

Crime Prevention Through Environmental Design (CPTED) Report

*601 Pacific Highway,
St Leonards*

Urbis staff responsible for this report were:

Director	Allison Heller
Associate Director	Liliana Pena
Senior Consultant	Tate Crofts
Consultant	Rebekka McWhirter – Jett Wilde
Assistant Planner	Serena Pek
Project Code	P0048158
Report Number	Final

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.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.
You must read the important disclaimer appearing within the body of this report.

urbis.com.au

Urbis
601 Pacific Highway CPTED Report Final

Contents

Executive Summary	4
CPTED Assessment	4
Conclusion	4
Recommendations	4
1 Introduction	8
1.1 Aim	8
1.2 Methodology	8
2 Proposal	10
3 Site context	14
3.1 Local context description	14
3.2 Site observations	14
4 Policy context	18
NSW Crime Prevention and Assessment of Development Applications (2001)	18
NSW Government, Greener Places (2020)	18
NSW Government, Public Open Space Strategy (2022)	18
North Sydney Council Development Control Plan (2025)	19
5 Social baseline	22
5.1 Demographic profile	22
5.2 Crime profile	24
Crime hotspots	24
Crime rates	24
Two-year crime trends	24
5.3 Engagement Outcomes	25
6 CPTED assessment	27
6.1 Basement (Levels B1-B6)	27
6.2 Commercial and retail (Levels B1, 1 – 4)	29
6.3 Residential (Levels 2 – 4, 6 – 51)	31
6.4 Residential Amenities (Levels 1, 4 –5)	33
7 Conclusion	35
Disclaimer	38
Appendix A Crime profile	39

Figures

Figure 1 CPTED principles	8
Figure 2 Level 1 ground floor plan (residential and commercial lobbies, commercial and retail spaces)	11
Figure 3 Level 02 floor plan (affordable housing apartments and commercial spaces)	11
Figure 4 Level 05 floor plan (resident amenities and garden)	12
Figure 5 Level 07-33 general arrangement plan	12
Figure 7 Site location	14
Figure 8 Site visit photos	15
Figure 9 Crime hotspot maps, April 2024 – March 2025	41

Tables

Table 1 Methodology for this CPTED	8
Table 2 Crime rates per 100,000 people, April 2024 – March 2025	39
Table 3 Two-year crime trend, April 2023 – March 2025	40

Executive Summary

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Ltd (Urbis) on behalf of Stockland Development (the proponent) to support a State Significant Development Application (SSDA) (SSD-85848713) and concurrent rezoning proposal for a new mixed-use development at 601 Pacific Highway, St Leonards (the site).

The SSDA seeks consent for a 52-storey mixed-use development, comprising retail, commercial and residential land uses (the proposal).

CPTED Assessment

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. The NSW Police Safer by Design Guidelines direct that a CPTED assessment consider four key principles:

- Surveillance
- Access control
- Territorial reinforcement
- Space and activity management

This report also identifies key assessment areas for the proposal, based on the intended site design and an analysis of local crime data. These key assessment areas are aligned with the four CPTED principles and include an assessment structured by key areas and uses, as follows:

- Basement (Levels B1 – B6)
- Commercial and retail (Levels B1, 1 – 4)
- Residential (Levels 2 – 4, 6 – 51)
- Residential amenities (Levels 1, 4-5)

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. A review of relevant local and State policies, as well as demographic and crime data, has informed the assessment.

The assessment found that the proposal aligns with the North Sydney Development Control Plan and desired future development outcomes for the St Leonards/Crows Nest Planning Area. The proposal further incorporates the four CPTED principles: surveillance, access control, territorial reinforcement, and space and activity management.

The proposal is expected to increase activation around the Mitchell Street Plaza by encouraging a mix of users throughout the day and night through the residential, commercial and retail areas, as well as supporting pedestrian movement around the site.

Recommendations

Surveillance

- The storage spaces on basement levels should be designed to have unobstructed sightlines, with straight corridors and active avoidance of blind or dark corners that provide opportunities for concealment.

- Resident storage areas should be designed to ensure that individual lockers are not visibly permeable, thereby protecting privacy and contents (i.e., not a see-through chain-link fence).
- Consider CCTV to provide 24/7 mechanical surveillance in areas where it is challenging to achieve passive surveillance, particularly for:
 - basement levels 2-6, which will likely experience lower levels of passive surveillance compared to basement level 1.
 - retail spaces and site access points at night to act as a deterrent to theft and opportunistic crime.
 - areas with low natural surveillance and visibility to provide further formal surveillance. This includes internal areas such as entries and exits, staircases, lifts, entrances and corridors.
- Consider the glazing of internal layout and design elements for floors with residential amenities and shared uses, including levels 2, 3 and 4, to provide greater levels of passive surveillance, as per the key DCP controls (Section 4).
- Internal pathways and amenities should be well-lit to maximise opportunities for surveillance and enhance perceptions of safety. Attention should be given to lighting in any areas intended for nighttime use (such as sensor lighting along entry pathways or seating areas in communal areas) to increase perceptions of safety and avoid dark areas that may act as points of entrapment. This may include external areas, entries/exits and internal areas of levels 1-4.
- Detailed design should outline that doors have built-in eyeholes to increase perceived passive surveillance in adjoining hallways, as well as an enhanced sense of safety within the home.
- Incorporate glazing onto level 5 where feasible to enhance the passive surveillance provided by internal uses onto the external residential amenity areas, including the lap pool, garden, and playspace.

Access control

- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for all levels to control visitor, worker, and resident access to restricted areas. This could include swipe cards that limit residents to access only their own floor and the floor levels with communal spaces.
- Ensure that access to the residential amenities on levels 4 and 5 is controlled via keycard access or pin code entry to ensure legitimate use.
- Ensure basement levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians and workers accessing basement level storage rooms and parked vehicles. This could include speed humps, bollards and convex safety mirrors.
- Provide clear wayfinding signage and access control measures for the lobby area facilities, including the mailroom and parcel/food delivery room.

Territorial reinforcement

- Provide clear, legible signage that illustrates formal 'safe routes' to building entrances and exit points throughout the basement level areas.
- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter-painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces and can also increase feelings of safety and reduce opportunities for concealment.
- The external façade and streetscape interfaces should be well-lit, visually interesting (e.g. public art, robust fixtures) to contribute to the appeal of the public domain, thereby encouraging use and activation. Material and treatment selection should consider the risk of vandalism and graffiti.
- Consider incorporating design features in shared and communal areas (particularly the amenities on level 5), which pay homage to the site's local history and culture, which will enhance the sense of

community connection to and responsibility for the site. This can include landscaping embellishments and public art. Places that feel owned and cared for are more likely to be used and enjoyed. People who have a sense of guardianship over a space are more likely to protect it and report crimes.

