



Crime Risk Report







307 Lane Cove Road, Macquarie Park

Submitted to City of Ryde Council

On Behalf of Thunderbirds are Go Pty Ltd atf The Gardeners Trust

February 2021

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1. INTRODUCTION

This Crime Risk Assessment Report has been prepared by City Plan Strategy and Development Pty Ltd (City Plan) on behalf of Thunderbirds are Go Pty Ltd atf The Gardeners Trust and is submitted to City of Ryde Council (Council) to accompany a Development Application (DA) for alterations and additions to the existing garden centre at 307 Lane Cove Road, Macquarie Park (the site), known as Eden Gardens.

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 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Those guidelines require consent authorities to ensure that development provides safety and security to users and the community.

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 Crime Prevention Through Environmental Design (CPTED) strategies.

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

- Section 2 identifies the methodology used to prepare this report
- Section 3 provides details of the site and its setting
- Section 4 describes the proposed development
- Section 5 addresses Part A of the guidelines by providing crime statistics and socio-economic data for the locality
- Section 6 identifies the CPTED principles
- Section 7 addresses Part B of the guidelines by evaluating the proposal against CPTED principles and identifying opportunities to introduce measures to minimise the risk of crime, and
- Section 8 provides our conclusions.

2. METHODOLOGY

2.1. Overview

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

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

A profile of the crime risk of the locality is provided at Section 5.6, 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.

2.3. Authorship

This report has been peer reviewed by Carlo Di Giulio (Associate Director, City Plan) who has completed the Safer by Design training course conducted by NSW Police.

3. SITE DETAILS

3.1. Site Description

The site is located at 307 Lane Cove Road, Macquarie Park and is legally described as Lot 10 in Deposited Plan 1071734.

An aerial photograph of the site and the surrounding development is illustrated in Figure 1.



Figure 1: Aerial photo of the locality, site outlined in red (Source: Near Maps)

The site has an area of 24,680m² and is currently occupied by Eden Gardens, an integrated horticultural development which comprises a garden centre, a cafe, a function centre, a small office space, parking and extensive landscaped display gardens.

The site is situated on a prominent position bounded by Lane Cove Road to the west, the M2 Motorway to the south and Lane Cove National Park to the north and east. The site is located just outside of the Macquarie Park Corridor, notwithstanding that it is approximately 840m from the Macquarie Park Metro Station.

3.2. Local Context

The site is an 'island site', located at the north-eastern corner of the intersection of the M2 Motorway and Lane Cove Road. The site is situated on the periphery of the Macquarie Park corridor. The corridor comprises a mix of technology focused commercial development and high density residential flat buildings. Four high rise residential flat buildings are located directly to the west of the site on the other side of Lane Cove Road. The surrounding locality is serviced by a major retail centre, being Macquarie Shopping Centre. With regard to transport, the area is serviced by the Macquarie Park and Macquarie University Metro Stations and several bus routes. These buses provide routes on various main arterial roads including:

- Lane Cove Road

- The M2 Motorway
- Epping Road
- Waterloo Road
- Lady Game Drive
- Herring Road
- Delhi Road

These roads connect Macquarie Park to West Pymble, Gordon, Lindfield, Chatswood, Marsfield, Epping, Ryde, North Ryde and the City.

3.3. Existing Development

The site currently comprises an integrated horticultural development known as Eden Gardens. The centre includes:

- Garden centre and service areas
- Café comprising indoor and outdoor dining
- Function hire centre for wedding, business events, conferences, education and garden events
- Large international grade display gardens
- Eden Garden administrative office, and
- Underground and above ground car parking.

Photos of the existing development are illustrated below.



Figure 2: Existing walkway adjoining the cafe area (Source: City Plan)



Figure 3: Existing display garden area at the south, looking south-east (Source: City Plan)



Figure 4: Existing garden centre and gardens, looking north-west (Source: City Plan)



Figure 5: Existing garden to the south of the outdoor dining area (Source: City Plan)



Figure 6: Existing walkway in the garden and rear access road for emergency vehicles (Source: City Plan)



Figure 7: Existing walkway over the south garden (Source: City Plan)



Figure 8: Garden Centre looking west (Source: City Plan)



Figure 9: Service area on the north boundary (Source: City Plan)



Figure 10: Customer pick up (Source: City Plan)



Figure 11: Existing outdoor area adjoining the office space at the south-west corner (Source: City Plan)

4. PROPOSED DEVELOPMENT

The DA seeks approval for alterations and additions to the integrated horticultural development including upgrades to the existing garden centre and construction of an 18-storey office building at the site. The proposal will entail:

- Alterations and additions to the existing garden centre including:
 - Retention of the existing at grade parking spaces fronting Lane Cove Road and the underground parking spaces directly below
 - Excavation to provide additional underground spaces on the north-east of the site
 - Provision of end of trip facilities and service rooms in the basement level
 - Alterations and additions of the main garden centre building located on the west of the site including amendments to the garden centre store, café, amenities, food and beverage venue, neighbourhood shops and provision of a winter garden
 - Expansion of the existing function spaces in the south-west of the site
 - Provision of a new outdoor garden centre in the north-west of the site
 - Provision of a storage room, loading bay, waste room, garden store and rock climbing wall at the ground level of the proposed multi-storey car park, and
 - A multi-level car park in the mid-north of the site with rooftop activity and wellness zone.
- Construction of a new 18-storey commercial office building in the centre of the site.
- A new restaurant including outdoor and indoor dining spaces in the mid-east of the site. (Noting the fit-out of the restaurant does not form part of this DA and will be subject of separate approval).
- Landscape works in various places and retention of existing display gardens.

