

19-25 BALFOUR STREET, LINDFIELD

CPTED REVIEW

Connley Walker

www.connleywalker.com.au

administration@connleywalker.com.au

+61 3 9292 3830

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www.connleywalker.com.au
administration@connleywalker.com.au
+61 3 9292 3830



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CONTACT:

16 Grey St. Caulfield South Victoria 3162
P: +61 3 9292 3830, E: administration@connleywalker.com.au, W: <http://www.connleywalker.com.au>

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1. EXECUTIVE SUMMARY

This Crime Prevention Through Environmental Design (CPTED) Report has been prepared by Connley Walker Pty Ltd on behalf of Balfour Group Pty Ltd to accompany a State Significant Development Application (SSDA) for a proposed residential flat building (including in-fill affordable housing) at 19 – 25 Balfour Street, Lindfield, within the Ku-ring-gai Local Government Area (LGA).

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-82709458) on 22 April 2025.

This report concludes that the proposed residential flat building is suitable and warrants approval subject to the implementation of the following mitigation measures.

- Implementation of electronic access control
- Implementation of Video Intercoms
- Alarm doors fitted with electronic access control
- CCTV to be installed in high risk locations
- Secure mail boxes and parcel lockers
- Ensure all pathways, carparks, entries and communal areas are well lit at all times
- Develop a tenant & resident safety awareness program
- Consider permeable fencing options
- Secure street level public open spaces
- Use landscaping to reduce hiding spots and consider defensive landscaping
- Fit all lifts with intercoms for emergency use
- Consider anti-graffiti coatings for perimeter fencing and ground level building exterior
- Secure service cupboards and plant areas

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

2. INTRODUCTION

The SSDA seeks development consent for a proposed residential flat building, including in-fill affordable housing at 19 – 25 Balfour Street, Lindfield. The proposed works include demolition of existing structures, site preparation works, excavation and construction of the building and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- demolition of existing buildings and structures on site
- construction of a ten-storey residential flat building featuring:
 - basement level car parking
 - approximately 71 market residential units
 - approximately 27 affordable housing units
- associated landscaping works, including a communal open space.
- associated infrastructure and services

The proposal incorporates 17% affordable housing pursuant to Chapter 2, Section 15C and Chapter 5, Section 156 of the Housing SEPP. The proposal seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 16 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) to achieve 30% additional building height and floor space ratio (FSR).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 22 April 2025 (SSD-82709458). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of requirement	Section reference (this report)
No specified SEARs requirement		

Table 1: SEARs Requirements

2.1 SUBJECT SITE

The site is located at 19-25 Balfour Street, Lindfield, within the Ku-Ring-Gai Local Government Area (LGA). It is legally described as:

- Lot 12 DP654363
- Lot 1 DP121527
- Lot 13 DP657173
- Lot 13 DP663524

The site has an area of approximately 4,771m² and is generally rectangular in shape.

The site is currently occupied by four detached dwellings, swimming pools, landscaping and ancillary structures. It is zoned R2 Low Density Residential pursuant to the Ku-Ring Gai Local Environmental Plan 2015 (KLEP 2015).

The subject site is located within the Lindfield Transport Oriented Development (TOD) area, pursuant to Chapter 5 of the Housing SEPP (Figure 3).

The site itself is not identified as a heritage item; however, it is located within Balfour Street/Highfield Road Conservation area (Area C29). Schedule 5 of the KLEP 2015 states the heritage area is valued for its aesthetic and historical significance with the Federation Queen Anne style housing. Within the heritage area there is one heritage item located approximately 30m from the site (I39).

High biodiversity value land is present at the site across the north part of the site, pursuant to the Biodiversity Conservation Act 2016.



Figure 1: Site location (Base source: Nearmap)



Figure 2: TOD Map (Source: ESpatial Viewer)

2.2 SURROUNDING CONTEXT

To the north of the site is the broader Balfour Street Highfield Road Heritage Conservation Area, of which the subject site occupies the south-western portion of the area. Further north is an area of low density residential, consisting generally of one to two storey dwellings.

Pacific Highway and Lindfield Station are located approximately 330m east of the site, with a strip of commercial and retail uses along the highway. To both the south and west is a large area of low-density residential homes and beyond this, is a golf course and local park both within a kilometre west of the site.

