

# **Crime Prevention Through Environmental Design (CPTED)**

**Infill Affordable Housing  
2-16 Pockley Avenue, Roseville**

# Table of Contents

<b>1.0</b>	<b>Introduction</b>	<b>3</b>
1.1	Aim of CPTED Report	3
1.2	Disclaimer	3
<b>2.0</b>	<b>Site Analysis</b>	<b>4</b>
2.1	Site Location and Analysis	4
2.2	Existing Development	5
<b>3.0</b>	<b>Crime Risk Assessment</b>	<b>7</b>
3.1	Nature of Recorded Crime	8
<b>4.0</b>	<b>Proposed Development</b>	<b>9</b>
4.1	Proposed Ground Floor Resident Circulation	9
<b>5.0</b>	<b>Identification of Potential Issues &amp; Crime Risk</b>	<b>10</b>
<b>6.0</b>	<b>Matters for Consideration</b>	<b>10</b>
6.1	Principles of CPTED	10
6.2	Other Considerations	12
<b>7.0</b>	<b>Recommendations</b>	<b>13</b>
7.1	Surveillance	13
7.2	Lighting and Technical Supervision	13
7.3	Territorial Reinforcement	13
7.4	Environmental Maintenance	13
7.5	Activity and Space Management	13
7.6	Access control	14
7.7	Design, Definition and Designation	14
<b>8.0</b>	<b>Conclusion</b>	<b>14</b>

## Figures

Figure 1	Site Local Context (SDT Explorer and Planning & Co)	4
Figure 5	2 Pockley Avenue, Roseville (Google Maps)	5
Figure 6	4 Pockley Avenue, Roseville (RealEstate.com)	5
Figure 7	6 Pockley Avenue (Google Maps)	5
Figure 8	8 Pockley Avenue, Roseville (Google Maps)	6
Figure 9	10 Pockley Avenue, Roseville (Google Maps)	6
Figure 10	12 Pockley Avenue, Roseville (RealEstate.com)	6
Figure 11	14 Pockley Avenue, Roseville (Google Maps)	6
Figure 12	16 Pockley Avenue, Roseville (Google Maps)	7
Figure 7:	Robbery	8
Figure 8:	Theft (Break & Enter Dwelling)	8
Figure 9:	Theft (Break & Enter Non-Dwelling)	8
Figure 10:	Theft (Motor vehicle theft)	8
Figure 11:	Theft (Steal from dwelling)	8
Figure 12:	Malicious damage to property	8
Figure 13:	Ground Floor layout (Woods Bagot)	9

## Tables

Table 1	Existing development on the site	5
Table 2:	BOSCAR Major Crimes 2022-2024 Ku-Ring-Gai LGA	7

# SEARS Declaration

## Declaration

Name Tom Goode

Qualifications Bachelor of Planning  
Registered Environmental Assessment Planner (REAP)  
PIA Registered Planner No. 19074

The undersigned declares that this CPTED Report has been prepared in response to the following SEARs requirements issued for the Project on 15/11/2024 for SSD-77829461:

SEARs item no.	SEARs Requirement	Relevant Section of 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.	Section 6.0, Section 7.0,

Signed

Dated

# 1.0 Introduction

Planning & Co have prepared this Crime Prevention Through Environmental Design (CPTED) report on behalf of Aqualand Prestige 2 Pty Ltd as The Trustee for Aqualand Prestige 2 Unit Trust (Applicant) in support of a State Significant Development Application (SSDA) for a residential development including in-fill affordable housing at 2-16 Pockley Avenue, Roseville (the Site).

CPTED is a situational crime prevention strategy that focuses on design, planning and structure of the environment. This assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed development. Architectural drawings prepared by Woods Bagot (WB) have been reviewed as part of this report.

In accordance with *Crime Prevention and the Assessment of Development Applications Guidelines* (Guidelines) and the methods and key strategies of the NSW Police *Safer by Design* Course, this report provides a crime risk assessment at and surrounding the site, outlines the principles of CPTED and makes recommendations to reduce and minimise crime risk and activity. This assessment is also informed by local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR) and considered qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located, and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 3100:2009.

An assessment of crime risk in accordance with the current NSW policy and practice and principles of CPTED has been undertaken and matters for consideration and recommendations are provided in Section 6.0 and Section 7.0, specifically in relation to:

- Surveillance
- Lighting / technical supervision
- Territorial reinforcement
- Access Control
- Environmental Maintenance
- Activity and Space Management
- Design, Definition and Designation

## 1.1 Aim of CPTED Report

In accordance with the NSW Department of Planning and Environment's guidelines (2001), the aim of the CPTED strategy is to influence the design of buildings and places by:

- Increasing the perception of detection, challenge and capture to criminals;
- Increasing the effort required to commit a crime;
- Reducing the potential rewards of crime; and
- Removing conditions that create confusion about required norms of behaviour.

