

GYDE

Crime Risk Report (CPTED)

12-20 Berry Road and 11-19 Holdsworth Avenue, St Leonards
NSW 2065

submitted to Lane Cove Council

on behalf of Altis Bulky Retail Pty Limited as Trustee for Altis ARET Trust 22 ('Altis')

This report was prepared by:

Director: Stephen Kerr
Associate Director: Carlo Di Giulio
Project: P-22238
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1. INTRODUCTION

This Crime Risk Assessment report has been prepared by GYDE Consulting and is submitted to Lane Cove Council on behalf of Altis Bulky Retail Pty Limited as Trustee for Altis ARET Trust 22 ('Alits') to accompany a Development Application for the proposed development at 12-20 Berry Road and 11-19 Holdsworth Avenue, St Leonards (**the site**).

The proposed development on the site is a mixed-use development containing two 'residential flat buildings', community hall and a 'centre based childcare facility' on land zoned as R4 – High Density Residential under the Lane Cove Local Environmental Plan 2009.

The site extends across 2 frontages, being Berry Road and Holdsworth Avenue. The east frontage is to Holdsworth Avenue and the west frontage to Berry Rd. The southern (side) boundary abuts lots 29 and 15 while the opposite northern side boundary is not continuous and abuts lots 34, 35 and 9. The total site area is 5,015m². The site slopes substantially from Berry Rd to Holdsworth Avenue, by up to 10m.

Currently, the site is occupied by detached housing units with carports and street parking available. The site is located within the town centre in proximity to the Pacific Highway and Royal North Shore Hospital to the north and Newlands Park to its east.

The proposed development provides high density residential dwellings, childcare facilities, and community space through lot amalgamation. It is aligned with the amended St Leonards South Planning Proposal that was approved by the NSW Government on 1 November 2020. The proposal contributes towards meeting the increased housing demand and community needs of the area.

The proposed development includes 2 ten storey residential flat buildings with two excavated part-storeys, an indoor community hall (upper ground level), a childcare facility (courtyard level) with and indoor and outdoor space and 3 basement levels for carpark and services.

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. A Site-Specific Development Control Plan has been prepared for the subject site, which specifically requires the preparation of the Crime Prevention Through Environmental Design (CPTED) report and to "reduce crime and increase perceptions of safety within the town centre. "

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

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

2. METHODOLOGY

2.1. Overview

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

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

A profile of the crime risk of the locality is provided at Section 5.6 while an evaluation of the project against CPTED principles, and measures to implement those principles, is provided at Section 7.

2.2. Methodology

This report has been prepared utilising the following approach:

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

3. SITE DETAILS

3.1. Site Description

The site is located at 12-20 Berry Road and 11-19 Holdsworth Avenue, St Leonards. The legal description and lot areas are detailed in Figure 1 and Table 1. The site extends over 9 blocks and bound by 2 roads on the east and west. The site has a total area of 5,015 m².

SITE ADDRESS	LEGAL DESCRIPTION	AREA
11 Holdsworth Avenue*	Lot 10 in DP 7259*	2,786 m ²
13 Holdsworth Avenue	Lot 11 in DP 7259	
15 Holdsworth Avenue	Lot 12 in DP 7259	
17 Holdsworth Avenue	Lot 13 in DP 7259	
19 Holdsworth Avenue	Lot 14 in DP 7259	
16 Berry Road	Lot 31 in DP 7259	2,229 m ²
14 Berry Road	Lot 32 in DP 7259	
12 Berry Road	Lot 33 in DP 7259	
18-20 Berry Road	Lot A and B in DP 110452	
Total site area		5,015 m ²

Table 1: Site Description (source: Survey Plan by SDG Pty Ltd)

*Land likely to be dedicate to council



Figure 1: Site location (Source: SIX Maps)

3.2. Existing Development

The site has two frontages that open on Berry Road to the west and Holdsworth Avenue to the east. On the north and south fronts, the site abuts neighbouring lots. (see Figures 2-5)

The site topography is generally steep, particularly in the southern part of the site sloping down significantly from Berry Road to Holdsworth Avenue. Based on the Arborist Impact Assessment by Ecological, the existing site vegetation consists of mature trees including Brushbox and Eucalyptus trees.

