

CPTED REPORT

153-157 Walker Street, North Sydney

Prepared for:

FREECITY NORTH SYDNEY DEVELOPMENT PTY LTD

June 2025

The URBIS logo consists of the word "URBIS" in a bold, white, sans-serif font, enclosed within a white square frame that has a slightly irregular, hand-drawn appearance. The logo is positioned in the bottom right corner of the page, overlaid on a background image of a city street with traffic and various buildings, including one with a "SONY" sign and another with a "me" logo. The overall image has a purple tint.

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We acknowledge, in each of our offices the Traditional Owners on whose land we stand.

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EXECUTIVE SUMMARY

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of Freecity Group Holdings Pty Ltd (Freecity) (the Applicant) to inform a State Significant Development Application (SSDA) at 153 – 157 Walker Street, North Sydney. The SSDA seeks consent for a mixed-use hotel and build to sell (BTS) development.

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979*, the likely impacts of a development are required to be considered and assessed as part of the planning process. This includes the impacts on the natural and built environments, as well as the social and economic impacts in the locality.

This CPTED assessment has also been prepared in accordance with the design objectives outlined in the North Sydney CBD Public Domain Strategy (2020).

CPTED ASSESSMENT

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. The NSW Police Safer by Design Guidelines direct that a CPTED assessment consider four key principles:

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

This report also identifies key assessment areas for the proposal, based on the intended site design and an analysis of local crime data. These key assessment areas are aligned with the four CPTED principles.

CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State policies, as well as demographic and crime data.

The assessment found that the proposal aligns with North Sydney Council's North Sydney CBD Public Domain Plan (2020) and incorporates the four CPTED principles: surveillance, access control, territorial reinforcement, and space and activity management.

The proposal is expected to increase activity on site during the day, evening and night by providing a higher diversity and concentration of new uses including a new 51 storey mixed use building including, BTS apartments and hotel uses with associated retail, dining and health and well-being amenities. The proposal's high-quality design will positively contribute to the public domain and increased routine maintenance associated with its operation will reduce perceptions of crime in the area. Overall, the design, location and intended management of the proposal will likely deter potential offenders, increase feelings of safety and contribute to positive CPTED outcomes

To further increase safety and reduce crime risk, the following recommendations should be implemented:

- Ensure the placement of bell attendant, concierge and check in desks maximise opportunities for organised surveillance. The location and orientation of the desks should provide hotel employees with clear lines of sight over hotel guest access points, specifically Walker Street and Little Walker Street, luggage storage rooms, admin areas, and the hotel lift lobby.
- Prepare a detailed CCTV strategy that details the locations of CCTV cameras. CCTV should be strategically placed in locations where passive surveillance is not possible or requires reinforcement. This includes building entry points, basement levels, residential back of house (BOH) areas and mail rooms, café and restaurant, and other relevant service areas.

- Use balanced lighting between internal and external spaces to avoid mirroring of glazing at night and allow for continuous sightlines into and from the building,
- Ensure lighting is provided in accordance with Australian Standards, including in the basement, residential and hotel common areas and passageways, and around service and emergency exits. Lighting and CCTV should be positioned in a complementary manner to avoid glare, dark corners, or blind spots, and to eliminate potential entrapment areas.
- Prepare a Signage Strategy that details the locations for universally legible signage across the proposal.
- Install universally legible signage throughout the building to guide hotel guests, workers and visitors, as well as residents, to the appropriate level and space. Clear and current signage and wayfinding will be particularly important in providing clear directions to the hotel and residential amenity levels, including function areas, and lift lobbies as visitors to these spaces will often be unfamiliar with navigating the building. Areas lacking movement cues for both guest and residents, are also susceptible to trespassing and opportunistic crime.
- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) to control resident and visitor entry into the residential lobby and lifts.
- Provide traffic calming measures at vehicle access and egress points to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians utilising the Little Walker Street footpath. This could include speed humps, bollards, convex safety mirrors and change in pavement material to create a continuous footpath grounding to reinforce pedestrian priority and align with the North Sydney CBD Public Domain Strategy (North Sydney Council, 2020).
- Current plans do not indicate a dedicated vehicle drop-off and pick-up zone to accommodate hotel guests arriving via private vehicles, rideshare, or coach. It is recommended that guests be provided with clear pre-arrival instructions on site access, including the location of private drop off areas and nearest pedestrian crossing. This will help promote safer pedestrian movement, reduce the risk of vehicle–pedestrian conflict, and support orderly site access.
- Ensure that storage lockers on basement level are designed so that individual storage lockers are semi-visibly permeable to protect their internal value from being known while minimising risk of entrapment or concealment (e.g. laser cut storage lockers).
- Provide clear, legible and useful signage to define formal ‘safe routes’ into and through the site, particularly in basement and carparking areas. This will enhance feeling of safety and guardianship over the site. Areas lacking movement cues are susceptible to trespassing and entrapment.
- Consider painting the ceilings and walls of the basement level one white to help reflect light. Painted surfaces not only make basement areas appear larger and more spacious compared to areas with unpainted surfaces, but they also increase feelings of safety and reduces opportunities for concealment.
- Explore opportunities to integrate public artwork in communal areas and facilitated towards the public domain to enhance territorial reinforcement in communal areas and encourage community ownership over the site. In particular, consider locations orientated towards Little Walker Street to enhance activation in accordance with the North Sydney CBD Public Domain Strategy (2020).
- Prepare a Signage Strategy that details the locations for universally legible signage across the proposal. This should include signage that clearly differentiates the residential and hotel lobbies, basement car parking spaces, bike storage areas, emergency exists and BOH areas, as well as general

wayfinding signage. Signage is critical to reduce risk of trespassing and assist hotel guests and visitors in navigating the hotel and common areas.

