

Waterloo South Estate Renewal

Crime Prevention Through Environmental Design (CPTED) Assessment

State Significant Development Application (SSDA)
Prepared for: Stockland

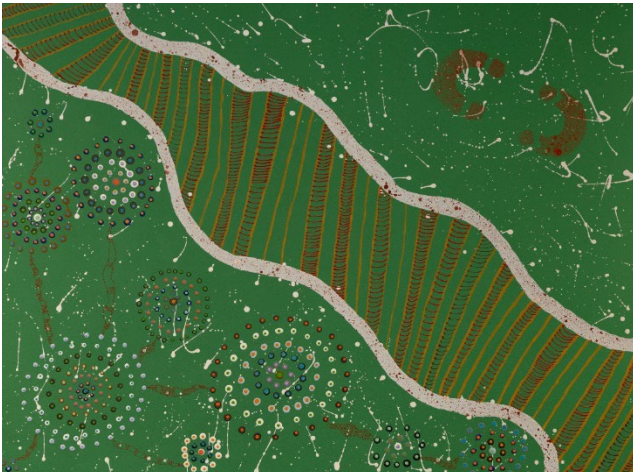
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Project Code	P0036191
Report Number	Final
Report Date	30/03/2026

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Executive Summary

This Crime Prevention Through Environmental Design (CPTED) is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of Stockland and NSW Land and Housing Corporation (the Applicant) in support of a concept State Significant Development Application (SSDA) for the redevelopment of the site within the Waterloo Estate (South) Precinct Area, hereby known as “Waterloo South”.

In this report reference to “Homes NSW” or “the Applicant” shall also be taken to mean “New South Wales Land and Housing Corporation (LAHC)” who is the registered owner of 93 per cent of land within the Waterloo South Precinct Area. Any reference to “Waterloo South” in this report should be read as the redevelopment of land owned by LAHC and associated public land (such as roads) throughout the Precinct Area.

The concept development is categorised as State Significant Development (SSD) as per Section 26, Schedule 1 of *State Environmental Planning Policy Planning Systems 2021* (Planning Systems SEPP) as the project includes housing development carried out by or on behalf of the LAHC, with an estimated development cost (EDC) of more than \$30 million.

This CPTED assessment has been prepared in accordance with the NSW Government’s Crime Prevention and Assessment of Development Applications (2001), the City of Sydney’s A City for All – Community Safety Action Plan (2019), and Section 3.13 ‘Social and Environmental Responsibilities’ of the City of Sydney Development Control Plan 2012.

This CPTED Report addresses the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in the table below.

Table 1 SEARs item

Item	SEARs requirement
20. Public Space	▪ Address 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.

Source: SEARs SSD-93222706 issued for the Proposal, 8 October 2025 (DPHI 2025)

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 has assessed the concept proposal based upon the above principles, with analysis undertaken according to the proposed uses and the intended cohorts for each block. The assessment draws on the intended site design, analysis of local crime data, consultation outcomes, and best practice research.

The evaluation is structured in line with the four CPTED principles, with findings associated with this Concept assessment organised by block, use, and user group, as below:

- **Public realm and open space:** includes two public parks; one located to the north of Block 2 and one centrally located within Block 8. The public domain also consists of an extensive network of streetscapes, pedestrian through-site links, and roads.

- **Block 2:** includes an eight-story building (2D B1) comprising community space and social housing located on the ground floor and seven stories of social housing residences, and a designated VPA contribution for community use (2B B1).
- **Block 3:** includes two detached towers with ground floor retail and affordable housing; 3BB1 has 14 floors of affordable housing, 3AB1 has 19 floors of affordable housing. Both blocks have a communal open space on level 7.
- **Block 4:** comprises three towers; two of these (4BB1 and 4CB2) provide non-residential uses at ground level with social housing above, while the third tower (4CB1) is mixed-use, incorporating community uses floor space on the ground floor with market housing above. All three towers include communal green roofs intended for residents' use.
- **Block 5:** comprises two towers; Building 5BB1, with six levels of social housing, and Building 5AB1, with seventeen levels of market housing. 5BB1 includes communal open space on its rooftop, with additional communal open space at ground level that separates the two buildings.
- **Block 6:** features a single tower with social housing fronting Pitt Street and John Street. The block includes a widened frontage incorporating public domain open space, along with residential communal open space at ground level.
- **Block 7:** comprises two separate buildings: 7AB1, which contains private market dwellings, and 7BB1, which provides affordable housing. Both buildings have direct frontage to Wellington Street, Kellick Street, and Pitt Street. It is important to note that the block is situated on a steep incline, and there is no communal open space designated within this block.
- **Block 8:** comprises five residential buildings on the edges of a centrally located public park. Building 8BB1 includes six stories of affordable housing; 8CB1 includes ground-level retail and non-residential and nine levels of social housing; 8AB3 includes ground-floor non-residential space and 13 stories of social housing; 8AB2 includes ground-level non-residential and community space and eight levels of social housing; and building 8AB1 includes community space on ground level and 32 stories of market housing. There is also a proposed community use (8DB1) located within the central park.
- **Block 9:** comprises two mixed-use residential towers; Building 9B B1 includes ground floor retail and 13 stories of social housing above, while Building 9A B1 includes ground floor retail, a large-format supermarket (ground floor and level 2), and 31 stories of market housing above.
- **Block 10:** Block 10 comprises a tower of non-residential ground floor use and social housing (10BB1) and a mixed-use tower comprising community and retail on the ground floor, and market housing above (10AB1). Both towers incorporate a communal green roof for resident use.

This report provides a CPTED assessment across all project stages and components, as part of the Concept SSDA and is shown in Figure 6, noting that further comprehensive assessment will be undertaken in future for each of the detailed block SSDAs.

Concluding comments

Urbis has undertaken a CPTED assessment of the proposed Waterloo South Renewal against the four CPTED principles, identifying potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State planning policies, demographic and crime data, and extensive consultation. Consultation has highlighted specific areas of concern regarding crime within the existing estate, and the concept design has been adjusted to address these issues.

The proposal includes a well-defined public realm and open space network, comprising two public parks, an extensive system of streetscapes, pedestrian through-site links and new roads. These elements are supported by active ground-floor uses, community , and retail across multiple blocks, contributing to passive surveillance, clear sightlines, and increased day-to-night activation.

Residential development is distributed across Blocks 2 to 10 and includes a mix of social, affordable and market housing, with non-residential, retail and community uses located at ground level where appropriate. Communal open spaces, green roofs and rooftop terraces are provided across most blocks to support resident amenity, territorial reinforcement and positive use of shared spaces. The centrally located public park within Block 8, along with additional public domain spaces such as widened frontages and streetside open areas, is a key component of the overall safety and activation strategy.

The assessment finds that the proposal is aligned with the relevant planning controls and policy frameworks for Waterloo South and Stockland's redevelopment objectives, which seek to enhance connectivity, improve local amenity and support safer, more inclusive neighbourhoods. The four CPTED principles of surveillance, access control, territorial reinforcement, and space and activity management have been embedded across both the public and private realms.

By improving access to amenity and community infrastructure within Waterloo South, the proposal is expected to support greater activation and contribute positively to the area's overall vibrancy. As the proposal is at the concept design stage, it is acknowledged that further design details will be resolved during subsequent phases. The overall concept design has been developed with a strong focus on achieving positive community outcomes.

Detailed recommendations to further enhance the proposal's alignment with CPTED principles are addressed in Section 6.

1 Introduction

1.1 The Waterloo South Concept Application

This Crime Prevention Through Environmental Design (CPTED) is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of Stockland and NSW Land and Housing Corporation (the Applicant) in support of a concept State Significant Development Application (SSDA) for the redevelopment of the site within the Waterloo Estate (South) Precinct Area, hereby known as “Waterloo South”.

In this report reference to “Homes NSW” or “the Applicant” shall also be taken to mean “New South Wales Land and Housing Corporation (LAHC)” who is the registered owner of 93 per cent of land within the Waterloo South Precinct Area. Any reference to “Waterloo South” in this report should be read as the redevelopment of land owned by LAHC and associated public land (such as roads) throughout the Precinct Area.

The concept development is categorised as State Significant Development (SSD) as per Section 26, Schedule 1 of *State Environmental Planning Policy Planning Systems 2021* (Planning Systems SEPP) as the project includes housing development carried out by or on behalf of the LAHC, with an estimated development cost (EDC) of more than \$30 million.

The concept, in summary, aims to deliver:

- High quality mixed tenure housing in the context of a rapidly transforming area.
- Approximately 3,300 new dwellings, of which a minimum 30% social housing, approximately 20% will be affordable housing, and a maximum 50% will be (measured as a percentage of the total residential gross floor area).
- Publicly accessible open space and public realm activation.
- An authentic mixed-use precinct, with housing co-located with non-residential uses, community uses, essential services, and access to public transport.

The concept SSDA will guide the detailed design of future buildings, open spaces, and the public realm within the Waterloo South site. The concept SSDA seeks development consent for key planning metrics, including maximum building envelopes, building heights, setbacks, vehicular access points and road network, and the distribution of floor area across different land uses and residential tenure types.

A state-assessed rezoning application has also been prepared and submitted concurrently to give effect to this concept SSDA. The state-assessed rezoning application seeks amendments to the *Sydney Local Environmental Plan 2012* (SLEP 2012) and the *Waterloo Estate (South): Design Guide 2022* (2022 Design Guide) to align with the maximum building envelopes sought in this concept SSDA. Notably no additional gross floor area (GFA) or density is sought under the state-assessed rezoning application than is currently permissible on the site under the SLEP 2012.

1.2 CPTED purpose and scope

This CPTED Report addresses the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in the table below.

Table 2 SEARs item

Item	SEARs requirement
20. Public Space	Address 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.

Source: SEARs SSD-93222706 issued for the Proposal, 8 October 2025 (DPHI 2025)

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.

This CPTED Report addresses the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in the table below.

Figure 1 CPTED principles



1.3 Methodology

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

Table 3 Methodology overview

Local context analysis	Proposal analysis	Recommendations
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Review of site plans and technical assessments Consultation with King Cross Police Command Area representative and City of Sydney Council representative to discuss potential crime/ safety risks Proposal review against CPTED principles 	<ul style="list-style-type: none"> Preliminary design recommendations Draft and final reporting.

2 Proposal

2.1 Project vision and outcomes

The vision is to create a new and unique urban village on the Project Land (Gadigal Land) which: delivers new homes, community places and green spaces with diverse housing choice and amenity; prioritises the health and wellbeing of residents; and offers an authentic sense of place and mixed and more sustainable local and mixed communities.

The proposed redevelopment respond to the vision by creating a unique and vibrant neighbourhood that can deliver significant social benefits to residents, visitors, and workers in the Waterloo area and broader City of Sydney LGA. The co-location of community uses with housing and employment will ensure the redevelopment is an integrated, accessible and connected precinct that supports the social needs of community.

2.2 Proposed Concept SSDA – key metrics

The concept SSDA seeks concept approval in accordance with section 4.22 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the comprehensive redevelopment of the Waterloo South site. The concept proposal, if approved, will guide the detailed design of future buildings, public open spaces, and the public realm within Waterloo South. It will seek concept development consent for key planning metrics for the precinct, as generally described in Table 4(indicative figures).

Table 4 Key development metrics

Descriptor	Project Details
Project Area	<ul style="list-style-type: none"> Waterloo South has a developable site area of 114,822sqm / 11.5ha The broader Waterloo South Precinct Area, which includes all LAHC owned and privately owned properties and roads within the precinct, has a site area of 123,149sqm / 12.3ha
Project Description	<ul style="list-style-type: none"> Maximum building envelopes, including maximum building heights, street-wall heights and setbacks. Distribution of gross floor area (GFA) across the Waterloo South development blocks. Indicative allocation of floor space between social, affordable and market housing, as well as non-residential and community uses, across the Waterloo South Precinct Area. Loading, vehicular, pedestrian, and active transport access arrangements. Public domain upgrades and new public domain and publicly accessible areas. Indicative subdivision plan, staging plan and delivery sequencing for development. Approval of the following management plans and strategies to inform future stages of the development: <ul style="list-style-type: none"> Updated Design Excellence Strategy Design with Country Strategy Preliminary Public Art Strategy

- Contamination Strategy
- Flood Management Strategy
- Stormwater Management and Drainage Strategy
- ESD Strategy
- Strategies for utilities and service provision including service infrastructure lead-in enabling works
- Tree Retention Strategy

Land Uses	<p>Residential</p> <ul style="list-style-type: none"> ▪ Social housing: no less than 30% of residential GFA ▪ Affordable housing: ~20% of residential GFA (balance between the delivery of minimum 30% social housing, and the maximum 50%market housing) ▪ Market housing: no greater than 50% of residential GFA <p>Non-residential</p> <ul style="list-style-type: none"> ▪ A total of 15,000m2 of GFA, of which at least 5,000m2 of GFA is to be delivered as 'Community Uses' (which can include child-care, health, education or community facilities)
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Gross Floor Area	Up to 282,000m ²
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Building Heights	Between 2 and 33 storeys
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Car Parking	Approximately 1,500 spaces (across all land uses), excluding on-street car parking spaces
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Staging/ Phasing	It is expected that the redevelopment will occur in seven (7) stages (inclusive of the delivery of the large park on Block 1), however this staging remains indicative.
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3 Site context

3.1 Surrounding context

The suburb of Waterloo is located within the City of Sydney Local Government Area (LGA) and is located 3km south of Sydney CBD. The site is part of the broader “Waterloo Estate”, which comprises the northern, central, and southern precincts and accommodates a significant community residing in social housing.

The Waterloo South Precinct Area is predominantly owned by LAHC however, as outlined in **Figure 3**, the site the subject of this report, excludes several privately owned lots located within the boundary of the broader Waterloo South precinct outlined in **Figure 2**. The privately owned lots are currently used for residential, office, light industrial, and infrastructure uses. The LAHC owned sites are currently used almost exclusively for the provision of social housing, with ancillary offices and community facilities. Overall, Waterloo South currently contains a total of 750 social housing dwellings and 120 private dwellings.

As shown in **Figure 2**, surrounding suburbs include Redfern to the north, Green Square to the south, Alexandria to the west and Zetland to the east. This broader area has been subject to significant change over the last 10 years with projects such as South Eveleigh, Redfern North Eveleigh Precinct Renewal, Waterloo Metro Quarter and over station development (OSD) all contributing to the changing character of the area.

These broader renewal projects are supported by proximity to a range of public transport services, including Redfern Station, Green Square Station, and Waterloo Metro Station, all of which are within walking distance of Waterloo South.

Figure 2 Aerial view of the Waterloo Estate and the Waterloo Estate (South) precinct



 Waterloo South

NOT TO SCALE 

Source: Six Maps, modified by Beam Planning

Figure 3 Waterloo Estate (South) Project Area



Source: SJB, 2026

3.2 Local context

The Waterloo South Precinct Area comprises approximately 123,149m² across 10 street blocks in the City of Sydney Local Government Area (LGA), generally bound by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy Streets.

The Waterloo South site area, excluding any privately owned properties within the Waterloo South Precinct Area, comprises approximately 114,822m², or just over 93 per cent of the land within the Precinct Area. The legal description of Waterloo South Precinct Area is detailed in Table 5.

Table 5 Legal description of Waterloo South

Address	Lot/DP
Lots owned by NSW Land and Housing Corporation (land is subject to both the rezoning and the concept SSDA)	
209-219 Cope Street, Waterloo	Lot 1 DP 217386
238-246 George Street, Waterloo	Lot 1 DP 225159

Address	Lot/DP
229–231 Cope Street Waterloo	Lot 3 DP 10721
6 John Street, Waterloo	Lot 1 DP 533762
97–109 Cooper Street, Waterloo	Lot A DP 105916, Lot B DP 105916, Lot C DP 105916, Lot 14 DP 10721,
248–254 George Street, Waterloo	Lot 2 DP 533678
232 Pitt Street, Waterloo	Lot 11 DP 635663, Lot 10 DP 635663
74–76 Wellington Street, Waterloo	Lot 1 DP 224728
331–337 George Street, Waterloo	Lot 3 DP 533680
247–251 Cope Street, Waterloo	Lot 1 DP 533679
339–341 George Street, Waterloo	Lot 1 DP 77168
250 Pitt Street, Waterloo	Lot 313 DP 606576
Cooper Street, Waterloo	Lot 3 DP 217386
Lots owned by others (land that does <u>not</u> form a part of the concept SSDA)	
221–223 Cope Street, Waterloo	Lot 6 DP 10721, Lot 7 DP 10721, Lot 9 DP 10721, Lot 8 DP 1147179
225–227 Cope Street, Waterloo	Lot 5 DP 10721, Lot 4 DP 10721
233 Cope Street, Waterloo	Lot 12 DP 1099410, Lots 1–41 SP 79210
116 Wellington Street, Waterloo	Lot 10 DP 10721, Lot 11 DP 10721
111 Cooper Street, Waterloo	Lot 15 DP 10721
291 George Street, Waterloo	Lot 10 DP 1238631, Lots 1–20 SP 96906
110 Wellington Street, Waterloo	Lot 101 DP 1044801, Lots 1–58 SP 69476
336 George Street, Waterloo	Lot 3 DP 10686
213–215 Cope Street, Waterloo	Lot 2 DP 217386

3.2.1 Site observations

A site visit was conducted by two Urbis team members on Monday 17th November 2025 at approximately 1pm. The purpose of this site visit was to understand the existing context of crime and safety, including the levels of activation during daytime and perception of safety, as well as the levels of upkeep and maintenance relating to appearance and accessibility.

Key observations relating to the four CPTED principles are outlined below.

Surveillance

- The site experiences some levels of passive surveillance from its surrounding uses, including the retail and commercial activation along McEvoy Street, and along Cope Street towards the Waterloo Metro station.

- Within the estate, there is very little activation and regular pedestrian or vehicle movement. Most observed pedestrians were using the site as a thoroughfare in the direction of the Waterloo Metro station.
- Visibility east-west through the site is partly challenged by the elevation. For example, the through site link between John Street and Waterloo Park does not have clear site lines and are obscured by overgrown trees and shrubbery.
- Presence of an outdoor sports court and fitness station, including lighting and artwork, appeared well-maintained, and provides a positive source of passive surveillance and activation; however, it was unutilised at the time of observation.
- Many residences are positioned with visibility onto the streets below, however several had placed ad hoc coverings in order to preserve some privacy, reducing the amount of passive surveillance provided onto the surrounding and underneath areas.

Access control

- Current apartment buildings have differing access control arrangements. Some are fully accessible directly from the street, while others include multiple pathways and entry points.
- At the time of the site visit, the main gates and doors to several of the buildings were propped open, indicating low levels of regular access control.

Territorial reinforcement

- The estate is characterised by a multitude of large trees of significance that contribute to a generally well-shaded pedestrian walking environment, as well as to a distinct wider neighbourhood character.
- Various blocks of the estate incorporate some level of territorial reinforcement, including fencing, landscaping, and natural boundaries across roads and walkways. The internal lawns and entrances to each building appear well-kept, including mowed grass and lightly landscaped trees.

Space and activity management

- Sidewalks and pedestrian routes are generally well maintained, however there are some areas where tree roots and erosion have caused damage, limiting the accessibility and ease of walking throughout the estate.
- Rubbish is collected regularly throughout the estate however there is an ongoing issue of rubbish dumping, particularly along sidewalks, contributing to a perception of untidiness and lower levels of regular maintenance. This included substantial amounts of litter on the ground, as well as spare mattresses, cardboard boxes, shopping trolleys and miscellaneous other waste.
- Some graffiti is located on blank surfaces (throughout laneways, open spaces and along residential buildings) corners across the estate, including on the residential buildings themselves.
- A large proportion of the residential buildings are well-worn and outdated, with some instances of clear building deterioration and disrepair. This is recognised as partly due to the age of buildings and the historic redevelopment of some buildings but not all.

Photographs of the site and surrounds are provided on the following page in Figure 4.

Figure 4 Site visit photos



Picture 1 View of current block along Cope Street with passive uses



Picture 2 View of Waterloo Park with active uses



Picture 3 Elevation on current through site link between Mead Street and Pitt Street

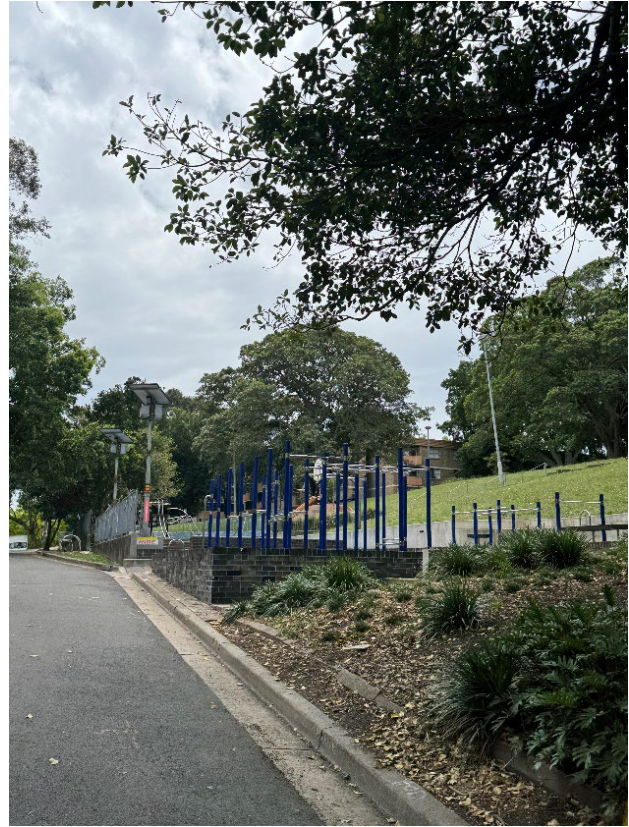


Picture 4 Current through site link between Wellington Street and John Street



Picture 5 View of the entrance to the Drysdale Building (Block 9)

Source: Urbis, 2025



Picture 6 View of current gym equipment on Pitt Street leading to Waterloo Park

4 Policy and strategic context

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

4.1 Key policies and principles

State government

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.

Homes NSW Waterloo South People and Place Plan (2025)

The Waterloo South People and Place Plan commit to ensuring that Waterloo South will include at least 30% social housing and 20% affordable housing, with 15% of these homes dedicated to First Nations tenants. Housing will be designed to be tenure-blind, so there is no visible distinction between social, affordable, and market housing.

Existing social housing tenants will have the right to return if they choose, and relocations will be supported by dedicated relocation officers trained in cultural safety and trauma-informed practice. Specialist services will be available to assist tenants with specific needs, such as decluttering or cleaning, and an on-site housing office will provide ongoing support. The plan also explores innovative housing models to meet diverse needs and commits to maintaining housing stock to a high standard over the long term.

A precinct governance structure will be established to lead the long-term management and maintenance of Waterloo South, with social and affordable housing to be managed by a Community Housing Provider (CHP). Long-term wrap-around support will be coordinated for social and affordable housing tenants, and properties will be maintained to a high standard.

There will be ongoing collaboration and co-design with the local First Nations community, including in the operation of the area. A community hub will be delivered, offering a mix of active and passive spaces for communal use, gatherings, connection, and service delivery. An ongoing program of activities and events will support community health and wellbeing, foster cohesion, and include pop-up activities at nights and on weekends.

Community art will be explored for existing, temporary, and new buildings and spaces to tell the stories of Waterloo and encourage cultural expression. The design, programming, and management of parks and community facilities will enable equitable use by people of all ages, abilities, incomes, tenures, and backgrounds. A programmed mix of complementary uses will be created in the community centre, parks,

and shops during the day and at night, with inclusive language, signage, and symbols used in facilities and spaces.

Accessibility to new homes, services, and spaces will be maximised for people of all abilities, during and after construction, Safety during construction will be supported through lighting, artwork on hoardings, community activities, and other approaches. Community safety will be monitored and improved through collaboration with residents, safety action plans, and addressing perceptions and antisocial behaviour. Crime prevention through environmental design principles, including lighting, activation, and passive surveillance, will be incorporated into all aspects of the precinct.