The north, west (Berry Road) and east (Holdsworth Avenue) site frontages have cycle routes (Lane Cove Bike Plan 2019) with on street parking on the east (Berry Road) and west (Holdsworth Avenue) frontages. The site is in proximity to rail- bus hubs with bus stops on River Road to the south and Pacific Highway to the north. The train line and future Sydney Metro Crows Nest Station is located to the west of the site.



Figure 2: View from Holdsworth Avenue (east frontage); Figure 3: View from Berry Road (west frontage) (Source: Google Street view)



Figure 4: View from 17 Holdsworth Avenue (east frontage); Figure 5: View from 10 Berry Road (west frontage) (Source: Google Street view)

4. PROPOSED DEVELOPMENT

The proposed development involves the construction of a mixed-use development comprising of two residential flat buildings, community hall and centre based childcare facility. The new development extends from Berry Road to Holdsworth Avenue and has a total site area of 5,015 m².

The proposed development addresses the aims of the St Leonards South Planning Proposal to increase the housing density and provide community facilities to cater to the increasing infrastructure demand in the area. The proposed development is located in the town centre with proximity to bus – train – metro (proposed) transit links and pedestrian and cycle friendly streets.

The proposed mixed-use building incorporates the following (see Figure 6):

- A total of 130 dwellings, comprising
 - 1bed x 26 units
 - 2 bed x 59 units
 - 3 beds x 35 units
 - 4 beds x 10 units
- Inclusive in the total number of proposed dwellings is 1 affordable dwelling.
- A total of 180 onsite parking spaces, comprising 135 spaces for residents, 26 spaces for visitors of residents, and 19 spaces for the childcare facility.
- A total permissible gross floor area (GFA) of 16,410m², which equates to a floor space ratio (FSR) of 0.51 (16 Berry Road) and FSR of 0.6:1 (17 Berry Road).
- A maximum height of 39m to 40.5m, which equates to 10 storeys, as defined by LCLEP 2009.
- A childcare facility (cold shell building) with an indoor area of 450m² and outdoor area of 450m².
- A community hall (cold shell building) with an indoor area of 150m².
- Total landscape area of approx. 3,200m², including front setbacks, landscaping on structures, as well as 759 m² of deep soil.
- Green spine communal outdoor space
- Public lift over three levels
- East-west link with accessible pathway and landscaping



5. CRIME RISK ASSESSMENT

5.1. Overview

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

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

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

5.2. Lane Cove Council Government Area

Lane Cove is located on the lower north shore of Sydney, 10km northwest of the Sydney CBD. Lane Cove is bound by Willoughby Council to the northeast, Ryde to the northwest and North Sydney to the southeast (see Figure 7)

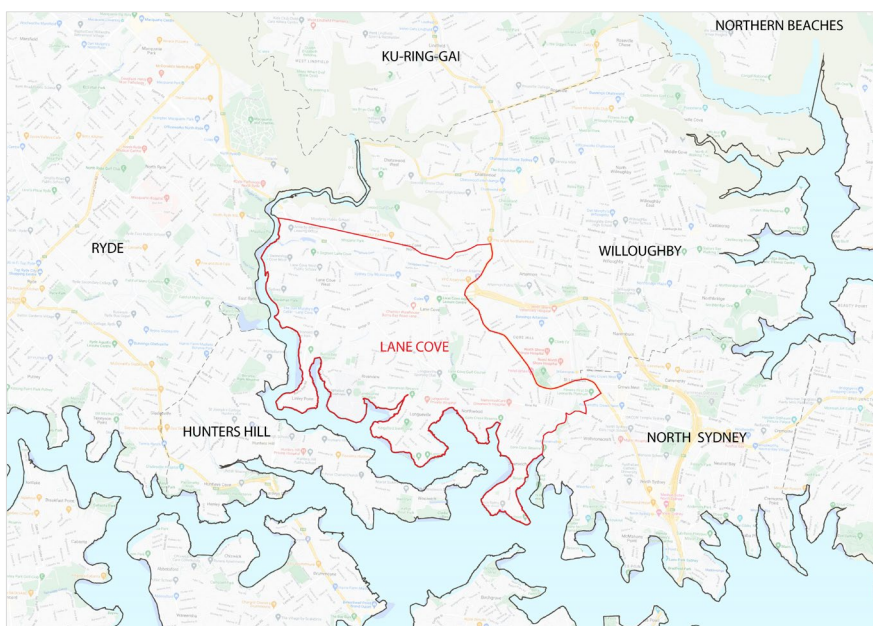


Figure 7: Local Government Area jurisdictions (Source: GYDE Consulting)

5.3. St Leonards Profile

The Lane Cove Council (Municipality of Lane Cove) comprises of several suburbs. The subject site is located in the suburb of St Leonards that extends across 3 Local Government Areas namely Lane Cove, Willoughby and North Sydney. The site suburb falls under the St Leonards South Planning Proposal and the proposed Sydney Crows Nest Metro Station Plan.