Space and activity management

- Maintain all access points throughout basement levels, including fire exits and stairs, to ensure they remain in good working order and restrict public access.
- Landscaping, trees and vegetation throughout the site and along all streetscapes should be well maintained, trimmed, not at eye/head level to maximise clear sightlines and opportunities for passive surveillance, and avoid any potential areas for concealment or entrapment. Key areas of importance include:
 - along walkways (both internal and external);
 - residential amenities and communal areas;
 - entry/exit points.
- A Plan of Management (PoM) should be developed outlining operational measures that will be integrated into the ongoing management of the site to enhance safety and security post-development. Key measures to consider include:
 - Security measures for mailbox access and delivery handling;
 - Scheduling of security personnel, including on-site building manager and CCTV monitoring;
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and residential floor levels;
 - Details around hours of operation, security procedures, routing, cleaning and maintenance for residential amenities on levels 05 and 26.
 - Establishment of maintenance protocols for landscaped and communal areas, ensuring they are clean and tidy, and sightlines and visibility are maintained.
 - Initiatives to foster resident engagement in shared spaces to establish a stronger sense of ownership and greater levels of social interaction;
 - Clarification of use and function of residential amenities and communal areas, including intended users and associated access control measures, such as for visitors.
 - Clarification of the functions, operating hours, and licensing status of mixed-use areas (e.g. food and beverage areas and retail uses);
- The PoM must also clearly indicate the designated areas of responsibility for the building management contractor and community housing provider.
- Recommend that the Building Manager and selected Community Housing Provider (CHP) meet regularly to discuss any emerging management issues.

1

Introduction

1 Introduction

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Ltd (Urbis) on behalf of Stockland Development (the proponent) and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-85848713) and concurrent rezoning proposal for a new mixed-use development at 601 Pacific Highway, St Leonards (the site).

The SSDA seeks consent for a 52-storey mixed-use development, comprising retail, commercial and residential land uses (the proposal).

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 and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-85848713) and concurrent rezoning proposal for a new mixed-use development at 601 Pacific Highway, St Leonards (the site).

The proposal seeks consent for the following:

- An amendment to the North Sydney Local Environmental Plan 2013 (NLEP 2013) to rezone the site from E2 Commercial Centre to MUI Mixed Use and to amend the minimum non-residential floor space ratio development standard under Clause 4.4A from 20:1 to 1:1.
- Demolition of the existing 14 storey commercial office building that is currently on the site.
- Site excavation, remediation and other preparatory works.
- Construction and operation of a new 52 storey (RL264.50) mixed use shop top housing development, with a FSR of 20:1 (maximum GFA of 56,880m²), comprising:
 - 538 dwellings including 508 Build-to-Sell apartments and 30 Affordable Housing apartments across a mix of apartment typologies.
 - A contribution of 5% of the residential GFA toward Affordable Housing.
 - Retail and commercial land uses at the ground and podium levels.
 - Internal and external residential amenities provided throughout the building.
 - Six levels of basement carparking, comprising a total of 300 car spaces, bicycle parking, loading bays, waste areas, plant, and back of house.
- Vehicular access to the basement via Atchison Street.
- Landscaping and Public Domain works.
- Reticulation of site services and infrastructure (electricity, telecommunication, water, and sewer connections).

Figure 2 Level 1 ground floor plan (residential and commercial lobbies, commercial and retail spaces)



Source: Final architectural plans dated 18 March 2026 (Bates Smart, 2026)

Figure 3 Level 02 floor plan (affordable housing apartments and commercial spaces)



Source: Final architectural plans dated 18 March 2026 (Bates Smart, 2026)

Figure 4 Level 05 floor plan (resident amenities and garden)



Source: Final architectural plans dated 18 March 2026 (Bates Smart, 2026)

Figure 5 Level 07-33 general arrangement plan



Source: Final architectural plans dated 18 March 2026 (Bates Smart, 2026)

3

Site Context

3 Site context

3.1 Local context description

The site is located on Cammeraygal country at 601 Pacific Highway, St Leonards within North Sydney (LGA). The site is legally described as Lot 71 in DP749690 and has a total area of 2,844m². The site is 4.5 km north of the Sydney CBD, 3 km from the North Sydney CBD, and within proximity to the centres of St Leonards, Chatswood, and Macquarie Park. The site is located 350 metres (walking distance) from St Leonards train station and approximately 400m (walking distance) from the Crows Nest Metro station.

A site aerial and location plan is provided at Figure 6 below.

Figure 6 Site location



Source: Urbis, 2025

3.2 Site observations

Urbis undertook a site visit on the afternoon of the 23rd of October 2025. The site visit was used to understand the existing activity around the site and the interface between surrounding land uses. Key observations relevant to this assessment have been grouped thematically below.

The site visit found that:

Surveillance

- The site is highly accessible via public and private transport. It is located within a 5-minute walk from both the Crows Nest Metro Station (approximately 400m) and St Leonards Train Station (approximately 350m), and multiple bus routes and stops along Pacific Highway.

- The footpaths on either side of Pacific Highway had a high level of pedestrian activity, including commuters and students walking to and from Crows Nest Metro Station and St Leonards Train Station.
- Atchison Street had lower levels of pedestrian and vehicular activity and limited street frontage engagement, with several vacant commercial spaces advertised for lease. However, the restaurant, bar and bistro located along Atchison Street, and the café located on the site, provide passive surveillance of the street.

Territorial reinforcement

- The pedestrian footpath along Pacific Highway is flat and accessible, and experiences strong levels of passive surveillance from cars and pedestrians along the road and footpath. The site is highly visible from the Pacific Highway, with no blind corners.
- Mitchell Street presents a comfortable pedestrian environment, featuring a shared pedestrian and vehicle zone delineated by landscaped planter boxes and Mitchell Street Plaza, an open space with landscaping, seating and a visual barrier to Pacific Highway. The Plaza and restaurant on Mitchell Street contribute positively to street activation and passive surveillance.

Access control

- Entrance points to the site along Pacific Highway, Mitchell Street Plaza and Atchison Street were highly visible and presented as secure with clear keycard access controls. Formal surveillance of these entrances was evident through CCTV cameras aimed at these entrances.
- The carpark entrance to the site along Atchison Street was highly visible to both pedestrians and vehicles along the street and incorporated strong territorial reinforcement. The pavement at this entrance is visibly different from the pedestrian footpath, and there was clear signage indicating the carpark entrance and active surveillance. The entrance was well-maintained and well-lit.

Space and activity management

- The site and its immediate surrounds were well maintained, with minimal presence of rubbish and graffiti, and landscaping appearing in good condition. This level of upkeep supports a positive presentation of the area and aligns with CPTED principles relating to space and activity management.
- The building located at 619 Pacific Highway showed signs of neglect, with high levels of graffiti visible from both Pacific Highway and Atchison Street, with no visible activity occurring in the building.

Given the site's surrounding context, incorporating CPTED principles into the design will play a critical role in enhancing the area's activation and vibrancy and reducing opportunities for criminal and antisocial activity.

