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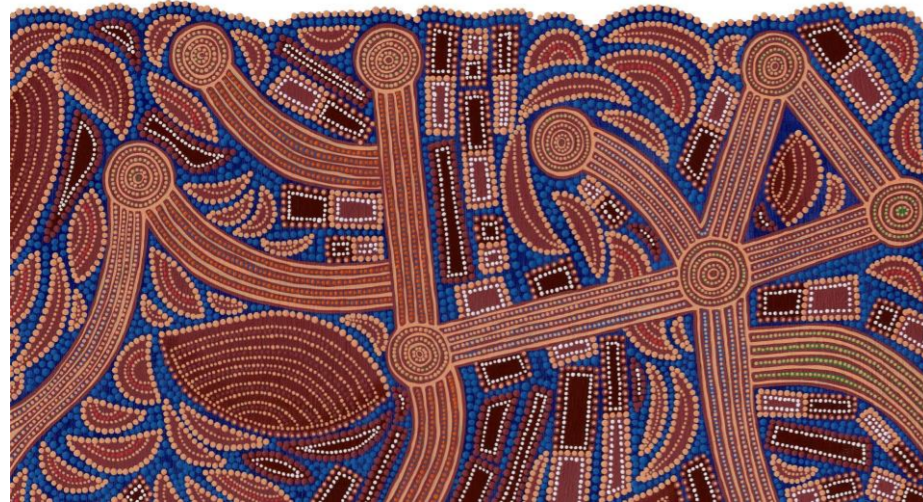
Crime Prevention Through Environmental Design (CPTED) Report – SSD78996460

16 – 24 Lord Street and 21-27 Roseville Avenue, Roseville.

Prepared by Gyde Consulting on behalf of Hyecorp

16 April 2024

Acknowledgment of Country



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

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

Towards Harmony by Aboriginal Artist **Adam Laws**

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Disclaimer

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EXECUTIVE SUMMARY

This Crime Prevention Through Environmental Design Report has been prepared by Gyde Consulting to accompany a detailed State Significant Development Application (SSDA) for a residential development including infill affordable housing at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville. The site consists of 9 detached dwellings and has been consolidated into an area of approximately 0.94ha. The legal description of the site is outlined below.

Property Address	Title Description
16-24 Lord Street & 21-27 Roseville Avenue, Roseville, NSW 2069	▪ 21 Roseville Avenue – Lot 9 DP1046734
	▪ 23 Roseville Avenue – Lot 66 Section B DP3277
	▪ 25 Roseville Avenue – Lot 65 Section B DP3277
	▪ 27 Roseville Avenue – Lot 64 Section B DP3277
	▪ 16 Lord Street – Lot 14 Section B DP3277
	▪ 18 Lord Street – Lot 15 Section B DP3277
	▪ 20 Lord Street – Lot 16 Section B DP3277
	▪ 22 Lord Street – Lot 17 Section B DP3277 & Lot 1 DP104781
	▪ 24 Lord Street – Lot 18 DP1173328.
Project Site Area	0.94ha

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (**SEARs**) dated 14 January 2025 and issued for the SSDA (SSD- 78996460). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of Requirement
6. 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.

INTRODUCTION

This Crime Prevention Through Environmental Design Report has been prepared by Gyde Consulting to accompany a detailed State Significant Development Application (SSDA) for a residential development including infill affordable housing at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville.

What is a crime risk assessment?

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

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

- **Section 1** identifies the proposed development
- **Section 2** provides the methodology
- **Section 3** presents the assessment framework
 - Policy review
 - Site context
 - Social locality and demographic profile
 - Crime data
- **Section 4** evaluates the proposal against CPTED principles and makes recommendations to minimise risk of crime
- **Section 5** provides conclusions.

1. PROPOSED DEVELOPMENT

The application seeks consent for the demolition of 9 existing houses on the site and development of 259 residential apartments with affordable housing and basement parking.

Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings, structures and trees.
- Partial excavation of the site to a basement depth of RL76m.
- Construction of a residential flat building up to 9-storeys in height (RL121.5m) to provide 259 apartments including affordable housing, residential amenities and services.
- Provision of car parking spaces at basement level and bicycle parking.
- Provision of hard and soft landscaping.
- Associated works for the provision of infrastructure and servicing.

1.1. Brief Description

The proposal is for the construction of an in-fill affordable housing residential development within 200m of Roseville train station.

1.2. Detailed Description

The project includes:

- Construction of 259 residential apartments in buildings up to 9-storeys in height.
- Provision of 30,391.5m² GFA
- Provision of:
 - 28 no. 1-bedroom apartments
 - 117 no. 2-bedroom apartments
 - 104 no. 3-bedroom apartments
 - 10 no. 4-bedroom apartments
- Provision of 344 basement car parking spaces and bicycle parking.
- Provision of 17% affordable housing in a mix of units (5,191.8m²).
- Provision of residential amenities and services on site, including swimming pool, gym, lounge, media and games rooms and kids' club.
- Retention of existing significant trees and provision of landscape planting.
- Provision of central courtyard.
- Provision of central courtyard.