In addition to Lindfield Station, the site is also serviced by several bus services, with the nearest stop approximately 400m away (6 min walk), offering services to Chatswood and Macquarie University. The site is located approximately 2.75km north-west of Chatswood, 4.4km east of Macquarie University, and 10.5km north-west of the Sydney CBD.

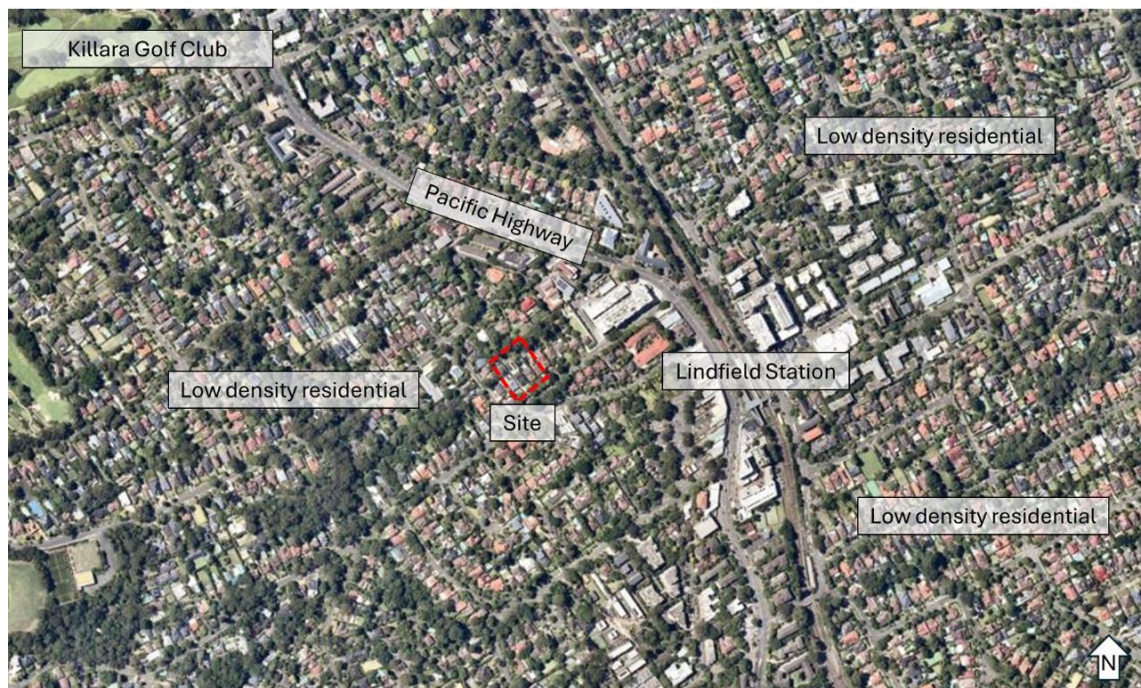


Figure 3: Site Context (Source: Nearmap)

3. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

3.1 OVERVIEW OF CPTED

Crime Prevention Through Environmental Design (CPTED) reduces crime and enhances public safety by strategically designing and using the built environment. CPTED influences human behaviour, discouraging criminal activities and promoting positive social interactions.

Core Concepts of CPTED:

CPTED is based on six physical strategies and four social strategies, creating a comprehensive framework for crime prevention. The physical principles focus on enhancing natural surveillance, controlling access, reinforcing territoriality, maintaining the environment, supporting legitimate activities, and hardening sites against potential threats.

Application of CPTED:

Urban Planning and Design: CPTED principles are integrated into urban planning and design, involving collaboration between planners, architects, law enforcement, and community stakeholders. Strategic placement of windows, entrances, and pathways enhances natural surveillance, deterring potential offenders.

Environmental Design and Landscaping: Clear sightlines, low shrubs, and adequate lighting improve visibility and safety. Illuminated pathways, parking lots, and building entrances increase the perceived risk of detection for offenders.

Community Engagement: Designing spaces that encourage social interaction enhances community ownership and pride. Welcoming public areas like parks and plazas promote community use and care. Events and activities strengthen community bonds and responsibility for safety.

Maintenance and Management: Regular maintenance signals that an area is monitored and cared for, deterring crime. This includes cleaning, repairing vandalism, maintaining landscaping, and ensuring lighting and security systems work. Reporting systems help address problems promptly.