Figure 7 Site visit photos



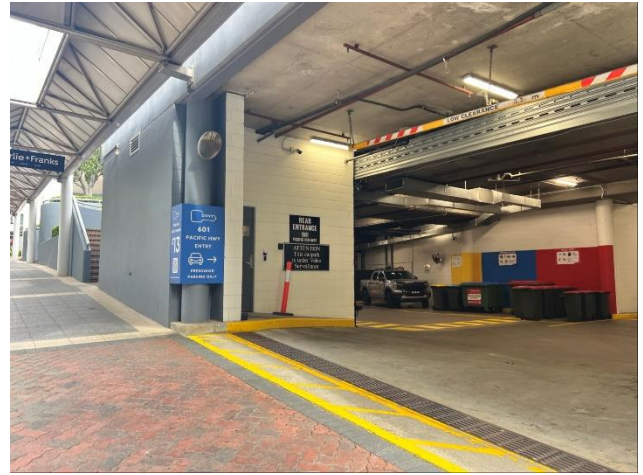
Picture 1 View of site frontage along Pacific Highway, looking east



Picture 2 View of the site and Mitchell Street Plaza from Mitchell Street



Picture 3 View on site from Atchison Street entrance looking toward Pacific Highway



Picture 4 View of site carpark entrance from Atchison Street



Picture 5 View of Atchison Street from 619 Pacific Highway, looking west



Picture 6 View of site and Atchison Street, looking east

Source: Urbis, 2025

4

Policy Context

4 Policy context

The following section provides a summary of relevant state and local policies regarding 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 integrating 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.

North Sydney Council Development Control Plan (2025)

The North Sydney Council Development Control Plan (DCP) (2025) outlines the specific controls that guide crime-prevention measures to provide a safe environment and minimise criminal behaviour. The site is located within the St Leonards / Crows Nest Planning Area. Part F, Section 3 of the DCP identifies the existing character and the desired future development outcomes for the St Leonards/Crows Nest Planning Area. The DCP prioritises the following functions within the St Leonards / Crows Nest Planning Area:

- Maximise ground level activation along Christie, Mitchell, Oxley, Atchison, Chandos and Clarke Streets by focusing on food and drink premises.
- Maximising active uses such as retail, food and drink and outdoor dining at the ground level.
- Ensuring that the design of building exteriors at the lower levels incorporates high levels of architectural modulation (i.e. no blank walls) along with high-quality materials and finishes.
- Maintain and enhance Mitchell Street Plaza at the intersection of Mitchell Street and Pacific Highway.
- Consideration should be given to integrating artworks, water features, and wind breaks into the design of Mitchell Street Plaza.
- Plazas incorporate space for public entertainment and expression of community identity, large enough to hold an open-air performance or market.
- Roof top gardens and public facilities that allow public access to district views from higher floors.

Key DCP controls relevant to this assessment include:

- A variety of uses should be provided at street level, which contributes positively to economic and social vitality.
- Where possible, avoid the use of high brick fences on busy roads. High fences present a harsh, bland appearance to the street, obstruct views from the footpath to gardens and entries, reduce pedestrian amenity, and reduce casual surveillance of the street.
- Podiums should be designed to ensure laneways are safe and comfortable for pedestrians.
- Buildings should be articulated and have a positive relationship with the public domain in terms of scale and setbacks.
- Through-site pedestrian links are to be designed to respond to the “safer by design” principles positively.
- Where practical, the building’s ground level façade to a laneway should be provided as an active frontage (e.g. has a retail or commercial premises fronting the laneway).
- Landscaping and changes in level at building frontages are to be avoided where possible to facilitate natural surveillance of public areas and views into buildings.
- All ground-level windows fronting street, laneways and public spaces must be glazed with clear glass, to promote active surveillance of the public domain.
- Entrances must not be obscured by landscaping or other obstacles and have clear sight lines.
- Site facilities should be located in the most accessible and convenient location and, if possible, located near regularly staffed areas such as reception areas.
- Direct access should be provided to site facilities. The use of long corridors and blind corners should be avoided. The use of lighting and mirrors should be used in problem areas.
- Site facilities should be designed to encourage their use by keeping them clean and vandal-resistant. Access routes should be clearly signed, and facilities should provide information on how to report maintenance and vandalism.
- Seating is open to view and well-lit after dark.

- Pedestrian sight lines should not be obstructed by landscaping or other street improvements.
- Publicly accessible areas are to be provided with high-quality lighting for security and amenity purposes.

5

Social Baseline

5 Social baseline

5.1 Demographic profile

Understanding the profile of a community is one input that helps inform how people may interact, move, and access the built environment, all of which are important CPTED considerations.

A brief demographic profile has been developed for the St Leonards, Crows Nest, Naremburn, and Wollstonecraft suburbs ('the local area') and the North Sydney LGA, based on data from the Australian Bureau of Statistics (2021) Census of Population and Housing, Profile.id, Rental Affordability Index (2024) 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 **26,225 people in the local area**, representing 38% of North Sydney LGA residents.

The local area was characterised by a **young population**, with the largest age group comprising people aged 25 to 39, representing 35.5% of the local area population. This was a higher proportion compared to North Sydney LGA (31.2%). By 2036, the North Sydney LGA population is expected to increase from 80,082 in 2024 to 87,415, representing a growth of 7,333 residents.



Household composition

The local area had a **higher proportion of family households** (59.4%) compared to North Sydney LGA (56.4%) and Greater Sydney (72.6%). In the local area, 30.6% of family households consisted of couple households with no children, and 21.8% had children.

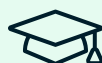
There was a **higher proportion of lone-person households** (34.9%) than in Greater Sydney (23.4%), though lower than in North Sydney LGA (38.5%).



Culture and diversity

The local area had a **culturally and linguistically diverse community**, with a higher proportion of households speaking a non-English language (32.2%) and people born outside Australia (45.9%) than in North Sydney LGA (25.0% and 41.6% respectively).

The local area had a **lower proportion of Aboriginal and/or Torres Strait Islander people** (0.3%) compared to North Sydney LGA (0.4%) and Greater Sydney (1.6%).



Educational attainment

There were **high levels of educational attainment**, with 74.2% of the local area having attained a Bachelor's degree or higher, compared with North Sydney LGA (74.2%) and Greater Sydney (54%). Correspondingly, there was a lower proportion of people with certificate-level qualifications in the local area (9%) compared to North Sydney LGA (9.6%) and Greater Sydney (25.5%).



Income

The local area had a **higher median weekly household income** of \$2,627, compared to North Sydney LGA (\$2,524) and Greater Sydney (\$2,077).

The **most common occupations** in the local area and North Sydney LGA were **professionals** (47.3% and 45.9% respectively), **managers** (22.8% and 23.2% respectively), and **clerical and administrative workers** (11.4% and 11.8% respectively), compared to Greater Sydney (29.9%, 15.5%, and 14.0% respectively).



Health

There was a **lower proportion of people with one or more long-term health conditions** in the local area (21.3%) than in North Sydney LGA (23%) and Greater Sydney (23.6%).

The top three **most common health conditions** included **asthma** (7.1%), **arthritis** (4.5%) and **diabetes** (2.5%).



Housing typology

The local area had a slightly **higher average household size** (2.1 people per household) than the North Sydney LGA (2.0), although it was lower than the Greater Sydney average (2.7).