The purpose of the project is to deliver high quality market and affordable housing within convenient walking distance of Roseville Station.

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6. 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.

1.3. The Site

The site is located at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville within the Ku-ring-gai Local Government Area. The site has a site area of 0.94ha and is legally described as:

- Lot 9 DP1046734
- Lot 66 Section B DP3277
- Lot 65 Section B DP3277
- Lot 64 Section B DP3277
- Lot 14 Section B DP3277
- Lot 15 Section B DP3277
- Lot 16 Section B DP3277
- Lot 17 Section B DP3277 & Lot 1 DP104781
- Lot 18 DP1173328.

The urban context surrounding the site is characterised by low-density residential development and Roseville Centre. The surrounding locality is described as:

- To the north the site is bounded by Roseville Avenue. Existing development consists of low-density residential uses, beyond which is Roseville Park and the suburb of Lindfield.
- To the east the site is bounded by Martin Lane which separates the site from low density residential development consisting of detached single and two storey dwellings beyond which is the Roseville Presbyterian Church.
- To the south the site is bounded by Lord Street. Development consists of low-density residential uses, beyond which is Roseville College, Bancroft Park and Roseville Lawn Tennis Club. Boundary Street is situated approximately 450 m to the south.
- To the west of the site are low and medium residential uses including three storey walk up flat buildings, beyond which is Roseville Shopping Village which accommodates a mixture of local scale commercial, retail and health care facilities as well as Roseville train station.

The site is situated within convenient walk distance of Roseville Railway Station (200m), with existing pedestrian access to the station available from Roseville Avenue and Lord Street. Regular, train services are available to North Sydney, Chatswood and Sydney CBD to the south, and Hornsby to the north with a direct connection to the Sydney Metro available at Chatswood Station. Bus services are also available on Pacific Highway providing services to Chatswood and Sydney CBDs and the wider Kur-ring gai locality.

The existing development consists of 9 detached residential dwellings. There are several large trees and vegetation located throughout the site.



Figure 1 Site Aerial. Source: Urbis, 2025



Figure 2 Local Context. Source: Urbis, 2025

2. METHODOLOGY

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

- Policy review
 - NSW Government CPTED Guidelines
 - Ku-ring-gai Council Development Control Plan, 2024
 - Ku-ring-gai Prevention of Violence Against Women Action Plan, 2024 - 2025
- Demographic profile analysis
- Crime data analysis
- Assessment of the proposal against the CPTED principles taking into consideration the architectural and landscape designs, site context, social locality, community profile and local crime occurrence
- Identification of measures to enhance safety, security, and crime prevention consistent with CPTED principles.

2.1. Policy review

2.1.1. NSW Government CPTED Guidelines

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

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

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

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

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

- Surveillance
- Access control

- Territorial reinforcement
- Space management.

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

Table 1 CPTED principles

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

Source: Department of Planning, Housing and Infrastructure.

2.1.2 Ku-ring-gai Development Control Plan (DCP), 2024

The Ku-ring-gai DCP provides guidelines for the design and planning of new developments, used by applicants and council staff to determine the suitability of a development proposal.

Under 'Design Quality Principles' in Part 6 Multi-dwelling Housing, the DCP identifies the following principle:

“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”¹.

Under 8C 'Building Design and Sustainability', 8C.16, the DCP provides Control 3.

3. Crime reduction measures to achieve these outcomes may include, but are not limited to the following:
 - I. lighting at entry, exits and outdoor areas
 - II. locating late night trading entries, exits and outdoor areas away from noise sensitive areas (eg bedrooms)
 - III. minimising the size and number of residential windows and balconies oriented towards the entries, exits and outdoor areas associated with the late night premises
 - IV. providing windows from residential living areas that overlook the development to provide passive surveillance of the street
 - V. providing unobstructed sightlines within and around the development.

2.1.3 Ku-ring-gai Prevention of Violence Against Women Action Plan, 2024 - 2025

Ku-ring-gai Council's Prevention of Violence Against Women Action Plan, is a twelve-month plan that outlines Council's commitment to addressing domestic and family violence (DFV) in the local area. The Plan is intended to establish the foundations for Council to enable a collaborative approach to encouraging cultural change, leading to safer homes, neighbourhoods and communities.

The foundation of the Plan revolves around four distinct priorities:

- Priority 1: Prevention - Actions aiming to reduce or prevent new instances of violence before they occur. These address the underlying causes of DFV through education, awareness, bringing

change to attitudes, social norms, practices, and structures that underpin gender-based violence.

