



Crime Prevention Report

19A Evans Ave,
Eastlakes

April 2026

Prepared for Builtcom Developments Eastlakes Pty Ltd
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1. Introduction

This Crime Prevention Through Environment Design (CPTED) assessment accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* in support of an application for a State Significant Development Application (SSDA).

The SSDA is for the construction of a mixed-use development at 19A Evans Ave, Eastlakes (the site). Specifically, this CPTED report refers to application number SSD-90572458 and it is associated with SEARs item number 18.

1.1 Applicant Details

The applicant details for this SSD are listed below.

Table 1 Proponent details

Details	
Proponent Name	Builtcom Developments Eastlakes Pty Ltd

1.2 What is a crime risk assessment?

This Crime Risk Assessment report has been prepared by Principle Planning and Urban Design (PPUD) on behalf of Builtcom Developments Eastlakes Pty Ltd to accompany a State Significant Development Application (SSDA) for the development of a mixed-use development of approximately 877 dwellings at 19A Evans Ave, Eastlakes.

This report has been prepared to satisfy the requirements of the Secretary's Environmental Assessment Requirement no.18. Social Impact. This document sets out measures to demonstrate how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.

In April 2001 the NSW Department of Infrastructure, Planning and Natural Resources introduced "Crime prevention and the assessment of development applications" guidelines under Section 4.15 of the Environmental Planning and Assessment Act, 1979. Those guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The NSW Police Service has produced a document titled 'Safer by Design - A Practical Guide to Crime Prevention Through Environmental Design'. The guidelines contain two parts. Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained Police, and Part B outlines basic crime prevention through environmental design (CPTED) principles and strategies that can be used by consent authorities to justify proposals to minimise risk. The above guidelines have been considered in conjunction with the Bayside Development Control Plan 2022 (BDPC 2022) to assess crime risk and prevention for the proposed development.

A Crime Risk Assessment is an evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions will determine the choice and appropriate mix of CPTED strategies.

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

- **Section 2** identifies the methodology used to prepare this report;
- **Section 3** provides details of the site and its setting;
- **Section 4** describes the proposed development;
- **Section 5** addresses Part A of the guidelines by providing crime statistics and socio-economic data for the locality;

- **Section 6** identifies the CPTED principles;
- **Section 7** addresses Part B of the guidelines by evaluating the proposal against CPTED principles and identifying opportunities to introduce measures to minimise the risk of crime; and
- **Section 8** provides our conclusions.

2. Methodology

2.1 Overview

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

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

A profile of the crime risk of the locality is provided at Section 5, while an evaluation of the project against CPTED principles, and measures to implement those principles, is provided at Section 7.

2.2 Methodology

This report has been prepared utilising the following approach:

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

2.3 Authorship

The report has been prepared by Carlo Di Giulio (Director) who has completed the Safer By Design training course conducted by NSW Police.

3. Site Details

3.1 Site Description

The site is originally known as the Eastlakes Shopping Centre, is located in the Bayside Local Government Area (LGA) with street addresses at 19A Evans Avenue and 193A Gardeners Road, Eastlakes. Major Projects Approval MP09_0146 (MP09_0146) applies to the entire site. This approval allowed for a multi-storey mixed-use development inclusive of shops and residential apartment developments.

The original site is divided into two landholdings, referred to as the 'North Site' and the 'South Site', which are separated by Evans Avenue. The boarder site comprises 2 lots, legally described as Lot 30 in DP1246820 (South Site) and Lot 4 in DP1230963 (North Site), that covers an area of approximately 24,053m². An aerial photo of the site is shown in Figure 1.

The South Site, to which this report relates, currently contains a single-storey shopping centre and associated car parking, with vehicular access from Barber Avenue to the south and Evans Avenue to the north. A delivery dock and service area are also access via Barber Avenue. These facilities are currently being demolished.



Figure-1: Site Aerial (Source: SDT Explorer/PPUD, 2026)

3.2 Local Context

The South Site, being the subject site, is located at the corner of Barber Avenue and Evans Avenue, immediately to the east of Jack Munday Reserve. The proposed development is submitted under the Housing Delivery Authority (HDA) pathway as a State Significant Development application.

The site is known as the Eastlakes Shopping Centre at 19A Evans Avenue, Eastlakes and situated within Bayside Local Government Area (LGA). Legally, the property describes Lot 30 in Deposit Plan 1246820.