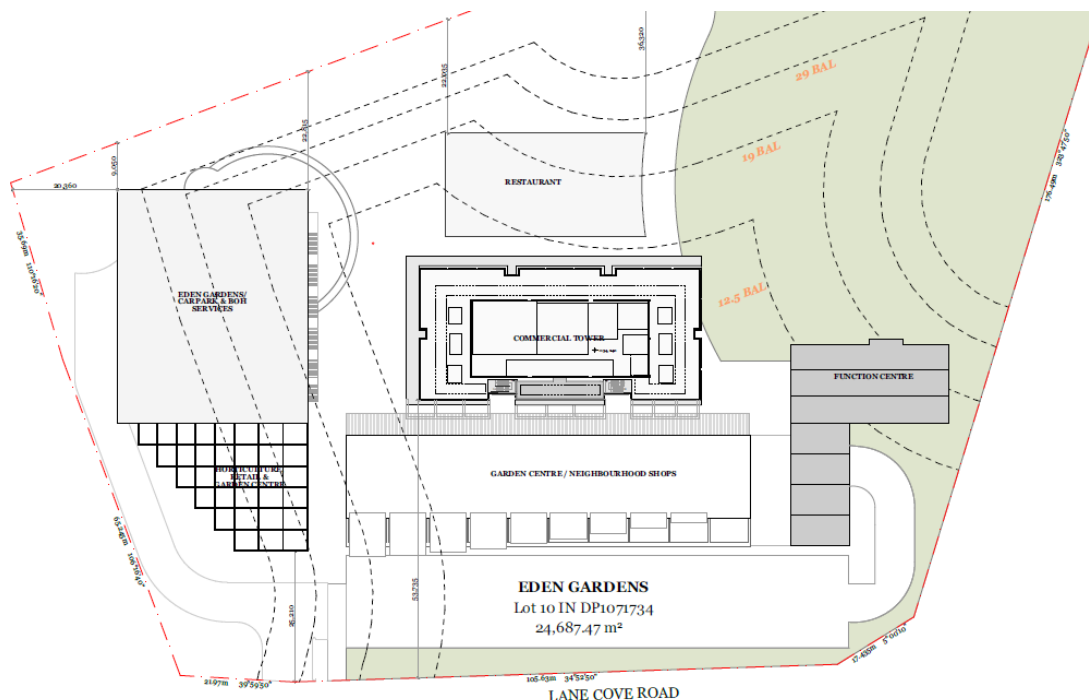


Figure 12: Extract of the site plan (Source: DKO Architecture)

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 DAs.

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

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

5.2. City of Ryde Local Government Area

City of Ryde local government area (LGA) is located in Sydney's north, about 10 kilometres from the Sydney central business district. The City of Ryde area is bounded by Hunters Hill LGA to the south-east, Lane Cove LGA to the north-east, Ku-ring-gai to the north, The Hills Shire Council to the west and City of Parramatta to the south-west.

Ryde LGA is predominately a residential area, with substantial commercial areas primarily concentrated in the Macquarie Park and the Victoria Road Corridors. Ryde is a major retail centre with smaller retail centres at West Ryde town centre, Eastwood town centre and Macquarie Shopping Centre. The LGA encompasses a total land area of about 40.65km² and had a population of 131,271 in 2019.

Figure 13 shows the extent of the City of Ryde LGA.

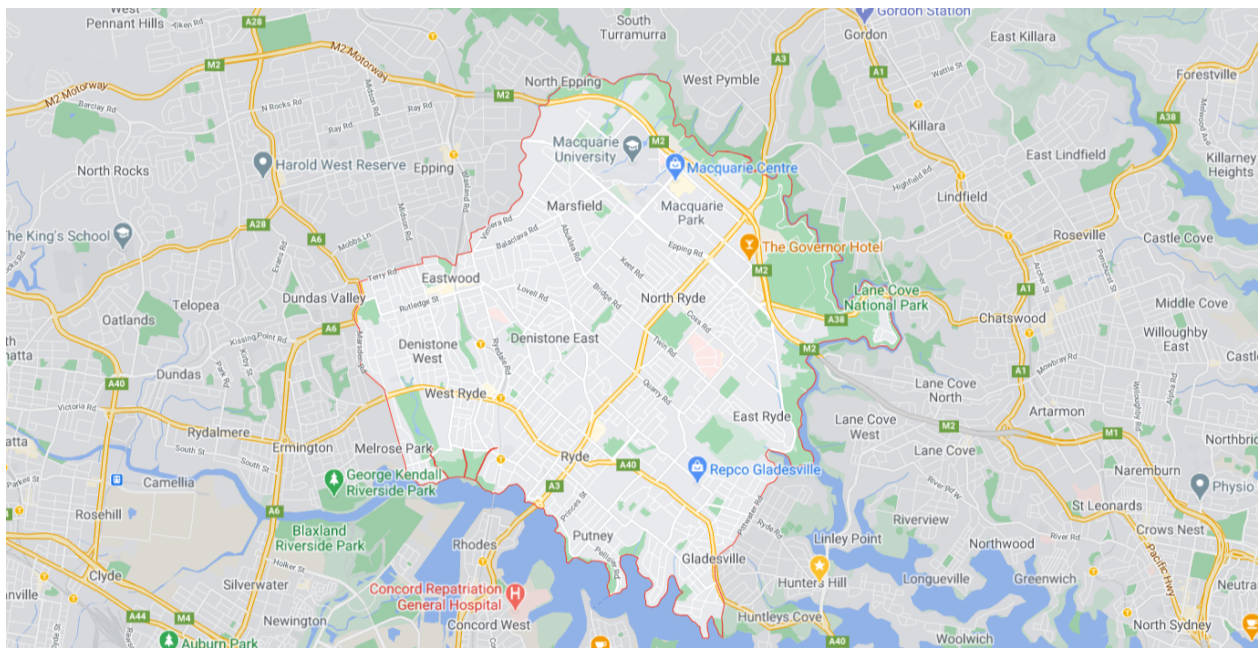


Figure 13: Ryde LGA outlined in red (Source: Google Maps)

5.3. Area Profile

The Ryde LGA comprises several suburbs, including Denistone, Macquarie Park, Marsfield, Meadowbank, Putney, Ryde, Tennyson Point, Chatswood West (shared with City of Willoughby), Eastwood (shared with City of Parramatta Council), Gladesville (shared with Municipality of Hunters Hill) and Melrose Park (shared with City of Parramatta Council).

The site is situated in Macquarie Park, at the north-east intersection of Lane Cove Road and the M2 Motorway, being a main road axis of the LGA. The suburb of Macquarie Park forms part of the Ryde profile area.

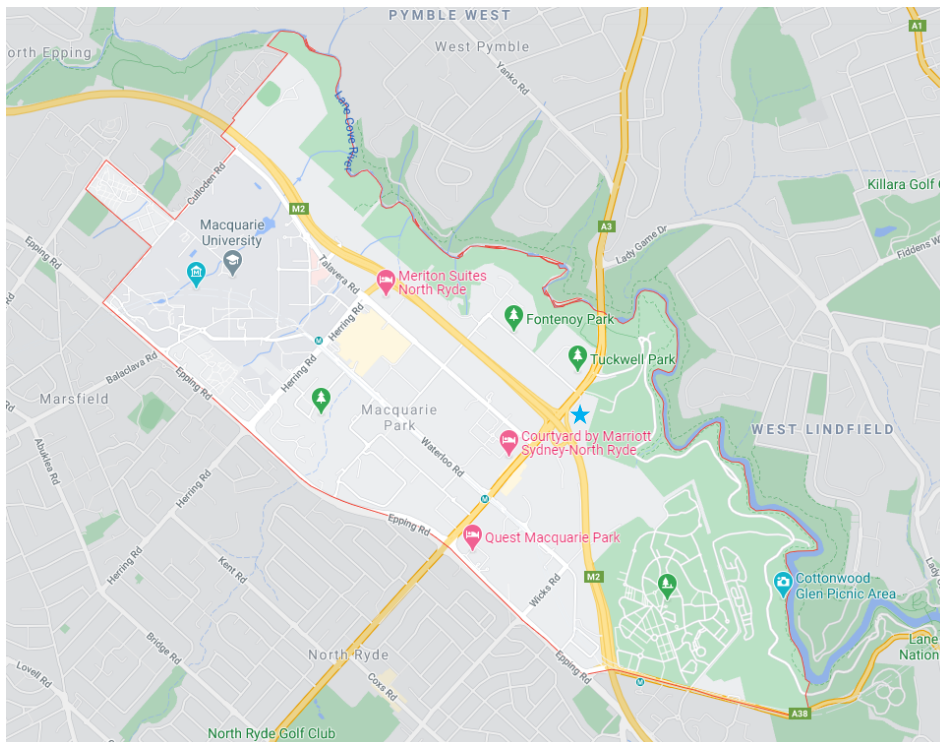


Figure 14: Macquarie Park outlined in red and site marked with a blue star (Source: Google Maps)

The following table provides a summary of the key statistics of the Ryde LGA and the Macquarie Park profile area. These statistics have been sourced from the 2016 Census data from the Ryde Community Profile on ProfileID.