- Priority 2: Early Intervention - Actions aimed to keep people safe by building skills in individuals and groups who are at risk, or individuals who are in contact with people who are at risk. This enable people at risk of experiencing or perpetrating DFV are identified early and provided with effective support. These actions can prevent escalation and address issues arising.
- Priority 3: Sector development and support - This priority area aims to support the capacity of the local Domestic and Family Violence sector in the Ku-ring-gai Area to ensure the best response to the needs of victims and perpetrators. The focus is on funding, networking, sharing resources, professional development to increase skills and knowledge, funding and advocacy.
- Priority 4: Resilience and Empowerment - Actions aim to support people impacted by DFV to be safe and healthy. This includes reducing the risk of re-traumatisation and supporting victim-survivors to heal and recover from trauma and the physical, mental, emotion and economic impacts of violence.

¹ Ku-ring-gai Development Control Plan, 2024

3. AREA PROFILE

An analysis of demographic and population forecast data provides an understanding of the community and its characteristics. With the addition of crime statistics, the area profile can help determine the likelihood of crime, and those that may be most impacted.

The primary source of data for the area profile is the Australian Bureau of Statistics (ABS) 2021 Census, compiled and presented via GapMaps, 2024 Common Planning Assumptions prepared by the DPHI, and data from the Bureau of Crime Statistics and Research, 2024, for the period October 2022 to September 2024.

Selected community profile characteristics from the Lindfield - Roseville SA2 and the Ku-ring-gai LGA are presented in **Figure 3**. And **Figure 4**. below.



Figure 3 Lindfield - Roseville SA2. Source: Australian Bureau of Statistics



Figure 4 Ku-ring-gai LGA. Source: Australian Bureau of Statistics

Between 2021 and 2036 the Lindfield - Roseville SA2 population will increase by an estimated 9,790 people, from 24,761 to 34,551. Across the Ku-ring-gai LGA, there will be an estimated 21,157 more people.

In Lindfield - Roseville this represents a population increase of 39.5% from 2021 - 2036.

ABS data indicates that Ku-ring-gai has more women (51.5%) than men (48.5%).

Age Structure

The median age in the Lindfield - Roseville SA2 in 2021 was 41, and this will increase to 43.1 in 2036.

As shown in **Figure 5**. below, there will be a significant spike in those aged 80 and over by 2036 in the Lindfield - Roseville SA2.

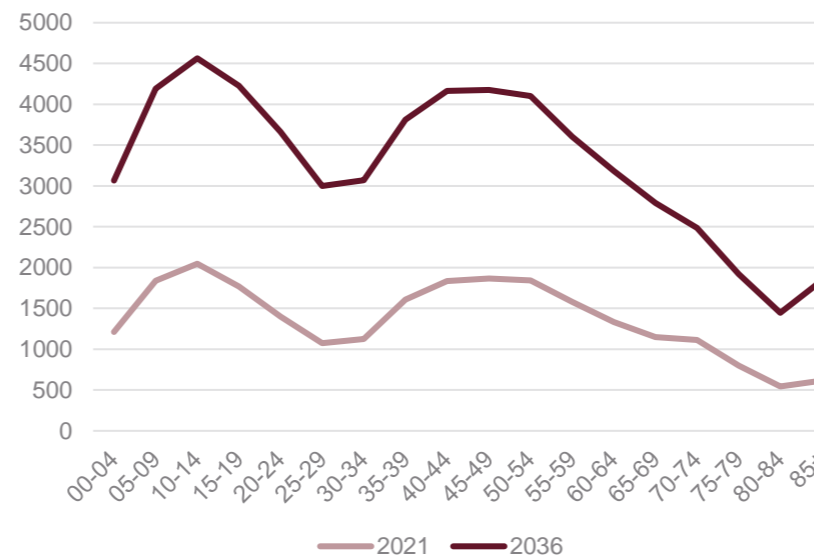


Figure 5 Projected change in age structure for the Lindfield - Roseville SA2 between 2021 and 2036. Source: Department of planning, Housing and Environment.

Figure 6. shows the projected change in age structure for the Ku-ring-gai LGA between 2021 and 2036.