- Maintain all access points, including fire exits and stairs, to ensure they remain in good working order and are not accessible from the outside. Magnetic door locking system linked to fire sprinkler alarms can ensure that fire exits are used for emergencies only.
- Prepare and implement strategies around regular cleaning and regular maintenance of the site within a final Plan of Management for the residential and hotel components of the site.
- Select vegetation throughout with consideration given to future maintenance. To maximise sightlines, ensure the lowest tree limbs are above average head height when a person is standing or seated and lower shrubs do not provide obstruction, opportunity for concealment or entrapment.
- Provide an adequate number of waste bins in public areas, including the residential and hotel lobbies and amenity levels to encourage cleanliness and upkeep of these spaces.

1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of Freecity Group Holdings Pty Ltd (Freecity) (the Applicant) to inform a State Significant Development Application (SSDA) at 153 – 157 Walker Street, North Sydney. The SSDA seeks consent for a mixed-use hotel and build to sell (BTS) development.

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979*, the likely impacts of a development are required to be considered and assessed as part of the planning process. This includes the impacts on the natural and built environments, as well as the social and economic impacts in the locality.

This CPTED assessment has also been prepared in accordance with the design objectives outlined in the North Sydney CBD Public Domain Strategy (2020).

1.1. AIM

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. A CPTED assessment employs four key principles as shown in Figure 1.

Where CPTED risks are identified in the proposed design, recommendations are made within this report to help reduce the likelihood of the crime from occurring.

Figure 1 CPTED principles



1.2. METHODOLOGY

Our methodology for completing this CPTED has included three main stages.

Update below table to reflect tasks undertaken.

Local context analysis	Proposal analysis	Recommendations
Review of surrounding land uses and site visit Review of relevant state and local policies to understand the strategic context and approach to crime and community safety Analysis of relevant data to understand the existing context and crime activity.	Review of site plans and technical assessments Review of proposal against CPTED principles.	Design recommendations Draft and final reporting.

2. PROPOSAL

Freecity is proposing a mixed-use residential and hotel, comprising of one retail premises, approximately 160 hotel rooms and 296 build to sell apartments at 153 – 157 Walker Street, North Sydney.

The proposed development includes:

- Site preparation, including ground excavation and the demolition of existing structures at the site.
- Construction of a new fifty-one (51) storey mixed-use tower, which will accommodate:
 - Residential apartments, including a build-to-rent housing component
 - Nine (9) affordable housing apartments equating to 3% of the total dwellings proposed
 - A hotel that will be operated by one entity with a central management structure
 - Ancillary lounge and wellness facilities
 - Retail floorspace at ground level.
- Three (3) basement levels (excl. the Lower Ground Level) with car parking facilities and plant rooms to service the proposed development.
- One (1) loading zone at the Lower Ground Level.
- Vehicle access from Little Walker Street.
- Associated building plant, utilities and service connections.

3. SITE CONTEXT

3.1. CONTEXT DESCRIPTION

The site is located on Gai-mariagal (Cammeraygal) Country within the North Sydney Local Government Area (LGA), at 153–157 Walker Street, North Sydney. It comprises two adjoining rectangular lots positioned between Walker Street to the west and Little Walker Street to the east, with a combined area of approximately 1,928m².

Currently, the site accommodates two commercial office buildings: a 12-storey building at 153 Walker Street and a 14-storey building at 157 Walker Street. Both feature commercial lobby access from Walker Street, with ground floor retail tenancies including a café and a personal training gym. The Little Walker Street frontage is predominantly used for on-street parking and provides access to a basement car park and loading dock.

The immediate urban context is defined by high-density commercial development, particularly to the north, west, and south. Residential dwellings are located further north beyond Berry Street, while Doris Fitton Park lies directly to the northeast of the site.

The site is well-served by public transport, with the newly opened Victoria Cross Metro Station (Denison Street entrance) located approximately 100 metres to the west, North Sydney Train Station 400 metres to the southwest, and multiple bus routes operating along Miller Street, around 180 metres west of the site.

Figure 2 Site context



Source: Urbis

3.2. SITE OBSERVATIONS

A site visit was conducted by Urbis on Tuesday 14 January 2025 at 10am. The site visit was used to understand the existing activity around the site and the interface between surrounding land uses. Photos taken from the site visit are provided in Figure 3 Site visit photosoverleaf.

A site visit confirmed the following:

- The site appears well maintained, with no visible litter or graffiti. The café on Walker Street contributes positively to street activation and passive surveillance.
- Walker Street presents a comfortable pedestrian environment, featuring a wide and well-kept footpath, established street trees providing canopy cover, adequate street lighting, light vehicular traffic, and moderate levels of pedestrian activity.
- In contrast, Little Walker Street offers limited pedestrian amenity. The footpaths are narrow and frequently obstructed by parked vehicles. The frontage is largely inactive, dominated by car park access points and service entries, with low levels of pedestrian movement despite existing street lighting.
- The site is highly accessible via public and private transport. It is located within a 10-minute walk of Victoria Cross Metro Station, North Sydney Train Station, and multiple bus routes along Miller Street. The nearby Warringah Freeway slip ramp also provides convenient vehicle access to the broader road network.