Table 1: Community Profile Comparison (Source: Profile ID)

	Ryde LGA (2016)	Macquarie Park Suburb (2016)
Area	4,049 hectares	676 hectares
Population	121,250	8,106
Total dwellings	44,750	3,557
Population density	32.42 persons per hectare	13.72 persons per hectare
Total labour force	61,106	4,513

Unemployment	6.3%	11.1%
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Table 2 below provides a summary of the key statistics and forecasts of the Ryde LGA, of which the site is located in.

Table 2: Ryde LGA Profile (Source: 2016 Census; DPIE NSW 2019 Population Projections)

Ryde LGA	2016	2041
Population	121,250	211,550
Average annual growth rate (2016 to 2041)	2.3%	
Age profile		
Children (0-14)	19,950	35,800
Working age (15- 59)	78,550	129,500
Retirement (60+)	22,800	36,000
Housing		
Households	44,750	80,700
Average household size	2.65	2.55
Dwelling structure (2016)	41,262 (occupied private dwellings)	

5.4. SEIFA Index of Disadvantage

Socio-Economic Indexes for Areas (SEIFA/Index) 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 on the 2016 SEIFA, the Ryde LGA scored 1,058 out of 1,121. The LGA therefore has a low level of disadvantage and places the LGA in the top 10% of the least disadvantaged LGAs in NSW.

5.5. Local Crime Profile

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

The following table provides statistical data for the Ryde LGA during the period of July 2019 to June 2020. By way of comparison, statistics for the whole of the NSW have also been included enabling the local statistics to be placed in a broader context.

Table 3: NSW BOCSAR Crime Statistics for July 2019 to June 2020 (2-year trends*)

Incident (Rate per 100,000 persons)	Ryde LGA		NSW	
	July 2019 to June 2020	24-month trend	July 2019 to June 2020	24-month trend
Assault-non-domestic violence related	192.2	Stable	376.6	Stable
Sexual assault	20.4	Stable	80.2	Up 9.4% per year
Indecent assault, act of indecency and other sexual offences	56.5	Stable	100.6	Stable
Robbery without a weapon	8.6	*Not calculated	16.3	Down 12.6% per year
Robbery with a firearm	0.0	*Not calculated	1.6	Stable
Robbery with a weapon not a firearm	3.9	*Not calculated	10.9	Stable
Break + Enter - dwelling	186.7	Stable	288.0	Stable
Motor vehicle theft	79.2	Stable	157.7	Stable
Steal from motor vehicle	269.9	Stable	419.2	Down 12.1% per year
Steal from retail store	281.7	Stable	295.7	Stable
Steal from person	21.2	Stable	36.5	Down 25.4% per year
Malicious damage to property	390.0	Stable	682.8	Down 5.4% per year

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

These statistics indicate that criminal incidents do occur in the area, although in all cases, the incidences are well below state averages. Nevertheless, the proposal requires consideration against CPTED principles.

5.6. Crime Risk Identification

Developments that contain mixed uses can create the opportunity for crime to occur. Some specific safety issues that may occur from the proposal include:

- Attacks / assaults / robberies
- Graffiti / damage / loitering
- Disorderly conduct, and
- Break and enter.

The proposal involves alterations and additions to the existing integrated horticultural development including a garden centre and construction of an 18-storey office building at the site. Thus, the proposal will attract a wide variety of users to the site. Although this can assist in increasing activation and surveillance in the area, it could also, however, attract criminal activities. For a development of this nature, it is important to employ a range of safety measures incorporated with good design to manage and prevent crime from occurring. Section 7 of this report provides detailed measures to assist in the CPTED evaluation for the proposed development.

6. PRINCIPLES OF CPTED

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, target or 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 DAs 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 79C of the EP&A Act issued by the (former) Department of Urban Affairs and Planning, and as noted in Table 4 below.

Table 4: CPTED Principles

Principles	Intent
Surveillance	The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Offenders are often deterred from committing crime in areas with high levels of surveillance
Access control	Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not 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.

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

7. CPTED EVALUATION

7.1. Overview

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

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

In general, the proposal has been designed to take into consideration these principles as follows:

Surveillance: This principle provides that crime targets can be reduced by effective surveillance, both natural and technical. The site will be a highly active place during business hours and into the weekends and evenings due to the broad mix of uses proposed and the quantum of employment floorspace in the proposed office building. There are generally few places of concealment although it should be noted that the installation of CCTV has been recommended in particular locations as addressed below.

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. A review of the plans indicates that the development has incorporated effective access controls. The development is provided with dedicated and secure lobbies and entrance areas, as well as lifts situated within the secured basement car parking levels. The review has made recommendations to ensure that the features and signage are used to encourage or discourage the use of particular areas.

Territorial Reinforcement: This principle provides that well-used places reduce opportunities for crime and increase risk to criminals. There is a clear delineation between garden centre, restaurant and the commercial tower. The gardens and rooftop areas will encourage positive social relationships and social integration with the wider public. The wintergardens and balconies provided on various levels in the tower are private to the respective tenant on that level.

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 building manager will have a management service able to co-ordinate and respond to such matters as necessary for the commercial tower and garden centre elements of the development.

The proposed works will assist in improving the presentation of the site, which will improve the amenity, casual surveillance, and activity in the immediate area.

A more detailed assessment of the development against these principles, addressing each level and use, is provided below.

7.2. Basement and South Garden Area

The proposal involves an extension of the existing basement parking of 173 spaces with 53 additional car spaces. The design does not distinguish between the garden centre and commercial parking within the basement. Ingress and egress of vehicles is maintained with the existing ramp on the south-west corner. An additional ingress ramp is proposed off the north access road directly to the 53 new spaces. In addition to services, the basement comprises end of trip facilities for the commercial tenancies and function room 4, connected to an outdoor function area and the south gardens. The end of journey facilities can be accessed from the mid-east portion of the site. The south portion of the site comprises extensive gardens and landscape areas. These gardens will be utilised in conjunction with the function spaces.