Home ownership was slightly lower in the local area (46%) than in North Sydney LGA (46.9%) and Greater Sydney (62.9%). Over half of dwellings in the local area (65.9%) and North Sydney LGA (65.4%) were **apartment typologies**, compared to Greater Sydney (28.2%).



Transport

There were **lower levels of car ownership** in the local area (80.4%) and North Sydney LGA (81%), compared to Greater Sydney (88.7%).

In 2016, a higher proportion of residents in the St Leonards and Crows Nest suburbs travelled to work by train (24.6%) than in North Sydney LGA (21.8%) or Greater Sydney (16.2%).



Employment

The local area had a **lower unemployment rate (3.3%) compared to** North Sydney LGA (3.5%) and Greater Sydney (5.1%).

The **most common industries of employment** in for residents in the local area and North Sydney LGA were **professionals, scientific and technical services** (22.8% and 22.4%), **financial and insurance services** (13.8% and 11.8% respectively), and **health care and social assistance** (12.7% and 11.8%), compared to Greater Sydney (11.5%, 7.3% and 14.1%).

5.2 Crime profile

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at St Leonards. Data for North Sydney LGA and the NSW average have been used to help assess risk compared to LGA and state-wide averages. The complete crime profile is contained in Appendix A.

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 robbery
 - Incidents of break and enter dwelling
 - Incidents of break and enter non-dwelling
 - Incidents of theft (motor vehicle theft)
 - Incidents of theft (steal from a motor vehicle)
 - Incidents of theft (steal from dwelling)
 - Incidents of malicious damage to property

Crime rates

- While St Leonards generally has higher crime rates compared to North Sydney LGA, they were generally lower compared to NSW. However, the following crime rates were higher in St Leonards compared to NSW (rates provided below represent the number of incidents per 100,000 people):
 - Non-domestic assault: 415.6 in St Leonards, compared to 411.0 in NSW (197.2 in North Sydney LGA)
 - Robbery with a weapon not a firearm: 12.6 in St Leonards, compared to 9.3 in NSW (8.3 in North Sydney LGA)
 - Robbery without a weapon: 12.6 in St Leonards, compared to 12.4 in NSW (8.3 in North Sydney LGA)
 - Steal from dwelling: 340.1 in St Leonards, compared to 189.0 in NSW (158.3 in North Sydney LGA)
 - Trespass: 226.7 in St Leonards, compared to 153.6 in NSW (100.0 in North Sydney LGA).

Two-year crime trends

- Two-year crime trends from April 2023 to March 2025 indicate that crime rates are stable or not clear in St Leonards and generally in North Sydney LGA. The crimes in North Sydney LGA that have indicated a change over time include:
 - Break and enter non-dwelling (up 74.2% per year)
 - Drug offences (down 47.8% per year)
 - Fraud (down 17.2% per year)
 - Liquor offences (down 67.4% per year).

5.3 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 relating to the proposed site, and any potential CPTED measures that could be considered for recommendations to the proposal. Urbis invited North Sydney Council and the Northern Sydney Police Area Command to participate in stakeholder interviews to understand potential crime and safety concerns, as well as potential CPTED considerations for the proposal.

At the time of writing this report, there have been no responses to interview requests with representatives from North Sydney Council and the Northern Sydney Police Area Command. As such, no engagement activities have been captured within this assessment.

6

CPTED Assessment

6 CPTED assessment

This section provides an assessment of the proposal against the four CPTED principles: surveillance, access control, territorial reinforcement and space management as described in Figure 1.

Key assessment areas are often used to help refine and structure the assessment. Key priority areas have been chosen based on their relevance to the proposal and on areas where crime data indicated potential risk (refer to Appendix A Crime profile).

The key assessment areas relevant to this proposal are:

- **Basement (Levels B1 – B6):** the proposal includes six levels of basement car parking (levels B1 – B6), accessible via Atchison Street. Car parks are often perceived as high-crime areas due to the potential for concealment and opportunities for theft.
- **Commercial and retail (Levels B1, 1 – 4):** the proposal includes a retail outlet on level B1, mixed retail and commercial uses located on level 1, and a further three levels of commercial space (levels 2–4). Access to the retail spaces is available along Mitchell Street and Atchison Street. The commercial spaces located across levels 1–4 are accessible via the commercial lobby entrance on Pacific Highway and via a secondary entry off Mitchell Street.
- **Residential (Levels 2 – 4, 6 – 51):** the proposal includes 46 levels of build-to-sell (BTS) residential apartments, three levels of affordable housing (AH) residential apartments and two double storey penthouse levels (levels 50–51). This also includes storage room areas located on levels 2 – 4.
- **Residential amenities (Level 1, 4 – 5):** Three levels of the proposal include communal amenities available to residents. These include a residential lobby and lounge area on level 1 (including mailroom and parcel storage areas), fitness and wellness facilities on level 5 and a bike storage room and communal terrace located on level 4. Three of these levels include access to outdoor terrace spaces. These include a communal terrace on level 4, and a pool terrace area, landscaped garden and playspace on level 5.

Recommendations are provided for each priority area to minimise any crime risk.

6.1 Basement (Levels B1–B6)

The proposal includes six levels of basement car parking (levels B1–B6), accessible via Atchison Street. Car parks are often perceived as high-crime areas due to the potential for concealment and opportunities for theft. Crimes are less likely to occur in well-supervised places with clear access controls. As such, the design of the basement levels should ensure adequate access control for all users and consider opportunities to minimise areas of entrapment and enhance visibility.

Assessment for proposed development

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

Surveillance

- The basement levels generally have legible layouts, enable clear sightlines and have limited opportunities for entrapment or concealment.
- Bike storage and locker facilities are co-located within the End of Trip (EoT) room on the basement level 1, providing passive surveillance over the bike storage area and reducing the risk of opportunistic crime and theft.

Access control

- The provision of dedicated, secure off-street bicycle storage for commercial and retail tenants located on the basement level 1 will further reduce potential opportunities for theft or opportunistic crime.

- Entrances to lifts and stairwells, including the shuttle lift located on basement levels 4-6, are centrally located, easily accessible from parking spaces and minimise the potential for vehicle and pedestrian conflict.
- The entrances to residents' storage areas located on the basement levels 2-6 are in areas that are highly visible and unobstructed.
- The roller shutter entrance located further into the building line restricts vehicular access to authorised users. Further, the provision of a roller door to access the residential car spaces restricts access to authorised users only, providing a private, secure space.

Territorial reinforcement

- The incorporation of a vehicle turntable in the carpark will assist with the movement of loading vehicles through the carpark and reduce opportunities for vehicle conflict.
- The loading zone located on basement level 1 is clearly separated from the residential carparking route, which supports clear wayfinding and minimising potential for vehicle conflict.
- Locating the vehicle roller shutter entrance on Atchison Street further into the building delineates vehicular and pedestrian areas, improving pedestrian safety.