The subject site is irregularly shaped, encompassing a total area of 17,956m². The site comprises a frontage of 142.655m along Evans Avenue, a 147.775m eastern frontage to Barber Avenue, a 121.85m southern frontage along Barber Avenue, and a 148.405m boundary adjoining Jack Munday Reserve.

To the north of Evans Avenue, a range of amenities and facilities, including retail outlets such as Aldi and Woolworths, are situated directly opposite the subject site. A local context map is provided in Figure 2.



Figure-2: Local Context (Source: SDT Explorer / PPUD, 2026)

4. The Proposal

4.1 Proposed Development

The proposed development is for a mixed-use development comprising of a two-storey podium containing specialty retail and commercial tenancies on ground level and second level, with four 14- to 18-storey residential buildings above the existing ground level. The development includes communal open space on Levels 4, 14, 17, and 18, as well as 1223 number of car parking spaces within four levels of basement (the basement structure was proposed as part of an early works SSD application). The proposal comprises of a total of 736 dwellings inclusive of 74 affordable dwellings, 521 market housing and 215 Build-to-Rent (BTR) dwellings. Some dwellings will function as dual-key units which could increase the total number of dwellings to 877. The development also includes stratum and strata subdivision at 19A Evans Avenue, Eastlakes.

Table 2 Development Statistics

ELEMENT	PROPOSAL
Site Area	17,956 sqm
Gross Floor Area	95,073 sqm
FSR	5.29:1
Maximum Height	62.9 metres
Total number of storeys	19 storeys 4 levels of basement car parking
Total dwellings	736 dwellings: • 2 x Studio • 233 x 1-bedroom apartments • 347 x 2-bedroom apartments • 154 x 3-bedroom apartments The 736 dwellings include 521 market housing and 215 Build-to-Rent (BTR) dwellings.
Basement Carparking	Four levels of basement carparking with 1,223 car spaces: • 708 residential spaces • 515 retail/commercial spaces
Proposed Bicycle Spaces	1021 spaces: • 816 residential • 205 retail/commercial
Proposed Motorbike Spaces	25 spaces

5. Crime Risk Assessment

5.1 Overview

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

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

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

5.2 Bayside Council Local Government Area

Bayside Council is situated within Sydney's eastern city district, approximately 7 kilometres from the Sydney CBD. The Bayside Council LGA is bounded by the Randwick City Council LGA to the east, Georges River Council LGA to the west, Inner West Council LGA to the north, City of Sydney LGA to the northeast, Canterbury-Bankstown Council LGA to the northwest, and Botany Bay to the south.

The Bayside Council LGA is predominantly residential and industry but also gets its Sydney Airport in Mascot as one of its suburbs. It encompasses a total land area of approximately 50.64 square kilometres, of which a small proportion contains public parks, bushlands or reserves.

The Bayside Council LGA is served by the M1, M5 and M8 Motorway, the A1 & A36 roads, Gardeners Rd, Foreshore Rd, Botany Road, Wentworth Ave, Page St, Botany Rd, etc. Both airline and train & metro services are accessible in this LGA. Major features of the LGA include Sydney Airport, Botany Bay, Brighton-Le-Sands Beach, Dolls Point Beach, Botany Dams, Astrolabe Park, St George Sailing Club, Bonnie Doon Golf Club, The Lakes Golf Club, and various harbours, wharves and marinas.