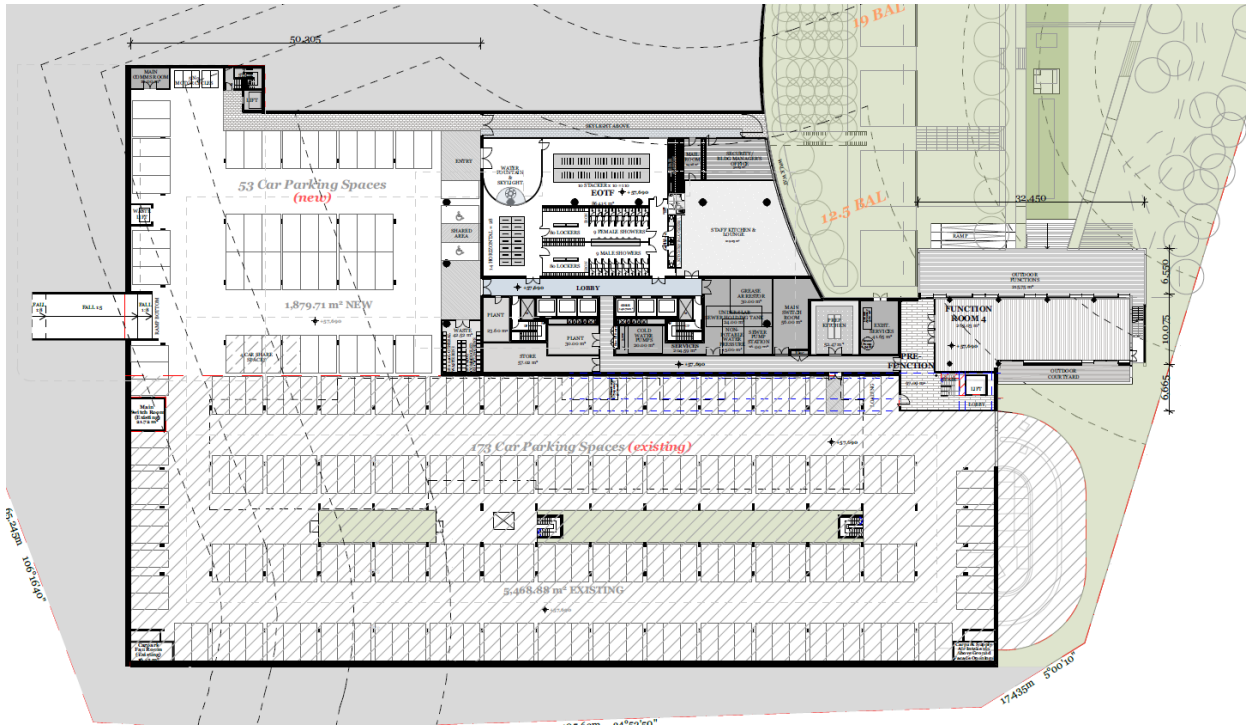


Figure 15: Extract of the basement and garden plan (Source: DKO Architecture)

In terms of the layout and operation of the basement area it is noted:

- Clear lines of sight are available throughout the existing basement to the west and the new basement parking area.
- Most parking spaces have visibility to the nearest stair and escalator access point, as well as the entry to the commercial tower lobby area and fire stair entries, and
- There is no distinction between the garden centre, neighbourhood shop and the commercial parking.

To ensure a suitable outcome relative to CPTED principles, a range of measures are recommended for the basement and garden levels.

Table 5: CPTED recommendations for the basement level

Principle	Recommendation
Surveillance	<ul style="list-style-type: none"> ▪ Install and maintain surveillance cameras to monitor and record all vehicular and pedestrian entrances and exits to the basement areas. CCTV cameras should also cover the end of journey facility lifts, bike storage areas, staff kitchen and lounge, however, are to not be present within the male and female showers and locker rooms or the function room. ▪ 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 retained for a minimum period of thirty (30) days before they can be reused or destroyed. ▪ The CCTV control system should be located within the security and building manager's office in the basement.

Principle	Recommendation
	<ul style="list-style-type: none"> ▪ Signage warning of CCTV coverage should be displayed in suitable locations. ▪ Lighting should be provided at all entry points, including within the end of trip facilities, bicycle storage area, function area and service areas. Subject to design development, sensor lighting may be provided around the entire perimeter of the basements and ground floor. ▪ Parking is always to be illuminated or fitted with appropriate sensor lighting during operating hours. ▪ Lighting should be provided in accordance with the relevant Australian Standards. ▪ Ceilings and walls, and connecting stairwells and escalators, should be a light colour to maximise the reflection of light. ▪ Security mirrors should be considered within the bicycle parking area to improve the visibility of this area. ▪ Prior to closure of the garden centre, particularly following an event at the function centre, staff are encouraged to walk the gardens as to ensure all people have evacuated the site. This includes indoor spaces such as amenities.
Access Control	<ul style="list-style-type: none"> ▪ Access to end of trip facilities are to be restricted by key card access for authorised people only, for example, commercial tenants. ▪ The basement lobby will be publicly accessible and only provide access to the ground floor, unless an authorised person or commercial tenant uses a swipe access card to a specific floor. ▪ The pre-function room access should be restricted when the function room is not in use (1am- 5am). ▪ The basement function room will generally have arrival access from the ground floor taking guests down via the lifts or stairs. Some guests and employees will access the basement function room directly from the basement carpark. Access to basement parking will be provided post function to enable a timely departure. ▪ Fire exit doors should be fitted with measures to restrict unauthorised access from the outside. ▪ The plant service and back of house areas in the basement will utilise the existing access control or a multi-level master/slave key system. ▪ All areas should be fitted with doors that comply with Australian Design Standards. ▪ With combined garden centre and commercial parking there is no need to restrict access to particular parking areas.
Territorial reinforcement	<ul style="list-style-type: none"> ▪ Appropriate signage is to be used to identify any designated tenant parking, as currently present, and any electrical vehicle parking. ▪ Appropriate signage is to be provided to direct visitors to particular areas including neighbourhood shops, the garden centre, restaurant, function areas and commercial tower. ▪ All property boundaries, notably to the north, south and east are to be clearly delineated by fencing which is complimentary of the bushland setting and fire resilient. The fencing should be designed and constructed to avoid footholds or any elements which encourage scaling.

Principle	Recommendation
	<ul style="list-style-type: none"> ▪ Ongoing surveillance of CCTV footage. Consistent with current procedures, the control room will ring for attendance of security guard or police if an unauthorised person enters the premises.
Space management	<p>The building manager to ensure:</p> <ul style="list-style-type: none"> ▪ Any defective lighting is replaced quickly. ▪ Regular cleaning of spaces and the collection of rubbish. ▪ Graffiti is removed as soon as possible. ▪ Anti-graffiti material is to be used where the service areas protrude above ground level. ▪ Restricted areas are not accessible to the general public. ▪ Regular maintenance of the CCTV system is adopted.

