

Crime Prevention Through Environmental Design Assessment

Mixed-use Development

2-4 Giffnock Avenue, Macquarie Park



Prepared for 388 LCR Development
Submitted to DPHI

Amended May 2026

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Table of Contents

1	Introduction	5
1.1	Methodology.....	6
2	The site and locality	7
2.1	Site description.....	7
2.2	Surrounding locality.....	8
2.3	Site observations.....	9
3	Proposal	13
3.1	Development details.....	13
3.2	Access.....	16
3.2.1	Vehicular Access	16
3.2.2	Pedestrian access	17
3.2.3	Landscaping and communal open space	18
4	Policy Context	20
5	Social baseline.....	23
5.1	Demographic Profile.....	23
5.2	Nature of recorded crime	24
6	CPTED Assessment	25
6.1	Surveillance.....	25
6.2	Access control.....	27
6.3	Territorial reinforcement.....	28
6.4	Space and activity management.....	29
7	Conclusion	31

Figures

Figure 1: The site (Source: Nearmap).....	7
Figure 2: Site location and surrounding features (Source: Nearmap).....	9
Figure 3: View 1 from north-east of site looking south-east (Source: Keylan).....	10
Figure 4: View 2 from north-east of site looking north-west (Source: Keylan).....	10
Figure 5: View 3 from west of site looking north-west (Source: Keylan).....	11
Figure 6: View 4 from west of the site looking south-east (Source: Keylan).....	11
Figure 7: View 5 from south of site looking south-west (Source: Keylan).....	12
Figure 8: Site Plan (Source: Studio SC).....	14
Figure 9: Indicative photomontage from the south of the site (Source: Studio SC).....	15
Figure 10: Indicative photomontage from Drake Avenue (Source: Studio SC).....	16
Figure 11: Proposed access to basement levels (Source: Studio SC).....	17
Figure 12: Landscape Plan (Source: Arcadia Landscape Architects).....	18

Tables

Table 1: Methodology table	6
Table 2: Summary of applicable planning legislation/document	22
Table 3: Demographic data	23
Table 4: Crime statistics (Source: BOCSAR) * The rate is per 100,000 people	24

Appendices

Appendix 1	Architectural Plans
Appendix 2	Australian Bureau of Statistics Data
Appendix 3	NSW Bureau of Statistics and Research Data

1 Introduction

This Crime Prevention Through Environment Design (CPTED) report has been prepared by *Keylan Consulting Pty Ltd* (Keylan) on behalf of *388 LCR Development* (the Applicant) to support a State Significant Development Application (SSDA) (SSD-79017211) for a mixed-use development on land at 2-4 Giffnock Avenue, Macquarie Park, within the Macquarie Park Accelerated Transport Orientated Development (TOD) precinct.

The proposal comprises a mixed-use development including residential accommodation (including affordable housing), a recreation area, retail premises and a childcare centre. The works include demolition, site preparation, excavation, infrastructure delivery, construction of buildings and associated landscaping.

This report has been prepared in accordance with the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 8 January 2025 and issued for the SSDA (SSD-79017211).

The SSDA was publicly exhibited from 2 December 2025 to 15 December 2025. Following exhibition, on 5 February 2026, the Department of Planning Housing and Infrastructure (DPHI) provided their key issues letter, identifying matters for further consideration, specifically:

Update the Crime Prevention Through Environmental Design (CPTED) report to address the ground floor/ public domain interface with specific consideration of the community Green Link area along the Drake Avenue frontage.

Update the architectural and landscape plans to reflect and recommendations of the CPTED report.

This CPTED report has been updated in response to DPHI's key issue letter. The architectural and landscape plans do not need to be updated given sufficient recommendations have already been included (i.e. CCTV and lighting, as noted in section 6).

'CPTED' is a process for analysing and assessing crime risk to guide the design and management of the built environment to reduce crime and therefore promote public health, sustainability and quality of life.

This CPTED report has been prepared in accordance with Section 4.15(1)(b) of the *Environmental and Planning Assessment Act 1979* which requires the likely impacts of a development (i.e. crime) to be assessed for all development applications and the *Crime prevention and the assessment of development applications Guidelines* (2001) (the Guidelines).

As outlined within the Guidelines there are four CPTED principles which development applications are to be assessed against:

- (1) *surveillance*
- (2) *access control*
- (3) *territorial reinforcement*
- (4) *space and activity management*

The Guidelines outline the overarching aim of these principles and CPTED is to:

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

This report has used these principles to assess the potential crime risk resulting from the development. Where risks are identified, recommendations have been made to reduce the likelihood of crime occurring.

1.1 Methodology

The table below provides an overview of the methodology and relevant tasks undertaken, including documents reviewed, to prepare this report.

Methodology	Task
Review local context	• Review of surrounding land uses. • Site visit undertaken on 6 November 2024, between the hours of 9:00am and 10:00am - we understand no substantial change has occurred to the site or locality since this time which would change the recommendations of this report. • Analysis of Australian Bureau of Statistics and Bureau of Crime Statistics and Research data to understand the existing environmental context and crime activity.
CPTED Analysis	• Review of the Updated Architectural Plans prepared by Studio SC (Appendix 1), Design Report prepared by Studio SC (Appended to the Response to Submissions Report) and Updated Landscape Plans prepared by Arcadia Landscape Architects (Appended to the Response to Submissions Report). • Collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research. • Review of the proposal against the CPTED principles identified in Section 1 above.
Recommendations	• Provide design recommendations with respect to analysis undertaken above.