Collaboration with Law Enforcement: Working with law enforcement aligns design strategies with crime prevention goals. Law enforcement can provide insights into crime patterns, helping identify areas needing intervention. Formal surveillance measures complement natural surveillance and community efforts.

Policy and Advocacy: Advocating for CPTED-supportive policies ensures widespread adoption. Zoning regulations, building codes, and urban development guidelines prioritise safety. Policymakers, planners, and community leaders work together to embed CPTED principles in urban development.

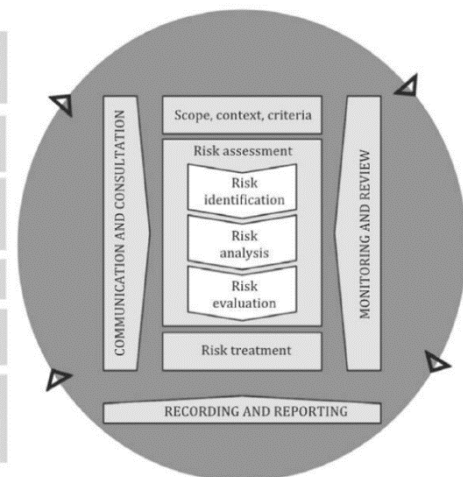
3.2 FIRST-GENERATION (PHYSICAL) PRINCIPLES

First-generation of Crime Prevention Through Environmental Design (CPTED) involves the application of physical design principles to an area in order to minimise the environmental support for criminal behaviour. It also serves to reinforce positive behaviour from the same design philosophy. When designed properly, CPTED environments lead to the reduction in crime and the fear of crime.

Key steps within the CPTED process



CPTED process



The first-generation (physical) of CPTED comprises of the following principles aimed on the design of physical spaces to encourage legitimate use and deter criminal activity:

- Natural surveillance.
- Natural access control.
- Territorial reinforcement.
- Image and management/maintenance.
- Activity support.
- Site/target hardening.

First-generation CPTED principles focuses on the strategic use of physical design elements to create environments that naturally discourage criminal behaviour and promote positive social interactions. By integrating these principles into urban planning and architectural design, communities can significantly enhance safety and security. The core idea is to create spaces that are inherently resistant to crime while fostering a sense of ownership and vigilance among residents and users. This proactive approach not only helps in reducing actual crime rates but also mitigates the fear of crime, thereby contributing to a higher quality of life and a stronger sense of community.

3.2.1 Natural Surveillance

Natural surveillance focuses on maximising visibility and awareness of activities within a given environment. Passive surveillance strategies aim to promote a sense of safety and security by strategically designing the physical environment to encourage natural observation. This includes situating activities, such as storefronts and shopping areas, along street fronts where high levels of pedestrian traffic ensure continuous visibility. Additionally, clear sightlines are maintained to avoid hindered or obscured areas that could serve as potential hiding spots for illicit activities. Effective lighting plays a crucial role in passive surveillance by illuminating public spaces, ensuring that there are no dark spots where criminal behaviour could go unnoticed. Active surveillance involves the use of technological infrastructure, such as public CCTV cameras, to actively monitor and record activities within the urban environment. In areas or times when passive surveillance is not achievable, active surveillance technologies can be implemented to deter criminal behaviour and enhance perception of safety within the area.

3.2.2 Natural Access Control

Natural access control involves utilising spatial design elements to regulate and restrict access to potential targets, thereby minimising opportunities for criminal activity. This approach aims to create a sense of deterrence by enhancing the perceived risk for potential offenders, while also empowering local communities to actively oversee and safeguard their surroundings. Unlike formal or mechanical access control measures like security personnel or locks, natural access control relies on environmental features such as layout, visibility, and landscaping to naturally guide and control movement within a space. By strategically designing environments to channel and monitor pedestrian flow, natural access control contributes to fostering a safer and more secure urban environment.

3.2.3 Territorial Reinforcement

Territorial reinforcement aims to enhance the sense of ownership and responsibility among individuals within a defined space, typically a community or a property. It involves the strategic design and manipulation of physical surroundings to clearly define private and public areas, thereby fostering a sense of territoriality among residents or users. This can be achieved through various means such as landscaping, signage, lighting, and architectural features that define boundaries and convey a message of control and ownership. By visibly marking boundaries and enhancing the perception of territorial control, territorial reinforcement aims to deter potential offenders by signalling active surveillance and a strong sense of guardianship within the community or property, ultimately contributing to a safer and more secure environment.

