

Lots 4-5, 6-7, and 8 Buchan Ave, Edmondson Park CPTED Report

Prepared for:

UPG Edmondson Parkland

February 2026

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We acknowledge the Gadigal people of the Eora Nation and Wurundjeri Woi-wurrung and Bunurong / Boon Wurrung peoples of the Kulin Nation, the Traditional Owners of the land on which this report is prepared. We show our respect for Elders past and present.

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INTRODUCTION

1.0 INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf UPG Edmondson Parkland Pty Ltd, to support a State Significant Development Application (SSDA) and Concurrent Rezoning Report for the construction of a new multi-stage residential project at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park (known as Sites 3, 4 and 5) (the site). The proposed development comprises a mix of shop-top housing, residential flat buildings, co-living housing, and affordable housing, together with public domain improvements including a new publicly accessible plaza, a public library and through-site pedestrian links.

The project has been identified by the NSW Housing Delivery Authority (HDA) as a key development to accelerate the delivery of well-located, diverse and affordable housing across Greater Sydney, with the HDA playing a coordinating role across government agencies to unlock complex sites through strategic planning, infrastructure coordination and streamlined assessment pathways. On 19 February 2025, the HDA recommended that the proposed development on Sites 4 and 5 (6-7 and 8 Buchan Avenue, Edmondson Park), as outlined in Expression of Interest (EOI) application 232588 dated 17 January 2025, be declared State Significant Development under section 4.36(3) of the Environmental Planning and Assessment Act 1979, followed by a similar recommendation on 2 June 2025 for Site 3 (4–5 Buchan Avenue, Edmondson Park), as described in EOI application 246574 dated 14 March 2025. These recommendations were formalised through the Minister’s issuance of State Significant Development Declaration Order (No. 9) 2025 on 12 June 2025, with the proposals to be facilitated by a concurrent amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

1.1 The proposal

1.1.1 Rezoning Proposal

To facilitate the proposed development described in Section 2.2, a Rezoning Proposal is sought to seek the following amendments to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP):

- Amend the Height of Buildings Map to apply a suite of maximum building heights across the site, ranging from 52m to 135m
- Amend the Floor Space Ratio Map to apply maximum FSRs of 3.7:1 to 5.4:1 across the site
- Remove the requirement for a Development Control Plan for the site
- Permit development for the purposes of ‘commercial premises’ on Site 5.

1.1.2 State Significant Development Application

The proposed amendments to the Precincts SEPP, as outlined above, will facilitate the following development, sought via a concurrent State Significant Development Application (SSDA). Specifically, the proposed works sought under the SSDA include:

- Construction of 14 residential towers (ranging in height between 6 to 40 storeys) over five podiums (ranging in height between 2-5 storeys), comprising:
 - Mixed use podiums in Site 5
 - Public library in Site 3
 - A total of 1,805 residential apartments located above in a combination of build-to-sell, affordable, and co-living formats.
- Basement car parking

- Associated landscaping and public domain improvements, including a new publicly accessible plaza, public library and through-site links.

It is noted that the project will commit to providing 15 per cent of the gross floor area (GFA) as affordable housing for a minimum of 15 years, to be managed by a registered Community Housing Provider (CHP).

For a detailed description of the proposed development, refer to the Environmental Impact Statement (EIS) prepared by Beam Planning, and the Architectural Drawings prepared by Plus Architecture.

1.2 The site

The combined site is located at 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park, and is legally described as Lots 4, 5, 6, 7 and 8 in DP1275478. The site has a total area of approximately 3.1 hectares, with a primary street frontage of approximately 298m to Buchan Avenue, and a secondary street frontage of approximately 186m to Horrie Road. The combined site is owned by UPG Edmondson Parkland Pty Ltd.

The site is located approximately 330m from the Edmondson Park Train Station and directly adjacent to a future high school (currently under construction). The site is also approximately 400m northwest of Frasers Ed Square Town Centre, placing it in a highly accessible and active urban precinct. The site and its surroundings are currently undeveloped, presenting a significant opportunity for coordinated and well-integrated urban development.

It is noted that earthworks, subdivision, and the construction of the major and minor roads surrounding the site has been undertaken under previous development consents.

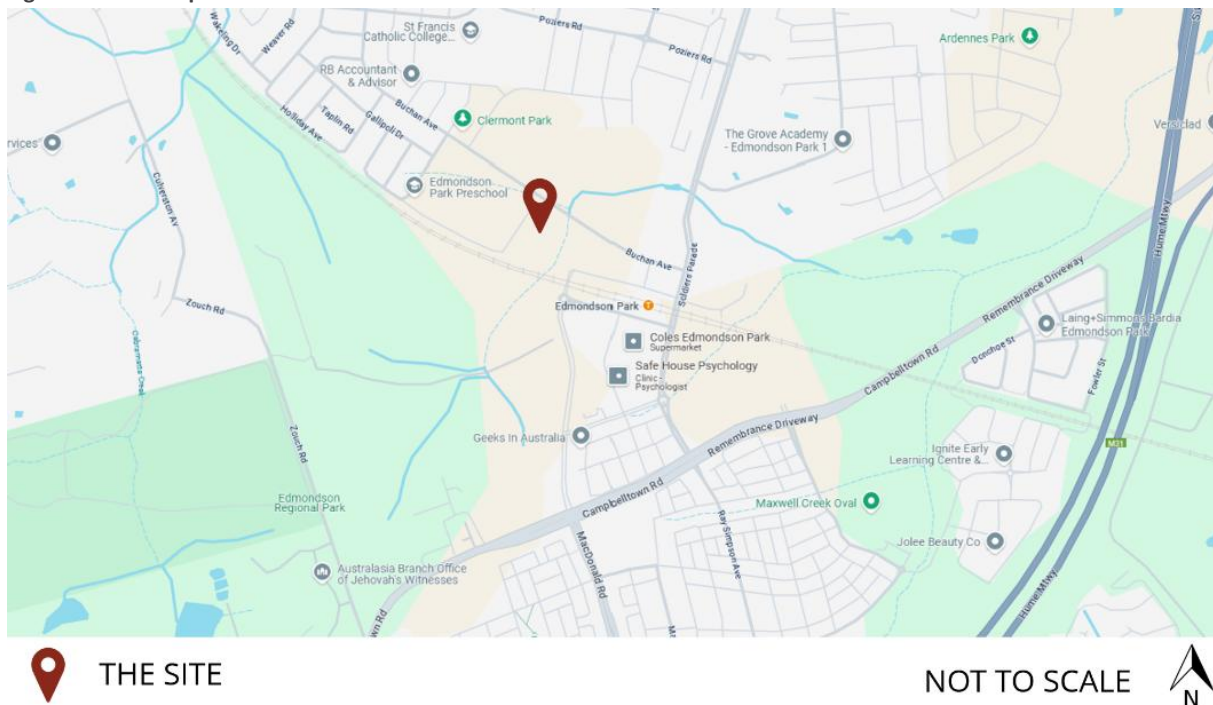
Figure 1 provides an aerial image for the site. Figure 2 shows the location plan.

Figure 1: Sites 3-5, Edmondson Park town centre, collectively the site



Imagery: Google

Figure 2: Location plan near the site



Source: Beam Planning

1.3 Relevant SEARs/rezoning requirements

The effective design of a new development can help to reduce crime and increase feelings of safety. Crime prevention through environmental design (CPTED) is a process for assessing and analysing crime risk to guide the design, use and management of the built environment. CPTED aims to reduce both actual and perceived levels of crime and promote public health and quality of life.

The Planning Secretary’s Environmental Assessment Requirements (SEARs) issued for the SSDA and concurrent rezoning proposal on 25 August 2025 include the following requirement.

Table 1: Excerpt of SEARs for SSD-88953706

Item	Supporting information
<p>4. Relevant Issues Including, but not limited to the following:</p> <ul style="list-style-type: none"> Address comments raised by Liverpool Council and Transport for NSW (Appendix A). 	<p>The section shall cover off all relevant issues relating to the subject site and proposed changes.</p>

Source: DPPI

Appendix A of the SEARs, referenced in Table 2, outlines comments from Liverpool City Council (Council) made via letter dated 18 August 2025. These comments include references to CPTED.

Table 2: Excerpt of Appendix A of SEARs for SSD-88953706

Detailed comments and required information
<p>2. Urban Design Required Documentation: In addition to the intended documentation outlined within this referral and the submitted Scoping Report, it is recommended the applicant submits the following documentation: C. Crime Prevention Through Environmental Design (CPTED) Report Details how the development has been designed to reduce opportunities for crime by implementing a variety of design and place management principles. The report should be prepared by a social planner with experience in CPTED.</p>
<p>10. Community Planning Community Safety & Wellbeing The precinct design should consider accessibility and CPTED analysis for the benefit of the wider community.</p>

Source: Council

This CPTED Report has been undertaken to comply with the above requirements. Its purpose is to assess the crime profile of the area and the likely crime risks associated with the proposal, with consideration of its local context, setting, and intended operations. Consideration of these factors helps to ensure that the proposal adequately minimises crime opportunities through implementation of CPTED principles.

1.4 CPTED guidelines

The former NSW Department of Urban Affairs and Planning (DUAP) introduced the *Crime prevention and the assessment of development applications guidelines* (the guidelines) in April 2001, under the former Section 79C of the *Environmental Planning and Assessment Act 1979*.¹ These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The Guidelines outline four principles that are used in assessing development applications to minimise the opportunity for crime. These include:

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

This report assesses the design of the proposed development against these CPTED principles, which are discussed in Chapter 3.0 of this report. Where crime risks are identified, the report makes recommendations in accordance with professional standards and statutory obligations.

1.5 Method

The following tasks were undertaken by HillPDA in the preparation of this CPTED Report:

- Review of the proposed development, site and local context
- Review of the relevant policy context
- Analysis of local and broader statistics relative to crime risk
- Site visit on 17 December 2025 to review existing site features
- Review of architectural, design, and landscape plans of the proposed development
- Contact with Liverpool Police Area Command to offer opportunity for feedback on local crime and design considerations
- Assessment of the proposed development against CPTED principles
- Conclusion, including a final CPTED evaluation and summary of recommendations.

The proposed development is assessed according to CPTED principles in Chapter 3.0.

