



Crime Prevention Report

100 EDINBURGH ROAD,
CASTLECRAG

November 2025

Prepared for Edinburgh Group Investments Pty Ltd
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1. Introduction

This Crime Prevention Through Environment Design (CPTED) assessment accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of an application for a State Significant Development Application (SSDA).

The SSDA is for the construction of a mixed use development at 100 Edinburgh Road, Castlecrag (the site). Specifically, this CPTED report refers to application number SSD-90134958 and it is associated with SEARs item number 7.

1.1 Applicant Details

The applicant details for this SSD are listed below.

Table 1 Proponent details

Details	
Proponent Name	Edinburgh Group Investments Pty Ltd

1.2 What is a crime risk assessment?

This Crime Risk Assessment report has been prepared by Principle Planning and Urban Design (PPUD) on behalf of Edinburgh Group Investments Pty Ltd to accompany a State Significant Development Application (SSDA) for the development of a mixed use development of approximately 150 dwellings at 100 Edinburgh Road, Castlecrag.

This report has been prepared to satisfy the requirements of the Secretary's Environmental Assessment Requirement no. 7. Public Space. This document sets out measures to demonstrate how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with *Crime Prevention and the Assessment of Development Applications Guidelines*.

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

The NSW Police Service has produced a document titled 'Safer by Design - A Practical Guide to Crime Prevention Through Environmental Design'. The guidelines contain two parts. Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained Police, and Part B outlines basic crime prevention through environmental design (CPTED) principles and strategies that can be used by consent authorities to justify proposals to minimise risk. The above guidelines have been considered in conjunction with the *Willoughby Development Control Plan 2023* (WDCP 2023) to assess crime risk and prevention for the proposed development.

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

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

- **Section 2** identifies the methodology used to prepare this report;
- **Section 3** provides details of the site and its setting;
- **Section 4** describes the proposed development;

- **Section 5** addresses Part A of the guidelines by providing crime statistics and socio-economic data for the locality;
- **Section 6** identifies the CPTED principles;
- **Section 7** addresses Part B of the guidelines by evaluating the proposal against CPTED principles and identifying opportunities to introduce measures to minimise the risk of crime; and
- **Section 8** provides our conclusions.

2. Methodology

2.1 Overview

The “Crime prevention and the assessment of development applications” guidelines identify that there are two important steps when assessing crime risk:

- Obtain an understanding of the crime risk of the area, and if required;
- Apply (CPTED) treatments that correspond with levels of risk present in the area.

A profile of the crime risk of the locality is provided at Section 5, while an evaluation of the project against CPTED principles, and measures to implement those principles, is provided at Section 7.

2.2 Methodology

This report has been prepared utilising the following approach:

- Understanding the site, its setting and context;
- Review of community profile and local crime statistics;
- Review of the architectural drawings;
- Review of Council's planning controls relative to crime prevention and safety;
- Assessment of the proposal against the CPTED principles taking into consideration the local context, community profile and local crime occurrence; and
- Identification of measures to enhance safety, security and crime prevention consistent with CPTED principles.

2.3 Authorship

The report has been prepared by Carlo Di Giulio (Director) who has completed the Safer By Design training course conducted by NSW Police.

3. Site Details

3.1 Site Description

The site is located within the Willoughby City Council Local Government Area (LGA) and is located at the corner of Edinburgh Road and Eastern Valley Way, Castlecrag. The site comprises two adjoining land parcels that are irregular in shape. It is legally known as Lot 1 DP 43691 and Lot 11 DP 611594. The total site area is approximately 5,168.9m².

The site is bordered by Edinburgh Road due north and Eastern Valley Way due west. The site is surrounded by several two to three storey shop top housing developments, single storey retail premises due west and a few single to two storeys dwellings due south.



Figure 1: Aerial map, site highlighted yellow (Source: SDT Explorer, 2025)

3.2 Local Context

The site is located at the corner of Edinburgh Road and Eastern Valley Way with Eastern Valley Way being a state classified road. The proposed development is submitted under the pathway of the Housing Delivery Authority (HDA) under the State Significant Development Application.

The site is also surrounded by healthcare, education, and recreational facilities such as Castlecrag Private Hospital to the east of the site, KU Castlecrag Preschool and Castlecrag Community Library to the south of the site, and Cortile Reserve and Lookout Reserve to the east. Commercial premises, which are single-two storey shops, are located on the north of the Edinburgh Road just opposite to the subject site.



Figure 2: Local Context (Source: SDT Explorer, 2025)

4. The Proposal

4.1 Proposed Development

The proposed development is for a mixed use development comprising of basement parking, ground level retail, and residential units above up to 11 storeys. The proposal includes affordable housing. Specifically, the proposal will include:

- 5 levels of basement car parking including retail/commercial, visitor and bicycle parking
- An 11 storey overall envelope with retail/commercial uses on the ground floor, and dwellings above, including a total of 150 dwellings with 10 affordable dwellings
- Communal open spaces on Level 1 and the roof top level
- Landscaping works including placement of trees

Table 2 Development Statistics

ELEMENT	PROPOSAL
Site Area	5,099 sqm
Gross Floor Area	21,026 sqm
FSR	4.2:1
Maximum Height	48.96 metres
Total number of storeys	11 storeys 5 levels of basement car parking
Total dwellings	150 dwellings: • 3 x 1-bedroom apartments • 78 x 2-bedroom apartments • 54 x 3-bedroom apartments
Basement Carparking	Five levels of basement carparking with 376 car spaces: • 204 residential spaces • 172 retail/commercial spaces
Proposed Bicycle Spaces	26 spaces: • 16 residential • 10 retail/commercial

5. Crime Risk Assessment

5.1 Overview

Part A of the "Crime prevention and the assessment of development applications" guidelines detail the need for a crime risk assessment when considering development applications.

A crime risk assessment is an evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions (crime amount and type) will determine the choice and appropriate mix of CPTED strategies.

