

Crime Prevention Through Environmental Design (CPTED) Report

19 – 25 College Crescent, St Ives

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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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601 Pacific Highway CPTED Report Final

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Executive Summary

Urbis have prepared this Crime Prevention Through Environmental Design (**CPTED**) report to accompany a State Significant Development Application (**SSDA**) for the development of seniors housing accommodation at 19 – 25 College Crescent, St Ives, NSW, in the Ku-ring-gai Local Government Area (**LGA**). The site is legally described as Lot 2 and Lot 3 in DP616326.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) (SSD-98363228) issued by the Department of Planning, Housing and Infrastructure on 10th November 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

Conclusion

Urbis has undertaken a CPTED assessment of the proposed development 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 policies, as well as demographic and crime data, and finds that the proposal aligns with the Ku-ring-gai Development Control Plan and the desired future outcomes for St Ives. The proposal demonstrates strong alignment with CPTED principles, including natural surveillance, access control and movement, territorial reinforcement, and effective space and activity management.

The development is expected to increase activation around Masada College, strengthen activation across the site, and support natural surveillance throughout the day and evening. This consistent on-site presence, rather than a solely temporary school-based presence, is anticipated to help deter antisocial behaviour and support a safe, legible and well-managed environment for residents, visitors and staff, consistent with NSW and local planning policy objectives.

1 Introduction

Urbis have prepared this Crime Prevention Through Environmental Design (CPTED) report to accompany a State Significant Development Application (SSDA) for the development of seniors housing accommodation at 19 – 25 College Crescent, St Ives, NSW, in the Ku-ring-gai Local Government Area (LGA). The site is legally described as Lot 2 and Lot 3 in DP616326.

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) (SSD-98363228) issued by the Department of Planning, Housing and Infrastructure on 10th November 2025.

1.1 Aim

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

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

Figure 1 CPTED principles



1.2 Methodology

The methodology for completing this CPTED has included three main stages, as described in Table 1 below.

Table 1 Methodology for this CPTED

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

2

Proposal

2 Proposal

This CPTED Report has been prepared by Urbis. It is submitted to the Department of Planning, Housing and Infrastructure (**DPHI**) for the development of seniors housing accommodation at 19 – 25 College Crescent, St Ives, NSW, in the Ku-ring-gai Local Government Area (**LGA**). The site is legally described as Lot 3 and part of Lot 2 in DP616326.

A State Significant Development Application (**SSDA**) has been prepared in support of the proposed seniors housing development at 19 – 25 College Crescent, St Ives. The proposed development comprises:

- Site preparation and demolition of existing structures.
- Construction of four buildings ranging in heights from five to eight storeys, comprising:
 - approximately one hundred and twenty-six (126) Independent Living Units
 - approximately forty-eight (48) residential care beds.
 - a range of resident amenities and facilities.
- basement car parking containing approximately 260 spaces.
- Vehicular and pedestrian access from Link Road and College Crescent.
- Associated landscaping works.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) and accompanying cover letter issued for the project (reference SSD-98363228) dated 10th November 2025.

Figure 2 Ground floor plan – North



Source: Final architectural plans (Jackson Teece, 2026)

3

Site Context

3 Site context

3.1 Local context description

The primary area of the site is located at 19–25 College Crescent, St Ives, within the Ku-ring-gai Local Government Area and is approximately 10 kilometres north of Chatswood and 19 kilometres north of Sydney CBD. This primary site is legally described as Lot 3 in DP 616326.

A small part of site to be developed is the adjoining lot upon which the Masada College is located at 9–15 Link Road, St Ives (legally described as part of Lot 2 in DP 616326). This part of the development site will specifically be used for access purposes and provide a direct connection from the proposal to the Link Road frontage.

On this basis, the site (for the purpose of this SSDA) comprises:

- the (primary) residual land, being 14,480 square metres (accommodating the proposed buildings and associated spaces); and
- part of the adjoining land, being 1,060 square metres (accommodating the proposed access driveway and pedestrian link from the proposed buildings to the Link Road frontage)

The site is zoned SP2 Infrastructure under the Ku-ring-gai LEP 2015.

The surrounding area is characterised by residential flat buildings, aged care facilities, educational uses and commercial/retail uses within St Ives Town Centre, which is located approximately 400 metres west of the site on Mona Vale Road.