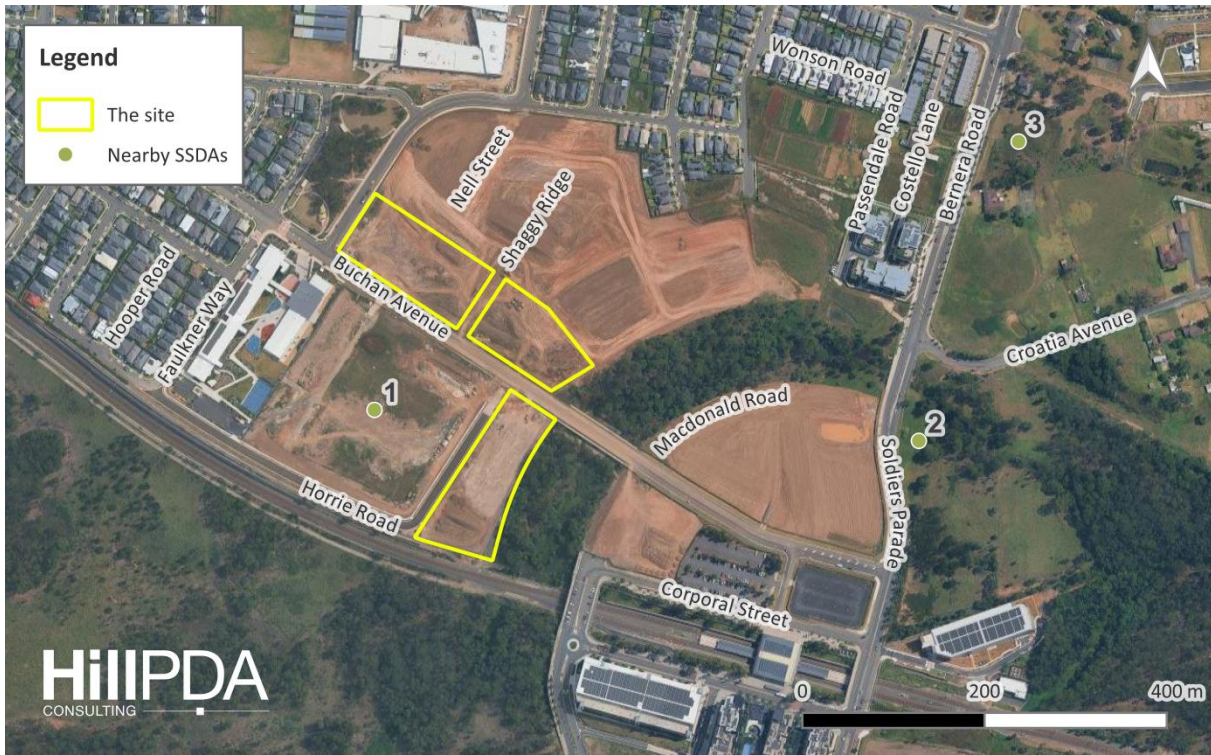
¹ NSW Department of Urban Affairs and Planning (2001), *Crime prevention and the assessment of development applications*

1.6 Site surrounds

The site reaches approximately 400m from Edmondson Park Railway Station. It is bordered by vacant land, construction sites, open space, vegetation, and transport infrastructure. The site is very close to two recently opened schools: Edmondson Park Public School and St Francis Catholic College.

A review has been undertaken of SSDAs surrounding the site, either pending or approved within the past year, as of October 2025. Figure 3 illustrates identified SSDAs, which are described in Table 3.

Figure 3: SSDAs near the site, pending or approved within a year of October 2025



Source: NSW Planning Portal. Imagery: Google

Table 3: SSDAs near the site, pending or approved within a year of October 2025

Label	Number	Description	Status
1	SSD-62028458	New public high school with eventual capacity of 2,000 students	Approved October 2024
2	SSD-77211717	9-storey development with 58 affordable housing units	In Assessment stage
3	SSD-93017956	8-storey shop top housing development over 3 buildings, with 229 apartments and 15% affordable housing	In Prepare EIS stage

Source: NSW Planning Portal

The public high school (SSD-62028458) is currently under construction.

In addition to the above SSDAs, the site is also near other expected developments. A 178-unit townhouse development (DA-1245/2022) was approved by the Sydney Western City Planning Panel on 20 December 2024. DA-1245/2022 was approved for 43, 63 and 72 units respectively across separate lots known as sites 1, 2 and 3. Site 3 refers to sub-site 3 for the purposes of this CPTED Report. It is understood that DA-1245/2022 is proceeding except for the sub-site 3 portion, therefore resulting in an expected 106 units.

Also near the site is Lot 411, DP 1318801, which is referenced in Division 4 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP). Division 4 establishes multi-dwelling housing and secondary dwellings as complying development on this lot.

Earthworks are also being undertaken on nearby land. It is expected that the broader area surrounding the site will experience additional development. Figure 4 illustrates the relationship of nearby land and development approvals to the site.

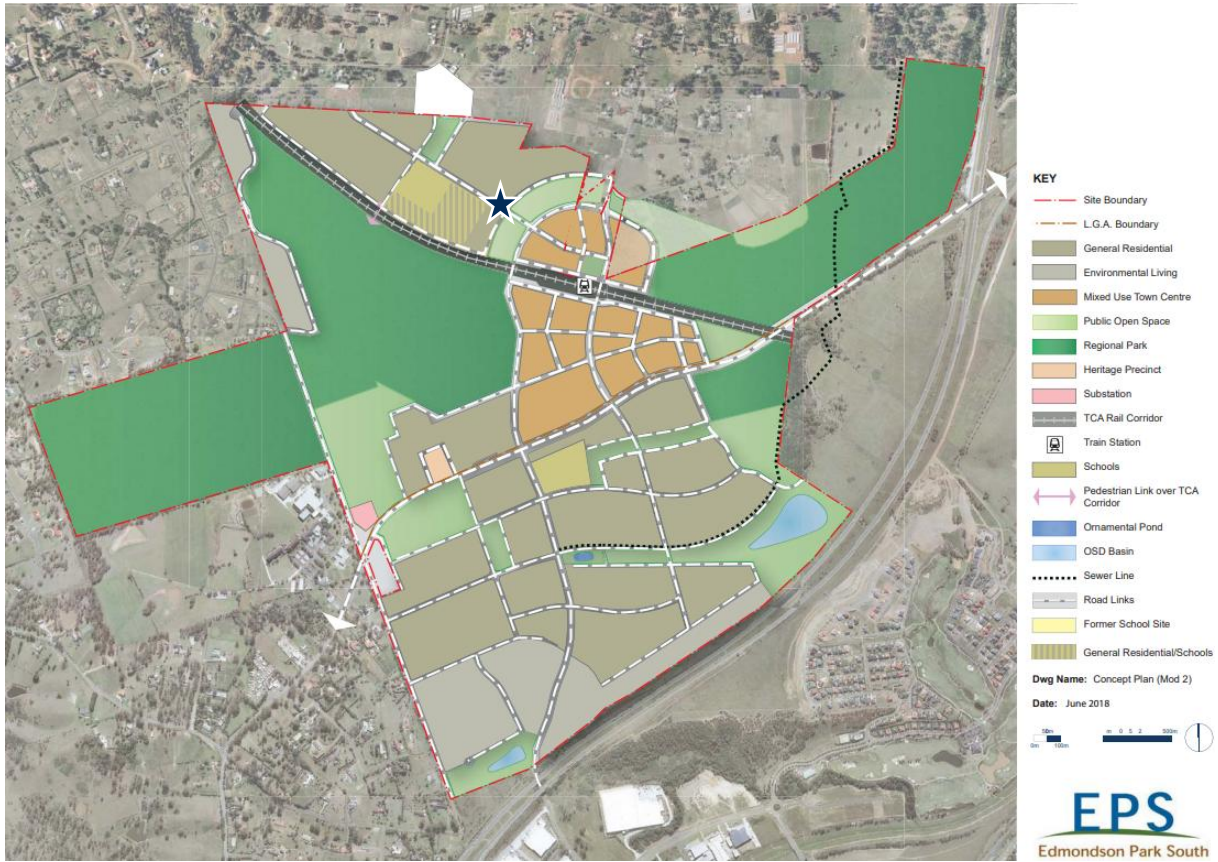
Figure 4: Other nearby (non-state-significant) development in relation to the site



Imagery: Google

The site was previously owned by Landcom alongside neighbouring properties. At that time, the Edmondson Park Concept Plan (EPCP) was developed to facilitate development throughout Edmondson Park town centre. Figure 5 illustrates the most recent version of the EPCP, with a fifth modification (MOD 5) having been approved in February 2025.

Figure 5: Edmondson Park Concept Plan, MOD 5 (site indicated by star)



Source: RobertsDay (2018)

The Ed Square Shopping Centre is located immediately south of Edmondson Park Railway Station, comprising a shopping mall with shop top housing apartments. There is a range of low-to-medium density development across the broader area.

CONTEXT AND CRIME PROFILE

2.0 CONTEXT AND CRIME PROFILE

2.1 Policy context

This section describes measures undertaken by Council to address crime and community safety in the Liverpool Local Government Area (LGA).

2.1.1 Draft Community Safety and Crime Prevention Strategy 2019 – 2022

The draft *Community Safety and Crime Prevention Strategy 2019 – 2022* (CSCPS) was developed by Council through a review of the previous *Community Safety and Crime Prevention Strategy 2013 – 2017* and consultation with Liverpool City Police Area Command (PAC), the local community, and businesses.

A Community Safety and Crime Prevention survey was conducted to identify and incorporate local community issues and concerns in the CSCPS. Crime data were also analysed from Liverpool City PAC as well as from the NSW Bureau of Crime Statistics and Research (BOCSAR). The CSCPS remains in place as Council's most recent crime and safety strategy.

2.1.2 Liverpool Crime Prevention Plan 2019 – 2021

The *Liverpool Crime Prevention Plan 2019 – 2021* (CPP) was developed by Council for endorsement by the NSW Department of Justice. The CPP forms a component of the CSCPS and was prepared through analysis of crime data from the Liverpool City PAC, BOCSAR, and community consultation.

The following three local crime offences were reviewed as part of the CPP based on their volume and the significance of their impact on the Liverpool LGA:

- Steal from retail store
- Break and enter dwelling
- Steal from motor vehicle.

The CPP notes that the above offences are common in particular areas of the LGA, which are not near the site's surrounds. However, it does note that population growth is leading to increased crime risk, identifying Edmondson Park as one of the LGA's key growth areas.

To respond to crime risk, the CPP identifies the following strategies used by Liverpool City PAC:

- Media releases regarding safety and vehicle security
- Review of hotspot areas and police resourcing
- Offence-specific parolee monitoring
- Specific team of officers investigating offences
- Encouragement of victims to report crime
- Forensic examinations regarding break-and-enter/stealing from motor vehicle offences
- Officer targeting of theft from retail stores
- Public dissemination of closed-circuit television (CCTV) footage
- Shopping centre patrols
- Community engagement for awareness raising.

The CPP also outlines an action plan to addressing such offences in the future. This includes the Liverpool City PAC assisting with the development of CPTED design principles for retail stores. This is not expected to apply to the site, as it was first proposed a number of years ago in different, 'hotspot' areas.

2.1.3 Liverpool Community Safety and Crime Prevention Advisory Committee

Council supports the *Liverpool Community Safety and Crime Prevention Advisory Committee (CSCPAC)*, which aims to improve community safety and reduce crime and injury in the Liverpool LGA by adopting a collaborative approach to manage local issues. The CSCPAC meets quarterly, and the meeting is held on the first Thursday in March, June, September and December from 10am to 12pm. The CSCPAC was proposed as a principal monitoring body for the CPP.

