Harris Crime Prevention Services

Independent Security
Risk Management and
Crime Prevention Consultants

PO Box 1102
Leichhardt NSW 2040

Telephone (02) 9804 8771
www.harriscrimeprevention.com.au

IN CONFIDENCE

7th February 2025

Mr Phil Choy
Project Manager
Sundale Developments Pty Ltd
Suite 3E, L3, 5 Belmore Street
Burwood NSW 2134

Dear Phil,

Professional Advice - Summary Report (CPTED)
in relation to the
Residential Tower Development
12-16 Bent Street Lindfield NSW

Further to discussions between Don Robertson and yourself, we have pleasure in submitting this report which we hope proves helpful to the design team.

Yours sincerely,

Leon L. Harris Dip.Sec.Studs.,CPP
Principal Consultant

m: 0419 462 498
e: lharris@harris.com.au

NSW Security Consultant's Licence 407571032

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Crime Risk and Crime Prevention Through Environmental Design (CPTED) Consultancy

Professional Advice - Summary Report

in relation to the

Residential Tower Development
12-16 Bent Street Lindfield NSW

for

Sundale Northland Developments Pty Ltd

February 2025

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Crime Prevention Through Environmental Design (CPTED) Advice to Sundale Northland Developments Pty Ltd in relation to the Residential Tower Development at 12 – 16 Bent Street Lindfield NSW

1 The Development

"The proposed development comprises the consolidation of 12-16 Bent Street, Lindfield, and the construction and operational use of a 10-storey residential flat building (RFB) and ancillary land uses to support the functions intended for the Subject Site. The development will exemplify and showcase a State-of-the-Art and modernised residential development, that complements the desired future streetscape character; and builds on the fundamental necessities required to achieve local, regional and state planning/strategic objectives with respect to the shortage of housing opportunities and housing affordability." (Willowtree Planning – December 2024)

The development comprises a single 9 level 4 basement tower comprising:

- 117 residential apartments including 29 affordable
- basement parking off Bent Street for approximately 208 vehicle, 14 motor bike spaces, bicycle racking
- community gardens and other spaces, swimming pool, gym, change rooms
- lift lobbies, amenities
- new laneway (Drovers Lane)
- lighting, landscaping and signage.

2 Engagement and Advice

While there is no requirement under recently amended Planning Secretary's Environmental Assessment Requirements – Housing (2021) for a Crime Prevention Through Environmental Design (CPTED) report, Harris Crime Prevention Services (who were originally engaged to provide that report), is outlining some design advice to ensure the development becomes a 'welcoming-and-safe-place' for all resident, visitor and community stakeholders.

3 Potentially Relevant Legislation Regarding Crime Prevention

We recommend that the following (somewhat obscure) legislation be considered by the client and the interdisciplinary design panel. It refers to Section 6 in the amended SEARS document, under the heading:

Section 6 Built Form and Urban Design

1 Built Form and Urban Design

Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.

If relevant, provide an assessment of the development against: - the design principles for seniors housing set out in Schedule 8 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) and the *Seniors Housing Design Guide*, and,

- the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the *Apartment Design Guide* (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.

The relevant section within the State Environmental Planning Policy (Housing) 2021 is:

Schedule 9 Design Principles for Residential Apartment Development

7 Safety

(1) Good design optimises safety and security within the development and the public domain.
(2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.
(3) Opportunities to maximise passive surveillance of public and communal areas promote safety.
(4) 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.

4 Informing CPTED Principles and their Definition

The following five nationally and internationally acknowledged Crime Prevention Through Environmental Design (CPTED) principles have been adapted by Harris as:

Principle 1 Territorial definition – clarity about spatial identify, separation, boundaries and purposes,
Principle 2 Natural surveillance – architecture facilitating strong sightlines for ground plane, basement and/or upper-level observation and surveillance,
Principle 3 Access control – access-egress definitions - who goes where, when and why,
Principle 4 Activity support – the influences of (external) lighting, landscaping and signage,
Principle 5 Target hardening – adding specific and robust architecture and technology.

CPTED-applied architecture aims to 'block' opportunistic or pre-meditated anti-social or criminal behaviour within the development footprint and its approaches. The ultimate crime prevention objective is to ensure 'welcoming-and-safe' reputational outcomes for all stakeholders.

5 Recommended Application of Each Principle

We summarise the following recommendations for consideration throughout concept revisions and throughout design development – detail.