Homes NSW Social Housing Development Brief, Waterloo Renewal Project (2025)

The Social Housing Development Brief prepared by Homes NSW outlined specific design considerations which should be included in the Waterloo Renewal Project's design. Key inclusions relevant to CPTED considerations include:

- Storage cages are to be provided on the same car park level as their corresponding car space allocation (if applicable).
- Remaining basement storage is to be clustered together and provided in safe and easily accessible locations.
- Access to storage cages is to remain independent of accessible shared zone circulation and is not to rely upon access from neighbouring car spaces.
- Corridors are to be a minimum 1,600mm wide (measured from wall to wall).
- If local planning requirements permit, LAHC's preference is to locate mailboxes externally in a consolidated area (for each building) that can be directly accessed from the street.
- Building entry to be given substantial design attention to provide an identifiable, direct, safe, welcoming and attractive address.
- Access gates to private apartment courtyards are to be provided from street or communal open space areas wherever possible.
- Carpark entries are to be provided with a secure automatic door (applicable to non-mixed tenure basements only).
- Enclosed lift lobbies are to be avoided within carparks (applicable to non-mixed tenure basements only).
- Provide back of house facilities for communal areas and concierge (if applicable) including WC and washroom, and lockable cleaner space on ground or basement floor.
- Solid upturns are generally preferred for privacy and acoustic reasons, however glazed balustrades may also be considered in some areas as agreed by LAHC throughout design consultation.
- Extended slab edges/ledges next to the balcony will not be permitted to deter climbing over safety barrier.
- Ensure that the communal open space is easily accessible to all apartments from the common circulation of the building and maintain a reasonable level of privacy for neighbours and tenants.
- In addition to any local planning control requirements, communal rooftop areas are to be provided with the following minimum amenities:
 - 1 x Maintenance storage area
 - Accessible bathroom
 - Fixed seating and tables (under cover)
 - General and Recycling waste provisions
 - Lightweight shade structures

- Kids play equipment will not generally be permitted on rooftop areas.
- The extent, height, and detail of fall barriers is to be raised and agreed on at sketch design phase (The risk of fall from rooftop COS maybe higher in the social housing tenure mix, and therefore consideration to safety in design is paramount).
- Any combination of solid wall, palisade fencing, and landscaped screening is to be provided to private apartment courtyards.

NSW Government Future Directions for Social Housing in NSW (2016)

The Future Directions for Social Housing in NSW sets out to deliver up to 23,000 new and replacement social housing dwellings. Section 3.4 of this report identifies the importance of adopting a ‘place-making’ approach to building communities, with approximately 40% of social housing dwellings in NSW located within concentrated housing estates. This place-making approach outlines the intention to:

- deliver better access to opportunities such as improved educational outcomes and pathways to training and jobs;
- provide timely access to effective and coordinated services such as integrated case management;
- support Aboriginal community healing and activities to foster community pride;
- build stronger and safer communities with a positive identify; and
- to deliver improved physical environments in social housing areas, including infrastructure and community facilities.

Further, Section 3.3 the approach towards ensuring ‘Safe, stable communities’, including the introduction of a new antisocial behaviour policy which will work to protect the safety and amenity of other residents and the broader community.

Government Architect NSW Designing with Country Discussion Paper (2020) and Connecting with County Framework (2023)

The Government Architect of NSW (GANSW) Designing with Country Discussion Paper and Connecting with Country Framework provide directions around engagement with Aboriginal people to inform the planning and design of built environment projects across NSW. Under this framework, all projects should value and respect Aboriginal cultural knowledge, with Aboriginal people co-leading key aspects of the design and development process

Government Architect NSW Better Placed Strategy (2017)

The Better Placed Strategy identifies objectives to guide the delivery of housing, including the required location and design of housing and supporting infrastructure to ensure it supports community needs. Seven distinct objectives have been established to define the key considerations in designing the built environment. These include:

- *Better fit - contextual, local and of its place*
- *Better performance - sustainable, adaptable and durable*
- *Better for community - inclusive, connected and diverse*
- *Better for people - safe, comfortable and liveable*
- *Better working - functional, efficient and fit for purpose*
- *Better value - creating and adding value*
- *Better look and feel - engaging, inviting and attractive*

The objectives are applicable at any scale, including cities and towns, the public realm, landscapes, open spaces, and individual buildings.

Government Architect NSW Apartment Design Guide (2015)

The NSW Apartment Design Guide (ADG) outlines key planning and design standards for residential apartments to ensure quality living. The guide focuses on ensuring apartments have adequate access to sunlight, ventilation, private space, and better streetscapes, and outlines specific criteria relating to building size, sunlight (e.g. 70% of apartments should receive more than 2hrs of mid-winter sun in Sydney), privacy, and sustainability. These criteria are intended to guide developers to create better homes people want to live in. Key considerations relating to CPTED principles include:

- Recognition that the public domain interface between an apartment building and any private or communal space, public domain, or street edges, can influence the real or perceived safety and security of residents, as well as opportunities for social interaction. This includes consideration for key design components such as entries, private terraces or balconies, fences and walls, or changes in level.
- Importance of communal and public open space to provide outdoor recreation opportunities, encourage connection to the natural environment, and contribute to the wellbeing of residents, particularly in higher density developments.
- The need to balance the desire for views and outlook with a need for residents' visual privacy, particularly in higher density developments to assist with overall amenity.
- Ensuring that good pedestrian access delivers high quality, equitable, safe and pleasant walking environments, and should be prioritised over vehicle access.

Local government

City of Sydney A City for All Community Safety Action Plan 2018–2023 (2019)

The City of Sydney Community Safety Action Plan contains four priority areas which aim to contribute to the safety of the community. Priorities relevant to the proposal include:

- Safe streets and spaces
 - Increase actual and perceived public safety in city streets and spaces by ensuring they are well lit and attractive
 - Management of lighting, CCTV, parks, footpaths, graffiti and waste management
 - Improve road, public transport and pedestrian safety
- Crime prevention and response
 - Reduce the opportunities for crime to occur
 - Contribute to reducing domestic and family violence and sexual assault
- Ready and resilient
 - Build resilient and connected communities to increase safety

City of Sydney Development Control Plan 2012 – Section 3.13 Social and Environmental Responsibilities

Section 3.13 of the City of Sydney's Development Control Plan 2012 (DCP 2012) provides objectives and provisions for socially and environmentally responsible development. Section 3.13.1 'Crime prevention through environmental design' aims to provide a safe environment and minimise opportunities for criminal and anti-social behaviour. To achieve this, Section 3.13.1 contains the following provisions applicable to the proposal:

- Active spaces and windows of habitable rooms within buildings are located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard spaces.
- Minimise blind-corners, recesses and other external areas that have potential for concealment or entrapment.
- In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.

- Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable, lift lobbies, stairwells, hallways and corridors should be visible from the public domain.
- Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.
- Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.
- Ground floors of non-residential buildings, the non-residential component of mixed-use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.
- Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.
- Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.

City of Sydney A City for All – Homelessness Action Plan (2020)

The Homelessness Action Plan recognises that homelessness cannot be solved without secure, long-term housing options for people on low incomes and those experiencing disadvantage. Targets have been set for 7.5 per cent of all housing stock in the local area to be social housing and another 7.5 per cent to be affordable rental housing. This plan also outlines the support for innovative housing models such as Housing First, Common Ground and scatter-site approaches, which prioritise permanent housing with wraparound support services.

City of Sydney OPEN Sydney: Strategy and Action Plan

The City of Sydney's OPEN Sydney: Strategy and Action Plan aims to increase the night-time economy within the LGA. By 2030, the Council aims for the night-time economy to be transformed from a focus on younger people and drinking to one that includes broader community participation. This strategy identifies five nighttime goals:

- *A Global Sydney – including innovative solutions, good governance and coordinated action.*
- *A Connected Sydney – including connected transport and connecting visitors, business and events.*
- *A Diverse Sydney – including diverse options and planned growth.*
- *An Inviting and Safe Sydney – including welcoming public spaces and a more civilised drinking culture.*
- *A Responsive Sydney – including responsive regulation, cutting red tape, and precinct plans providing locally tailored solutions.*

Additional documents

Design for wellbeing: How we design for and measure wellbeing in the built environment, Georgina Blix (2023)

Urban neighbourhoods surrounding housing play a central role in supporting wellbeing. Community-scale wellbeing frameworks often emphasise the importance of walkability, neighbourhood trust, access to open space, perceptions of safety, and levels of community spirit or civic participation. These elements contribute to a sense of belonging and resilience within communities.

Wellbeing focussed design benefits from clear, practical guidance on the use and location of indoor and outdoor amenities. Spaces such as shared laundries, music rooms, pet areas, and sports equipment storage can be more successful when designed in a way that invites participation and encourages activation. The placement, accessibility, and design of these facilities should be intentional, fostering opportunities for social connection and engagement.

Inclusive design processes are essential. Research shows that communities experience greater inclusion, autonomy, and belonging when they are actively involved in shaping the places they inhabit. Imposing solutions, making assumptions about community values, or excluding residents from decision-making undermines wellbeing outcomes. A key factor is connection to nature, which has consistently been shown to have positive impacts on both physical and mental health.

Safety is another critical consideration, particularly in housing for vulnerable populations. In a case study on youth homelessness, it was noted that feeling safe when entering new housing or familiar spaces is vital to reducing trauma and fear responses. Safety is equally important for staff. In some housing typologies, there is an ongoing design tension between maintaining clear sight lines, creating secure boundaries, and enabling access to staff without residents feeling surveilled. Balancing these factors is key to creating environment that are both protective and empowering.

5 Social baseline

5.1 Demographic profile

Understanding the profile of a community is one input to help inform how people may interact, move and access the built environment, all of which are important CPTED considerations. The following section contains a brief analysis of the characteristics of the immediate area, local area, and the City of Sydney LGA based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing and DPHI (2022). The demographic characteristics of Greater Sydney have been used, where relevant, to provide a comparison. Data can be assumed to be sourced from ABS Census 2021 unless otherwise stated.

- **Immediate area:** a community profile comprising eight combined SA1s surrounding the site (SA1s 11703164732, 11703164703, 11703164707, 11703164718, 11703164724, 11703164709, 11703164702, and 11703164710). The immediate area comprises the entire Waterloo Estate (South, Central, and North), and some land outside these boundaries. The immediate area captures the community living within the Waterloo Estate and includes some privately owned properties.
- **Local area:** A community profile comprising the three combined SA2s in the local area, including Waterloo (117031647), Redfern (117031642), and Erskineville–Alexandria (117031330). The local area captures the community living in proximity to the site.

Key demographic insights are outlined below:



Population and age

In 2021, there were 3,205 people living in the immediate area, and 49,175 people living in the local area, representing 1.5% and 23.3% of the LGA population respectively.

The population of the immediate area is older, with an average age of 52 compared to 37–38 in the other study areas. People aged 65 and over make up more than a third of the population in the immediate area, while children aged 0–14 comprise 5% of the population.

This indicates an age profile that is dominated by older residents, with fewer young families and children.



Culture and diversity

There was a high proportion of Aboriginal and Torres Strait Islander people in the immediate area, compared to the other study areas.

There was a higher proportion of people in the immediate area born outside of Australia, compared to the other study areas. The most common countries of birth outside of Australia were China, the United Kingdom, and Vietnam. This cultural diversity is reflected in the high level of linguistic diversity within the immediate area. While English was the main language spoken, Chinese languages, Russian, and Vietnamese were the most common non-English languages spoken at home.



Housing and homelessness

Lone person households were the dominant household type in the immediate area, with family households comprising a smaller proportion than in other study areas. The average household size was 1.5 persons, reflecting the prevalence of smaller households.

Housing tenure in the immediate area was dominated by social housing, with most residents renting public housing. The proportion of



Educational attainment

The immediate area had a smaller proportion of residents aged 15 years and over with a bachelor's degree or higher compared to the other study areas. However, there was a higher proportion of residents with an advanced diploma or certificate level qualification, suggesting stronger orientation towards vocational training and trade-based skills.

households that were owned, outright or with a mortgage, and private rentals were lower compared to other study areas.

The housing typology in the immediate area was characterised by a high proportion of one- and two-bedroom homes, alongside a greater share of studio apartments compared to other study areas.

There was a high rate of homelessness in the City of Sydney LGA, at a rate of 1695.9 per 100,000 persons. By comparison, the rate of homelessness in NSW was 430 per 100,000 persons.

Among those residents in the immediate area studying at the time of the 2021 ABS Census, university was the most common education institution attended, followed by TAFE and other vocational education providers.

There was a smaller proportion of people in the immediate area attending primary school, which aligns with the area's demographic profile comprising fewer children.



Health

The data suggests that the immediate area has a notable higher prevalence of long-term health conditions than all other studied profiles. Mental health conditions were the most common long-term illness in the immediate area, followed by arthritis, diabetes, heart disease, and lung conditions. This higher prevalence of long-term health conditions may correlate with an increased proportion of the population with mobility issues.

There was a very low proportion of people reporting no long-term health conditions, at about half the rate of the local area and Greater Sydney.

In both the immediate (7.3%) and surrounding (10%) areas, there is a notable share of people providing unpaid assistance to someone with a disability, chronic health condition, or due to old age.



Relative advantage and disadvantage

Findings from analysis of SEIFA data indicate a spatial divide between pockets of disadvantage and areas of high advantage. In the immediate study area, multiple SAIs score in the lowest deciles across the SEIFA indices, indicating high levels of socio-economic disadvantage. This extends from the immediate areas to the east and northeast of the estate, demonstrating that disadvantage is concentrated at social housing.

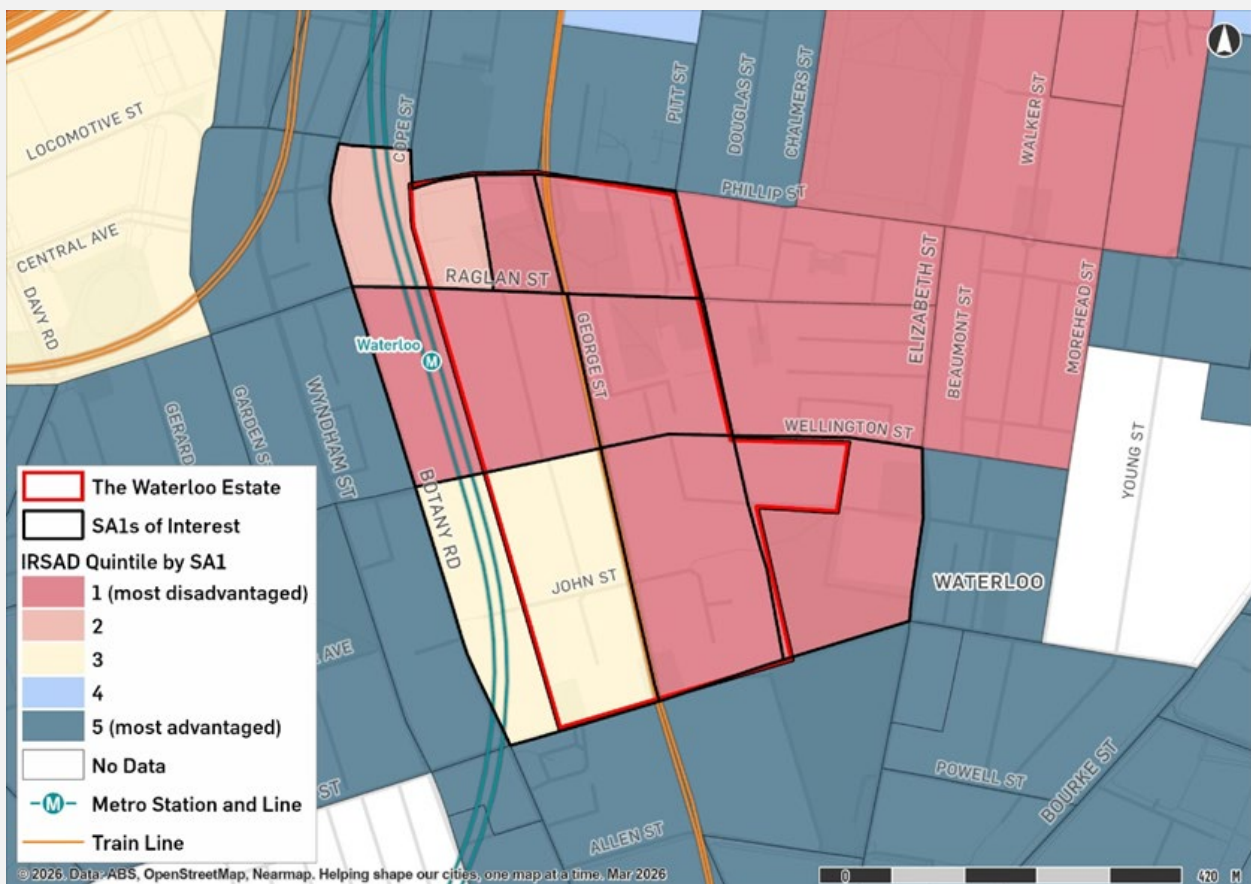
The Index of Economic Resources shows very low deciles across the immediate area, suggesting there are many households with low incomes who pay lower rent, and few households with high income or who own their own home. All SAIs had a decile of 1, indicating a lack of access to economic resources. The surrounding areas also experienced lower access to economic resources, generally with a decile of between 1 and 4.

Results from the Index of Education and Occupation were more mixed across the immediate area with four of the SAIs in the immediate area had a decile of 1, suggesting lower education and occupational levels, one had a decile of 5, one had a decile of 8, and one had a decile of 9, suggesting diverse skills and qualifications in the area.

Contrastingly, surrounding areas to the north, west, and south generally scored in the highest deciles across the indices, indicating strong socio-economic advantage, higher household incomes, greater access to resources, higher levels of education and skilled occupations. Within the immediate area in the Index of Relative Socio-Economic Advantage and Disadvantage, there were six SAIs with a decile of 1, indicating very high levels of disadvantage. There was also one SAI with a decile of 4, and one with a decile of 5, indicating a range of socio-economic advantage and disadvantage in the immediate area (see SEIFA map below).

Overall, the above findings suggest there is a relative socio-economic divide within a small geographic area, with concentrated disadvantage in locations with high proportions of social housing sitting alongside highly advantaged neighbourhoods

Figure 5 IRSAD heatmap (dark blue marking the most advantaged quintile; red marking the most disadvantaged quintile)



5.2 Crime profile

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at Waterloo between July 2024 and June 2025. Data for the City of Sydney (LGA) and the NSW average has been used to help assess risk compared to the broader regions, utilising a rate of crime per 100,000 people. The full crime profile is contained in Appendix A.

Key crime findings relevant to this assessment include:

5.2.1 Crime hotspots

Analysis of BOCSAR data indicates that the Waterloo Renewal site falls within an area where recorded incidents are concentrated for certain offence types. These were:

- domestic and non-domestic assault
- robbery
- break & enter dwelling and break & enter non-dwelling
- motor vehicle theft
- theft from motor vehicle
- steal from person
- theft from dwelling
- malicious damage to property.

Crime hotspot mapping for these categories is provided in Appendix A.

5.2.2 Key crime types and rates

Based on analysis of BOCSAR data, the suburb of Waterloo and City of Sydney appear to have higher rates of crime, including:

- Waterloo and City of Sydney have proportionally higher rates of malicious damage to property (1030.8 per 100,00 and 935.6 respectively) compared to NSW (564.4).
- Waterloo has a proportionally higher rate of break and enter dwelling (582.6) compared to City of Sydney (264.8) and NSW (219.6).
- Waterloo has a higher rate of drug offences (1238) than NSW (457.3) but lower than City of Sydney (1841.3)
- Waterloo has a higher rate of robbery without a weapon (89.6) compared to City of Sydney (61) and NSW (12.2).
- Waterloo has a higher rate of breach of ADVO (549 per 100,000) compared to City of Sydney (291.1 per 100,000) and NSW (302.9).

However, Waterloo records lower crime rates than both the City of Sydney and NSW in only two offence categories:

- Waterloo has lower rates of steal from retail store (196.1) compared to City of Sydney (1296.2) and NSW (354.2).
- Waterloo has lower rates of motor vehicle theft (235.5) compared to City of Sydney (249.7) and NSW (177.7).

5.2.3 Key crime trends – Waterloo Suburb

Based on the above analysis, and BOCSAR data, key crime trends have been identified to further understand the nature of crime types, frequency, and occurrences.

- Weekday non-domestic assaults are proportionally higher than weekend non-domestic assaults (498.6 and 352.9).
- Theft rates on weekends are significantly higher than during weekdays (2,929.8 and 1450.9). Specifically:
 - Steal from retail store is experienced at a higher rate on a weekday night than a weekend night (44.8 and 33.6)
 - Break and enter dwelling is experienced at a higher rate on a weekday night than a weekend night (156.9 and 100.8)
 - Steal from dwelling is experienced at a higher rate on weekday night than a weekend night (246.5 and 156.9)
- Residential dwellings experience higher rates of trespassing (156.9) than non-residential premise types.
- Steal from person occurs at a rate 4.4 x higher at night comparatively to the day (11.2 and 44.8).

5.3 Stakeholder engagement

This section provides a summary of the outcomes from various stakeholder consultation activities that are relevant to this CPTED report. Full details and analysis of the consultation conducted to date regarding the Waterloo Estate South Renewal can be reviewed in the Engagement outcomes report (L10 Collective, 2026)

5.4 Summary of engagement to date

5.4.1 Waterloo Wellbeing & Safety Action Group

Role and remit of the WWSAG

The Waterloo Wellbeing & Safety Action Group (WWSAG) is a consortium that meets regularly, attended by tenants, advocacy groups (including Inner Sydney Voice and REDWatch), local service providers (including Mission Australia and Counterpoint), and relevant government agencies (including Sydney Local Health District, Homes NSW, South Sydney Police Area Command, and City of Sydney Council).

The WWSAG aims to promote the Waterloo public housing community's health, safety, and wellbeing. This is done by raising residents' wellbeing and safety concerns and developing community led responses to address priority areas. This includes leading community projects, events, training opportunities, and advocating to key stakeholders to improve the overall health, wellbeing, and safety for the local Waterloo community.

The WWSAG delivered an action plan in 2024 in partnership with residents and key stakeholders including Sydney Local Health District, Counterpoint Community Services, Mission Australia, Homes NSW, South Sydney Police Area Command, and chaired by the City of Sydney. The four priority areas identified within the report are:

- Health and wellbeing
- Crime prevention and community safety,
- Asset management and built environment; and
- Community connection and social inclusion.

With regard to crime and safety challenges and responses, key outcomes from the report have been summarised below.

Community safety survey

A community survey of 255 residents who attended some of WWSAG's events found that:

- 84% of people feel safe in their community/ local area
- 85% of people feel connected to their community/local area
- 89% of the people know where to get help if they need it
- 98% of people would recommend attending the event to other people
- 93% of people are willing to help a neighbour if needed
- 92% of people met someone new at the event

Identified crime and safety challenges

Notes and actions from WWSAG's August 2025 meeting included the following comments relevant to crime and safety:

- Several community health and safety workshops or services were being planned or had been planned, including Women's and Men's Health Workshops, a workshop to support neighbours who had experienced suicides in their building, pop-up vaccination clinics, a Street Side Medics Van, and Uncle Tony's BBQ.
- Attendees noted that individuals attempting to enter buildings through fire escape doors was a recurring problem, and that a clear process is needed to prevent unauthorised access to buildings in order to address this safety concern.
- A crime prevention engagement stall and emergency response service engagement stalls were present at the 'Summar on the Green' event.
- A community financial wellbeing lunch was held for residents.
- Fraud and scams were identified as an increasing threat by residents, who requested information and resources on how to stay safer online.
- There was recognition of a need to prepare tenants to stay at home during heatwaves and hot weather.
- CPTED training was to be organised to better support tenant involvement in the redevelopment process for Waterloo South.
- The City of Sydney is developing new waste resources for social housing areas, including new signage for bin rooms and postcard resources.
- There were reports of sharps left in Solander laundries.
- Homes NSW was to coordinate three clean up days for tenants.
- Issues regarding cycling on internal footpaths was raised, and it was noted that the City of Sydney had installed 'no cycling' signs where relevant. E-bikes being dumped in building foyers and footpaths was also raised as a nuisance.
- Morning teas, lunches, bingo, and similar activities have been arranged by various service providers, including St Vincent de Paul, Mission Australia, and OzHarvest.
- The Chinese Australian Services Society social group meets weekly, and has started an additional Chinese dancing group.
- Attendees noted a need to have more services attending the WWSAG meetings to respond to complex issues within the Estate, including Crime Prevention Officers and Fire and Rescue representatives.