Figure 3 Site visit photos



Picture 1 View of 157 Walker Street



Picture 2 View of 153 Walker Street



Picture 3 View of rear entrance to 153 Walker Street (left) and 157 Walker Street (right) from Little Walker Street



Picture 4 View of 161 Walker Street's carpark entrance



Picture 5 View of the north end of Denison Street, including shops and Victoria Cross metro station

Source: Urbis, 2025



Picture 6 View of 110-122 Walker Street, opposite the site

4. POLICY CONTEXT

The following section provides a summary of relevant state and local policies in relation to crime and safety.

NSW Crime Prevention and Assessment of Development Applications (2001)

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (now the Department of Planning, Housing and Infrastructure) introduced the Crime Prevention Legislative Guidelines (the Guidelines) to Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act 1979*. These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The Guidelines introduce the four CPTED principles introduced in Section 1. These are: surveillance, access control, territorial reinforcement and space management.

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments 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.

North Sydney Council, North Sydney CBD Public Domain Strategy (2020)

In September 2020, Council adopted the North Sydney CBD Public Domain Strategy to inform and guide public domain works across the North Sydney CBD. The Strategy aims to create a more engaging and pedestrian-focused CBD with a broader range of activities and distinctive public spaces for workers, residents, students, and visitors.

The Strategy's placemaking vision is for the CBD to support public spaces that enhance vibrancy, safety, amenity, and appeal for workers, residents, students, visitors, and investors.

Strategic goals and initiatives, relevant to the proposal are listed below.

A culturally rich CBD:

- The CBD will feature public art interventions that enrich the public domain and provide opportunities to reference and reinterpret North Sydney's history.
- A potential public art site is identified on Little Walker Street, near the subject site. Public art fosters community ownership and can reduce the risk of anti-social behaviour and graffiti, particularly in laneways.

An active and vibrant CBD:

- Activation of street edges, including laneways and plaza frontages, contributes to the vibrancy of the broader public domain.
- The site is located within the 'Nights and Arts Activation' precinct, bounded by Berry Street to the north, Pacific Highway to the south, Walker Street to the west, and Arthur Street to the east.

Berry Square upgrade:

- A significant upgrade is planned to enhance amenity and accommodate increased pedestrian movements between the Victoria Cross Metro Station and the Ward Street Precinct.
- Located less than 100 metres from the site, the upgraded Berry Square will support improved safety through increased passive surveillance and better access to the site.

Central Laneways Masterplan:

- To accommodate the increased pedestrian flow generated by the Victoria Cross Metro Station, Council aims to enhance the pedestrian function of smaller streets by altering vehicular traffic patterns, partially restricting vehicle access, and upgrading paving, planting, lighting, and street furniture.
- Little Walker Street is identified as part of the *East Walker Laneways* precinct, presenting an opportunity for activation through public domain upgrades and the introduction of retail and food and beverage offerings. The Masterplan also proposes an east–west mid-block pedestrian link, connecting Miller Street through to Walker Street, and potentially to Arthur Street in the future.

Little Walker Street:

- The Strategy identifies opportunities to enhance this street’s pedestrian function, attract new businesses and activities, and establish prominent building entrances. The following initiatives aim to improve safety by increasing pedestrian permeability, passive surveillance, and territorial reinforcement:
 - Upgrade Little Walker Street into a shared zone incorporating Council’s public domain colour palette
 - Establish a program of temporary art installations
 - Implement laneway lighting
 - Encourage retail tenancies along the street
 - Improve east–west pedestrian permeability
 - Upgrade Doris Fitton Park

5. SOCIAL BASELINE

5.1. DEMOGRAPHIC PROFILE

The profile of a community can influence the type and likelihood of crime that may impact a development. The following section contains a brief analysis of the characteristics of North Sydney – Lavendar Bay (SA2), referred to from here throughout as the 'Study Area', based on data from the Australian Bureau of Statistics (ABS) and DPHI (2025). Where relevant, North Sydney LGA and Greater Sydney (GCCSA) have been

In 2021, there were 12,441 people living in North Sydney – Lavendar Bay (SA2), representing 18.04% of residents in North Sydney LGA. Key characteristics of this community include:



Young workforce

A young workforce, residents aged 25 to 34 years, were the primary service age group representing almost a quarter of all residents in the Study Area (24.3%). This is a higher proportion compared to North Sydney LGA (21.6%) and Greater Sydney (15.5%).



Culturally diverse

A culturally diverse community occupied the Study Area, with more than half of residents being born overseas (51.9%). The top countries of birth were China (5.9%), England (5.7%) and India (4%). This is a higher level of cultural diversity compared to the proportion of residents born overseas in North Sydney LGA (44%) and Greater Sydney (43.2%).



White collar workers

'White collar' occupations were the most common occupations for residents in the Study Area and North Sydney LGA with the top three occupations being professionals (46.4% and 45.3% respectively), managers (23.2% and 22.8% respectively) and clerical and administrative workers (11.5% and 11.7% respectively).



High rise living and lone person households

The Study Area had a higher proportion of people living in flats or apartments (83.4%) and lone person households (40.3%), compared to North Sydney LGA (75.7% and 38.6% respectively) and Greater Sydney (30.7% and 23.2% respectively).



Socio-Economically Advantaged

According to the Index of Socio-Economic Advantage and Disadvantage (SEIFA 2021) data, the Study Area had a decile of 10 and a percentile of 99, place it in the top 1% of suburbs in NSW.