Space and activity management

- *At the time of assessment, no measures relating to space and activity management were in place. However, it is acknowledged that space management strategies including maintenance schedules and Plans of Management (PoMs) are typically developed at later stages of planning to ensure spaces are well maintained, well used, and support intended activities.*

Recommendations and design considerations

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

Surveillance

- The storage spaces on basement levels should be designed to have unobstructed sightlines, with straight corridors and active avoidance of blind or dark corners that provide opportunities for concealment.
- Resident storage areas should be designed to ensure that individual lockers are not visibly permeable, thereby protecting privacy and contents (i.e., not a see-through chain-link fence).
- Consider CCTV to provide 24/7 mechanical surveillance in areas where it is challenging to achieve passive surveillance, particularly for basement levels 2-6, which will likely experience lower levels of passive surveillance compared to basement level 1.

Access control

- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for basement level areas to control visitor, worker, and resident access to restricted areas. This could include swipe cards that limit residents to access only their own floor and the floor levels with communal spaces.
- Ensure basement levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians and workers accessing basement level storage rooms and parked vehicles. This could include speed humps, bollards and convex safety mirrors.

Territorial reinforcement

- Provide clear, legible signage that illustrates formal 'safe routes' to building entrances and exit points throughout the basement level areas.

- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter-painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces, and can also increase feelings of safety and reduce opportunities for concealment.

Space and activity management

- Maintain all access points throughout basement levels, including fire exits and stairs, to ensure they remain in good working order and restrict public access.
- A Plan of Management (PoM) should be developed outlining operational measures that will be integrated into the ongoing management of the site to enhance safety and security post-development. Key measures to consider include:
 - Security measures for mailbox access and delivery handling;
 - Security personnel presence and CCTV monitoring;
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and basement levels.

6.2 Commercial and retail (Levels B1, 1 – 4)

The proposal includes a retail outlet on level B1, mixed retail and commercial uses on level 1, and an additional three levels of commercial space (levels 2-4). Access to the retail spaces is available along Mitchell Street and Atchison Street. The commercial spaces located across levels 1-4 are accessible via the commercial lobby entrance on Pacific Highway and via a secondary entry off Mitchell Street.

Given the mixed-use nature of the ground-level floor (Level 1) and floors with AH residential dwellings (Levels 2-4), access control will be a key CPTED principle to incorporate, ensuring that different uses remain clearly designated and safe. Access control involves designing spaces to manage who enters and uses the space. It also helps to ensure ease of movement for authorised users. Access control may be implemented through a combination of natural measures (e.g., building configuration, landscaping, and pathways) and security hardware (e.g., swipe cards, on-site security personnel).

Assessment for proposed development

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

Surveillance

- The proposed setbacks along the site frontage provide clear and unobstructed sightlines from level 1 (ground floor) and level 2 of the streetscape below, contributing to higher levels of passive surveillance of the surrounding public domain.
- The commercial and retail areas located on the ground floor provide opportunities for passive surveillance of the internal communal areas, including the lobby area and food and beverage areas.
- The site is surrounded by high levels of pedestrian activity that facilitate relatively high levels of passive and active surveillance. The inclusion of non-residential uses on levels 1 (ground floor) and 2 will likely result in greater activation and pedestrian activity along Atchison Street and Mitchell Street Plaza, thereby increasing natural surveillance of the public domain.
- The proposed tenancies and uses of the site, including food and beverage offerings, will increase opportunities for passive surveillance throughout hours of operation and by increasing nighttime activation.
- Commercial space located on levels 1-4 is south and east facing and provides opportunities for natural surveillance over the pedestrian walkways along Mitchell Street and Pacific Highway.

- The use of glazing on the external facade of levels 1 (ground floor) and 2 maximises visual permeability, sightlines and facilitates higher levels of passive surveillance of the public domain.
- Additional storage facilities co-located with level 2 commercial spaces, provides passive surveillance over storage areas reducing the risk of opportunistic crime and theft.

Access control

- The provision of separate lifts to access the commercial areas offers strong territorial reinforcement and access control for both users.
- The open plan layout of the commercial areas provides good visibility and ease of wayfinding throughout the office space, as well as facilitating opportunities for social interaction.

Territorial reinforcement

- The level 1 (ground floor) layout demonstrates sound territorial reinforcement through the placement of centrally located lifts and lobby areas. This placement will create more opportunities for social interaction and passive surveillance by all users, potentially contributing to a greater sense of safety.
- Providing a mix of retail and commercial spaces on the level 1 ground plane will assist in activating the site by introducing visitors throughout the day, evening and night. The proposed design features landscaping enhancements for Mitchell Street Plaza. These measures will facilitate greater levels of activation, encourage greater community use, connection to, and ownership of the site, and enhance perceptions of safety.
- The incorporation of embellishments such as seating, shading, bike racks and landscaping features along Mitchell Street Plaza and Mitchell Street to encourage social interaction and gathering, which will increase opportunities for passive surveillance as well as public domain activation. This embellishment aligns with the priorities outlined in the North Sydney DCP (Section 4) for the St Leonards/Crows Nest Planning Area.

Space and activity management

- *At the time of assessment, no measures relating to space and activity management were in place. However, it is acknowledged that space management strategies including maintenance schedules and Plans of Management (PoMs) are typically developed at later stages of planning to ensure spaces are well maintained, well used, and support intended activities.*

Recommendations and design considerations

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

Surveillance

- Internal pathways and amenities should be well-lit to maximise opportunities for surveillance and enhance perceptions of safety. Particular attention should be given to lighting in any areas intended for nighttime use (such as sensor lighting along entry pathways or seating areas in communal areas on level 1) to increase perceptions of safety and avoid dark areas that may act as points of entrapment. This may include external areas, entries/exits and internal areas of levels 1-4.
- Consider CCTV to provide 24/7 mechanical surveillance in areas where it is challenging to achieve passive surveillance, particularly over the retail spaces and site access points at night to act as a deterrent to theft and opportunistic crime.
- The storage spaces on level 2 should be designed to have unobstructed sightlines, with straight corridors and active avoidance of blind or dark corners that provide opportunities for concealment.
- Storage areas should be designed to ensure that individual lockers are not visibly permeable, thereby protecting privacy and contents (i.e., not a see-through chain-link fence).

Access control

- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for levels 1–4 to control visitor, worker, and resident access to restricted areas. This could include swipe cards that limit retail and commercial tenants to access only their own floor.
- Provide clear wayfinding signage and access control measures for the lobby area facilities, including the mailroom and parcel/food delivery room.

Territorial reinforcement

- The external façade and streetscape interfaces should be well-lit, visually interesting (e.g. public art, robust fixtures) to contribute to the appeal of the public domain, thereby encouraging use and activation. Material and treatment selection should consider the risk of vandalism and graffiti.