3.2.4 Image and Management / Maintenance

Maintenance acts as a deterrent to crime by ensuring that the physical environment remains well-kept and functional. By promptly repairing broken infrastructure, maintaining adequate lighting, and managing landscaping, maintenance efforts help to maximise visibility, minimise opportunities for offenders to hide, and signal active guardianship of the space. Maintenance not only reinforces the effectiveness of design features but also fosters a sense of community ownership and pride, further deterring criminal behaviour by creating a cohesive and vigilant environment where residents and users are invested in its safety and security.

3.2.5 Activity Support

Activity support involves using design elements and signage to encourage appropriate behaviour in public spaces. This strategy also aims to move potentially high-risk activities, such as financial transactions, to secure areas with high visibility and activity. At the same time, safe and legitimate activities attract law-abiding individuals, who naturally discourage potential offenders. This approach is closely linked to principles like territoriality, access control, and surveillance.

3.2.6 Site/Target Hardening

Site/target hardening is aimed at augmenting the difficulty and risk associated with criminal activities while simultaneously diminishing potential rewards. Although widely recognised as an enduring and traditional approach to crime prevention, there exists considerable discourse regarding its classification within the framework of Crime Prevention Through Environmental Design (CPTED). This strategy is primarily concerned with impeding or regulating access to potential crime targets through the implementation of physical security controls such as fences, gates, security doors, and locks. In essence, site or target hardening can be construed as a form of access control.

3.3 SECOND-GENERATION (SOCIAL) PRINCIPLES

Second-generation Crime Prevention Through Environmental Design (CPTED) extends beyond physical environmental design to incorporate social and cultural dynamics within communities. It emphasises fostering social cohesion, enhancing community connectivity, nurturing community culture, and managing threshold capacity to prevent crime over time.

The second-generation (social) CPTED comprises of the following principles aimed to foster a positive community:

- Social cohesion.
- Community connectivity.
- Community culture.
- Threshold capacity.

Second-generation CPTED expands on traditional Crime Prevention Through Environmental Design by integrating social and cultural dynamics within communities. It emphasises strengthening social cohesion, enhancing community connectivity, and fostering a sense of belonging, thereby addressing the underlying social factors that contribute to crime. This approach provides a comprehensive, tailored strategy for long-term crime prevention and community resilience.

3.3.1 Social Cohesion

Social cohesion is a fundamental concept in community development and crime prevention, encompassing the creation of an environment where individuals and groups within a community share mutual respect, appreciation for diversity, and a sense of belonging. It involves fostering positive relationships and a common vision among community members, thereby strengthening social bonds, and promoting collective action. By nurturing social cohesion, communities can enhance resilience, reduce social isolation, and empower residents to actively engage in crime prevention efforts. This principle emphasises the importance of building trust, fostering inclusivity, and promoting a cohesive community identity to create safer and more supportive environments for all individuals.

3.3.2 Community Connectivity

Community connectivity focuses on building partnerships and fostering collaboration within the community to promote self-policing, enhance social cohesion, and reduce crime. By encouraging residents, businesses, organisations, and local authorities to work together towards shared goals, community connectivity strengthens social networks and increases collective efficacy, empowering individuals to take ownership of their community and actively participate in crime prevention efforts. Through initiatives such as neighbourhood watch programs, community patrols, and collaborative problem-solving, community members can effectively monitor and address suspicious activities, deter potential offenders, and create a safer, more resilient community environment. Additionally, by fostering trust and cooperation among diverse stakeholders, community connectivity helps to bridge social divides, reduce social isolation, and build a sense of collective responsibility for maintaining public safety and well-being.

3.3.3 Community Culture

Community culture plays a pivotal role in crime reduction by cultivating a cohesive social fabric and fostering a shared sense of identity and responsibility within the community. Through the celebration of cultural events, traditions, and local customs, residents forge strong interpersonal connections and a collective commitment to maintaining a safe and harmonious environment. This cohesive community culture engenders a heightened sense of vigilance and social control, dissuading potential offenders and promoting adherence to pro-social norms. Moreover, by instilling a deep-seated pride in their neighbourhood and fostering active engagement in community affairs, a robust community culture empowers residents to collaboratively address crime and safeguard the collective welfare, ultimately contributing to the creation of safer and more resilient communities.