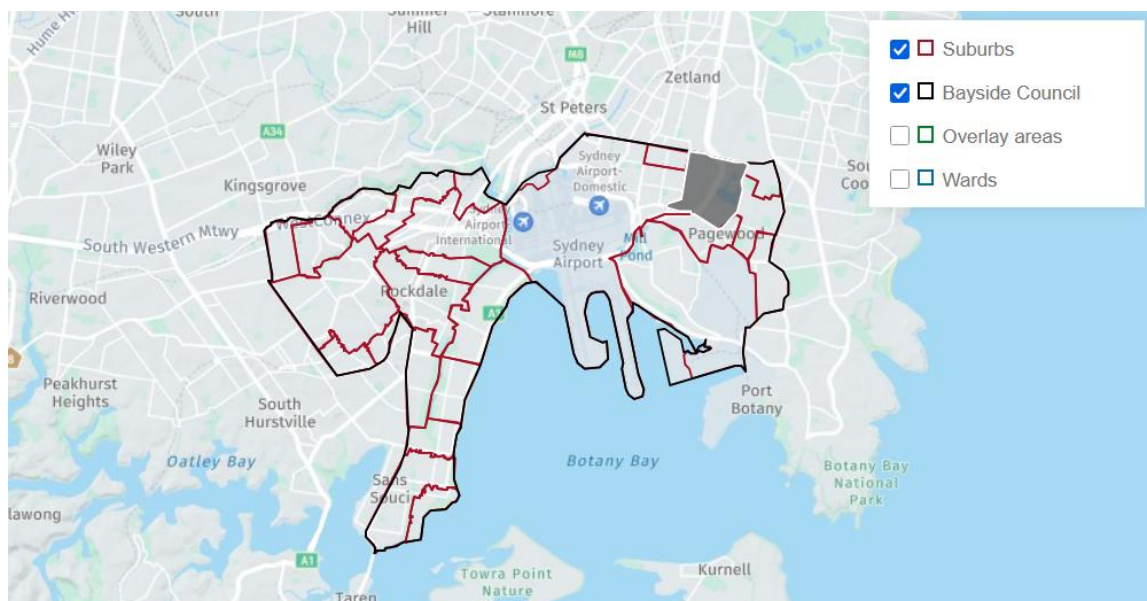


Figure 3: Bayside LGA outlined in black and Eastlakes highlighted in grey (Source: Profile ID / PPUD, 2026)

5.3 Bayside Profile Area

Bayside Council LGA comprises of eleven (29) suburbs, including Arncliffe, Banksia, Bardwell Park, Bexley, Bexley North, Botany, Banksmeadow, Brighton-Le-Sands, Kyeemagh, Carlton, Daceyville, Eastlakes, Hillsdale, Eastgardens, Kingsgrove, Kogarah, Mascot, Monterey, Pagewood, Ramsgate, Ramsgate Beach, Rockdale, Roseberry, Sandringham, Dolls Point, Sans Souci, Turrella, Bardwell Valley and Wolli Creek.

The subject site is situated in the suburb of Eastlakes, generally bordered by Gardeners Road to the north, Astrolabe Park and Bonnie Doon Golf Club to the east, the Wentworth Avenue to the south, and Maloney Street to the east.

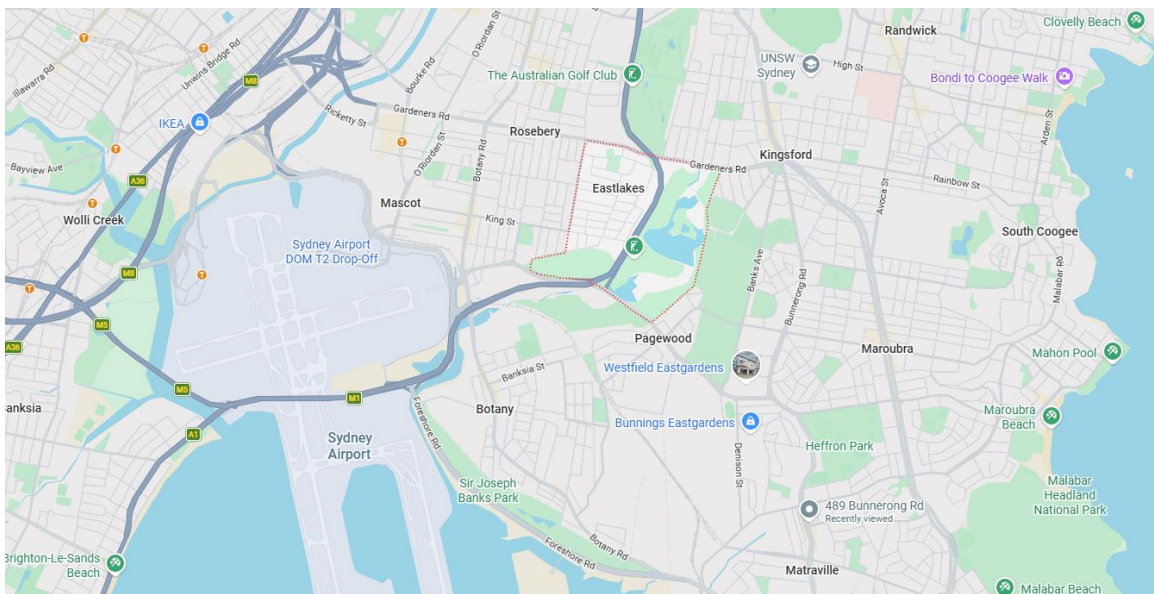


Figure 4: The suburb of Eastlakes and the Bayside profile area (Source: Google Maps, 2026)

5.4 Demographic Profile

The community profile provides secondary data that creates a greater understanding of the characteristics of communities potentially impacted by the project. With the addition of community engagement inputs and research from the literature review including technical reports, the demographic profile informs the social baseline.