## 1.2 Disclaimer

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

- There is no definitive measure of 'safety' and this assessment cannot be used as a measure of safety. This assessment does not ensure complete safety for the community, and public and private property.
- Assessment and recommendations are informed by information provided, with observations made at the time the document was prepared.
- This document does not guarantee that the area assessed will be free from criminal activity if recommendations are followed.
- This assessment has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.

The principles of CPTED aim to minimise the opportunity for crime, however design cannot definitively eliminate opportunities for crime or prevent a determined perpetrator from committing such crimes. We note that Planning&Co are not specialist security consultants and therefore cannot comment on specific security measures or system requirements. Therefore, it is recommended that a security consultant with a Class 2A licence under the Security Industry Act 1997 is engaged to provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network and other security measures such as bollard/barriers.

## 2.0 Site Analysis

### 2.1 Site Location and Analysis

The Site is located at 2-16 Pockley Avenue, Roseville and is in the Ku-ring-gai LGA. The Site has a total site area of 6,539 sqm.

The site is an entire block between Pockley Avenue, Larkin Street and Maclaurin Parade. The site is proximate Roseville Town Centre, approximately 390m walking distance to Roseville Station and within the Roseville TOD area. The surrounding area is undergoing renewal as a medium and high density mixed-use centre.

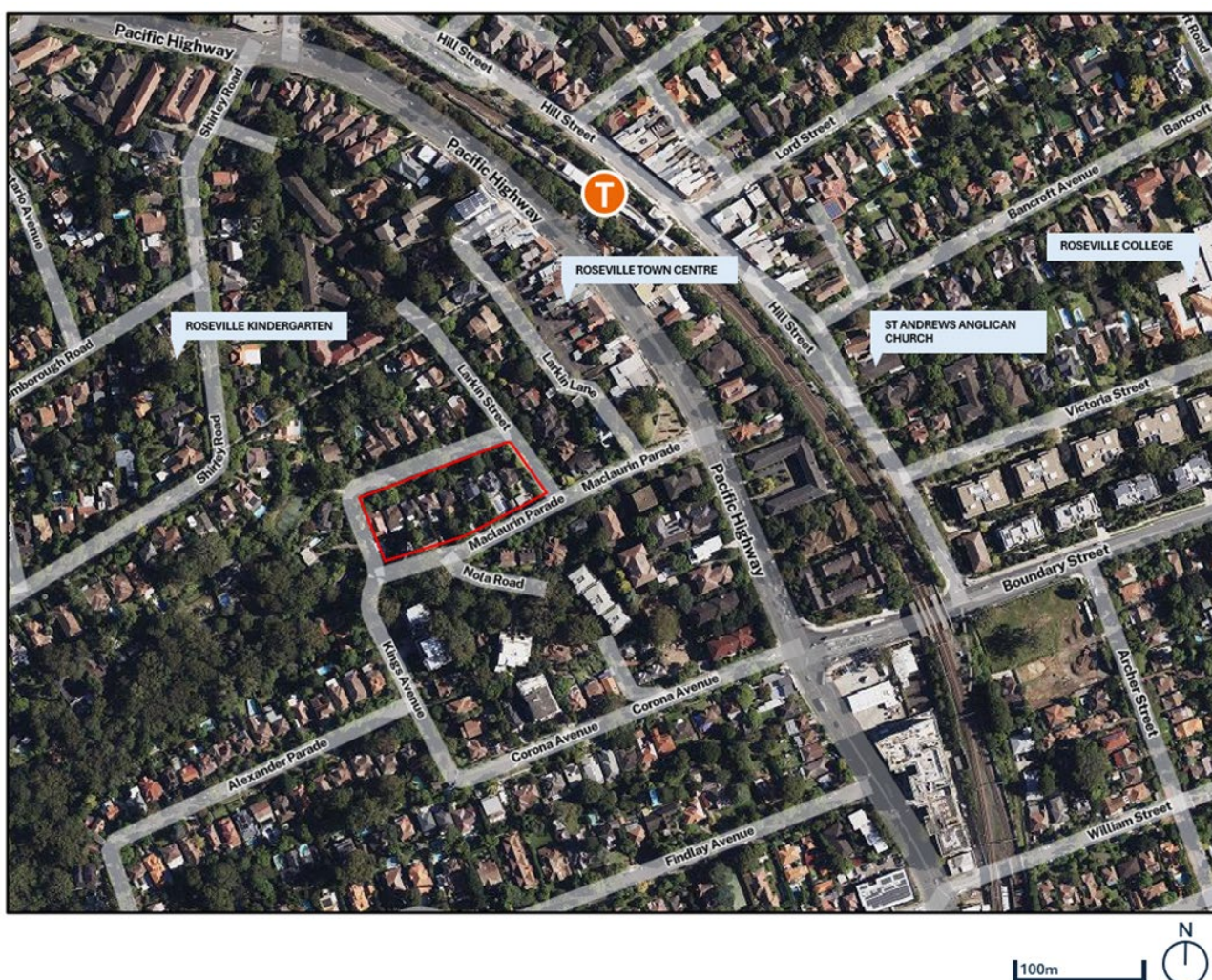


Figure 1 Site Local Context (SDT Explorer and Planning & Co)

## 2.2 Existing Development

Existing development at the site is identified in Table 1.

Table 1 Existing development on the site




Address	Description	Image
2 Pockley Avenue, Roseville	This property consists of a single detached 4-bedroom residential dwelling in a landscaped garden setting.	
4 Pockley Avenue, Roseville	This property consists of a single detached 3-bedroom residential dwelling in a landscaped garden setting.	
6 Pockley Avenue, Roseville	This property consists of a single detached 3-bedroom residential dwelling in a landscaped garden setting.	

Figure 2 2 Pockley Avenue, Roseville (Google Maps)

Figure 3 4 Pockley Avenue, Roseville (RealEstate.com)

Figure 4 6 Pockley Avenue (Google Maps)

---

**8 Pockley Avenue,  
Roseville**