- To the north of the site is 132–138 Killeaton Street, which comprises a residential development with six residential flat buildings.
- To the east of this development (at 142 Killeaton Street) comprises town houses and further east (at 144–146 Killeaton Street on the corner of Yarrabung Road) exists an aged care facility (Estia Healthcare). The site is bounded to the east by College Crescent, with tall street trees providing partial screening of the site. On the eastern side of College Crescent are detached houses, set back from the road and generally below street level, with significant street-front planting.
- To the south of the site is Chabad North Shore. Further south are large, detached houses along Stanley Street and Lancaster Avenue, and residential flat buildings to the south-west along Stanley Street
- To the west of the site is Masada College, which includes early learning, junior and secondary schools. An easement will be created on the edge of the campus to provide vehicle access from Link Road for the development. Link Road, a four-lane regional road, runs west of the school campus and connects to Mona Vale Road. West of Link Road are residential buildings along Newhaven Place, and further west are medium and higher-density housing and commercial premises in St Ives Town Centre. This includes five–six –storey buildings along Porters Lane, St Ives Shopping Centre and St Ives Village Green. The shopping centre precinct is expected to be subject to future major redevelopment.

A site aerial and location plan is provided at Figure 3 below.

Figure 3 Site location



Source: Urbis, 2025

4

Policy Context

4 Policy context

The following section summarises relevant state and local policies on crime and safety.

NSW Crime Prevention and Assessment of Development Applications (2001)

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

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

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments seek 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 a crime by increasing the time, energy or resources that 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.

NSW Government, Greener Places (2020)

The Greener Places Design Guide (NSW) promotes the integration of green infrastructure into urban planning to enhance liveability, ecological health, and community wellbeing. The guideline encourages creating public spaces that feel safe, welcoming, and accessible to all users, particularly through thoughtful design and ongoing maintenance.

To do so, the guideline explicitly incorporates Crime Prevention Through Environmental Design (CPTED) principles, emphasising the importance of natural surveillance, clear sightlines, lighting, and spatial layout to reduce opportunities for crime and antisocial behaviour. While safety is treated as a core design consideration, the guide does not impose specific safety metrics or enforcement mechanisms; instead, it positions safety alongside environmental and social outcomes as one of several design goals to be balanced.

NSW Government, Public Open Space Strategy (2022)

The NSW Public Open Space Strategy is dedicated to improving the quality, accessibility, and sustainability of public spaces throughout NSW. By incorporating Crime Prevention Through Environmental Design (CPTED) principles, the strategy promotes well-lit, well-observed areas to deter criminal activity. It encourages community engagement and active use of these spaces, fostering a sense of ownership and vigilance. The strategy aims to enhance safety in open spaces through several measures, including natural surveillance and clear sightlines.

Key objectives include:

- Coordinating public open space planning to address the current and future needs of the community.
- Recognising access to public open space as essential for supporting healthy and active lifestyles for people of all ages, abilities, and backgrounds.

5

Social Baseline

5 Social baseline

A demographic profile identifies the demographic and social characteristics of a proposal's likely social locality. This is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

A brief demographic profile has been developed for St Ives ('the local area') and the Ku-ring-gai LGA based on demographic data from the Australian Bureau of Statistics' (2021) Census of Population and Housing, Profile.id, Rental Affordability Index (2025) and Bureau of Crime Statistics and Research (BOCSAR). The demographic characteristics of Greater Sydney have been used, where relevant, to provide further comparison.

The tables below detail the summarised demographic information:



Population and age

In 2021, there were **18,384 people in the local area**, representing 14.8% of Ku-ring-gai LGA residents. The projected population for Ku-ring-gai in 2036 is approximately 140,809. This represents an increase of over 15,000 people from its 2021 population of 124,703.

The local area was characterised by a **middle-aged population**, with the largest age group comprising people aged 35 to 49, representing 21.4% of the local area population. This was a proportion similar to that of Ku-ring-gai LGA (20.9%).

However, older residents make up a significant proportion of the community, with 23,997 people aged over 65, representing 19.3% of the local population, notably higher than the Greater Sydney average (15.2%).



Household composition

The local area had a **relatively high proportion of family households** (82%) compared to Greater Sydney (72.6%). In the local area, 34.1% of families were couple families without children, and 54.5% were couple families with children.