St Leonards was recently subject to a planning proposal which was included as part of the Lane Cove LEP as of May 2020.



Figure 8: St Leonards suburb extending across three Local Government Area jurisdictions (Source: GYDE Consulting)

5.4. Community profile

Based on the 2016 census data, the table below provides a summary of the key statistics of Lane Cove Local Government Area and St Leonards profile area.

	LANE COVE LGA	ST LEONARDS
Area	11 km ²	0.8 km ²
Population	36,051 = Total 0-17 years = 21.9% 18-49 years = 47.9% 50-85+ years = 30.1%	5,474 = Total 0-17 years = 10.4% 18-49 years = 71.7% 50-85+ years = 17.9%
Total dwellings	15,565	3,084
Total Households	13,527	2,505
Total labour force	20,181	3,754
Unemployment	885 people	164 people

Table 2: Community Profile (source: ABS census Quick Stats, ID Profile)

5.5. SEIFA Index of Disadvantage

Socio-Economic Indexes for Areas (SEIFA) is a product developed by the Australian Bureau of Statistics that ranks areas in Australia according to relative socio-economic advantage and disadvantage, based on a range of Census characteristics. The Index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the Index means a lower level of disadvantage. A lower score on the Index means a higher level of disadvantage.

Based upon the 2016 SEIFA, the Lane Cove Council scored 1,111 indicating it has a lower level of disadvantage relative to the national benchmark (1,001.9) and the NSW benchmark (1,001). Relative to Greater Sydney (1,018) it also has a higher level of advantage.

5.6. Crime Risk Identification

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

The following table provides statistical data for the Lane Cove local government area during the period of January 2021 to December 2021. Also included for that same period is the equivalent statistics for the whole of NSW, allowing for a degree of comparison to enable the local statistics to be placed in a broader context.

Incident (per 100,000)	Lane Cove LGA		NSW	
	Population 242,674		Population 8,166,000	
	January 2020 to December 2021	24-month Trend	January 2020 to December 2021	24-month Trend
Assault - nondomestic violence related	86.3	Stable	344.6	Stable
Sexual assault	41.9	Stable	89.2	Stable
Indecent assault, act of indecency and other sexual offences	19.7	Stable	90.2	Stable
Robbery without a weapon	0.0	Stable	11.7	Stable
Robbery with a firearm	0.0	Stable	1.0	Stable
Robbery with a weapon not a firearm	0.0	Stable	8.0	Stable
Break + Enter - dwelling	143.1	Stable	218.4	Stable
Motor vehicle theft	83.9	Stable	128.2	Stable
Steal from motor vehicle	219.6	Stable	339.3	Stable
Steal from retail store	76.5	Stable	219.4	Stable
Steal from person	7.4	Stable	21.9	Stable
Malicious damage to property	207.2	Stable	601.6	Stable

Table 3: NSW BOCSAR Crime Statistics for January 2021 to December 2021

Based on the table above, it can be derived that relative to NSW, criminal activity in St Leonards is considerably low with a stable 24-month trend.

6. PRINCIPLES OF CPTED

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

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

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

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

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

These principles are identified in the "Crime prevention and the assessment of development applications Guidelines under section 4.15 of the Environmental Planning and Assessment Act 1979" issued by the (former) Department of Urban Affairs and Planning, and as noted in Table 3 below:

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.

Principle	Intent
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.

Table 4: CPTED principles

7. CPTED EVALUATION

7.1. Overview

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

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

In general, the proposal has been designed to take into consideration these principles described below. This approach will allow people to feel safer and more comfortable in the new public space and are therefore more likely to use it on a regular basis and increase the sense of community by getting to know their neighbours and fellow users of the spaces.

The proposed development has been designed by Silvester Fuller Architects and other specialist consultants, in consultation with several key stakeholders.