7.3. Ground Floor

The ground floor comprises the garden centre, neighbourhood shops, parking, commercial tower lobby, restaurant, and services. This will be the most highly trafficked area of the development. The ground floor comprises the following functions:

- Vehicular and pedestrian entry from Lane Cove Road
- 48 car spaces on the south portion of the west boundary
- Four function spaces
- Garden centre
- Neighbourhood shops
- Restaurant
- Commercial lobby
- Services including fire services, waste loading bay and storage
- Climbing wall ticket room
- Loop access road along the north and east (rear) boundaries, and
- Landscaping and garden areas.

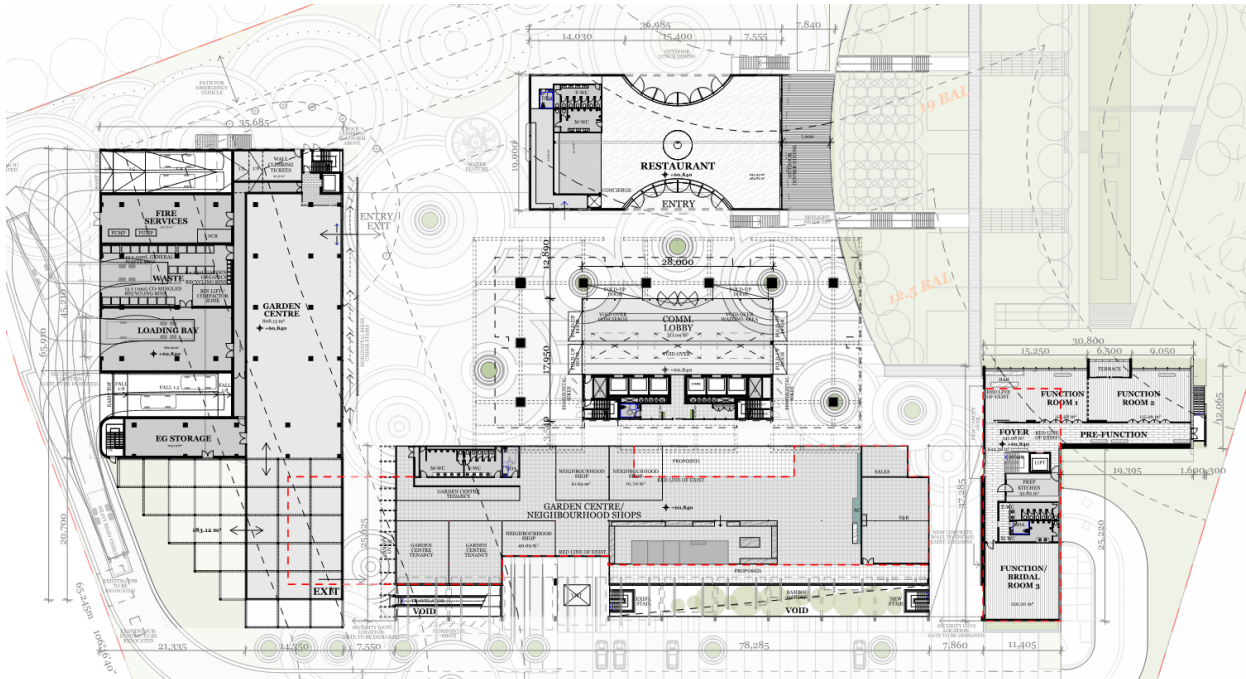


Figure 16: Extract of the proposed ground floor plan (Source: DKO)

To ensure a suitable outcome relative to CPTED principles the following measures are recommended.

Table 6: CPTED recommendations for ground floor

Principle	Recommendation
Surveillance	<ul style="list-style-type: none"> ▪ The garden centre and neighbourhood shop area have been designed to enable passive surveillance with a central corridor and a diagonal cross link providing access to outside, the lift and commercial lobby. ▪ The glazing around the café, restaurant and neighbourhood shop are to allow views of outside on each elevation to avoid blind spots and see oncoming persons. ▪ Install and maintain surveillance cameras to monitor and record all vehicular and pedestrian entrances and exits, within the garden centre, restaurant, the neighbourhood shops, in the commercial lobby and in the function areas. ▪ 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 retained for a minimum period of thirty (30) days before they can be reused or destroyed. ▪ Signage warning of CCTV coverage should be displayed in suitable locations. ▪ Pedestrian footpaths are to be lit during night-time hours with low level lighting. ▪ Effective lighting will be provided as part of detailed design processes to ensure that an appropriate balance is provided within accessible areas. ▪ Additional lighting should be considered in the walkway connecting to the function area during the times the function area is in use (anticipated to be evenings during the week and on weekends).

Principle	Recommendation
Access Control	<ul style="list-style-type: none"> ▪ External lighting fixtures should be 'vandal proof' as possible. <ul style="list-style-type: none"> ▪ The site be secured with other strategically placed gates on relevant building openings when the centre is closed. ▪ The entry to the garden centre and the neighbourhood shop area is to be secured by means of lockable doors when the area is not in operation. ▪ All fire stairs and fire doors are to be maintained, remain closed when not in use and to function correctly to ensure that public access is not provided to back of house or non-accessible commercial areas. ▪ The loading dock is to be closed at all times other than when in use for ingress/egress. ▪ Deliveries will only be made to the loading dock during delivery hours. ▪ Access to the commercial lifts is to be secured by swipe card entry. Visitors passes will likely be available via electronic visitor management system. ▪ Fire exit doors should be fitted with measures to restrict unauthorised access.
Territorial reinforcement	<ul style="list-style-type: none"> ▪ Lighting, façade treatments and different flooring should be utilised to clearly delineate the public areas such as the garden centre, neighbourhood shops, restaurant, semi-private such as the commercial building and private such as the function areas. ▪ Where walkways abut a tenancy, appropriate landscape measures have been proposed to establish a degree of separation between the space and the boundary of that property to reduce potential for vandalism and opportunistic criminal activity. The scheme includes planting on outdoor tables on the west wall of the storage area and delineates the vehicle and service access from the pedestrian access. ▪ Signage should be provided to clearly identify the location of various areas at the ground floor including function areas, neighbourhood shops, restaurant, the garden centre and the commercial lobby. ▪ All property boundaries, notably to the north, south and east are to be clearly delineated by fencing which is complimentary of the bushland setting and fire resilient. The fencing should be designed and constructed to avoid footholds or any elements which encourage scaling. ▪ Ongoing surveillance of CCTV footage. Consistent with current procedures, the control room will ring for attendance of security guard or police if an unauthorised person enters the premises.
Space management	<ul style="list-style-type: none"> ▪ The building manager and security team to ensure: <ul style="list-style-type: none"> ▫ Any burnt out lighting is replaced quickly. ▫ Regular cleaning of spaces and the collection of rubbish. ▫ Graffiti is removed as soon as possible. ▪ Clean stairwells and escalators regularly of rubbish and graffiti. ▪ Anti-graffiti materials to be used on exposed surfaces on all elevations. This includes walls and space adjacent to the storage, loading bay, wase and fire services. ▪ Regular maintenance of the CCTV system is adopted.