The primary source of data for the community profile is the Australian Bureau of Statistics (ABS) 2021 Census. Additional data from other sources has been collected as necessary to provide a commentary on the social locality.

Selected community profile characteristics are presented below.

In 2021, there was a population of 6,347 usual residents living in 2,938 dwellings with an average household size of 2.38 in Eastlakes. The population is projected to change to 6,324 in 2025.

Household type

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Eastlakes - Total households (Enumerated)		2021			2016			Change
Households by type		Number	%	Bayside Council area %	Number	%	Bayside Council area %	2016 to 2021
 Couples with children		747	28.3	28.8	867	31.8	31.7	-120
 Couples without children		502	19.0	24.7	448	16.4	23.0	+54
 One parent families		292	11.0	9.6	316	11.6	10.1	-24
Other families		48	1.8	1.8	57	2.1	1.8	-9
 Group household		122	4.6	6.2	160	5.9	5.9	-38
 Lone person		785	29.7	24.0	742	27.2	21.7	+43
Other not classifiable household		136	5.1	4.3	127	4.7	4.9	+9
Visitor only households		12	0.5	0.6	12	0.4	0.8	0
Total households		2,644	100.0	100.0	2,729	100.0	100.0	-85

Figure 5: Eastlakes household type data from ABS (Source: Profile ID, 2026)

Change in household type, 2016 to 2021

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Eastlakes

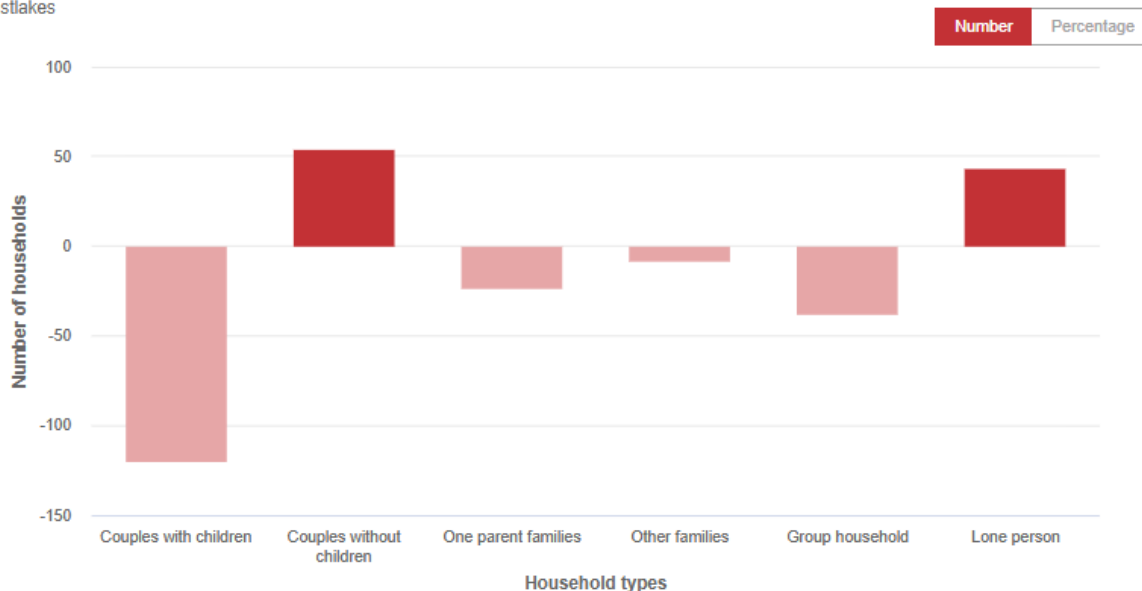


Figure 6: Change in household type from 2016 to 2021 from ABS (Source: Profile ID, 2026)

Couples with children are the dominant household type from 2016 to 2021 as shown in Figure 5. Apart from the increase in the number of 'couples without children' and the one of 'lone person', all other household types decreased from 2016 to 2021 as shown in Figure 6.