This property consists of a single detached 3-bedroom residential dwelling in a landscaped garden setting.



*Figure 5 8 Pockley Avenue, Roseville (Google Maps)*

---

**10 Pockley  
Avenue, Roseville**

This property consists of a single detached 3-bedroom residential dwelling in a landscaped garden setting.



*Figure 6 10 Pockley Avenue, Roseville (Google Maps)*

---

**12 Pockley  
Avenue, Roseville**

This property consists of a single detached 4-bedroom residential dwelling in a landscaped garden setting.



*Figure 7 12 Pockley Avenue, Roseville (RealEstate.com)*

---

**14 Pockley  
Avenue, Roseville**

This property consists of a single detached 4-bedroom residential dwelling in a landscaped garden setting. The driveway to the house is uphill.



*Figure 8 14 Pockley Avenue, Roseville (Google Maps)*

**16 Pockley Avenue, Roseville**

This property consists of a single detached 3-bedroom residential dwelling in a landscaped garden setting.



Figure 9 16 Pockley Avenue, Roseville (Google Maps)

### 3.0 Crime Risk Assessment

A crime risk assessment is required per the Guidelines in order to evaluate the potential crime risk, both perceived and actual, in the area proximate the site. A crime risk assessment is a systematic 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.

When conducting individual crime risk assessments, the consequences and likelihood of crime are identified and measured using recorded crime statistics, hotspot analyses and Australian Bureau of Statistics (ABS) socio-economic data. This crime risk assessment considers available BOSCAR data and other publicly available data to inform the reports CPTED evaluation and recommendations.

Table 2: BOSCAR Major Crimes 2022-2024 Ku-Ring-Gai LGA

Offence type	Two year trend (%)^^	January 2022 - December 2022	January 2023 - December 2023	January 2024 - December 2024
Murder	nc**	0	0	0
Domestic violence related assault	Stable	127	136	153
Non-domestic violence related assault	<b>36.6%</b>	70	93	127
Sexual assault	Stable	59	52	67
Sexual touching, sexual act and other sexual offences	Stable	37	57	60
Robbery	nc**	6	6	4
Break and enter dwelling	<b>68.9%</b>	135	103	174
Break and enter non-dwelling	Stable	28	49	32
Motor vehicle theft	Stable	41	41	82
Steal from motor vehicle	Stable	129	130	128
Steal from retail store	Stable	35	40	69
Other stealing offences	Stable	155	144	166
Malicious damage to property	<b>51.7%</b>	196	178	270

Overall, the Crime Risk of the site is considered to be ‘low’. The key elements of the site which have contributed to this rating are identified below.