7.4. Level 1 of the Commercial Tower and Restaurant Rooftop, and Levels 1- 4 of the Carpark

Level 1 comprises the first level of the commercial tower, the restaurant rooftop by Realm and the above ground car park including climbing wall platform. Levels 2- 4 of the above ground car park provide parking spaces and access to the ground floor via a lift and external stairs.

The fitout of the tenancy on level 1 will be subject to separate approval. The balconies and wintergardens wrap the south, east and north elevations maximising solar access and views of the City, bushland and gardens. The wintergardens are enclosed and provide an indoor/outdoor setting for occupants and create a connection to the strong landscape and bushland setting of the site.

The rooftop has been designed by Realm and is located above the restaurant. The space has been designed to be used by commercial tenants and visitors to the site. The rooftop forms part of Eden Square. The rooftop is intended to be utilised by tenants as a lunch time location out of the office, and for all guests for garden education and demonstration purposes, for art, sculpture and other activations including commercial events and food and beverage.

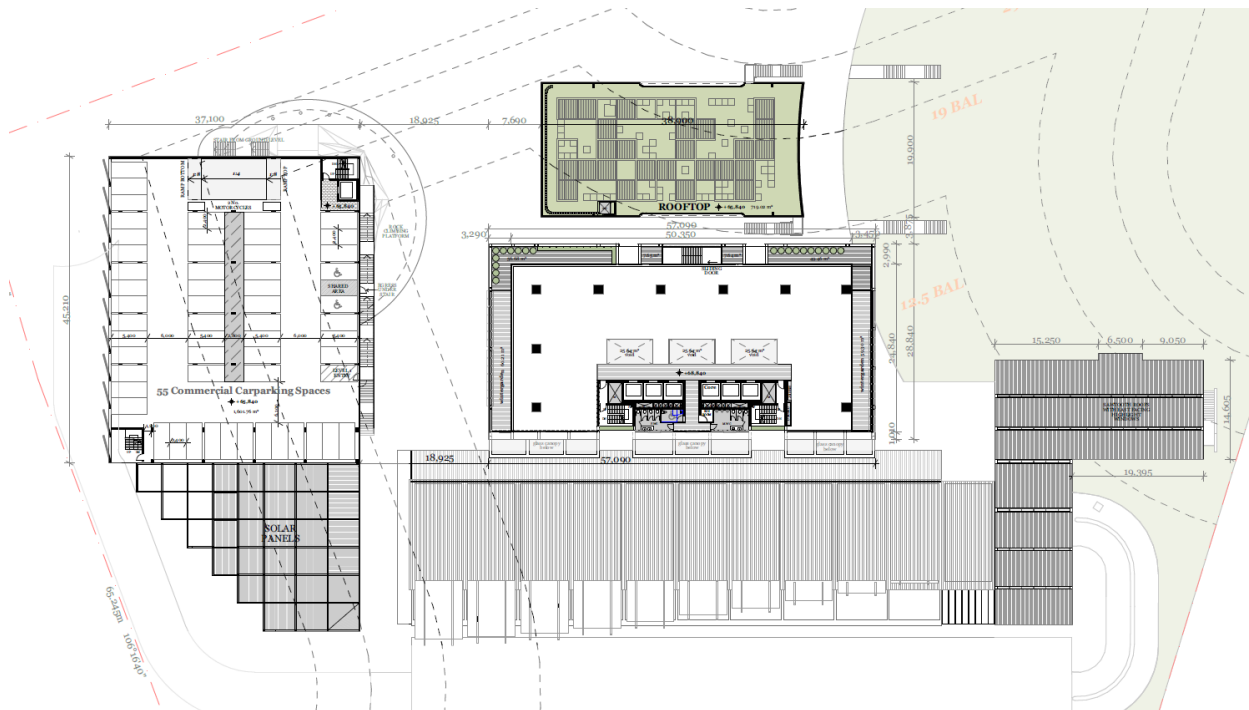


Figure 17: Extract of the proposed level 1 plan (Source: DKO Architecture)

To ensure suitable outcome relative to CPTED principles a range of measures are recommended.

Table 7: CPTED recommendations for level 1 of the commercial tower, rooftop of the restaurant, above ground carpark and climbing wall

Principle	Recommendation
Surveillance	<ul style="list-style-type: none"> Lighting is to be installed in the carpark and rooftop. The lighting for the rooftop can be automatically controlled by time clocks, as appropriate.

Principle	Recommendation
	<p>Lighting in the commercial office should be sensed after hours as to allow use of the office space outside normal work hours.</p> <ul style="list-style-type: none"> ▪ Lighting should be provided in accordance with the relevant Australian Standards. ▪ External lighting fixtures should be as 'vandal proof' as possible. ▪ Corridors and common lobbies are to be well lit. ▪ CCTV is to be provided in each lift, on the rooftop and in various locations within the carpark. ▪ The layout of the office (subject of separate approval) will be designed to encourage collaboration, when required, and ongoing passive surveillance. This design will be tenant specific and may involve an open plan office which will facilitate surveillance. ▪ Ensure the climbing wall is supervised by staff at all times while in use. Implement safety processes including but not limited to safe working equipment (harnesses, helmets, undamaged ropes, working D-screws) and is operated by qualified personnel. It is recommended a climbing wall management plan is prepared by the operator and kept on site at all times.
Access Control	<ul style="list-style-type: none"> ▪ The main level of future tenant's office will likely comprise a reception with an electronic visitor management system where visitors will report to for meetings, deliveries, interviews and the like. ▪ Access to commercial levels outside business hours to be controlled by swipe card/other means of practical access at the lift. ▪ Access to the plant/service areas is to be secured with swipe card access for authorised personnel only. ▪ Fire exit doors should be fitted with measures to restrict unauthorised access. ▪ Access to restaurant rooftop terrace may need to be restricted after hours. These hours may coincide with the restaurant operating hours. ▪ All areas should be fitted with doors that comply with Australian Design Standards. ▪ Ensure the climbing wall is unscalable out of hours of operation. This may include with the protection to the lower footholds or making the footholds removable.
Territorial Reinforcement	<ul style="list-style-type: none"> ▪ Interior building treatments and design are to differ to the design of the commercial ground floor to clearly delineate public, semi-public and private areas throughout the commercial level. ▪ Signage and/or a tenancy directory should be provided to clearly identify the location of all commercial tenants on this floor. ▪ Installation of signage in publicly accessible areas stating: <i>"This area is under surveillance."</i>

Principle	Recommendation
Space Management	<ul style="list-style-type: none"> ▪ The building manager and security team is to ensure: <ul style="list-style-type: none"> ▫ The lobby areas on the commercial floor are well maintained, cleaned and inviting. ▫ Any defective lighting is replaced quickly. ▫ Regular cleaning of public spaces and the collection of rubbish. ▪ The tenant is to ensure: <ul style="list-style-type: none"> ▫ Landscaping on balconies and in wintergardens is maintained. ▪ In accordance with the liquor license (subject of separate approval), noise from the restaurant rooftop will be minimised.