Forecast population

Bayside Council

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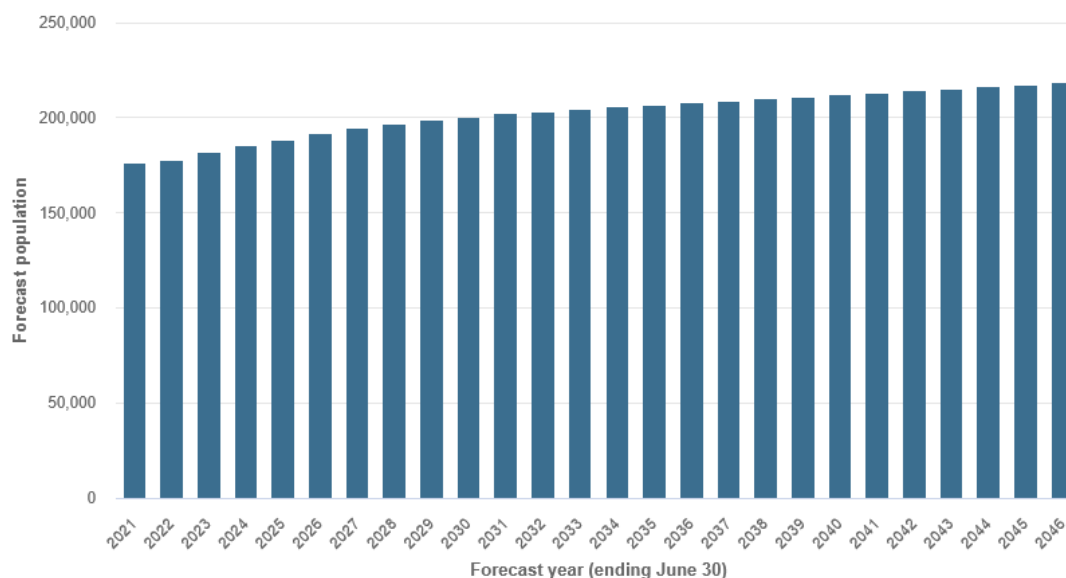


Figure 7: Bayside LGA Population Projections from 2021 to 2046 (Source: Profile ID, 2026)

As shown in Figure 7, the population increases from 2021 to 2026 and keeps increasing from 2026 to 2046. It is expected that the population will increase from 191,448 in 2026 to 217,886 in 2046 in the Bayside Council LGA.

Age structure - service age groups, 2021

Total persons

Eastlakes Bayside Council area

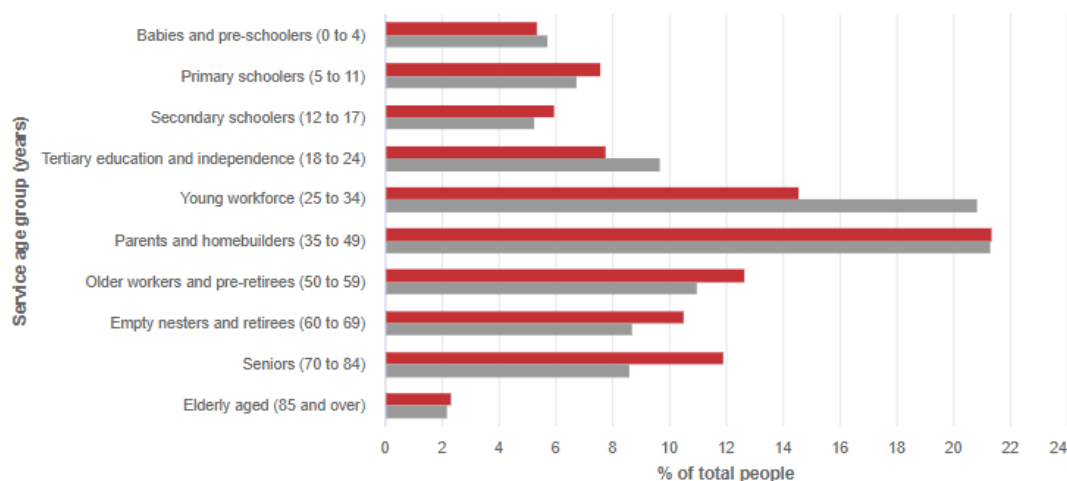


Figure 8: Service age groups in Eastlakes and Bayside Council area (Source: Profile ID, 2026)

As shown in Figure 8, the largest percentage of the age structure in Eastlakes is 'Parents and homebuilders' (age from 35 to 49) and the largest percentage in Bayside Council area is the same with Eastlakes.