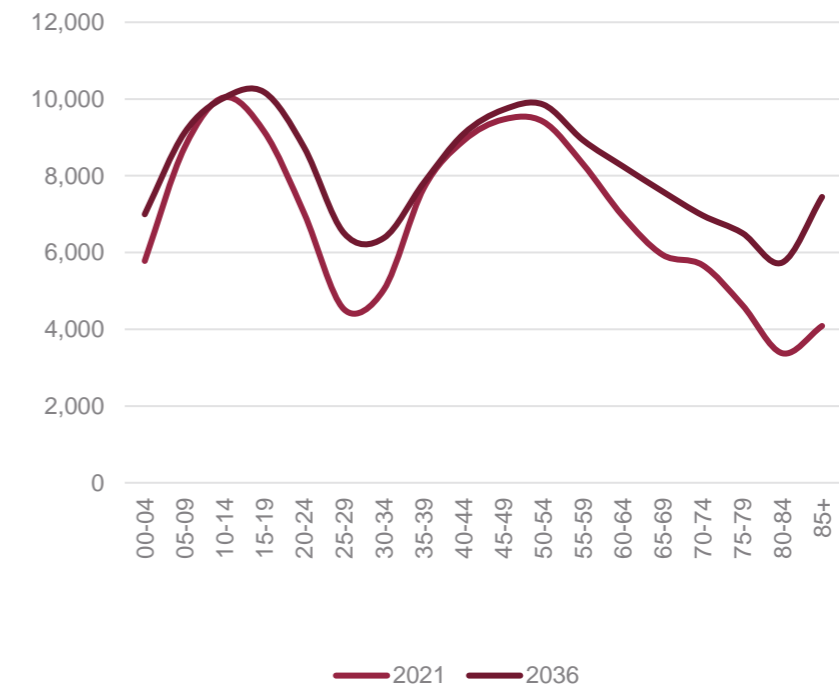


Figure 6 Projected change in age structure for the Ku-ring-gai LGA between 2021 and 2036. Source: Department of planning, Housing and Environment.

Household types

Families will continue to be the dominant household type in 2036, however as a proportion of all households they are declining, while both couples with children and lone person households are increasing, as shown in **Figure 7**.

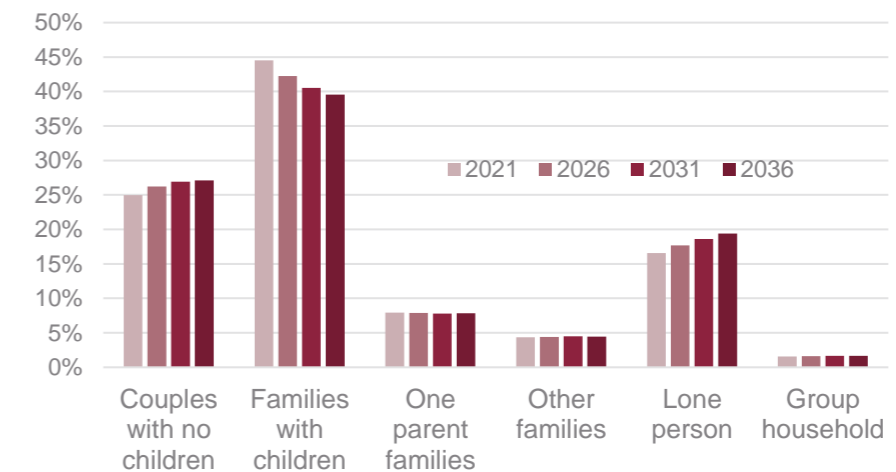


Figure 7 Projected change in Ku-ring-gai LGA household formation proportions between 2021 and 2036. Source: Department of planning, Housing and Environment.

Dwelling Structure

In Ku-ring-gai LGA, 32.8% of the dwellings were medium or high density, compared to 35% in New South Wales. The percentage of medium or high density increases significantly in SA2, where 35.7% are medium or high density.

Table 2 Dwelling structure, 2021

	SA2		LGA		NSW
	Number	%	Number	%	%
Separate house	5,345	64.1	30,599	66.7	63.8
Medium density	195	2.3	3,953	8.6	17.2
High density	2,781	33.4	11,076	24.2	17.8

Source: Australian Bureau of Statistics

Cultural Diversity

In 2021, 42.6% of people in Ku-ring-gai LGA were born overseas, compared with 29.3% in New South Wales.

Table 3 Birthplace ranked by size (top 5)

Birthplace	Number	%	NSW %
China	12,911	10.4	3.1
United Kingdom	7,085	5.7	3.4
South Africa	3,740	3.0	0.6
Hong Kong	3,602	2.9	0.6
India	2,633	2.1	2.6

Source: Australian Bureau of Statistics

Household Income

In Ku-ring-gai Council LGA, 47.5% of households earned an income of \$3,000 or more per week in 2021.

The median weekly household income in the SA2 was \$3,125, and the LGA \$3,038, compared to NSW which was \$1,829 in 2021.

SEIFA

Relative social disadvantage in Ku-ring-gai is low, and a larger proportion have a university qualification (54%) than the Greater Sydney average (33%).

The median weekly household income is \$3,046, well above the Greater Sydney average of \$2,099.

In 2021, 42.6% of people in the Ku-ring-gai Council area were born overseas, compared with 38.6% in Greater Sydney. The largest non-English speaking country of birth in Ku-ring-gai Council area was China, with 10.4% of the population.

A SEIFA score of 1108 indicates that Ku-ring-gai LGA has high levels of advantage, and low levels of disadvantage.

3.1. Crime Profile

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

A selection of BOCSAR crime statistic statistics for **Roseville** and **Ku-ring-gai LGA** for the period October 2022 and September 2024 are presented below. Data for NSW is provided for benchmarking purposes.