Population growth

Over a 10-year period (2011 to 2021), the Study Area's population increased by 2,926 residents, representing a 30.8% increase. The North Sydney Local Strategic Planning Statement (LSPS) and Local Housing Strategy identify a projected LGA population growth of 19,500 people by 2036

5.2. CRIME PROFILE

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at North Sydney suburb. Data for North Sydney LGA and the NSW average has been used to help assess risk compared to LGA and statewide averages. The full crime profile is contained in Appendix A.

Key crime findings relevant to this assessment include:

- BOCSAR produces hotspots to illustrate areas of crime density relative to crime concentrations across NSW. The site is in a hotspot for domestic assault, non-domestic assault, break and enter non-dwelling, steal from dwelling and malicious damage to property.
- North Sydney suburb typically has lower rates of crime compared to NSW and higher rates compared to North Sydney LGA. The following crime types are higher in North Sydney suburb compared to North Sydney LGA and NSW.
 - Liquor offences: 88.3, compared to 63.5 in North Sydney LGA and 71.4 in NSW
 - Malicious damage to property: 606.5, compared to 301.4 in North Sydney LGA and 595.8 in NSW
 - Steal from dwelling: 220.7, compared to 190.4 in North Sydney LGA and 198.9 in NSW
 - Steal from person: 55.2, compared to 10.1 in North Sydney LGA and 25.5 in NSW.
- Two-year crime trends from October 2022 to September 2024 indicate that crime is generally stable or not clear in North Sydney suburb. Crime trends in North Sydney LGA and NSW are generally stable with a decrease in liquor offences, specifically down 66.7% per year in North Sydney LGA and down 28.6% per year.

5.3. LIQUOR CONTEXT

At the time of writing this report, Liquor & Gaming NSW LiveData was unavailable. However, as listed above in Section 5.2, the site is susceptible to 'Liquor offence' crimes with a higher rate per 100,000 people when compared to both the North Sydney LGA and NSW averages.

The proposal incorporates spaces including bars, food and beverage tenancies, and retail tenancies. Future tenants of some of these spaces are likely to make an application to Liquor & Gaming NSW for a liquor licence. As part of these future applications, consideration should be given to the operations of these spaces and how they can mitigate any contribution to existing high levels of 'liquor offence' crimes in the surrounding area.

5.4. CONSULTATION OUTCOMES

Urbis' Social Planning team contacted North Sydney Council on 28 May 2025 to request an interview to gain feedback specifically in relation to identifying potential crime and safety risks that should be considered as part of the proposal from Council's perspective, based on their in-depth knowledge of the North Sydney LGA community.

At the time of writing this report, no response has been received.

5.5. IMPLICATIONS FOR THE PROPOSAL

Typical of a CBD environment, the crime profile indicates the sites is susceptible to most relevant crimes. The proposal will need to be considerate of all types of crime, particularly as the hotel uses will generate a transient population, comprising of tourists and other visitors who need short term accommodation. Given this, future users may be unfamiliar with the area and be more susceptible to crime, theft and assault.

Based on this, the proposal needs to create a safe environment for different users, including those with language or physical barriers. To achieve this, the application of CPTED principles in the design of the proposal can help reduce and prevent the likelihood of crimes occurring. This could be achieved through focussing on activation of the site during the day and night, as well as providing adequate lighting and universally legible signage.

Another key consideration for the proposal will be managing and maintaining safe access for residents, workers, visitors and hotel guests to and around the site to minimise levels of actual and perceived crime.

Consideration should be given to the site's main pedestrian and staff entrances, basement areas, Lower Ground and Ground floors (F&B premises and hotel and residential lobbies) and the delineation between the hotel amenities from the hotel rooms (Level 05 and 06) to mitigate the risk of opportunistic crimes.

6. CPTED ASSESSMENT

This section provides a detailed assessment of the proposed redevelopment and future operations of the site against North Sydney Council's Public Domain Plan (2020) and the four the CPTED principles: surveillance, access control, territorial reinforcement and space and activity management.

Recommendations are provided for each CPTED principle to address any potential crime risks or potential enhancements to the proposed development.

This assessment is based on draft Architectural Plans (Architectus, dated 29 May 2025) and Preliminary Plan of Hotel Management (Urbis, June 2025). At the time of writing this report, the proposal's final Architectural Plans, Design Report and Landscape Plans were not available and were therefore not considered within this assessment. It is acknowledged that some recommendations may have been incorporated into the final designs and plans.

6.1. SURVEILLANCE

Places that are well supervised through passive, mechanical or organised surveillance are less likely to attract criminal behaviour. Important considerations for passive surveillance are building orientation and location, design of spaces, landscaping and lighting. Mechanical surveillance is achieved through measures such as CCTV. Organised surveillance is achieved through measures such as security guards and staff members.

Surveillance is an important consideration as it can increase feelings of safety in the community when people are able to see and interact with others. Crimes are less likely to occur in places that are well supervised. BOCSAR crime data indicates that North Sydney has high rates of crime in incidence relevant to the proposal. These include liquor offences, malicious damage to property, steal from dwelling and steal from person. The use of surveillance will therefore be important to reduce the likeliness of these types of crime from occurring.