CPTED Principle 1 Territorial definition – clarity about spatial identify, separation, boundaries and purposes

5.1.1 Overall Footprint Definition and Perimeters

PTW's issued drawings indicate Ground Plane and Level 1 clarity as to perimeter interconnectivity with streetscapes, pedestrian and vehicle entrances, the management office, general storage and Level 1 plant. The (Level 1) layout indicates safe site-wide circulation and wayfinding to communal gardens, visitor parking, the main lobby, stairways and pathways.

5.1.2 Vehicle Access and Basement Parking

The wide driveway access from Bent Street is well defined. Each basement level offers a practical vehicle parking and ramping layout. Disabled parking is appropriately located at the first lift lobby and there are ample sightlines throughout to minimise points of potential concealment or entrapment.

5.1.3 Apartment Approach and Entry

Ground and Level 1 apartment approaches and entrances are clearly defined. It is important to ensure that no landscaping or other structures 'block' approach sightlines. 'Approach' lighting to the main vehicle and resident entry points should enhance safe nighttime circulation.

5.1.4 Waste Storage and Collection

It is essential (from a security – crime prevention perspective) that the designated waste storge zones be secured at interim storage locations and at final collection. There should be no general access to these areas.

5.1.5 Utilities Infrastructure

Electricity distribution boards, comms, fire pumps and other plant are located appropriately within Basement Level 1. As part of design development, we recommend that there be no exposed meters, hydrants and booster pumps. Risk of interference with these utilities is increasing in today's world. Accidental or criminal damage is more likely, as these facilities are seen as easy 'disrupter' targets.

CPTED Principle 2 Natural surveillance – architecture facilitating strong sightlines for ground plane, basement and/or upper-level observation and surveillance

5.2.1 External (Ground and Level 1) Surveillance

In our view, the overall site layout encourages informal multi-angular observation (surveillance), affording strong proximate and distant sightlines, along the perimeters, at and around sub-built form and within open spaces.

Sharp, uninterrupted ground plane sightlines are the key to maximising effective natural surveillance towards, and away from, site entry points, the communal garden(s) and other green spaces. (Interrupted or detached sightlines cause contextual disengagement, reducing the impact of surveillance opportunities.)

Natural surveillance opportunities minimise the likelihood of unobserved unlawful access to and through each of the site's structures and spaces. Definition + strong sightlines at and around the footprint's spaces will facilitate the day-night 'eyes and ears' awareness by observing the usual and unusual.

In our experience and from scholarly research, legible and permeable ground plane surveillance has three key advantages:

(i) It occurs at eyes-and-ears level, in proximity or at a distance.
(ii) There is a sense of context – the observer or hearer is usually within or near the same space.
(iii) Ground plane surveillance (form) elements should not impede strong approach sightlines.

5.2.2 Upper-Level Surveillance

There are almost limitless opportunities for informal surveillance from many of the upper-level apartments, that is from windows and balconies. Apartment outlooks should ensure surveillance of Level 1 site locations.

In our experience, residents will not be intentionally focused on ground plane activity. However, unwarranted or unidentified noise or disturbance is likely to attract an upper-level resident response.

5.2.3 Basement Back-of-House (Plant etc) and Parking Surveillance

Design development drawings should detail the opportunities for basement (natural) surveillance over each level. Despite their overall security, it is important that the architecture maximise sightlines, minimising 'blind' spots at ramping, bay, lifts, plant and/or storage spaces and stairwells.

CPTED Principle 3 Access control – access-egress definitions - who goes where, when and why

5.3.1 Access to all Built Form

We assume there will be a standard access control system throughout the Tower's built form. Lighting will play a role, as will clear spaces around the approaches and/or apartment entry porches. We recommend that electronic access control (eac) for access and video intercom systems be installed for 'visitor' facial and voice recognition.

Note: It has been our experience that unauthorised access to any residential building can be attempted by climbing trees up against upper-level balconies or by climbing guttering down pipes. Balcony-to-balcony 'scaling' is also possible. Our recommendation is that security rated window and door screens be installed to prevent 'balcony-into-unit' breaching.

5.3.2 Access to Basements

Electronic access control systems (eacs) using programmed fobs or cards should be installed at basement entrance ramps as part of an integrated access control strategy. Even though all parking bays will be restricted to authorised vehicles, basements are vulnerable spaces which can be unlawfully accessed by vehicle 'tailgating' or persons on foot following a vehicle.

Ideally, there should be split off-street vehicle access-egress ramps with independent shutters to minimise opportunities for 'tailgating'.

5.3.3 Access to the Mail Room and Mailboxes

Mailbox thefts have been increasing in residential complexes. We note, and support, the specific and secured mail room. Unsecured boxes provide an easy target for tampering and theft. (The mail room access point should also be covered by a site-integrated IP Network video system.)