Table 1: Methodology table

2 The site and locality

2.1 Site description

The site is located at 2-4 Giffnock Avenue, Macquarie Park in the Ryde LGA. It is legally described as Lot 1 in DP1310550.

As shown within the figure below, Lot 1 in DP1310550 comprises the land within the yellow outlined area. This SSDA relates to part of Lot 1 in DP1310550 and is referred to as 'the redevelopment site' throughout this report. The redevelopment site has an area of 12,385m² and is irregular in shape.

The site location and surrounding context is shown within the figure below.



Figure 1: The site (Source: Nearmap)

The redevelopment site currently comprises a 2-storey commercial building owned and currently occupied by the Applicant as their office space, a car port, two single storey dwellings used for commercial purposes, vegetation and at grade parking throughout the site, as shown in the Figures below.

The site is zoned MU1 Mixed Use and E2 Commercial Centre pursuant to the *Ryde Local Environmental Plan 2014* (RLEP 2014) and is currently occupied by three commercial buildings, at-grade parking and vegetation.

It is bound by Pocock Street to the northwest, Giffnock Avenue to the north, Hyundai Drive to the northeast, Lane Cove Road (which is a classified road) to the east and Drake Avenue to the south.

The site is strategically located within the Macquarie Park Transit Orientated Development (TOD) Accelerated Precinct and is approximately 175m walking distance from the Macquarie Park Metro Station. It is also well-serviced by buses which have stops on either side of Lane Cove Road.

2.2 Surrounding locality

The site directly interfaces commercial uses along all boundaries, with the exception of the north-eastern corner of the site which interfaces with a 19-storey serviced apartment building known as the 'Veriu' site. As shown within the figure below, the broader locality comprises various uses including established and newly developed commercial and residential buildings, Macquarie University, Macquarie University Hospital, shopping centre and recreational areas.

The site is located approximately 16 kilometers from the Sydney CBD.

A summary of the surrounding development is provided below:

- **North:** The site is bounded by Kitty Street and Giffnock Avenue. Beyond the street there are commercial buildings, notably the Next DC data centre immediately north-west at 8 Giffnock Avenue and MQX4 at 1 Giffnock Avenue, which is a corporate office building.
- **East:** On the eastern portion of the site, not included in the development proposal is the recently constructed Veriu Hotel building. Bounding the site area to the east is Lane Cove Road and Hyundai Drive. Approximately 175m from the site to the north-east is the Macquarie Park Metro Station.
- **South:** The site is bounded by Lane Cove Road and Drake Avenue to the south, with commercial land uses beyond. Notably the Pinnacle Office Park is to the south-west of the site. Across Lane Cove Road in a southerly direction, there are more commercial premises and land uses.
- **West:** The west of the site is characterised by commercial land uses. At 6 Giffnock Avenue there is a Coles support centre. Approximately 200m from the site to the west is Epping Road, which is generally aligned on a north-west to south-east orientation.

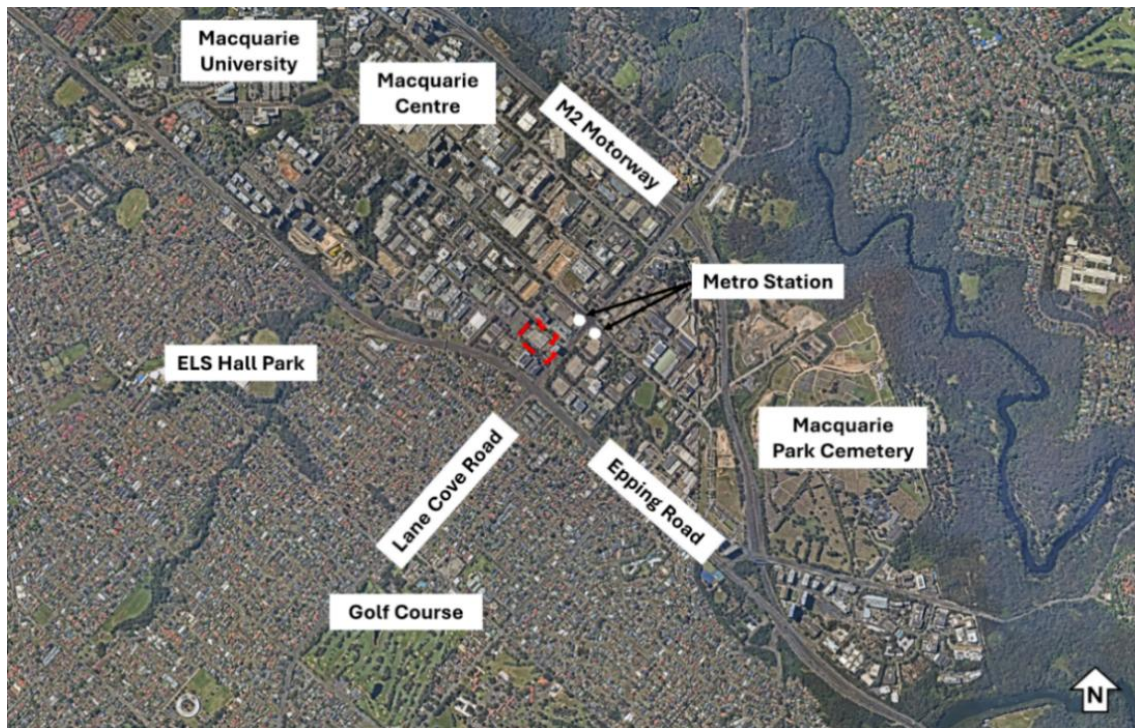


Figure 2: Site location and surrounding features (Source: Nearmap)

2.3 Site observations

A site visit was conducted by Keylan on 6 November 2024 between 9:00am and 10:00am.