2.1.4 Liverpool City Council Social Impact Assessment Policy and Guidelines

The *Liverpool City Council Social Impact Assessment Policy and Guidelines (SIAPG)* were adopted by Council in March 2023. They include a list of potential development impacts, categorised into social aspects. For residential developments of the proposal's scale, the SIAPG identify the following impacts, in the crime and safety category:

- Clear and accessible path to travel to shops and transport options
- Community cohesion and familiarity
- Domestic violence
- Population clustering
- Substance consumption or abuse
- Public violence
- Usability of streets or outdoor space
- Lay-out of master plan to ensure CPTED principles are met.

The above impacts have been considered in Chapter 3.0 of this CPTED Report alongside the four key CPTED principles, to ensure a holistic assessment of crime risk.

2.2 Local population

2.2.1 Profile overview

Edmondson Park Statistical Area Level 2 (SA2) has been selected as the study area to show current population statistics surrounding the site. Where relevant, this is compared to the Liverpool LGA and Greater Sydney (represented by the Greater Sydney Greater Capital City Statistical Area [GCCSA]).

Table 4: Current population profile, study area, 2021

	Population	<ul style="list-style-type: none"> In 2021, the study area had a residential population of 12,080. This population included 1,227 children under 5, 1,125 children aged 5-9, and 520 people over 65.
	Age structure	<ul style="list-style-type: none"> Parents and homebuilders comprised the study area's largest service age group in 2021 (27%), followed by members of the young workforce (18%). Elderly people comprised the smallest (0.3%). *
	Language spoken	<ul style="list-style-type: none"> In 2021, 74% of study area residents spoke a language other than English at home, higher than the LGA (64%) and particularly Greater Sydney (42%). The most common non-English languages were Arabic, Hindi, and Nepali, at 6% each.
	Need for assistance	<ul style="list-style-type: none"> In 2021, 3% of study area residents reported needing assistance with core activities, a smaller proportion than Greater Sydney overall (5%).
	Household types	<ul style="list-style-type: none"> In 2021, family households were the study area's most common household type (88%), as with the LGA (81%) and Greater Sydney (73%). Lone person households were less common in the study area (11%, compared to 17% and 23% respectively). Group households were relatively uncommon in all three areas.
	Families	<ul style="list-style-type: none"> In 2021, the study area's families most commonly comprised couples with children (67%), as with the LGA (56%) and Greater Sydney (48%). Compared to the other areas, the study area had a lower proportion of couples without children (22%, compared to 24% and 35%) and one-parent families (10%, compared to 19% and 15%).
	Household sizes	<ul style="list-style-type: none"> In 2021, the study area had an average of 3.4 people and 3.8 bedrooms per household, compared to 3.2 and 3.4 in the LGA, and 2.7 and 3 in Greater Sydney.
	Dwelling types	<ul style="list-style-type: none"> In 2021, separate houses were the most common dwelling type in the study area (84%), as with the LGA (73%) and Greater Sydney (56%). It had fewer flats/apartments (10%, compared to 16% and 31%) and semi-detached housing in particular (6%, compared to 10% and 13%).
	Employment	<ul style="list-style-type: none"> In 2021, study area residents most commonly worked in Health Care and Social assistance (15%), followed by Retail Trade (11%). The most common jobs were Professionals (21%), followed by Clerical and Administrative Workers (16%).

Source: ABS, Census All persons QuickStats; Census TableBuilder Pro

*Service age groups categorise a population into 10 life stages as follows: babies and pre-schoolers (0-4), primary schoolers (5-11), secondary schoolers (12-17), tertiary education and independence (18-24), young workforce (25-34), parents and homebuilders (35-49), older workers and pre-retirees (50-59), empty nesters and retirees (60-69), seniors (70-84) and elderly (85 and over).

2.2.2 Socio-economic indicators

Social advantage and disadvantage can influence crime. Higher crime rates are generally associated with areas of low socio-economic status and high levels of disadvantage.² People in disadvantaged communities may also be more vulnerable to the impacts of crime.

The Socio-Economic Indexes for Areas (SEIFA) are rankings of relative socio-economic status (advantage and disadvantage) for different geographic areas, within each state and nationally. They use indexes that rank areas against others of the same geographic type (e.g. SAL, LGA or equivalent statistical area) based on specific socio-economic metrics. Each SEIFA index ranks areas based on a weighted sum of selected variables. SEIFA variables are derived from Census data, and cover a range of socio-economic dimensions including housing, income, education, employment and occupation, housing, and others.

The following sections contain analysis of national rankings of the study area and Statistical Area Level 1 areas (SA1s) near the site on two of the four SEIFA indexes:

- The Index of Relative Socio-economic Disadvantage (IRSD)
- The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD).

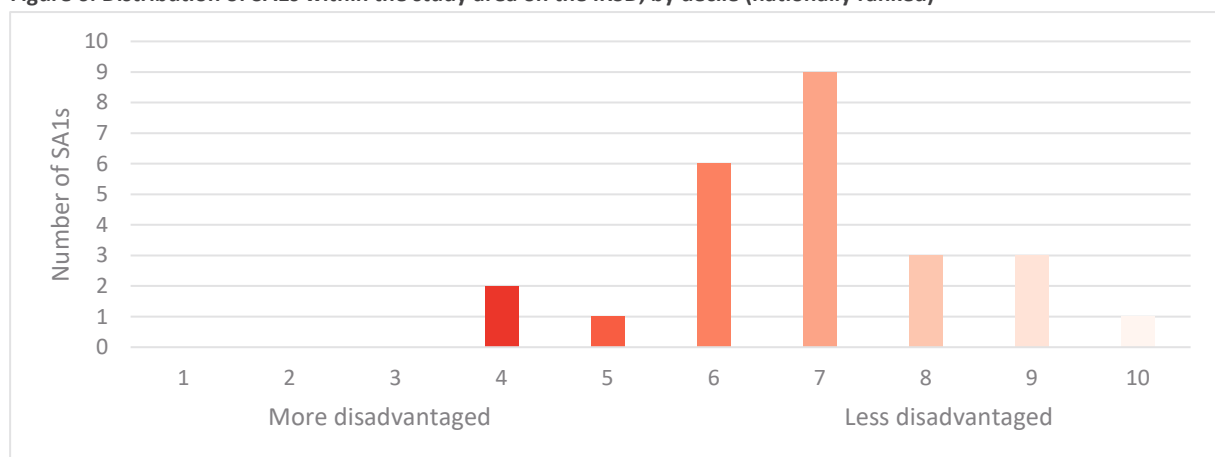
SEIFA data have been analysed as higher socio-economic disadvantage, or lower advantage, may contribute to a higher need for social infrastructure and/or affordable housing.

2.2.2.1 Relative disadvantage

The IRSD examines factors such as unemployment, proportion of lower income households, and lower education levels, to compare overall levels of disadvantage between areas.

At the 2021 Census, the study area was overall in the fourth-least disadvantaged decile. This represents somewhat low levels of disadvantage compared to the national average. Figure 6 illustrates how levels of disadvantage were distributed across SA1s within the study area.

Figure 6: Distribution of SA1s within the study area on the IRSD, by decile (nationally ranked)



Source: Australian Bureau of Statistics (2021). SA1s for which no score is recorded (low population or insufficient data) have been excluded

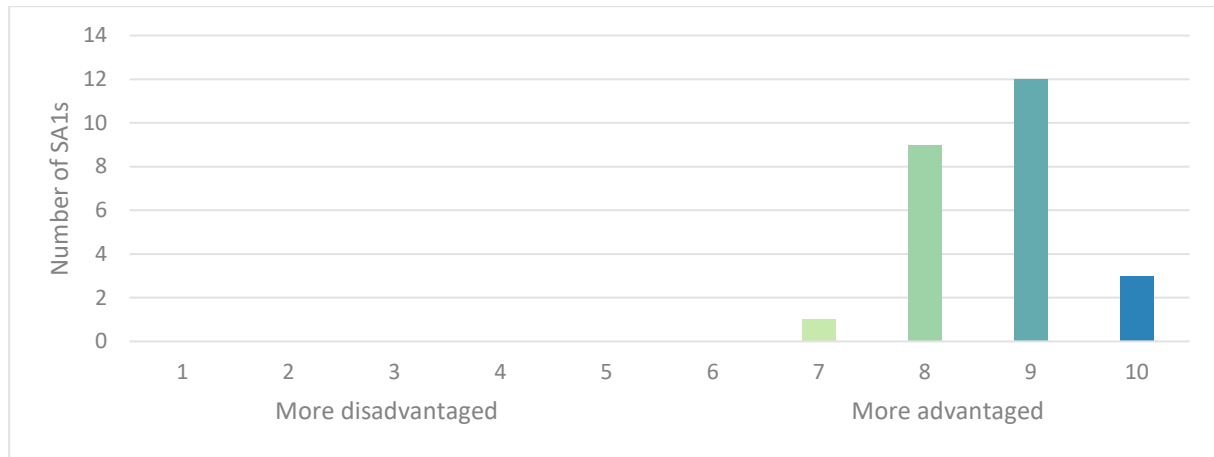
2.2.2.2 Relative advantage and disadvantage

The IRSAD examines the socio-economic disadvantage indicators outlined above, as well as factors indicating socio-economic advantage, which include people in professional occupations, high household income, higher education attainment, higher mortgages and rents, and larger dwellings.

² NSW Bureau of Crime Statistics and Research (1991), *Disadvantage and Crime in New South Wales*

At the 2021 Census, the study area was in the second-highest decile for high advantage and low disadvantage. This represents significantly high levels of advantage relative to the national average. Figure 7 shows how combined advantaged and disadvantage were distributed among SA1s in the study area.

Figure 7: Distribution of SA1s within the study area on the IRSAD, by decile (nationally ranked)



Source: Australian Bureau of Statistics (2021). SA1s for which no score is recorded (low population or insufficient data) have been excluded

2.2.3 Future change

In 2024, the NSW Department of Planning, Housing and Infrastructure (DPHI) published *Common Planning Assumptions* (CPA) for population trends across NSW between 2001 and 2041. Table 5 shows CPA projections for the study area. As it shows, the study area is expected to increase by 24,779 residents (or 204 per cent) between 2021 and 2041, marking significant growth.

Table 5: Projected population, households and dwellings, study area, 2021-41

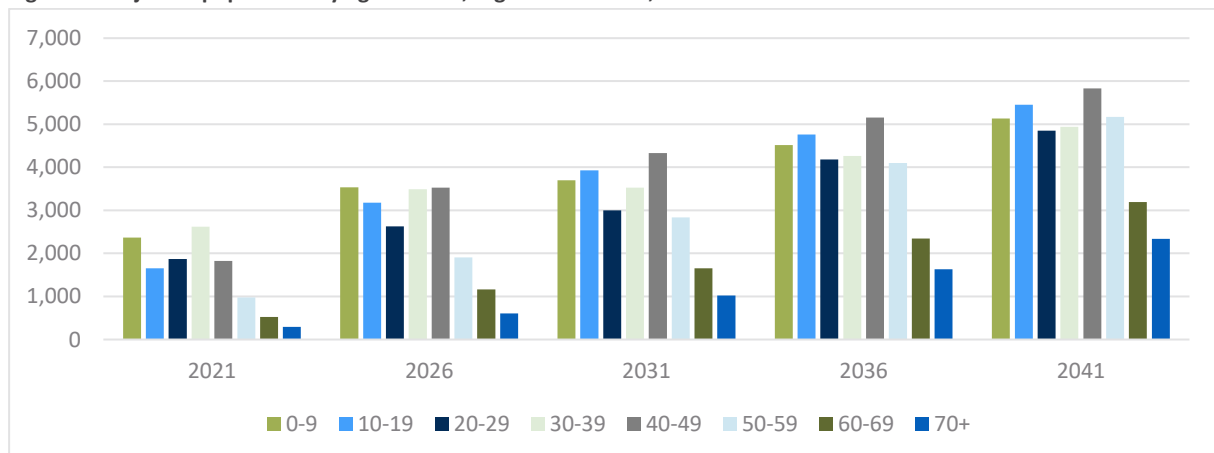
Measure	2021	2026	2031	2036	2041	2021-41 change
Population	12,136	20,027	24,007	30,948	36,915	+24,779
Median age	30	32	34	35	36	+6

Source: DPHI, CPA

Local population growth is expected to accompany a significant increase in the local median age, as young families begin to age within the area.