3.3.4 Threshold Capacity

Threshold capacity refers to the recognition and management of community ecosystems to maintain a balanced and sustainable environment conducive to safety and security. By promoting human-scale, pedestrian-oriented land uses and activities, threshold capacity aims to regulate the intensity and nature of activities within a community to minimise opportunities for crime. This approach acknowledges that communities have finite capacities for certain activities and land uses, and by managing these thresholds effectively, communities can reduce the likelihood of criminal behaviour. For instance, by encouraging mixed-use development, implementing zoning regulations, and promoting vibrant public spaces, communities can create environments that foster natural surveillance, increase social interaction, and deter potential offenders. Additionally, by addressing factors such as overcrowding, or infrastructure that may exceed the threshold capacity of a neighbourhood, communities can mitigate conditions that contribute to crime and promote a safer and more liveable environment for residents.

4. RISK ASSESSMENT AND CRIME PREVENTION STRATEGIES

4.1 IDENTIFICATION OF POTENTIAL SECURITY RISKS

During the Security Risk Assessment (document number: 815250430001), the following risks were identified:

THREATS	RELATIVE RISK SCORE WITH RECOMMENDED SECURITY
Unauthorised persons on site (Trespass)	45
Theft from mailboxes	22
Theft from a motor vehicle	12
Unauthorised entry to carpark	11
Defacement and vandalism of building	7.8
Discarded sharps	5
Theft of property	4.4
Theft of bicycles	2.4
Loitering	2
Burglary of apartments	1.8
Sexual assault	1.38
Stalking of residents	1.2
Assault of residents, staff or visitors	1.1
Illegal dumping	0.64
Bomb / Chemical / Biological / Radiological threat	0.44
Theft of a motor vehicle	0.3
Fraudulent personal injury claim	0.1
Bomb / Chemical / Biological / Radiological incident	0.098
Arson	0.098
Robbery	0.096
Hostile vehicle attack	0.092
Abduction of residents or visitors	0.054
Murder of residents or visitors	0.038

Risk Score	Level of Risk
0-10	Low risk
10-50	Medium risk
More than 50	High risk

4.2 CPTED MEASURES TO MITIGATE RISKS

To address the identified security risks, CPTED principles will be applied to enhance the safety and security of the site. A combination of first-generation and second-generation CPTED strategies will be implemented to deter criminal activity, improve surveillance, and achieve a secure and connected environment.

The following discusses each identified security risk and treatment strategy through CPTED principles to mitigate each risk:

RISK	RISK SCORE	CPTED IMPLEMENTATION TO MITIGATE RISK
Unauthorised persons on site (Trespass)	45	Natural Access Control: Defined entry and exit points with secure fencing and controlled access points to limit unauthorised movement. Territorial Reinforcement: Clear signage, lighting, and landscaping to distinguish private and public areas. Site/Target Hardening: Secure access systems such as key fob entry to open doors.
Theft from mailboxes	22	Site/Target Hardening: Secure, lockable mailboxes with controlled access for residents.
Theft from a motor vehicle	12	Natural Access Control: Defined entry and exit points with secure controlled access to carparks to limit unauthorised movement, multilevel car park to reduce access from residents. Site/Target Hardening: Secure access systems such as key fob entry to open doors and electronic roller doors.
Unauthorised entry to carpark	11	Natural Access Control: Defined entry and exit points with secure fencing and controlled access to carparks to limit unauthorised movement. Site/Target Hardening: Secure access systems such as key fob entry to open doors and electronic roller doors.
Defacement and vandalism of building	7.8	Image and Maintenance: Regular upkeep, anti-graffiti coatings, and prompt removal of vandalism to deter repeat offences. Natural Surveillance: Placement of windows, openings and balconies, lighting to increase visibility and passive surveillance. Community Connectivity: Engagement with tenants to promote respect for the property and prompt reporting of any issues.
Discarded sharps	5	Image and Maintenance: Routine site inspections and rapid removal of hazardous items. Community Culture: Encouraging community involvement in reporting issues and maintaining shared spaces.
Theft of property	4.4	Natural Access Control: Bike storage located within the carpark in private lockable storage cages, use of electronic access control to access communal areas. Territorial Reinforcement: Use of boundary markings, security lighting, and controlled access to private areas. Site/Target Hardening: Secure storage areas, lockable mailboxes, secure parcel locker, and reinforced entry doors.
Theft of bicycles	2.4	Natural Access Control: Bike storage located within the carpark in private lockable storage cages.