The objective of the site visit was to understand the existing activity at and around the site and the interface between surrounding land uses. Photographs from the site visit are provided below.



Figure 3: View 1 from north-east of site looking south-east (Source: Keylan)



Figure 4: View 2 from north-east of site looking north-west (Source: Keylan)



Figure 5: View 3 from west of site looking north-west (Source: Keylan)

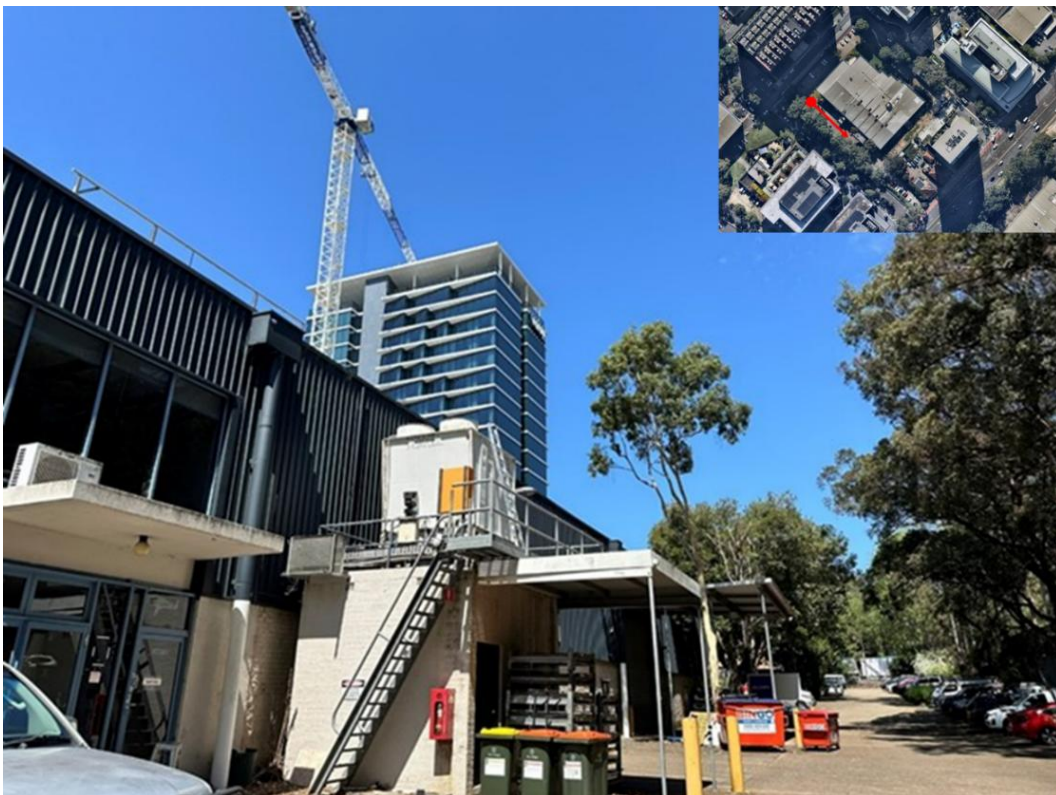


Figure 6: View 4 from west of the site looking south-east (Source: Keylan)



Figure 7: View 5 from south of site looking south-west along Lane Cove Road (Source: Keylan)

3 Proposal

3.1 Development details

This CPTED report supports a SSDA which seeks development consent for a mixed-use development, comprising a combination of residential accommodation (including affordable dwellings), recreation, retail premises and a childcare centre at the site. The proposed works include demolition, site preparation works, excavation, infrastructure, construction of the buildings and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- demolition of two existing single storey buildings, one x two storey building and one car port and at-grade carparking
- site preparation and excavation work
- construction of two towers (1 x 49 storey tower incorporating a 10-storey element (referred to as Tower A1 and Tower A2) and 1 x 42 storey tower (referred to as Tower B). The towers comprise:
 - a single basement, comprising 6 parking levels to service the entire development
 - ground floor retail premises
 - ground floor residential amenities and services
 - a centre based childcare centre (lobby located on ground floor and facility located on level 1 of northeastern in Tower B only) accommodating 120 children and 20 staff
 - residential accommodation on the remaining levels (comprising a total of 745 units and dedication of 5% affordable housing in perpetuity)
- landscaping and communal open space
- associated infrastructure and services
- streetscape upgrades including road widening to Drake Avenue by 2.5m (equivalent to 273m²) and Hyundai Drive by 4m (equivalent to 258m²)
- dedication of land for road infrastructure and open space purposes (equivalent to 4025m²) pursuant to Clause 7.13 of the RLEP 2014 and the Macquarie Park Design Guide
- embellishment of the dedicated open space area
- easements for access and maintenance to the new substation and for the new pipe over the dedicated recreation area
- subdivision to separate the redevelopment site and the Veriu site given they will comprise separate uses and operate independently

The purpose of the project is to facilitate the delivery of high-quality residential and non-residential uses on a strategically located site, delivering a built form outcome that is consistent with the desired future character of Macquarie Park, as established by the Macquarie Park TOD precinct.

The figures below demonstrate the intended outcome of the SSDA proposal as detailed in the EIS.