Space and activity management

- Landscaping, trees and vegetation throughout the site and along all streetscapes should be well maintained, trimmed, not at eye/head level to maximise clear sightlines and opportunities for passive surveillance, and avoid any potential areas for concealment or entrapment. Key areas of importance include:
 - along walkways (both internal and external);
 - residential amenities and communal areas;
 - entry/exit points.
- A Plan of Management (PoM) should be developed outlining operational measures that will be integrated into the ongoing management of the site to enhance safety and security post-development. Key measures to consider include:
 - Clarification of the functions, operating hours, and licensing status of mixed-use areas (e.g. food and beverage areas and retail uses);
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and residential floor levels.

6.3 Residential (Levels 2 – 4, 6 – 51)

The proposal includes 46 levels of build-to-sell (BTS) residential apartments, three levels of affordable housing (AH) residential apartments, and two double storey penthouse levels (levels 50–51). This also includes residential storage room areas located on levels 2 – 4.

It is essential that residents feel comfortable and safe. A CPTED assessment can support this by examining how the design and layout of residential spaces and access points can maximise surveillance and reinforce territorial measures. This is important because places that feel owned and cared for are more likely to be used, revisited, and protected. Providing spaces where people can gather and interact with their neighbours is key to achieving a greater perception of safety among residents.

This assessment will focus on the internal layout of the residential components and internal access points.

Assessment for proposed development

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

Surveillance

- Hallways and corridors along apartment entrances have unobstructed sightlines, with straight corridors and active avoidance of blind or dark corners. This provides increased passive surveillance for residents and reduces areas of concealment.

- The provision of seating located on the eastern end of the AH hallways on levels 2 and 3 provides activation in an otherwise dead-end space. It will also encourage incidental interaction and enhanced opportunities for social cohesion and community bonds to form. This can contribute to greater community ownership, stewardship of shared spaces, and a stronger sense of perceived safety.
- The doors to residential units are offset to avoid direct visibility into residences, providing greater levels of privacy for tenants, as well as greater levels of surveillance throughout the hallways.

Access control

- The stairwell and residential lifts are centrally located, making them easy to locate from both ends of the building and providing residents with good visibility and clear sightlines.
- Fire stairs are located directly next to the residential lifts, supporting access for logical directions and wayfinding during emergency and evacuation procedures.
- The residential lift lobby entrance is located separately from the commercial lobby and entrance to retail spaces, providing reasonable access control and territorial reinforcement to delineate these uses.
- Separate onsite bike storage located on level 2 provides visitors with a safe and secure storage area and reduces opportunities for theft.
- The mailroom and parcel/food delivery rooms located on level 1 (ground floor) are centrally located behind the lobby area desk. This placement demonstrates strong territorial reinforcement and access control by providing secure on-site mail storage.

Territorial reinforcement

- *At the time of assessment, no measures relating to territorial reinforcement were identified. See territorial reinforcement for residential amenities (Section 6.4) for further assessment.*

Space and activity management

- *At the time of assessment, no measures relating to space and activity management were in place. However, it is acknowledged that space management strategies including maintenance schedules and Plans of Management (PoMs) are typically developed at later stages of planning to ensure spaces are well maintained, well used, and support intended activities.*

Recommendations and design considerations

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

Surveillance

- Internal pathways and amenities should be well lit throughout the day and evening to accommodate residents arriving and leaving at different times, and to maximise opportunities for passive surveillance and enhance perceptions of safety.
- Consider using CCTV in areas with low natural surveillance and visibility to provide further formal surveillance. This includes internal areas such as entries and exits, staircases, lifts, entrances and corridors.
- Detailed design should outline that doors have built-in eyeholes to increase perceived passive surveillance in adjoining hallways, as well as an enhanced sense of safety within the home.
- Consider the glazing of internal layout and design elements for floors with residential amenities and shared uses, including levels 2 – 4, to provide greater levels of passive surveillance, as per the key DCP controls (Section 4).

Access control

- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for ground floor areas to control visitor, worker, and resident access to restricted areas. This could include swipe cards that limit residents to access only their own floor and the floor levels with communal spaces.

Territorial reinforcement

- *At the time of assessment, no further recommendations relating to territorial reinforcement were identified. See territorial reinforcement for residential amenities (Section 6.4) for further assessment.*

Space and activity management

- A Plan of Management (PoM) should be developed outlining operational measures that will be integrated into the ongoing management of the site to enhance safety and security post-development. Key measures to consider include:
 - Security measures for mailbox access and delivery handling;
 - Scheduling of security personnel, including on-site building manager and CCTV monitoring;
- The PoM must also clearly indicate the designated areas of responsibility for the building management contractor.
- Recommend that the Building Manager and selected Community Housing Provider (CHP) meet regularly to discuss any emerging management issues.

6.4 Residential Amenities (Levels 1, 4 -5)

Three levels of the proposal include communal amenities available to all residents. These include a residential lobby and lounge area on level 1 (including mailroom and parcel storage areas), fitness and wellness facilities on level 5 and communal terrace on level 4. These levels also include access to outdoor spaces, including a communal terrace on level 4, and a pool terrace area, landscaped garden and playspace on level 5.

Assessment for proposed development

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

Surveillance

- Residential amenities located on level 5 is oriented to provide natural surveillance of the adjoining outdoor areas, including the residential garden and pool area.

Access control

- Residential amenities will be available for use by both BTS and AH residents, facilitated by access control measures such as keycards.

Territorial reinforcement

- Communal amenities on levels 4-5 provides a range of uses which will increase activation of communal areas. These amenities also provide opportunities for people to interact and connect, enhancing community ownership. This is achieved through the provision of communal outdoor spaces on the terraces and indoor communal lounge areas.

Space and activity management

- *At the time of assessment, no measures relating to space and activity management were in place. However, it is acknowledged that space management strategies including maintenance schedules and Plans of Management (PoMs) are typically developed at later stages of planning to ensure spaces are well maintained, well used, and support intended activities.*

Recommendations and design considerations

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

Surveillance

- Incorporate glazing onto level 5 where feasible to enhance the passive surveillance provided by internal uses onto the external residential amenity areas, including the lap pool, garden, and playspace.

Access control

- Ensure that access to the residential amenities on levels 4 and 5 is controlled via keycard access or pin code entry to ensure legitimate use.

Territorial reinforcement

- Consider incorporating design features in shared and communal areas (particularly the amenities on levels 4 and 5), which pay homage to the site's local history and culture, which will enhance the sense of community connection to and responsibility for the site. This can include landscaping embellishments and public art. Places that feel owned and cared for are more likely to be used and enjoyed. People who have a sense of guardianship over a space are more likely to protect it and report crimes.

Space and activity management

- A Plan of Management (PoM) should be developed outlining operational measures that will be integrated into the ongoing management of the site to enhance safety and security post-development. Key measures to consider include:
 - Initiatives to foster resident engagement in shared spaces to establish a stronger sense of ownership and greater levels of social interaction;
 - Clarification of use and function of residential amenities and communal areas, including intended users and associated access control measures, such as for visitors.
 - Details around hours of operation, security procedures, routing, cleaning and maintenance for residential amenities on levels 4 and 5.
 - Establishment of maintenance protocols for landscaped and communal areas, ensuring they are clean and tidy, and sightlines and visibility are maintained.

