additional security for residents and visitors entering and exiting the building and for the location of facilities such as post boxes.

The design of the internal floor plan of the proposal demonstrates good territorial reinforcement as there is a good demarcation between public and private spaces.

The residential and commercial entrances are separated by secure access doors, reinforcing territorial boundaries and clearly distinguishing public and private spaces. Public areas are concentrated on the ground floor, featuring large windows that open onto the surrounding streets. This design creates a welcoming atmosphere for visitors while enabling passive surveillance in and around the building.

Recommendations and considerations.

- Provide wayfinding signage and building identification signage where appropriate to reinforce perceptions of safety, legibility and to define the public and private spaces.
- Ensure that landscaping is well maintained, especially the small green space on Nelson Street at the entrance of Building B to prevent vegetation from becoming overgrown and blocking the sightlines to the building entrance.
- Maintain a clear distinction between the public retail space and the residential entrance area to minimise loitering and restrict access by non-residents and unauthorised visitors.
- The Plan of Management should outline the after hours access arrangements specific to the through site link between Oxford Street and Osmund Lane, to ensure the safety of residents accessing Building A given that this is the main entrance point.

Surveillance

The design of spaces and places can contribute to an individual or general perception of vulnerability or the fear of crime. The level of vulnerability that an individual feels is also influenced by various individual characteristics.

Therefore, while designing with CPTED principles will contribute to spaces feeling safer and deterring criminal activity and anti-social behaviour, every person experiences spaces differently.

A person who is confident in their environment is more likely to be observant and interact with other people in the area and therefore increasing natural surveillance and activation of public and communal spaces. In general, people engaging in criminal and anti-social behaviour are often deterred in areas with high levels of natural surveillance.

BOSCAR crime data indicates that relative to surrounding suburbs, the site is in a locality that is more susceptible to the following crimes: 'intimidation, harassment and stalking, 'steal from motor vehicle', 'non-domestic violence' and 'break and enter'. The use of surveillance will therefore be important to reduce the likeliness of these types of crime from occurring.

Assessment of development proposal

The site benefits from three street frontages - Oxford Street, Osmund Lane and Nelson Street.

The retail exterior, both existing and proposed, predominantly features glazed fenestration that engages the streetscape, fostering natural connections between occupants and passersby while enhancing passive surveillance.

Consequently, the building's facade is designed with high transparency, offering clear sight lines into the interior to showcase the activities and spaces within. This also enhances the visual connections between occupants and passersby. As a result, its orientation and materiality significantly improve passive surveillance, helping to deter loitering and reduce instances of antisocial behavior.

The proposed landscaping comprises primarily open paved areas and the retention of street trees, which do not impact on sight lines and surveillance of the entry points to the property.

Overall, the proposed design is considered to provide a good level of natural surveillance within the development itself and towards the surrounding streets.



Recommendations and considerations.

- Maintain sightlines to and from the proposed development and the surrounds by ensuring signage and equipment do not create a significant visual obstruction.
- Ensure the main residential entrance foyers are unobstructed by structures to remove opportunities for concealment and ensure sightlines are provided to and from the development and minimise 'blind spots' and 'blind corners' that allow potential offenders to conceal themselves and/or entrap victims.
- The future Plan of Management consider the management of the through site link to ensure the safety of residents of Building A and reducing the potential for this space to be a 'blind spot' or hiding place, especially in the evening and outside of the retail business hours. This may include the provision of a creative lighting solution or a more direct approach to surveillance.
- Ensure that future landscaping and plant selection is appropriate so sight-lines are not blocked as the landscaping matures or by movable objects such as awnings.
- Ensure consistent lighting throughout the exterior of the proposed development. Lighting should be sufficient to enable facial recognition and provide clear visibility into vehicles. Install lighting at primary building entrances, along footpaths, and around the site perimeter. Use high-quality, vandal-resistant fixtures to ensure durability, reduce maintenance needs, and minimise replacement frequency.
- Install surveillance systems (e.g., CCTV) in areas of restricted natural and organised surveillance, most notably in the rear areas between Buildings A and B at the end of Osmund Lane.
- Walls and ceilings of the parking levels be painted white and proper surveillance devices be installed in accordance with CPTED requirements.
- Adequate lighting should be provided over the main residential entrance to ensure that the coming and going of residents and the surrounding public domain areas, especially at night are clearly visible from the street, from other buildings and from a distance.

Access Control

Access control involves the designing of spaces to control entry to an area and to prevent unauthorised access. It can be categorised in three types:

- Natural access control includes use of landforms, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.
- Technical/Mechanical access control includes security hardware, on-site guardians such as employed security officers.
- Formal (or Organised) access control includes on-site guardians such as employed security officers.