- The site is located within an existing urban area that experiences high levels of vehicular and pedestrian traffic due to its location close to Roseville Station and main street, and is proximate high capacity road and pedestrian networks. The site and surrounding location is frequented by a number of residents, visitors and workers.
- The site is near many multi-storey, predominately residential and commercial buildings with a mix of activate and passive uses at street level which provide day and night activity.
- The site demonstrates no evidence of graffiti, neglect, litter or dumping contained on site.

- Two-year crime trends have generally remained stable in the Ku-Ring-Gai LGA. An increase in malicious damage to property can be adequately managed and addressed through CPTED principles and design interventions.

### 3.1 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. The density of specific crimes relevant to the proposal in Roseville for the period January 2024 to December 2024 are shown in the below figures.

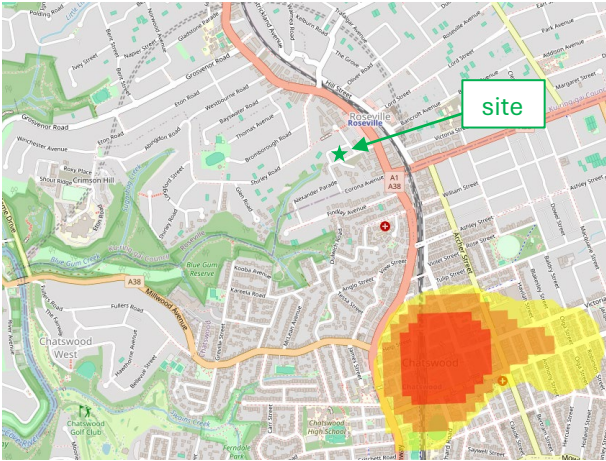


Figure 10: Robbery

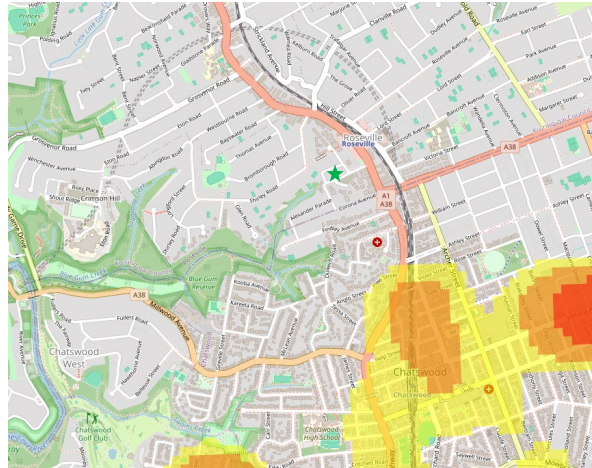


Figure 11: Theft (Break & Enter Dwelling)

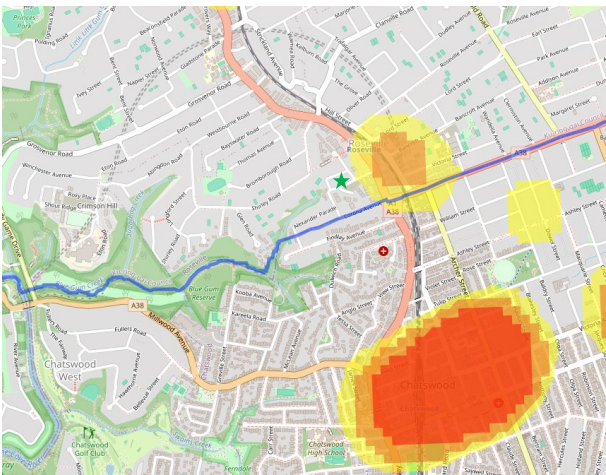


Figure 12: Theft (Break & Enter Non-Dwelling)

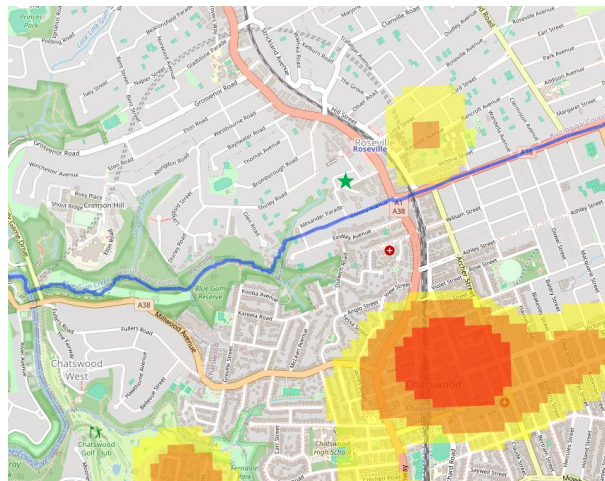


Figure 13: Theft (Motor vehicle theft)