Existing WWSAG initiatives and activities

Health and wellbeing

- A Peer Education Program, funded in part by Homes NSW, has empowered community members to train in 18 different health and wellbeing topics, delivering workshops to the broader community and fostering connection and education.
- Other educational workshops and clinics provide residents with health services and education, including Breast Screen information, SLHD Women's Health Clinic, Health for Life, R U OK Day, and World Elder Abuse Day.
- The City of Sydney led a review of all alcohol restrictions including engagement with the community, and resultingly revised the restrictions.

Crime Prevention and Community Safety

- Emergency response services participated in an event called Summer on the Green, where community information stalls were hosted by Australian Red Cross, NSW State Emergency Services, NSW Fire & Rescue, and South Sydney Police Area Command.
- An anti-social behaviour workshop was hosted by Homes NSW.
- EmergencyRedi Week Event included stalls from NSW State Emergency Service, Australian Red Cross, Ambulance NSW, and NSW Fire and Rescue.
- The City of Sydney Council partnered with the Women's and Girl's Emergency Centre to host community training workshops during Domestic Violence Prevention Month in May, and 16 Days of Activism in November.
- South Sydney Police Area Command hosted four Community Safety Precinct Committee meetings, sharing operations updates, crime trends, and liaising with community representatives.

Asset management and built environment

- Installation of 'no cycling' signage was installed on Waterloo Green by Homes NSW. Revised City signage and new line markings were also added along George St cycleway and on approach to Waterloo Green was installed.
- Clean up Australia has hosted six clean up days, three in Waterloo and three in Redfern. Homes NSW hosted 6 de-clutter days and 4 community BBQs.
- Making Space program hosted an information at the weekly outreach in May, offering trauma informed and recovery focused support, to build skills and create a safe, comfortable home.

Community connection and social inclusion

- Weekly outreach coordinated by Mission Australia and OzHarvest, services attending include Redfern Legal Centre, 4Voices, Sydney Local Health District, Vinnies, Catholic Healthcare, Clothesline, Services Australia, and other support services on an ad-hoc basis.
- A NAIDOC week event was held at a weekly Waterloo outreach.
- Mission Australia hosted morning teas at the Dobel and Turanga buildings, a monthly art group in the Turanga building, and a yoga program at the Waterloo Neighbourhood Centre.

5.4.2 Homes NSW – ongoing engagement activities

A review of background information and context documents, including the People and Place Plan and the Social Husing Developmental brief, was undertaken to inform this CPTED report with relation to potential crime and safety considerations (See Policy Context, Section 4).

As part of the broader Waterloo Estate Renewal (South) program, Stockland has engaged with Homes NSW on a regular basis to ensure that the designs incorporate key learnings and best practice advice with relation

to the delivery and management of social and affordable housing. Key outcomes from this analysis are outlined below.

Ongoing engagement activities

Stockland has undertaken regular meetings with Homes NSW throughout the design process to ensure that feedback has been appropriately considered and incorporated into the proposal. This has included design review workshops, coordination meetings to address Homes NSW requirements, and ongoing refinement of layouts, dwelling mix and built form.

Tenure Equity Brief

Stockland, in consultation with Homes NSW, will prepare a tenure equity brief to ensure that housing within the development supports a balanced mix of tenures, promotes social inclusion, and meets the needs of a diverse range of residents. The brief will reflect principles of Crime Prevention Through Environmental Design (CPTED) to ensure that the built environment actively contributes to safety, comfort, and community cohesion.

5.4.3 City of Sydney Social Strategy and Community Safety teams

The City of Sydney was interviewed on 9 December 2025 to provide insights into the current crime context and to share on-the-ground feedback regarding prevailing safety concerns. Representatives from the City of Sydney's Safe City Team attended alongside members of the Social Strategy Team. This engagement provided a comprehensive assessment of perceived crime issues, safety conditions, and related community concerns.

Key outcomes relevant to this proposal include:

Existing crime and safety issues/challenges

- Representatives from the City reported that the two most prevalent crimes within the estate are offences related to drug and alcohol abuse, and incidents of youth violence. In addition, domestic violence, sexual assault, and inter-family conflict were identified as significant concerns among families within the estate
- Representatives also noted that a significant proportion of criminal activity occurs within the public domain.

Crime and safety concerns relating to the renewal

- The City of Sydney identified potential risks associated with construction activity, noting that the development of the Waterloo Metro and Waterloo Metro Quarter was accompanied by an increase in anti-social behaviour, particularly along Cope Street and Wellington Street. These examples highlight the need to proactively manage safety during renewal works to minimise disruption and negative impacts on the community.
- Concerns were also raised regarding the provision and security of community facilities within the renewed estate. It was recommended that design considerations include features such as double-door entry, active frontage, and controlled access to ensure facilities remain safe, welcoming, and well-used

Opportunities to reduce opportunities for crime and improve perceptions of safety

- Opportunities were identified to reduce crime in public areas through effective activation. This should be guided by a well-considered activation strategy and targeted programming, rather than relying solely on introducing active uses such as retail or open space. Activation efforts should be tailored to the needs of the community and designed to encourage positive use of public spaces.
- In addition, the provision of on-site services was highlighted as a way to support future residents and tenants, and to help break cycles of crime within the estate. Services such as drug and alcohol support, crisis assistance, and domestic violence support can play a critical role in addressing underlying issues. By incorporating dedicated physical spaces for these services within the estate, safety can be enhanced and residents will have accessible options for support.

5.4.4 NSW Police

At the time of preparing this report, confirmation from the Police Area Command representatives to schedule a formal interview has not yet been received. Should this engagement not be finalised by lodgement date, any outstanding matters and outcomes will be addressed and incorporated as appropriate during the detailed design phases.

5.4.5 Ngurra Advisory Connecting with Country outcomes

Ngurra Advisory is leading the Connecting with Country activities for the Waterloo South Precinct and has prepared the Waterloo South Connecting with Country Framework. The Framework establishes Connecting with Country as the foundational step in the project, ensuring relationships with Country and with Gadigal and local Aboriginal communities inform all future planning, design and delivery.

It provides a practical set of precinct-wide principles and strategies to embed Aboriginal knowledge, stories and practices into planning and design, drawing on prior community engagement and the Connecting with Country Framework prepared by Murawin.

The Framework moves beyond symbolic responses, embedding cultural narratives into spatial layouts, materials and landscape, and will inform Connecting with Country briefs, artist briefs and an Aboriginal Interpretation Strategy in later stages, ensuring a consistent and enduring response to Country across the precinct.

Key outcomes relevant to this proposal include:

- Engagement with Gadigal Custodians, Aboriginal community members and local stakeholders reinforced that Waterloo is a place of movement, gathering, activism, culture and survival, with redevelopment expected to honour both deep Gadigal history and contemporary Aboriginal community life.
- Designing with Country was consistently framed as a cultural, social and historical responsibility that must shape the project from its foundations, rather than being treated as a standalone design exercise.
- There is a strong aspiration for Waterloo South to be recognised as a living cultural landscape, grounded in truth-telling and visible acknowledgement of Gadigal Country alongside more recent social and cultural histories.
- Community emphasised the importance of inclusive, culturally safe spaces that support intergenerational connection, including gathering places, Elder-led learning, youth-focused areas and flexible community uses.
- Storytelling through art, naming, interpretation and digital tools was strongly supported to embed local stories, people and creative expression across the precinct.
- Long-term Aboriginal participation was identified as critical, with a clear call for genuine, sustained employment, training and mentoring pathways supported by partnerships with local Aboriginal organisations.
- Participants stressed the importance of avoiding duplication of existing programs and services, instead strengthening trusted local initiatives and relationships.
- Clear safeguards were sought to avoid tokenism, broken commitments and exclusionary design, with strong Gadigal-led cultural anchors seen as essential as the precinct evolves.

5.4.6 Other stakeholders engaged through the Concept SSDA process

A number of consultation activities were undertaken as part of the broader Waterloo Estate South Concept SSDA process, including tenant facilitated sessions, Service provider facilitated sessions, community drop in sessions, individuals stakeholder, governance and human services briefings and community pop-up sessions.

The engagement process highlighted crime and safety – and perceptions of safety – issues impacting whole of community, as well as specific community cohorts or vulnerable community members, as summarised below.

A full list of stakeholders engaged through this process is provided at **Appendix B**.

Key outcomes from these sessions relevant to this CPTED assessment include:

- Whilst there were not large numbers of people attending each community information session, crime and safety was a key concern for existing tenants and community members and was raised at each session.

Existing crime and safety issues/challenges

- Drug and alcohol use emerged as a prominent concern. One attendee noted a recent sighting of a syringe at playground, stating that they 'used to go have picnics but now it's just drugs'.
- Youth violence and anti-social behaviour was identified as a current concern and something that should be considered as part of the renewal process.
- Some people no longer go outside of their homes at nighttime, due to a lack of perceived safety.
- There are several groups within the estate who experience additional challenges such as poor health and mental health issues, who may be more vulnerable to feelings of unsafety or limited access.

Crime and safety concerns relating to the renewal

- The introduction of new residents may cause changes to the existing community composition within the estate. As such, the provision of safe, accessible, and activated communal open spaces will be highly important, to encourage socialisation and bonding amongst new and returning residents.
- Incidents such as objects being thrown from balconies can create safety hazards and contribute to a perception of disorder within the estate. Such behaviours not only pose physical risks but can also undermine trust and respect among neighbours. Addressing these issues requires a combination of environmental design measures (e.g., building management protocols, surveillance, and deterrents) and community education to promote shared responsibility for safety
- Perceptions of safety can be diminished when residents are exposed to unwanted noise from neighbouring properties or communal areas. While noise is a common aspect of higher-density living, excessive or disruptive sounds can lead to discomfort, anxiety, and reduced enjoyment of the home environment. Strategies to address this may include improved acoustic design, clear community guidelines, and responsive building management practices

Crime and safety concerns impacting particular community cohorts or vulnerable community members

- Older people may feel more vulnerable to physical harm or intimidation and may have reduced mobility that limits their ability to avoid unsafe situations.
- Young people can be both at risk of victimisation and, in some cases, perceived as contributors to antisocial behaviour, requiring balanced engagement approaches.
- Culturally diverse communities may experience language barriers, cultural misunderstandings, or discrimination that affect their sense of safety and inclusion.
- First Nations community members may face unique historical and cultural contexts that influence trust in authorities and perceptions of safety.
- Social housing tenants may be disproportionately exposed to safety concerns due to location, building design, or social stigma.

Opportunities to reduce opportunities for crime and increase perception of safety

- Desire to retain Cooper Street as a one-way road to improve pedestrian safety.

- Ensuring proper maintenance of trees to ensure roots they don't encroach on footpaths and cause trip hazards, as there are many residents in final stages of life who will be living in the area.
- Appropriate activation and lighting in local parks and community spaces to ensure they are safe and used at all hours of the day.
- Community residents expressed a strong desire to see safe bike path facilities delivered, and amenities to ensure the safety for bikes and pedestrians.
- Support services for youth and drug-affected groups was raise a way of minimising crime and safety risks presented by these groups, as support services were seen as a preventative measure.

5.5 Key implications for the proposal

The following table outlines the key implications relating to this CPTED which have emerged throughout the social baseline, including analysis of demographic and crime data as well as stakeholder consultation outcomes.

Table 6 Key values, challenges, and opportunities

CPTED Principle	Values	Challenges	Opportunities
Surveillance	<ul style="list-style-type: none"> ▪ Strong community sentiment and existing bonds between residents. ▪ High levels of socio-cultural diversity and appreciation of local culture. ▪ Community connection and social inclusion, particularly following introduction of new residents. ▪ Desire for tenure-blind design to avoid visible distinctions between housing types. ▪ Value placed on activation of public spaces to encourage positive use and improve perceptions of safety. 	<ul style="list-style-type: none"> ▪ Frequent drug and alcohol usage in public spaces, damaging perception of safety. ▪ Poor lighting or sightlines in parks and community spaces. <p>Larger proportion of lone person households and smaller average household size may limit social interaction.</p>	<ul style="list-style-type: none"> ▪ Activation and lighting in parks to enhance use and perceived safety. ▪ Design building entries with clear visibility and active frontages. ▪ Targeted activation strategies tailored to community needs. ▪ Encourage incidental social interaction through design of shared spaces
Access Control	<ul style="list-style-type: none"> ▪ Retention of Cooper Street as one-way to ensure pedestrian safety. ▪ Strong commitment to health, safety, and wellbeing for Waterloo residents. ▪ Recognition of the role of on-site services in 	<ul style="list-style-type: none"> ▪ Recurring incidents of unauthorised building access via fire escape doors. ▪ E-bikes dumped in foyers and footpaths. ▪ Cycling on internal footpaths causing safety risks. 	<ul style="list-style-type: none"> ▪ Secure fire escape doors and install double-door entries for facilities. ▪ Provide safe bike and pedestrian facilities. ▪ Maintain and improve footpath accessibility.

CPTED Principle	Values	Challenges	Opportunities
	<ul style="list-style-type: none"> breaking cycles of crime. Desire for tenure-blind design to promote equity. Ensuring accessibility for all, including wheelchair access across the estate 	<ul style="list-style-type: none"> Accessibility of sidewalks reduced by tree roots and erosion. Risks during construction activity increasing anti-social behaviour. 	<ul style="list-style-type: none"> Manage safety proactively during renewal works
Territorial Reinforcement	<ul style="list-style-type: none"> High sense of pride in community-led initiatives and events. Strong sense of community connection and ownership of spaces. 	<ul style="list-style-type: none"> Community cohesion challenges following introduction of new residents. Dumping of bikes and waste in shared spaces reducing sense of ownership. Integration challenges between long-term social housing residents and new market residents. Young people at risk of victimisation and negative perceptions. Language barriers, cultural misunderstandings, and discrimination affecting safety. Historical and cultural factors influencing First Nations community trust in authorities. Social housing tenants more exposed to safety risks due to location, design, or stigma. 	<ul style="list-style-type: none"> Use design and landscaping to clearly define public, semi-public, and private areas. Improve waste management signage and resources. Maintain tree roots and footpaths to prevent hazards. Continue WWSAG activities to strengthen community bonds Consideration to incorporate soundproofing into apartments prone to noise disturbance, such as those located nearby stairwells, communal areas, or on mixed-use levels.
Space & Activity Management	<ul style="list-style-type: none"> Strong commitment to health, safety, and wellbeing for Waterloo residents. Recognition of the role of on-site services in 	<ul style="list-style-type: none"> Higher prevalence of long-term health conditions and older population, increasing need for accessibility. Drug and alcohol abuse, youth 	<ul style="list-style-type: none"> Incorporate dedicated spaces for support services (drug/alcohol, crisis, domestic violence).

CPTED Principle	Values	Challenges	Opportunities
	<p>breaking cycles of crime.</p> <ul style="list-style-type: none"> ▪ Value placed on ongoing health and wellbeing programs. ▪ Collaboration between residents, services, and agencies. 	<p>violence, domestic violence, and inter-family conflict.</p> <ul style="list-style-type: none"> ▪ Sharps left in laundries and public areas. ▪ Need for more services attending WWSAG meetings ▪ Older people with reduced mobility, increasing vulnerability to harm. 	<ul style="list-style-type: none"> ▪ Continue and expand health and wellbeing programs. ▪ Maintain activation strategies tailored to community needs. ▪ Ensure accessibility is prioritised in all public and communal spaces ▪ Opportunity for security to adopt a relationship-based approach rather than an enforcement-based approach

6 CPTED assessment

6.1 Assessment approach for Concept SSDA – overview

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 has assessed the concept proposal based upon the above principles, with analysis undertaken according to the proposed uses and the intended cohorts for each block. The assessment draws on the intended site design, analysis of local crime data, consultation outcomes, and best practice research.

The evaluation is structured in line with the four CPTED principles, with findings organised by block, use, and user groups as below.

- **Public realm and open space:** includes two public parks; one located to the north of Block 2 and one centrally located within Block 8. The public domain also includes an extensive network of streetscapes, pedestrian through-site links, and roads.
- **Block 2:** includes an eight-story building (2D B1) comprising community space and social housing located on ground floor and seven stories of social housing residences, and a designated VPA contribution for community use (2B B1).
- **Block 3:** includes two detached towers with ground floor retail and affordable housing; 3BB1 has 14 floors of affordable housing, 3AB1 has 19 floors of affordable housing. Both blocks have communal open space, located on level 7 of both 3AB1 and 3BB1.
- **Block 4:** comprises three towers; two of these (4BB1 and 4CB2) provide non-residential uses at ground level with social housing above, while the third tower (4CB1) is mixed-use, incorporating community use floor space on the ground floor with market housing above. All three towers include communal green roofs intended for residents' use
- **Block 5:** comprises two towers; Building 5BB1, with six levels of social housing, and Building 5AB1, with seventeen levels of market housing. 5BB1 includes communal open space on its rooftop, with additional communal open space at ground level that separates the two buildings.
- **Block 6:** features a single tower with social housing fronting Pitt Street and John Street. The block includes a widened frontage that incorporates public domain open space, along with residential communal open space located at ground level.
- **Block 7:** comprises two separate buildings: 7AB1, which contains private market dwellings, and 7BB1, which provides affordable housing. Both buildings have direct frontage to Wellington Street, Kellick Street, and Pitt Street. It is important to note that the block is situated on a steep incline, and there is no communal open space designated within this block.
- **Block 8:** comprises five residential buildings on the edges of a centrally located public park. Building 8BB1 includes six stories of affordable housing; 8CB1 includes ground level retail and non-residential and nine levels social housing; 8AB3 includes ground floor non-residential space and 13 stories of social housing; 8AB2 includes ground levels non-residential and community space and eight levels of social housing; and building 8AB1 includes community space on ground level and 32 stories of market housing. There is also a proposed community use (8DB1) located within the central park.

- **Block 9:** comprises two mixed-use residential towers; Building 9B B1 includes ground floor retail and 13 stories of social housing above, while building 9A B1 includes ground floor retail, large format retail (ground floor and level 2), and 31 stories of market housing above.
- **Block 10:** Block 10 comprises a tower of non-residential ground floor use and social housing (10BB1) and a mixed-use tower comprising community and retail on the ground floor, and market housing above (10AB1). Both towers incorporate a communal green roof for resident use.

This report provides a CPTED assessment across all project stages and components, as part of this Concept SSDA and shown below in Figure 6, noting that further comprehensive assessment will be undertaken in future for each of the detailed block SSDAs.

Figure 6 Site plan, ground floor uses



Source: SJB, 2026

6.2 Public realm and open space

The public realm and open space areas of Waterloo South includes two public parks; one located to the north of Block 2 and one centrally located within Block 8. The public domain also includes an extensive network of streetscapes, pedestrian through-site links, and roads.

Given the scale of the site, the variety of intended user groups, and the delivery of both public and private open space, key CPTED considerations for this section include elements such as wayfinding and signage to ensure that residents and visitors have clear direction to utilise spaces appropriately. The management of these spaces will also be highly important, as spaces which appear well cared for and well maintained are often more respected, and can offer greater opportunity for the user community to engage with and connect within them.

Figure 7 Public domain plan



Source: ASPECT Studios, 2026

Figure 8 Public domain masterplan



Source: ASPECT Studios, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- As outlined within the Public Domain and Landscape Report (ASPECT Studios, 2026), the proposed design of the public realm intends to deliver an activated ground plane with new through site links.
 - The activation of streetscapes through artwork or landscaping will contribute to creating an 'active and inclusive' public realm which attracts visitation and hence increases the levels of passive surveillance throughout the site. A map of the non-residential active frontages of each block is outlined in Section 4 of the Urban Design Report prepared by SJB (2026).
 - The inclusion of new through site links will increase the ability for people to reach their destination in a legible and direct pathway which increases the perception of safety, while also encouraging greater pedestrian and cycle transport which will contribute to more 'eyes on the street' in the form of passive and active surveillance.
- The proposed 'Village Green' park at the northern end of the site will experience strong levels of passive surveillance from surrounding residences, as well as from the high level of foot traffic travelling in and out of the Waterloo Metro station, particularly at peak commute times.

-
- The centrally located park within Block 8 will benefit from high levels of passive surveillance provided by the surrounding residences and by residents and visitors who move throughout the space.
 - There are several design inclusions which encourage longer stay by visitors, which will in turn provide significant opportunities for passive surveillance by users in these spaces. These activated areas include:
 - Amphitheatre seating surrounding the open lawn space in the 'Village Green';
 - Seating and 'village spring' activation along George Street;

Access control and movement

- The provision of a clear, interconnected, and pleasant pedestrian network will greatly enhance the ability for safe regular pedestrian and thoroughfare movement throughout the estate.
 - The Public Domain and Landscape Report (Aspect Studios, 2026) demonstrate the design's priority upon pedestrian connections throughout the estate, embellished through the provision of several new through-site links and the retention of 304 existing trees which will provide shade and amenity (Arboricultural Impact Assessment, Tree Management Systems, 2026).
 - The Access Design Review prepared by Jensen Hughes (2026) identifies the capability for the design to comply with various principles and regulations for universal accessibility. This included a review of accessways, building entrances, stairs, ramps, and walkway/pathway requirements, and landscaping.
- The provision of multiple access points and routes to move throughout the parks will increase the perception of safety by providing alternative routes, particularly at nighttime.

Territorial reinforcement

- The provision of several pocket parks throughout the estate will promote incidental interaction, socialisation, and community bonding between residents, while also encouraging a sense of ownership among local residents as they utilise these spaces. People who feel more connected to a space are more likely to care for and look out for it, including reporting any unauthorised behaviour. Further, the provision of
- The incorporation of artwork and local culture throughout the estate will greatly enhance the sense of ownership and connection experienced by residents, supporting positive and legitimate use of these spaces as well as encouraging stewardship to care for and look over these areas. This is achieved through several design measures and strategies, including:
 - The Public Art Strategy (UAP, 2026) outlines four curatorial subthemes by which artwork will be designed and incorporated throughout the estate, including 'water as memory', 'home as activism and renewal', 'home as a place of belonging', and 'home as sensory and ritualistic'. These will be incorporated throughout the public realm by several artwork typologies, including iconic markers of place (i.e. sculptures), embedded storytelling (i.e. smaller scale ground plane or façade treatments such as murals), artist-led functional elements (i.e. seating, tables, chairs, lighting), and temporary programming (i.e. activation during and post construction).
 - The Connecting with Country Framework (Nguluway Design Inc, 2026) identifies six guiding principles which directly respond to the aspirations and concerns of the local Aboriginal community, including: welcoming, proud, empowering, honest, caring, and resilient. These principles have been developed through extensive consultation and woven into the foundation of the design, which will greatly enhance the sense of connection experienced by current and future residents once developed.
- The incorporation of design features which cater to all ages (such as interactive and play elements and longer stay amenities) will encourage greater activation and intergenerational use of the space, providing greater opportunities for social interaction and community ownership to occur. These areas include:
 - 'Village spring' and 'community splash' nature play elements along George Street;

- Playgrounds and play equipment within the ‘Village Green’;
- Artwork throughout the public realm, including murals, sculptures and interactive or functional design elements (as outlined in the Public Art Strategy, UAP, 2026).
- The use of varied pavement materials, textures, and colours along parks edges and throughout the public realm will effectively indicate changes in ownership of the space, helping to distinguish between private and public areas. The implementation of strong territorial reinforcement measures between public and private space is vital to ensure residents feel safe when entering and exiting their homes, as well as to ensure legibility and correct use of space for visitors to the area.
- Traffic calming measures, such as natural boundaries, and territorial reinforcement strategies, such as variations in pavement colour or material, will be implemented in areas where pedestrians and vehicles intersect. This includes pedestrian crosswalks, intersections with active transport routes, shared-use zones, and driveways or drop-off zones. These measures are essential for enhancing pedestrian safety and minimising conflicts between vehicles and pedestrians, particularly in shared use areas such as George Street.