7 Conclusion

Urbis has conducted a CPTED assessment of the proposed development against the four CPTED principles, identifying potential risk areas and providing recommendations to help mitigate crime risk. A review of relevant local and State policies, as well as demographic and crime data, has informed the assessment.

The assessment found that the proposal aligns with the North Sydney Development Control Plan and desired future development outcomes for the St Leonards/Crows Nest Planning Area. The proposal further incorporates the four CPTED principles: surveillance, access control, territorial reinforcement, and space and activity management.

The proposal is expected to increase activation around the Mitchell Street Plaza by encouraging a mix of users throughout the day and night through the residential, commercial and retail areas, as well as supporting pedestrian movement around the site.

To further increase safety and reduce crime risk, the following recommendations could be implemented:

Surveillance

- The storage spaces on basement levels should be designed to have unobstructed sightlines, with straight corridors and active avoidance of blind or dark corners that provide opportunities for concealment.
- Resident storage areas should be designed to ensure that individual lockers are not visibly permeable, thereby protecting privacy and contents (i.e., not a see-through chain-link fence).
- Consider CCTV to provide 24/7 mechanical surveillance in areas where it is challenging to achieve passive surveillance, particularly for:
 - basement levels 2-6, which will likely experience lower levels of passive surveillance compared to basement level 1.
 - retail spaces and site access points at night to act as a deterrent to theft and opportunistic crime.
 - areas with low natural surveillance and visibility to provide further formal surveillance. This includes internal areas such as entries and exits, staircases, lifts, entrances and corridors.
- Consider the glazing of internal layout and design elements for floors with residential amenities and shared uses, including levels 2, 3 and 4, to provide greater levels of passive surveillance, as per the key DCP controls (Section 4).
- Internal pathways and amenities should be well-lit to maximise opportunities for surveillance and enhance perceptions of safety. Particular attention should be given to lighting in any areas intended for nighttime use (such as sensor lighting along entry pathways or seating areas in communal areas) to increase perceptions of safety and avoid dark areas that may act as points of entrapment. This may include external areas, entries/exits and internal areas of levels 1-4.
- Detailed design should outline that doors have built-in eyeholes to increase perceived passive surveillance in adjoining hallways, as well as an enhanced sense of safety within the home.
- Incorporate glazing onto level 5 where feasible to enhance the passive surveillance provided by internal uses onto the external residential amenity areas, including the lap pool, garden, and playspace.

Access control

- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for all levels to control visitor, worker, and resident access to restricted areas. This could include swipe cards that limit residents to access only their own floor and the floor levels with communal spaces.
- Ensure that access to the residential amenities on levels 4 and 5 is controlled via keycard access or pin code entry to ensure legitimate use.

- Ensure basement levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians and workers accessing basement level storage rooms and parked vehicles. This could include speed humps, bollards and convex safety mirrors.
- Provide clear wayfinding signage and access control measures for the lobby area facilities, including the mailroom and parcel/food delivery room.

Territorial reinforcement

- Provide clear, legible signage that illustrates formal 'safe routes' to building entrances and exit points throughout the basement level areas.
- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter-painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces, and can also increase feelings of safety and reduce opportunities for concealment.
- The external façade and streetscape interfaces should be well-lit, visually interesting (e.g. public art, robust fixtures) to contribute to the appeal of the public domain, thereby encouraging use and activation. Material and treatment selection should consider the risk of vandalism and graffiti.
- Consider incorporating design features in shared and communal areas (particularly the amenities on levels 4 and 5), which pay homage to the site's local history and culture, which will enhance the sense of community connection to and responsibility for the site. This can include landscaping embellishments and public art. Places that feel owned and cared for are more likely to be used and enjoyed. People who have a sense of guardianship over a space are more likely to protect it and report crimes.

Space and activity management

- Maintain all access points throughout basement levels, including fire exits and stairs, to ensure they remain in good working order and restrict public access.
- Landscaping, trees and vegetation throughout the site and along all streetscapes should be well maintained, trimmed, not at eye/head level to maximise clear sightlines and opportunities for passive surveillance, and avoid any potential areas for concealment or entrapment. Key areas of importance include:
 - along walkways (both internal and external);
 - residential amenities and communal areas;
 - entry/exit points.
- A Plan of Management (PoM) should be developed outlining operational measures that will be integrated into the ongoing management of the site to enhance safety and security post-development. Key measures to consider include:
 - Security measures for mailbox access and delivery handling;
 - Scheduling of security personnel, including on-site building manager and CCTV monitoring;
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and residential floor levels;
 - Details around hours of operation, security procedures, routing, cleaning and maintenance for residential amenities on levels 5 and 26.
 - Establishment of maintenance protocols for landscaped and communal areas, ensuring they are clean and tidy, and sightlines and visibility are maintained.
 - Initiatives to foster resident engagement in shared spaces to establish a stronger sense of ownership and greater levels of social interaction;

- Clarification of use and function of residential amenities and communal areas, including intended users and associated access control measures, such as for visitors.
 - Clarification of the functions, operating hours, and licensing status of mixed-use areas (e.g. food and beverage areas and retail uses);
- The PoM must also clearly indicate the designated areas of responsibility for the building management contractor and community housing provider.
- Recommend that the Building Manager and selected Community Housing Provider (CHP) meet regularly to discuss any emerging management issues.

Disclaimer

This report is dated 20 March 2026 and incorporates information and events up to that date only, and excludes any information arising, or event occurring, after that date, which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions and for the benefit only of Stockland **(Instructing Party)** for the purpose of Crime Prevention Through Environmental Design Report **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis, and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A Crime profile

Table 2 Crime rates per 100,000 people, April 2024 – March 2025

Crime type	St Leonards	North Sydney LGA	NSW
Assault (non-domestic)	415.6	197.2	411.0
Assault (domestic)	138.5	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