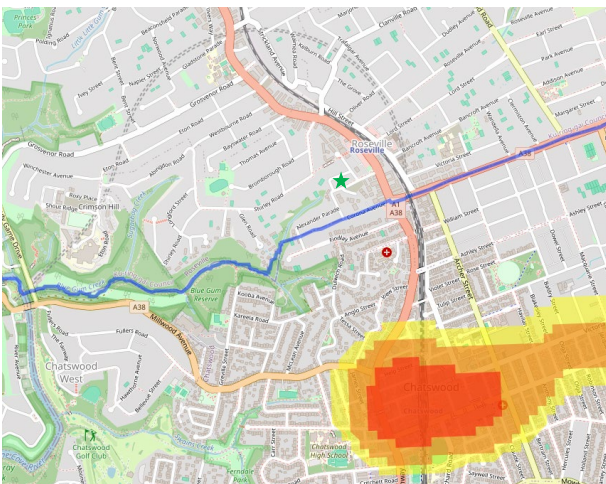


Figure 14: Theft (Steal from dwelling)

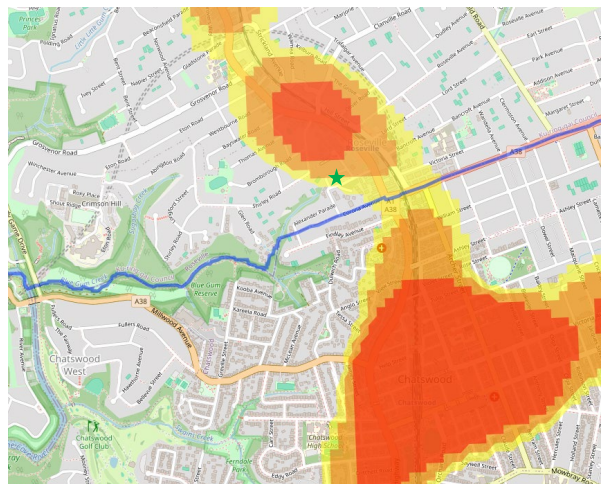


Figure 15: Malicious damage to property

Hotspots indicate areas of high crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not accurately reflect the risk of victimisation in locations that accommodate skewed densities of employment or residential areas with high levels of visitors from outside of the population residence. We note that the BOSCAR statistics indicate that typically places that are located within highly urbanised locations are usually included within these hotspot areas. Given the site's location within a dense urban centre the risk of victimisation is not considered high due to the high frequency in pedestrian activity (relative to other similar centres in metropolitan Sydney).

The main hotspots that may be concerned with the proposal include 'theft – break and enter non-dwelling' and 'malicious damage to property'. Analysis of these BOSCAR crime trends of the locality suggests that crime rates for 'break and enter non-dwelling' s stable and not increasing in risk. 'Malicious damage to property' has increased 51.7% over the past two years and should be monitored and addressed in crime prevention strategies for the development. The design, layout and access points of the proposed development have been carefully reviewed in line with CPTED principles, and recommendations are provided in the sections below to help mitigate the opportunity for perpetrators to commit crimes.

## 4.0 Proposed Development

This CPTED supports a SSDA for a proposed residential flat building development including in-fill affordable housing comprising. The proposed development comprises:

- Site preparation including demolition, excavation and tree removal of the site;
- Construction of a residential flat building development containing 3 building elements of up to 9 storeys including:
  - Part 3-, part 4- and part 5-level combined basement parking with the provision of 265 car parking spaces,
  - 175 dwellings including 37 affordable housing dwellings above carpark;
  - Ground level and on-building landscaping works including communal open spaces in Pavilion A.
- Augmentation of, and connection to, existing utilities as required.

### 4.1 Proposed Ground Floor Resident Circulation

The proposed building includes at the ground floors a series of pedestrian pathways and access points for residents. The network of pathways are integrated into the design through landscaping and planting and include accessible pathways connecting each 'tower' to each other and to the surrounding streets.