Space and activity management

- The ‘Village Green’ park is easily accessible from the surrounding public road and pedestrian networks, indicating that the spaces are available for, and welcome to, public use.
- Once delivered, the parks, new streets (including portions of West Street, Mead Street, and Pitt Street) and setbacks will be Council owned and managed, while the through-site links will be privately owned open space and managed by Homes NSW or various building managers.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- Landscaping should be maintained below eye level and above head height to ensure clear sightlines and visibility throughout the area.
- It is recommended that, during the detailed design phase, all pocket parks should incorporate embellishments and amenities such as seating, waste bins, bubblers, and shaded areas to enhance its usability.
 - Collaboration with key stakeholders, including the Metropolitan Aboriginal Land Council, is essential. They have pointed out the need for additional features like a yarning circle that includes back support and ensures accessibility.
- Consider providing a picnic/BBQ area within the ‘Village Green’ to increase the opportunities for passive surveillance across this space via enhanced activation, encouraging longer stay use as well as use in afternoon and evening times which may increase the perception of safety.
 - Ensure that any picnic areas and BBQs are accessible from all sides, and are located on hardstand areas. This inclusion and its specifics can be considered during detailed design stages.
- It is recommended that retail establishments on the ground floor incorporate outdoor seating. This addition would enhance both active and passive surveillance on George Street and Pitt Street and improve the perception of safety during nighttime hours, provided it aligns with the intended operating hours.
- Incorporate lighting in any areas intended for nighttime use (such as sensor lighting along main pedestrian pathways, or any seating areas in communal areas) to increase perceptions of safety and avoid dark areas which may act as points of entrapment.

-
- Implement active surveillance (i.e. CCTV) to provide 24/7 mechanical surveillance in areas where it is difficult to achieve passive surveillance or in areas of potential crime and safety concern. Key areas include:
 - main pedestrian walkways and open lawn space;
 - all site access points, particularly the street corners; and

Access control and movement

- It is recommended that public and communal spaces include at least two or more entry and exit points. This can be achieved by integrating these access points into the building design or providing them through the buildings themselves.
 - In particular, during consultation concerns were raised about the potential for entrapment in the central open space areas of Blocks 5 and 6, which currently have only one entrance from Reeve Street, leading to a dead-end space.
- Ensure that all sidewalks and pedestrian thoroughfares are well lit, meet accessibility standards (pertaining to width, materials, and slope), and incorporate trees for adequate shade, in accordance with current retention plans as outlined in the Arboricultural Impact assessment (Tree Management Services, 2026).
 - Consultation has raised concerns about the accessibility of pedestrian pathways and sidewalks for older individuals and those who require assistance. Key issues highlighted include uneven surfaces, tree roots, and litter.
 - As per the Access Design Review (Jensen Hughes, 2026), confirmation of the requirement for a continuous accessible path of travel between buildings, boundaries, and car parking spaces should be confirmed during detailed design. This should also include a review of key elements such as pathway gradients, surface finished, and tactile indicators.
 - Consider providing structured shelters which can protect pedestrians from rain and hail, in addition to providing shade. This was identified during consultation as a key opportunity for enhancing pedestrian comfort, amenity, and safety throughout the estate, particularly for those with mobility issues or limited accessibility.
- When considering the provision of outdoor seating adjoining any ground floor retail uses (as recommended in relation to surveillance), ensure that accessibility requirements are taken into account, such as maintaining an adequate width for the street and main entrances.
- The proponent should develop a wayfinding strategy which enhances the natural orientation provided by the parks, including:
 - providing ‘you are here’ maps at key intersections and decision-making points,
 - directional signage which incorporates key landmarks (including the ‘Village Green’, any future artwork identified in the Public Art Strategy (UAP, 2026), and the Metro station),
 - by maximising sightlines from main roads to local parks, and vice versa, to maintain natural orientation.
- Wayfinding signage should also incorporate features to ensure universal accessibility, such as:
 - outline the most direct and accessible routes to each destination, to cater to people who are using the pathways as a key transport route, as well as for those visiting for exploration and/or passive recreation.
 - consider implementing interactive signage boards with Braille information, large pictograms and signage icons (to overcome potential language barriers), and/or tactile and visual cues throughout landscaping and public realm areas. This could be incorporated into the Public Art Strategy (UAP, 2026) during detailed design.

Territorial reinforcement

- It is recommended to supplement the existing territorial reinforcement measures with landscaping and edge lighting along the borders of the ‘Village Green’ and Block 8 central park. This will not only

enhance natural boundaries but also aid in wayfinding as people navigate through the space. The park should provide clear routes for pedestrians, including well-defined entrances, exits, and designated pedestrian crossings.

- Incorporate local art in the form of murals, sculptures or design features throughout the site, in accordance with the opportunities outlined by the Public Art Strategy (UAP, 2026). This artwork should be designed to maximise interactive use and community participation and should be completed in partnership with local community groups or organisations such as schools.
- Consider investigating alcohol free zones, or alcohol permitted zones, recognising that the current utilisation of the park serves as a form of bonding and socialisation which may remain important in the future community. This should be investigated in partnership with community members and relevant authorities/agencies such as community groups

Space and activity management

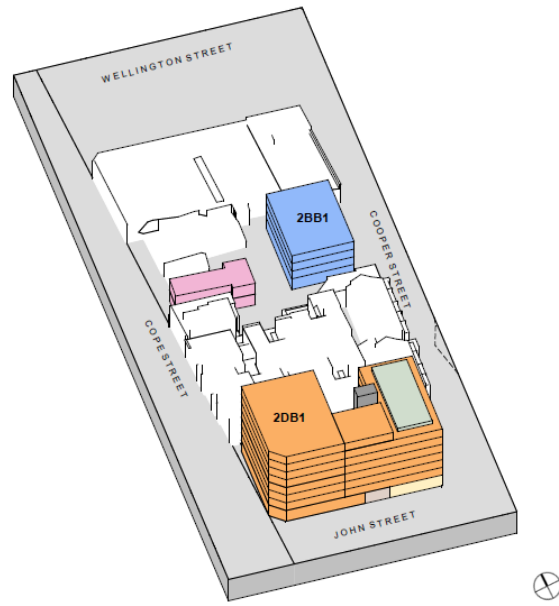
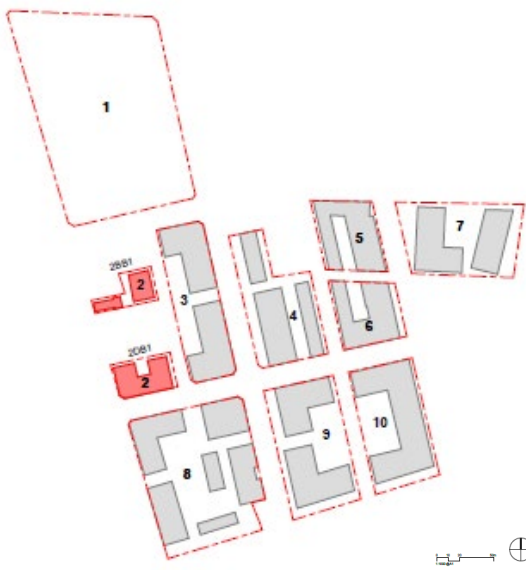
- The responsibility for all public and communal open spaces needs to be clearly defined within the Plan of Management, including the duration of handover processes among the relevant parties (e.g., City of Sydney, Stockland, and building managers).
 - This should include who and how to deal with antisocial behaviour such as unlicensed drinking if and as it occurs, including the exploration of potential alcohol free or designated alcohol zones. This should be explored in collaboration with the police, relevant building managers, identified CHPs, and tenants.
 - The Plan of Management should also outline protocols for addressing issues such as litter, graffiti, and general maintenance. It is recommended that any graffiti be removed promptly and that repairs for vandalism be conducted in a timely manner. Well-maintained spaces can significantly enhance the perception of safety and increase the use of open areas.
- Building operators should consider organising or continuing regular programmed events, such as "meet-your-neighbour" gatherings and pop-up activities run by WWSAG (existing activities outlined in Section 5.3.1). These initiatives would further promote community interaction and actively engage the space, and they should be included in the Plan of Management.
- Conduct regular audits of the site to gauge the level of activity. Programming should then be implemented as a tool to boost activity if there are observed problem areas.
- The landscaping, trees and vegetation throughout the estate and along all streetscapes should be well maintained, scaled back, and not at eye/head level to avoid any potential areas for concealment or entrapment, and to maximise clear sightlines and opportunities for passive surveillance across the public realm. Trees should have a high canopy to help achieve this.
 - In particular, areas of frequent pedestrian use should be considered, including along walkways, communal areas, and main entry points to public areas and residential buildings.
- The placement of safe needle disposal bins should be carefully considered. It is advisable to position these bins in areas that are highly visible and subject to passive surveillance (by pedestrians and vehicles). They should be adequately lit according to Australian Standards, monitored by CCTV, and clearly marked with signage.

6.3 Block 2

Block two includes an eight-story building (2D B1) comprising community space and social housing located on the ground floor and seven stories of social housing residences, and a designated VPA contribution for community use (2B B1).

As a predominantly residential building, key CPTED considerations include access control, to ensure that only legitimate users of this space are enabled entry and residents can feel safe within their homes, and territorial reinforcement, to enhance the level of connection which residents are able to feel to their own space and their levels of belonging within the surrounding community.

Figure 9 Block 2 context within the Waterloo Estate and elevation



Source: SJB, 2026

Figure 10 Block 2, ground plan



Source: SJB, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- The provision of a communal courtyard on ground floor level will enhance opportunities for passive surveillance over the adjoining loading dock area and entry into the basement. This area will also receive good passive surveillance via the use of glazing along the internal residential corridor, and from the through site link between Cope Street and Cooper Street.
- The location of the community use space on the corner of John and Cooper Street will provide this area with strong levels of passive surveillance from pedestrians and vehicles in transit, as well as from residents as they move in and out of their homes.
- The majority of doors to residential units are offset to avoid direct visibility into residences, providing greater levels of privacy for tenants, as well as greater levels of surveillance throughout the hallways.
- The VPA contribution for community use (2B B1) will experience strong levels of passive surveillance due to its location directly across from the adjoining park, enhancing the sense of safety felt by users of both the building and the park.

Access control and movement

- The central location of the lifts on floors 2 – 8 will provide good wayfinding and natural orientation for residents on these floors, preventing confusion or disorientation.
- The provision of a separate entry on John Street for the community space on ground level will ensure clear wayfinding for intended users and prevent confusion or misdirection.

Territorial reinforcement

- The provision of communal courtyard areas on ground level and on level 8 will greatly enhance opportunities for incidental interaction and community bonding between future residents, and will also contribute to a stronger sense of ownership over the space.
- The incorporation of artwork throughout the estate will greatly enhance the sense of ownership and connection experienced by residents, supporting positive and legitimate use of these spaces as well as encouraging stewardship to care for and look over these areas.

In particular, the Public Art Strategy (UAP, 2026) identifies that Block 2 will have artist led functional elements incorporated throughout design to enhance storytelling and placemaking. Design inclusions may consist of murals, small scale sculptures, digital works, seating and lighting. This will be determined in the detailed design phase. **Space and activity management**

- The social housing component (2D B1) will be managed by an identified CHP.
- A tenure equity brief will be prepared at detailed design stage, which will outline the design's approach to ensuring all tenure types are 'tenure blind' and indistinguishable from each other. This will greatly enhance the levels of privacy, belonging, and perceived sense of safety felt by residents throughout Waterloo South, as well as contributing to greater community cohesion within any mixed-tenure blocks.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- Consider incorporating glazing in the residential lobby to increase surveillance onto the communal courtyard located behind the lifts.

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- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter-painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces, and can also increase feelings of safety and reduce opportunities for concealment.
 - Incorporate active surveillance (i.e. CCTV) to provide 24/7 mechanical surveillance in areas where it is difficult to achieve passive surveillance or in areas of potential crime and safety concern. Key areas include:
 - all site access points, including fire entries and exits;
 - within the residential lobby, lifts and stairwells; and
 - main pedestrian walkways and communal open space areas;
 - Lighting is crucial for ensuring visibility at night. Spaces which are regularly used, or intended for use at nighttime, should maintain low-level lighting at all times. This may include regular lighting in residential lobbies, hallways and entries/exits.

Access control and movement

- All ground floor residences should include balconies which are closed in or have fencing which is above climbable height, and which are not clear or permeable to ensure resident privacy and prevent unauthorised access.
- Both the residential lobby door and the internal door linking the lobby and ground floor residences must have strong levels of access control, including keycard access.
- Access into the communal courtyard is currently unclear. Recommend that two access points are provided from both the internal residential corridor and from the lobby, to increase the perception of safety and reduce opportunities for entrapment.
- Recommend that the storage spaces on ground level incorporate glazing or semi-permeable materials to increase lighting and visibility into this space, reducing opportunities for concealment of entrapment. Consideration should also be given to the provision of an additional entry/exit into this space to reduce opportunities for entrapment and increase the sense of safety.
- Ensure basement levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict. This could include speed humps, bollards, coloured walkways, and convex safety mirrors. These measures should ensure priority is given to pedestrians and workers accessing basement level storage rooms and parked vehicles.

Territorial reinforcement

- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
 - The space dedicated for community use on ground floor should ensure to incorporate strong territorial reinforcement measures which indicate that it is open and welcoming to all. This may include design features such as distinct artwork, paint colour, lighting, or textured materials.
 - The residential lobby should include some form of territorial reinforcement to delineate the entry for residents and their visitors only, such as an awning, landscaping, or changed pavement material or colour.
 - Consider establishing a series of regular programmed events in the communal open space area to increase opportunities for interaction and socialisation between residents and encourage community bonding. Stronger communities can look out for each other and are also more likely to connect with, and care for, communal areas.
 - Consider incorporating soundproofing into residential apartments which are located in areas prone to noise disturbance, such as stairwells, communal areas, or on mixed-use levels.
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- Consultation raised that some residents may feel uneasy or unsafe when they can overhear arguments or disputes between neighbours. This mitigation may help reduce these concerns, while also enhancing the sense of privacy and safety felt by residents within their own home.

Space and activity management

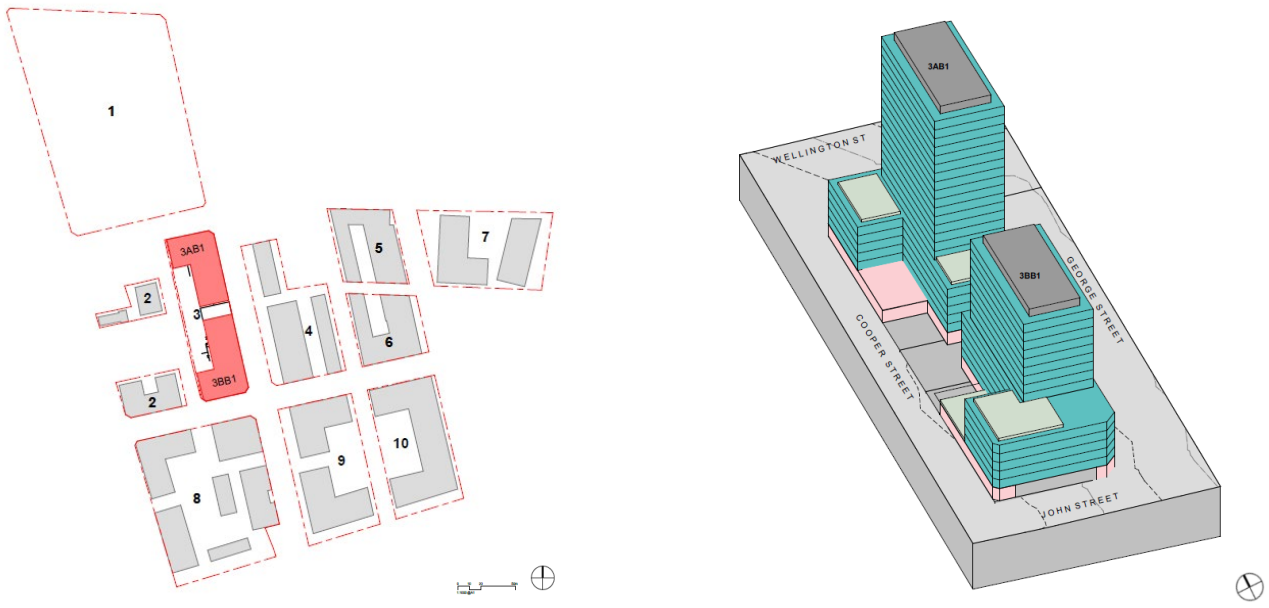
- At detailed design, a Plan of Management (PoM) should be prepared in partnership with all responsible entities (including CHPs, building managers, service providers etc). This PoM should include:
 - Detail on the regular cleaning, maintenance, upkeep, and maintenance of all building areas, including outdoor communal spaces;
 - Security measures for mailbox access and delivery handlings;
 - Security personnel presence and CCTV monitoring;
 - Access control measures, including keypads or swipecards, to manage access into the residential building and into the community use area;
 - Any regular programming or events occurring in the communal spaces, to encourage community bonding and provide activation to these spaces; and
 - Procedure for incident reports and response.
 - Consultation should continue to occur between SDG, Homes NSW, identified CHPs, and any other key stakeholders or responsible entities as detailed design progresses. This includes the managers of the future community use area.
 - This should include discussion regarding the role of security adopting a relationship-based approach rather than an enforcement-based approach to reduce conflict and potential tension, as raised during previous consultation. This may also enhance levels of community cohesion and perceived safety.
 - This should also include discussion regarding the provision of an onsite CHP office to service any maintenance requests or resident concerns regarding their housing. The inclusion of an area with designated personnel would greatly enhance the ease of tenants to access assistance and may reduce opportunities for frustration or neighbourly conflict to occur.
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6.4 Block 3

Block three includes two detached towers with ground floor retail and affordable housing; 3BB1 has 14 floors of affordable housing, 3AB1 has 19 floors of affordable housing. Both blocks have communal open space, located on level 7 of both 3AB1 and 3BB1.

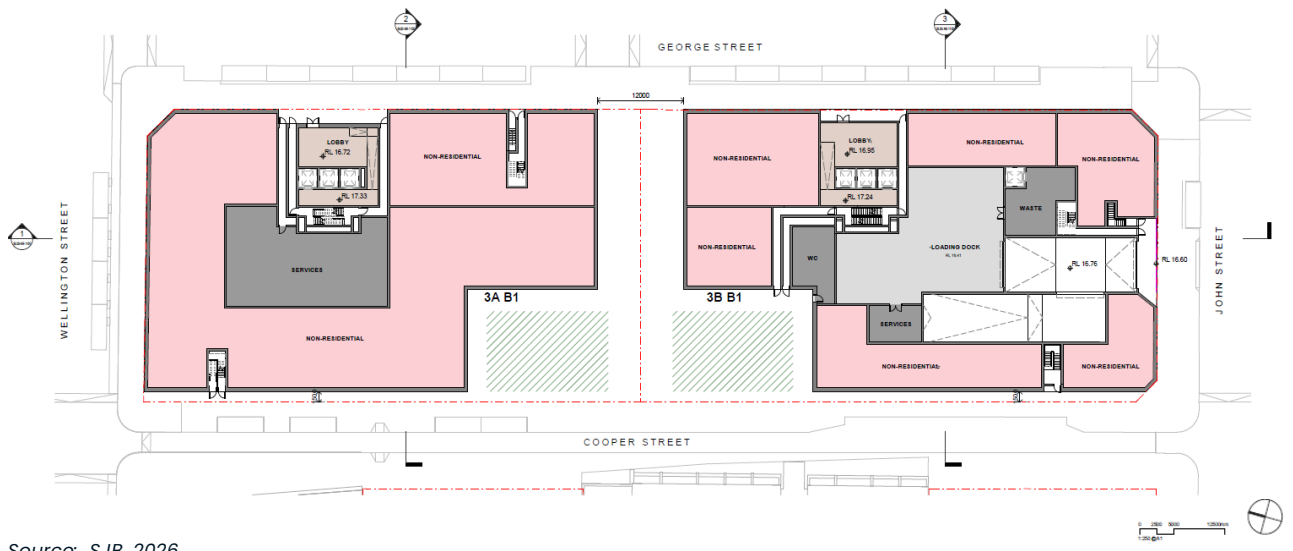
In order to manage the mixed-use nature of this block, access control will be an important CPTED consideration to ensure that intended users and visitors avoid confusion about permitted areas or examples of acceptable behaviour.

Figure 11 Block 3 context within Waterloo Estate and elevation



Source: SJB, 2026

Figure 12 Block 3, ground floor



Source: SJB, 2026

Figure 13 Block 3, building 3AB1, levels 8-10



Source: SJB, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- The provision of retail on the ground floor will significantly enhance activation surrounding and within the building during hours of operation. This will also contribute to the activation of the proposed pedestrian link connecting George and Cooper Streets.
- The communal open space areas located on Level 7 of both 3AB1 and 3BB1 are well positioned to receive regular passive surveillance provided by the residences above.

Access control and movement

- The inclusion of centrally located lifts and stairwells within both 3AB1 and 3BB1 will provide good wayfinding and natural orientation for residents, preventing confusion or disorientation when moving throughout these areas.
- The provision of a designated residential entry along George Street will reduce confusion for both residents and visitors, and will help to restrict access only to intended residents and visitors.

Territorial reinforcement

- The provision of shared communal spaces on Level 7 of both 3AB1 and 3BB1 will greatly enhance opportunities for incidental interaction and community bonding between future residents, and will also contribute to a stronger sense of ownership over the space.
- The incorporation of artwork along George Street, adjacent to Block 3, will greatly enhance the sense of ownership and connection experienced by residents, supporting positive and legitimate use of these spaces as well as encouraging stewardship to care for and look over these areas.
 - The Public Art Strategy (UAP, 2026) and Connecting with Country framework (NDI, 2026) identify George Street as 'the Fold' in the precinct, acknowledged as a contemporary expression of where the echoes of a songline passes across the precinct, and the division between the 'wet Country' and 'dry Country'. George Street will be activated through a 'whole-of-street' art commission, which will greatly enhance levels of attraction, utilisation, passive surveillance and connection experienced by residents.

Space and activity management

- The affordable housing components (3AB1 and 3BB1) will be managed by an identified CHP.
- A tenure equity brief will be prepared at detailed design stage, which will outline the design's approach to ensuring all tenure types are 'tenure blind' and indistinguishable from each other. This will greatly enhance the levels of privacy, belonging, and perceived sense of safety felt by residents throughout Waterloo South, as well as contributing to greater community cohesion within any mixed-tenure blocks.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- Where feasible, maximise street front activation and surveillance by using permeable materials, such as glazing or windows, and by incorporating interactive street interfaces as appropriate.
 - This could include the incorporation of outdoor seating where functional to contribute to activation. This can be considered at detailed design stage.
- There are some internal corners (particularly on Levels 2-6 of 3BB1) which create opportunities for obscurement and limit opportunities for surveillance. It is recommended that these are reconsidered or softened to improve visibility.
- Some internal doors (including on Levels 2-6 of 3AB1 and Levels 2-6 of 3BB1) obstruct sight lines through corridors, limiting opportunities for surveillance, good visibility, and natural wayfinding. It is recommended these are removed where possible, or incorporate design features to enhance visibility such as permeable materials or internal windows.
- Lighting is crucial for ensuring visibility at night. Spaces which are regularly used, or intended for use at nighttime, should maintain low-level lighting at all times. This may include sensor lighting at seating areas, or in hallways and entries/exits.
- Lighting is crucial for ensuring visibility at night. Spaces which are regularly used, or intended for use at nighttime, should maintain low-level lighting at all times. This may include regular lighting in residential lobbies, hallways and entries/exits.

Access control and movement

- Ensure residential lobbies, entry and exits points, and stairwells and lifts are only accessible to residents using access control measures (e.g. keycard/swipe card, visitor intercom etc).
- Entry and exit points to the communal area should be secured with access control measures, such as key card access, and should incorporate signage which outlines the intended hours of operation and acceptable standards of behaviour.