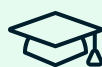
There was a **lower proportion of lone-person households** (17%) in the local area and in Ku-ring-gai LGA (19.6%) compared with Greater Sydney (23.2%).



Culture and diversity

The local area had similar levels of **cultural and linguistic diversity** to Ku-ring-gai LGA (36.3% and 37.7%, respectively). A similar proportion of local area residents were **born outside Australia (49.6%) compared with** Ku-ring-gai LGA (44.7%).

The local area had **the same proportion of Aboriginal and/or Torres Strait Islander people** (0.2%) as Ku-ring-gai LGA (0.2%), but a lower proportion than in Greater Sydney (1.7%).



Educational attainment

There were **high levels of educational attainment** within the local area and Ku-ring-gai LGA, with more than half of residents having attained a Bachelor's degree or higher qualification (50.6% and 53.7% respectively), compared to Greater Sydney (33.4%).

Correspondingly, there was a **lower proportion of people with a vocational-level qualification in the local area (8.3%)** and in Ku-ring-gai LGA (8.1%) than in Greater Sydney (14.8%).



Crime profile

BOCSAR indicates that the local area had **lower incidents of steal from dwelling offences** (36.7 per 10,000 people) compared to Ku-ring-gai LGA (70.1 per 10,000 people).

BOCSAR produces hotspots to illustrate areas of crime density. The site is in a hotspot for break-and-enter dwellings, motor vehicle theft, stealing from motor vehicles, and malicious damage to property offences. Despite the local area having lower rates of steal from dwelling than the LGA, the site is still in a low-density hotspot for this crime.



Health

There was a **higher proportion of people with at least one long-term health condition** in the local area (81.3%) than in Ku-ring-gai LGA (27.3%) and Greater Sydney (27.5%).

In the local area, the top three **most common health conditions** included **arthritis** (7.2%), **asthma** (6%), and **mental health conditions** (5%).

The local area (11.8%) and Ku-ring-gai LGA (12.1%) had higher numbers of people who provided unpaid assistance to a person with a disability, a health condition, or due to old age, compared to Greater Sydney (10.6%).



Income

The local area (\$2,888) and Ku-ring-gai LGA (\$3,038) had higher median weekly household incomes than Greater Sydney (\$2,077).

The local area (\$1,077) and Ku-ring-gai LGA (\$1,117) had higher median weekly personal incomes than Greater Sydney (\$881).

The local area had a **higher median weekly family income** of \$3,306 compared to Greater Sydney (\$2,374).



Employment

The local area (4.3%) and Ku-ring-gai LGA (4.2%) had **lower unemployment rates than** Greater Sydney (5.1%).

The **most common industries of employment** for residents in the local area and Ku-ring-gai LGA were **professionals** (38.2% and 41.6%), **managers** (23.4% and 22.3%), and **clerical and administrative workers** (19.9% and 12.3%).



Transport

There were **higher levels of car ownership** in the local area (96.5%) and in Ku-ring-gai LGA (95%) than in Greater Sydney (87.5%).

There was a **lower proportion of residents in the local area and Ku-ring-gai LGA who travelled to work by car as a driver (28.7% and 25.4%, respectively), compared with** Greater Sydney (34.2%).



Housing typology

The **average household size** was slightly higher in the local area and Ku-ring-gai LGA (2.9 people per household for both), compared to Greater Sydney (2.7).

There were **higher rates of dwellings owned outright in the local area (41.8%) and Ku-ring-gai LGA (40.2%) than in** Greater Sydney (27.8%).

The **most common dwelling structure** in the local area is separate housing (66.1%), followed by flats or apartments (26.1%). This represents a similar proportion to that of the Ku-ring-gai LGA (68.6% and 27.1%, respectively).

5.1 Crime profile

Crime data published by the NSW Bureau of Crime Statistics and Research (**BOCSAR**) has been reviewed to understand the existing crime profile for St Ives. Data for the Ku-ring-gai Local Government Area and NSW averages have been used as benchmarks to assist in assessing relative risk. The detailed crime statistics are provided in Appendix A.