Change in age structure - service age groups, 2016 to 2021

Eastlakes - Total persons

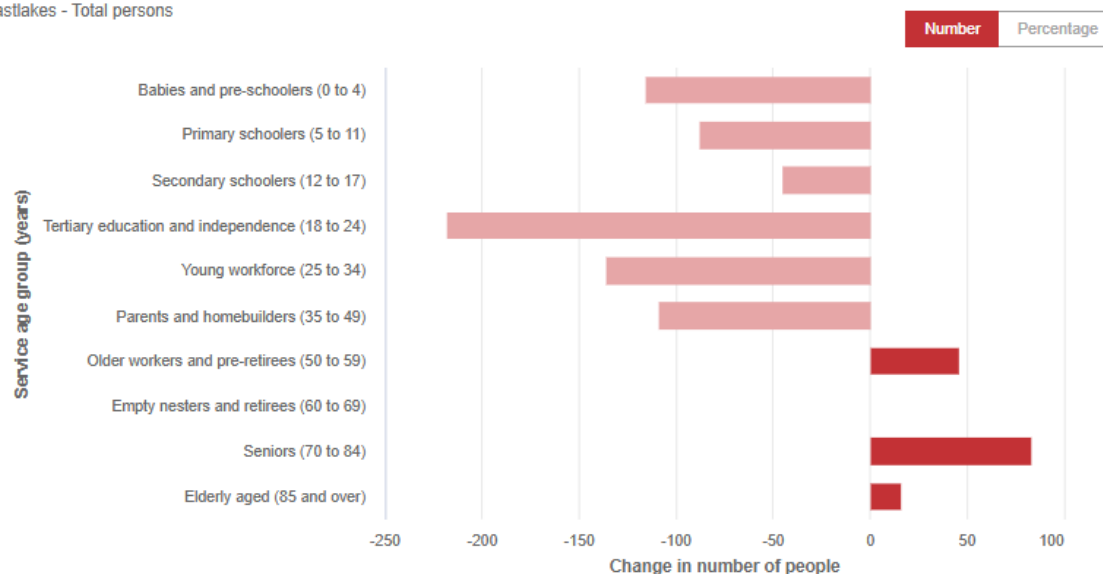


Figure 9: Percentage of change in age structure in Eastlakes from 2016 to 2021 (Source: Profile ID, 2026)

As shown in Figure 9, 'Seniors' (70-84 years) have the largest growth between 2016 and 2021. However, 'Babies and pre-schoolers' (0-4 years) and 'Primary schoolers' (5-11 years) has decreased, when 'Tertiary education and independence' (18-24 years) saw the largest decrease in its number.

Relative social disadvantage in Eastlakes is relatively high, with the largest proportion with no qualification (39.3%) compared to the Bayside Council area (33.7%).

In 2021, the dominant weekly household income range was \$2,000 to \$2,499. Within Eastlakes, there were 9.7% of the population falling in that range, lower than the one in the Bayside Council area which was 12.5%.

51.6% of people in Eastlakes were born overseas, compared with 48.1% in Bayside Council area. The largest non-English speaking country of birth in Eastlakes was China, consisting 12.7% of the population.

The Socio-Economic Indexes for Areas (SEIFA) Advantage and Disadvantage for Castlecrag in 2021 was 952.1 while the SEIFA for Bayside Council is 1,044.5. It indicates that both Eastlakes and Bayside Council LGA have medium levels of advantage, and medium levels of disadvantage.

5.5 Local Crime Profile

The NSW Bureau of Crime Statistics and Research (BOCSAR) is a statistical and research agency within the Department of Attorney General and Justice. The Bureau maintains a data base which consists of criminal incidents reported to police and recorded on the NSW Police Force's Computerised Operational Policing System (COPS). The selection of BOCSAR crime statistics for Eastlakes for the period January 2023 to December 2025 is presented below. Data for NSW is provided for benchmarking purposes.

BOCSAR's crime statistics consist of criminal incidents reported to or detected by police and recorded on the NSW Police Force's Computerised Operational Policing System (COPS). While this system is used for recordkeeping for all police operations, not just for criminal matters, BOCSAR only reports on criminal incidents and selected policing activities. BOCSAR's crime statistics therefore do not capture crimes that are not recorded on COPS. The Australian Bureau of Statistics conducts regular crime and victim surveys which attempt to capture a snapshot of both reported and unreported crimes.

BOCSAR's standard quarterly publications report on 13 major offence categories, which include serious personal violence and property offences.

In this CPTED, BOCSAR's 'crime mapping tool' has been used to provide a table and visual representation of data on criminal incidents in Eastlakes.