Important crime prevention considerations for access control includes way-finding measures, desire-lines and the provision of formal and informal routes.

Assessment of development proposal

The access arrangements demonstrate CPTED principles of access control and will be effective at managing access to public and private spaces within the development.

The site has two primary access points for residents. These are located at the ground plane via a main entrance point on Nelson Street and a setback entrance point on Oxford Street via the site through link. The upper levels of the building for the residential and proposed communal open space located on Level 10 are accessible via an internal lift core and staircases.

Vehicle access to the site is via Osmund Lane on the eastern boundary of the site.

Recommendations and considerations.

- Provide wayfinding signage and building identification signage where appropriate to reinforce perceptions of safety and legibility in the development.
- Ensure that vehicle entry and exit points provide appropriate signage and sightlines to increase safe access.
- Maintain all access points, including fire exits and stairs, to ensure they remain in good working order and accessible.
- If possible, provide secure access (card / key controlled entries / lifts etc.) to all residential entrances of the building to facilitate in defining and securing the site's privately accessible areas.
- Ensure access doors to ancillary facilities and the corridors to the staff areas associated with the retail spaces are equipped with secure access management systems (i.e., swipe card systems)

- Implement measures for safe pedestrian access across Osmund Lane especially for people using the through site link to access Building B. In addition to the specific pavement treatment indicated on plan to define the shared space, the provision of a pedestrian crossing, and adequate signage indicating the shared space area will increase the safety for pedestrian in this space, especially in peak delivery periods to service retail uses.
- Implement clear wayfinding signage with definitional legibility throughout all internal and external areas onsite.
- The garbage bays in the basement and should be lockable and only accessed by authorised persons.
- The residential car parking areas should be secured within the basement and accessed via the driveways and residential lifts. This minimises the opportunity for motor vehicle theft and stealing from a motor vehicle.
- Implement safety procedures for workers and contractors accessing the site.

Space Management

Spaces that are isolated, devoid of people, not maintained and containing areas of concealment or entrapment are less likely to be used. Activation and space management aim to manage the more dynamic activity and use of communal spaces.

Activation is about increasing the number of actual and potential interactions people make with public spaces, streets and buildings. There is a strong association between space management, and the fear or perceived fear of crime.

Assessment of development proposal

The proposal effectively provides a clearly defined use for the site and will increase the occupation of the area both during the day and night given the increased density of the site.

The proposed development provides a through site link and a public plaza on the development site. A Planning Agreement. The through site link runs from Oxford Street to Osmund Lane totaling approximately 136m² and the public plaza space providing an additional 311m² for public amenity and use.

The proposed public domain provides greenery, trees, and footpaths connecting to retail areas. These areas line the perimeter of the site and surround the building, creating welcoming, accessible spaces that maximise connectivity and street activation.

Increased activity and maintenance will convey environmental cues that the area is well cared for, thereby reducing perceptions of crime and increasing community ownership over the space.

The incorporation of a mix of retail premises and residential uses will increase the presence of people across the site and will ensure the area is well cared for and assist in discouraging perpetrators of crime.

The design demonstrates a clear distinction between public and private spaces, with publicly accessible areas being strategically placed on the higher trafficked areas of Oxford and Nelson Street.

The site also sits alongside Sydney Einfield Drive, a partially elevated dual carriageway that bypasses a section of Oxford Street through Bondi Junction. The landscaping and tree retention along this northern boundary of the site creates a natural, protective barrier that limits interaction with the Drive (road).

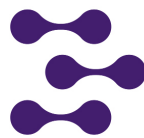
The proposed building materials are of a high quality and therefore will lessen the likelihood of damage. Given that the BOSCAR data shows a high incident rate of malicious damage to property in this location, ongoing maintenance and upkeep of the external facade minimises the risk of vandalism and damage.

Overall the proposed development and provision of additional public space will enhance the streetscape and contribute to a sense of shared space.

Recommendations and considerations.

- Ensure mechanisms are in place to facilitate the on-going maintenance of both the interior and exterior of buildings and landscaped areas, including communal space be subject to regular maintenance.
- Repair any damage promptly and undertake regular maintenance of all internal and external fixtures and surfaces in accordance with the Maintenance Schedule, keeping record of maintenance and repairs undertaken by a suitably qualified professional.
- Prepare a Plan of Management prior to the occupation phase. This should include particulars on retail operating hours, maximum capacities, access and egress arrangements, maintenance and cleanliness to ensure all tenants are aware of their responsibilities.
- Ownership and / or management of the site should be clearly displayed at the building's entrances.
- Regularly keep the public spaces (public plaza and through site link) clean and free from rubbish, weeds, food debris and spillages, unwanted and abandoned items, and the like to allow unobstructed and safe passage of members of public through the area.





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