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

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

The incidents of crime presented for this CPTED include:

- Assault
- Robbery
- Sexual offences
- Theft (including theft from dwelling, steal from person)
- Malicious damage to property.

In this CPTED report, BOCSAR's 'crime mapping tool' has been used to provide a table and visual representation of data on criminal incidents in Roseville and Ku-ring-gai LGA (LGA).

Data on relevant crime **Roseville** and **Ku-ring-gai LGA** for the period October 2022 and September 2024 are presented in **Table 5**.

Table 4 Relevant crime statistics Roseville and Ku-ring-gai LGA, year to October 2023 to September 2024.

Offence	Suburb	Year to Oct 2023		Year to Sept 2024		Status P/A
		Count	Rate (per 100,000)	Count	Rate (per 100,000)	
Assault	Roseville	24	231.3	39	375.8	Up 62.5%
	LGA	225	181.2	270	217.4	Stable
	NSW	70699	865.8	74841	916.5	Stable
Sexual Offences	Roseville	7	67.5	13	125.3	n.c.
	LGA	106	85.4	122	98.3	Stable
	NSW	17444	213.6	18510	226.7	Stable
Theft	Roseville	97	934.8	74	713.1	n.c.
	LGA	1058	852.0	1095	881.8	Stable
	NSW	187012	2290.2	193269	2366.8	Stable
Theft (motor vehicle theft)	Roseville	5	48.2	6	57.8	n.c.
	LGA	46	37.0	64	51.5	Stable
	NSW	25601	313.5	27953	342.3	Up 9.2%
Theft (Steal from dwelling)	Roseville	14	134.9	9	86.7	n.c.
	LGA	85	68.5	86	69.3	Stable
	NSW	15,359	188.1	16,313	199.8	Stable
Theft (Steal from motor vehicle)	Roseville	19	183.1	13	125.3	n.c.
	LGA	142	114.4	132	106.3	Stable
	NSW	28692	351.4	27353	335.0	Stable
Malicious damage to property	Roseville	28	269.8	26	250.6	n.c.
	LGA	172	138.5	254	204.6	Up 47.7%
	NSW	48,752	597.0	49,940	611.6	Stable

Source: NSW BOCSAR

In addition to rates and rates per 100,000, BOCSAR produces 'hotspot maps' to demonstrate where concentrations of crime incidents are occurring.

Hotspot maps presented in **Figure 8.** and **Figure 9.** are nominated based on the concentration of crimes related to the site. The maps show that there is a medium concentration of steal from motor vehicle, and a high concentration of malicious damage to property around the site.

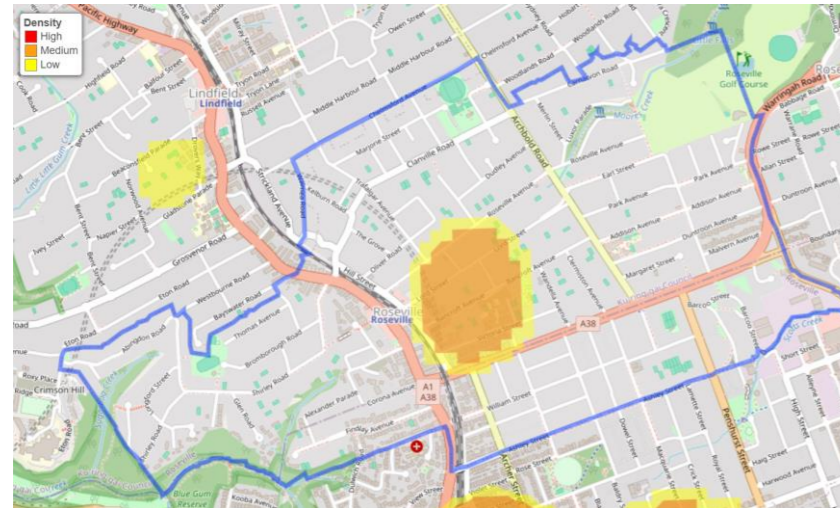


Figure 8 Incidents of steal from motor vehicle Kur-ring-gai LGA. Source: NSW BOCSAR