Territorial reinforcement

- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
 - The residential lobby should include some form of territorial reinforcement to delineate the entry for residents and their visitors only, such as an awning, landscaping, or changed pavement material or colour. This is particularly important given the intended activation of George Street and surrounding retail uses.
 - The communal open spaces (level 7 of 3AB1 And 3BB1) should ensure to incorporate strong territorial reinforcement measures which indicate that it is open and welcoming to all. This may include design features such as distinct artwork, paint colour, lighting, or textured materials.
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- Consider establishing a series of regular programmed events in the communal open space area to increase opportunities for interaction and socialisation between residents and encourage community bonding. Stronger communities can look out for each other and are also more likely to connect with, and care for, communal areas.
 - Consider incorporating soundproofing into residential apartments which are located in areas prone to noise disturbance, such as stairwells, communal areas, or on mixed-use levels.
 - Consultation raised that some residents may feel uneasy or unsafe when they can overhear arguments or disputes between neighbours. This mitigation may help reduce these concerns, while also enhancing the sense of privacy and safety felt by residents within their own home.

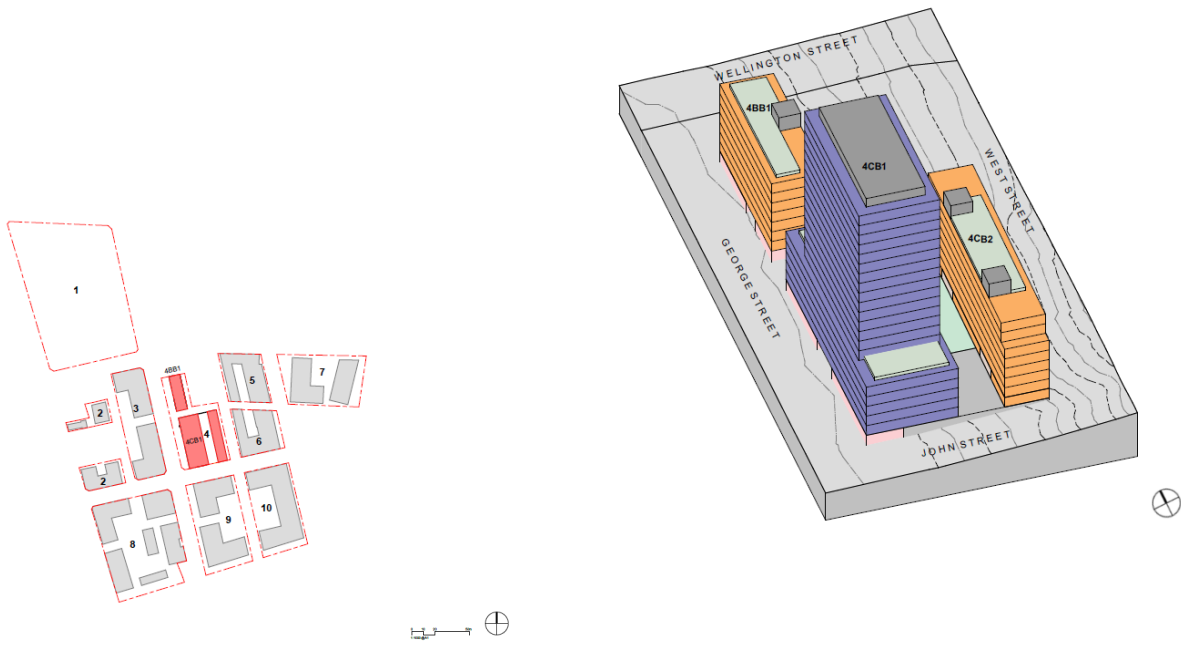
Space and activity management

- At detailed design, a Plan of Management (PoM) should be prepared in partnership with all responsible entities (including CHPs, building managers, service providers etc). This PoM should include:
 - Detail on the regular cleaning, maintenance, upkeep, and maintenance of all building areas, including outdoor communal spaces;
 - Security measures for mailbox access and delivery handlings;
 - Security personnel presence and CCTV monitoring;
 - Access control measures, including keypads or swipe cards, to manage access into the residential building and into the community use area;
 - Any regular programming or events occurring in the communal spaces, to encourage community bonding and provide activation to these spaces; and
 - Procedure for incident reports and response.
- Consultation should continue to occur between SDG, Homes NSW, identified CHPs, and any other key stakeholders or responsible entities as detailed design progresses. This includes the managers of the future community use area.
 - This should include discussion regarding the role of security adopting a relationship-based approach rather than an enforcement-based approach to reduce conflict and potential tension, as raised during previous consultation. This may also enhance levels of community cohesion and perceived safety.
- This should also include discussion regarding the provision of an onsite CHP office to service any maintenance requests or resident concerns regarding their housing. The inclusion of an area with designated personnel would greatly enhance the ease of tenants to access assistance and may reduce opportunities for frustration or neighbourly conflict to occur.

6.5 Block 4

Block 4: comprises three towers; two of these (4BB1 and 4CB2) provide non-residential uses at ground level with social housing above, while the third tower (4CB1) is mixed-use, incorporating community use floor space on the ground floor with market housing above. All three towers include communal green roofs intended for residents' use.

Figure 14 Block 4 context within Waterloo Estate and elevation



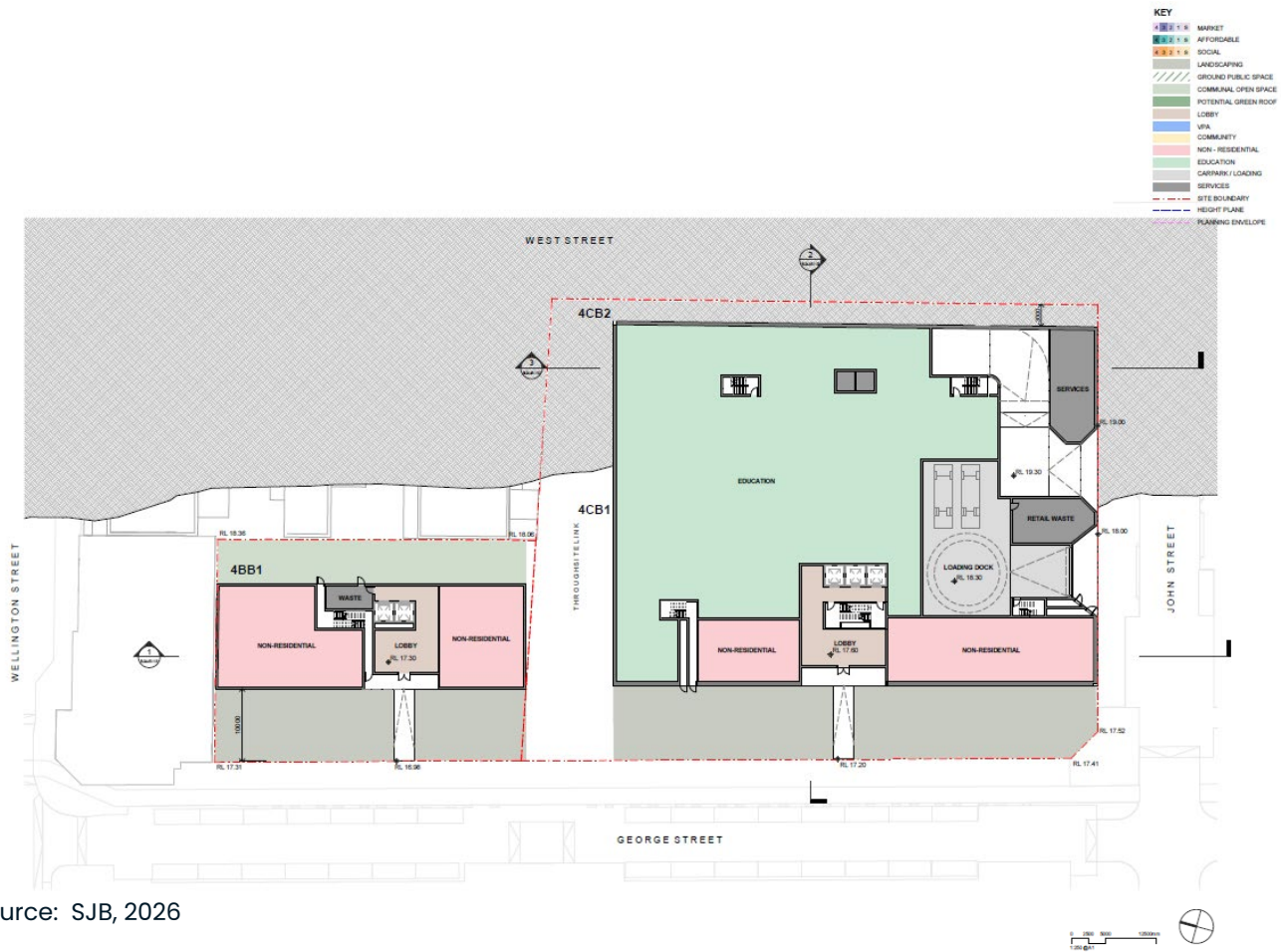
Source: SJB, 2026

Figure 15 Block 4, Reference Scheme - Typical Podium Plan



Source: SJB, 2026

Figure 16 Block 4, Level 01 Plan



Source: SJB, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- Block 4's direct frontage to George Street, combined with retail tenancies around the building, will activate the site and enhance passive surveillance by attracting visitors throughout the day, evening, and night.
- Block 4 will have direct frontage to Wellington Street, West Street and John Street, and will be surrounded by key pedestrian pathways and access links. This configuration will support natural surveillance by increasing visibility and activity across multiple street frontages
- The retail and residential lobbies are positioned in a highly active area, providing natural surveillance of entry and exit points and helping to discourage loitering near these entrances.

Access control and movement

- Centrally positioned lifts and stairwells provide excellent accessibility, wayfinding, and opportunities for passive surveillance.
- The provision of designated residential entries and residential lobbies in each building will reduce confusion for both residents and visitors, and will help to restrict access only to intended residents and visitors.

Territorial reinforcement

- The provision of rooftop communal courtyard areas in each building will greatly enhance opportunities for incidental interaction and community bonding between future residents, and will also contribute to a stronger sense of ownership over the space.
- The provision of a separate lift for community purposes will provide good territorial reinforcement and access control, ensuring that only legitimate users can enter this space.
- The incorporation of artwork throughout the estate will greatly enhance the sense of ownership and connection experienced by residents, supporting positive and legitimate use of these spaces as well as encouraging stewardship to care for and look over these areas.
 - In particular, the Public Art Policy by UAP (2026) outlines that artwork installations and façade enhancements along George Street will be used to strengthen the sense of place and reinforce the public domain.

Space and activity management

- The social housing components (4BB1 and 4CB2) will be managed by an identified CHP, with the remainder of market housing (4CB1) to be managed by a building manager.
- A tenure equity brief will be prepared at detailed design stage, which will outline the design's approach to ensuring all tenure types are 'tenure blind' and indistinguishable from each other. This will greatly enhance the levels of privacy, belonging, and perceived sense of safety felt by residents throughout Waterloo South, as well as contributing to greater community cohesion within any mixed-tenure blocks such as Block 4.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- The positioning of the lifts in 4CB2 may reduce sight lines from nearby apartments and stairwells, limiting opportunities for passive surveillance. Installing convex mirrors on both sides of the lift area is recommended to improve visibility around corners and enhance safety for residents approaching the lifts
 - The placement of the stairwell doors could provide areas for concealment due to a blind corner entering the space. It is recommended to include a convex mirror in the corner.
 - Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
 - Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter-painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces, and can also increase feelings of safety and reduce opportunities for concealment.
 - Incorporate active surveillance (i.e. CCTV) to provide 24/7 mechanical surveillance in areas where it is difficult to achieve passive surveillance or in areas of potential crime and safety concern. Key areas include:
 - all site access points, including fire entries and exits;
 - retail entries and internal areas;
 - within the residential lobby, lifts and stairwells; and
 - main pedestrian walkways and communal open space areas;
 - Lighting is crucial for ensuring visibility at night. Spaces which are regularly used, or intended for use at nighttime, should maintain low-level lighting at all times. This may include regular lighting in
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residential lobbies, hallways and entries/exits, active retail areas, and any external walkways or seating areas.

Access control and movement

- Residential floors in both the social housing (4BB1 and 4CB2) and market housing (4CB1) have separated sections, with controlled access via doors to ensure movement is restricted to authorised users. Entry to the different sections of the residential floors should be managed through a keycard system, allowing only authorised residents and personnel to access apartments in this section
- All stairwells in both the social housing (4BB1 and 4CB2) and market housing (4CB1) provisions should be fitted with access control features, such as lockable doors or keycard-operated entry, to restrict unauthorised movement.
- Entry and exit points to the communal area should be secured with access control measures, such as key card access, and should incorporate signage which outlines the intended hours of operation and acceptable standards of behaviour.
- Perimeter fencing or walls framing the outdoor childcare play area should be above climbable height. All entrances to and from this childcare outdoor space should also be access-controlled (e.g., keycard).
- Incorporate awnings or shade features into the outdoor area of the childcare to protect users from any potential items falling or thrown from residential balconies above. Concern regarding this possibility was raised during consultation and should be incorporated to increase the safety of intended users of this space and prevent unauthorised use or interference.
- Ensure basement levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict. This could include speed humps, bollards, coloured walkways, and convex safety mirrors. These measures should ensure priority is given to pedestrians and workers accessing basement level storage rooms and parked vehicles.

Territorial reinforcement

- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
 - Consider incorporating soundproofing into residential apartments which are located in areas prone to noise disturbance, such as stairwells, communal areas, or on mixed-use levels. Specific soundproofing provision must be implemented for the community uses to ensure noise does not travel through the building during hours of operation.
 - Consultation raised that some residents may feel uneasy or unsafe when they can overhear arguments or disputes between neighbours. This mitigation may help reduce these concerns, while also enhancing the sense of privacy and safety felt by residents within their own home.
 - Where stairwell doors are positioned close to residential entrances, consider relocating the residential door to create greater separation and reduce potential privacy concerns.
 - Long, narrow hallways – such as the hallways on the residential floors of the social housing buildings (4B1 and 4CB2) – should be enhanced with features like artwork, lighting, or other design elements to create visual interest and discourage graffiti or damage. Large, inactivated surfaces can feel impersonal and may be more vulnerable to vandalism. These enhancements can be incorporated during the detailed design phase to strengthen territorial cues and promote a sense of ownership.
 - The residential lobby should include some form of territorial reinforcement to delineate the entry for residents and their visitors only, such as an awning, landscaping, or changed pavement material or colour. This is particularly important given the mixed-use nature of ground floor levels.
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- The rooftop communal open spaces should ensure to incorporate strong territorial reinforcement measures which indicate that it is open and welcoming to all. This may include design features such as distinct artwork, paint colour, lighting, or textured materials.
 - Consider establishing a series of regular programmed events in the communal open space area to increase opportunities for interaction and socialisation between residents and encourage community bonding. Stronger communities can look out for each other and are also more likely to connect with, and care for, communal areas.

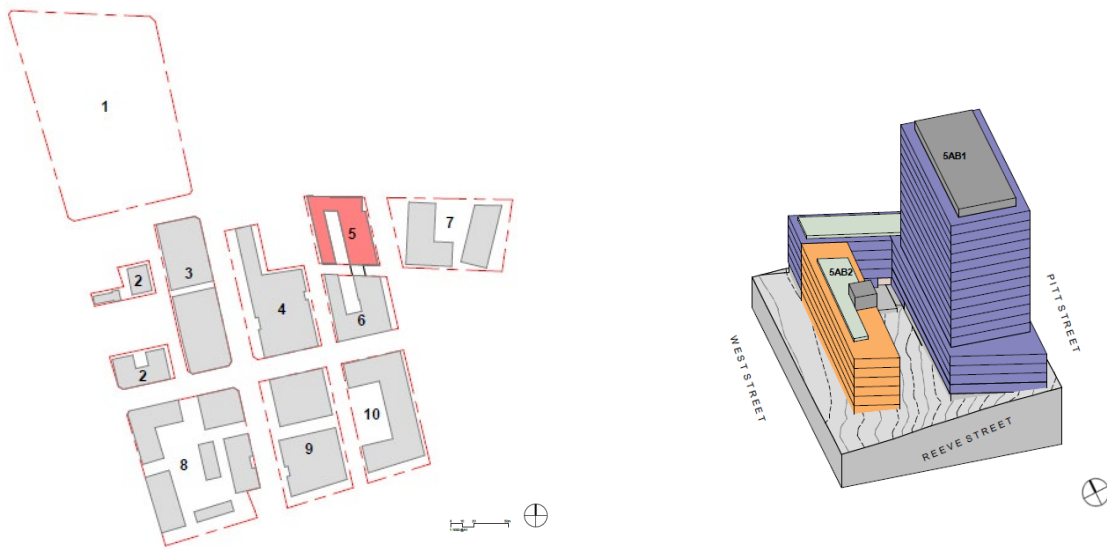
Space and activity management

- The car park design has incorporated storage areas, which aligns with CPTED considerations for reducing opportunities for theft. Clarify the intended use of these spaces and define how residents and authorised personnel will access them. This should include measures such as keycard entry or restricting access to maintenance staff only, to minimise unauthorised use and enhance safety.
 - At detailed design, a Plan of Management (PoM) should be prepared in partnership with all responsible entities (including CHPs, building managers, service providers etc). This PoM should include:
 - Detail on the regular cleaning, maintenance, upkeep, and maintenance of all building areas, including outdoor communal spaces;
 - Security measures for mailbox access and delivery handlings;
 - Security personnel presence and CCTV monitoring[MF1] [MF2] ;
 - Access control measures, including keypads or swipe cards, to manage access into the residential building and into the community use area;
 - Any regular programming or events occurring in the communal spaces, to encourage community bonding and provide activation to these spaces; and
 - Procedure for incident reports and response.
 - Consultation should continue to occur between SDG, Homes NSW, identified CHPs, and any other key stakeholders or responsible entities as detailed design progresses. This includes the managers of the future community use area.
 - This should include discussion regarding the role of security adopting a relationship-based approach rather than an enforcement-based approach to reduce conflict and potential tension, as raised during previous consultation. This may also enhance levels of community cohesion and perceived safety.
 - This should also include discussion regarding the provision of an onsite CHP office to service any maintenance requests or resident concerns regarding their housing. The inclusion of an area with designated personnel would greatly enhance the ease of tenants to access assistance, and may reduce opportunities for frustration or neighbourly conflict to occur.
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6.6 Block 5

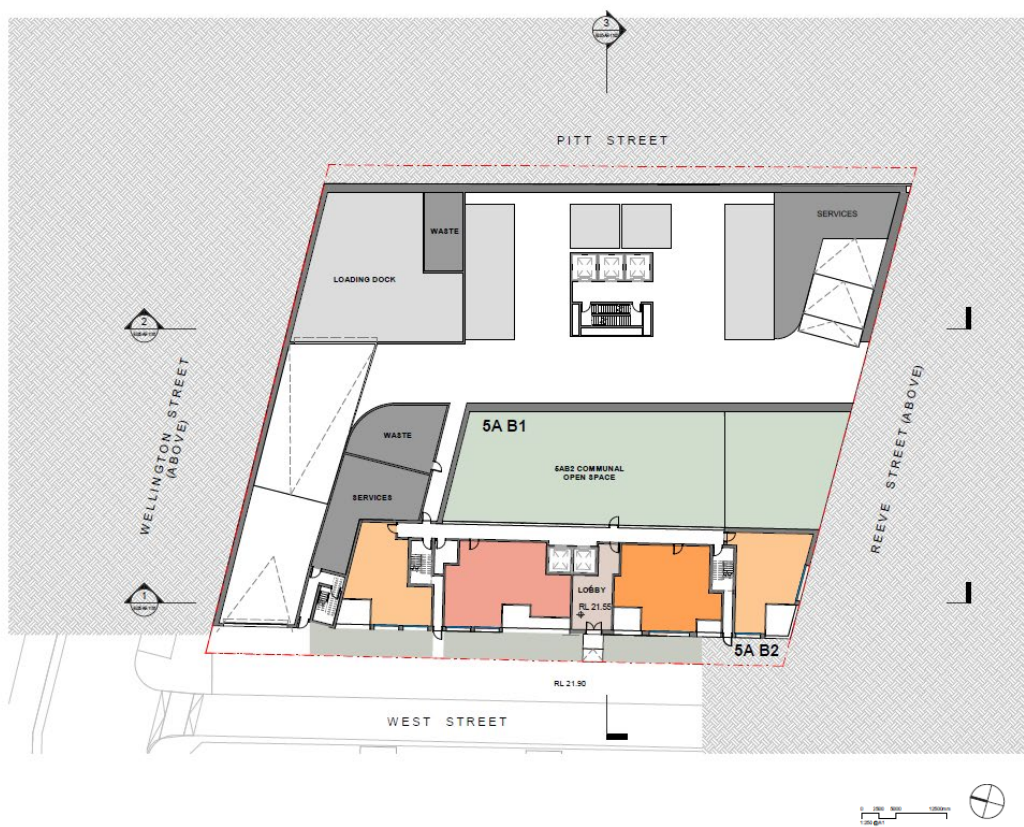
Block 5 comprises two towers; Building 5BB1, with six levels of social housing, and Building 5AB1, with seventeen levels of market housing. 5BB1 includes communal open space on its rooftop, with additional communal open space at ground level that separates the two buildings.

Figure 17 Block 5 context within Waterloo Estate and elevation



Source: SJB, 2026

Figure 18 Block 5, ground floor



Source: SJB, 2026

Figure 19 Block 5, 5AB1, levels 4-6



Source: SJB, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- The incorporation of glazing along the residential hallway of the social housing component (5BB1) will enable passive surveillance of the open space below and will enhance visibility and lighting in the internal corridor. This will result in an improved sense of safety for residents.
- The rooftop communal open space area will benefit from passive surveillance provided by residences located above and along the adjoining ground floor.
- The open space provided on the ground floor is visible from pedestrians and motorists on Reeve Street, ensuring passive surveillance.

Access control and movement

- There is good visibility and clear sight lines between the centrally located stairs and elevators, which enhances natural wayfinding and orientation for residents and potential visitors.

Territorial reinforcement

- The provision of communal courtyard areas on rooftop (5BB1) and ground level will greatly enhance opportunities for incidental interaction and community bonding between future residents, and will also contribute to a stronger sense of ownership over the space.

- The incorporation of artwork throughout the estate will enhance the sense of ownership and connection experienced by residents, supporting positive and legitimate use of these spaces as well as encouraging stewardship to care for and look over these areas.
 - In particular, the Public Art Strategy (UAP, 2026) identifies the corners where Wellington Street meets Pitt and West Streets as part of the ‘threshold’ of the site, and as potential locations for artwork activations.

Space and activity management

- The social housing component (5BB1) will be managed by an identified CHP.
- A tenure equity brief will be prepared at detailed design stage, which will outline the design’s approach to ensuring all tenure types are ‘tenure blind’ and indistinguishable from each other. This will greatly enhance the levels of privacy, belonging, and perceived sense of safety felt by residents throughout Waterloo South, as well as contributing to greater community cohesion within any mixed-tenure blocks, such as Block 5.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- It is recommended that stairs and lifts be positioned facing each other to maximise visibility.
- The wall separating the two sections of market housing in 5AB1 (on levels 4-6) obstructs visibility around the corner of Levels 2-6 in 5AB1, creating a dead-end area which can limit visibility and offer a potential area of entrapment. It is recommended to incorporate glazing or a window in this section of the wall, or remove entirely if feasible.
- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents’ perceived sense of safety and wellbeing.
- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter-painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces, and can also increase feelings of safety and reduce opportunities for concealment.
- Incorporate active surveillance (i.e. CCTV) to provide 24/7 mechanical surveillance in areas where it is difficult to achieve passive surveillance or in areas of potential crime and safety concern. Key areas include:
 - all site access points, including fire entries and exits;
 - within the residential lobby, lifts and stairwells; and
 - main pedestrian walkways and communal open space areas;
- Lighting is crucial for ensuring visibility and perceived safety at night. Spaces which are regularly used, or intended for use at nighttime, should maintain low-level lighting at all times. This may include sensor lighting at external seating areas in communal open spaces, or in residential lobbies, hallways and entries/exits.