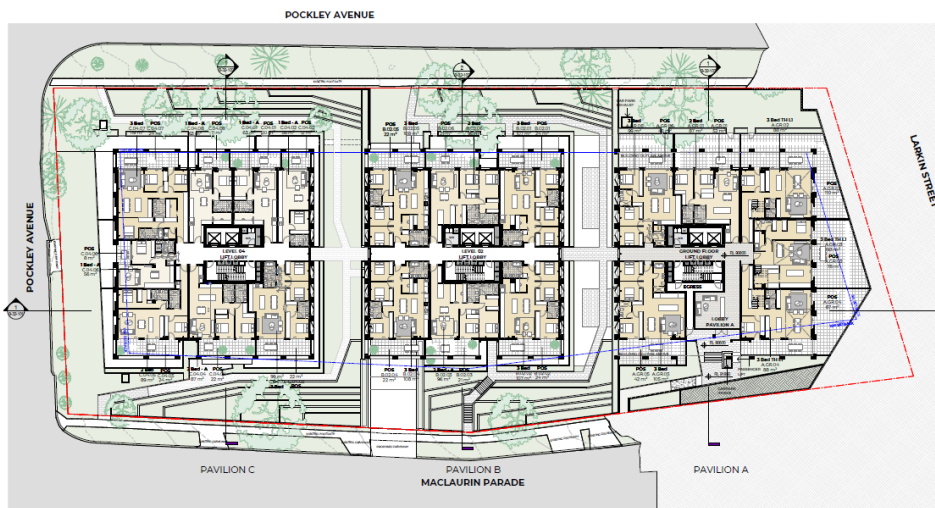


Figure 16: Ground Floor layout (Woods Bagot)

The site benefits from four street frontages to Pockley Avenue, Larkin Street and Maclaurin Parade and the proposed development is designed to address all streets. Landscaping and planting are proposed to each frontage and will provide high quality additions to the existing street

## 5.0 Identification of Potential Issues & Crime Risk

Residential development on large consolidated lots that includes several entry points and outlooks may create opportunities for crime or safety issues to occur. These safety issues may include loitering, robberies, break & enter to dwellings or car parking, or graffiti and property damage.

The proposed development at street level may be accessed by the public without appropriate access controls and casual surveillance capacity. The network of pedestrian paths should also be managed to ensure appropriate lighting and surveillance, and to minimise any impacts on sight lines. Any potentially negative impacts can be suitably addressed through safety measures, good design and management. Balconies at all levels benefit from multiple outlooks and sight lines, and will provide informal surveillance opportunities from residents.

Strategies and design interventions to prevent opportunities for loitering, robberies, break & enter or property damage to these spaces is considered further below to ensure the safety and comfort of residents.

## 6.0 Matters for Consideration

### 6.1 Principles of CPTED

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime. These principles must be considered so that development does not create or exacerbate crime risk. How the principles are applied to each development application will depend on the nature of the development proposal and the prevailing crime risk in the area. The four principles of CPTED are:

- **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.
- **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.
- **Space management** - Popular public spaces are 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.

#### 6.1.1 Surveillance

Opportunities for crime can be reduced by providing opportunities for effective natural surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance that foster communal activity. The following design features can improve natural surveillance:

- Clear, direct path that encourage and direct pedestrian activity and allow for clear lines of sight;
- Activated day uses and casual streetscape surveillance offered by ground floor premises;
- Establishing buildings close to the street frontage and pedestrian boulevards to allow passing traffic to observe the development;
- Designing clear building entry points, highly visible from the street and pedestrianised areas;
- Orientation of building entrances and windows towards the street, public domain and parking areas;
- Appropriate lighting and effective guardianship of communal and/or public areas; and
- Minimised opportunities for offenders to hide or entrap victims.

The site is situated in a location that is already afforded high levels of passive and active surveillance both in and around the site due to the frequency of vehicular and foot traffic that surpasses its multiple streetscape frontages. It is considered that the proposed development will further maximise opportunities for natural surveillance, by incorporating the following design solutions:

- Residential balconies overlooking the street
- Residential lobbies and pedestrian access points into the building from all street frontages.
- Opportunities for passive surveillance of public and communal areas from the building and surrounding streetscape.
- The design of the internal circulation spaces within the ground floor lobbies including the hallway leading to open spaces ensures that there are clear sightlines between public and private spaces.
- Similarly, the configuration of the basement car parking design maximises providing short sightlines to the lift lobbies from car parking spaces.
- The basement car park

Due to the site's location proximate Roseville Station and town centre, the future context of the area will mean that the site will be surrounded by other high and medium rise developments supported by good pedestrian networks and 'eyes on the street' from balconies, living areas and open space.

### 6.1.2 Access Control

Access control strategies restrict, channel, and encourage the movement of people and vehicles into and around designated areas. Physical barriers increase the effort required to commit crimes and will prevent unauthorised entry. Consideration will need to be given to the proposed mechanisms within the future detailed development to control unauthorised access into the different parts of the development.