The incidents of crime presented for this CPTED include:

- Assault
- Robbery
- Sexual Offences
- Theft (including theft from dwelling, steal from person)
- Malicious damage to property.

The 2025 Estimated Resident Population for Eastlakes was 6,324, with a population density of 3,189 persons per square km.

The following table provides statistical data for Eastlakes during the period of January 2024 to December 2025. Also included for that same period is the equivalent statistics for the whole of NSW, allowing for a degree of comparison to enable the local statistics to be placed in a broader context.

Table 3 NSW BOCSAR Crime Statistics for January 2024 to December 2025 (2-year trends*)

Incident (rate per 100,000 persons)	Eastlakes			Bayside Council LGA			New South Wales		
	Year to December 2024	Year to December 2025	2 Year Trend	Year to December 2024	Year to December 2025	2 Year Trend	Year to December 2024	Year to December 2025	2 Year Trend
Assault	858.8	954.2	Stable	616	536.4	Down 12.9% per year	897.5	879.1	Stable
Robbery	31.8	15.9	Not calculated*	14.5	10.8	Stable	23.3	21.2	Down 9% per year
Sexual offences	206.7	206.7	Not calculated*	118.9	130.2	Stable	244.1	255.8	Stable
Theft	1669.8	1924.3	Stable	1694.1	1742.5	Stable	2217.5	2135.9	Down 3.7% per year
Malicious damage to property	636.1	1049.6	Stable	364.2	345.4	Stable	575.1	588.8	Stable

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

(Source: NSW Bureau of Crime Statistics and Research)

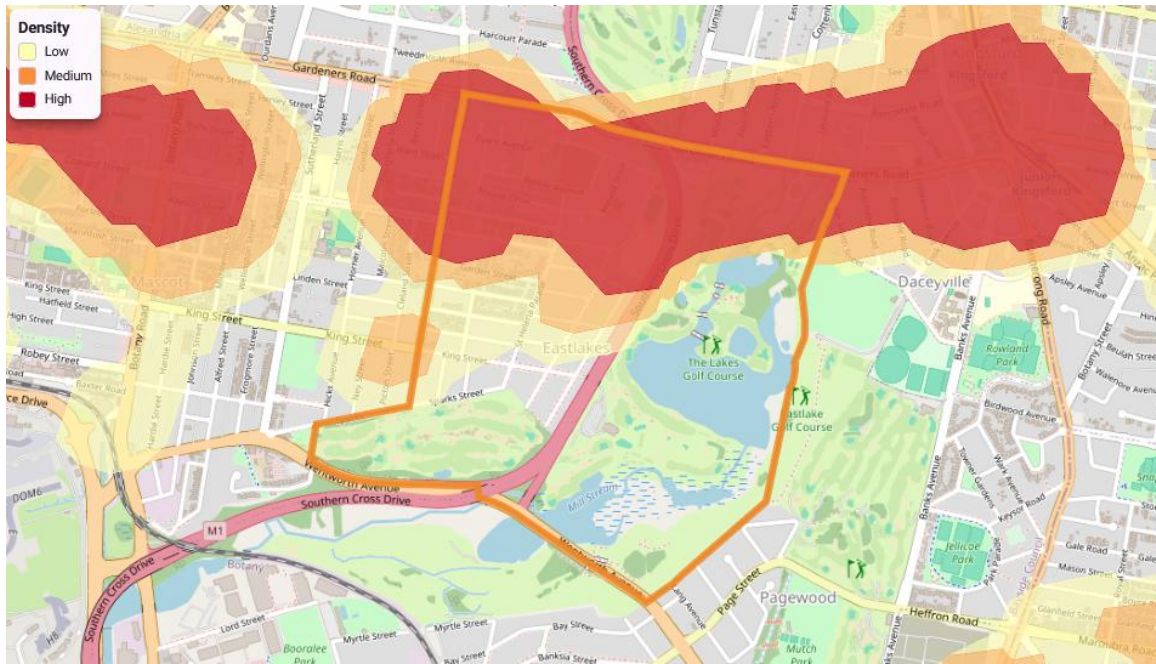


Figure 10: Hot Spot Map – malicious damage to property in Eastlakes 2023-2025 (Source: BOCSAR, 2026)

Figure 10 shows that in Eastlakes, to the north part of the suburb the rate of malicious damage to property is high while the one for the southern part is negligible.