Surveillance: This principle provides that crime targets can be reduced by effective surveillance, both natural (passive) and technical. In this regard, the proposed mixed-use building has been designed to provide active street frontages ensuring consistent footfall that will help maintain passive surveillance whilst providing controlled entrances to private spaces.

The development provides three basement levels with one controlled vehicular entrance at the lower ground level from Holdsworth Avenue (west frontage). Pedestrian entryway into the private building is provided from Holdsworth Avenue and Berry Road. Above this, the courtyard level provides communal spaces, a childcare centre with an outdoor play area, residential units. The upper ground level also provides communal spaces and residential units. Communal spaces, community hall, pedestrian entry ways and childcare centre will help maintain an active lower ground, courtyard, and upper ground level, ensuring natural/passive surveillance during majority of the day.

Additional passive surveillance techniques utilised include designing the building façade to provide fenestrations and balconies that open onto the street and into communal spaces, entrances to residential blocks and communal spaces that face each other and a pedestrian thoroughfare on the north frontage that connects Holdsworth Avenue to Berry Road. Additionally, individual entries to townhouses on Berry Road and Holdsworth Avenue also help facilitate passive surveillance. These techniques will help maintain constant 'eyes on the street' as well as throughout the green spine that often deters offenders.

Technical surveillance will be provided by the use of CCTV cameras and well-lit common spaces such as the lobbies, green spine and pedestrian link.

Access Control: This principle provides that barriers to attract/restrict the movement of people minimises opportunities for crime and increases the effort required to commit crime.

The proposed development has been designed to achieve balance between public and private space access. The private open spaces have restricted pedestrian access at the lower ground, courtyard level and restricted vehicular access at lower ground level to the basement.

The access points to enter private spaces such as basement, residential units, communal and common areas will be CCTV surveyed and accessible only by swipe card. The communal rooftop space has limited access that will be restricted between 9.30pm to 8.00am.

Public thoroughfare on the north front has one gated access points into the private space and offers limited visual permeability to maintain privacy. Access will be restricted to/from adjoining southern properties with the use of decorative fencing or similar.

Territorial Reinforcement: This principle provides that well-used places reduce opportunities for crime and increase risk to criminals. Clear boundaries and frequent use help create sense of ownership over a space. This sense of ownership is essential in creating well surveyed, safe spaces. Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance, and landscaping are ways to express ownership. Identifying intruders is much easier in such well-defined spaces. Territorial reinforcement can be seen to work when a space, by its clear legibility, transparency, and directness, discourages potential offenders because of users' familiarity with each other and the surroundings.

The lower ground, courtyard and upper ground of the proposed development design has both shared public and private spaces. The proposal ensures well defined spaces with clear distinctions between public and private realms.

At the lower levels (lower ground, courtyard, and upper ground), the design employs fencing and landscaping around boundaries to create a clear distinction between public and private spaces. Vehicular and pedestrian access points to private spaces is distinctly defined and limited to Holdsworth Avenue and Berry Road. This is separate from the access points to public spaces (childcare centre, pedestrian thoroughfare). While the design employs fencing and foliage to create space distinctions and definition, transparent elements are used to maintain visual permeability. Visual accessibility enhances space familiarity, interaction and is essential to create a sense of ownership. This is essential for the pedestrian thoroughfare on the north front that is a public space in proximity to the private residential spaces.

The childcare centre at the courtyard level will generate considerable pedestrian activity. It includes an outdoor play space that will help facilitate activation of the communal area. The consistency of surveillance and activity will be maintained with parents coming and going to the centre. Additionally, this space will be supported by active territorial reinforcement tools such as secure access using swipe card, well-lit spaces, and CCTV surveillance.

These tools help in creating a well-defined, surveyed public-private interface thereby significantly reducing the risk of criminal activities.

Space Management: This principle provides that space which is appropriately utilised and well cared for reduces the risk of crime and antisocial behaviour. Strategies to implement this principle include, site cleanliness, rapid repair of vandalism and graffiti, the quick replacement of broken light fixtures/globes and the removal or refurbishment of decayed physical elements.

The proposed works provide public private interfaces that will ensure consistent pedestrian traffic and space utilisation. Management and maintenance of space will be ensured through the management plan and the appointment of one building manager.

The childcare centre will be supported by relevant perimeter fencing which provides relevant spatial distinction. The

It is recommended that building managers as well as a plan of management be adopted for both proposed envelopes. These measures will be required to maintain the development in a suitable manner. For example, these measures will require maintenance of landscape areas, internal common areas, basements, management of waste bins, as well as attention to any necessary repairs.