RISK	RISK SCORE	CPTED IMPLEMENTATION TO MITIGATE RISK
Loitering	2	Activity Support: Design spaces for legitimate activities (e.g., no seating areas by entry). Natural Surveillance: Use of passive surveillance through strategic lighting and open sightlines.
Burglary of apartments	1.8	Natural Access Control: Restricted and logged access to all areas of the property. Natural Surveillance: Video intercoms with recording capability. Territorial Reinforcement: Use of boundary markings, security lighting, and controlled access to private areas as well as balustrades for lower ground and ground level unauthorised access.
Sexual assault	1.38	Natural Surveillance: Increased visibility through lighting, windows to confined spaces, and landscaping. Community Connectivity: Safety awareness initiatives and resident engagement strategies. Threshold Capacity: Managing density and access to prevent isolated, vulnerable areas.
Stalking of residents	1.2	Natural Access Control: Defined entry and exit points with secure fencing and controlled access to limit unauthorised access. Natural Surveillance: Well-lit pathways and entries, and open sightlines in key areas. Social Cohesion: Encouraging resident engagement and community watch programs.
Assault of residents, staff or visitors	1.1	Natural Access Control: Restricted access to all areas. Natural Surveillance: Well-lit pathways and entries, and open sightlines in key areas. Social Cohesion: Encouraging resident engagement and community watch programs.
Illegal dumping	0.64	Image and Maintenance: Clear signage and regular waste management practices. Community Culture: Encouraging community involvement in reporting issues and maintaining shared spaces.
Bomb / Chemical / Biological / Radiological threat	0.44	Site/Target Hardening: Secure perimeters, controlled entry points, and emergency response planning.
Theft of a motor vehicle	0.3	Natural Access Control: Defined entry and exit points with secure fencing and controlled access to carparks to limit unauthorised movement. Consideration of rapid roller shutters would reduce tailgating risks.
Fraudulent personal injury claim	0.1	Community Culture: Encouraging community involvement in reporting issues and maintaining shared spaces.
Bomb / Chemical / Biological / Radiological incident	0.098	Site/Target Hardening: Emergency response planning and controlled site access.
Arson	0.098	Natural Access Control: Restricted and logged access to all areas of the property. Image and Maintenance: Regular inspections and removal of combustible materials.

RISK	RISK SCORE	CPTED IMPLEMENTATION TO MITIGATE RISK
		Site/Target Hardening: Emergency response planning and controlled site access.
Robbery	0.096	Natural Access Control: Restricted and logged access to all areas of the property. Territorial Reinforcement: Use of boundary markings, security lighting, and controlled access to private areas. Site/Target Hardening: Secure storage areas, lockable mailboxes, secure parcel locker, and reinforced entry doors.
Hostile vehicle attack	0.092	Site/Target Hardening: Perimeter fence.
Abduction of residents or visitors	0.054	Social Cohesion: A strong community presence and engagement to foster safety. Natural Surveillance: CCTV and natural surveillance opportunities increased in high-risk areas such as carpark and communal areas. Natural Access Control: Defined entry and exit points with secure fencing and controlled access points to limit unauthorised movement.
Murder of residents or visitors	0.038	Social Cohesion: A strong community presence and engagement to foster safety. Natural Surveillance: Enhanced security measures in high-risk areas. Natural Access Control: Defined entry and exit points with secure fencing and controlled access points to limit unauthorised movement.

Through integrating first-generation CPTED principles such as surveillance, access control, and territorial reinforcement with second-generation principles that foster social engagement and community cohesion, the development will enhance safety while promoting a secure and welcoming environment.

5. CPTED ASSESSMENT FINDINGS AND RECOMMENDATIONS

Crime Prevention Through Environmental Design (CPTED) principles focus on reducing crime opportunities through environmental design. Below are the key findings based on CPTED principles for this project, it should be noted that there are no recommendations below that are not already included in recommendations documented in the crime risk assessment (Reference 815250430001):

Natural Surveillance

The development demonstrates good passive surveillance with numerous units featuring balconies and windows oriented toward communal open spaces and street frontages. These features enhance oversight of public and semi-private zones. However, some areas such as the basement car parks, lower ground bike storage, private storage cages, and bulk waste storage areas lack clear lines of sight or visibility from active areas.