Those guidelines note that when conducting an individual crime risk assessment, the consequences and likelihood of crime are identified and measured using recorded crime statistics, and socio-economic data. This section provides a brief summary of the local community profile and crime occurrence based on publicly available data from websites including the Australian Bureau of Statistics and NSW Bureau of Crime Statistics.

5.2 Willoughby City Local Government Area

Willoughby City is situated within Sydney's northern suburbs, approximately 9 kilometres from the Sydney CBD. The Willoughby City Council LGA is bounded by the Ku-ring-gai Council to the north, Lane Cove Council LGA to the southwest, North Sydney Council LGA to the south and Middle Harbour Creek to the east.

The Willoughby City Council LGA is predominantly residential but also gets its famous CBD in Chatswood as one of its suburbs. It encompasses a total land area of 22.43 square kilometres, of which a small proportion contains public parks, bushlands or reserves.

The Willoughby City Council LGA is served by the M1 and M2 Motorway, the Princes Highway, Willoughby Road, Eastern Valley Way, Alpha Road, Edinburgh Road, Mowbray Road, Both metro and train services is accessible in this LGA. Major features of the LGA include Chatswood Town Centre, Westfield Chatswood Shopping Centre, Lane Cove National Park, Chatswood Private Hospital, Willoughby Park, Beauchamp Park, Chatswood Oval, North Arm Walking Track, Beverley Blacklock Reserve & Wetlands, Castle cove Golf Club, Northbridge Golf Club, Middle Harbour Creek and various harbours, wharves and marinas.

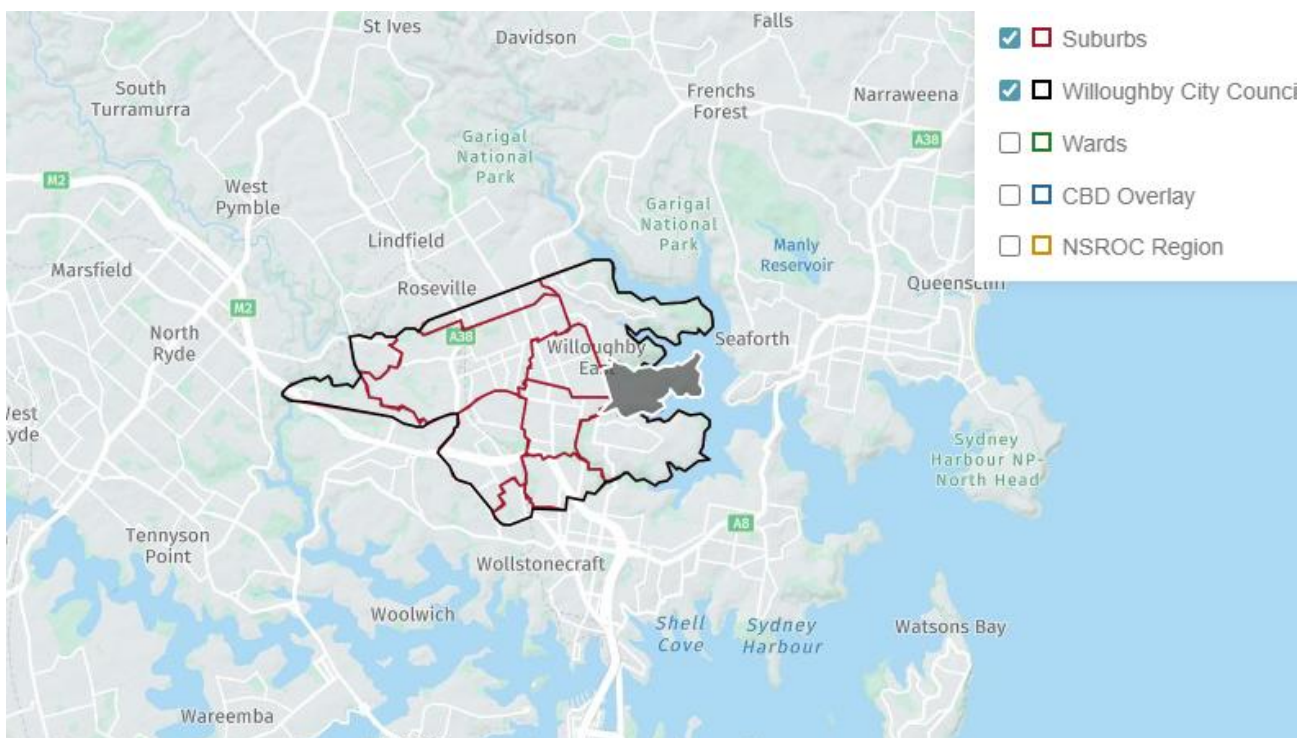


Figure 3: Willoughby LGA outlined in black and Castlecrag highlighted in grey (Source: Profile ID, 2025)

5.3 Willoughby Profile Area

Willoughby City Council LGA comprises of eleven (11) suburbs, including Artarmon, Castle Cove, Castlecrag, Chatswood, Chatswood West, Lane Cove North (part), Middle Cove, Naremburn, Northbridge, North Willoughby, Roseville (part), St Leonards (part), Willoughby and Willoughby East.

The subject site is situated in the suburb of Castlecrag, generally bordered by Camp Creek and Sugarloaf Creek to the north, East Valley Way to the west, The Sailors Bay Creek and Sailors Bay to the south, and the Peach Tree Bay to the east.