7.2. Proposed Mixed Use Building

The development proposes to transform the multiple existing detached housing by demolishing existing buildings (subject to a separate application) and constructing a mixed-use building, which occupies 9 lots, connecting two roads, namely Holdsworth Avenue (east) and Berry Road (west). The development which is approximately 64m wide and 54m long and will provide 2 ten storeyed residential flat buildings plus two excavated part-storeys, childcare centre, community hall, and a pedestrian thoroughfare on the north front as part of a precinct wide east-west connection. The construction of the mixed-use development will retain some existing trees on Holdsworth Avenue as specified in the St Leonards South Landscape Masterplan

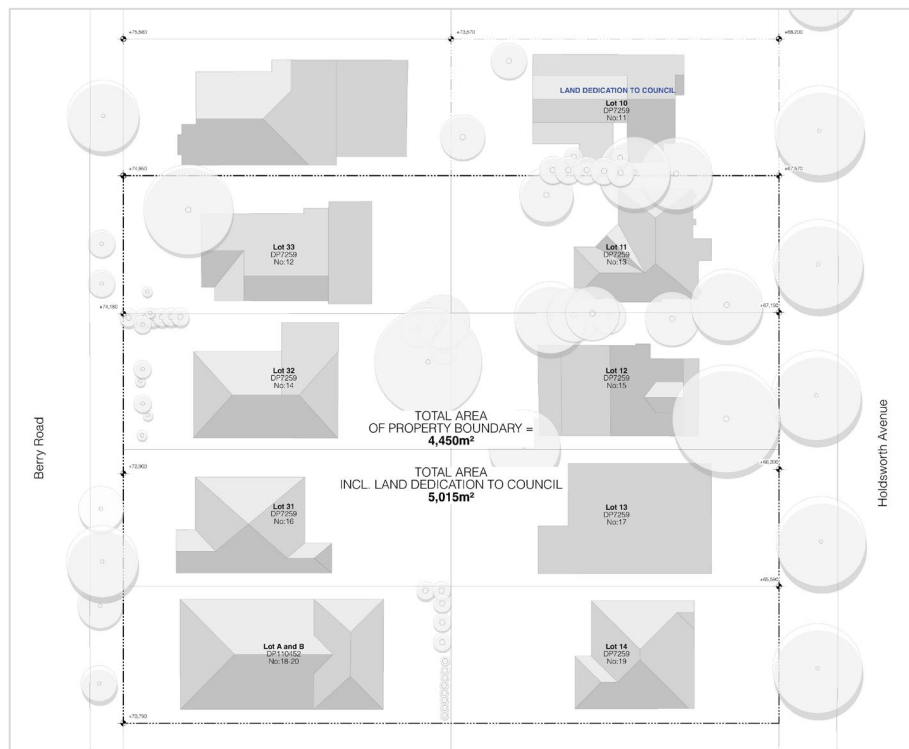
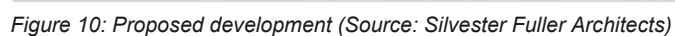


Figure 9: Existing development (Source: Silvester Fuller Architects)



The table below provides recommendations against each of the CPTED principles.