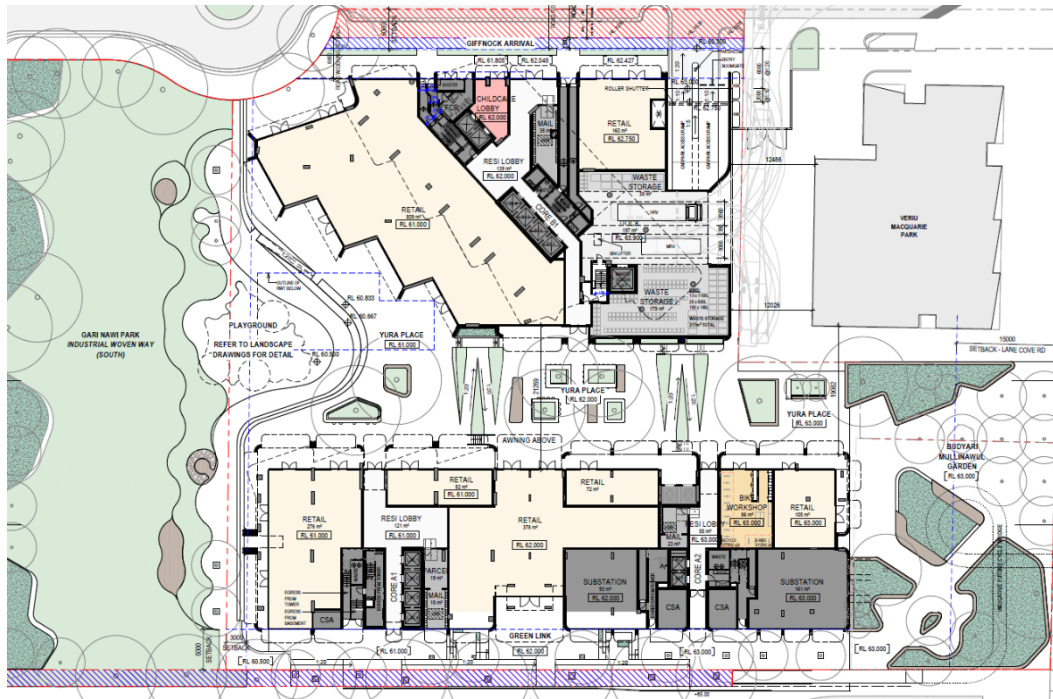


Figure 8: Site Plan (Source: Studio SC)



Figure 9: Indicative photomontage from the south of the site (Source: Studio SC)



Figure 10: Indicative photomontage from Drake Avenue (Source: Studio SC)

3.2 Access

3.2.1 Vehicular Access

As shown within Figure 11 below, vehicular access will be provided from Hyundai Drive. This entrance/exit provides access to the parking in the basement levels of the building.

There is a total of 713 car parking spaces across the development. A breakdown of parking is as follows:

- 19 spaces allocated to retail
- 49 spaces allocated to visitor parking
- 20 spaces allocated for childcare
- 610 spaces allocated for residential parking
- 13 spaces allocated for car share
- 2 spaces allocated for delivery / service

A future cycle bridge is planned for the southern section of the site, offering access from the southern side of Lane Cove Road.

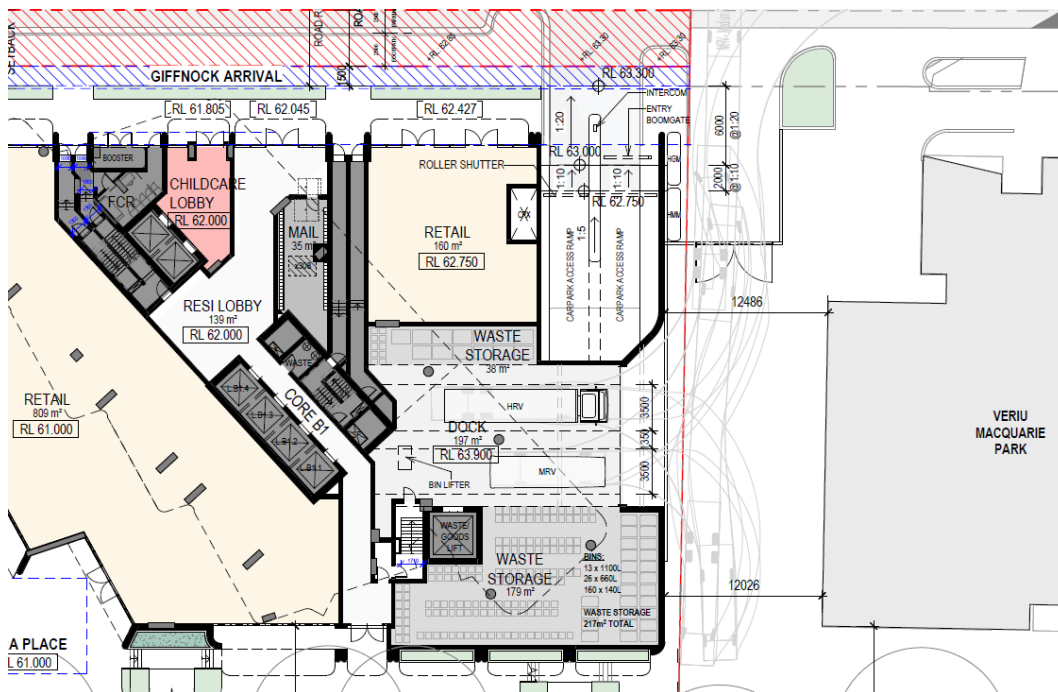


Figure 11: Proposed access to basement levels (Source: Studio SC)

3.2.2 Pedestrian access

As illustrated in the Architectural Plans, there is pedestrian access from Hyundai Drive, Lane Cove Road, Drake Avenue and Pocock Street.