Figure 8 illustrates the study area’s projected population by age bracket. As it shows, every age group is projected to increase between 2021 and 2041, with the largest increase in residents aged between 40 and 49 (+4,003) and between 50 and 59 (+4,191).

Figure 8: Projected population by age bracket, region catchment, 2021-41



Source: DPHI, CPA

2.3 Sensitive land uses

The site’s surrounding land uses have a bearing on the people potentially affected by crime risk. As discussed in section 1.6, the site’s surrounds mainly include residential development, with Edmondson Park Railway Station and an adjacent shopping centre located to its south-east.

Some land uses may create particular sensitivities to crime within this environment. Figure 9 illustrates social infrastructure within 800m of the site, adapted from the draft Social Impact Assessment (SIA) prepared by HillPDA, dated 6 February 2026. Social infrastructure comprises land uses that provide important public/community services and may be sensitive to crime impacts. As the figure shows, the site is near schools, parks, childcare, and one general practice.

The park closest to the site, Clermont Park, is a relatively small local park that is considered unlikely to attract people from the wider area. It is likely to cater for families and children who attend nearby schools or childcare facilities. The schools and childcare facilities nearby (including the public high school under construction next to the site, noted in section 1.6) are likely to increase the circulation of children and families moving through the area in general. Otherwise, the proposal does not have nearby land uses that are considered particularly vulnerable to crime risks.

Figure 9: Social infrastructure within 800m of the site



Imagery: CartoDB

2.4 Crime statistics

Data on crime statistics are provided by the NSW Bureau of Crime Statistics and Research (BOCSAR). BOCSAR data is not available at the SA2 level; however, the Edmondson Park Suburb and Locality (SAL) covers the same land as the study area, plus a small area containing a cemetery, ancillary facilities, and several paddocks. As such, the SAL can be used as an approximation of the study area.

The proposal involves a mix of residential and retail land uses on-site. It could, therefore, pose risks for crimes primarily involving theft and assault. These are analysed below, in terms of prevalence in Edmondson Park SAL, the Liverpool LGA, and NSW overall. The surveyed crimes have also been selected to align with the considerations of policies outlined in section 2.1, such as domestic and public violence, alcohol/drug-related crime, and certain types of theft.

Table 6 shows that Edmondson Park has significantly lower rates of domestic assault compared to the Liverpool LGA and NSW overall. Local rates have declined, in comparison to the other areas.

Table 6: Incidents of domestic assault over the two years to June 2025 (rate per 100,000 population)

Year to	June 2024		June 2025	
Area	Count	Rate	Count	Rate
Edmondson Park SAL	58	370.0	56	357.2
Liverpool LGA	1,415	571.3	1,482	598.4
NSW	37,590	450.6	38,169	457.5

Source: BOCSAR

Table 7 shows that rates of non-domestic assault are also considerably lower in Edmondson Park compared to the LGA and NSW overall. Rates in all three areas have declined to June 2025.

Table 7: Incidents of non-domestic assault over the two years to June 2025 (rate per 100,000 population)

Year to	June 2024		June 2025	
Area	Count	Rate	Count	Rate
Edmondson Park SAL	38	242.4	28	178.6
Liverpool LGA	1,003	405.0	878	354.5
NSW	35,339	423.6	34,325	411.5

Source: BOCSAR

Table 8 shows that Edmondson Park has very low rates of alcohol-related assault, being under half the rate of Liverpool LGA, and roughly a quarter of the statewide rate.

Table 8: Incidents of alcohol-related assault over the two years to June 2025 (rate per 100,000 population)

Year to	June 2024		June 2025	
Area	Count	Rate	Count	Rate
Edmondson Park SAL	12	76.6	8	51.0
Liverpool LGA	305	123.1	306	123.6
NSW	17,807	213.5	16,967	203.4

Source: BOCSAR

Table 9 shows that rates of theft (break and enter dwelling) are lower in Edmondson Park compared to both the LGA and NSW overall. Rates have declined in all three areas, over the two years to June 2025. This could indicate some success of the CPP, which focused on this crime type, and/or merely represent part of a wider trend.

Table 9: Incidents of theft (break and enter dwelling) over the two years to June 2025 (rate per 100,000 population)

Year to	June 2024		June 2025	
Area	Count	Rate	Count	Rate
Edmondson Park SAL	28	178.6	26	165.9
Liverpool LGA	511	206.3	487	196.6
NSW	20,389	244.4	18,316	219.6

Source: BOCSAR

Table 10 shows that rates of theft (break and enter non-dwelling) are low in both Edmondson Park and the Liverpool LGA compared to NSW. Unlike the LGA and NSW, these rates have risen in Edmondson Park, although only by a count of three occurrences.

Table 10: Incidents of theft (break and enter non-dwelling) over the two years to June 2025 (rate per 100,000 population)

Year to Area	June 2024		June 2025	
	Count	Rate	Count	Rate
Edmondson Park SAL	3	19.1	6	38.3
Liverpool LGA	164	66.2	130	52.5
NSW	8,404	100.7	8,146	97.6

Source: BOCSAR

Table 11 shows that Edmondson Park has higher rates of stealing from motor vehicles compared to the state average, although these rates are considerably lower than across the LGA overall. Rates are declining in all three areas. This could indicate some success of the CPP, which focused on this crime type, and/or merely represent part of a wider trend.

Table 11: Incidents of steal from motor vehicle over the two years to June 2025 (rate per 100,000 population)

Year to Area	June 2024		June 2025	
	Count	Rate	Count	Rate
Edmondson Park SAL	53	388.1	48	306.2
Liverpool LGA	1,048	423.1	941	379.9
NSW	28,539	342.1	25,314	303.4

Source: BOCSAR

The above data indicate significantly low crime in the study area, with Edmondson Park showing lower rates than both the broader Liverpool LGA and NSW for almost every crime measured. The exception is stealing from motor vehicles, which is more common than the state average, albeit lower than the LGA overall.

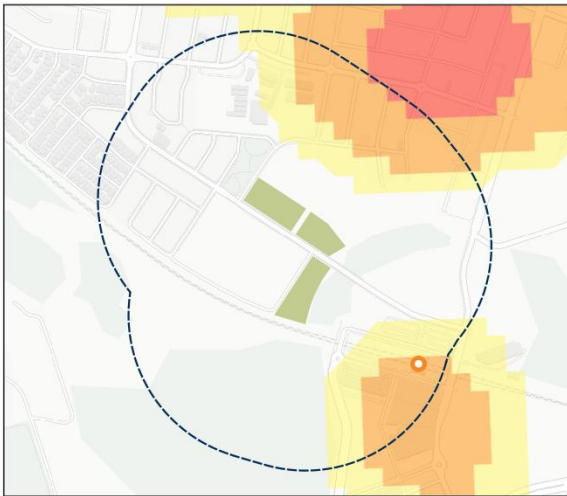
The locations of crime are also relevant on a smaller scale around the site. Figure 10 illustrates the location crime hotspots (based on the same data as the table above) in relation to the site. It shows that the site is near no hotspots for non-domestic or alcohol-related assault or robbery. However, it is within 400m of low-to-high hotspots of domestic assault, theft (break and enter dwelling/non-dwelling), and stealing from motor vehicles.

The crime hotspot maps show that there are two nearby concentrations of crime. To the site's south-east is Edmondson Park Railway Station, surrounding parking, and the Ed Square mixed-use development. This area shows particular hotspots for dwelling break-and-enter and stealing from motor vehicles. To the site's north-east is a low-density residential area, which shows particular hotspots for domestic assault and stealing from motor vehicles.

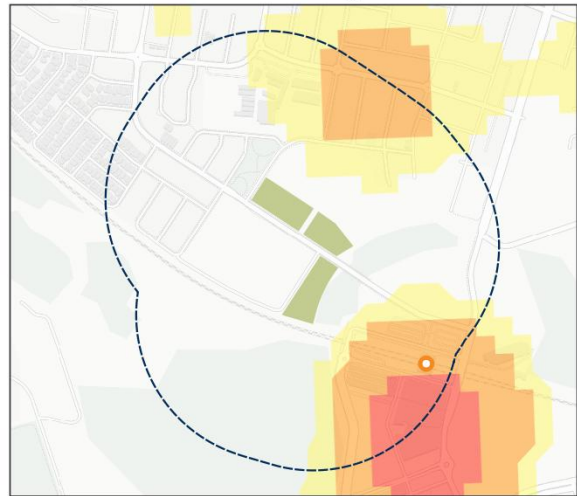
The low rates of alcohol-related and non-domestic assault around the site are likely supported by the area's largely family-oriented character and a lack of licensed venues such as pubs and clubs nearby.