Principle	Recommendation
Surveillance	<ul style="list-style-type: none"> ▪ Lighting should be provided at all entry points and throughout the common areas especially at lower ground, courtyard, through site link (rainforest retreat, secret garden as illustrated in the Landscape Report by RPS Australia East dated 05.05.2022) and upper ground level and public thoroughfare. ▪ Lighting should be provided in accordance with the relevant Australian Standards. ▪ Consistency of lighting: lighting should be uniformly spread to reduce contrast between shadows and illuminated areas. More fixtures with lower wattage rather than fewer fixtures with higher wattage help reduce deep shadows and avoid excessive glare. ▪ External lighting fixtures should be 'vandal proof' as possible. ▪ Install and maintain surveillance cameras and recorders in lobby, common areas, especially around the community hall, childcare center, through site link (rainforest retreat, secret garden as illustrated in the Landscape Report by RPS Australia East dated 05.05.2022) and basement entry in the event issues arise in the future. Must also include surveillance cameras at all entrance and exit points around the development. ▪ Recordings should be made twenty-four (24) hours a day seven (7) days a week. The time and date must automatically be recorded. All recordings are to be kept for a minimum period of thirty (30) days before they can be reused or destroyed. ▪ The CCTV control system should be located within a secured area and only accessible by authorized personnel. ▪ Landscaping shall be low shrubbery (maximum height of 500 mm) and/or high canopy trees (minimum canopy height of 1.8m) to maintain suitable sight lines throughout the site, in particular the green spine area and the east-east pedestrian through site link.
Access Control	<ul style="list-style-type: none"> ▪ The parking entry/exit points (in particular of the non-residential uses) are to be secured when not in operation. The security gates/doors are to be sturdy, 'vandal proof' and fast operating. ▪ Fire exit doors should be fitted with measures to restrict unauthorized access from outside the building. ▪ All areas should be fitted with doors that comply with Australian Design Standards. ▪ Entry to the residential parking level is to be restricted, with access to be controlled with roller gate/door activated via swipe/card for entry. ▪ Service lifts to only be accessed by authorized personnel. ▪ Childcare centre outdoor play area will be lockable and accessible by childcare staff and children during business hours, and accessible to residents outside of childcare operating hours. ▪ Residential lobbies and childcare centre to be accessed via key/swipe card (or the like). Swipe/key cards are to be issued to employees and parents of the childcare center only. Visitor access to be controlled via intercom system at residential lobby entry connected to intercom system within individual dwellings and childcare centre.

Principle	Recommendation
	<ul style="list-style-type: none"> Access to the rooftop communal facilities will be made unavailable from 9.30pm till 7am.
Territorial reinforcement	<ul style="list-style-type: none"> Public and private areas should be clearly distinguished, by the use of different paving, plantings and signage with appropriate signage. Pavement materials should be integrated into the design to warn pedestrian of potential traffic hazards and to warn vehicles of pedestrians/cyclists. The lower ground, courtyard and upper ground floors should include appropriate wayfinding signage, for users of the space to easily navigate the childcare center, community hall and pedestrian thoroughfare. Operating hours of the community terrace space to be clearly displayed/sign posted at the entry of the building and residential lobbies. Incorporate appropriate outdoor furniture such as benches and tables, to encourage the use of the communal spaces. Any furniture should ideally be fixed (non-moveable) to avoid furniture being placed in inconvenient areas, disrupting the movement/flow of people and to avoid the theft of the furniture Installation of signage, particularly in the pedestrian entries of future adjacent buildings, stating: "These premises are under constant CCTV surveillance". A decorative fence be provided along the northern boundary of the site's green spine to control access from adjoining sites.
Space management	<ul style="list-style-type: none"> Anti-graffiti materials to be used on exposed surfaces, along the walls of the public thoroughfare. Maintain the landscaping and footpath quality along each frontage and through the site. Trees and vegetation should be regularly maintained to avoid obscuring lighting and sight lines. The public domain, including landscaped boundaries and seating areas, should include skate deterrents to prevent damage of paving or street furniture. Appointment of building managers to oversee the buildings as required. A Site Operational Management Plan should be drafted and made available. It should outline any regular maintenance or cleaning procedures, processes for any repairs, as well as ongoing maintenance of any landscaping. The building manager to ensure: <ul style="list-style-type: none"> Any burnt out lighting is replaced within 48 hours; Regular cleaning of communal spaces and the collection of rubbish; Graffiti is removed within 48 hours, or as soon as possible. Maintain landscaping as needed so that it is not overgrown and is tidy.

Table 5: CPTED recommendations

8. CONCLUSION

This Crime Risk Assessment report has been prepared by GYDE Consulting and is submitted to Lane Cove Council to accompany a Development Application (DA) for the 12-20 Berry Road and 11-19 Holdsworth Avenue ("the site"). 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; and
- Consideration of relevant data from the 2016 Census, SEIFA Index of Disadvantage and the NSW Bureau of Crime Statistics and Research.

Provided at Section 7.2 of this report are a range of measures which will enable the design and ongoing use of the development to align with those CPTED principals to reduce opportunities for crime. The works/measures identified are minor in scope and can be achieved by means of conditions of consent, or otherwise detailed in the Construction Certificate drawings.

This CPTED statement demonstrates that the proposed development will have a high level of amenity, casual surveillance and ultimately public safety within the green spine and surrounding area. The proposed development will contribute towards the ongoing transformation of the St Leonards South precinct with sound safety and crime prevention methods.