Pedestrian access from Hyundai Drive and Drake Avenue leads directly to ground-level retail tenancies. Additionally, Kitty Street offers pedestrian access to the proposed open space areas of Gari Nawi Park on the east of the site, while Lane Cove Road provides access to the proposed Budyari Mullinawul Garden open space within the western portion of the site.

The proposed development incorporates the pedestrian movement corridor, named Yura Place, through the site. This corridor connects Lane Cove Road.

This corridor enhances pedestrian connectivity and accessibility, further reinforcing the development's prominent location within the Macquarie Park TOD area.

3.2.3 Landscaping and communal open space

The proposal incorporates extensive landscaping (47% of site area) to create a balanced environment and soften the overall character of the area. An extract of the Landscape Plans is provided in Figure 12 below, illustrating high quality landscaping is provided and comprises paved pathways, seating, tree retention and planting as well as 31% deep soil.



Figure 12: Landscape Plan (Source: Arcadia Landscape Architects)

The proposed development provides a total of 7,511m² of communal open space (COS). Areas of COS are provided at Level 2 of the northern tower element and Level 10 of the southern tower element. These areas of COS will provide social terraces, family terraces, reading and garden nooks and lawn areas.

Additionally, there is a children's outdoor play area (495m²) provided at Level 1 of the northern tower element to serve the proposed childcare facility.

Yura Place (2,261m²) provides a vital new community through-site link which is activated by ground level retail on both sides and central gathering spaces for outdoor dining, lounging and meeting. This link outlines a clear movement corridor that links Budyari Mullinawul Garden in the south to Gari Nawi Park in the north of the site.

Budyari Mullinawul Garden (1382m²) offers an attractive introductory space from Lane Cove Road and future bridge dedication linking to the south of Lane Cove Road.

Gari Nawi Park is provided to the north of the site. This provides a public park dedication of 3,025m², serving public and residential amenity and facilitating through-site linkage.

It is important to note, there is an allocation of 1,210m² of private COS to provide residents with spaces that can cater a range of needs and uses. Private COSs are located on the rooftops of Level 2 (Tower A) and Level 10 (Tower B). Additionally, indoor communal space is provided on Level 10 (Tower B), Level 20 (Tower A and B).

The intended objective for the site is to provide a variety of open spaces to meet different needs for passive and active open space and to provide a high quality through site link. The landscape has been designed as an open area with a range of opportunities to spend time on the premises, by having grassy spaces, seating and retail opportunities along the through site link.

The proposed landscape design provides a high amenity environment for occupants whilst also facilitating an appropriate interface with the surrounding urban form and neighbouring buildings.

4 Policy Context

This section provides a summary of the applicable state and local policies in relation to crime and safety.

Legislation, Guideline or Plan	Summary
<i>Environmental Planning and Assessment Act 1979</i>	Section 4.15(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) requires consent authorities to consider the likely impacts of a development (i.e. crime) to be assessed for all development applications. This CPTED has been prepared to satisfy this provision of the EP&A Act.
<i>NSW Crime Prevention and Assessment of Development Applications Guidelines (2001)</i>	The Guidelines outline basic design principles, which minimise crime risk, known as the CPTED principles. The Guidelines require consent authorities to ensure any development provides safety and security to users and the community. The Guidelines are used to demonstrate how a development minimises crime risk. Specifically, the Guidelines and principles aim to: • <i>increase the perception of risk to criminals by increasing the possibility of detection, challenge and capture</i> • <i>increase the effort required to commit crime by increasing the time, energy or resources which need to be expended</i> • <i>reduce the potential rewards of crime by</i> • <i>minimising, removing or concealing 'crime benefits'</i> • <i>remove conditions that create confusion about required norms of behaviour.</i> A detailed assessment of the proposal against the CPTED principles is provided in Section 7 of this report.
<i>City of Ryde Development Control Plan 2014 (Ryde DCP)</i>	It is noted there are no specific controls relating to crime prevention within the Ryde DCP. Section 4.5; Macquarie Park Corridor of the Ryde DCP includes some safety and security objectives and controls, which integrate CPTED principles to guide developments to make the surrounding community safer. The relevant objectives and controls of the DCP are as follows: <u>Objectives</u> • <i>To ensure visibility and surveillance of all publicly accessible open spaces from streets and the public domain.</i> • <i>Be designed to consider pedestrian safety and the security of adjacent businesses, particularly at night. (For example, where pedestrian through-site links are provided between buildings, windows are to be provided between the internal ground floor space of the building and the pedestrian link)</i>