7.5. Level 2- 17 of the Commercial Tower and, 5 and 18 of the Carpark and Tower

Level 2 to 17 of the commercial tower comprises office tenancies including lift access, amenities, office space and multiple balconies and wintergardens. The fitout of these tenancies will be subject to separate approval. The balconies and wintergardens wrap the south, east and north elevations on some levels, maximising solar access and views of the City, bushland and gardens. The wintergardens are enclosed and provide an indoor/outdoor setting for occupants and create a connection to the strong landscape and bushland setting of the site.

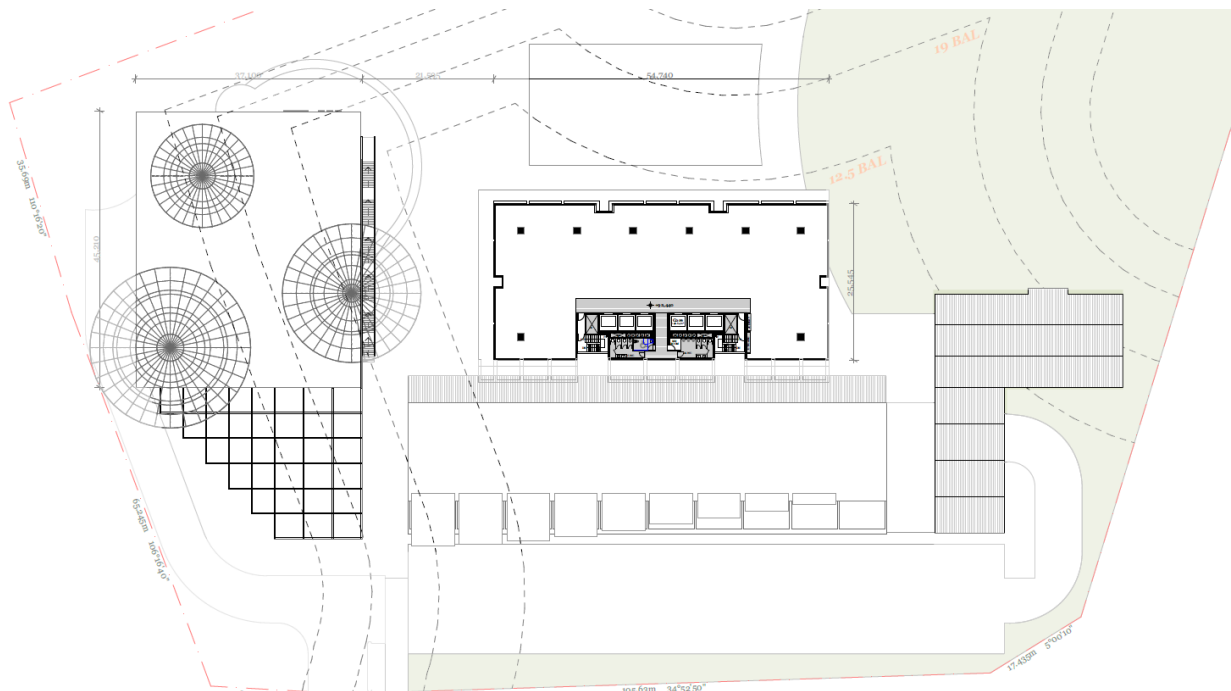


Figure 18: Extract of typical floor plan for levels 6- 7, 10- 11, 13- 14 and 17 (Source: DKO Architecture)

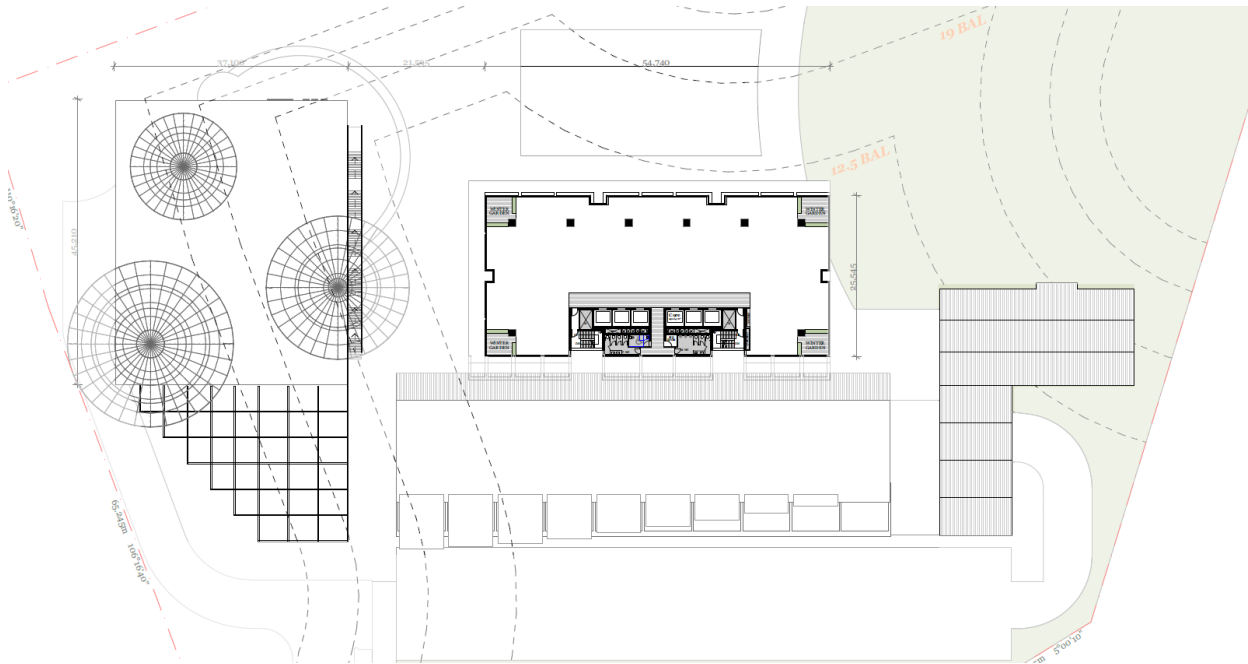


Figure 19: Extract of the typical commercial tower plan, levels 8- 9 and 15- 16 (Source: DKO Architecture)

The rooftop of the above ground car park is a multi-purpose outdoor space with elevated solar panel arrays. Level 18 of the commercial tower comprises plant equipment.