Overall, St Ives experiences comparatively low levels of crime when assessed against both the Ku-ring-gai LGA and NSW averages. Low rates of violent crime and moderate levels of property-related offences, consistent with a low-density residential-suburban context, characterise the area.

Crime hotspots

BOCSAR produces hotspot maps to illustrate areas of crime density relative to crime concentrations across NSW. The site is in a hotspot for the following crimes relevant to the proposal (See Appendix A for crime hotspot maps):

- Incidents of assault (domestic assault)
- Incidents of assault (non-domestic assault)
- Incidents of break and enter dwelling
- Incidents of break and enter non-dwelling

Crime rates

At a local level, crime rates in St Ives are generally lower than NSW averages and are consistent with, or below, those recorded across the Ku-ring-gai LGA. Violent crime, including assault and robbery, occurs at relatively low rates, while property crime represents the more prevalent category, reflecting broader metropolitan trends rather than site-specific risk.

These patterns reinforce the importance of CPTED measures that address passive surveillance, access control, and clear territorial definition, particularly regarding vehicle access, parking areas, and building entries.

Two-year crime trends

Analysis of BOSCAR two-year trends (most recent reporting period) indicates that crime levels in St Ives and the Ku-ring-gai LGA are generally stable, with no consistent upward trend in serious offences. Minor fluctuations are evident across some property-related offences; however, these changes are not considered abnormal and align with wider regional trends.

5.2 Engagement Outcomes

Community and stakeholder engagement is crucial for CPTED assessments to understand the existing social and safety context of the surrounding area, any existing or anticipated safety or crime challenges related to the proposed site, and any potential CPTED measures that could be considered for inclusion in recommendations for the proposal. Urbis invited Ku Ring Gai Council and the Ku Ring Gai Police Area Command to participate in stakeholder interviews to understand potential crime and safety concerns, as well as potential CPTED considerations for the proposal.

6

CPTED Assessment

6 CPTED assessment

This section assesses the proposal against Crime Prevention Through Environmental Design (**CPTED**) principles, including natural surveillance, access control and movement, territorial reinforcement, and space and activity management. The assessment has been undertaken with reference to the relevant safety and security provisions of the Ku-ring-gai Development Control Plan (**DCP**). It demonstrates how the proposed development supports a safe, legible and well-managed environment for residents, visitors and staff.

Surveillance

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

Surveillance is an important consideration, as it can make people feel safe when they can see and interact with others. Crimes are less likely to occur in well-supervised places and the use of surveillance will be important in reducing the likelihood of anti-social behaviour.

Assessment of proposed development

The proposal incorporates the following CPTED principles:

- The newly built form and proposed residential and community uses are an improvement to the current site. Increased on-site activity will create more opportunities for passive and organised surveillance.
- The layout of the basement carpark provides good sightlines through a grid configuration of carparking spaces, limiting visual obstructions (i.e., columns and walls), and minimising unhidden spaces and opportunities for concealment.
- The internal layout includes centrally located lifts, straight corridors with few obstructions, and avoidance of blind and dark corners providing clear sightlines and passive surveillance.
- The communal areas, including the terraces, courtyard, and village heart, are well designed with rounded edges and limited blind corners and spaces.
- Unoccupied structures (i.e., back of house areas and plant rooms) do not dominate the street frontages. This enables a more active frontage to the site, less obstruction of sightlines in and out of the building and greater passive surveillance.
- All windows, courtyards and balconies face towards the public domain or internal communal area, maximising passive surveillance and deterring potential offenders from committing crimes.
- All pedestrian gate entrances and vehicular entrances to the site are clearly visible, unobstructed, and easily identifiable from the street and surrounding buildings, enhancing passive surveillance and encouraging natural wayfinding for future residents.
- Informal seating areas placed along the corridors, in the communal courtyard, terrace and village heart increase opportunities for passive surveillance by encouraging people to use the space.
- Provision of storage areas and a car wash bay within the basement provides additional uses that encourage additional activity and increased opportunities for passive surveillance.