Assessment of proposed development

The proposal incorporates the following CPTED principles:

- Activation of the site throughout the day, evening and night through the 24/7 hotel operations, a café and food and beverage (F&B) premises on Lower Ground, hotel dining space and publicly accessible hotel restaurant on Ground Floor, will increase activation and passive surveillance over the site.
- The proposal supports passive and organised surveillance of the street, surrounding public domain and intended internal development through a range of design measures, including:
 - a. The Walker Street and Little Walker Street facades largely comprises of glazing, ensuring the ground floor, check in area and lift lobbies are all visible from the public domain and vice versa.
 - b. Increased activation of the site generated by residents, hotel guests, visitors and employees will enhance pedestrian permeability and passive surveillance.
 - c. The proposed F&B premises and pedestrian access points on Little Walker Street will increase activation and passive surveillance over a currently inactive street which is envisioned to be a high pedestrian amenity area, as per the North Sydney CBD Public Domain Strategy (North Sydney Council, 2020).
- The bike storage rooms on Basement 02 are clearly visible from the lift lobby, providing passive surveillance over the storage area and reducing risk of opportunistic crime and theft.
- Installation of a comprehensive 24/7 CCTV system at key access points and within the hotel and residential lobby areas to increase mechanical surveillance and deter potential offenders from committing crimes.

Recommendations and design considerations

The following initiatives are proposed, for consideration, to enhance alignment with CPTED principles:

- Ensure the placement of bell attendant, concierge and check in desks maximise opportunities for organised surveillance. The location and orientation of the desks should provide hotel employees with clear lines of sight over hotel guest access points, specifically Walker Street and Little Walker Street, luggage storage rooms, admin areas, and the hotel lift lobby.
- Prepare a detailed CCTV strategy that details the locations of CCTV cameras. CCTV should be strategically placed in locations where passive surveillance is not possible or requires reinforcement. This includes building entry points, basement levels, residential back of house (BOH) areas and mail rooms, café and restaurant, and other relevant service areas.
- Use balanced lighting between internal and external spaces to avoid mirroring of glazing at night and allow for continuous sightlines into and from the building,
- Ensure lighting is provided in accordance with Australian Standards, including in the basement, residential and hotel common areas and passageways, and around service and emergency exits. Lighting and CCTV should be positioned in a complementary manner to avoid glare, dark corners, or blind spots, and to eliminate potential entrapment areas.

6.2. ACCESS CONTROL

Access control involves designing spaces to control who enters and to prevent unauthorised access. Important crime prevention considerations for access control include way-finding measures, desire-lines and the provision of formal and informal routes. Natural design measures include building configuration, definition of formal and informal pathways, landscaping, fencing and gardens. Implementation of security hardware, such as swipe cards and on-site security officers, are technical and formal considerations for access control.

The BOCSAR crime data shows North Sydney has high rates of crime in incidences relevant to the proposal. These include liquor offences, malicious damage to property, steal from dwelling and steal from person. The implementation of appropriate access control measures will be important to define resident, guest and employee and access across the site and reduce likelihood of these types of crime to occur.

Assessment of proposed development

The proposal incorporates the following CPTED principles:

- The hotel and residential lobbies, restaurant, café and vehicle entrances are prominent, clearly defined and easily identifiable from the street, public domain and other surrounding buildings providing intuitive wayfinding to different Ground and Lower Ground uses and reduce risk of trespassing.
- Separate pedestrian and vehicular entrances are clearly defined and visible from Little Walker Street. This will provide clear and direct access for both user groups and reduce risk of pedestrian and vehicular conflict.
- The dedicated, secure off-street bicycle storage is only accessible via the carpark ramp and internal lifts, reducing potential for bicycle theft.
- The residential and hotel access points on Walker Street and Little Walker Street are well defined and clearly visible from within and outside the building. This will enhance passive forms of access control and surveillance, that can potentially deter people from committing crimes relating to break and enter dwelling and trespass.
- The residential levels include centrally located lifts and straight corridors. This layout provides natural wayfinding cues, clear sightlines and passive surveillance.
- The Preliminary Hotel Management Plan details that an electronic key card system will be implemented to manage hotel guest access control. This will allow guests to access their designated floor, room, and hotel amenity levels, as well as provide out of hours lobby access. This will provide

mechanical access control measures to reduce risk opportunities for trespassing and opportunistic crime.

Recommendations and design considerations

The following initiatives are proposed, for consideration, to enhance alignment with CPTED principles:

- Prepare a Signage Strategy that details the locations for universally legible signage across the proposal.
- Install universally legible signage throughout the building to guide hotel guests, workers and visitors, as well as residents, to the appropriate level and space. Clear and current signage and wayfinding will be particularly important in providing clear directions to the hotel and residential amenity levels, including function areas, and lift lobbies as visitors to these spaces will often be unfamiliar with navigating the building. Areas lacking movement cues for both guest and residents, are also susceptible to trespassing and opportunistic crime.
- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) to control resident and visitor entry into the residential lobby and lifts.
- Provide traffic calming measures at vehicle access and egress points to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians utilising the Little Walker Street footpath. This could include speed humps, bollards, convex safety mirrors and change in pavement material to create a continuous footpath grounding to reinforce pedestrian priority and align with the North Sydney CBD Public Domain Strategy (North Sydney Council, 2020).
- Current plans do not indicate a dedicated vehicle drop-off and pick-up zone to accommodate hotel guests arriving via private vehicles, rideshare, or coach. It is recommended that guests be provided with clear pre-arrival instructions on site access, including the location of private drop off areas and nearest pedestrian crossing. This will help promote safer pedestrian movement, reduce the risk of vehicle–pedestrian conflict, and support orderly site access.
- Ensure that storage lockers on basement level are designed so that individual storage lockers are semi-visibly permeable to protect their internal value from being known while minimising risk of entrapment or concealment (e.g. laser cut storage lockers).