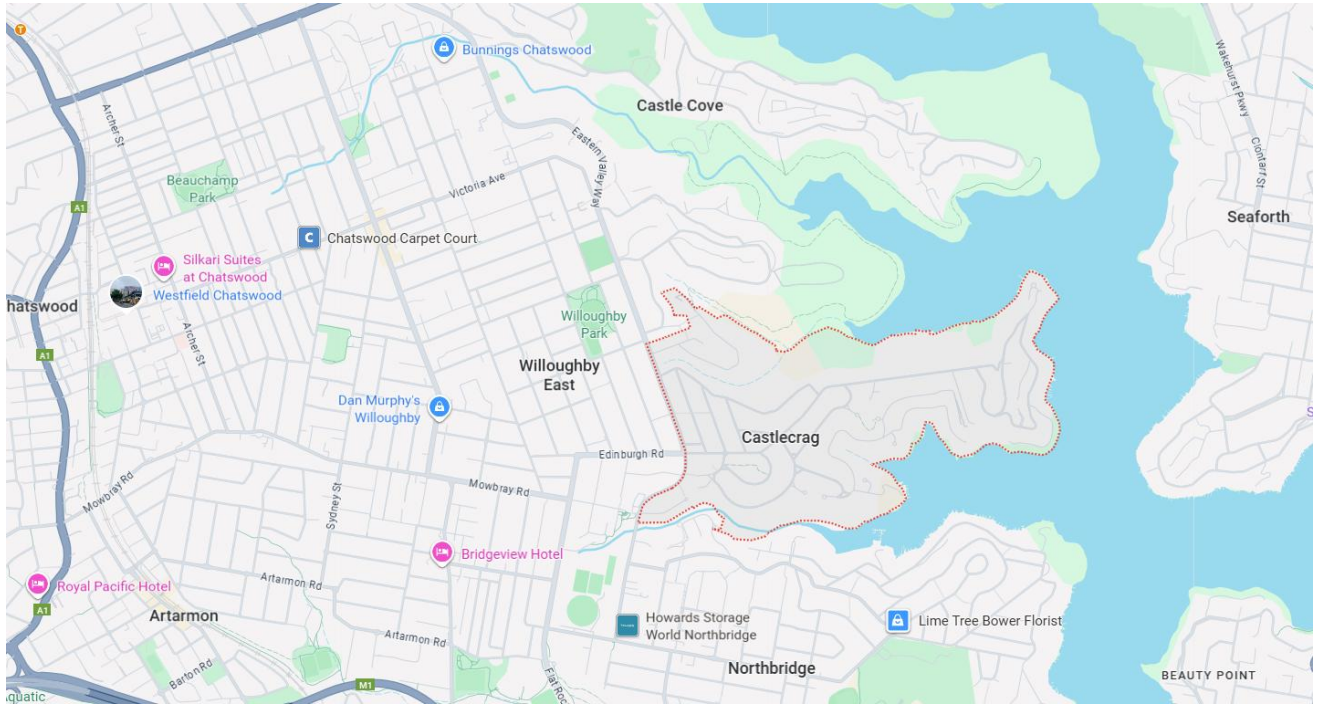


Figure 4: The suburb of Hurstville and the Hurstville profile area (Source: Google Maps, 2025)

5.4 Demographic Profile

The community profile provides secondary data that creates a greater understanding of the characteristics of communities potentially impacted by the project. With the addition of community engagement inputs and research from the literature review including technical reports, the demographic profile informs the social baseline.

The primary source of data for the community profile is the Australian Bureau of Statistics (ABS) 2021 Census. Additional data from other sources has been collected as necessary to provide a commentary on the social locality.

Selected community profile characteristics are presented below.

5.4.1 Population

In 2021, there was a population of 2,965 usual residents living in 1,057 dwellings with an average household size of 2.92 in Castlecrag. The population is projected to increase to 3,004 in 2024.

Household type

export reset

Castlecrag - Total households (Enumerated)		2021			2011			Change
Households by type		Number	%	Willoughby City %	Number	%	Willoughby City %	2011 to 2021
a Couples with children		491	49.4	36.9	492	51.0	34.7	-1
a Couples without children		268	27.0	23.9	242	25.1	23.4	+26
a One parent families		78	7.9	8.9	60	6.2	8.4	+18
Other families		6	0.6	1.2	9	0.9	1.8	-3
a Group household		6	0.6	3.8	10	1.0	4.7	-4
a Lone person		116	11.7	22.2	135	14.0	21.9	-19
Other not classifiable household		13	1.3	2.3	16	1.7	3.6	-3
Visitor only households		15	1.5	0.8	0	--	1.4	+15
Total households		993	100.0	100.0	964	100.0	100.0	+29

Figure 5: Castlecrag household type data from ABS (source: Profile ID)

Change in household type, 2011 to 2021

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Castlecrag

Number Percentage

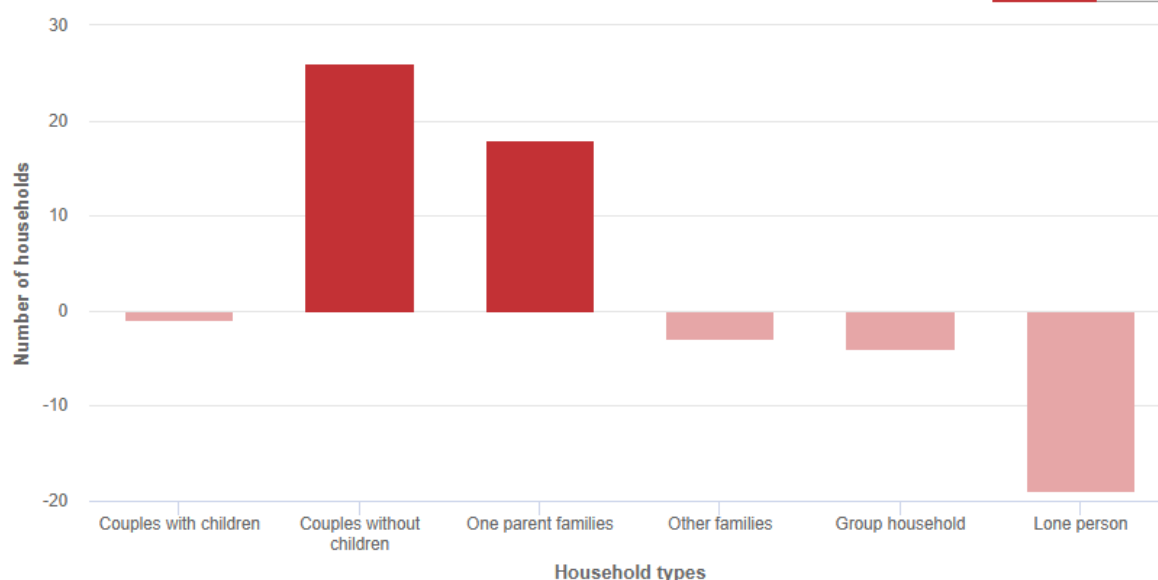


Figure 6: change in household type from 2011 to 2021 from ABS (source: Profile ID)

Couples with children are the dominant household type from 2011 to 2021. Apart from the increase in the number of couples without children and one parent families, all other households numbers decreased from 2011 to 2021 as shown in **Figure 7**.