Access control and movement

- Vehicle and pedestrian visibility and interaction must be prioritised on basement and ground levels, including clear directional signage for both cars and pedestrians, as well as safety measures for pedestrian navigation, such as crossings, designated walkways, and bollards to clearly delineate pedestrian areas.
- Ensure residential lobbies, entry and exits points, and stairwells and lifts are only accessible to residents using access control measures (e.g. keycard/swipe card, visitor intercom etc).

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- It is recommended that access to Level 3 apartments through the lobby is enabled through the inclusion of doors at the sides of the lifts, to ensure visibility from the lobby entrance and enhance natural wayfinding.
 - Entry and exit points to the communal area should be secured with access control measures, such as key card access, and should incorporate signage which outlines the intended hours of operation and acceptable standards of behaviour.

Territorial reinforcement

- In order to promote a sense of community, the residential lobbies should feature seating arrangements that promotes extended use of the space, provide spaces for incidental meetings, and serve as an informal meeting point. It should also include a notice board with community information, programs, and upcoming events.
 - The residential lobbies should also include some form of territorial reinforcement to delineate the entry for residents and their visitors only, such as an awning, landscaping, or changed pavement material or colour.
- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
- The space dedicated for community use on ground floor should ensure to incorporate strong territorial reinforcement measures which indicate that it is open and welcoming to all. This may include design features such as distinct artwork, paint colour, lighting, or textured materials.
- Consider establishing a series of regular programmed events in the communal open space area to increase opportunities for interaction and socialisation between residents and encourage community bonding. Stronger communities can look out for each other and are also more likely to connect with, and care for, communal areas.
- Consider incorporating soundproofing into residential apartments which are located in areas prone to noise disturbance, such as stairwells, communal areas, or on mixed-use levels.
 - Consultation raised that some residents may feel uneasy or unsafe when they can overhear arguments or disputes between neighbours. This mitigation may help reduce these concerns, while also enhancing the sense of privacy and safety felt by residents within their own home.

Space and activity management

- At detailed design, a Plan of Management (PoM) should be prepared in partnership with all responsible entities (including CHPs, building managers, service providers etc). This PoM should include:
 - Detail on the regular cleaning, maintenance, upkeep, and maintenance of all building areas, including outdoor communal spaces;
 - Security measures for mailbox access and delivery handlings;
 - Security personnel presence and CCTV monitoring[MF1] [MF2] ;
 - Access control measures, including keypads or swipe cards, to manage access into the residential building and into the community use area;
 - Any regular programming or events occurring in the communal spaces, to encourage community bonding and provide activation to these spaces; and
 - Procedure for incident reports and response.
 - Consultation should continue to occur between SDG, Homes NSW, identified CHPs, and any other key stakeholders or responsible entities as detailed design progresses. This includes the managers of the future community use area.
 - This should include discussion regarding the role of security, adopting a relationship-based approach rather than an enforcement-based approach to reduce conflict and potential
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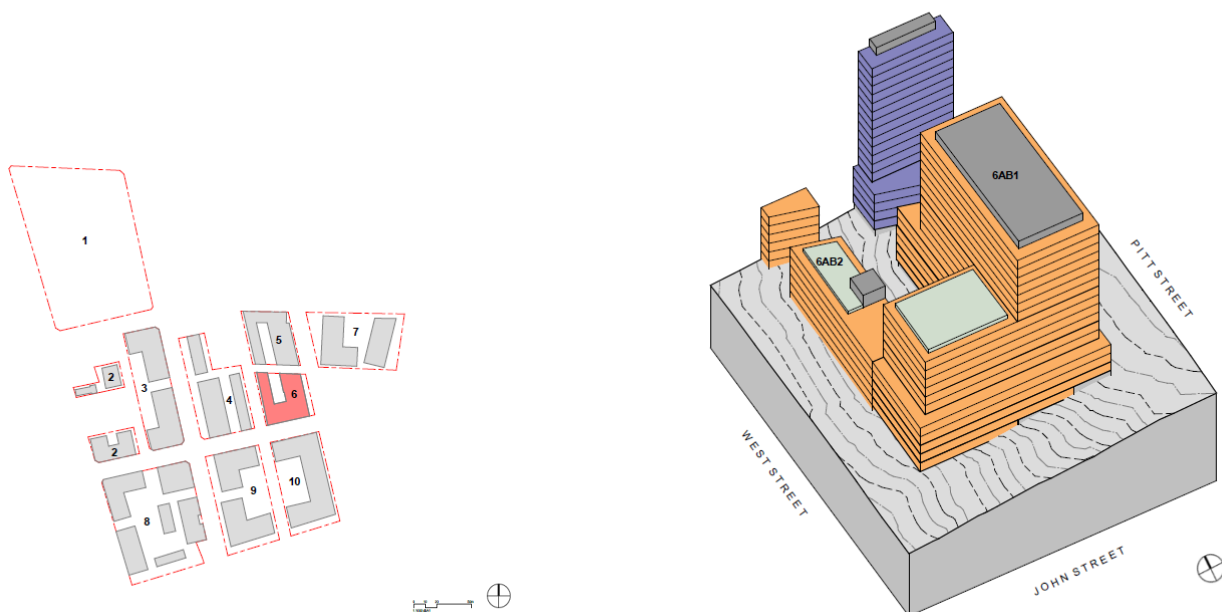
tension, as raised during previous consultation. This may also enhance levels of community cohesion and perceived safety.

- This should also include discussion regarding the provision of an on-site CHP office to service any maintenance requests or resident concerns regarding their housing. The inclusion of an area with designated personnel would greatly enhance the ease of tenants to access assistance, and may reduce opportunities for frustration or neighbourly conflict to occur.

6.7 Block 6

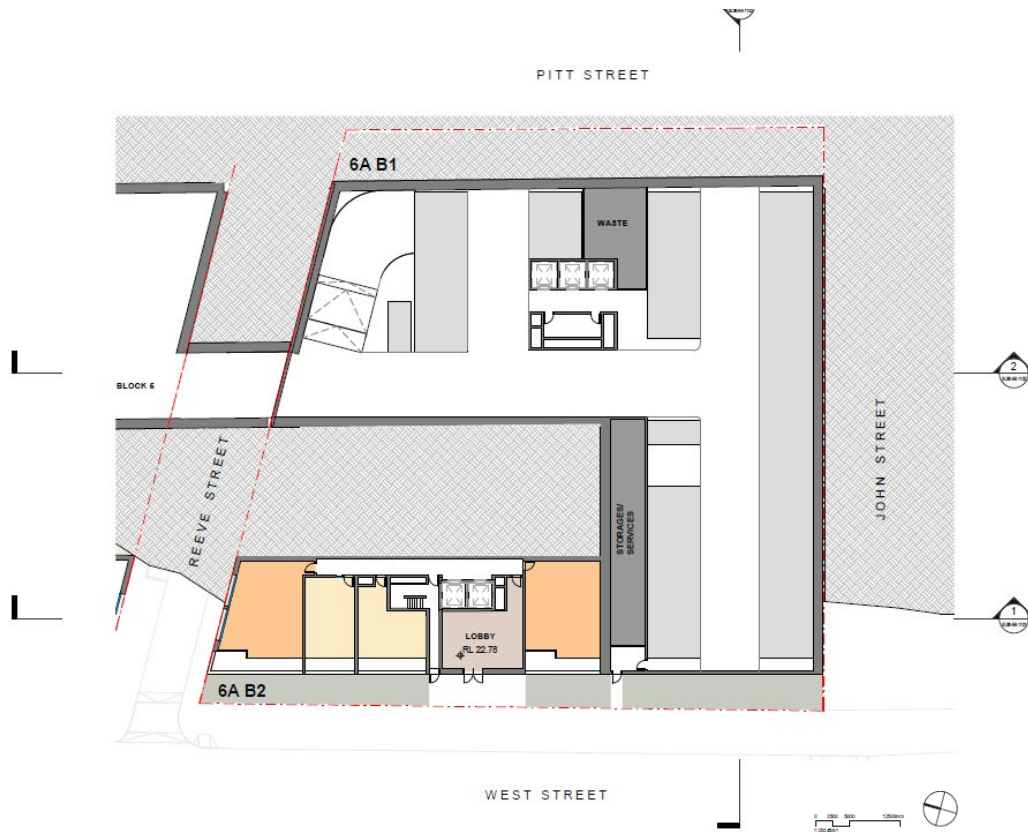
Block 6 features a single tower with social housing fronting Pitt Street and John Street. The block includes a widened frontage that incorporates public domain open space, along with residential communal open space located at ground level.

Figure 20 Block 6, context within Waterloo Estate and elevation



Source: SJB, 2026

Figure 21 Block 6, Level 01



Source: SJB, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- The widened frontage and enhanced public domain along Reeve Street and John Street improve sightlines and visibility into and out of the site, making it easier for residents, visitors, and passers-by to observe activity.
- The central communal open space, being surrounded by the building, allows for natural surveillance from multiple dwellings and balconies, increasing passive oversight.

Access control and movement

- There is good visibility and clear sight lines between the centrally located stairs and elevators, which enhances natural wayfinding and orientation for residents and potential visitors.

Territorial reinforcement

- The provision of communal courtyard areas at ground level will greatly enhance opportunities for incidental interaction and community bonding between future residents. It will also contribute to a stronger sense of ownership over the space.
- The incorporation of artwork throughout Waterloo South will enhance the sense of ownership and connection experienced by residents, supporting positive and legitimate use of these spaces as well as encouraging stewardship to care for and look over these areas. For Block 6 residents, this will be particularly evident along the streetscapes of Pitt Street and West Street.

Space and activity management

- The social housing component (6AB1 and 6AB2) will be managed by an identified CHP.

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- A tenure equity brief will be prepared at detailed design stage, which will outline the design's approach to ensuring all tenure types are 'tenure blind' and indistinguishable from each other. This will greatly enhance the levels of privacy, belonging, and perceived sense of safety felt by residents throughout Waterloo South, as well as contributing to greater community cohesion within any mixed-tenure blocks.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- The long hallway linking the lifts to the residences on Level 2 lacks clear sightlines for residents as they move toward their homes. To improve visibility and reduce concealment opportunities, install a convex mirror in the corner, or consider incorporating artwork, community boards, or other features to increase activation and regular use.
- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
- Lighting is crucial for ensuring visibility at night. Spaces which are regularly used, or intended for use at nighttime, should maintain low-level lighting at all times. This may include regular lighting in residential lobbies, hallways and entries/exits.
- For public domain areas surrounding the building, maximise natural surveillance by:
 - Designing active frontages with windows, balconies, or seating areas overlooking streets and open spaces.
 - Positioning entrances and pathways so they are visible from multiple vantage points.
 - Avoiding high or solid fencing that blocks sightlines.
 - Ensuring lighting levels support visibility at night without creating glare or shadowed areas
- Consultation feedback (refer to Section 5.3.5) highlighted that the existing ground-level communal open space, enclosed by the U-shaped building form, may create potential entrapment risks. This was identified as a significant concern for future tenants, particularly those with complex needs. It is recommended that, during the detailed design phase, measures be explored to improve visibility, provide multiple safe exit points, and ensure the space is actively overlooked to enhance safety and comfort for all users.

Access control and movement

- Internal doors located in various hallways throughout the building obstruct visibility, particularly for residents at the far end. This may reduce perceived safety due to obscured sightlines and opportunities for surveillance. Recommend these doors are removed if they are not essential for fire safety or other regulatory requirements.
- Pathways through the site such as from the building to the open spaces, should be direct and well-lit, with no hidden or poorly visible corners, to discourage loitering and unsafe movement patterns.
- All stairwells should incorporate double access doors or other access control measures to prevent unauthorised use for storage and to manage entry effectively.
- The sharp corner in the stairwell creates concealment risks and potential entrapment points. If a second internal door is not required by fire regulations, remove it to improve safety and sightlines.
- Ensure that all design elements consider accessibility for vulnerable cohort groups, including people with mobility challenges, vision impairment, or other support needs, so that movement through spaces is safe, inclusive, and easy to navigate.
- Consider implementing direct access to surveillance or crisis support systems from stairwells and other isolated areas, ensuring residents can quickly seek assistance if needed.

Territorial reinforcement

- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
- The staircase landings on Levels 2 and 7–8 currently appear as unused spaces. Activate these areas with artwork, plants, seating, or information boards to make them more inviting and reduce the risk of entrapment.
- The residential lobby should include some form of territorial reinforcement to delineate the entry for residents and their visitors only, such as an awning, landscaping, or changed pavement material or colour.
- Consider establishing a series of regular programmed events in the communal open space area to increase opportunities for interaction and socialisation between residents and encourage community bonding. Stronger communities can look out for each other and are also more likely to connect with and care for communal areas.
- Consider incorporating soundproofing into residential apartments that are located in areas prone to noise disturbance, such as stairwells, communal areas, or on mixed-use levels.
- Consultation raised that some residents may feel uneasy or unsafe when they can overhear arguments or disputes between neighbours. This mitigation may help reduce these concerns, while also enhancing the sense of privacy and safety felt by residents within their own home.

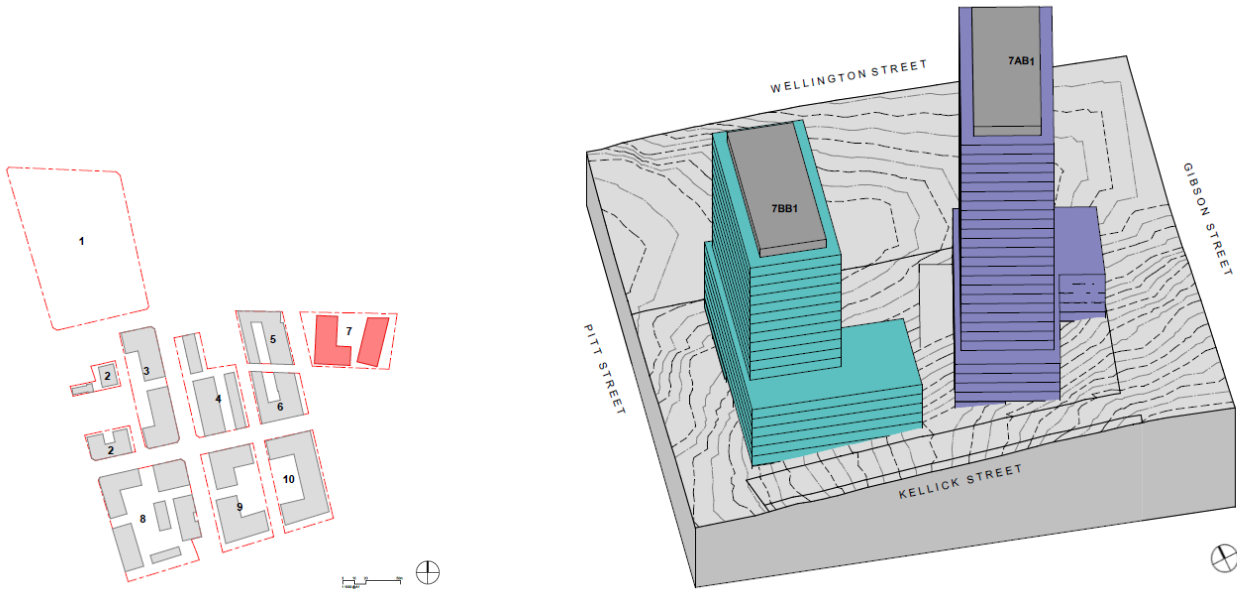
Space and activity management

- Programming of the communal open space with positive activities – such as resident events, gardening, or exercise groups – can help displace antisocial behaviour linked to drugs, alcohol, and inter-family conflict.
 - At detailed design, a Plan of Management (PoM) should be prepared in partnership with all responsible entities (including CHPs, building managers, service providers etc). This PoM should include:
 - Detail on the regular cleaning, maintenance, upkeep, and maintenance of all building areas, including outdoor communal spaces;
 - Security measures for mailbox access and delivery handlings;
 - Security personnel presence and CCTV monitoring;
 - Access control measures, including keypads or swipe cards, to manage access into the residential building and into the community use area;
 - Any regular programming or events occurring in the communal spaces, to encourage community bonding and provide activation to these spaces; and
 - Procedure for incident reports and response.
 - Consultation should continue to occur between SDG, Homes NSW, identified CHPs, and any other key stakeholders or responsible entities as detailed design progresses. This includes the managers of the future community use area.
 - This should include discussion regarding the role of security adopting a relationship-based approach rather than an enforcement-based approach to reduce conflict and potential tension, as raised during previous consultation. This may also enhance levels of community cohesion and perceived safety.
 - This should also include discussion regarding the provision of an onsite CHP office to service any maintenance requests or resident concerns regarding their housing. The inclusion of an area with designated personnel would greatly enhance the ease of tenants to access assistance and may reduce opportunities for frustration or neighbourly conflict to occur.
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6.8 Block 7

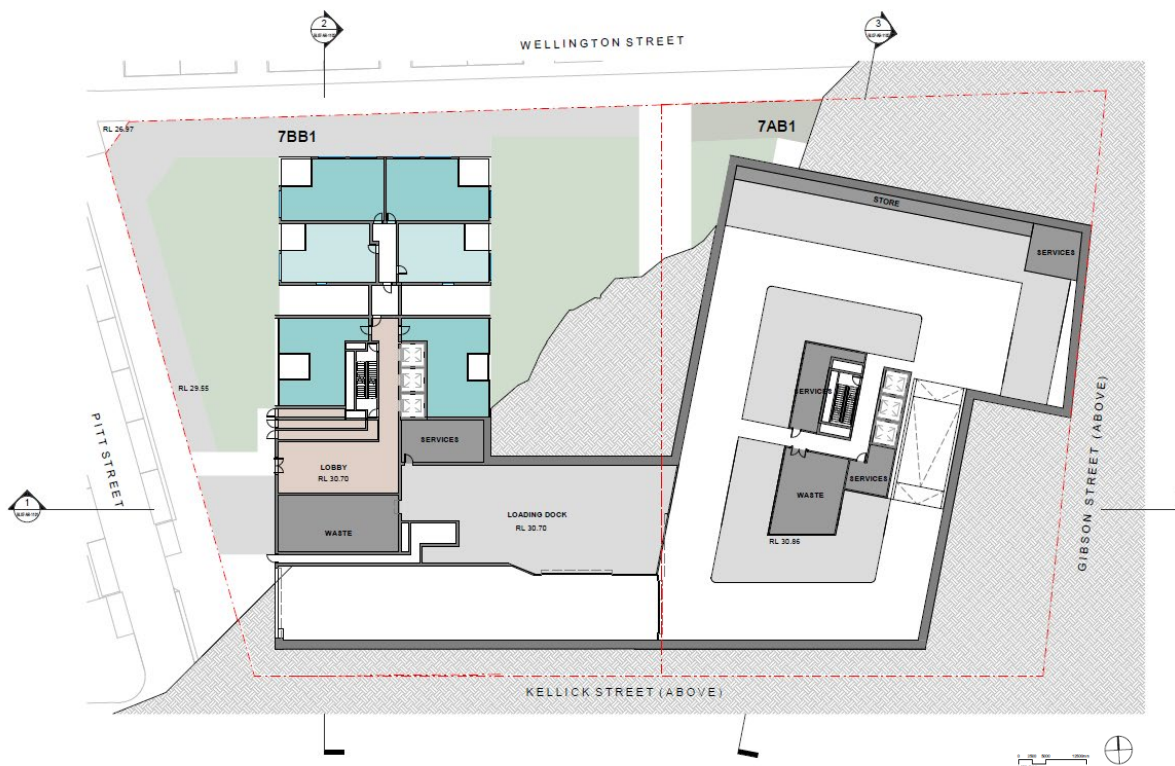
Block 7 comprises two separate buildings: 7AB1, which contains private market dwellings, and 7BB1, which provides affordable housing. Both buildings have direct frontage to Wellington Street, Kellick Street, and Pitt Street. It is important to note that the block is situated on a steep incline, and there is no communal open space designated within this block.

Figure 22 Block 7, context within Waterloo Estate and elevation



Source: SJB, 2026

Figure 23 Block 7, Lower ground floor



Source: SJB, 2026

Figure 24 Block 7, Level 4



Source: SJB, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- Block 7 is bordered by Wellington Street, Pitt Street and Kellick Street, providing strong opportunities for passive surveillance from both pedestrians and passing vehicles. The movement of people and traffic through and around the block ensures regular observation of public and semi-public spaces

Access control and movement

- The underground car park serves both the private market and affordable housing buildings, with a connected layout that also accommodates service vehicles.
- The provision of separate entrances and entry levels for the affordable housing and private market housing naturally supports access control by restricting movement between the two areas to authorised users.
- The provision of centrally located lifts will provide clear wayfinding for residents and visitors, while also enabling passive surveillance within shared circulation spaces.

Territorial reinforcement

- Design elements and entry arrangements clearly define the boundaries between private, semi-private, and public areas, reinforcing a sense of ownership and responsibility among residents.
- The incorporation of artwork throughout the estate will enhance the sense of ownership and connection experienced by residents, supporting positive and legitimate use of these spaces as well as encouraging stewardship to care for and look over these areas.

Space and activity management

- Within the car park, vehicle movements are clearly organised, with designated entry and exit points for service vehicles, private market vehicles, and affordable housing vehicles. This separation supports efficient operations and reduces unnecessary cross-traffic between user groups.
- The social housing components (7 BBI) will be managed by an identified CHP, with the remainder of market housing (7 ABI) to be managed by a building manager.
- A tenure equity brief will be prepared at detailed design stage, which will outline the design's approach to ensuring all tenure types are 'tenure blind' and indistinguishable from each other. This will greatly enhance the levels of privacy, belonging, and perceived sense of safety felt by residents throughout Waterloo South, as well as contributing to greater community cohesion within any mixed-tenure blocks, such as Block 7.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- Block 7 does not include active ground floor uses or residential communal spaces within the building. As a result, there are fewer opportunities for passive surveillance across the ground floor and surrounding areas. At the detailed design phase consider:
 - Use transparent glazing to allow visibility between indoor lobby spaces and the street. This will provide passive surveillance from within the building looking out
 - Use open fencing, low planting, and clear sightlines to ensure public areas are visible from private spaces.
 - Design prominent, well-lit entry points with clear sightlines to the street.
 - Cluster mailboxes, noticeboards, or other resident amenities near entrances to increase incidental activity.
- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter-painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces, and can also increase feelings of safety and reduce opportunities for concealment.
- Incorporate active surveillance (i.e. CCTV) to provide 24/7 mechanical surveillance in areas where it is difficult to achieve passive surveillance or in areas of potential crime and safety concern. Key areas include:
 - all site access points, including fire entries and exits;
 - within the residential lobby, lifts and stairwells; and
 - main pedestrian walkways and communal open space areas;
- Lighting is crucial for ensuring visibility at night. Spaces which are regularly used, or intended for use at nighttime, should maintain low-level lighting at all times. This may include regular lighting in residential lobbies, hallways and entries/exits.

Access control and movement

- Recommend removing the two identified internal doors (Building 7 BBI, all floors) to simplify access, improve route legibility, and support safer, more efficient movement in both day-to-day use and emergency situations.

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- The presence of surplus internal doors in multiple residential hallways, particularly those running north, creates unnecessary segmentation of circulation routes. This can complicate movement, reduce clarity of escape paths, and increase safety risks during emergencies by slowing evacuation or causing confusion. Multiple internal hallways with restricted sightlines and redundant barriers can also make it harder for residents and emergency responders to navigate quickly.
 - Ensure residential lobbies, entry and exits points, and stairwells and lifts are only accessible to residents using access control measures (e.g. keycard/swipe card, visitor intercom etc).
 - Entry and exit points to the communal area should be secured with access control measures, such as key card access, and should incorporate signage which outlines the intended hours of operation and acceptable standards of behaviour.
 - Ensure basement levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict. This could include speed humps, bollards, coloured walkways, and convex safety mirrors. These measures should ensure priority is given to pedestrians and workers accessing basement level storage rooms and parked vehicles.