Recommendations and design considerations

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

- Provide adequate lighting throughout all internal and external areas, in accordance with Australian Standards. Adequate lighting ensures there are no dark corners, and passive surveillance is maintained both day and night to deter potential offenders and reduce vandalism.
- Provide sensor lighting, or similar, to ensure corridors within the residential levels can be automatically lit throughout the day and evening to accommodate residents arriving and leaving at different times.
- Consider integrating lighting into the urban design in outdoor communal areas, such as in staircases or in seating, to enhance the character of communal spaces at night, to deter crime and increase perceived safety and passive surveillance.
- Balanced glazing on the building's external surfaces should be used to avoid the mirroring of glazing at night. This maximises passive surveillance, allowing for a continuation of sightlines from and into the building and assists in deterring potential offenders from committing crimes.
- Consider painting the ceilings and walls of basement levels white to help reflect light. Painted surfaces not only make basement areas appear larger and more spacious than areas with unpainted surfaces but also increase feelings of safety.
- Include CCTV to provide 24/7 mechanical surveillance in areas where it is difficult to achieve passive surveillance, such as entry and exit points and lift lobbies.

Access control (and movement)

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

The implementation of appropriate access control measures will be important for defining patron and employee access across the site.

Assessment of proposed development

The proposal incorporates the following CPTED principles:

- Dedicated, secure off-street parking reduces potential for vehicle theft.
- Direct access to all basement car parking from inside the building provides safe access for residents, staff and visitors.
- Separated pedestrian and vehicular entrances are clearly visible, unobstructed, and easily identifiable from Dangar Street. This provides clear, direct access for both user groups and reduces the risk of pedestrian-vehicle conflict.
- The building's façade and details, including fencing and landscaping, are designed so that illegitimate access is not facilitated. Potential foot or hand holds and features that enable potential for concealment have been reduced.
- All entry and exit points are well-positioned. They will likely enhance passive surveillance and passive forms of access control, which can potentially deter people from committing crimes relating to break and enter dwelling, steal from dwelling and trespass.
- Gates and an appropriate vehicle entry intercom point are proposed at the pedestrian and vehicular entry points to control access into private areas, including residential lobbies and the internal road network.

- Installation of an appropriate barrier wall along the northern edge of the internal access driveway from Link Road has been provided in consultation with Masada College to mitigate against potential incidents to the College.

Recommendations and design considerations

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

- Use traffic calming measures at vehicle access and egress points to avoid pedestrian and vehicle conflicts and ensure priority is given to pedestrians utilising the footpaths. These could include speed humps, bollards, convex safety mirrors, and a change in materiality to ensure a continuous footpath material.
- Implement access control measures (e.g., swipe cards, pin codes, intercom) to control resident and visitor entry into gated areas, the building and within lifts to their respective level.
- Implement access control measures (e.g., swipe cards, keys) to restrict unauthorised access into the back of house areas.
- Provide universal signage to clarify who is permitted to access the secured internal areas to reduce the risk of trespassing.
- Implement wayfinding signage with universal legibility within the basement levels. Areas lacking movement cues can increase risk of trespass and entrapment.

Territorial reinforcement

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

The use of actual and symbolic boundary markers, spatial legibility and environmental cues are ways to connect people and encourage communal responsibility over spaces. Enhancing territorial reinforcement will be important in reducing the likelihood of any anti-social behaviour.

Assessment of proposed development

The proposal incorporates the following CPTED principles:

- The provision of an attractive landscape, areas of interest and amenities (e.g., built-in outdoor seating and tables) will encourage people to sit, meet, and gather within the outdoor communal area. This will encourage use and activation of the space and a sense of community ownership and increase opportunities for passive surveillance.
- The use of different paving materials distinct from that of the public footpath as you enter the village heart and building will provide a visual cue to users that they are entering a private/semi-public space.

Recommendations and design considerations

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

- Avoid large, blank walls, and instead consider external and internal surfaces and cladding for facades, including public art and highly textured/articulated elements. Vandalism can induce fear and avoidance behaviour. Spaces that are well-maintained and display territorial reinforcement will enhance community ownership within the site.

- Implement wayfinding signage with universal legibility through and around the site to differentiate the building from the existing ones and define formal 'safe routes' into and through the site. This will enhance feelings of safety and guardianship over the site. Areas lacking movement cues are susceptible to trespassing and entrapment.
- Consider setting fences and entry gates back from the site boundary where possible. High fences can appear imposing when erected directly adjacent to verge footpaths, affecting neighbourhood appearance and perceptions of safety.
- Consider providing public art by local artists in private and public communal areas to enhance the sense of place and territorial reinforcement.