6.3. TERRITORIAL REINFORCEMENT

Territorial reinforcement is defined by the way in which a community demonstrates ownership over a space. Places that feel owned and cared for are likely to be used, revisited and protected. People who have a sense of guardianship over a space are more likely to protect it and intervene in crime, compared with passing strangers.

The use of actual and symbolic boundary markers, spatial legibility and environmental cues are ways to connect people and encourage communal responsibility over spaces. BOCSAR data indicates Sydney has high rates of crime in incidences relevant to the proposal. These include liquor offences, malicious damage to property, steal from dwelling and steal from person. Enhancing territorial reinforcement will therefore be important in reducing the likeliness of these crimes from occurring

Assessment of proposed development

The proposal incorporates the following CPTED principles:

- The publicly accessible F&B space, café and hotel restaurant demonstrates good territorial reinforcement and encourages social interaction between residents' visitors and hotel guests.
- The façade of the Lower Ground and Ground levels is predominately glazed and the windows address the surrounding streetscape, facilitating a visual connection between occupants and visitors and enhancing passive surveillance over the public domain.

- The F&B space and hotel dining areas and restaurant will assist in activating the site by introducing a range of users and uses throughout the day, evening and night. Increased activity and routine maintenance at these uses will provide environmental cues that the area is well cared for, reducing perceptions of crime and increasing community ownership of the space.

Recommendations and design considerations

The following initiatives are proposed, for consideration, to enhance alignment with CPTED principles:

- Provide clear, legible and useful signage to define formal 'safe routes' into and through the site, particularly in basement and carparking areas. This will enhance feeling of safety and guardianship over the site. Areas lacking movement cues are susceptible to trespassing and entrapment.
- Consider painting the ceilings and walls of the basement level one white to help reflect light. Painted surfaces not only make basement areas appear larger and more spacious compared to areas with unpainted surfaces, but they also increase feelings of safety and reduces opportunities for concealment.
- Explore opportunities to integrate public artwork in communal areas and facilitated towards the public domain to enhance territorial reinforcement in communal areas and encourage community ownership over the site. In particular, consider locations orientated towards Little Walker Street to enhance activation in accordance with the North Sydney CBD Public Domain Strategy (2020).

6.4. SPACE AND ACTIVITY MANAGEMENT

Space and activity management involves monitoring site usage, managing site cleanliness and repairing vandalism and broken physical elements to decrease fear of crime. Spaces that are regularly used by the community are less likely to be vandalised.

Visitors and tourists are less likely to feel ownership over the space as they do not live or visit frequently of the area. They are also less familiar of the environment and more prone to trespassing. As a result, space and activity management should reinforce feeling of ownership for temporary visitors and present clear signage to help them navigate the site.

Assessment of proposed development

The proposal incorporates the following CPTED principles:

- The proposed tenancies and uses of the site, including food and beverage offerings, will assist in connecting people and encouraging community ownership of the site. Increased activity and routine maintenance onsite associated with the proposed tenancies will also provide environmental cues that the area is well cared for, reducing perceptions of crime.
- Vandalism can induce fear and avoidance behaviour. Spaces that are well maintained and display territorial reinforcement will attract visitation. The design avoids large, blank walls and instead proposes external surfaces and cladding for facades including glazing, highly textured/articulated elements, landscaping, serving as a deterrence for opportunistic and organised graffiti.

Recommendations and design considerations

The following initiatives are proposed, for consideration, to enhance alignment with CPTED principles:

- Prepare a Signage Strategy that details the locations for universally legible signage across the proposal. This should include signage that clearly differentiates the residential and hotel lobbies, basement car parking spaces, bike storage areas, emergency exits and BOH areas, as well as general wayfinding signage. Signage is critical to reduce risk of trespassing and assist hotel guests and visitors in navigating the hotel and common areas.
- Maintain all access points, including fire exits and stairs, to ensure they remain in good working order and are not accessible from the outside. Magnetic door locking system linked to fire sprinkler alarms can ensure that fire exits are used for emergencies only.

- Prepare and implement strategies around regular cleaning and regular maintenance of the site within a final Plan of Management for the residential and hotel components of the site.
- Select vegetation throughout with consideration given to future maintenance. To maximise sightlines, ensure the lowest tree limbs are above average head height when a person is standing or seated and lower shrubs do not provide obstruction, opportunity for concealment or entrapment.
- Provide an adequate number of waste bins in public areas, including the residential and hotel lobbies and amenity levels to encourage cleanliness and upkeep of these spaces.

7. CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State policies, as well as demographic and crime data.

The assessment found that the proposal aligns with North Sydney Council's North Sydney CBD Public Domain Plan (2020) and incorporates the four CPTED principles: surveillance, access control, territorial reinforcement, and space and activity management.