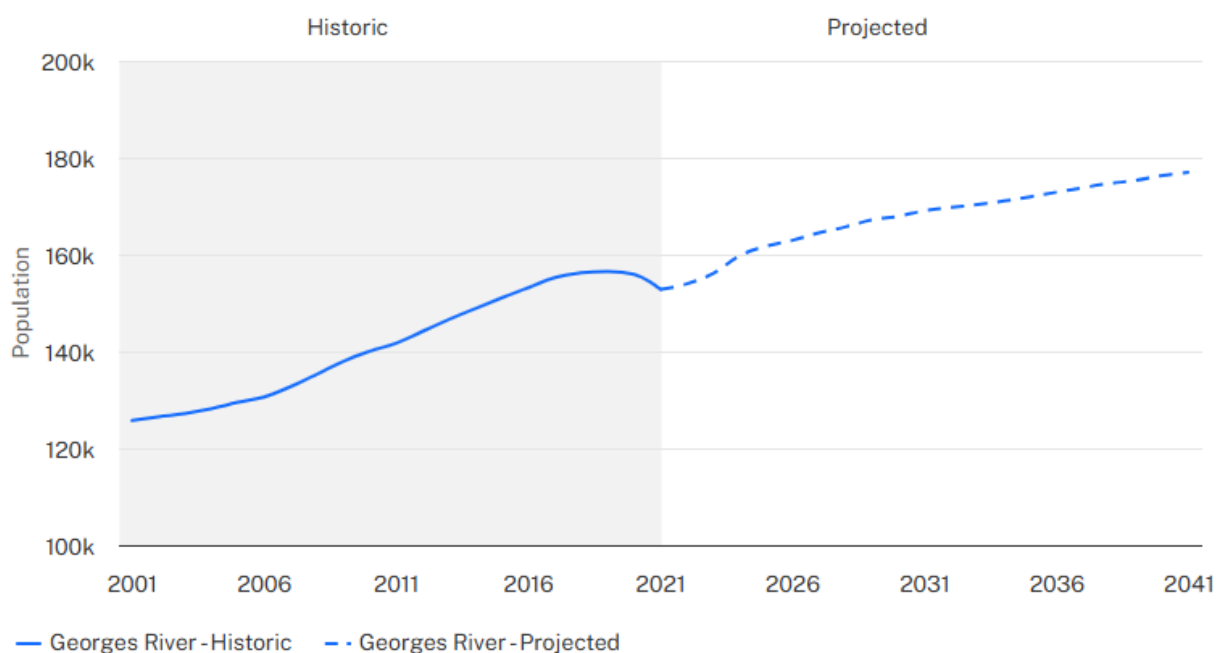


Figure 7: Willoughby LGA Population Projections 2041 (source: Department of planning, Housing and Environment)

As shown in **Figure 7**, the population decreases from 2021 to 2022 and then increases from 2022 to 2046 gradually. It is expected that the population will increase from 78,630 in 2025 to 86,317 in 2046 in the Willoughby City Council LGA.

Age structure - service age groups, 2021

export

Total persons

Castlecrag Willoughby City

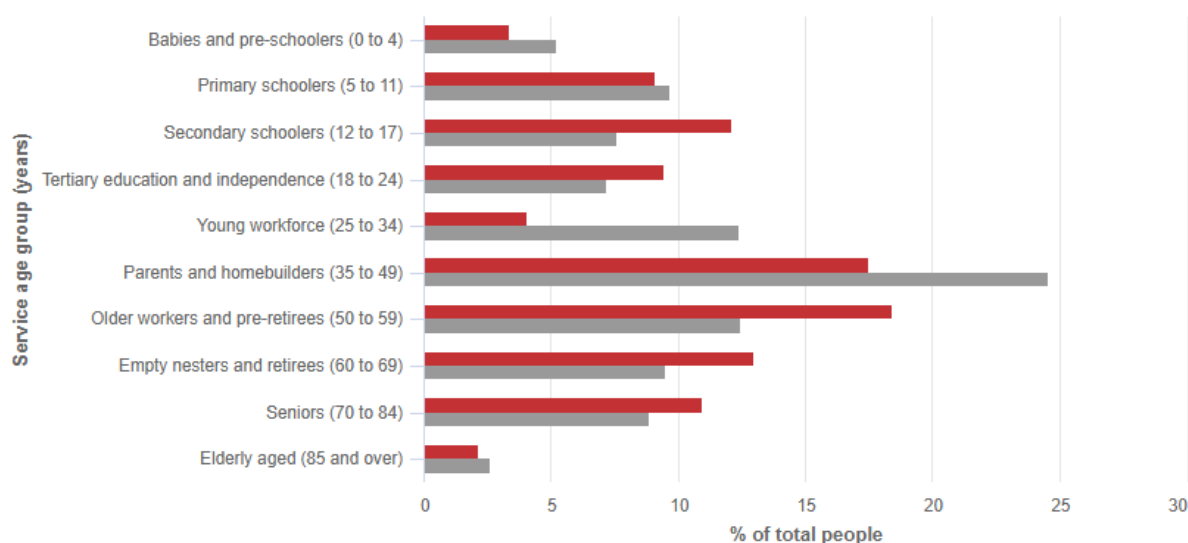


Figure 8: Service age groups in Castlecrag and Willoughby Council area (source: Profile ID)

As shown in **Figure 9**, the largest percentage of the age structure in Castlecrag is 'Older workers and pre-retirees' (age from 50 to 59) and the largest percentage in Willoughby City Council area is 'Parents and homebuilders' (age from 35 to 49).