The proposed development will incorporate effective passive access control strategies that have been incorporated into the design of the development, and include:

- Use of security devices at the entrance/exit into the basement level car park with secure key card access.
- Use of security devices to limit access to the building.
- Separated entrances to the different parts of the building. The residential lobbies are accessed from dedicated entrances on Pockley Avenue, Larkin Street, and basement from Maclaurin Parade.

### 6.1.3 Territorial Reinforcement

The NSW Police Safer by Design Guidelines note that people generally recognise areas that are well cared for and areas that display strong ownership cues are less likely to be improperly used than those that do not. In particular, ownership cues are heightened, and fear can be reduced amongst residents and visitors through the personalisation, marking, maintenance and decoration of a building.

Territorial reinforcement and associated effective guardianship will be critical in ensuring safety and crime reduction. Clear delineation and territorial reinforcement of different land ownership and uses ensures that the ambiguity of spaces and confusion of use are minimised.

The following territorial reinforcement design cues have been considered in a manner that maintains an inviting precinct that portrays its management structure clearly:

- Ground floor pathways and open space will benefit from targeted and maintained landscaping interventions, which will provide an immediate visual cue that the site is activated by formal guardians by way of staff.
- Landscaping will also be used to reinforce the boundaries between private and public domains.
- The basement access will be facilitated by security provisions which will require electronic access, thereby demonstrating relevant access control provisions on site.
- Suitable wayfinding signage at the perimeter, and internally within the development, along with building / business identification signage associated with the differing uses are provided to help reduce the opportunities for people to find excuses to gain authorised access and / or to loiter in areas of the development that are not meant for them.

Overall, it is considered that the proposed development is capable of providing appropriate opportunities for both formal and informal guardians in and around the development that will help to deter offenders and increase the risk of detection and will contribute to the safety of the area.

### **6.1.4 Space Management**

The management of space and activity is important to maintaining control over a space and preventing incidents of crime. Space management relates to the supervision, control and the ongoing care of a development, similarly to environmental maintenance. Spaces that are infrequently used are known to experience crime and be the subject of abuse. Effective space management also encourages people to feel a shared responsibility for its use and condition.

The proposed development has given due consideration to activity and space management, with private residential and communal spaces clearly delineated from each other and from public areas. The location and configuration of the ground floor lobbies provides a well designated and carefully controlled areas that convey clear cues that signify that it is intended for thoroughfare within a privately owned setting. Consequently, it is considered that the residential access arrangements clearly delineate the access points into the development from the surrounding public domain.

## **6.2 Other Considerations**

### **6.2.1 Lighting**

Effective lighting and discrete technical supervision can reduce fear, increase community activity, improve visibility and increase the likelihood of offenders being detected. All lighting should meet (and preferably exceed) minimum Australia Standards for lighting and the objectives for crime and fear reduction outlined in the standards.

Furthermore, a consistent maintenance and cleaning regime should be put in place to ensure all lighting and CCTV cameras remain in good working condition.

Lighting will be provided internally and externally to the development. Lighting levels should be adequate to permit facial recognition and allow for informal surveillance. Bright and well distributed lighting should be in place at all of the building's entrances and egress points. Lighting types should be of a high quality and be vandal resistant to ensure longevity and allow for less maintenance or replacement. All lighting should be designed and managed in the context of the location to maximise effectiveness. Where recesses and blind corners cannot be avoided, the use of extra lighting and / or mirrors should be considered.

### **6.2.2 Technical Supervision**

CCTV surveillance networks are an effective way to monitor both highly frequented and quieter parts of buildings. The effectiveness of CCTV networks can be increased by adequate lighting, dedicated monitoring and undergoing expert consultation to determine best locations and specifications.

### **6.2.3 Environmental Maintenance**

There is a strong association between environmental maintenance and the fear or perceived fear of crime. General image can greatly affect the individual's desire to enter and engage with space. Environmental maintenance and territorial reinforcement are co-dependent in achieving a safer space and are integral in achieving optimal natural surveillance. The maintenance of the built form, landscaping, public domain and lighting will assist in communicating care and the presence of effective guardianship. Routine maintenance is a strong indicator of area management and perceived safety.

### **6.2.4 Design, Definition and Designation**

The design of the proposed development is considered to heavily reflect its purpose and intent, and while perpetrators will often exploit areas with unclear spatial definition, the design of the proposed development generally addresses multiple principles of CPTED. As mentioned above, the development provides for a clear separation of private, shared and public areas.