Figure 10: Hotspots for select crimes near the site

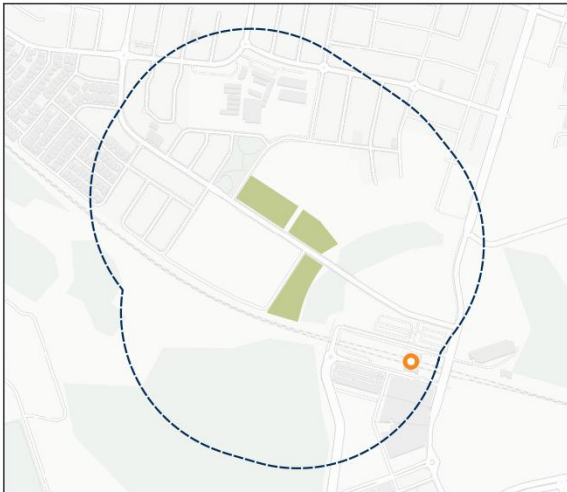
Domestic assault



Theft (break and enter dwelling)



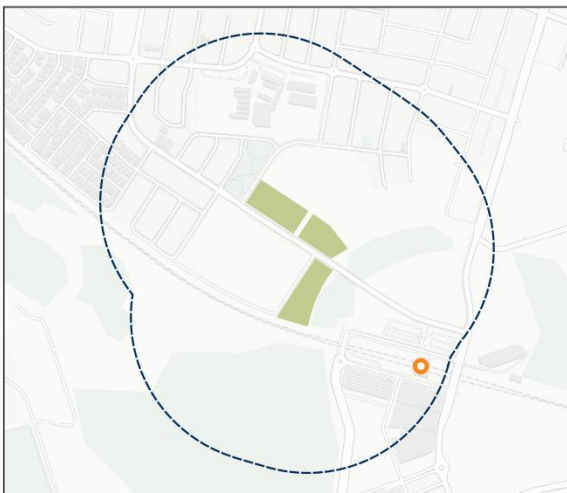
Non-domestic assault



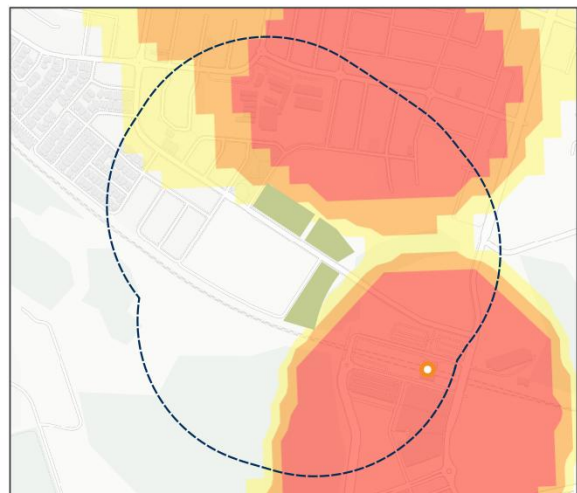
Theft (break and enter non-dwelling)



Alcohol-related assault



Steal from motor vehicle



The site

Edmondson Park Railway Station

Crime density

High

Medium

Low

400m from site

Source: BOCSAR. Imagery: CARTO

2.5 Police feedback

HillPDA contacted local police at Liverpool Police Area Command (PAC) on 4 February 2026 via phone to discuss the proposal's crime and design considerations. Representatives from the PAC declined to provide comment.

2.6 Key insights

From the above findings, the following insights can be made for crime risk surrounding the site:

- Council plans identify a range of strategies and considerations regarding local crime, recognising that population growth in areas like Edmondson Park lead to increased crime risks
- Edmondson Park is a highly diverse, family-oriented community, with high levels of social advantage. It is set to grow significantly from a range of developments including the proposal
- Relevant land uses near the site include a range of educational facilities, Edmondson Park Railway Station, and Ed Square (a mixed-use town centre) beyond it
- Edmondson Park exhibits generally very low crime rates, except for increased trends of stealing from motor vehicles
- The site is near relative hotspots for domestic assault, theft, and stealing from motor vehicles, with crimes concentrated around some housing near the site, as well as Edmondson Park Railway Station and nearby Ed Square.

CPTED ASSESSMENT

3.0 CPTED ASSESSMENT

3.1 CPTED principles

This chapter undertakes an assessment of the proposed development against four principles of CPTED, being surveillance, access control, territorial reinforcement, and space management. It draws on CPTED research and analysis of the site and proposed development, including observations made on a site visit undertaken at 3pm on a Thursday afternoon.

3.1.1 Surveillance

Definition

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.

Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:

- Clear sightlines between public and private places
- Effective lighting of public places
- Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Source: DUAP (2001)

3.1.1.1 Current conditions

At present, passive surveillance is limited in the site's vicinity. The site is in a relatively undeveloped area of Edmondson Park. During the site visit undertaken, minimal pedestrian activity was noted, although some private vehicles were noted to drive around and within the site.

At present, there is one site that is likely to accommodate people with lines of sight over the immediate surrounds, being Clermont Park, a public open space located west of sub-site 3. However, several adjacent developments are in the process of being constructed, including an adjacent high school and residential development (discussed in section 1.6), which would be expected to provide more passive surveillance once complete.

As illustrated in Figure 11, a range of streetlights provides night-time lighting in and around the site.

Figure 11: Streetlights in and around the site, viewed from the east along Buchan Ave



Source: HillPDA (2025)

There is currently no known formal surveillance (e.g. closed-circuit television [CCTV] or security staff) on or around the site, except for that associated with management of the vacant site and adjacent construction.

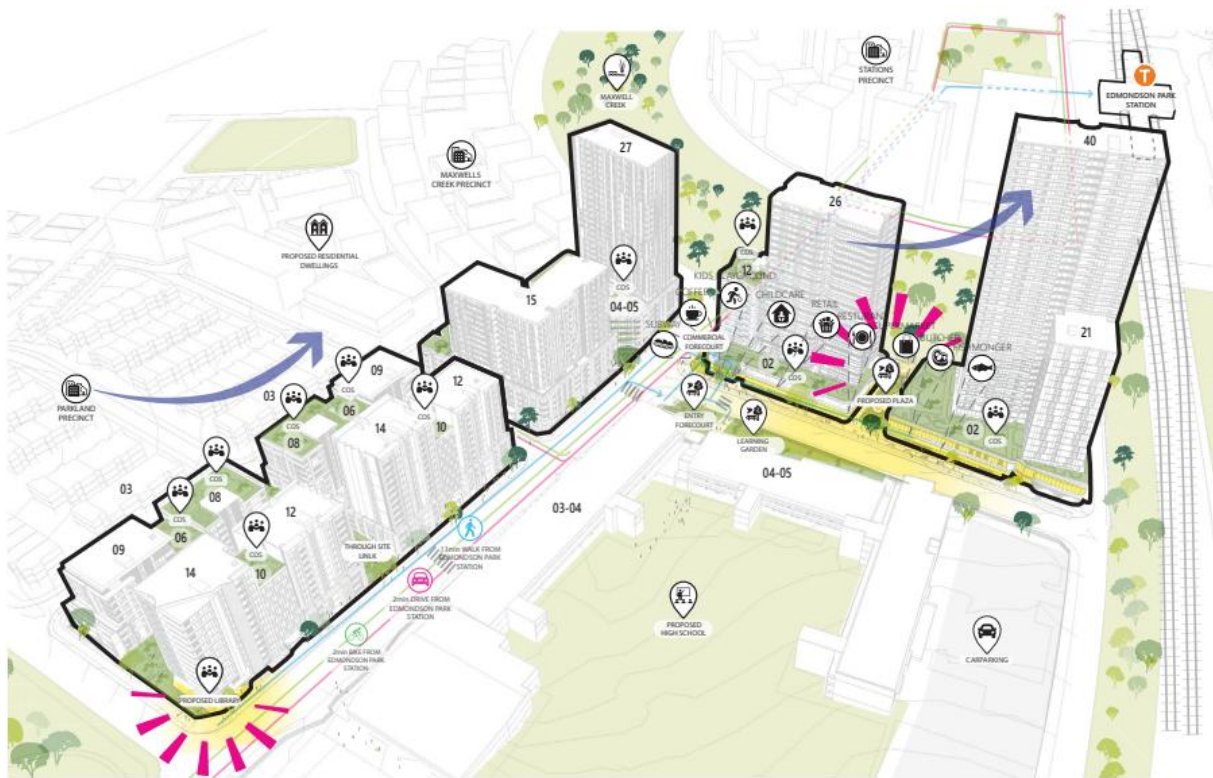
3.1.1.2 Post-development

The proposal would improve surveillance in and around the site.

As noted in the draft Community Infrastructure Needs and Affordable Housing Assessment (CINAHA) prepared by HillPDA, dated 6 February 2026, the proposal would generate an estimated residential population of 3,486 on-site, in addition to small workforces associated with residential, retail, gymnasium, and childcare land uses on-site. This would majorly increase the number of people present the area, adding significantly to passive surveillance. The proposed design would itself enable this outcome in several ways.

Walls of buildings with windows and balconies can effectively reduce crime by facilitating passive surveillance, including the real and perceived presence of apartment residents looking out over public spaces. The proposal includes windows on sides of every building, as illustrated in Figure 12.

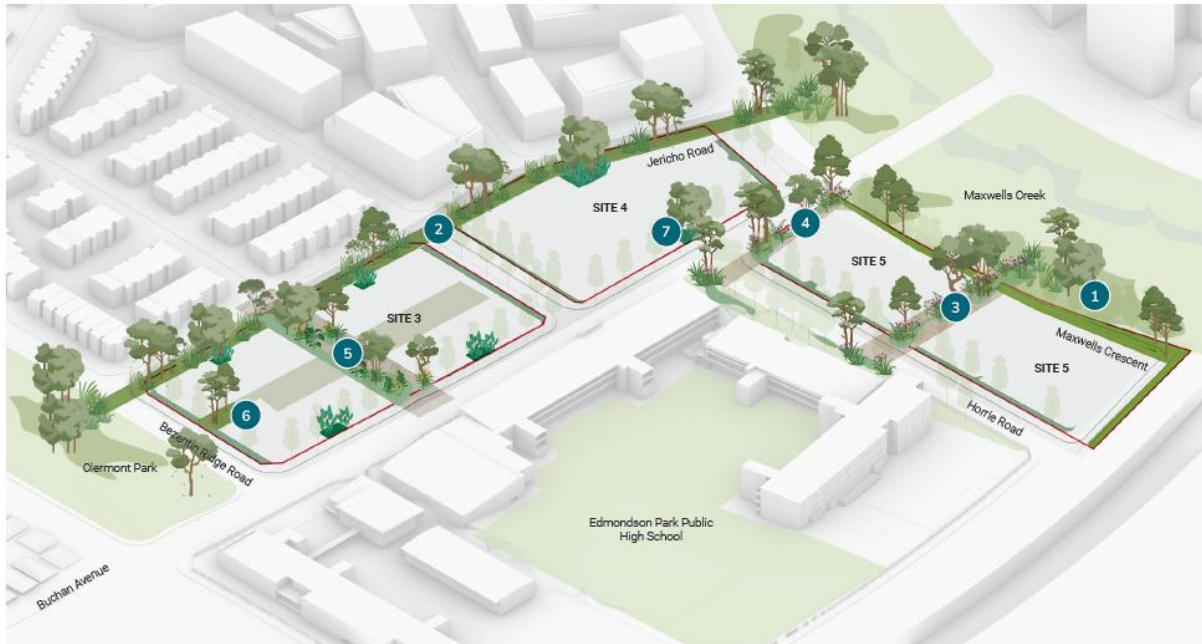
Figure 12: Masterplan of the proposal showing windows



Source: Plus Studio (2026)

Passive surveillance can also be supported by publicly accessible spaces that encourage movement and congregation of pedestrians. The Public Domain and Landscape Concept Plan (PDLCP) prepared by Moir Studio, dated January 2026, identifies that the proposal would include public open space comprising a linear garden along Jericho Street, a through-site link, a retail plaza, a library courtyard, and an interface area to Maxwell Creek, illustrated in Figure 13. These public spaces would attract a range of people to the site, improving its potential contribution to passive surveillance. To maximise this benefit, it is important that the spaces be designed to enable openness and lines of sight.