5.3.4 Access to Loading and Utilities Infrastructure

Loading and unloading docks, including waste collection points, are vulnerable spaces. It is critical that design development indicate how entry is gained, by whom and for what purpose. In our experience all loading docks can be used for unlawful entry and/or to gain access to goods and 'in-house' spaces. Again, video surveillance coverage of these zones is recommended, including plant rooms, internal waste collection, general storage, hydrants, pumps and meters. Access to all these spaces must be by authorised contractors and site management staff.

CPTED Principle 4 Activity support – the influences of (external) lighting, landscaping and signage

5.4.1 External Lighting

External lighting is a critical 'support' for the development's 'welcoming and safe place' objective; an integral part of the day-night activation brief for the whole site – specifically Ground and Level 1. It is especially relevant during seasonally favourable conditions when there will be steady intra-site resident and visitor foot traffic to and from the street and socialising at and around the communal garden.

Appropriate wayfinding lighting is required to ensure legibility, walkability and generally strong surveillance sightlines.

Design development should consider wayfinding 'corridors' of light".

(i) defining the development's 'off-street' pathways and perimeters,
(ii) leading to building entrances and the basements,
(iii) guiding to open space destinations, ie the garden zones.

Wayfinding lighting design should provide a continuous throw and spill of illuminance, eliminating dark gaps and intermittent 'pools' of light.

Overhead single arm pole luminaires are ideal for safe and certain wayfinding, complemented by under-eave luminaires at building porches and/or entrances.

Basements should be overhead-lit, including 'wall washing' to illuminate each level's every angle.

LED lighting is assumed and we suggest (+ -) 4000 Kelvin, as the most appropriate colour temperature, for wayfinding to maximise proximate and distant observation (surveillance) and, where necessary, person or object identification. The white-natural light 4000K spectrum has advantages over blue, orange or yellow colour output.

From a crime prevention perspective, yellow, orange and blue renditions distort natural colour profiles and features. White light installations strengthen contrasting colours and identify individual (personal) features more distinctly.

In our experience, bollard, wall-mounted and other forms of up lighting or low height spherical luminaires should be avoided, both for wayfinding and lighting pocket gathering spaces. They create glare and tend to interrupt sightline or wayfinding certainty. Bollards are also prone to damage (including vandalism) and can often be 'buried' by mid height plantings, should these be specified.

5.4.2 Internal Lighting

Design development will outline relevant internal lighting in the Tower's main lobby and at apartment or other built form structures to highlight those approach and entry points.

5.4.3 Landscaping

Landscaping will support the attractiveness and safety of the redeveloped site. Concept landscaping should focus on the street-to-site interface and on appropriate plantings along the internal pathways and around the communal garden.

It is important that there be no plantings which might obscure intra-site sightlines Grassed verges around the perimeters are recommended to prevent concealment or entrapment at streetscape-site convergence.

Low height plantings and/or grasses at pedestrian entry approaches, along pathways and at building entrances are also essential to (similarly) avoid concealment or entrapment.

5.4.4 Signage

Signage throughout and around the site, should be colour coordinated, legible and visually 'readable' to cater for human height differences and should be disability inclusive. International pictorial signage could be a preferred option even in a residential setting.

Regular users of the Tower's spaces will soon become familiar with signs and their purposes. However, casual, or first-time visitors to the site, will find visually attractive directional (wayfinding) and destination signage helpful and less confusing. Emergency and warning signs will be specified as per the National Construction Code (NCC).

CPTED Principle 5 Target hardening – adding specific and robust architecture and technology

5.5.1 Graffiti Damage

The building facades are prime targets for 'tagging'. While no masonry coatings can guarantee protection from graffiti damage, we recommend design development investigation of the latest protective material, and/or coatings to minimise likely defacing of the masonry areas.

Coating internal stairwell walls and ground plane balconies (depending on available materials) with graffiti resistant materials is also recommended.

5.5.2 Video Surveillance

While surveillance technology is not primarily a preventative option, it is useful to deter, detect and identify.

There are situations where IP Network (CCTV) surveillance should be installed. These include basement entrances and car park lift foyers, building entrances and along pathways. We recommend an integrated video surveillance system to assist natural surveillance objectives.

This 'advice summary' report is submitted by Harris Crime Prevention Services to assist the design team in with 'welcoming-and-safe- place' objectives.

The report is authored by:

Leon Harris: Dip. Sec. Studies, Cert IV Sec. (Risk Mgt), Cert IV (Work Health and Safety)
Don Robertson: BA (Crim.), MA (Ed.), Grad. Dip (Environ. Studies), PhD (Aviation Security.)