The proposal is expected to increase activity on site during the day, evening and night by providing a higher diversity and concentration of new uses including a new 51 storey mixed use building including, BTS apartments and hotel uses with associated retail, dining and health and well-being amenities. The proposal's high-quality design will positively contribute to the public domain and increased routine maintenance associated with its operation will reduce perceptions of crime in the area. Overall, the design, location and intended management of the proposal will likely deter potential offenders, increase feelings of safety and contribute to positive CPTED outcomes

To further increase safety and reduce crime risk, the following recommendations should be implemented:

- Ensure the placement of bell attendant, concierge and check in desks maximise opportunities for organised surveillance. The location and orientation of the desks should provide hotel employees with clear lines of sight over hotel guest access points, specifically Walker Street and Little Walker Street, luggage storage rooms, admin areas, and the hotel lift lobby.
- Prepare a detailed CCTV strategy that details the locations of CCTV cameras. CCTV should be strategically placed in locations where passive surveillance is not possible or requires reinforcement. This includes building entry points, basement levels, residential back of house (BOH) areas and mail rooms, café and restaurant, and other relevant service areas.
- Use balanced lighting between internal and external spaces to avoid mirroring of glazing at night and allow for continuous sightlines into and from the building,
- Ensure lighting is provided in accordance with Australian Standards, including in the basement, residential and hotel common areas and passageways, and around service and emergency exits. Lighting and CCTV should be positioned in a complementary manner to avoid glare, dark corners, or blind spots, and to eliminate potential entrapment areas.
- Prepare a Signage Strategy that details the locations for universally legible signage across the proposal.
- Install universally legible signage throughout the building to guide hotel guests, workers and visitors, as well as residents, to the appropriate level and space. Clear and current signage and wayfinding will be particularly important in providing clear directions to the hotel and residential amenity levels, including function areas, and lift lobbies as visitors to these spaces will often be unfamiliar with navigating the building. Areas lacking movement cues for both guest and residents, are also susceptible to trespassing and opportunistic crime.
- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) to control resident and visitor entry into the residential lobby and lifts.
- Provide traffic calming measures at vehicle access and egress points to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians utilising the Little Walker Street footpath. This could include speed humps, bollards, convex safety mirrors and change in pavement material to create a continuous footpath grounding to reinforce pedestrian priority and align with the North Sydney CBD Public Domain Strategy (North Sydney Council, 2020).

- Current plans do not indicate a dedicated vehicle drop-off and pick-up zone to accommodate hotel guests arriving via private vehicles, rideshare, or coach. It is recommended that guests be provided with clear pre-arrival instructions on site access, including the location of private drop off areas and nearest pedestrian crossing. This will help promote safer pedestrian movement, reduce the risk of vehicle–pedestrian conflict, and support orderly site access.
- Ensure that storage lockers on basement level are designed so that individual storage lockers are semi-visibly permeable to protect their internal value from being known while minimising risk of entrapment or concealment (e.g. laser cut storage lockers).
- Provide clear, legible and useful signage to define formal 'safe routes' into and through the site, particularly in basement and carparking areas. This will enhance feeling of safety and guardianship over the site. Areas lacking movement cues are susceptible to trespassing and entrapment.
- Consider painting the ceilings and walls of the basement level one white to help reflect light. Painted surfaces not only make basement areas appear larger and more spacious compared to areas with unpainted surfaces, but they also increase feelings of safety and reduces opportunities for concealment.
- Explore opportunities to integrate public artwork in communal areas and facilitated towards the public domain to enhance territorial reinforcement in communal areas and encourage community ownership over the site. In particular, consider locations orientated towards Little Walker Street to enhance activation in accordance with the North Sydney CBD Public Domain Strategy (2020).
- Prepare a Signage Strategy that details the locations for universally legible signage across the proposal. This should include signage that clearly differentiates the residential and hotel lobbies, basement car parking spaces, bike storage areas, emergency exists and BOH areas, as well as general wayfinding signage. Signage is critical to reduce risk of trespassing and assist hotel guests and visitors in navigating the hotel and common areas.
- Maintain all access points, including fire exits and stairs, to ensure they remain in good working order and are not accessible from the outside. Magnetic door locking system linked to fire sprinkler alarms can ensure that fire exists are used for emergencies only.
- Prepare and implement strategies around regular cleaning and regular maintenance of the site within a final Plan of Management for the residential and hotel components of the site.
- Select vegetation throughout with consideration given to future maintenance. To maximise sightlines, ensure the lowest tree limbs are above average head height when a person is standing or seated and lower shrubs do not provide obstruction, opportunity for concealment or entrapment.
- Provide an adequate number of waste bins in public areas, including the residential and hotel lobbies and amenity levels to encourage cleanliness and upkeep of these spaces.

DISCLAIMER

This report is dated 12 August 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of the proponent (**Instructing Party**) for the purpose of Crime Prevention Through Environmental Design Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

CRIME PROFILE

Table 1 Crime rates per 100,000 people, September 2023 – September 2024

Crime type	North Sydney Suburb	North Sydney LGA	NSW
Assault (non-domestic)	331.0	214.9	426.8
Assault (domestic)	308.9	200.5	463.5
Break and enter dwelling	143.4	93.7	239.4
Break and enter non-dwelling	77.2	51.9	101.8
Liquor offences	88.3	63.5	71.4
Malicious damage to property	606.5	301.4	595.8
Motor vehicle theft	33.1	49.0	178.6
Steal from dwelling	220.7	190.4	198.9
Steal from motor vehicle	132.4	135.6	335.0
Steal from person	55.2	10.1	25.5
Steal from retail store	231.7	160.1	339.9
Trespass	77.2	96.6	153.3

Source: BOCSAR

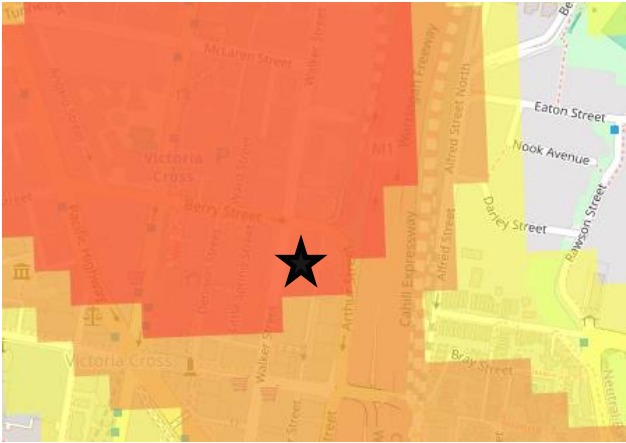
Table 2 Two-year crime trend, October 2022 – September 2024