Legislation, Guideline or Plan	Summary
	• <i>To ensure that through block connections are accessible at all times, continuous, well lit, safe.</i> • <i>To encourage safe well used public domain spaces.</i> The layout of the proposed development has been designed to maximise passive surveillance over public areas and open spaces. All entrances and corridors are clearly identified and appropriately lit, to encourage safe movement.
<i>Ryde Local Strategic Planning Statement (LSPS)</i>	The Ryde LSPS outlines planning priorities of the Ryde LGA, including to <i>prioritise liveability through an attractive, sustainable and well-designed environment.</i> Additionally, the LSPS includes a priority to implement best practice in optimising safety and amenity of open space, including <i>CPTED</i>, environmental design, planting design and lighting. The proposal provides a high-quality mixed-use development by aligning density with amenity and accessibility. The proposed open spaces have been situated and designed to prioritise a liveable and sustainable environment through the interconnected public domain and dynamic spaces that cater for a range of uses, providing frequently used spaces with high pedestrian traffic. The proposed development creates a vibrant and safe place by providing open spaces both at grade and Levels 1, 2 and 10, catering for a range of recreational purposes, facilitating active and passive surveillance opportunities.
<i>Ryde 2028 Community Strategic Plan</i>	This Plan outlines the community's desired future for Ryde. It is based on the following categories: vibrant and liveable; active and healthy; natural and sustainable; smart and innovative; connected and accessible; diverse and inclusive; and open and progressive. The proposed development aligns with the vision and strategic objectives outlined in the Plan by promoting a safe, inclusive, and well-designed environment. Specifically, the development aligns with the Plan's goals of enhancing community wellbeing and public safety through sustainable urban design, improved accessibility, and activated public spaces.
<i>City of Ryde Crime Prevention Plan 2011 - 2014</i>	The <i>City of Ryde Crime Prevention Plan 2011 – 2014</i> has been prepared to maintain the LGA's high standard of community safety and prevent crime.

Legislation, Guideline or Plan	Summary
	The Plan includes a Crime Prevention Action Plan, which recommends site specific / situational practices, however, the following actions are implemented where crime risk is increased: • increased signage • installation of CCTV • installation of lighting • removal, reposition or maintenance of landscaping and vegetation • installation of bollards These methods are considered and adopted (as necessary) in the proposed development design.

Table 2: Summary of applicable planning legislation/document

5 Social baseline

5.1 Demographic Profile

A community profile can influence the likelihood and type of crime that occurs.

The table below provides a summary of the Macquarie Park demographics based on data sourced from Australian Bureau of Statistics (2021). The full data is provided in Appendix 2.

In 2021, there were 11,071 people living in the Macquarie Park suburb, which represents 8.57% of the total population of the Ryde LGA (which has a total of 129,123 residents).

Data for Ryde LGA and Greater Sydney has also been utilised, where relevant, to provide a comparison of the demographics.

Matter	Observation
High density rental living	89.5% of residents live in a flat or apartment in Macquarie Park. - This is significantly more than the NSW population, where 21.7% live in these types of dwellings.
High proportion of essential workers	- The top three occupations in Macquarie Park are: - professionals (43.6%), - managers (12.6%) and - clerical and administrative workers (12.6%)
Cultural diversity	- Almost one third of the Macquarie Park population is born in Australia (29.6%). This is significantly lower than the broader NSW population which is 65.4%. - The other foremost countries of birth are as follows: - China (Excludes SARs and Taiwan): 16.7% - India: 10.2% - Korea, Republic of (South): 4.0% - Hong Kong (SAR of China): 3.5% - Philippines: 3.3%
Lone person households	Macquarie Park has a higher proportion of lone person households (35.4%), compared to Greater Sydney (25.0%).
High socio-economic status	In 2021, Macquarie was ranked within the top 10% of suburbs within NSW, according to the SEIFA index of relative socio-economic advantage and disadvantage.

Table 3: Demographic data

5.2 Nature of recorded crime

The NSW Bureau of Crime Statistics and Research (BOCSAR) contains statistics of criminal incidents recorded by NSW Police.

Crime data from BOCSAR was obtained to understand the crime profile of Macquarie Park. The table below provides a comparison of crimes within the Macquarie Park suburb and the NSW average to help assess crime risk. The full crime profile is contained within Appendix 3.

Crime	Year to March 2024 NSW		Year to March 2024 Macquarie Park		Year to March 2025 NSW		Year to March 2025 Macquarie Park	
	Count	Rate	Count	Rate	Count	Rate	Count	Rate
Theft	193680	2321.7	556	4470.5	184246	2208.6	528	4245.4
Against justice procedure	87645	1050.6	23	184.9	92397	1107.6	25	201.0
Assault	74324	890.9	87	699.5	75025	899.3	93	747.8
Intimidation, stalking & harassment	46663	559.4	32	257.3	48912	282	46	369.9
Malicious damage to property	49611	594.7	70	562.8	48114	576.7	58	466.4
Drug offences	41671	499.5	22	176.9	38206	458.0	22	176.9
Disorderly conduct	19417	232.8	24	193.0	19584	234.8	9	72.4
Sexual offences	18900	226.6	18	144.7	20049	240.3	35	281.4
Robbery	1953	23.4	3	24.1	1902	22.8	4	32.2
Homicide	103	1.2	0	0.0	100	1.2	0	0.0

Table 4: Crime statistics (Source: BOCSAR) * The rate is per 100,000 people

As identified above, the top three crimes in Macquarie Park are:

- theft
- assault
- malicious damage to property

6 CPTED Assessment

This section provides an assessment of the proposed development and the four key CPTED principles:

- (1) *surveillance*
- (2) *access control*
- (3) *territorial reinforcement*
- (4) *space and activity management*

6.1 Surveillance

Opportunities for crime can be reduced through effective surveillance. The surveillance principle indicates places which are well supervised through passive, organised and or technological surveillance are less likely to attract criminal behaviour. From a design perspective, deterrence of crime can be achieved by providing:

- appropriate lighting in public and communal areas
- appropriate landscaping which minimises areas for offenders to hide
- highly visible building entrance points from the public domain

BOSCAR crime data indicates that the site may experience theft, assault and malicious damage to property as these are the three most common crimes. The use of surveillance will therefore be important to reduce the likeliness of these types of crime from occurring.