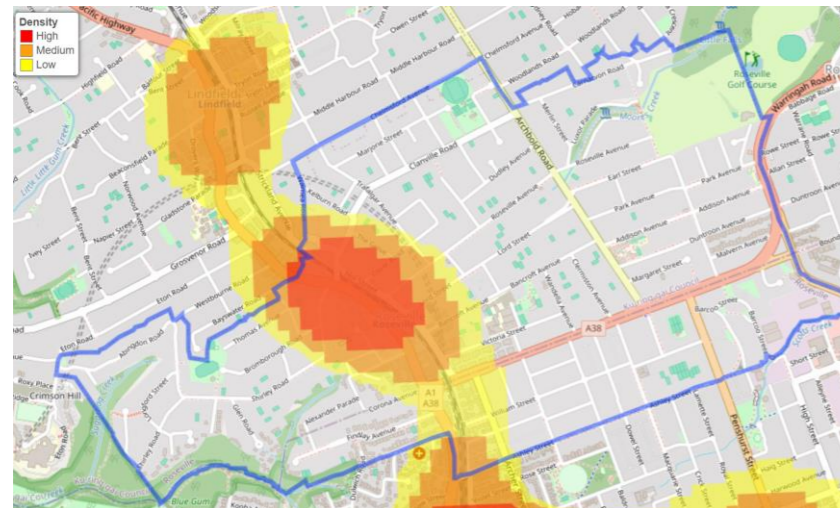


Figure 9 Incidents of malicious damage to property Ku-ring-gai LGA. Source: NSW BOCSAR

In relation to instances of crime, in the period to September 2024:

- 63 assaults occurred in Roseville and 495 in Ku-ring-gai LGA. The average rate per 100,000 in NSW was 922.3. For both years the rate per 100,000 people was below the NSW average.
- BOCSAR reports that incidents of assault increased by 62.5% per year over the reporting period.
- There were 20 sexual offences in Roseville, and 228 in Ku-ring-gai, at a rate per 100,000 of 98.3. For both years the rate per 100,000 people was below the NSW average.
- There were 171 incidents of theft in Roseville, and 2,153 in the LGA, lower than the rate per 100,000 people for NSW over both years.
- There were 11 incidents of motor vehicle theft in Roseville and 110 in the LGA.
- 23 incidents of theft (steal from dwelling) were recorded in Roseville, and 171 in Ku-ring-gai LGA, with rates per 100,000 people lower than the NSW average.
- 32 incidents of theft (steal from motor vehicle) were recorded in Roseville, and 274 in the LGA.
- Malicious damage to property occurred 54 times in Roseville, while in Ku-ring-gai LGA there were 426. Figures for Ku-ring-gai LGA show an increase of 47.7% per year over the period.
- Hotspot maps show a medium concentration of Theft (steal from motor vehicle) and a high concentration of malicious damage to property occur around the site.

3.2. Project Implications

Analysis of demographic characteristics, population projections and crime statistics in Roseville and the Ku-ring-gai LGA can provide insights to inform crime prevention measures for the proposal.

The most significant finding is the population increase. Between 2021 and 2036 the Lindfield - Roseville SA2 population will increase by an estimated 9,790 people, and across the Ku-ring-gai LGA there will be an estimated 21,157 additional people.

In criminology, it is well established that crime volume, that is incidents of crime, occur more often in more populated regions. Areas with higher population density tend to have higher crime rates. This is because there are more people, which means more opportunities for both positive and negative interactions².

It is likely that according to the research, there may be some rise in crime rates simply caused by the rise in population.

But socioeconomic disparities also play a significant role in crime rates. Areas with lower socioeconomic status and higher unemployment tend to have higher crime rates. Compelling

evidence suggests that economic inequality is positively correlated with crime³.

The Lindfield – Roseville SA2 and the Ku-ring-gai LGA are both areas with high levels of social and economic advantage, demonstrated by high household incomes and SEIFA scores.

Proportionally, the greatest population increase across the LGA will be those in the older age groups. Because older people are sometimes considered as more vulnerable members of the community, it is reasonable to assume that they are more susceptible to being crime victims.

According to the Australian Institute of Criminology, the most consistent finding of all the research, both in Australia and internationally, is that older people are overwhelmingly less at risk of criminal victimisation than other age groups⁴.

Crime rates in Roseville and Ku-ring-gai are comparatively low. There are points of concern. Increases in assault and malicious damage to property increased over every year over the period. Hot spot maps show concentrations of theft (steal from motor vehicle) and malicious damage to property around the site.

Overall, the demographic characteristics and low crime rates in the area indicate that the proposed development is at low risk of attracting criminal activity or incidents of crime.

The desirable outcome for the proposal will be to illuminate opportunities for any crime. Further, while research has established that older people are at less risk of crime, perceptions held by this group, that they are indeed more vulnerable, will be an important consideration in the proposed design and management of the site.

4. CRIME RISK ASSESSMENT

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

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

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

Section 4.1 Policy Review:

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

²² Australian Institute of Criminology. Regional Development and Crime. <https://www.aic.gov.au/sites/default/files/2020-05/tandi160.pdf>

³ Eran Itskovich and Roni Factor. Economic inequality and Crime: The role of social resistance. Journal of Criminal Justice, Volume 86, May - June 2023, 102065. <https://www.sciencedirect.com/science/article/abs/pii/S0047235223000363>

⁴ Marianne James and Adam Graycar, Preventing Crimes Against Older Australians. Australian Institute of Criminology. <https://www.aic.gov.au/sites/default/files/2020-05/rpp032.pdf>

4.1. Surveillance

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

Evaluation

As shown in **Figure 11.**, the three street frontages all provide for strong passive surveillance that may deter incidents of crime and may contribute to perceptions of safety pedestrians. The western elevation adjoins existing properties.