Recommendations:

1. CCTV or duress alarms are installed in high risk locations including car parks, bike storage, and communal areas. Where CCTV is preferred, high risk areas should have sufficient phone coverage for phone use.
2. When lighting plans are complete they should ensure lighting in car parks and communal spaces is adequate to eliminate hiding spots.
3. Bin storage can be constructed without a door to reduce entrapment risks. If a door is installed a large window should be installed in the door to allow visibility into the area.
4. Permeable fencing should be considered for the property's perimeter where the property joins public areas to increase natural surveillance.

Natural Access Control

The site includes a central main entry point, and pathways, These provide structured movement through the property and define access routes for residents and visitors. However, no fencing or electronic access control measures to restrict entry to the site or to the car park areas are shown on the current architectural plans. Although, garage doors to access the car park have been confirmed.

Recommendations:

5. Install perimeter fencing. Permeable options are recommended where the property joins public areas to increase natural surveillance.
6. Install code pad entry access or secure entry system (such as a fob or electronic intercom and doorbell system) at front gate to prevent unauthorised access while still allowing tenants to provide the code to delivery services.
7. Implement electronic access control for all private or semi-private areas such as building access, car parking, lift access with floor restrictions, bin room (if a door is installed), communal areas.
8. Implement alarms for doors left open too long or forced entry.
9. Hydraulic / self-closing doors to be installed to prevent doors being left open without intentional propping.
10. Consideration of rapid roller shutters to the carpark would reduce tailgating risks.

Territorial Reinforcement

The property has clear boundary definitions, separating private, semi-private, and public areas however existing designs lack fencing. Communal areas designated for resident use are accessed from within the building, preventing casual intrusion.

Recommendations:

11. A full boundary fence should be installed. Permeable fencing should be considered for the property's perimeter where the property joins public areas to increase natural surveillance.

Image and Maintenance

High-end residential design suggests good upkeep, which naturally deters crime. Ongoing maintenance by tenants or building management of lighting, security systems, and communal spaces will be required to reinforce perceptions of safety.

Recommendations:

12. Anti-graffiti coatings for perimeter fencing and ground level building exterior should be considered for surface protection from graffiti attack and easy graffiti removal.

Activity Support

The design incorporates communal spaces, but current plans do not yet show detailed design elements such as seating, landscaping, lighting, or wayfinding signage that would actively promote legitimate use of these areas. Without these features, communal spaces may appear ambiguous in their function, reducing passive surveillance and increasing the risk of misuse or loitering, particularly in secluded zones.

Recommendations:

13. Final design development should incorporate CPTED-informed features in communal areas—such as fixed seating, low-level landscaping, lighting, and signage—to promote legitimate activity, improve visibility, and create a clear sense of ownership and purpose for the space.

Site/Target Hardening

There is currently no fencing design, design of access control, or mailboxes.

Recommendations:

14. Mailboxes should be installed with attack-resistant secure lock cylinders to prevent lock picking and key copying. Parcel lockers secured by key or code pad should also be installed to reduce theft.
15. Service cupboards and plant areas should be secured with high-security keying systems to restrict access to authorised maintenance personnel only.
16. Individual locking points should be installed for each bike to prevent unauthorised removal.

Social Cohesion

Communal areas provide opportunities for social interaction, promoting a sense of community. The development is designed to attract long-term residents, which can contribute to stability and stronger neighbour relationships.

Recommendations:

17. Guidelines to be developed and provided to residents on using security features effectively, reporting suspicious activity, and emergency procedures.
18. Signage should be utilised to reinforce appropriate behaviour and guide residents toward secure practices (e.g., locking bicycles properly, reporting suspicious activity).

Community Connectivity

The design includes communal spaces that encourage residents to interact and build informal social networks. The location provides access to local amenities and transport, supporting broader community connectivity.

Community Culture

The high-end residential nature of the development fosters pride in ownership, encouraging responsible behaviour. Design elements support a clean and well-maintained environment, reinforcing a positive community culture.

Threshold Capacity

The design supports human-scale development, avoiding overcrowding and congestion, which can contribute to crime. Multiple lifts are provided, reducing congestion and security vulnerabilities at entry points.