Assessment

The proposal has been assessed against the principles relating to surveillance. In summary:

- the proposed uses attract pedestrian activity and movement on site, allowing for opportunities of passive surveillance, whether this is observed from visitors/residents of the residential component, members of the general or organised surveillance (i.e. security and CCTV)
- the vehicular entrance to the basement car park levels is clearly identifiable and has a gated entry with unobstructed view lines from the street
- the basement car parking layout provides good sightlines by limiting visual obstructions (i.e. walls and columns) which reduces opportunities for concealment
- tower A has two residential lobbies, which are accessed by swipe cards. Both lobbies are accessed directly from the central through-site link at Yura Place and from the pedestrian pathway along the community green link adjacent to Drake Avenue
- tower B includes a residential lobby, accessible directly from Yura Place and pedestrian pathway along Hyundai Drive
- all residential entry points are positioned to maximise passive surveillance, being adjacent to active ground-floor retail areas, public open spaces, or pedestrian pathways that are well connected to public roads
- sightlines are obtained from several directions towards the access points of each lobby which increases the passive surveillance of residential exit/entry points

- a pathway is proposed along the eastern, western and southern site boundaries along with internal pathways to encourage natural wayfinding
 - residential dwellings have been orientated to maximise passive surveillance over these pathways
 - the site's frontage to the east and west is activated by the childcare centre and retail uses which maximises passive surveillance
 - all windows, courtyards and balconies face towards the public domain or internal communal area, maximising passive surveillance and deterring potential offenders from committing crimes
 - outdoor play areas directly adjoin, north and south, of the childcare facility, provided on Level 1 of Tower B. This outdoor play area offers passive surveillance over ground level open space by staff and visitors
 - private communal open spaces are located on the rooftops of Level 2 (Tower A) and Level 10 (Tower B). Additionally, indoor communal space is provided on Level 10 (Tower B), Level 20 (Tower A and B), allowing for passive surveillance from surrounding upper-level dwellings
 - the centrally positioned Yura Place open space, situated between both towers, is directly adjacent to ground-floor employment-generating uses. This design enables effective passive surveillance from both ground-level retail premises and residential dwellings above
 - Yura Place is designed to provide clear sightlines across the site, offering unobstructed views east to west, enhancing visibility and natural surveillance
 - Gari Nawi Park and associated amenities benefit from passive surveillance via balconies and windows of Tower A and Tower B, both of which overlook the open space as well as site lines from Yura Place
 - passive surveillance of Budyari Mullinawul Garden is obtained from upper levels of Tower A, ground level sightlines from Yura Place and Veriu Macquarie Park neighbouring the site to the east
 - seating and outdoor furniture is provided throughout the open spaces of Gari Nawi Park, Yura Place and Budyari Mullinawul Garden to increase passive surveillance of each area
- The Green Link along Drake Avenue has uninterrupted east–west sightlines, which support strong visual permeability through the corridor. It is acknowledged, however, that compared with other frontages across the site, this link will have a lower level of activation due to the limited extent of active frontages, its separation from adjoining properties, and changes in topography. Notwithstanding this, passive surveillance opportunities will still be provided through:
- overlooking from upper-level dwellings; and
 - increased pedestrian and cyclist movement following delivery of the future bridge connection over Lane Cove Road, which will improve connectivity and contribute to the activation of this corridor (refer to section 3.2.4 of the EIS and figure below).

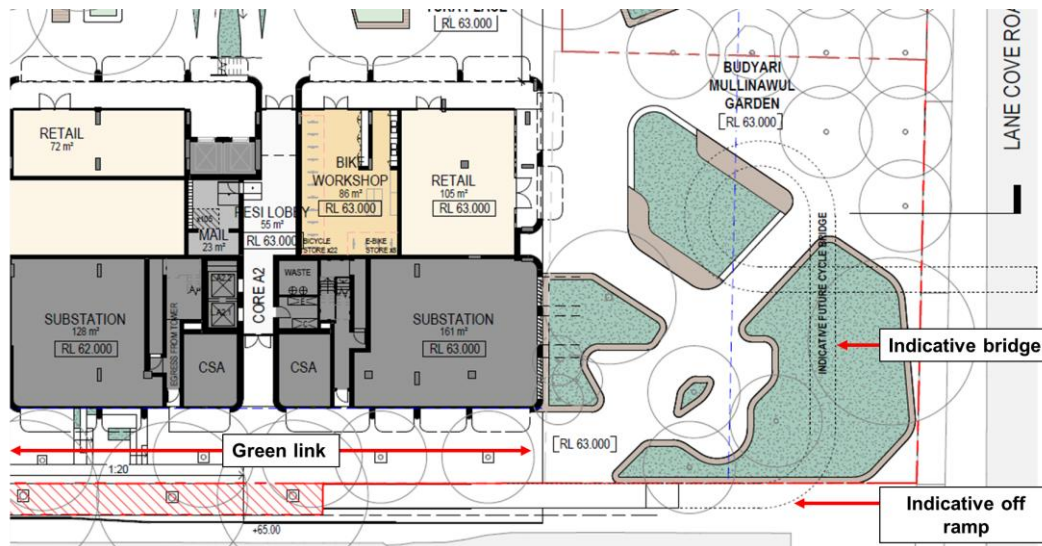


Figure 13: Indicative alignment of future pedestrian and cyclist bridge facilitating increased activation of the Green Link corridor (Base source: Studio SC)

Recommendations

- include formal surveillance (i.e. CCTV) which operates 24/7 to deter potential offenders
- provide appropriate lighting throughout all internal and external areas (in accordance with Australian Standards) to reduce opportunities for perpetrators to use dark corners and also increase passive surveillance
- provide sensor lighting within corridors and stairwells within the residential components of the building to accommodate residents using the space and feeling safe at different times of the day
- provide glazing on the entrances to residential lobbies to maximise passive surveillance, allowing for a continuation of sightlines from and into the building and assist in deterring potential offenders from committing crimes
- select planting that maintains visibility (low shrubs, high canopy trees)

6.2 Access control

Access control involves designing spaces to manage who enters a space and prevent unauthorised access. Important access control considerations to reduce crime (increase the effort required to commit a crime) include formal way finding (i.e. signage and pathways), physical barriers (i.e. landscaping/fencing) and swipe cards to enter buildings.