Change in age structure - service age groups, 2011 to 2021

Castlecrag - Total persons

export

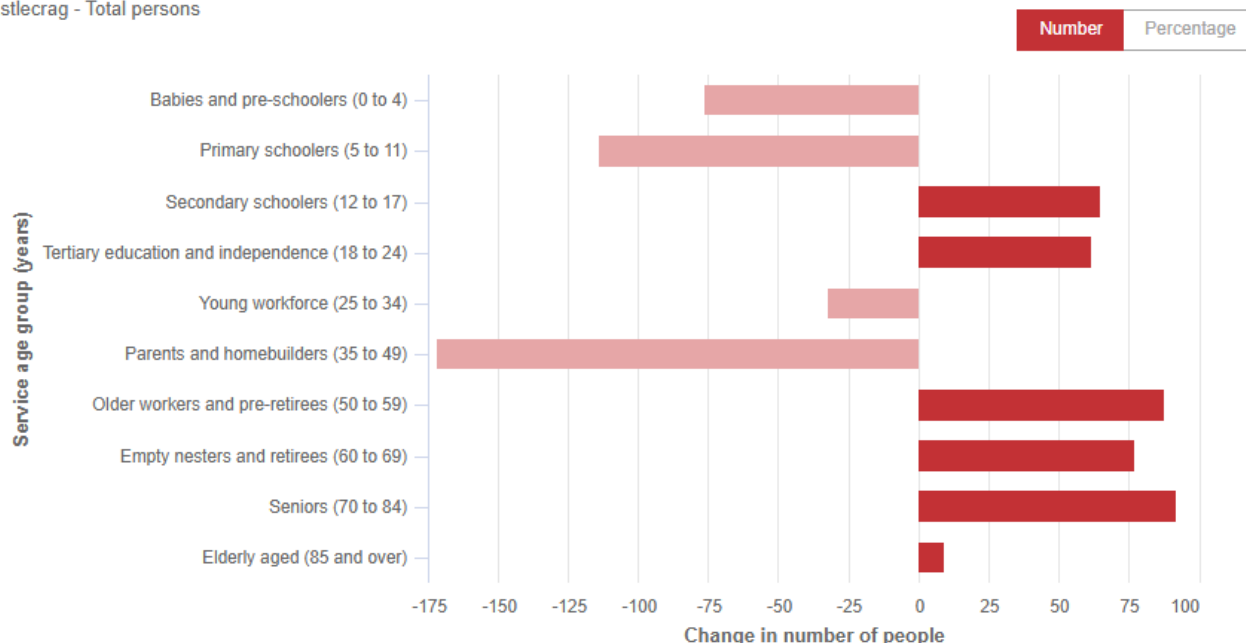


Figure 9: percentage of change in age structure in Castlecrag from 2011 to 2021 (source: Profile ID)

As shown in **Figure 10**, 'Seniors' (70-84 years) have the largest growth between 2011 and 2021. However, 'Babies and pre-schoolers' (0-4 years) and 'Primary schoolers' (5-11 years) has decreased, when 'Parents and homebuilders' (35-49 years) saw the largest decrease in its number.

Relative social disadvantage in Castlecrag is low, with the largest proportion obtaining a university qualification (55.8%) compared to the Willoughby City Council area (53.1%).

In 2021, the dominant weekly household income range was \$3,500 or more. Within Castlecrag, there were 24.1% of the population falling in that range, well above the Willoughby City Council area which was 12.5%.

32% of people in Castlecrag were born overseas, compared with 46.5% in Willoughby City Council area. The largest non-English speaking country of birth in Castlecrag was China, consisting 3.4% of the population.

The Socio-Economic Indexes for Areas (SEIFA) Advantage and Disadvantage for Castlecrag in 2021 was 1,131.1 while the SEIFA for Willoughby City Council is 1,075. It indicates that both Castlecrag and Willoughby City Council LGA have high levels of advantage, and low levels of disadvantage.

5.5 Local Crime Profile

The NSW Bureau of Crime Statistics and Research (BOCSAR) is a statistical and research agency within the Department of Attorney General and Justice. The Bureau maintains a data base which consists of criminal incidents reported to police and recorded on the NSW Police Force's Computerised Operational Policing System (COPS).

The selection of BOCSAR crime statistics for Castlecrag for the period April 2024 to March 2025 is presented below. Data for NSW is provided for benchmarking purposes.

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

victim surveys which attempt to capture a snapshot of both reported and unreported crimes.

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

In this CPTED, BOCSAR's 'crime mapping tool' has been used to provide a table and visual representation of data on criminal incidents in Lindfield.

The incidents of crime presented for this CPTED include:

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

The 2024 Estimated Resident Population for Castlecrag is 3,004, with a population density of 1,980 persons per square km.

The following table provides statistical data for Castlecrag during the period of July 2023 to June 2025. Also included for that same period is the equivalent statistics for the whole of NSW, allowing for a degree of comparison to enable the local statistics to be placed in a broader context.

Table 3 NSW BOCSAR Crime Statistics for July 2024 to June 2025 and the trends* from July 2023 to June 2025

Incident (rate per 100,000 persons)	Castlecrag		Willoughby City Council LGA		New South Wales	
	July 2024 to June 2025	2 Years Trend	July 2024 to June 2025	2 Years Trend	July 2024 to June 2025	2 Years Trend
Assault	0	Not calculated*	413.5	Stable	900.8	Stable
Robbery	0	Not calculated*	14.1	Not calculated*	22	Stable
Sexual offences	133.6	Not calculated*	116.9	Stable	252.3	Stable
Theft	367.4	Not calculated*	1993	Stable	2181	Down 6.3% per year
Malicious damage to property	167	Not calculated*	254.3	Stable	564.4	Down 6.1% per year

* A trend is not calculated if at least one 12-month period in the selected timeframe had less than 20 incidents.