Figure 13: Public open space vision of the proposal



Neighbourhood Spaces

1	Maxwells Creek Interface	A tranquil linear open space framing views to Maxwells Creek for walking, pause and connection.
2	Jericho Garden	A linear garden linking creek and park with seating, play and immersive planting.
3	Retail Plaza	A lively everyday plaza for shopping, dining, meeting friends and connecting with nature.
4	Arrival Forecourt	A green, welcoming precinct arrival activated by alfresco dining.
5	Through-site Link	A landscaped neighbourhood link with spaces for community gathering.
6	Library Courtyard	An intimate courtyard to meet, share ideas and enjoy a coffee.
7	Buchan Avenue Pocket Park	An intimate courtyard to meet, share ideas and enjoy a coffee.

Source: Moir Studio (2026)

The PDLPC includes plans for ‘Jericho Garden’ (a linear garden running between the site and Jericho Road) and a through-site link at sub-site 3. It is recommended that these landscaped elements involve vegetation that allows clear lines of sight. It is understood that the through-site link will descend between Jericho Road and Buchan Avenue, allowing for lines of sight up and down stairways and ramps.

The retail plaza is intended to include relatively less vegetation, while opening up some additional green space and access between Horrie Road and the new Maxwells Crescent – including the planned terraced lookout facing Maxwells Creek. This would promote passive surveillance surrounding retail spaces, which would attract people to the site, as well as along Maxwell Crescent.

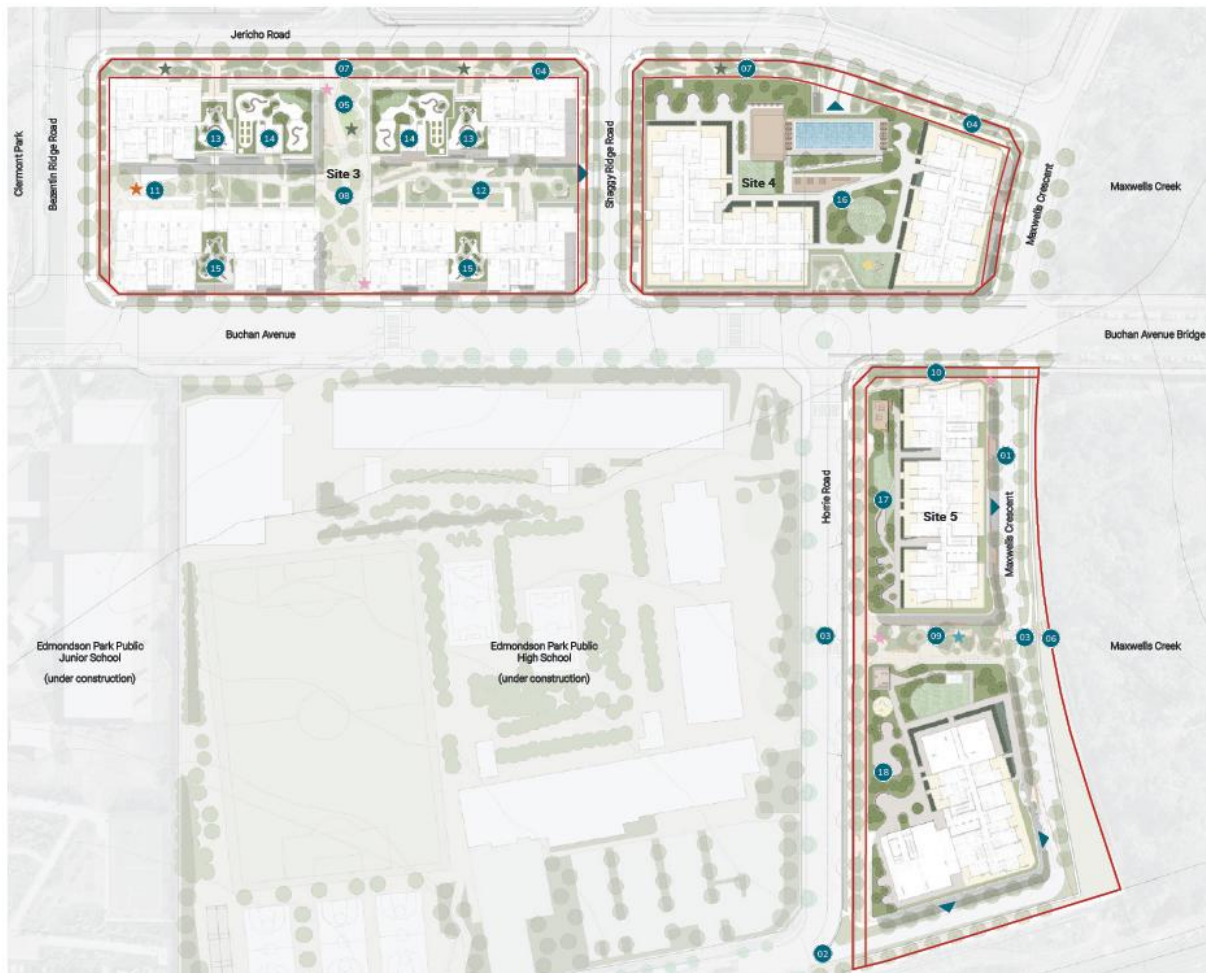
The library courtyard would function as an additional public space to boost passive surveillance, attracting pedestrians through stairways and pathways, with lines of sight around the corner of Bezentin Ridge Road and Jericho Road, extending into the site. It would connect via stairs to the sub-site 3 through-site link.

The inclusion of mixed land uses within the proposal would further help to improve passive surveillance. The site and its adjacent spaces would see movements of residents at sub-sites 3 and 4, and workers and visitors to gymnasium, childcare, and retail space at sub-site 5. There would be a consequent increase in passive surveillance around the area, particularly during daytime hours. In particular, there would also be a food and beverage retail tenancy on sub-site 5 fronting Buchan Avenue, with the potential for outdoor dining to extend

into a public plaza area. This would likely promote people congregating in the area, further boosting passive surveillance.

Each building is also proposed to include communal open spaces that would provide further outlook over surrounding space. These are illustrated in Figure 14 alongside the publicly accessible open spaces discussed above.

Figure 14: Precinct roof plan of the proposal

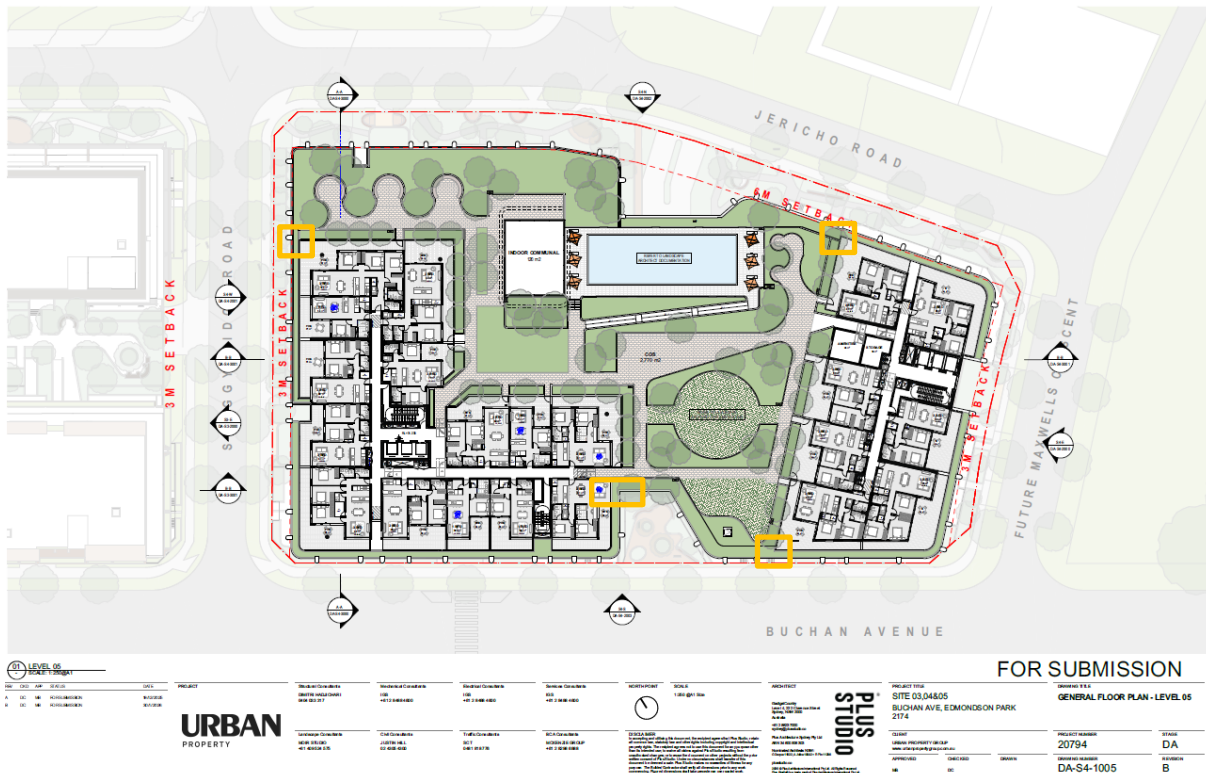


Source: Plus Studio (2026)

On sub-site 3, communal open spaces would be located on the upper ground floor and levels 1, 7, 8, and 10. Open spaces on the ground floor and level 1 would be expected to have mutual visibility (but restricted access) with public open spaces. The spaces on level 8 would have lines of site over adjacent spaces on level 7, providing added passive surveillance between these components of the building. While the level 8 communal open spaces include some space that may be blocked behind the lift core, these would be visible from level 10 space and its adjacent apartments within the site, ensuring passive surveillance over all outdoor communal spaces.

Sub-site 4 is planned to include one large, communal open space on level 5, where it is recommended that access be restricted from planter areas around the corners of each tower – at the points identified in Figure 15.