BOCSAR crime data indicates that the site may experience theft, assault and malicious damage to property as these are the three most common crimes in the area. The implementation of the recommended access control measures is important and may reduce the likeliness of these crimes occurring.

Assessment

The proposal has been assessed against the principles relating to access control. In summary:

- direct basement access for vehicles is provided from Hyundai Drive on the eastern boundary. This provides for safe vehicular access for residents, staff and visitors
- cyclist access to the site will be facilitated via a future cycle bridge connecting the site to the southern side of Lane Cove Road. This bridge will integrate with the community green link running along the site's western boundary adjoining Drake Avenue
- entry and exit points are well positioned which may deter people from committing crimes relating to break and enter dwelling, steal from dwelling and trespass
- the proposed landscaping has been designed so as to manage access from outside and within the site

Recommendations

- implement access control measures such as pin codes/swipe cards/intercom:
 - to enter the basement and reduce car/property theft
 - to control and restrict unauthorised access into the residential areas.
 - to enter mail room and avoid mail theft
- install gates and access control at the pedestrian and vehicular entry points of the buildings to control access into private areas, including residential lobbies and residential basement levels
- introduce signage to reduce the risk of trespassing by clarifying who is and is not permitted in specific areas
- include barriers between residential and non-residential parking within the basement levels to avoid privacy conflicts and unauthorised access

6.3 Territorial reinforcement

Territorial reinforcement involves establishing a sense of ownership and belonging in a specific space, which can be achieved through various design elements and strategies. That is, when space appears to be clearly defined and 'owned' by a particular group or individual.

A well-defined and maintained area signals to potential offenders that their presence is likely to be noticed and that there is a higher risk of detection and arrest. This may decrease the likelihood of criminal activities (i.e. theft, assault and malicious damage which are the most common crime acts in the area) as criminals tend to avoid spaces where they feel more vulnerable and exposed.

Assessment

The proposal has been assessed against the principles relating to territorial reinforcement. In summary:

- the proposal includes an attractive landscape design and amenity (i.e. outdoor seating, play area, garden space and communal areas) which indicate an active use and care for the site which may deter criminals
- clear boundaries of property lines are proposed via boundary plantings including canopy trees along the south, west and north boundaries to clearly distinguish between the subject site and the surrounding environment
- fencing is proposed to secure ground floor private open space areas and reinforce private ownership
- as outlined within the Landscape Plan, different paving materials are used to distinguish between different pathways i.e. pathways which facilitate access to the employment generating uses and residential uses are different to the gravel material used for the secondary pathway access to the residences along the eastern and southern boundaries
- the use of different paving materials distinct to that of the public footpath as you enter the site and building will provide a visual cue to users that they are entering a communal open space adjoining the ground floor retail premises

Recommendations

- consider providing appropriate lighting or textured surfaces on any blank walls to reduce vandalism which can result in a fear of the spaces. Well maintained areas create a sense of place/community ownership and therefore territorial reinforcement
- provide way finding signage to define routes and reduce trespassing
- consider fences (if appropriate)

6.4 Space and activity management

Well maintained public places improve people's perception of how safe a place is and supports their desire to occupy and use those places. Management programs that clean, repair and maintain public spaces and private buildings are vital for communities' feelings of safety and wellbeing.

BOSCAR crime data indicates that the site may experience theft, assault and malicious damage to property as these are the three most common crimes in the area. The implementation of the recommended access measures may reduce the likeliness of these crimes occurring.

Assessment

The proposal been assessed against the principles relating to space and activity management. In summary:

- as outlined within the Environmental Impact Statement, routine maintenance associated with residential buildings will occur. This is important as deterioration of a site can indicate that users and owners tolerate disorder. The routine maintenance signals to potential perpetrators that the area is cared for and monitored
- the proposed landscaping presents a positive image to the community and creates a sense of pride for legitimate users

Recommendations

- implement ongoing management of all access points to ensure they are not faulty
- use traffic calming measures (i.e., appropriate signage or line marking) at vehicle access and egress points to avoid pedestrian-vehicle conflict, subject to Council approval

7 Conclusion

This CPTED report has been prepared in support of the proposed redevelopment of 2–4 Giffnock Avenue, Macquarie Park which will deliver a mixed-use development comprising childcare facilities, residential dwellings, open space with amenities, and employment-generating uses at ground level.

The assessment has considered the design and layout of the proposal against the provisions of Section 4.15 of the EP&A Act, the CPTED Guidelines, and the Ryde DCP 2014. Subject to the implementation of the recommendations outlined in Section 7, the proposal is considered acceptable.

Overall, with the incorporation of these measures, the development will satisfy CPTED requirements, activate the site, and contribute to improved safety and security within the Macquarie Park precinct.