Space and activity management

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

Space and activity management are important to consider in the design and operation of this proposal to increase offender risk and crime effort.

Assessment of proposed development

The proposal incorporates the following CPTED principles related to space and activity management:

- Increased activity and routine maintenance onsite associated with the residential buildings will provide cues that the area is well cared for, reducing perceptions of crime.

Recommendations and design considerations

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

- Ongoing management and maintenance of all access points, including fire stairs, to ensure they remain in good working order and aren't accessible from the outside. Magnetic door locking systems linked to fire sprinkler alarms can ensure that future exits are used for emergencies only.
- Select vegetation throughout with consideration to future maintenance. To maximise sightlines, ensure the lowest tree limbs are above average head height when a person is standing or seated, and that lower shrubs do not provide an obstruction or an opportunity for concealment or entrapment.
- Use traffic calming measures (i.e., speed bumps) at vehicle access and egress points to avoid pedestrian-vehicle conflict and ensure priority is given to pedestrians utilising the footpath.
- Prepare and implement a Plan of Management for communal areas, including strategies around regular cleaning, security protocols and regular maintenance of the site.

7 Conclusion

Urbis has undertaken a CPTED assessment of the proposed development 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 policies, as well as demographic and crime data, and finds that the proposal aligns with the Ku-ring-gai Development Control Plan and the desired future outcomes for St Ives. The proposal demonstrates strong alignment with CPTED principles, including natural surveillance, access control and movement, territorial reinforcement, and effective space and activity management.

The development is expected to increase activation around Masada College, strengthen activation across the site, and support natural surveillance throughout the day and evening. This consistent on-site presence, rather than a solely temporary school-based presence, is anticipated to help deter antisocial behaviour and support a safe, legible and well-managed environment for residents, visitors and staff, consistent with NSW and local planning policy objectives.

Disclaimer

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This report has been prepared with due care and diligence by Urbis, and the statements and opinions in this report are made 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 2 Crime rates per 100,000 people, April 2024 – March 2025

Crime type	St Ives	Ku Ring Gai	NSW
Assault (non-domestic)	18	197.2	411.0
Assault (domestic)	23	152.7	456.8
Break and enter dwelling	188.9	94.4	225.2
Break and enter non-dwelling	75.6	75.0	98.0
Drug offences	440.8	165.2	458.0
Fraud	428.2	355.5	502.1
Liquor offences	50.4	38.9	60.4
Malicious damage to property	302.3	279.1	576.7
Motor vehicle theft	75.6	41.7	179.8
Robbery with a firearm	0.0	0.0	1.1
Robbery with a weapon not a firearm	12.6	4.2	9.3
Robbery without a weapon	12.6	8.3	12.4
Steal from dwelling	340.1	158.3	189.0
Steal from motor vehicle	188.9	141.6	312.7
Steal from person	0.0	12.5	23.8
Steal from retail store	327.5	188.9	345.0
Trespass	226.7	100.0	153.6

Source: BOCSAR, 2025

Table 3 Two-year crime trend, April 2023 – March 2025

Crime type	St Leonards	North Sydney LGA	NSW
Assault (non-domestic)	Stable	Stable	Stable
Assault (domestic)	n.c.	Stable	Up 3.6% per year
Break and enter dwelling	n.c.	Stable	Stable
Break and enter non-dwelling	n.c.	Up 74.2% per year	Stable
Drug offences	Stable	Down 47.8% per year	Stable
Fraud	Stable	Down 17.2% per year	Down 9.8% per year
Liquor offences	n.c.	Down 67.4% per year	Down 27.6% per year
Malicious damage to property	Stable	Stable	Stable
Motor vehicle theft	n.c.	Stable	Stable
Robbery with a firearm	n.c.	n.c.	Stable
Robbery with a weapon not a firearm	n.c.	n.c.	Stable
Robbery without a weapon	n.c.	n.c.	Down 8.1% per year
Steal from the dwelling	Stable	Stable	Stable
Steal from motor vehicle	n.c.	Stable	Down 9.1% per year
Steal from person	n.c.	n.c.	Stable
Steal from retail store	n.c.	Stable	Up 4.3% per year
Trespass	n.c.	Stable	Up 3.3% per year

Source: BOCSAR, 2025



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