There are six (6) metre setbacks from the site boundary to the building line on the north, south and east sides of the development.

The setbacks provide a sense of openness which also invokes a sense of openness and safety. These setbacks also provide active edges which will also contribute to passive surveillance.

Access to the residential apartments is via Martin Lane, Lord Street and Roseville Avenue, and entry to three (3) levels of basement car parking is via Lord Street.

A common area / central green space for residents has been included on the lower ground floor, accessed via Martin Lane. The provision of open spaces will encourage communal activity that will increase sightlines to the Martin Lane frontage.

Residential apartments overlook the common area, providing passive surveillance.

The setback areas around the site and entry / exit points around the site will be landscaped, as will the common area.

Martin Lane is a narrow with poor visibility from the eastern side of the road.

While the architectural design offers opportunities for natural observation, the incorporation of formal surveillance via CCTV cameras strategically positioned (such as at the building entrances, lobbies and car park) could serve as a deterrent for potential offenders, enhancing the overall surveillance capacity on the premises.

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

Recommendations

1. Eliminating potential hiding spots and promote natural surveillance by pruning trees and bushes regularly to enhance visibility and deter criminal activity.
2. Planting concentrated along the perimeters of the site should be spaced at intervals that maintain sightlines.
3. Entry / exit points and lobbies should remain free of visual obstructions to maintain sightlines
4. Prepare a CCTV network plan that considers the use of CCTV at all lobby entrances and the car park, and to monitor the entry / exit for the common area. CCTV should be considered in conjunction with a lighting plan.
5. Install appropriate lighting to ensure effective supervision of the entry / exit points, car park entry / exit, and communal spaces, as well as along the footpaths and perimeter of the site. Lighting should be of a high quality and be resistant to vandalism.