Source: NSW Bureau of Crime Statistics and Research

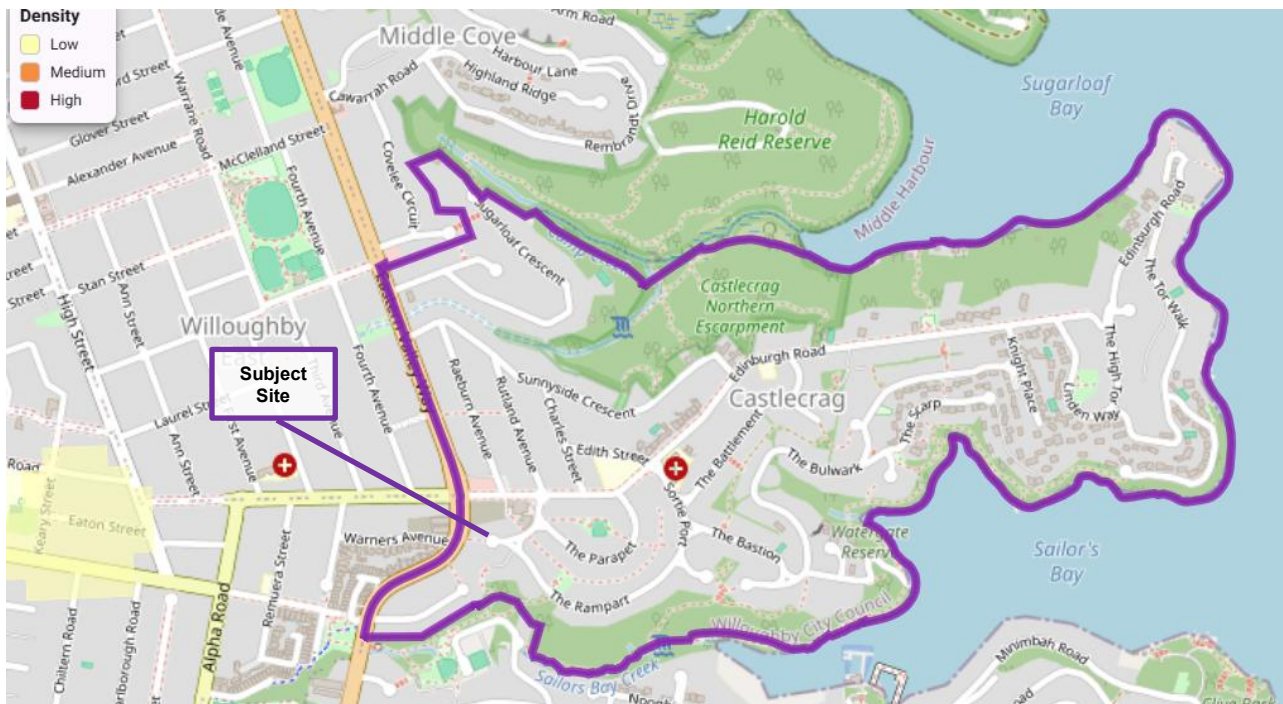


Figure 10: Hot Spot Map – malicious damage to property in Castlecrag 2023-2025 (source: BOCSAR)

Figure 12 shows that from 2023 to 2025, in Castlecrag, very limited incidents of malicious damage to property occurred.

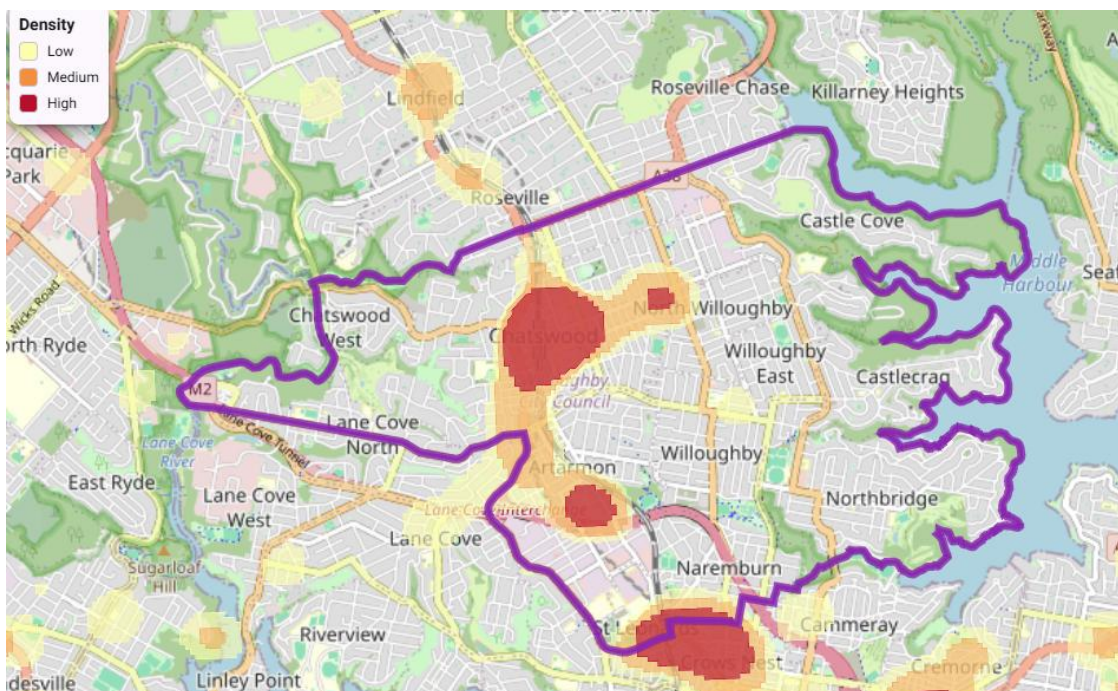


Figure 11: Hot Spot Map – malicious damage to property Willoughby City Council LGA 2023-2025 (source: BOCSAR)