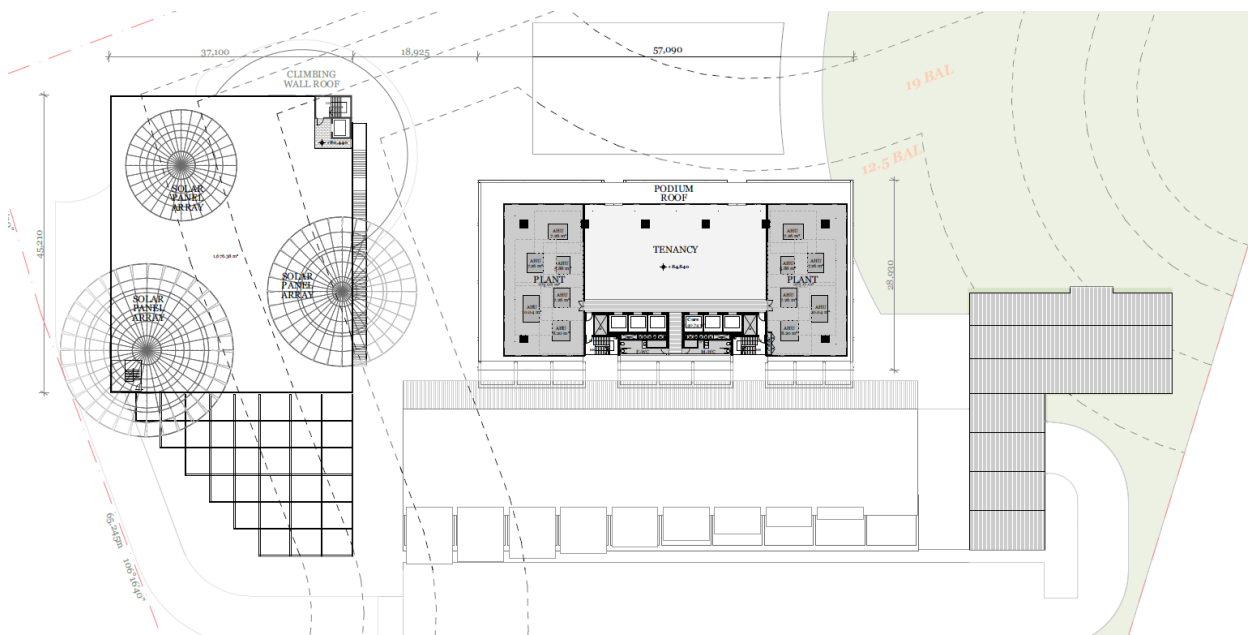


Figure 20: Extract of the level 5 of the above ground carpark, showing the multi-purpose space and solar panel array (Source: DKO Architecture)

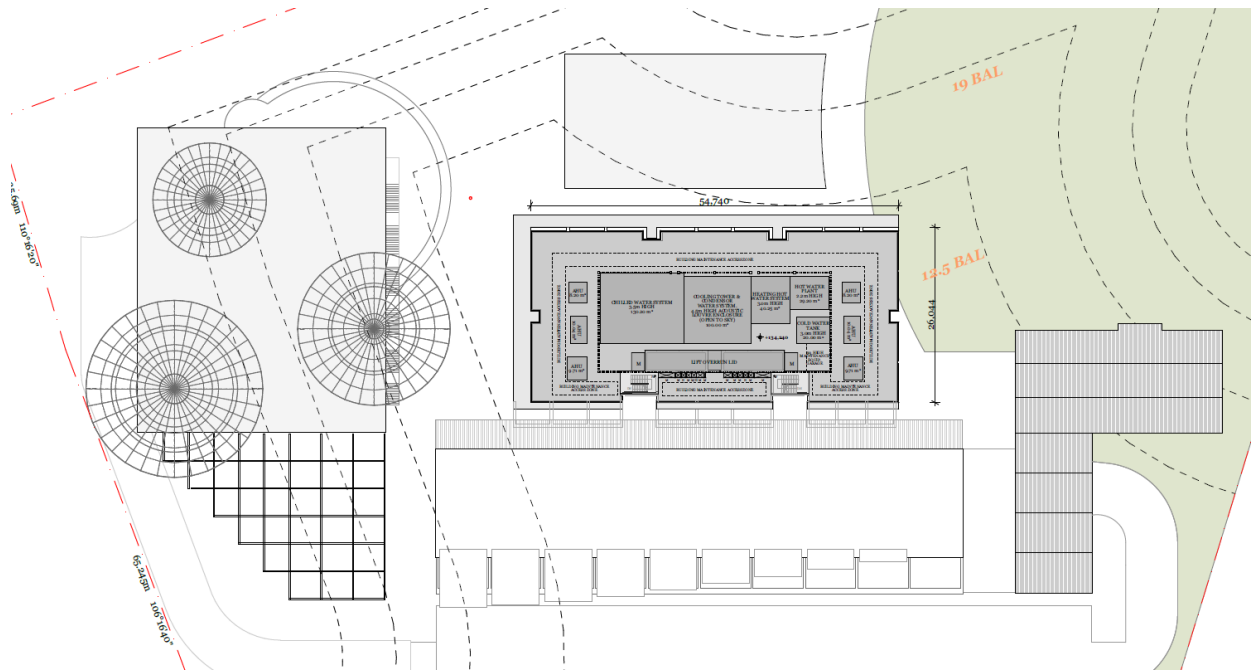


Figure 21: Extract of level 18 of the commercial tower, plant services (Source: DKO Architecture)

To ensure a suitable outcome relative to CPTED principles, a range of measures are recommended for the rooftop of the above ground carpark and level 18 of the commercial tower.

Table 8: CPTED recommendations for the carpark rooftop, commercial tower plant area and commercial tower

Principle	Recommendation
Surveillance	<ul style="list-style-type: none"> Corridors and common lobbies are to be well lit. CCTV is to be provided in each lift and on the multi-purpose rooftop area. Lighting within the commercial tenancies will be sensed after hours as to allow use of the office space outside of normal work hours. The layout of the office (subject of separate approval) will be designed to encourage collaboration, when required, and ongoing passive surveillance. This design will be tenant specific and may involve an open plan office which will facilitate surveillance.
Access Control	<ul style="list-style-type: none"> Access to the plant areas to be secured with swipe card access for authorised personnel only. Except when required to be utilised in an emergency, the multi-purpose rooftop will be locked when not in use, to avoid antisocial behaviour. Fire exit doors should be fitted with measures to restrict unauthorised access.
Territorial Reinforcement	<ul style="list-style-type: none"> Signage to the multi-purpose space should be provided including hours of use.
Space Management	<ul style="list-style-type: none"> The building manager is to ensure that the multi-purpose space is well maintained, cleaned and inviting.

8. CONCLUSION

This Crime Risk Assessment Report has been prepared by City Plan and is to be submitted to Council to accompany a DA for alterations and additions to the existing garden centre at 307 Lane Cove Road, Macquarie Park, known as Eden Gardens. The proposed development has been evaluated relative to:

- The four (4) principles which underline 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 of this report are a range of measures which will enable the design and ongoing use of the development to align with those CPTED principles to reduce opportunities for crime. The works/measures identified are generally minor in scope and can be achieved by means of conditions of consent, or otherwise detailed in the Construction Certificate drawings. The recommendations provided are for guidance in this respect and we are satisfied that they can be accommodated.

This CPTED Report demonstrates that the development at 307 Lane Cove Road, Macquarie Park, will have a high level of amenity, casual surveillance and ultimately public safety within the development and surrounding area. The proposal is an appropriate response to the CPTED principles and is supportable.