Territorial reinforcement

- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
- The residential lobby should include some form of territorial reinforcement to delineate the entry for residents and their visitors only, such as an awning, landscaping, or changed pavement material or colour.
- Consider incorporating soundproofing into residential apartments which are located in areas prone to noise disturbance, such as stairwells, communal areas, or on mixed-use levels.
 - Consultation raised that some residents may feel uneasy or unsafe when they can overhear arguments or disputes between neighbours. This mitigation may help reduce these concerns, while also enhancing the sense of privacy and safety felt by residents within their own home.

Space and activity management

- At detailed design, a Plan of Management (PoM) should be prepared in partnership with all responsible entities (including CHPs, building managers, service providers etc). This PoM should include:
 - Detail on the regular cleaning, maintenance, upkeep, and maintenance of all building areas, including outdoor communal spaces;
 - Security measures for mailbox access and delivery handlings;
 - Security personnel presence and CCTV monitoring[MF1] [MF2] ;
 - Access control measures, including keypads or swipe cards, to manage access into the residential building and into the community use area;
 - Any regular programming or events occurring in the communal spaces, to encourage community bonding and provide activation to these spaces; and
 - Procedure for incident reports and response.
 - Consultation should continue to occur between SDG, Homes NSW, identified CHPs, and any other key stakeholders or responsible entities as detailed design progresses. This includes the managers of the future community use area.
 - This should include discussion regarding the role of security adopting a relationship-based approach rather than an enforcement-based approach to reduce conflict and potential tension, as raised during previous consultation. This may also enhance levels of community cohesion and perceived safety.
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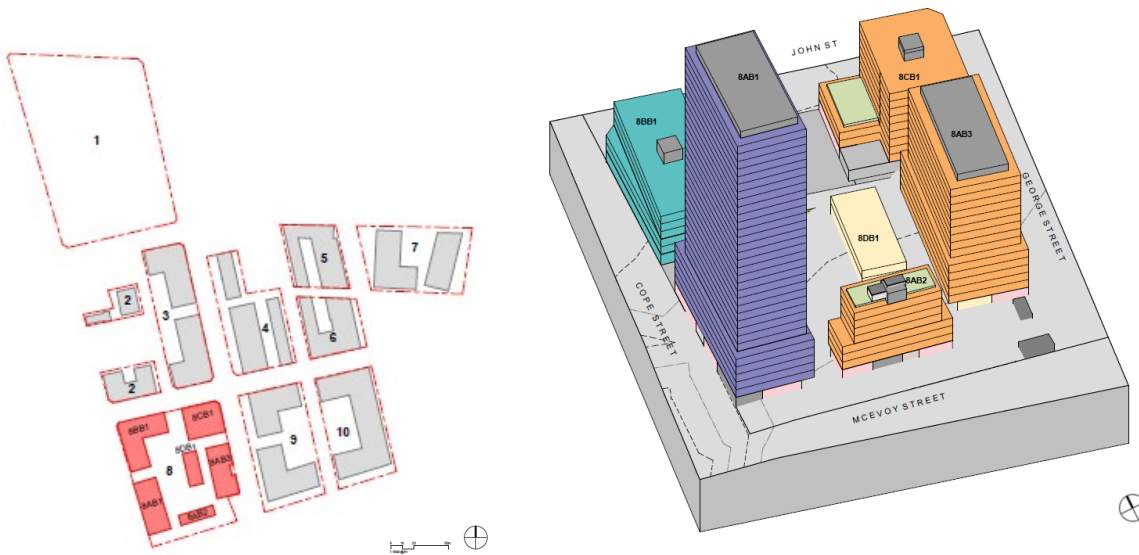
- This should also include discussion regarding the provision of an onsite CHP office to service any maintenance requests or resident concerns regarding their housing. The inclusion of an area with designated personnel would greatly enhance the ease of tenants to access assistance and may reduce opportunities for frustration or neighbourly conflict to occur.

6.9 Block 8

Block 8 comprises five residential buildings on the edges of a centrally located public park. Building 8BB1 includes six stories of affordable housing; 8CB1 includes ground level retail and non-residential and nine levels social housing; 8AB3 includes ground floor non-residential space and 13 stories of social housing; 8AB2 includes ground levels non-residential and community space and eight levels of social housing; and building 8AB1 includes community space on ground level and 32 stories of market housing.

There is also a proposed community use (8DB1) located within the central park.

Figure 25 Block 8 context within Waterloo Estate and elevation



Source: SJB, 2026

Figure 26 Block 8, ground level



Source: SJB, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- The community use (8DB1) will offer constant surveillance of the park from various viewpoints, including an elevated position.
- The provision of public open space in the form of a centrally located park will greatly enhance opportunities for incidental interaction and community bonding between future residents and will also contribute to a stronger sense of ownership over the space.
- The incorporation of artwork throughout the estate will greatly enhance the sense of ownership and connection experienced by residents, supporting positive and legitimate use of these spaces as well as encouraging stewardship to care for and look over these areas.
 - In particular, the Public Art Strategy (UAP, 2026) identifies the park within Block 8 as a key destination for artwork, as discussed in Section 6.2.
- Lift wells on residential levels in the social housing components (8CB1, 8AB3, 8AB2) are strategically located, providing ample surveillance opportunities for the lift wells and surrounding apartments.
- The central location of the lifts and stairwells within the market housing segment also provides good passive surveillance of the surrounding apartments, and sightlines are not obstructed.

Access control and movement

- The vehicle ramps on all basement levels are strategically placed to minimize vehicle-pedestrian conflict.

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- The location of park will provide a central wayfinding point which will enhance natural orientation for users as they move throughout this space.

Territorial reinforcement

- Colonnades along the ground level of 8AB3 will enhance the visual appeal of this facade and help reduce opportunistic crimes, such as graffiti. The inclusion of strong design features will encourage a sense of ownership over this building, and e located in areas of high surveillance, hence increasing effort to commit crime.

Space and activity management

- The social and affordable housing components (8BB1, 8AB3, 8AB2, 8CB1) will be managed by an identified CHP, while the market housing segments (8AB1) will be managed by a building manager.
- A tenure equity brief will be prepared at detailed design stage, which will outline the design's approach to ensuring all tenure types are 'tenure blind' and indistinguishable from each other. This will greatly enhance the levels of privacy, belonging, and perceived sense of safety felt by residents throughout Waterloo South, as well as contributing to greater community cohesion within any mixed-tenure blocks, such as Block 8.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- This area has low visibility from lifts and stairwells, which is the main activation point, and it is surrounded by unused space. It is recommended to incorporate sensor lighting to reduce the opportunity for concealment.
- Effective lighting will be essential at all levels of the parking structure.
- During detailed design, consider incorporating embellishments and elements that will activate the central communal open space.
- There is a lack of entry and exit points. All lift lobbies must be assessed to ensure proper use, activation, and surveillance can be achieved.
- Recommend using convex mirrors to enhance visibility for residents approaching lifts and stairs on levels 2-3 within the social housing component. This will reduce the blind corner located at this corner and ensure clear sightlines and better visibility.

Access control and movement

- Consider eliminating blank and/or dead spaces, as they can be used for loitering or concealment. Areas of particular attention include:
 - The hallway area behind the lifts in the social housing component of basement level 1 presents a high concealment risk because the lift well entrances are oriented away from the stairwells. It is recommended to rework this space to improve visibility onto the stairs and along the corridor behind the car parks.
 - The corridor behind storage units in the market section of basement 1 poses a concealment risk due to limited passive surveillance. It is recommended to remove the space between storage units or add an additional entry at the other end of this space.
 - The market housing residential lift area has several blind corners that could be used for concealment or entrapment. It is recommended to incorporate convex mirrors and sensor lighting.
 - The ground floor layout of the affordable housing component (8BB1) features many blind corners that could increase opportunities for anti-social behaviour and reduce the perception of safety. Consider implementing improved lighting and convex mirrors along long hallways.

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- Lift wells are situated far from car parking and bike racks, which decreases opportunities for passive surveillance and overall access. Recommend incorporating clear wayfinding pointing to the lifts as the end point destination.
 - Ensure that storage cages are constructed from durable, tamper-proof materials and include semi-permeable (but not transparent) components. Consider implementing convex mirrors and ensuring proper lighting at all times at the entrances, as well as establishing at least two entry and exit points.
 - Access points for the community use are crucial, as the placement of entrances will help us understand how visitors navigate and access the site.
 - Effective access control measures are necessary at both car and truck entries, along with clear signage indicating the intended access and users for each vehicle type.

Territorial reinforcement

- During detailed design, all ramps and pedestrian route areas require directional signage to guide pedestrians through the basement levels.
- Provide detailed information regarding access and barriers to car parking for different housing tenures. This could be in the form of signage and wayfinding, utilising names, numbers, and colours to differentiate various uses without utilising the housing typology terminology (i.e. 'market, social, affordable').
- The park's surrounding perimeter will need strong territorial reinforcement, including modified pavement, to clearly distinguish between public and private spaces, especially at each building's entrance (red circles).
- Detailed design should incorporate strong territorial reinforcement such as landscaping and altered pavement materials to signify the entrance into a private yet communal area, such as along the pedestrian path from Cope Street into the communal central courtyard.
- The lift well on level 2-3 of the affordable housing building appears to have blind corners and does not effectively guide users to stairwells or lift wells. It is recommended to incorporate signage throughout the level directing visitors to various units and lifts.

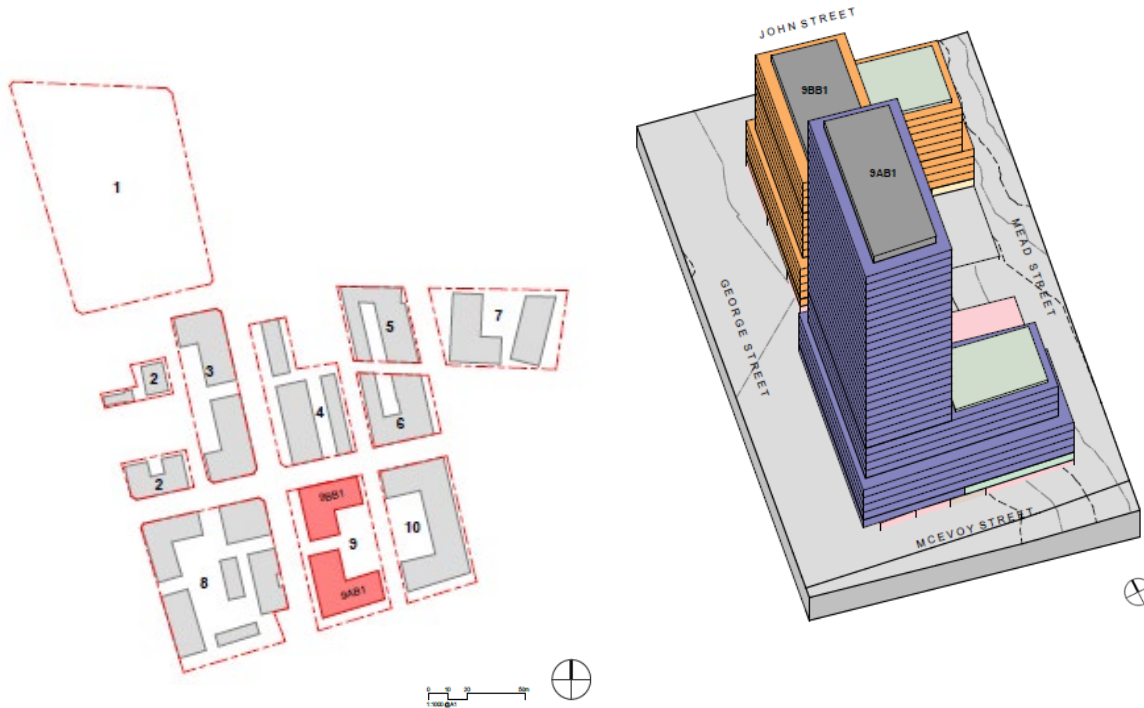
Space and activity management

- At detailed design, a Plan of Management (PoM) should be prepared in partnership with all responsible entities (including CHPs, building managers, service providers etc). This PoM should include:
 - Detail on the regular cleaning, maintenance, upkeep, and maintenance of all building areas, including outdoor communal spaces.
 - Security measures for mailbox access and delivery handlings;
 - Security personnel presence and CCTV monitoring
 - Access control measures, including keypads or swipecards, to manage access into the residential building and into the community use area.
 - Any regular programming or events occurring in the communal spaces, to encourage community bonding and provide activation to these spaces.
 - Procedure for incident reports and response.
 - Consultation should continue to occur between SDG, Homes NSW, identified CHPs, and any other key stakeholders or responsible entities as detailed design progresses. This includes the managers of any future community use areas.
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6.10 Block 9

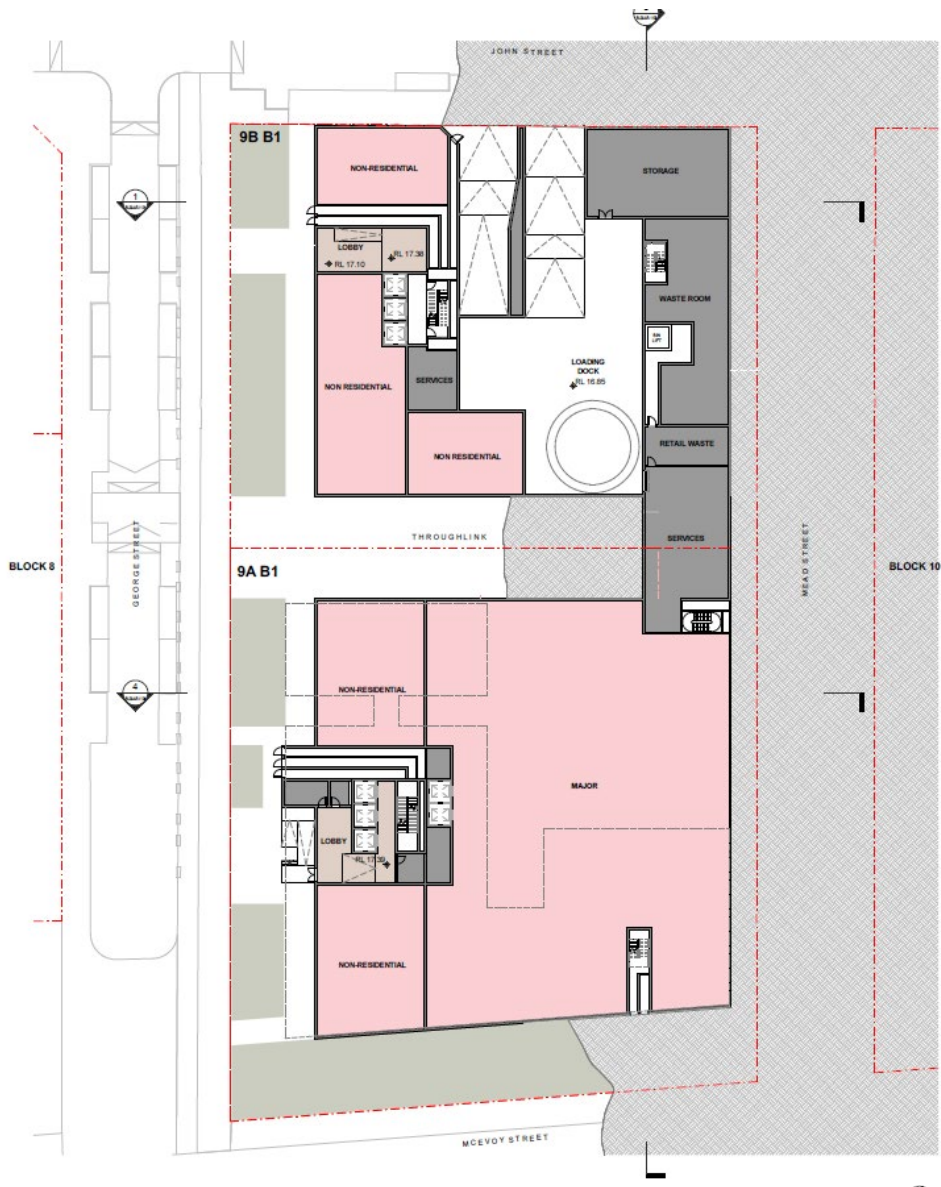
Block 9: comprises two mixed-use residential towers; Building 9B B1 includes ground floor retail and 13 stories of social housing above, while building 9A B1 includes ground floor retail, large format supermarket (ground floor and level 2), and 31 stories of market housing above.

Figure 27 Block 9 context within Waterloo Estate and elevation



Source: SJB, 2026

Figure 28 Block 9, Level 01 Plan



Source: SJB, 2026

Figure 29 Block 9, Level 02 Plan



Source: SJB, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- The provision of retail (F&B and large format retail) on the ground floor will significantly enhance activation surrounding and within the building during hours of operation. This will also contribute to the activation of Mead Street.
- The majority of entrances to the storage locker areas on basement levels are spacious, providing improved visibility and easy access to and from this area.
- The communal space outdoor areas will benefit from strong passive surveillance provided by neighbouring residences and nearby towers.

Access control and movement

- The design provides effective separation of separate uses through the provision of distinct entrances to the carparking on basement level 1. This will reduce confusion and ensure legitimate use by visitors.

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- The central location of nearby lifts and stairs enhances wayfinding for future social housing residents.

Territorial reinforcement

- The provision of communal courtyard areas will greatly enhance opportunities for incidental interaction and community bonding between future residents. It will also contribute to a stronger sense of ownership over the space.
- The incorporation of artwork throughout the estate will greatly enhance the sense of ownership and connection experienced by residents, supporting positive and legitimate use of these spaces as well as encouraging stewardship to care for and look over these areas.
 - The Public Art Strategy (UAP, 2026) identifies precinct thresholds as key opportunities for artistic activation. This could involve a major artwork at the prominent McEvoy Street threshold to enliven the site's high street, or a series of interconnected works that highlight and define all precinct entry points

Space and activity management

- The social housing components (9B B1) will be managed by an identified CHP, with the market housing (9A B1) to be managed by a building manager.
- A tenure equity brief will be prepared at the detailed design stage, which will outline the design's approach to ensuring all tenure types are 'tenure blind' and indistinguishable from each other. This will greatly enhance the levels of privacy, belonging, and perceived sense of safety felt by residents throughout Waterloo South, as well as contributing to greater community cohesion within any mixed-tenure blocks, such as Block 9.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- Ensure good visibility across storage locker units by making them semi-permeable but not see-through.
- Where possible, ground-level spaces should include glazing or windows in order to improve passive surveillance from pedestrians and allow the internal users to engage with the streetscape. This may also include consideration for the provision of outdoor seating, where feasible.
- Incorporate active surveillance (i.e. CCTV) to provide 24/7 mechanical surveillance in areas where it is difficult to achieve passive surveillance or in areas of potential crime and safety concern. Key areas include:
 - all site access points, including fire entries and exits;
 - within the residential lobby, lifts and stairwells; and
 - main pedestrian walkways and communal open space areas;
- Lighting is crucial for ensuring visibility at night. Spaces which are regularly used, or intended for use at nighttime, should maintain low-level lighting at all times.
 - This may include regular lighting in residential lobbies, hallways and entries/exits.
 - Ensure that the communal open space has low-level lighting at all times, along with sensor lighting in seating areas and along main pedestrian thoroughfares.

Access control and movement

- Ensure basement levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict. This could include speed humps, bollards, coloured walkways, and convex safety mirrors. These measures should ensure that priority
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is given to pedestrians and workers accessing basement-level storage rooms and to parked vehicles.

- Implement robust access control measures at driveway entrance, such as keycards, boom gates, and roller doors, due to the shared singular vehicle entry.
- Ensure residential lobbies, entry and exits points, and stairwells and lifts are only accessible to residents using access control measures (e.g. keycard/swipe card, visitor intercom etc).
- Mailboxes should be placed inside the lobby, ensuring they are visible to passersby to receive regular passive surveillance.
- Ground floor balconies should be fully enclosed, with tall fences or landscaping that exceeds jumpable or climbable height (e.g., vertical slats instead of horizontal).

Territorial reinforcement

- The residential lobby should feature seating to encourage longer stays and provide a space for incidental and informal meetings. It should also include a notice board for community information, programs, and events.
- Consider enhancing the staircases with artwork, as this area can often serve as a communal space and encourage incidental interaction and socialisation between residents, fostering stronger communities.
- The residential lobby should include some form of territorial reinforcement to delineate the entry for residents and their visitors only, such as an awning, landscaping, or changed pavement material or colour.
- Consider establishing a series of regular programmed events in the communal open space area to increase opportunities for interaction and socialisation between residents and encourage community bonding. Stronger communities can look out for each other and are also more likely to connect with, and care for, communal areas.
- Consider incorporating soundproofing into residential apartments which are located in areas prone to noise disturbance, such as stairwells, communal areas, or on mixed-use levels.
 - Consultation raised that some residents may feel uneasy or unsafe when they can overhear arguments or disputes between neighbours. This mitigation may help reduce these concerns, while also enhancing the sense of privacy and safety felt by residents within their own home.

Space and activity management

- At detailed design, a Plan of Management (PoM) should be prepared in partnership with all responsible entities (including CHPs, building managers, service providers etc). This PoM should include:
 - Detail on the regular cleaning, maintenance, upkeep, and maintenance of all building areas, including outdoor communal spaces;
 - Security measures for mailbox access and delivery handlings;
 - Security personnel presence and CCTV monitoring ;
 - Access control measures, including keypads or swipecards, to manage access into the residential building and into the community use area;
 - Any regular programming or events occurring in the communal spaces, to encourage community bonding and provide activation to these spaces; and
 - Procedure for incident reports and response.
 - The hours of operation for the supermarket and associated tenancies are to be determined as part of a separate Development Application, at which time CPTED principles should be revisited to ensure activity levels and management practices continue to support a safe and well-surveilled environment throughout the day and evening. A detailed retail management strategy should be prepared to address staffing levels, supervision of internal and external areas, delivery and waste
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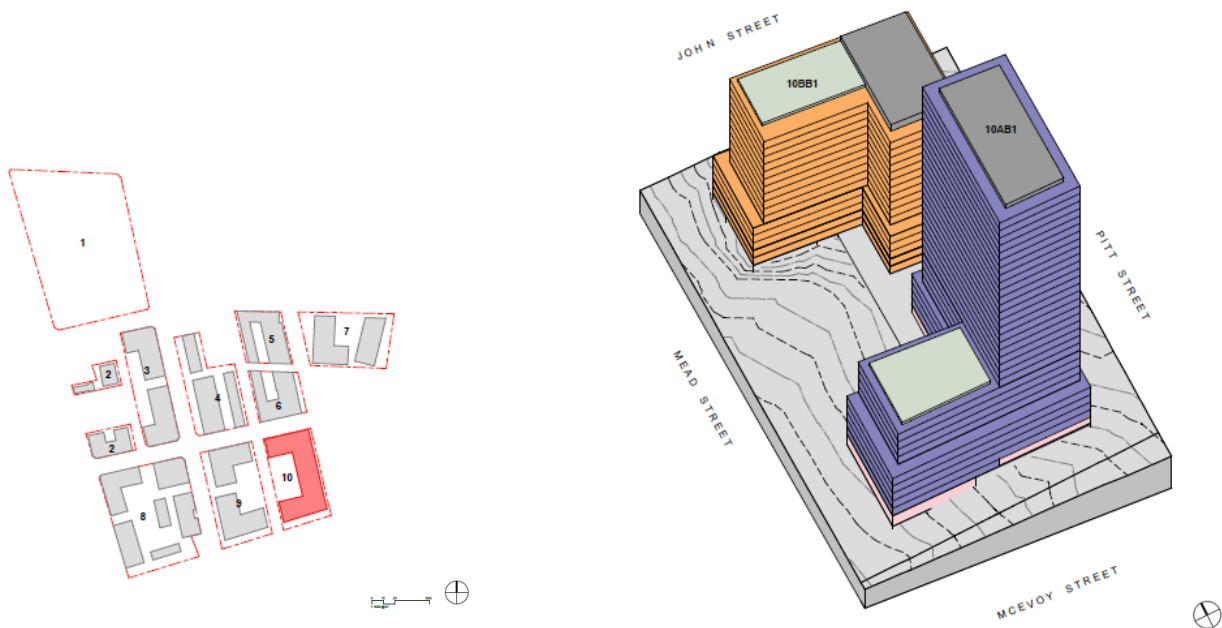
management arrangements, lighting during operational and non-operational periods, and procedures for opening and closing the premises.