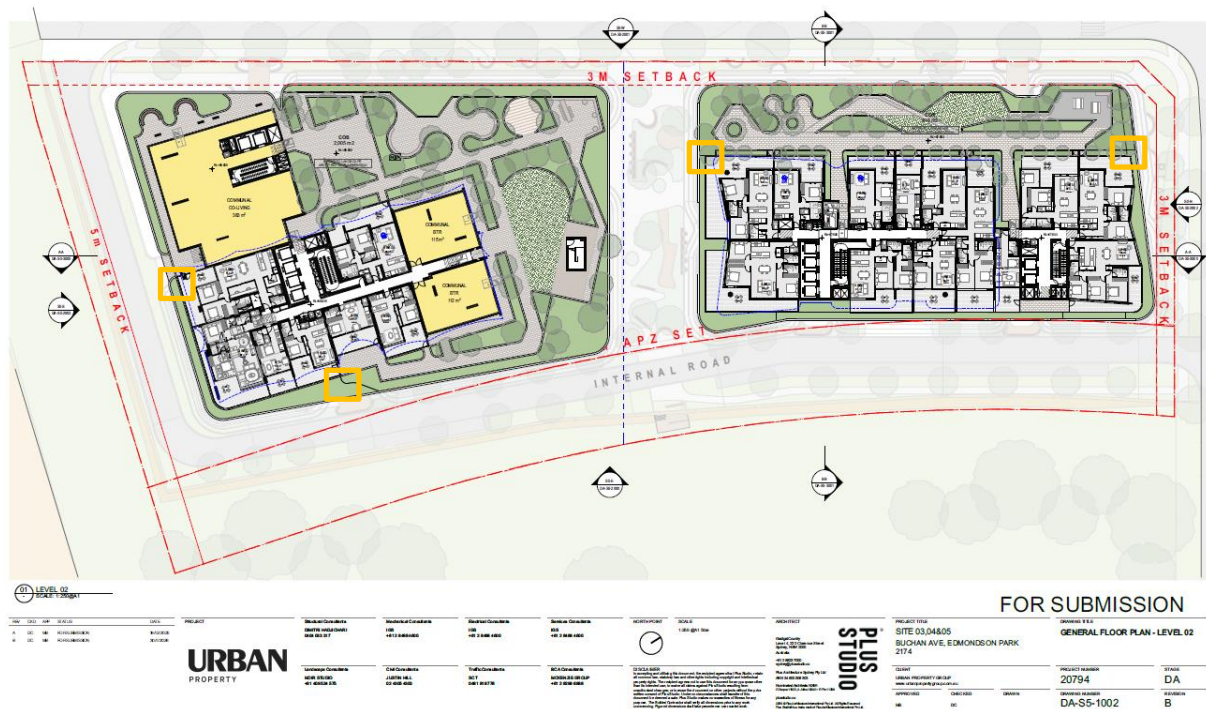
Figure 15: Level 5 plan, sub-site 4, locations of recommendation in orange



Source: Plus Studio (2026)

Sub-site 5 is planned to include two large communal open spaces on level 2. It is recommended that these include vegetation that does not impede lines of sight. Additionally, it is recommended that access be restricted from planter areas around the corners of each tower – at the points identified in Figure 16. It is understood that sub-site 5 would also feature an outdoor open space on level 12, providing further line-of-sight over the surrounding area.

Figure 16: Level 2 plan, sub-site 5, locations of recommendation in orange



Source: Plus Studio (2026)

Together, these recommendations would help to ensure lines of sight throughout all accessible communal open spaces in each building, while also ensuring access control, which is discussed in section 3.1.2.

Passive surveillance is also relevant to the interfaces between each building and its adjacent public realm. Sub-site 3 would include apartments that are expected to contain windows looking out to adjacent roads at ground level. It is understood that the library would similarly feature windows looking out to Bezentin Ridge Road, as well as to the library courtyard. Lines of sight would be promoted into the library itself, including through a skylight in the library courtyard and a void area above an outdoor courtyard on the lower ground library floor. Sub-site 4 would also include apartments that are expected to contain windows looking out to adjacent roads at ground level.

At ground level, sub-site 5 would include windows on most sides, although there would be some blank walls due to ancillary land uses.

Surveillance also comes from formal elements, such as lighting and cameras, which help to ensure adequate visibility of activity, including potential crime. Although the presence of closed-circuit television (CCTV) may not deter criminal behaviours, it can assist criminal or anti-social behaviours to be addressed, including by alerting security, building managers, and/or police if a crime is at risk of occurring. CCTV is an important part of CPTED, particularly in crime-prone areas such as building exits/entries, retail sites, and parking areas. It is recommended that CCTV be installed in all shared spaces across the site.

Passive and formal surveillance can both be supported by the provision of adequate lighting, including in lifts, parking areas, and public spaces. Artificial lighting should be used throughout and surrounding the site, to ensure adequate lighting at night. This would also help to support additional passive surveillance to what is currently provided on-site.

3.1.1.3 Recommendations

The following recommendations are made to ensure effective surveillance as part of the proposal:

- Install CCTV in all shared spaces across the site
- Use artificial lighting throughout and surrounding the site, to ensure adequate lighting at night
- Incorporate vegetation that does not block lines of sight at average adult human head-height at Jericho Garden and through-site link in sub-site 3
- Restrict access from planter areas around the corners of each tower on level 5 of sub-site 4 and level 2 of sub-site 5.

3.1.2 Access control

Definition

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.

Effective access control can be achieved by creating:

- *Landscapes and physical locations that channel and group pedestrians into target areas*
- *Public spaces which attract, rather than discourage people from gathering*
- *Restricted access to internal areas or high-risk areas (like carparks or other rarely visited areas). This is often achieved through the use of physical barriers.*

Source: DUAP (2001)

3.1.2.1 Current conditions

At present, access control is generally effective on-site. Temporary fencing (Figure 17) and advertising banners (Figure 18) clearly communicate the site’s status as a pending development site that is blocked from the public.

Figure 17: Fence along side road



Source: HillPDA (2025)

Figure 18: Advertising banner along Buchan Ave



Source: HillPDA (2025)

While not falling within the site, Horrie Road runs adjacent to sub-site 5. A lack of clarity has been observed in terms of this road’s accessibility, as it is accessible via road lanes, but is blocked from footpath access due to partial use as a lay-down area for construction of the adjacent school development. Other newly-built roads within the site are more clearly delineated, with pedestrians able to move along public roads, with clear gates identifying where currently private sites begin and end (e.g. Figure 20).

Figure 19: Horrie Rd footpath intersection with Buchan Ave



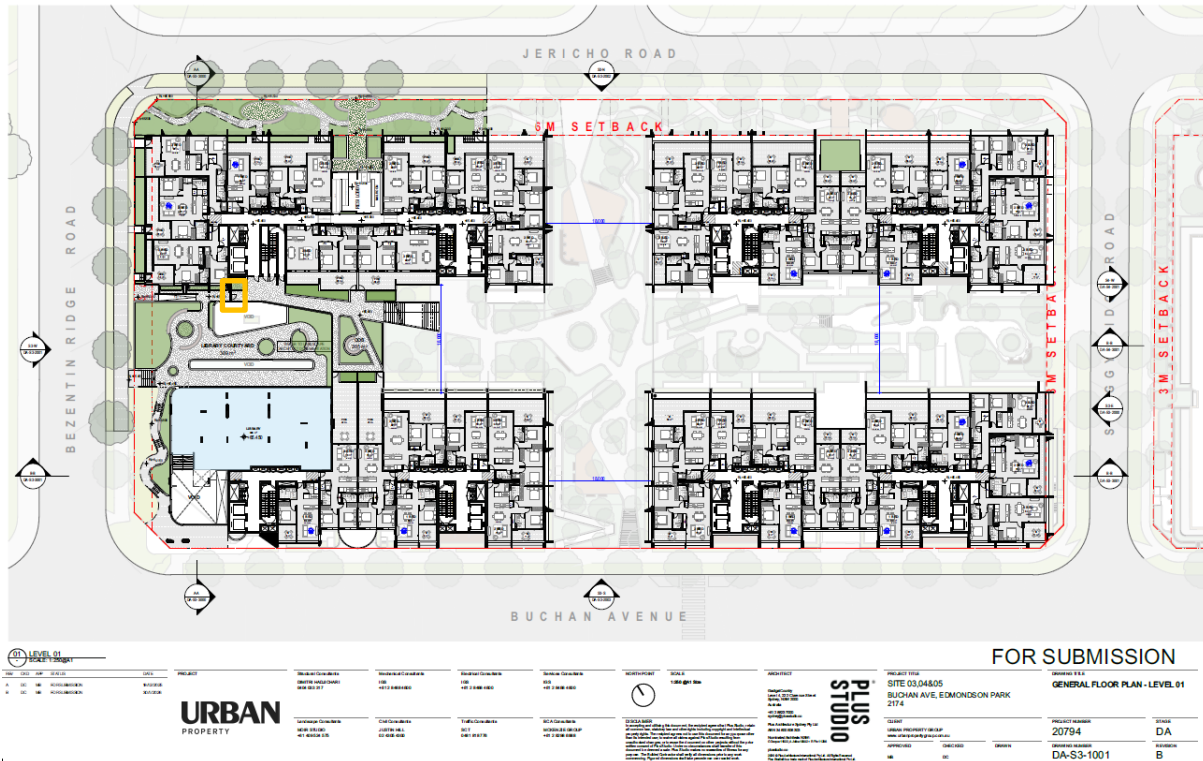
Source: HillPDA (2025)

Figure 20: Gate delineating private and public road access



Source: HillPDA (2025)

Figure 22: Level 1 plan, sub-site 3, location of recommendation in orange



Source: Plus Studio (2026)

Sub-site 4 would include considerably less public open space and minimal interface between public and semi-public spaces. However, it would include some indoor communal space and adjacent outdoor space on level 5, where it is recommended that access be restricted from planter areas around the corners of each tower, as indicated in section 3.1.1.

Sub-site 5 would include public open space and a range of semi-public spaces, i.e. privately owned/operated spaces that have timed public access. On the ground floor, these would comprise a supermarket and eight other retail tenancies (of which one is intended for food and beverage service), as well as childcare and gymnasium lobbies. On level 1, these would comprise the gymnasium and childcare facility in respective towers.

Sub-site 5 also has a range of communal spaces. It is proposed to include one resident-only communal space on the ground floor; design cues are recommended to be used to identify this as a non-public space. Communal indoor and outdoor spaces on the northern tower of level 1 are designed to be delineated between affordable and non-affordable housing components, and from outdoor childcare facilities, by walls and swipe cards. Access to indoor communal spaces on level 2 of the other tower is also designed to be delineated between co-living and other residents, albeit sharing outdoor areas. Additional access restrictions are recommended at this location (outlined in section 3.1.1), to prevent movements of people around planter areas away from communal spaces and adjacent to apartments.

Other shared private spaces across all three sites would include open spaces on higher levels (and adjacent corridors), lifts and stairwells, driveways/parking areas, resident lobbies, parking, mail rooms, and bin rooms. It is understood that each site's residents and workers could generally access every such location throughout their respective sites via swipe cards/intercoms. The exception is sub-site 5, which would include separate communal indoor spaces for people living in co-living, affordable, and other housing components – as well as some separated adjacent outdoor spaces on level 1.

Each building would also contain a range of ancillary facilities, such as plant rooms, substations, services, fire rooms, and facilities associated with retail spaces on sub-site 5. It is understood that access to these would be restricted to relevant workers under Plan of Management provisions.

Access to individual dwellings would be restricted via further keys. This is particularly important for the range of apartments that would directly front public and communal open spaces. It is recommended that design cues be used to attract people to public and semi-public spaces throughout the site, while marking apartments as private spaces.

If the below recommendations are adopted, development would be expected to contribute positively to access control, due to the use of barriers, public space provision, and methods to channel members of the public into intended areas, therefore mitigating crime risks.

3.1.2.3 Recommendations

The following recommendations are made to ensure effective access control as part of the proposal:

- At upper ground floor/level 1 interfaces between sub-site 3's communal open spaces and public spaces, install gates and fences that block public access, while enabling mutual visibility
- Restrict access from planter areas around the corners of each tower on level 5 of sub-site 4 and level 2 of sub-site 5
- Use design cues to attract people to public and semi-public spaces throughout the site, while conveying apartments and ground floor communal space on sub-site 5 as non-public spaces
- Ensure that all access to non-public areas across the site is restricted via keys and intercoms.