Crime type	North Sydney Suburb	North Sydney LGA	NSW
Assault (non-domestic)	Stable	Stable	Stable
Assault (domestic)	n.c.	Stable	Stable
Break and enter dwelling	n.c.	Stable	Stable
Break and enter non-dwelling	n.c.	Stable	Stable
Liquor offences	n.c.	Down 66.7% per year	Down 28.6% per year
Malicious damage to property	Stable	Stable	Stable
Motor vehicle theft	n.c.	Stable	Stable
Steal from dwelling	n.c.	Stable	Stable
Steal from motor vehicle	n.c.	Stable	Stable

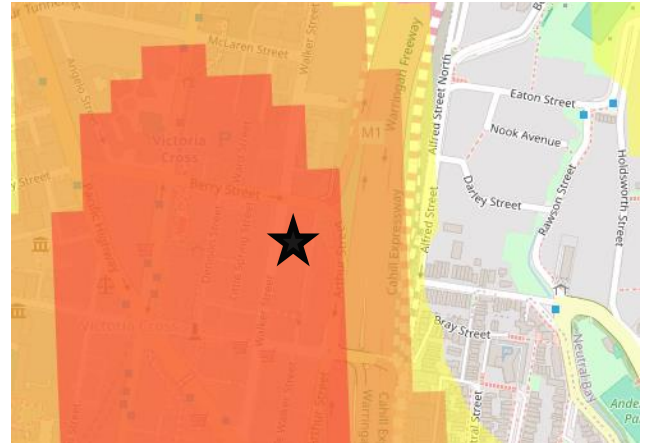
Crime type	North Sydney Suburb	North Sydney LGA	NSW
Steal from person	n.c.	n.c.	Stable
Steal from retail store	Stable	Stable	Stable
Trespass	n.c.	Stable	Stable

Source: BOCSAR

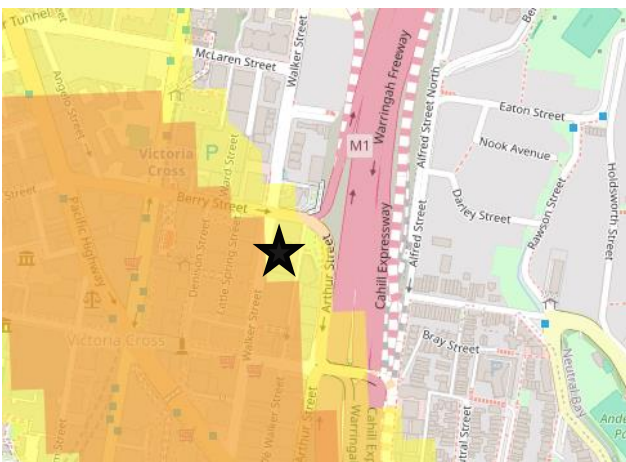
Figure 4 Crime hotspots, October 2022 – September 2024



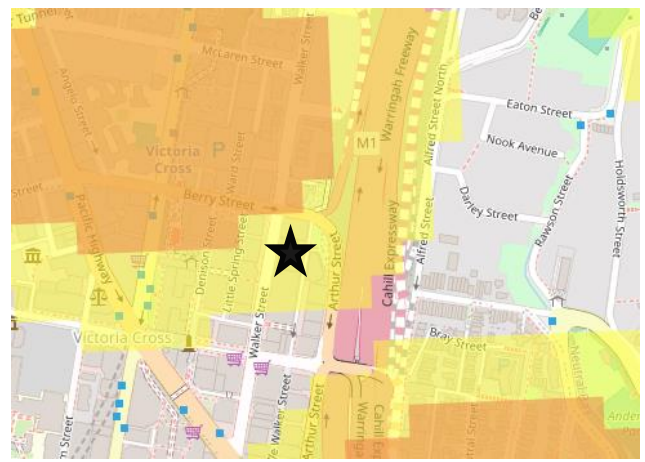
Picture 7 Domestic assault



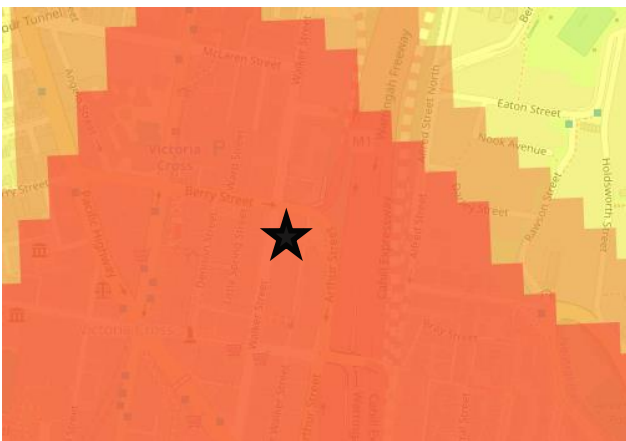
Picture 8 Non-domestic assault



Picture 9 Break and enter non-dwelling



Picture 10 Steal from dwelling



Picture 11 Malicious damage to property

Source: BOCSAR

NB: Approximate site location indicated by black star