Index of Relative Socio-economic Advantage and Disadvantage

Local Government Areas in New South Wales

2021 Local Government Area	2021 Index
Woolahra	1,178
Mosman	1,169
Kur-ring-gal	1,165
North Sydney	1,164
Waverley	1,163
Lane Cove	1,162
Hunters Hill	1,156
Willoughby City	1,142
Willoughby	1,142
The Hills Shire	1,136

Figure 12: Year 2021 index of Relative Socio-economic Advantage and Disadvantage of LGAs in NSW (source: Australian Bureau of Statistics)

Index of Relative Socio-economic Advantage and Disadvantage

Willoughby City Council's small areas and benchmark areas

Area	2021 Index	Percentile
Castlecrag	1,195.1	100
Castle Cove - Middle Cove	1,181.5	100
Northbridge	1,181.5	100
Mosman Council area	1,169.0	100
Chabwood West - Lane Cove North	1,168.9	100
Naremburn	1,168.0	100
Sollers Bay Ward	1,167.8	100
Kur-ring-gal Council area	1,164.8	100
North Sydney Council area	1,164.1	100
Lane Cove Council area	1,161.9	100
Sollers Hill Municipality	1,155.6	100
Seville	1,149.4	99
Willoughby	1,148.2	99
North Willoughby - Willoughby East	1,144.1	99
Willoughby City	1,142.4	99
Naremburn Ward	1,142.2	99
Middle Harbour Ward	1,142.1	99
St Leonards	1,140.7	99
NSROC Region	1,136.5	99
Artarmon	1,126.6	98
West Ward	1,122.9	98
Harmony Shire	1,119.7	97
Chabwood	1,113.3	97
Chabwood (CBD)	1,102.3	96
City of Ryde	1,088.9	95
Greater Sydney	1,045.0	82
New South Wales	1,016.0	67
Australia	1,002.6	60

Figure 13: Year 2021 index of Relative Socio-economic Advantage and Disadvantage of Willoughby City Council's small areas and benchmark areas

Figure 14 indicates that Willoughby City Council LGA ranks 8th in terms of the most advantaged LGAs in NSW. The ranking is based on the Census data of relative socio-economic advantage. In Figure 15, Castlecrag had the highest level of advantage among Willoughby City Council's LGA and benchmark areas with a SEIFA index score of 1195.1 in 2021.

In conclusion, the Socio-Economic Indexes for Areas (SEIFA) demonstrates that the Willoughby City Council LGA has a very high level of advantage amongst the LGAs in NSW. This is demonstrated through young workforce and high education attainment. Also, amongst the profile areas of the Willoughby City Council LGA, Castlecrag has the highest level of advantage.

Crime rates in Willoughby City Council are comparatively low, and Castlecrag has the lowest crime hot spot within the local LGA illustrated in Figure 13. While any crime is unwanted, the data suggests that the incidences of crime in Castlecrag is low. 'Theft' is considered the most common crime in Castlecrag as shown in Table 3. However, from July 2024 to June 2025, the number of incidents of 'Theft' is just 11, showing a very low likelihood of occurrence.

The demographic characteristics and crime rates in the area would indicate that the proposed development is at a low risk of attracting criminal activity or incidents of crime. Nevertheless, strategies to prevent crime through environmental design will be discussed further in the next sections of the report.

6. Principles of CPTED

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

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

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

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

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

These principles are identified in the "Crime prevention and the assessment of development applications Guidelines under section 4.15 of the *Environmental Planning and Assessment Act 1979*" issued by the (former) Department of Urban Affairs and Planning, and as noted in Table 4 below:

Table 4 CPTED Principles

Principle	Intent
Surveillance	The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Offenders are often deterred from committing crime in areas with high levels of surveillance.
Access control	Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not to go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.
Territorial reinforcement	Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit places which feel owned and cared for. Well maintained places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.

Space management

Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned-out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

7. CPTED Evaluation

7.1 Overview

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

This section of the report provides an evaluation of the key elements of the development against the CPTED principles identified at section 6:

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

In general, the proposal has been designed to take into consideration these principles described below. This approach will allow residents, employees and visitors to feel safer and more comfortable within and around the subject site.



Figure 14: Proposed ground floor plan (Source: FJC)

7.2 Surveillance

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

7.2.1 Evaluation

- The current proposal consists of one main pedestrian access point for residents and visitors via Edinburgh Road which is a relatively quiet local road shown in **Figure 14**, and the only vehicle access is also on the Edinburgh Road. Another secondary access point for residents to the site is located along The Postern, which forms an important part of the local walking network. The access points are shown in **Figure 14**.
- The ground level retail/commercial tenancies, as well as the upper residential dwellings within balconies, will provide substantial passive surveillance of the subject access points and the proposal general. Nevertheless, ample lighting should be provided throughout all access points, as well as CCTV. This is particularly the case for The Postern access given it is relatively obscure.