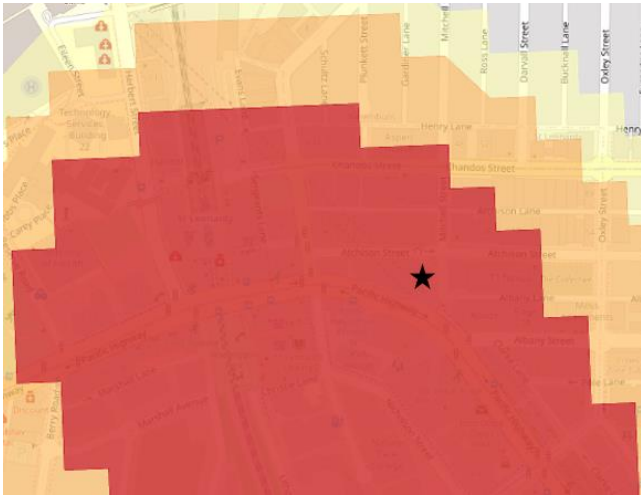
Source: BOCSAR, 2025

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

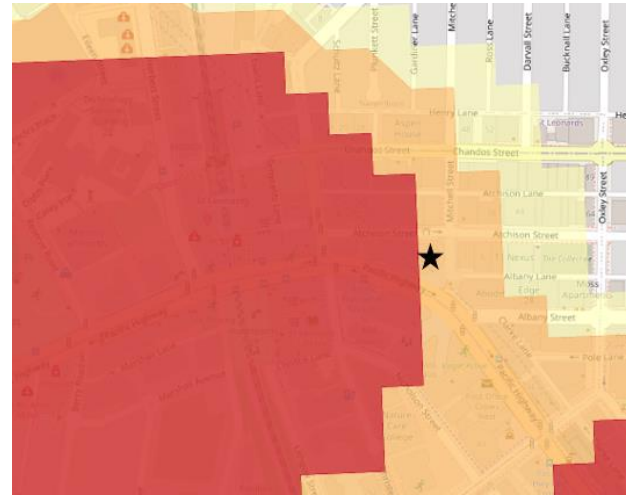
Crime type	St Leonards	North Sydney LGA	NSW
Assault (non-domestic)	Stable	Stable	Stable
Assault (domestic)	n.c.	Stable	Up 3.6% per year
Break and enter dwelling	n.c.	Stable	Stable
Break and enter non-dwelling	n.c.	Up 74.2% per year	Stable
Drug offences	Stable	Down 47.8% per year	Stable
Fraud	Stable	Down 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 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

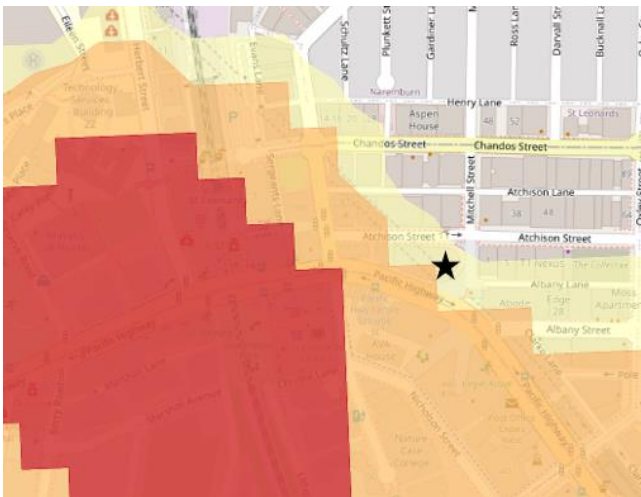
Figure 8 Crime hotspot maps, April 2024 – March 2025



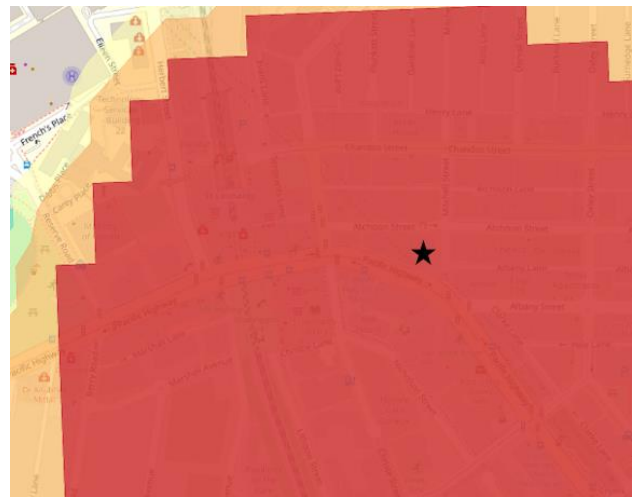
Picture 7 Domestic assault



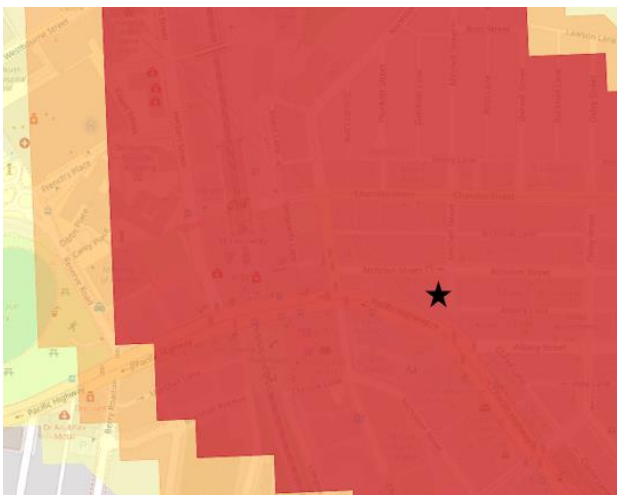
Picture 8 Non-domestic assault



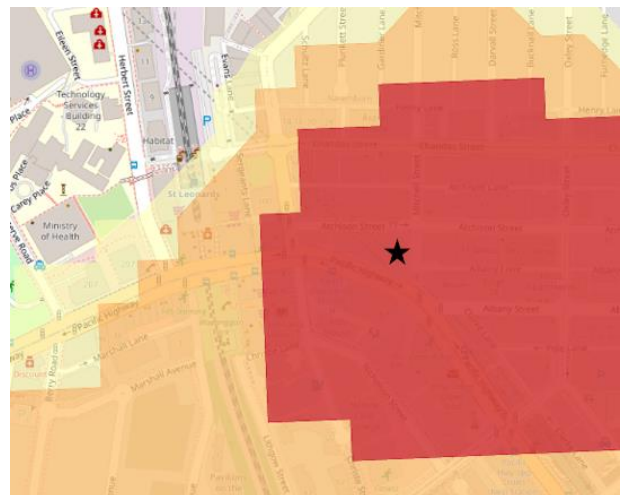
Picture 9 Robbery



Picture 10 Break and enter dwelling



Picture 11 Break and enter non-dwelling



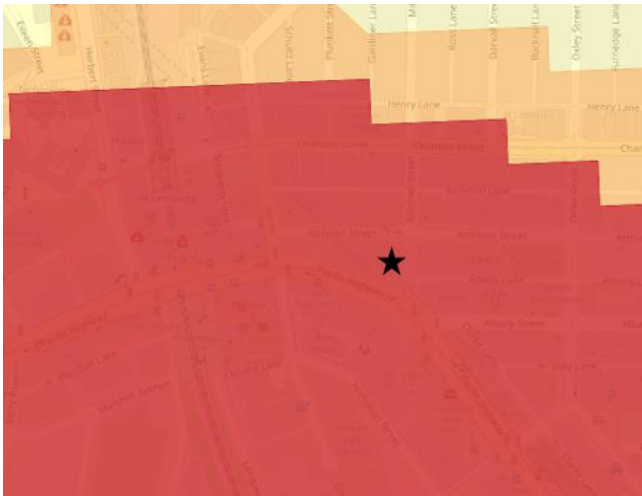
Picture 12 Motor vehicle theft



Picture 7 Steal from motor vehicle



Picture 8 Steal from dwelling



Picture 9 Malicious damage to property

Source: BOCSAR, 2025

NB: The site location is marked with a black star



**Shaping cities
and communities
for a better future.**

urbis.com.au