Figure 10 Ground floor plan. Source: FKAUSTRALIA

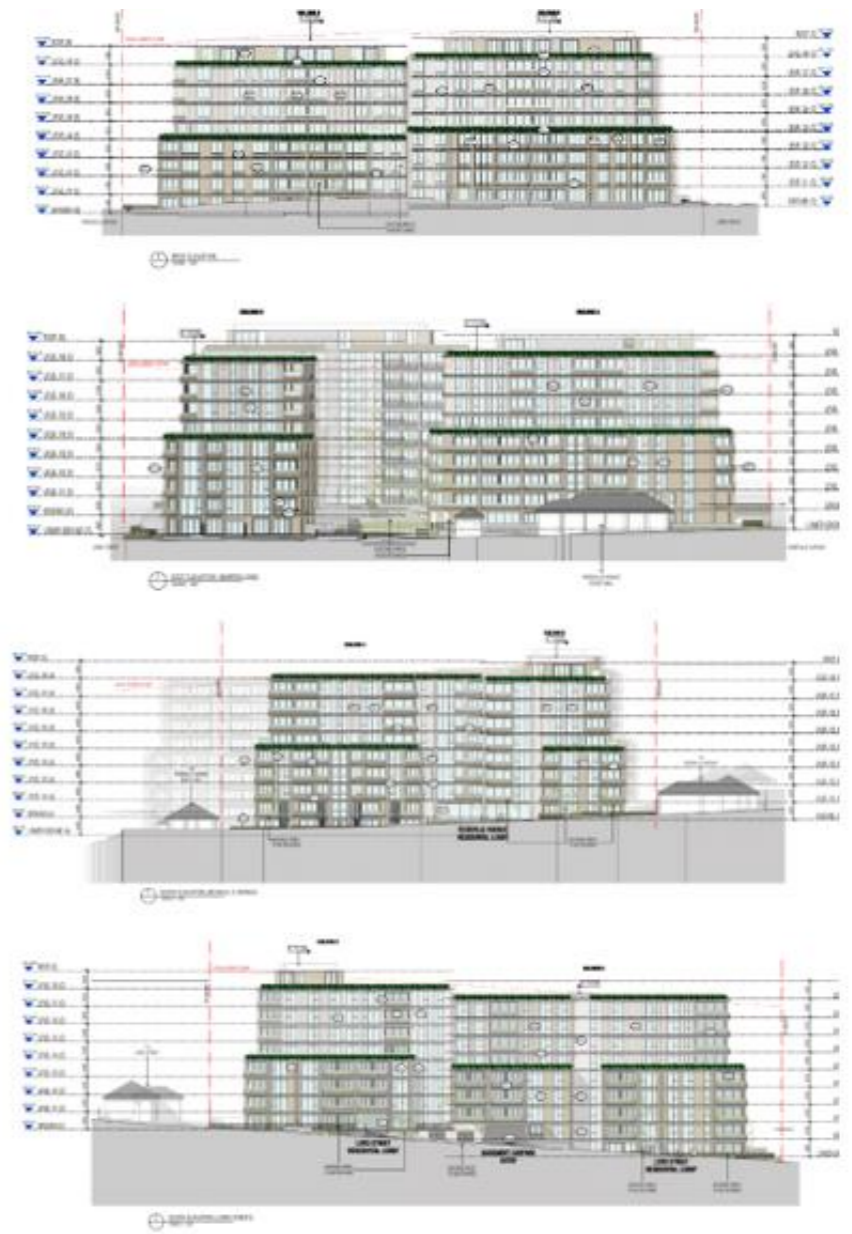


Figure 11 From the top: North, south, east and west elevations. Source: FKAUSTRALIA

4.2. Access Control

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

Evaluation

It is envisaged that the proposal will integrate access control strategies to manage and regulate the movement of people and vehicles within designated areas, reducing unauthorized entry and encouraging desired behaviour. This will be achieved through the provision of access control mechanisms for residents and authorises persons.

As shown in **Figure 12**, while access points from the common area to the residential apartments will be access controlled, some natural access control mechanisms will be required to reinforce the boundary between public and private spaces.

Recommendations

6. Use landscaping to clear mark borders and residential entry points to reinforce the boundary between public and private spaces.
7. Ensure a barrier system is part of the access control strategy for the entry to the common area. The barrier system should be considered as part of a strategy to prevent vehicular access
8. Ensure access points to plant and services are controlled and restricted to authorised personnel.



Figure 12 Ground floor plan. Source: FKAUSTRALIA

4.3. Territorial Reinforcement

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

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

Evaluation

The proposal will introduce almost 700 new residents to the area, and this is likely to be the most affective strategy for territorial reinforcement. Residents coming in and out of the building, its proximity to the station and local shops will demonstrate the dynamic and well used nature of the site.

The design of the development and the six-metre setback will include landscape that will reinforce the clear transition between public and private space. For this and other reasons the private open space should be kept well maintained.

The nature of the site and its size may be well served by a signage strategy to emphasis and reinforce public and private space boundaries. Signage will also assist residents to navigate the site more easily.

Recommendations

9. Consider the preparation of a signage strategy prior to construction, to minimise purposeful or accidental access. Clear signage should be located at entry points to lobbies, the car park and the communal area off Martin Lane.
10. At detailed design stage consider the use of distinct design cues—such as colours, materials, landscaping, signage, and other elements that will reinforce the boundary between public and private spaces.

4.4. Space Management

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

Evaluation

As shown in the analysis of the crime data, malicious damage was the most recorded category of crime in the area.

The most likely area open to malicious damage and crimes like graffiti and acts of vandalism will occur in concealed spaces without opportunities for passive surveillance.

The building presents a high standard design and materiality with a strong commitment to green space for the benefit of residents and the community.

It is envisaged that future building management will oversee site upkeep, including cleanliness, removal of graffiti, and landscaping.

With good and regular landscape maintenance practices and as people move in there will be a constant flow of people in and around the site which is likely to minimise opportunities for crimes like vandalism.

Recommendations

11. Lower-level shrubs should reach a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when mature.
12. Ensure the site is always well maintained, and specifically regular checks along the boundaries to ensure any damage because of vandalism and graffiti is rapidly addressed.
13. Ensure all landscaping is well maintained and any fallen branches and other green waste is disposed of rapidly.

5. CONCLUSION

This Crime Prevention Through Environmental Design Report has been prepared in support of State Significant Development Application (SSDA), application number SSD-78996460. The application is for a residential development including infill affordable housing at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville.

The proposal has been evaluated relative to:

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

Between 2021 and 2036 the Lindfield - Roseville SA2 population will increase by an estimated 9,790 people, and across the Ku-ring-gai LGA there will be an estimated 21,157 additional people.

According to criminologists, increases in population numbers generally lead to more crime, particularly in disadvantaged areas.

The Lindfield – Roseville SA2 and the Ku-ring-gai LGA are both areas with high levels of social and economic advantage, demonstrated by high household incomes and SEIFA scores.

Crime rates in Roseville and Ku-ring-gai are comparatively low, but there are points of concern. Increases in assault and malicious damage to property increased over every year over the two period 2022 to 2024. Hot spot maps do show a concentration of theft (steal from motor vehicle) and malicious damage to property around the site.

Overall, the demographic characteristics and low crime rates in the area indicate that the proposed development is at low risk of attracting criminal activity or incidents of crime.

The six metre setback will provide activation at the street level but also create a sense of ownership.

The large number of people accommodated in the development will also activate the site and surrounding streets.

With the addition of the recommendations, the Crime Prevention Through Environmental Design Report supports the residential development including infill affordable housing at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville.