Crime Prevention Through Environmental Design (CPTED) Report

In-fill Affordable Housing (SSD-94893958)

5-9 Nulla Nulla Street & 4-6 Ku-ring-gai Avenue, Turramurra

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of SRG Constructions Pty Ltd

13 November 2025

gyde.com.au

Acknowledgment of Country

Towards Harmony by Aboriginal Artist Adam Laws

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

This report was prepared by:

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Project:	In-fill Affordable Housing (SSD-94893958)
Report Version:	Final

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1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of an application for a State Significant Development (**SSD-94893958**) for two (2) x eight (8) storey residential flat buildings with an Affordable Housing Component at Nos 5-9 Nulla Nulla Street and Nos 4-6 Ku-ring-gai Avenue, Turramurra (**the site**). The buildings will share a common basement.

1.1 Applicant details

The applicant details for this SSD are listed below.

Details	
Proponent Name	SRG Constructions Pty Ltd
Address	Suite G02, 22 Atchinson Street, St Leonards, NSW, 2065
CAN	45 628 357 559

1.2 What is a crime risk assessment?

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

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

- **Section 2** identifies the proposed development
- **Section 3** provides the methodology
- **Section 4** presents the assessment framework
  - Policy review
  - Site context
  - Social locality and demographic profile
  - Crime data
- **Section 5** evaluates the proposal against CPTED principles and makes recommendations to minimise risk of crime
- **Section 6** provides conclusions.

2. PROPOSED DEVELOPMENT

The proposal comprises two (2) x eight (8) storey residential flat buildings with an Affordable Housing Component at Nos 5-9 Nulla Nulla Street and Nos 4-6 Ku-ring-gai Avenue, Turramurra (**the site**). The buildings will share a common basement. The proposal comprises:

- Demolition of existing dwellings
- Construction of two, eight-storey RFB's with 105 apartments, including affordable housing
- Basement parking with access via Nulla Nulla Street and Ku-ring-gai Avenue
- Excavation and associated site works.
- Landscaping

2.1 Site Context

The site is within the Ku-ring-gai Local Government Area (LGA) and comprises land known as Nos 5-9 Nulla Nulla Street and Nos 4-6 Ku-ring-gai Avenue, Turramurra. The site is approximately 450m east of Turramurra Train Station and Turramurra Town Centre. The site in context of the surrounding area and local amenity is presented in **Figure 1**.

Figure 1 Site context. Source: Gyde / Nearmap

2.2 The Site

The legal description for the site is provided in **Table 1**. The site has a total area of 5,766.4m^2.

Table 1 Legal description of the site

Street Address	Lot and Deposited Plan (DP)
5 Nulla Nulla Street, Turramurra	*Lot 4 in DP 17642*
7 Nulla Nulla Street, Turramurra	*Lot 2 in DP 17642*
9 Nulla Nulla Street, Turramurra	*Lot 3 in DP 17642*
4 Ku-ring-gai Avenue, Turramurra	*Lot 422 in DP 556058*
6 Ku-ring-gai Avenue, Turramurra	*Lot 423 in DP 556058*

The site is currently occupied by five (5) existing dwelling houses on individual allotments with ancillary development including swimming pools, sheds/outbuildings, trees and landscaping as shown in the site aerial at **Figure 2**. Access to the site is via Nulla Nulla Street to the north and Ku-ring-gai Avenue to the south. The site's topography slopes form south to north from Ku-ring-gai Avenue to Nulla Nulla Street and has a fall of approximately 11metres. The site is adjacent to several heritage items, and the Ku-ring-gai Avenue Conservation Area.

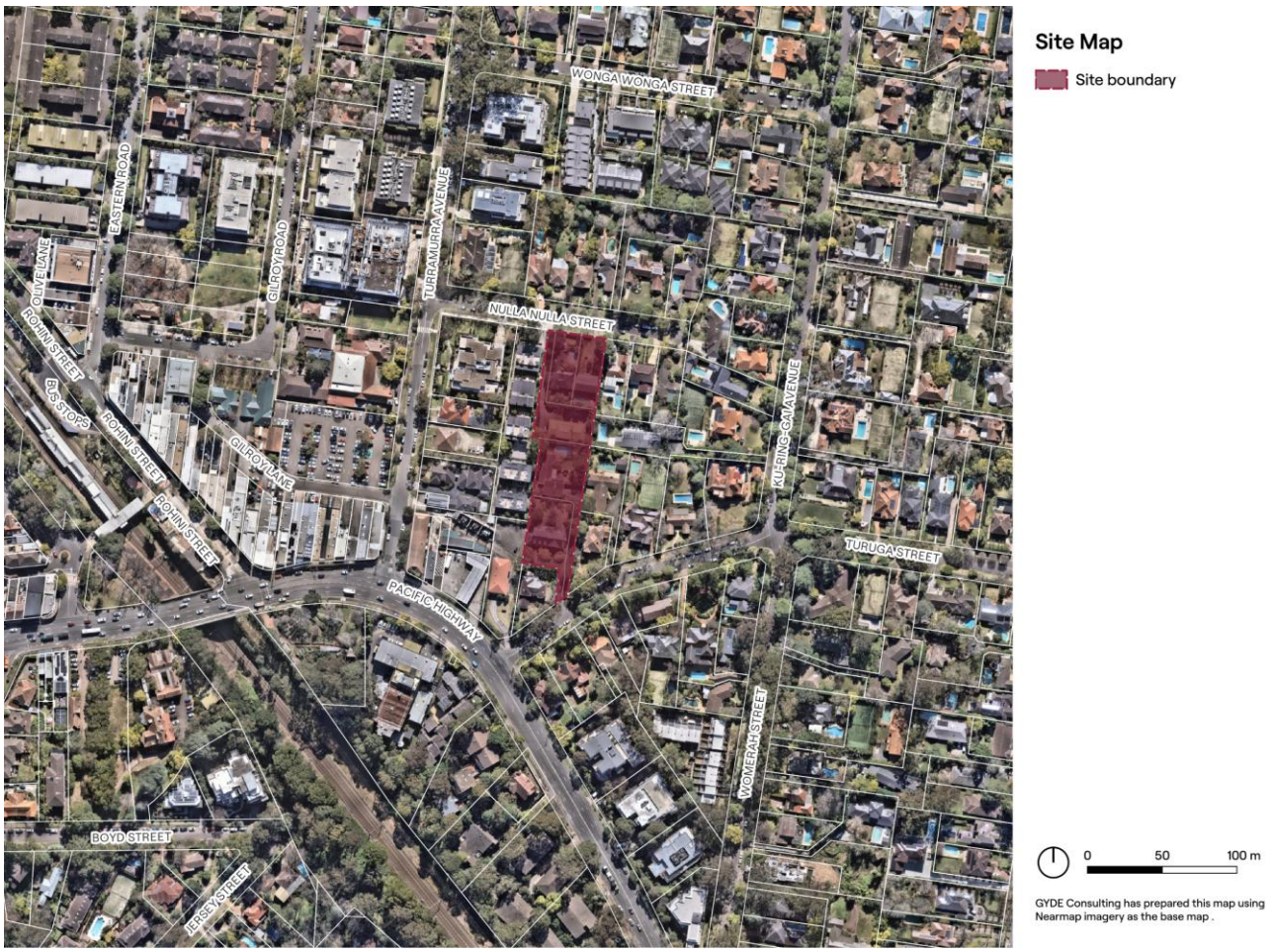

Figure 2 Aerial photo of the site. Source: Six Maps / Gyde

2.3 The Proposal (In Detail)

This SSDA seeks approval for the demolition of existing structures at the site, followed by ground excavations and the construction of two Residential Flat Buildings (RFBs). Specifically, the proposed development includes:

Building A:

Building A will accommodate a total of 58 residential apartments, including:

- 3x studio apartments.
- 2x 1-bedroom apartments.
- 34x 2-bedroom apartments.
- 19x 3-bedroom apartments.

· **Building B:**

Building B will accommodate a total of 47 residential apartments, including:

- 2x 1-bedroom apartments.
- 8x 2-bedroom apartments.
- 36x 3-bedroom apartments.
- 1x 4-bedroom apartment.

· **Affordable Housing Component:**

The proposed development will deliver an Affordable Housing Component that equates to 15.4% of the total Gross Floor Area (**GFA**).

· **Vehicle Access Arrangements:**

Vehicle access arrangements include provision for:

- Two-way vehicle access (entry and exit) from Nulla Nulla Street
- One-way vehicle access (exit only) to Ku-ring-gai Avenue.
- Two-way connection between Building A basement and Building B basement.

· **Car Parking:**

146 car parking spaces are proposed, including:

- 127 car parking spaces for future residents.
- 17 visitor car parking spaces.
- 2 car share parking spaces.

· **Landscaping:**

The proposed landscape design includes:

- 90 trees, resulting in a significant net increase in the number of trees across the site.
- Removal of 51 trees, the majority of which are of low significance.
- 893.4m2 of deep soil coverage, equating to 15.4% of the total site area.

- 1,975m2 of tree canopy coverage, equating to 34% of the total site area.
- 1,764.5m2 of communal open space, equating to 31% of the total site area.

3. METHODOLOGY

The following tasks and stages have been undertaken as part of this CPTED report, and form the key components of the Assessment Framework:

- Policy review
  - NSW Government CPTED Guidelines
- Understanding site context
- Defining the social locality and preparing a demographic profile
- Reviewing and presenting local crime data
- Assessment of the proposal against the CPTED principles taking into consideration the architectural and landscape designs, site context, social locality, community profile and local crime occurrence
- Identification of measures to enhance safety, security, and crime prevention consistent with CPTED principles.

4. ASSESSMENT FRAMEWORK

4.1 Policy review

4.1.1 NSW Government CPTED Guidelines

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

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

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

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

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

- Surveillance

- Access control
- Territorial reinforcement
- Space management.

These principles are identified in the "Crime prevention and the assessment of development applications Guidelines under section 4.15 of the Environmental Planning and Assessment Act 1979" issued by the (former) Department of Urban Affairs and Planning, and as noted in **Table 1** below.

Table 2 CPTED Principles

PRINCIPLE	INTENT
Surveillance	The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance.
Access control	Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.
Territorial reinforcement	Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.
Space management	Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned-out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

4.2 Area Profile

An analysis of demographic and population forecast data provides an understanding of the characteristics of communities. With the addition of crime data, the area profile aims to inform the assessment.

The primary source of data for the community profile is the Australian Bureau of Statistics (ABS) 2021 Census, compiled and presented by id (Informed Decisions), Department of Planning, Housing and Infrastructure (DPHI) and data from the Bureau of Crime Statistics and Research, 2024, for the period June 2023 to June 2025.

The Ku-ring-gai LGA will see a steady increase in population from 2021 to 2036.

Table 3 Project population and change 2021 – 2036, Ku-ring-gai LGA

2021	2026	2031	2036	Change 2021 - 2036

124,703	127,459	136,023	145,860	21,157

Source: Department of Planning, Housing and Infrastructure

The median age will increase from 41.5 in 2021, to 43.5 in 2036. The 2021 median age in Sydney is 36.8, and 39 years of age in NSW.

Table 4 Median age, 2021 – 2036, Ku-ring-gai LGA

2021	2026	2031	2036	Change 2021 - 2036
41.5	42.8	43	43.5	+ 2.0 years

Source: Department of Planning, Housing and Infrastructure

Population projections show that by 2036 there will be an additional 5,969 people over the age of 60 than in 2021. There will be fewer younger people and those in the working age range.

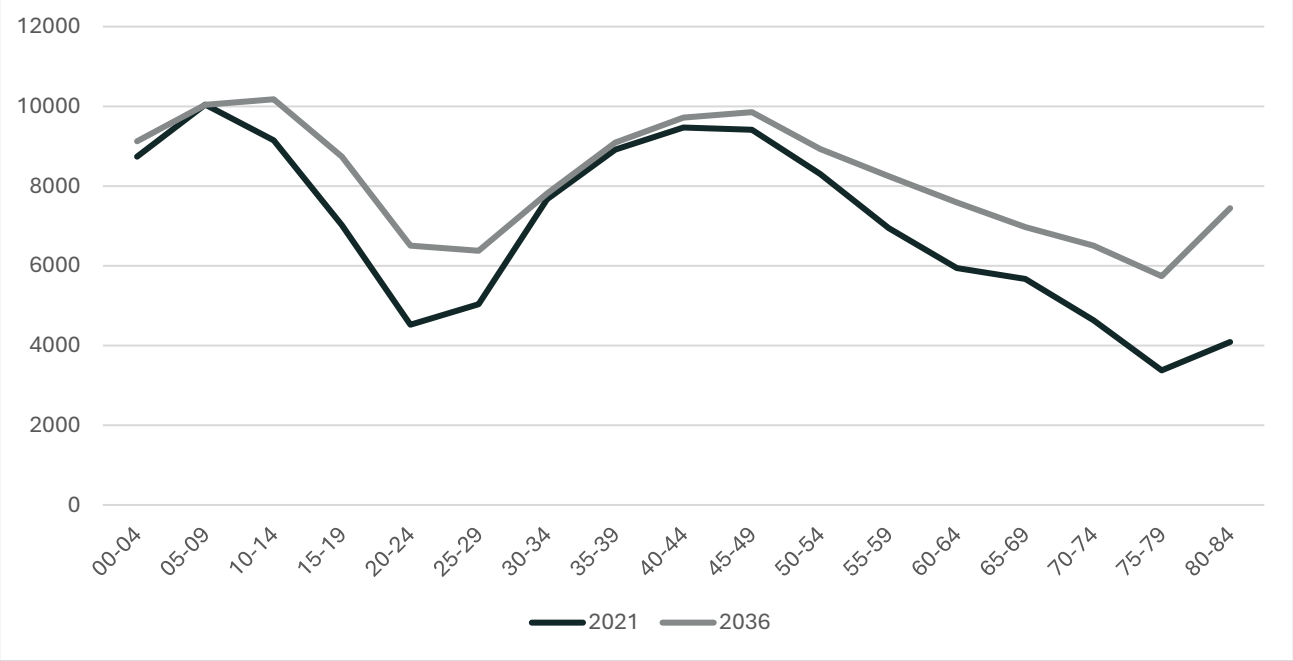

Figure 3 Ku-ring-gai LGA population projections 2021 and 2036. Source: Department of Planning, Housing and Infrastructure

Data on participation shows that 36.2% of the population in the Ku-ring-gai LGA are not in the labour force. This is consistent with the above average median age, and the greater number of older people in the area.

Table 5 Participation in the labour force

	Ku-ring-gai LGA		NSW
	Number	%	%
In the labour force	61,155	61.2	58.7

Not in the labour force	26,191	36.2	35.5
Not stated	2,578	2.6	5.9

Source: ABS 2021 Census All persons QuickStats

Compared to NSW, while personal incomes are slightly higher, household incomes are significantly lower than median incomes for NSW.

Table 6 Median weekly incomes

	Ku-ring-gai LGA	NSW
Personal	$1,117	$813
Household	$3,038	$2,185

Source: ABS 2021 Census All persons QuickStats

In 2021, Ku-ring-gai LGA had a SEIFA Index of Relative Socio-economic Advantage and Disadvantage score of 1,165, with a decile of 10, which ranks it highly at 3rd out of 130 Local Government Areas in NSW.

Table 7 SEIFA Index scores for selective LGAs

LGA	IRSAD index score
Woollahra	1176
Mosman	1169
Ku-ring-gai	1165
North Sydney	1164
Lane Cove	1162
Hunters Hill	1156
Willoughby	1142
The Hills Shire	1136
Sydney	1126
Northern Beaches	1125
Canada Bay	1116
Hornsby	1116
Ryde	1099
New South Wales	1016

4.3 Crime Profile

The NSW Bureau of Crime Statistics and Research (BOCSAR) is a statistical and research agency within the Department of Attorney General and Justice.

A selection of BOCSAR crime statistic statistics for Turramurra for the year to June 2024 and the year to June 2025 are presented below. Data for NSW is provided for benchmarking purposes.

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

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

In this CPTED report, BOCSAR's 'crime mapping tool' has been used to provide a table and visual representation of data on criminal incidents in the Ku-ring-gai LGA using the rate per 100,000 metric compared with NSW, crime rate maps and hot spot maps. The incidents of crime presented for this CPTED include:

- Assault (non-domestic assault)
- Robbery
- Sexual offences
- Theft
- Malicious damage to property.

BOCSAR crime tables for Turramurra, Ku-ring-gai LGA and NSW are provided in **Table 8.** below. Hot spot maps presented on **Page 14 and 15**. show concentrations of crimes incidents in the context of the site.

Table 8 BOCSAR Crime Tables, July 2024 to June 2025 (Source: NSW BOCSAR)

Offence	Location	Year to July 2024		Year to June 2025		
		Count	Rate (per 100,000)	Count	Rate (per 100,000)	Status P/A
Assault	Turramurra	26	199.9	29	223.0	Stable
	Ku-ring-gai	265	208.7	288	226.8	Stable
	NSW	75503	905.1	75149	900.8	Stable
Robbery	Turramurra	0	0	0	0	n.c.
	Ku-ring-gai	3	2.4	5	3.9	n.c.
	NSW	2011	24.1	1833	22	Stable
Sexual Offences	Turramurra	9	69.2	12	92.3	n.c.
	Ku-ring-gai	118	92.9	121	95.3	Stable
	NSW	20047	240.3	21046	252.3	Stable
Theft	Turramurra	184	1414.7	175	1345.5	Stable
	Ku-ring-gai	1125	885.9	1047	824.5	Stable
	NSW	194165	2327.5	181943	2181.0	Down 6.3%
Theft (break & enter dwelling)	Turramurra	14	107.6	20	153.8	n.c.
	Ku-ring-gai	161	126.8	151	118.9	Stable
	NSW	20389	244.4	18316	219.6	Down 10.2%
Theft (Steal from retail store)	Turramurra	7	53.8	13	100.0	n.c.
	Ku-ring-gai	56	44.1	90	70.9	Stable

	NSW	28114	337.0	29552	354.2	Up 5.1%
Theft (fraud)	Turramurra	113	868.8	100	768.9	Stable
	Ku-ring-gai	530	417.4	346	272.5	Down 34.7%
	NSW	46233	554.2	40073	480.4	Down 13.3%
Malicious damage to property	Turramurra	31	238.4	20	153.8	Stable
	Ku-ring-gai	246	193.7	212	167.0	Stable
	NSW	50120	600.8	47082	564.4	Down 6.1%

Source: NSW BOCSAR

Assault

Rates per 100,000 of assault in Turramurra are at 223, slightly lower than Ku-ring-gai LGA (226.8) and significantly lower than NSW rates (900.8). Rates of domestic and non-domestic assault are both lower than the Ku-ring-gai and NSW rates.

Robbery

Turramurra had no incidents of robbery between July 2024 to June 2025. Rates per 100,000 people were considerably higher in South Turramurra (33.3) when compared to Ku-ring-gai LGA (3.9) and NSW (22).

Sexual Offences

Turramurra and Ku-ring-gai have a low rate of sexual offences, at 92.3 and 95.3 per 100,000 population, respectively. In comparison, NSW have a higher rate at 252.3 per 100,000 population.

Theft

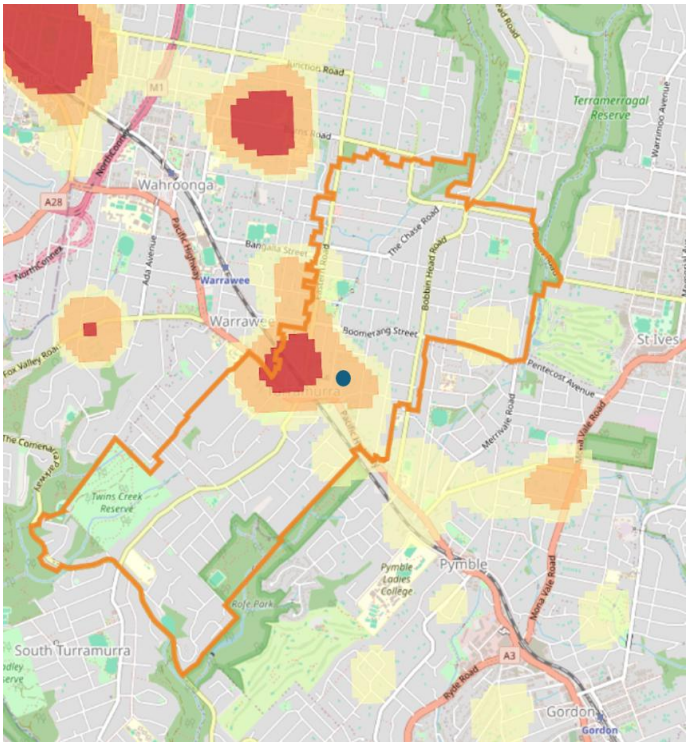

Figure 4 Incidents of theft (break & enter dwelling) in Turramurra, July 2024 to June 2025. Approximate site location identified in blue. Source: NSW BOCSAR

Turramurra has a slightly higher rate of theft at 1345.5 incidences compared to Ku-ring-gai LGA at 824.5 per 100,000 population. Of particular importance, incidences of break and enters to dwellings, stealing from motor vehicle, stealing from retail store and fraud. The Hotspots Map for Turramurra, shown in **Figure 4.**, demonstrates there are significant incidents of break and enters to dwellings with 153.8 incidences per 100,000 population, higher than Ku-ring-gai (118.9) but lower than NSW (219.6). The red depicts high, while yellow depicts low incident numbers.

Malicious Damage to Property

Rates per 100,000 for malicious damage to property were lower in Turramurra (153.8) than Ku-ring-gai LGA (167), The Hotspots Map is shown in **Figure 5**. The red depicts high, orange medium, and yellow low incident numbers.

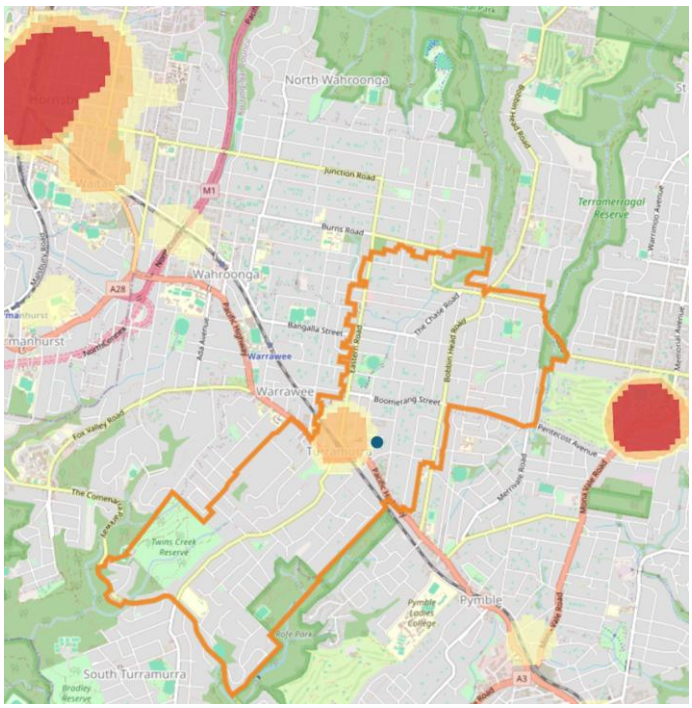

Figure 5 Incidents of malicious damage to property. From July 2024 to June 2025. Approximate site location identified in blue. Source: NSW BOCSAR

4.4 Summary and Implications for the Proposal

While crime rates are generally lower in Turramurra and the Ku-ring-gai LGA than the NSW average per 100,000 people, any crime is undesirable.

According to some research, socioeconomic disparities play a significant role in crime rates. Areas with lower socioeconomic status and higher unemployment tend to have higher crime rates.

The Ku-ring-gai LGA socio economic status is reflected in its SEIFA status, which ranks local government areas from 1 to 10, with 1 representing the most disadvantage. The Ku-ring-gai LGA is ranked highly within the 10th decile.

The combination of the demonstrated low crime rates and the socio-economic profile, the data indicates that Turramurra and Ku-ring-gai are not prone to significant numbers of crime incidents.

Hot spot maps show there is a concentration of crime incidents at Turramurra shopping village, which is close to the site. This is not unusual in shopping precincts, particularly those that includes transport nodes.

The site's proximity to Turramurra shopping village and the potential for crimes like break and enter and malicious damage to property supports the need to put measures in place to mitigate against these types of incidents.

5. CRIME RISK ASSESSMENT

Part B of "Crime prevention and the assessment of development applications" guidelines addresses the application of CPTED principles to ensure new development does not create or exacerbate crime risk.
In general, most proposals are designed to take into consideration the principles described below.
This allows people to feel safer and more comfortable in places and spaces and are therefore more likely to use it on a regular basis and further increase safety around the site.

This section of the report provides an evaluation of the key elements of the development against the CPTED principles identified in **Section 4:**

- Surveillance
- Access control
- Territorial reinforcement
- Space Management

5.1 Surveillance

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

5.1.1 Evaluation

The following evaluation has been based on the ground level site plan and renders (concept only) shown below.

- Nulla Nulla Street is a Cul-de-sac typical of the residential, tree lined streets in Turrumarra with predominantly one and two storey dwellings with set back street frontages. The street features parallel parked cars on both sides.
- The main residential entry is off Nulla Nulla Street, featuring a strong street interface with glazing and balconies at all levels that provide for significant passive surveillance around the site.
- Similarly, glazing and balconies on the southern, eastern and western sides of both buildings offer strong passive surveillance.
- Habitable rooms around both buildings maximise opportunities for oversight of the surrounding green spaces and gardens, while upper floors also provide an overview of surrounding streets and adjoining properties.
- Front fences along Nulla Nulla Street and Ku-ring-gai Avenue are of a height that are not conducive to concealment or that create blind spots, while street setbacks provide open, unencumbered spaces.
- There is a potential for concealment (shown in **Figure.8**) on the eastern boundary fronting Nulla Nulla Street.
- The basement design generally excludes any recessed spaces, with all entry doors, even for service and storage areas, readily apparent, limiting the potential to create entrapment spaces.

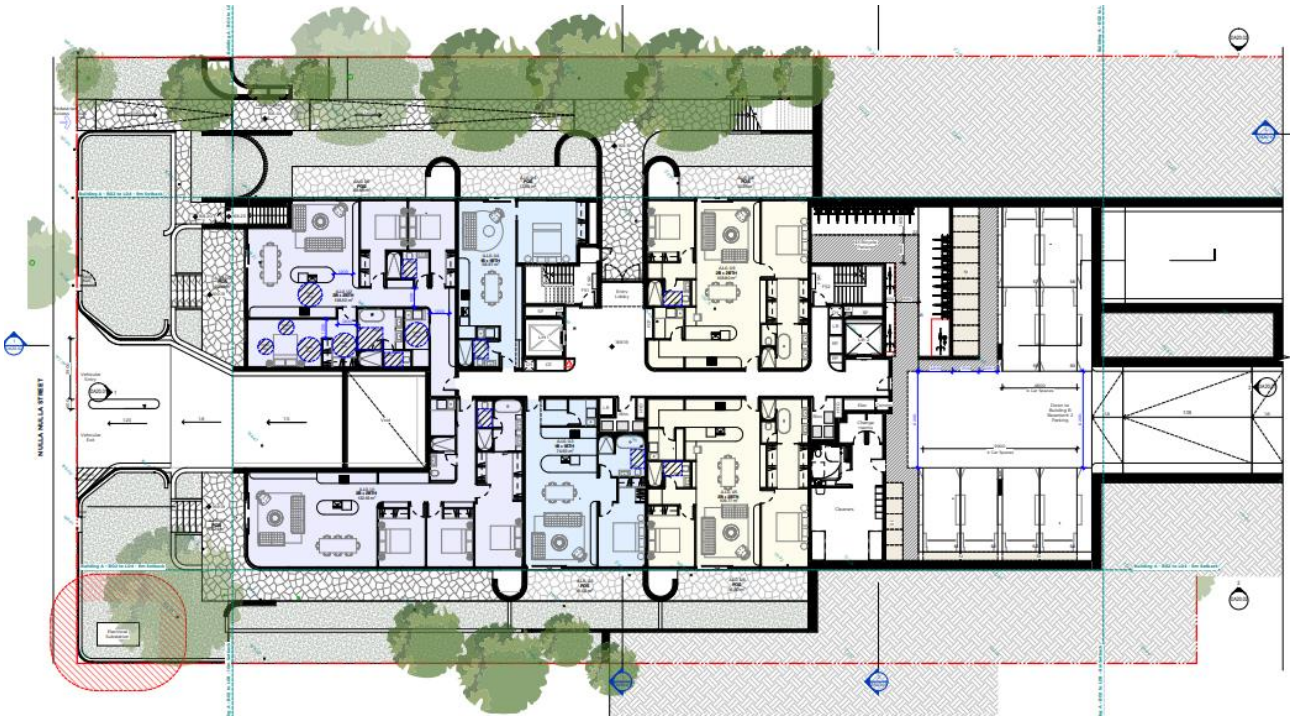

Figure 6 Ground floor plan (building A). Source: PMDL

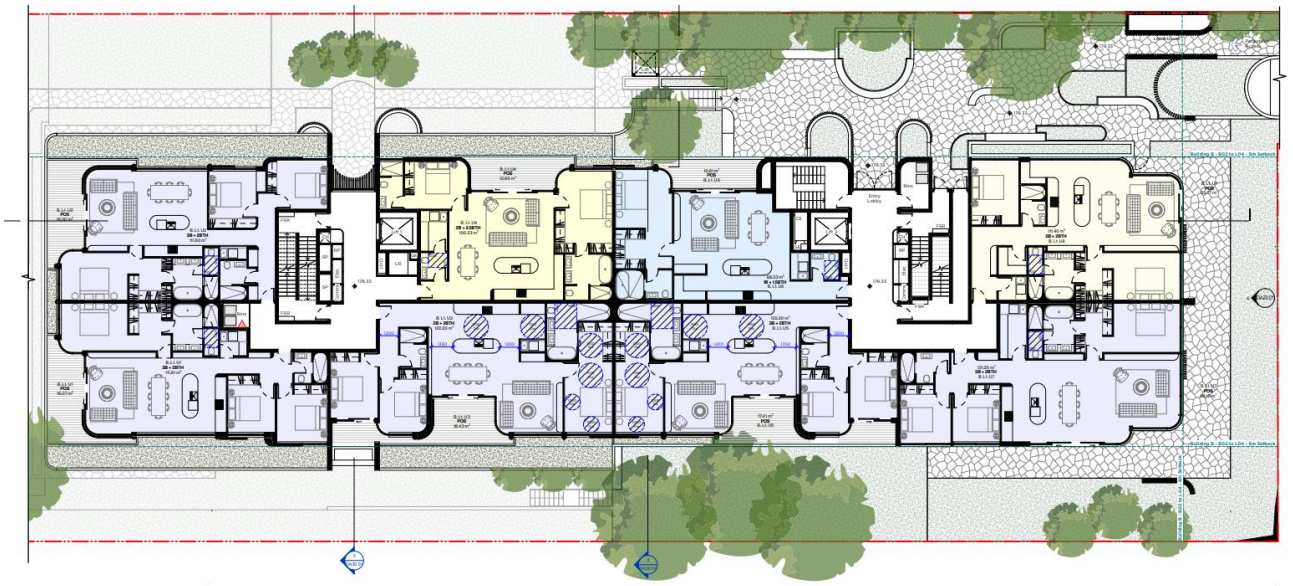

Figure 7 Ground floor plan (building B). Source: PMDL

Figure 8 Northern elevation view from Nulla Nulla Street (concept only). Source: PMDL

Figure 9 Eastern elevation. Source: PMDL

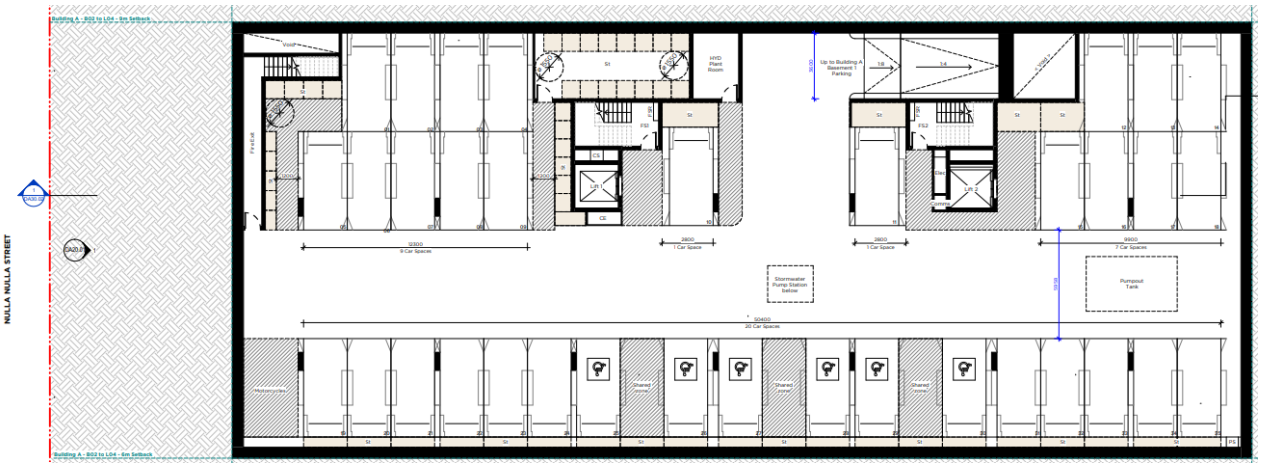

Figure 10 Basement car park. Source: PMDL

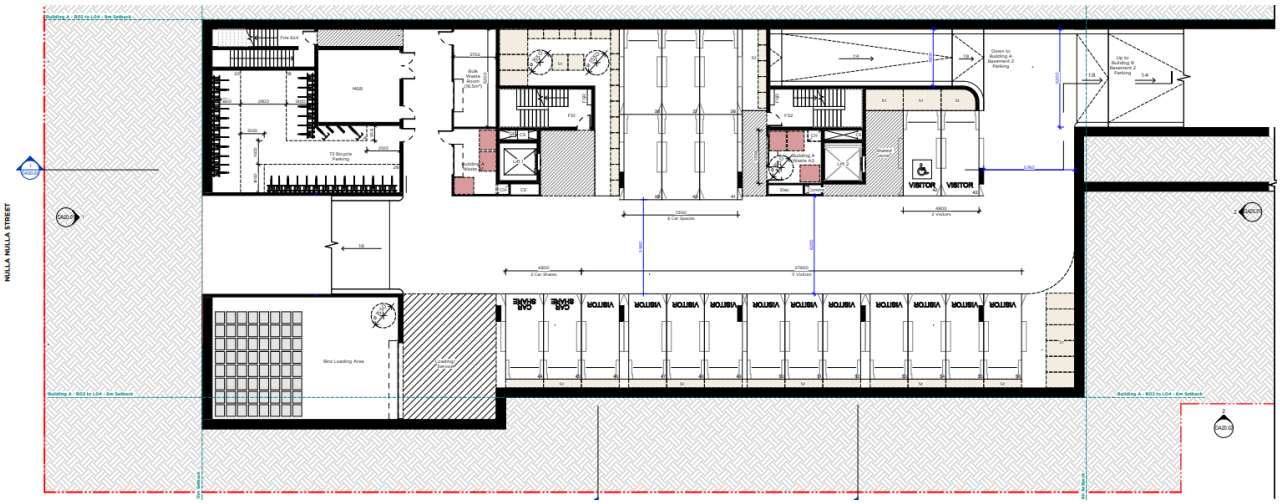

Figure 11 Basement car park. Source: PMDL

5.1.2 Recommendations

1. Avoid medium height vegetation with concentrated top to bottom foliage. Landscaping should be limited to ground covers, low shrubs and scattered canopy trees with no lower-level branches to obstruct sight lines throughout the open space surrounding both buildings.
2. While the architectural design offers strong passive surveillance, the incorporation of formal surveillance via CCTV cameras strategically positioned (such as at the residential lobby entrances, car park entry and exits) could serve as a deterrent for potential offenders, enhancing the overall surveillance capacity on the premises.
3. Ensure lighting meets relevant standards (AS/NZS 1158 and AS 4248), is effectively placed, particularly near lobby entry points and along ground level on the eastern and western sides of the site. Effective lighting contributes to public perception by reducing fear, increasing community activity, improving visibility, defining activity spaces and increasing the chance that offenders will be detected and apprehended.
4. Consider the use of white paint in the basement carpark for maximum illumination.
5. Redesign the entry point to the through site link on the eastern boundary fronting Nulla Nulla Street.

5.2 Access control

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

5.2.1 Evaluation

- The main residential entrance is off Nulla Nulla Street.
- One car park exit / entry point is on Nulla Nulla Street, while an additional exit is provided on Ku-ring-gai Avenue.
- The Proposal will incorporate multiple access control strategies—natural, technical, and organised—to manage movement and enhance security across the development (secure car park access, entries to residential areas etc).
- Natural access control is achieved by the design of distinct, easily identifiable entry points at the ground level for various uses, guiding people intuitively toward specific areas. The main ground floor residential lobby provides a logical entry point.
- The ground plane features distinct and easily identifiable access points for users, serving to channel persons into the intended locations.

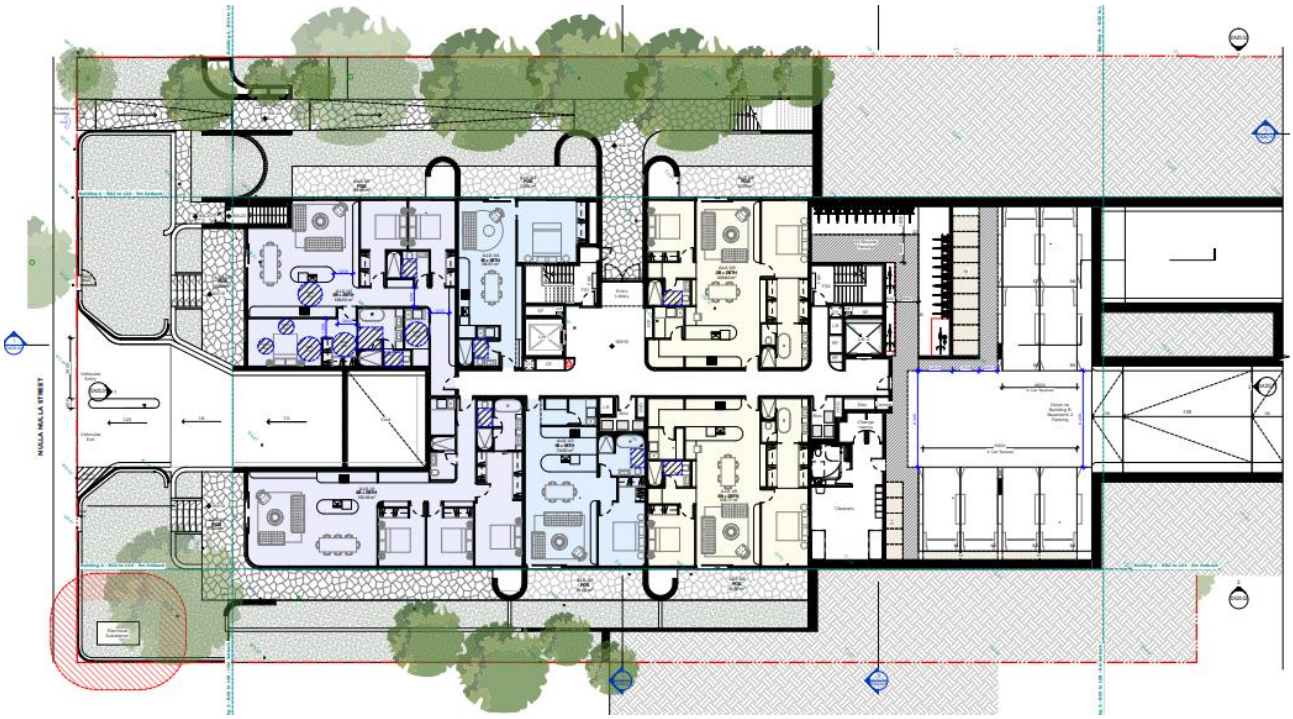

Figure 12 **Ground floor plan (building A). Source: PMDL**

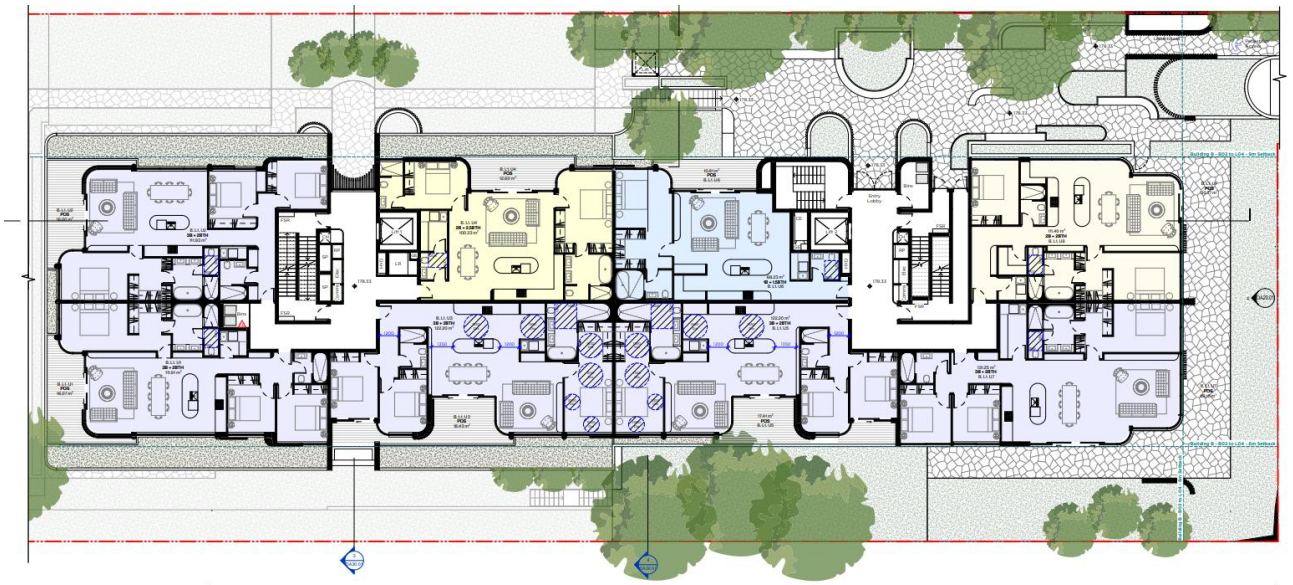

Figure 13 Ground floor plan (building B). Source: PMDL

5.2.2 Recommnedations

1. Use technical access control measures, such as clear signage and secure doors, should be planned to regulate entry to restricted areas. Boom gates or rollers will be used to limit access to the basement car park off Nulla Nulla Street and Ku-ring-gai Avenue.
2. Ensure a formal barrier system is in place as part of the access control strategy for the eastern and western through site links. The barrier system should be considered as part of a strategy to prevent public access.
3. External access to the basement and service doors should be secured by means of a 'swipe' card system or controlled by an intercom system or the like to restrict unauthorised access (roller shutters are discouraged in preference to retractable open security grilles, such as scissor grilles).
4. Any fire exit doors should be fitted with measures to restrict unauthorised access.

5.3 Territorial reinforcement

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

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

5.3.1 Evaluation

- The preservation of the buildings and landscaping will result in a high-quality environment that will act to prevent improper use and strong ownership cues.
- The defined purpose of the building as a residential development is conducive of territorial reinforcement.
- Fencing creates a clear delineation between the public space and the site and emphasises site boundaries.
- Landscaping provides clear sightlines from the street, preventing any perception of entrapment and enabling clear identification of entry points and supporting orientation.

5.3.2 Recommendations

1. Ensure all design elements like landscaping and fences clearly define boundaries between public and private spaces, and particularly along the eastern and western through site links.
2. Erect clear but unintrusive signage to identify resident only areas, particularly along the eastern and western through site links.
3. Create distinct and welcoming entry points for buildings to define resident zones.
4. Maintain the appearance of the site.

5.4 Space management

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

5.4.1 Evaluation

- The building presents a high standard of design and materiality with a strong commitment to green space for the benefit of residents and the community.
- It is envisaged that future building management will oversee site upkeep, including cleanliness, removal of graffiti, and landscaping.
- With good and regular landscape maintenance practices and the population increase in the area generated by the development will be a flow of people in and around the site which is likely to minimise opportunities for crimes like vandalism.

5.4.2 Recommendations

1. Ensure building materials and surface treatments are considered as preventative measures to crimes like malicious damage to property.
2. Ensure the speedy repair or cleaning of damaged or vandalised property. Provide for the swift removal of graffiti.
3. Ensure the verge is keep clean and quickly cleared of any bulky household waste.
4. Landscaping along the through site links should be well maintained, and ensure any fallen branches and other green waste is disposed of rapidly
5. Ensure landscaping across the site is of an appropriate scale (as shown in **Figure 14**.), with lower-level shrubs should reach a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when mature. This will also support passive surveillance and perceptions of public safety.

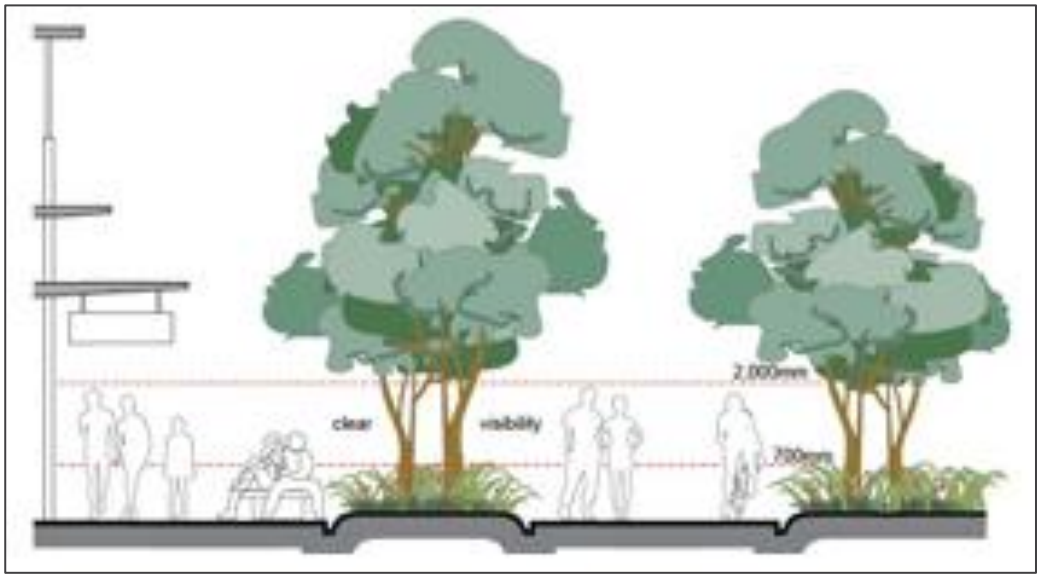

Figure 14 Example of tree and shrub clearance zones. Source: Design Partnership

6. CONCLUSION

This Crime Risk Assessment report has been prepared by Gyde Consulting to accompany a SSDA for two (2) x eight (8) storey residential flat buildings with an Affordable Housing Component at Nos 5-9 Nulla Nulla Street and Nos 4-6 Ku-ring-gai Avenue, Turramurra (**the site**). The buildings will share a common basement.

The proposed development has been evaluated relative to:

- The four principles which underline Crime Prevention through Environmental Design (CPTED), as identified in the "Crime prevention and the assessment of development applications Guidelines" issued by the (former) Department of Urban Affairs and Planning
- Consideration of relevant data from the 2021 ABS Census and the NSW Bureau of Crime Statistics and Research (BOCSAR).

The Ku-ring-gai LGA socio economic status is reflected in its SEIFA status, which ranks local government areas from 1 to 10, with 1 representing the most disadvantage. The Ku-ring-gai LGA is ranked highly within the 10th decile.

The combination of the demonstrated low crime rates and the socio-economic profile, the data indicates that Turramurra and Ku-ring-gai are not prone to significant numbers of crime incidents.

Hot spot maps show there is a concentration of crime incidents Turramurra shopping village, which is close to the site. This is not unusual in shopping precincts, particularly those that includes transport nodes.

The site's proximity to Turramurra shopping village and the potential for crimes like break and enter and malicious damage to property supports the need to put measures in place to mitigate against these types of incidents.

Section 5. of this Report provides recommendations which will enable the design and ongoing use of the proposed development to align with those CPTED principals to reduce crime opportunities. The works / measures identified can be achieved by means of conditions of consent.

This CPTED statement demonstrates that the proposed development will have a high level of amenity, natural surveillance and ultimately safety for residents and the public within the site and surrounding area.

The following recommendations have been identified through the crime risk assessment:

Surveillance

1. Avoid medium height vegetation with concentrated top to bottom foliage. Landscaping should be limited to ground covers, low shrubs and scattered canopy trees with no lower-level branches to obstruct sight lines throughout the open space surrounding both buildings.
2. While the architectural design offers strong passive surveillance, the incorporation of formal surveillance via CCTV cameras strategically positioned (such as at the residential lobby entrances, car park entry and exits) could serve as a deterrent for potential offenders, enhancing the overall surveillance capacity on the premises.
3. Ensure lighting meets relevant standards (AS/NZS 1158 and AS 4248), is effectively placed, particularly near lobby entry points and along ground level on the eastern and western sides of the site. Effective lighting contributes to public perception by reducing fear, increasing community activity, improving visibility, defining activity spaces and increasing the chance that offenders will be detected and apprehended.
4. Consider the use of white paint in the basement carpark for maximum illumination.
5. Redesign the entry point to the through site link on the eastern boundary fronting Nulla Nulla Street.

Access Control

1. Use technical access control measures, such as clear signage and secure doors, should be planned to regulate entry to restricted areas. Boom gates or rollers will be used to limit access to the basement car park off Nulla Nulla Street and Ku-ring-gai Avenue.
2. Ensure a formal barrier system is in place part of the access control strategy for the eastern and western through site links. The barrier system should be considered as part of a strategy to prevent public access.
3. External access to the basement and service doors should be secured by means of a 'swipe' card system or controlled by an intercom system or the like to restrict unauthorised access (roller shutters are discouraged in preference to retractable open security grilles, such as scissor grilles).
4. Any fire exit doors should be fitted with measures to restrict unauthorised access.

Territorial Reinforcement

1. Ensure all design elements like landscaping and fences clearly define boundaries between public and private spaces, and particularly along the eastern and western through site links.
2. Erect clear but unintrusive signage to identify resident only areas, particularly along the eastern and western through site links.
3. Create distinct and welcoming entry points for buildings to define resident zones.
4. Maintain the appearance of the site.

Space Management

1. Ensure building materials and surface treatments are considered as preventative measures to crimes like malicious damage to property.
2. Ensure the speedy repair or cleaning of damaged or vandalised property. Provide for the swift removal of graffiti.
3. Ensure the verge is keep clean and quickly cleared of any bulky household waste.
4. Landscaping along the through site links should be well maintained, and ensure any fallen branches and other green waste is disposed of rapidly
5. Ensure landscaping across the site is of an appropriate scale (as shown in **Figure 14**.), with lower-level shrubs should reach a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when mature. This will also support passive surveillance and perceptions of public safety.