The development is benefited by the clear design of the building, which contribute to positive natural surveillance and wayfinding experiences. To further delineate the varying uses provided by the development, clear signage to indicate entry points and facilitate wayfinding are provided to help convey how each space should be used. In particular clear wayfinding signage at the entrance points of the through site links to the basement and back of house facilities to prevent individuals of the public from inadvertently or intentionally accessing these spaces is important to make it clear how each space is managed.

## 7.0 Recommendations

Given the site's urban context the following section provides recommendations based on the principles of CPTED to ensure the safety and security of the building, residents, visitors and members of the public.

### 7.1 Surveillance

- Maintain sightlines to and from the building to its surrounds by ensuring structure, signage and equipment do not create a significant visual obstruction, include highly permeable balustrades. Specifically, maintain sightlines to entry lobbies, basement entrances and throughout the communal open space.
- Ensure public domain and external circulation spaces are unobstructed by structures to remove opportunities for concealment and ensure that residents and pedestrians can move freely with clear sightlines of their surrounds.
- Ensure glazed elements to the ground floor are clearly visible from the external environment to assist in maximising surveillance.

### 7.2 Lighting and Technical Supervision

- All lighting provided within and around the development, including pedestrian accessways and near building entrances should ideally exceed the minimum Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas, specifically addressing crime and fear reduction.
- Consistent and uniform lighting is recommended throughout all public and ground level areas (where appropriate) within the proposed development. This lighting should also aim to minimise light pollution and light spill on to future residential building windows.
- A CCTV network is recommended for the overall development and its curtilage. The CCTV network is to be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the Security Industry Act 1997 who can provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network.
- The CCTV network should endeavour to ensure blackspots of coverage are not created and should be partnered with the internal and external lighting strategy to ensure facial recognition is achieved in all lighting conditions and a minimum colour rendering index of 60 is achieved.

### 7.3 Territorial Reinforcement

- Maintain that building entrances and walkways remain free of clutter / concealment areas to ensure entry points are highly visible from the street frontages.
- Ensure that the main pathways into the entry lobbies remains unobstructed at all times to avoid blind spots.
- Provide wayfinding signage and building / business identification signage where appropriate to reinforce perceptions of safety and legibility and to direct movement, prevent confusion and deter loitering.
- Ensure the delineation of public land is clearly articulated and measures of territorial reinforcement do not appear to fortify the proposed development and the site.
- The provision of subtle signage at site entry points to inform people they are entering private land could also assist in this regard.

### 7.4 Environmental Maintenance

- Ensure mechanisms are in place to facilitate the on-going maintenance of the buildings, including private areas and external boundary treatments.
- The implementation of a rapid removal policy for vandalism repair and the removal of graffiti is recommended.
- Ensure landscaping to the development is regularly maintained and kept in good condition.

### 7.5 Activity and Space Management

- Ensure future building and wayfinding signage is appropriate to deter access to private spaces and direct pedestrian movements to desired locations.
- Ensure appropriate signage and access controls are used to make clear which spaces are shared and which spaces are private.

## 7.6 Access control

- Provide access controls for residents to control access to the entry lobbies, lifts, communal open space and basement parking.
- Ensure potential security risks and threats are considered and managed appropriately in the design.

## 7.7 Design, Definition and Designation

- Appropriate wayfinding signage to be provided in and around the development to achieve a clear spatial definition and clarity.
- Clear wayfinding signage should be provided to the car park, loading dock to prevent unauthorised individuals from inadvertently or intentionally accessing these spaces.

# 8.0 Conclusion

Planning & Co have prepared this Crime Prevention Through Environmental Design (CPTED) report on behalf of Aqualand Prestige 2 Pty Ltd as The Trustee for Aqualand Prestige 2 Unit Trust (Applicant) in support of a State Significant Development Application (SSDA) for a residential development including in-fill affordable housing 2-16 Pockley Avenue, Roseville (the Site). The proposed development has been evaluated with regard to the principles of crime prevention through environmental design, the NSW *Crime Prevention and the Assessment of Development Applications Guidelines*, the methods and key strategies of the NSW Police *Safer by Design* Course and BOSCAR crime data.

This report clearly addressed how Crime Prevention through Environmental Design principles are integrated into the development, in accordance with the Guidelines, and satisfies SEARs Item 7.

Recommendations to ensure the safety and security of future building users based on the principles of CPTED have been provided in Section 7.0 of this report. These measures will ensure that the crime risk rating for the site remains 'low'. The proposed development will positively contribute to Roseville and provide new high quality dwellings and pedestrian activity that will encourage active surveillance. The proposed development also incorporates adequate access control, territorial reinforcement and space management considerations.