- Consultation should continue to occur between SDG, Homes NSW, identified CHPs, and any other key stakeholders or responsible entities as detailed design progresses. This includes the managers of the future community use area.
 - This should include discussion regarding the role of security, adopting a relationship-based approach rather than an enforcement-based approach to reduce conflict and potential tension, as raised during previous consultation. This may also enhance levels of community cohesion and perceived safety.
- This should also include discussion regarding the provision of an on-site CHP office to service any maintenance requests or resident concerns regarding their housing. The inclusion of an area with designated personnel would greatly improve tenants' access to assistance and may reduce opportunities for frustration or neighbourly conflict.

6.11 Block 10

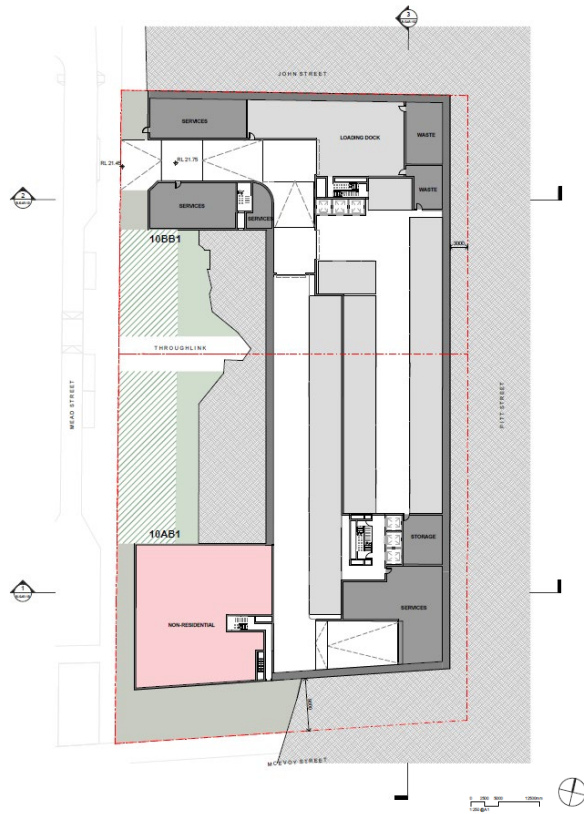
Block 10 comprises two buildings; one tower (10BB1) includes non-residential ground floor use and social housing, and the other (10AB1) includes a mixed-use tower comprising community and retail on the ground floor, and market housing above. Both towers incorporate a communal green roof for resident use.

Figure 30 Block 10 context within Waterloo Estate and elevation



Source: SJB, 2026

Figure 31 Block 10, Ground-level plan



Source: SJB, 2026

Figure 32 Block 10, Level 3 plan (including ground floor level on Pitt Street side)



Source: SJB, 2026

Assessment of proposed development

The proposal incorporates the following features and inclusions that align with CPTED principles:

Surveillance

- The provision of ground-floor retail in 10AB1 will activate the surrounding streetscape and ground-floor level, providing greater opportunities for passive surveillance as people visit these uses during their intended hours of operation.
- The provision of a through-site link between Mead Street and Pitt Street will increase the levels of regular foot traffic through this block, increasing the source of passive surveillance received across both residential blocks, particularly at peak commute hours. This link will also receive strong levels of passive surveillance from the residences above, contributing to a greater sense of safety as pedestrians move through and utilise this link.

Access control and movement

- The provision of centrally located elevators and stairs in both 10BB1 and 10AB1 will promote natural wayfinding for residents as they move into and out of their homes, and will also encourage incidental interactions, fostering stronger community bonds.
- All ground floor residences should include balconies which are closed in or have fencing which is above climbable height, and which are not clear or permeable to ensure resident privacy and prevent unauthorised access.

Territorial reinforcement

- The provision of shared communal rooftop areas will significantly enhance opportunities for community gatherings and social interactions, fostering a sense of ownership and stewardship over the space.

Space and activity management

- The social housing component (10BB1) will be managed by an identified CHP, with the remainder of market housing (10AB1) to be managed by a building manager.
- A tenure equity brief will be prepared at detailed design stage, which will outline the design's approach to ensuring all tenure types are 'tenure blind' and indistinguishable from each other. This will greatly enhance the levels of privacy, belonging, and perceived sense of safety felt by residents throughout Waterloo South, as well as contributing to greater community cohesion within any mixed-tenure blocks, such as Block 10.

Recommendations and design considerations

The following recommendations are proposed for consideration to further enhance alignment with CPTED principles:

Surveillance

- The long corridor from the residential lifts to the market residences on level 2 lacks clear sightlines and visibility. It is recommended to enhance visibility with a convex mirror in the corner, along with artwork or textured and coloured paint.
- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter-painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces, and can also increase feelings of safety and reduce opportunities for concealment.
- Incorporate active surveillance (i.e. CCTV) to provide 24/7 mechanical surveillance in areas where it is difficult to achieve passive surveillance or in areas of potential crime and safety concern. Key areas include:
 - all site access points, including fire entries and exits;

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- within the residential lobby, lifts and stairwells; and
 - main pedestrian walkways and communal open space areas;
 - Lighting is crucial for ensuring visibility at night. Spaces that are regularly used or intended for nighttime use should maintain low-level lighting at all times. This may include regular lighting in residential lobbies, hallways, and entryways and exits.

Access control and movement

- Balconies on the ground floor should be fully enclosed with tall fences or landscaping that exceeds jumpable or climbable height, such as vertical slats instead of horizontal ones.
- Recommended that separate access points be provided for different uses to ensure territorial reinforcement and a sense of safety for residents as they enter their homes. For example, it is unclear whether retail tenants will have access to residential lifts on level 3, or if entry will be external only.

Territorial reinforcement

- Entrances to both retail and community uses should be clearly defined by incorporating territorial reinforcement, such as changes in the colour or material of pavement, landscaping, or an awning.
- The Mead-Pitt through site link should incorporate strong territorial reinforcement measures to create a clear pathway that separates the site link from the surrounding green area. This can be achieved by using different pavement materials or colours, along with landscaping to establish a natural boundary.
- Where feasible, apartment entry doors should be offset to prevent direct lines of sight from neighbouring apartments. This will improve privacy and support residents' perceived sense of safety and wellbeing.
- The residential lobby should include some form of territorial reinforcement to delineate the entry for residents and their visitors only, such as an awning, landscaping, or changed pavement material or colour.
- The space dedicated for community use on ground floor should ensure to incorporate strong territorial reinforcement measures which indicate that it is open and welcoming to all. This may include design features such as distinct artwork, paint colour, lighting, or textured materials.
- Consider establishing a series of regular programmed events in the communal open space area to increase opportunities for interaction and socialisation between residents and encourage community bonding. Stronger communities can look out for one another and are more likely to connect with and care for communal areas.
- Consider incorporating soundproofing into residential apartments which are located in areas prone to noise disturbance, such as stairwells, communal areas, or on mixed-use levels.
 - Consultation raised that some residents may feel uneasy or unsafe when they can overhear arguments or disputes between neighbours. This mitigation may help reduce these concerns, while also enhancing the sense of privacy and safety felt by residents within their own home.

Space and activity management

- At the detailed design, a Plan of Management (PoM) should be prepared in partnership with all responsible entities (including CHPs, building managers, service providers etc). This PoM should include:
 - Detail on the regular cleaning, maintenance, upkeep, and maintenance of all building areas, including outdoor communal spaces;
 - Security measures for mailbox access and delivery handlings;
 - Security personnel presence and CCTV monitoring;
 - Access control measures, including keypads or swipe cards, to manage access into the residential building and into the community use area;

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- Any regular programming or events occurring in the communal spaces, to encourage community bonding and provide activation to these spaces; and
 - Procedure for incident reports and response.
 - Consultation should continue to occur between SDG, Homes NSW, identified CHPs, and any other key stakeholders or responsible entities as detailed design progresses. This includes the managers of the future community use area.
 - This should include a discussion regarding the role of security, adopting a relationship-based approach rather than an enforcement-based approach to reduce conflict and potential tension, as raised during previous consultation. This may also enhance levels of community cohesion and perceived safety.
 - This should also include discussion regarding the provision of an onsite CHP office to service any maintenance requests or resident concerns regarding their housing. The inclusion of an area with designated personnel would greatly enhance the ease of tenants to access assistance, and may reduce opportunities for frustration or neighbourly conflict to occur.
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7 Concluding comments

Urbis has undertaken a CPTED assessment of the proposed Waterloo South Renewal against the four CPTED principles, identifying potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State planning policies, demographic and crime data, and extensive consultation. Consultation has highlighted specific areas of crime concern within the existing estate, and the concept design has been adjusted to respond to these issues.

The proposal includes a well-defined public realm and open space network, comprising two public parks, an extensive system of streetscapes, pedestrian through-site links and new roads. These elements are supported by active ground-floor uses, community uses and retail across multiple blocks, contributing to passive surveillance, clear sightlines and increased day-to-night activation.

Residential development is distributed across Blocks 2 to 10. It includes a mix of social, affordable and market housing, with non-residential, retail and community uses located at ground level where appropriate. Communal open spaces, green roofs and rooftop terraces are provided across most blocks to support resident amenity, territorial reinforcement and positive use of shared spaces. The centrally located public park within Block 8, along with additional public domain spaces such as widened frontages and streetside open areas, are key components of the overall safety and activation strategy.

The assessment finds that the proposal is aligned with the relevant planning controls and policy frameworks for Waterloo South and Stockland's redevelopment objectives, which seek to enhance connectivity, improve local amenity and support safer, more inclusive neighbourhoods. The four CPTED principles of surveillance, access control, territorial reinforcement, and space and activity management have been embedded across both the public and private realms.

By improving access to amenity and community infrastructure within Waterloo South, the proposal is expected to support greater activation and contribute positively to the area's overall vibrancy. As the proposal is at the concept design stage, it is acknowledged that further design detail will be resolved during subsequent phases. The overall concept design has been developed with a strong focus on achieving positive community outcomes.

Disclaimer

This report is dated 30 March 2026 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 Stockland and NSW Land and Housing Corporation (**Instructing Party**) for the purpose of Crime Prevention Through Environmental Design Report (**Purpose**) including the use by the Principal and DPHI, 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.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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 7 Crime rates per 100,000 people, July 2024 to June 2025

Crime type	Waterloo	City of Sydney	NSW
Assault (non-domestic)	851.5	1246.7	411.5
Assault (domestic)	806.7	520.2	457.5
Break and enter dwelling	582.6	264.8	219.6
Break and enter non-dwelling	78.4	159.7	97.6
Liquor offences	39.2	529.2	63.1
Malicious damage to property	1030.8	935.6	564.4
Motor vehicle theft	235.3	249.7	177.7
Steal from dwelling	924.3	574.7	188.4
Steal from motor vehicle	403.3	382.1	303.4
Steal from person	56	143.7	22.7
Steal from retail store	196.1	1296.9	354.2
Trespass	173.7	386	155.6

Table 8 Additional crime statistics

Crime type	Waterloo	City of Sydney	NSW
Drug offences	1238	1841.3	457.3
Robbery without a weapon	89.6	61	12.2

Robbery with a weapon not firearm	28	29.9	8.6
Breach ADVO	549	291.1	302.9

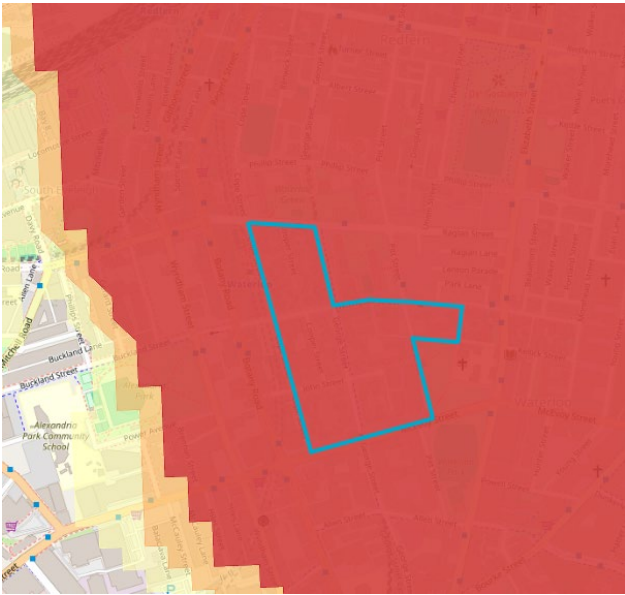
Source: BOCSAR, 2025

Table 9 Two-year crime trend, July 2023 – June 2025

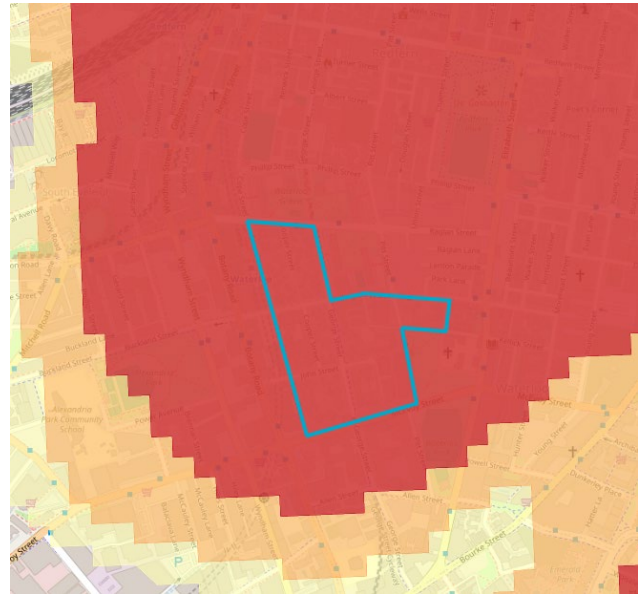
Crime type	Waterloo	City of Sydney	NSW
Assault (non-domestic)	stable	stable	stable
Assault (domestic)	stable	stable	stable
Break and enter dwelling	up 30% per year	stable	stable
Break and enter non-dwelling	n.c	n.c.	stable
Liquor offences	n.c	n.c	Down 27.6% per year
Malicious damage to property	stable	stable	stable
Motor vehicle theft	up 61.8%	stable	stable
Steal from dwelling	up 61.8%	stable	stable
Steal from motor vehicle	n.c	stable	Down 8.0% per year
Steal from person	nc	n.c.	stable
Steal from retail store	stable	stable	stable
Trespass	stable	stable	stable

Source: BOCSAR, 2025

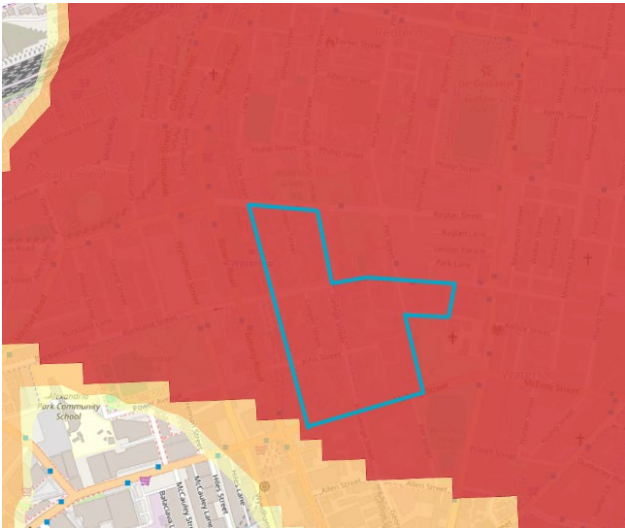
Figure 33 Crime hotspots (Waterloo South outlined in blue)



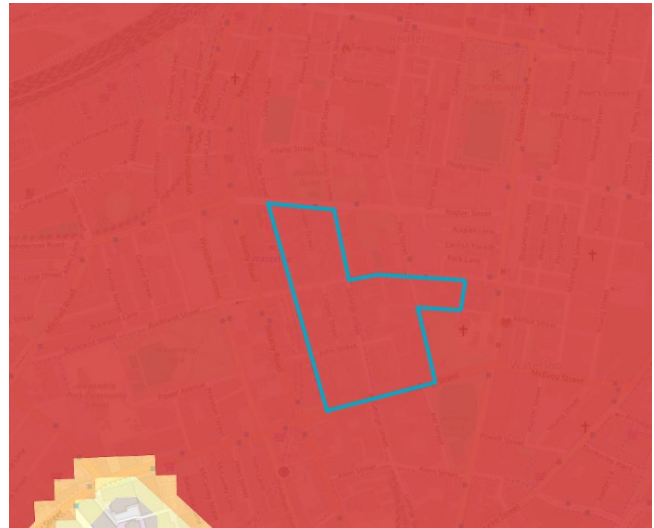
Picture 7 Domestic assault



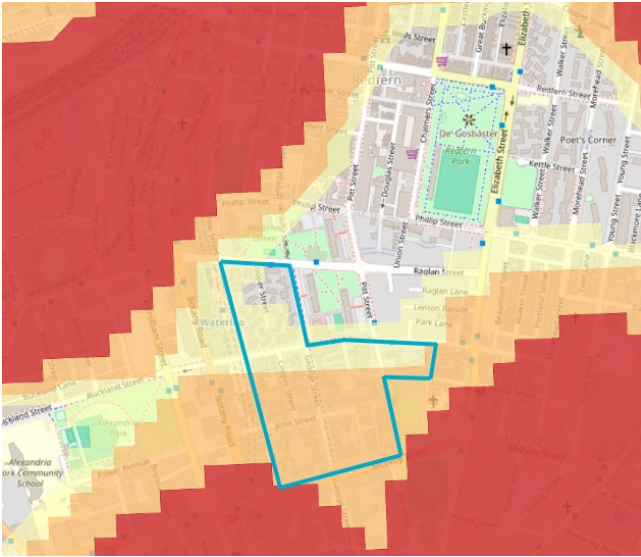
Picture 8 Non-domestic assault



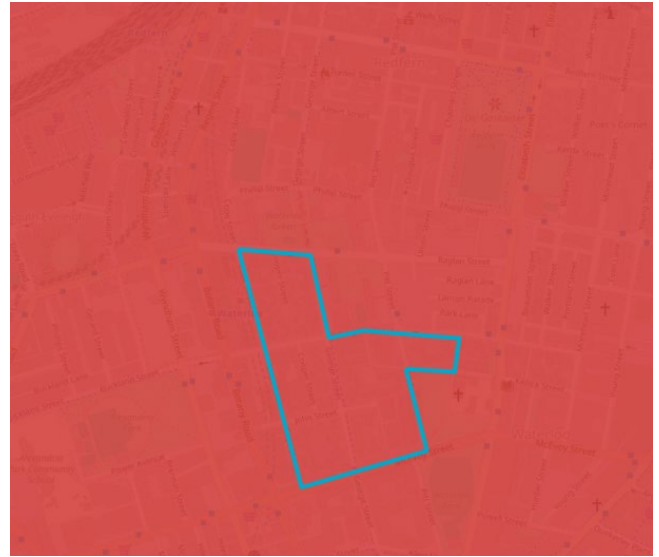
Picture 9 Robbery



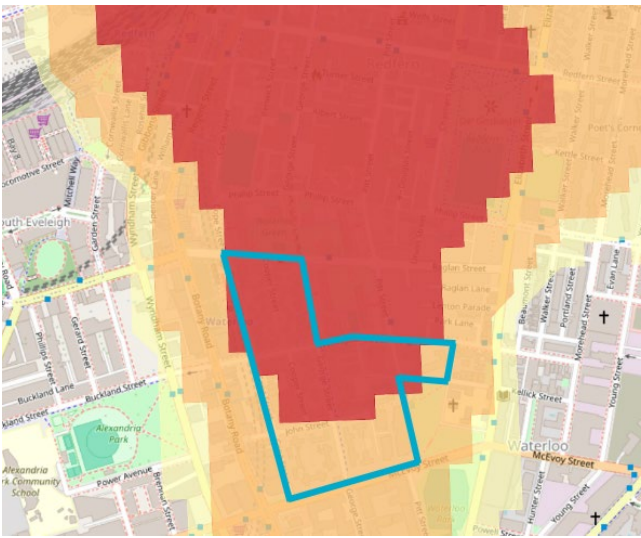
Picture 10 Theft (break and enter dwelling)



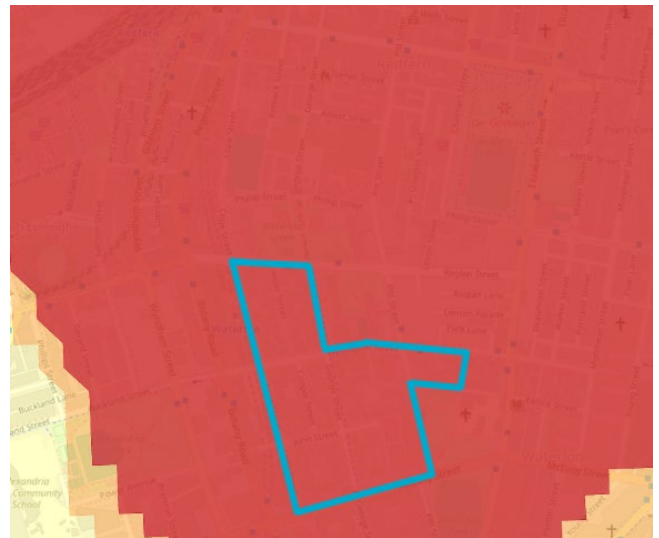
Picture 11 Theft (break and enter non-dwelling)



Picture 12 Theft (motor vehicle)



Picture 13 Theft (steal from person)



Picture 14 Malicious damage to property

Source: BOCSAR, 2025

Appendix B Consultation

Engagement activity	Date	Time	Location / format	Estimated attendance
Drop-in space (ongoing)	Weekdays, 27 Oct–5 Dec 2025	Mon–Fri, 10am–4pm	Waterloo Connect	54
Tenant orientation session	Wed 29 Oct 2025	1pm–3pm	Waterloo Neighbourhood Centre	9
Tenant facilitated information & feedback session	Thu 6 Nov 2025	10am–12pm	The Factory Community Centre	7
Tenant facilitated information & feedback session with site walk	Tue 25 Nov 2025	1pm–3pm	Waterloo Neighbourhood Centre	10
Service providers facilitated information & feedback session	Tue 11 Nov 2025	10am–12pm	The Factory Community Centre	15
Other human services engagement	Throughout Nov 2025	Multiple	Direct meetings	
Pop-up – Waterloo Park	Thu 30 Oct 2025	11am–1pm	Waterloo Park (BBQ)	16
Pop-up – Neighbourhood Centre	Mon 3 Nov 2025	12pm–2pm	95 Wellington St courtyard	15
Pop-up – Metro Station	Sat 8 Nov 2025	10am–12pm	Cope & Raglan St entry	34
Pop-up – 118 Wellington St	Thu 27 Nov 2025	11am–1pm	Corner George St (BBQ)	15
Waterloo End of Year Community Celebration – stand	Fri 21 Nov 2025	2pm–5pm	Waterloo Green	121 surveys completed
Online CIFS	Mon 3 Nov 2025	5pm–6.30pm	Online	25

In-person CIFS session #1	Tue 18 Nov 2025	11am–1pm	Waterloo Neighbourhood Centre	39
In-person CIFS session #2	Sat 22 Nov 2025	1pm–3pm	Redfern Town Hall	4
CALD session – Mandarin & Cantonese	Thu 6 Nov 2025	2pm–3pm	Waterloo Neighbourhood Centre	12
CALD session – Russian	Mon 17 Nov 2025	11.45am–12.45pm	The Factory Community Centre	11
Online project neighbours (Waterloo South) session	Mon 24 Nov 2025	5pm–6.30pm	Online (focused)	5
Meetings – REDWatch	Thu 6 Nov 2025	6pm–8pm	The Factory Community Centre	20
Meetings – Waterloo Redevelopment Group	Wed 19 Nov 2025	2pm–3pm	The Factory Community Centre	20
Aboriginal engagement	Oct–Dec 2025	Multiple	Direct meetings	



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