3.1.3 Territorial reinforcement

Definition

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. Territorial reinforcement can be achieved through:

- *Design that encourages people to gather in public space and to feel some responsibility for its use and condition*
- *Design with clear transitions and boundaries between public and private space*
- *Clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.*

Source: DUAP (2001)

3.1.3.1 Current conditions

Currently, the site does not contribute to territorial reinforcement, as it contains no permanent structures and is blocked from public access. As noted in section 3.1.1, there is also limited activity in the public realm surrounding the site, leading to a lack of circulation of people surrounding the site. There would likely be more movement around the site after nearby developments are completed.

3.1.3.2 Post-development

Territorial reinforcement would be strongly improved by development. Development would bring modern buildings that are expected to be well-maintained and host an on-site community of residents. Development would also attract a range of residents, workers, and visitors to congregate at ground-floor retail businesses on sub-site 5, as well as public spaces including outdoor open spaces and the library on sub-site 3. This would all contribute to a sense of collective community ownership within the site's vicinity.

The development would also contribute a range of communal open spaces for residents, likely supporting a sense of collective ownership and responsibility among residents of each respective site. Territorial reinforcement would also be supported by the use of signage and other visual cues to signal the transition between private spaces and the public streetscape.

Territorial reinforcement can also be impacted by what activities are likely to occur in a space. Land uses on-site are generally considered low-risk in terms of adverse impacts to territorial reinforcement. It is understood that the food and beverage retail tenancy on sub-site 5 fronting Buchan Avenue will be an unlicensed venue, therefore posing a low risk in terms of alcohol-related crime. It is recommended that the design of this space be considered in the scenario of a liquor licence being applied for during operation. Implications for substance consumption or abuse should also be considered in this scenario, as noted in section 3.2.

3.1.3.3 Recommendations

The following recommendations are made to ensure effective territorial reinforcement as part of the proposal:

- Use signage and other visual cues to signal the transition between private spaces and the public domain

- Consider the design of the food and beverage retail tenancy on sub-site 5 fronting Buchan Avenue, as well as implications for substance consumption or abuse, if a liquor licence is eventually applied for during operation.

3.1.4 Space management

Definition

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.

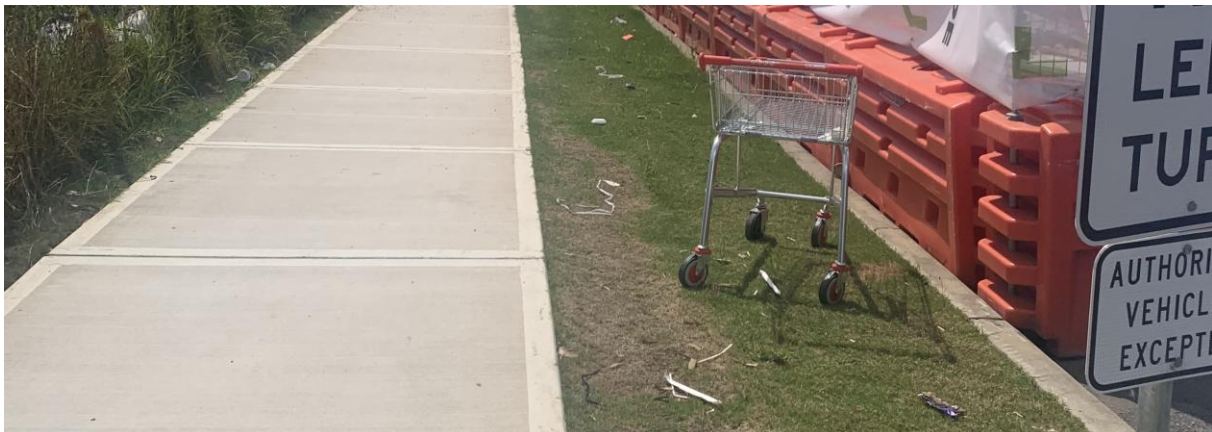
Source: DUAP (2001)

3.1.4.1 Current conditions

The site generally has good space management in terms of its status as a vacant site, part of which is being used temporarily as a construction staging area for adjacent development.

Vacant sites can often attract rubbish, graffiti and other activity, but the site shows relatively few such instances. During the site visit for this CPTED Report, small pieces of rubbish, graffiti, and a discarded shopping trolley were observed outside and within sub-site 5 along Buchan Avenue (Figure 23 and Figure 24). No other signs of littering or vandalism were observed.

Figure 23: Discarded shopping trolley and pieces of rubbish outside the site along Buchan Ave



Source: HillPDA (2025)

Figure 24: Graffiti and pieces of rubbish within the site along Buchan Ave



Source: HillPDA (2025)

Another instance of poor space management was observed nearby, with a street sign removed from its position and lying horizontally (Figure 25), near a fallen advertising banner ().

Figure 25: Street sign lying outside the site along Buchan Ave



Source: HillPDA (2025)

Figure 26: Fallen banner along Buchan Ave



Source: HillPDA (2025)

Considering the scale of the site, space management is relatively good, with these being the only instances of dereliction. However, any vacant site inherently symbolises a lack of use, therefore creating potential risks for crime in the absence of development.

3.1.4.2 Post-development

Development would likely improve space management, as it would involve placing new designs and landscaping on-site, while enabling Plans of Management to support maintenance on-site.

Although development would bring more people and therefore more chance of refuse, graffiti, and littering, the real and perceived sense of space management would limit these impacts. In particular, newly built and landscaped frontages along Buchan Avenue would decrease the likelihood of objects being deposited in the sites shown in Figure 24 and Figure 25.

The on-site buildings would introduce new built and landscaped features, supporting a sense of on-site attractiveness and cleanliness. To ensure that people's behaviours support the management of spaces, each building should operate under a plan of management that establishes clear provisions for dealing with rubbish, potential vandalism, and repairs, as needs arise.

3.1.4.3 Recommendations

The following recommendation is made to ensure effective space management as part of the proposal:

- Ensure that every component of the development operates under a Plan of Management with clear provisions for dealing with rubbish, potential vandalism, and repairs, as needs arise.

3.2 Social impacts relating to crime and safety

Key social impacts of crime and public safety are indicated by the *Liverpool City Council Social Impact Assessment Policy and Guidelines*, discussed in section 2.1.4. For a thorough understanding of social considerations regarding crime and public safety, the below table addresses potential impacts identified in the Guideline.

Table 12: Social impacts relating to crime and public safety

Potential impacts	Applicability to the proposal
Clear and accessible path to travel to shops and transport options	The proposal would introduce a range of shops accessible via through-site links and a new public domain. Buchan Avenue connects the site via a straight, accessible route to Edmondson Park Railway Station and other shops beyond it.
Community cohesion and familiarity	The proposal would introduce a new population on-site, adding to significant change to the Edmondson Park community, and therefore its cohesion and familiarity. The introduction of public facilities on-site, particularly the new library, would help to promote cohesion and familiarity in this context.
Domestic violence	An increased population would bring increased risk of domestic violence incidence. CPTED principles are used to decrease the risk of this crime within shared spaces of the development.
Population clustering	The proposal would introduce a new population on-site, on a scale that could be considered a population cluster. This would be mitigated by the inclusion of shops, services, and shared spaces on-site, which would support a balanced community. In addition, the mixed-tenure nature of the proposal would facilitate a mixed community on-site.
Substance consumption or abuse	An increased population would bring increased risk of substance consumption or abuse incidence. CPTED principles are used to decrease the risk of this crime within shared spaces of the development. A liquor licence is not expected to be applied for on-site; should this change, it is recommended that implications for substance consumption or abuse be considered.
Public violence	An increased population would bring increased risk of public violence incidence. CPTED principles are used to decrease the risk of this crime within shared spaces of the development
Usability of streets or outdoor space	The proposal would increase the usability of streets and outdoor spaces, by introducing new outdoor spaces and public domains, while introducing land uses that attract people to navigate through the area.
Lay-out of master plan to ensure CPTED principles are met	Master-planning for the site generally accords with CPTED principles. This CPTED Report makes recommendations to ensure that CPTED principles are fully met.

CONCLUSION AND RECOMMENDATIONS

4.0 CONCLUSION AND RECOMMENDATIONS

This CPTED Report has been undertaken by HillPDA to assess the potential crime impacts of the construction of a new multi-stage residential project at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park (known as Sites 3, 4 and 5) (the site). The proposed development comprises a mix of shop-top housing, residential flat buildings, co-living housing, and affordable housing, together with public domain improvements including a new publicly accessible plaza, a public library, and through-site pedestrian links. HillPDA has analysed the development and its local context, policy context, crime profile and built form, to reach the following conclusions:

- Council plans identify a range of strategies and considerations regarding local crime, recognising that population growth in areas like Edmondson Park lead to increased crime risks
- Edmondson Park is a highly diverse, family-oriented community, with high levels of social advantage. It is set to grow significantly from a range of developments including the proposal
- Relevant land uses near the site include a range of educational facilities, Edmondson Park Railway Station, and Ed Square (a mixed-use town centre) beyond it
- Edmondson Park exhibits generally very low crime rates, except for increased trends of stealing from motor vehicles
- The site is near relative hotspots for domestic assault, theft, and stealing from motor vehicles, with crimes concentrated around some housing near the site, as well as Edmondson Park Railway Station and nearby Ed Square
- The site currently has relatively effective access control and space management. It has poor surveillance and space management, owing to its vacant status
- Development would improve **surveillance**, by providing more on-site vantage points and formal surveillance, activating the site, and leading to more people circulating around it to support passive surveillance
- Development would feature **access control** between public, semi-public, and non-public spaces, but recommendations should be followed to ensure effective control
- The proposal would support **territorial reinforcement**, by introducing new built features that would promote a sense of collective ownership among residents, workers, and visitors
- Development would likely improve **space management** by including new buildings and landscaping that are expected to be consistently maintained.

The proposed development would increase density on-site, inherently increasing crime risks. However, it is expected to be designed using features that contribute to a safe built environment. To ensure that the proposed development minimises crime on-site, the following recommendations are made.

- Install CCTV in all common areas, entries/exits, and parking areas in both buildings
- Use artificial lighting throughout and surrounding the site, to ensure adequate lighting at night
- Incorporate vegetation that does not block lines of sight at average adult human head-height at Jericho Garden and through-site link in sub-site 3
- At upper ground floor/level 1 interfaces between sub-site 3's communal open spaces and public spaces, install gates and fences that block public access, while enabling mutual visibility
- Restrict access from planter areas around the corners of each tower on level 5 of sub-site 4 and level 2 of sub-site 5

- Use design cues to attract people to public and semi-public spaces throughout the site, while conveying apartments and ground floor communal space on sub-site 5 as non-public spaces
- Ensure that all access to non-public areas across the site is restricted via keys and intercoms
- Use signage and other visual cues to signal the transition between private spaces and the public domain
- Consider the design of the food and beverage retail tenancy on sub-site 5 fronting Buchan Avenue, as well as implications for substance consumption or abuse, if a liquor licence is eventually applied for during operation
- Ensure that every component of the development operates under a Plan of Management with clear provisions for dealing with rubbish, potential vandalism, and repairs, as needs arise.



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