Figure 16: Pedestrian footpath along the subject site on Edinburgh Road (Source: PPUD, 2025)



Figure 17: View looking from the southwestern corner to the subject site from Eastern Valley Way (Source: PPUD, 2025)



*Figure 18: Walkway at the southern portion of the site with access to the subject site from The Postern
(Source: PPUD, 2025)*



Figure 19: Western view of the site along Eastern Valley Way (Source: PPUD, 2025)

7.2.2 Recommendations

Lighting:

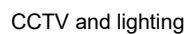
- Ensure all external and internal lighting meets the minimum Australian and New Zealand Standards and in particular the objectives for crime and fear reduction as outlined in Australian Lighting Standard AS/NZ 1158 for public streets and pedestrian areas.
- Install adequate lighting at all entry / egress especially main entries from street frontages as well as The Postern. Lighting shall focus on pedestrian links to the building, and the open space throughfare from The Postern.
- The pedestrian thoroughfare shall be suitably lit between sunset and dawn 7 days a week.
- Ensure lighting is not concealed or screened out by landscaping, and ensure trees are maintained to preserve appropriate site lines.
- Install a physical barrier restricting access outside of business hours. The barrier shall be installed for access to/from The Postern and from Edinburgh Rd to travellers leading to lower ground level.

- Promote natural surveillance via balconies overlooking building entries, and over the Ground Floor communal open space.

- Ensure building and vehicle entries, lift lobbies, and mail areas are monitored via CCTV.
- Ensure the car parking area, including lift lobbies and basement levels are monitored by CCTV.
- Ensure all communal open spaces such as the podium and the roof top are monitored by CCTV.
- Signage should be installed to identify permanent surveillance of these areas.
- Install number plate recognition equipment at the entry/exit of the basement.

- Ensure regular maintenance of landscaping.
- Avoid the inclusion of high walls that may create concealed or recessed areas.
- Ensure landscaping maintains effective sight lines through the site by allowing low height shrubs or high canopy trees only.

- Reduce the opportunity for hiding in bushes and landscaping in secluded areas via low planting or taller trees and canopies.
- Concave mirrors will be installed at the driveways for the safety of both pedestrians and drivers.



Provide physical barrier access which can be

CCTV and lighting

Figure 20: Recommended lighting, CCTV and physical barrier locations (Source: FJC/PPUD)

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

7.3.1 Evaluation

- The development provides entry / egress points to the building directly from Edinburgh Road and The Postern. All entries provide direct access to surrounding roads and pedestrian routes.
- Access points to the residential facility are positioned in areas where it is anticipated there will be the most available passive surveillance. Access controls will be required to demarcate entry and egress points, as well as the car park, into the development.
- Electronic security mechanisms will be provided to control access as appropriate to various building components including residential lobby entrances, communal areas, car parking facilities, stairways, lifts, the external entrance to the communal open space and the through site link.

7.3.2 Recommendations

Designated fob access:

- Fob access should enforce restricted access to residential lobbies and lifts, residential premises, basement car park and loading areas.
- Recode and reissue fobs once every 12 months for occupants who has ownership or occupation entitlements.

Landscaping:

- Large trees should not be planted immediately adjacent to balconies to prevent the vegetation being used as a “ladder”.

Communal open space areas:

- These areas should be clearly designated with signage to identify who should be using communal spaces and when the spaces are accessible.

Signage:

- Provide signage identifying restricted and monitored areas, including in the car park.
- Signage on the residential through link to advise of the times that access is available.
- Maximise the aesthetic quality of entry / egress points to ensure they are inviting and accessible.

Security:

- Access controls such as gates and doors must be designed and fitted to meet the relevant Australian Standards.
- Ensuring the building lobby, service areas, loading bays and car park entries including the residential car park entry are appropriately monitored and secured where necessary to prevent unauthorised access.
- Security shall be provided throughout the accessible areas at ground level. A physical barrier shall be provided, as shown in Figure 14, outside of any business hours.
- Number plate recognition shall be provided at the basement entry.

7.4 Territorial Reinforcement

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

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

7.4.1 Evaluation

- The design shall encourage people to gather in publicly accessible areas, as is likely to be the case with the ground floor outdoor dining areas and retail tenancies.
- The design shall portray clear transitions and boundaries between public and private space.
- Clear design cues on the user of the space and its purpose.

7.4.2 Recommendations

- Space Management:
 - Barriers or similar shall be provided to demarcate the outdoor dining areas to reinforce the public domain from the private allotment. This can be physical barriers as well as landscape type barriers.
 - Include clear directional signage to the building entrance.
 - Include clear direction signage to and from the residential through-link.
- Car Park:
 - Clearly delineate spaces through signage, physical separation and painted elements on the ground to identify walkways and direction cues.

7.5 Space Management

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

7.5.1 Evaluation

- It is anticipated that the building representative body, inclusive of a social housing provider, will include measures that enable management and maintenance.
- This should include a management / maintenance plan to ensure compliance with measures that reduce the potential for criminal activity.

7.5.2 Recommendations

- regular maintenance of the premises, including cleaning up of litter or rubbish from the car parking areas and grounds
- regular waste removal
- CCTV monitoring and access control to reduce the potential for graffiti or vandalism including
 - rapid removal of any graffiti that may be undertaken on the site
 - regular checks of and rapid repairs to lighting and signage and any damage on the site

8. Conclusion

The proposal for the residential development at 100 Edinburgh Road, Castlecrag has been assessed in terms of potential for crime and opportunities for the application of Crime Prevention Through Environmental Design Principles.

The design of the proposal included CPTED principles which outlined recommendations to mitigate potential crime risk for the proposed development. In this report, site evaluation and mitigation measures have been assessed and proposed. Those recommendations include:

- Access control measures to ensure only residents and their visitors access residential areas such as using a fob which is recoded yearly, as well as number plate recognition at the basement entry.
- Increased lighting for all entrances, exits, the publicly access areas, within the basement, as well as communal open spaces. Lighting will be critical to/from the site's access along The Postern.
- Inclusion of security features such as CCTV coverage of external areas, entrances and communal areas, especially at the site's entrance to/from The Postern.
- Territorial reinforcement through clear signage.
- Secure doors or gates.
- Regular maintenance and repairs on the buildings and grounds with any damage or graffiti removed promptly.

With the inclusion of the above and the implementation of typical CPTED principles, the proposed development is unlikely to result in any unreasonable impacts in terms of crime rates in the area. Conversely, with the recommendations stated above, the proposed development will provide its best endeavours to discourage crime within the locality.