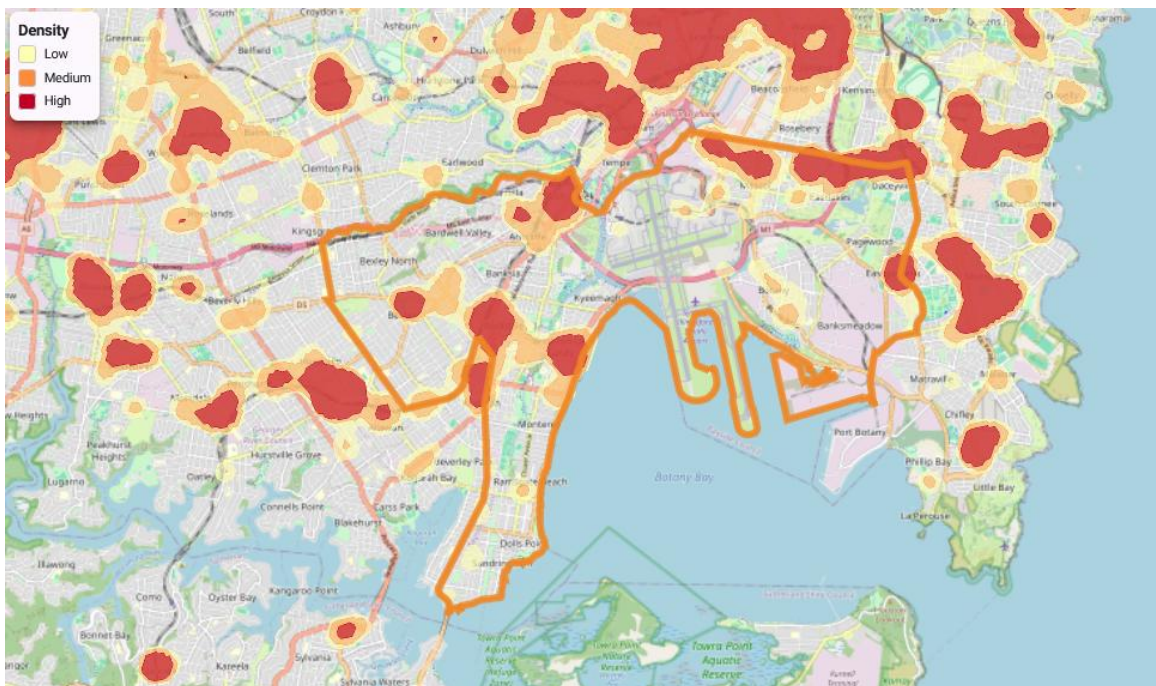


Figure 11: Hot Spot Map – malicious damage to property within Bayside council LGA 2023-2025

(Source: BOCSAR, 2026)

Figure 11 indicates that in the Bayside council LGA, high density of malicious damage to property occurs in the Eastgardens, Daceyville, Mascot, Brighton-Le-Sands, Bexley, Rockdale, Arncliffe, and Banksia.

Index of Relative Socio-economic Advantage and Disadvantage

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Local Government Areas in New South Wales

2021 Local Government Area	2021 Index
Woolahra	1,176
Mosman	1,169
Kiunga-gai	1,165
North Sydney	1,164
Waverley	1,163
Lane Cove	1,162
Hunters Hill	1,156
Willoughby	1,142
The Hills Shire	1,138
Sydney	1,128
Northern Beaches	1,126
Inner West	1,118
Canada Bay	1,116
Hornsby	1,118
Randwick	1,113
Ryde	1,098
Sutherland Shire	1,090
Parramatta	1,070
Strathfield	1,066
Yass Valley	1,062
Queanbeyan-Palerang Regional	1,062
Kiama	1,061
Burwood	1,050
Camden	1,050
Georges River	1,048
Bayside Council area	1,045
Bayside (NSW)	1,045
Blue Mountains	1,042
Wingecarbee	1,031

Figure 12: Index of Relative Socio-economic Advantage and Disadvantage of LGAs in NSW (Source: Australian Bureau of Statistics, 2021)

Figure 12 shows that the Bayside Council LGA ranks 26th among the most advantaged LGAs in NSW, based on Census measures of relative socio-economic advantage and disadvantage. Figure 13 indicates that Eastlakes ranks among one of the least advantaged suburbs within the LGA, with a SEIFA index score of 952.1.

In conclusion, the Socio-Economic Indexes for Areas (SEIFA) indicates that the Bayside Council LGA exhibits a moderate level of socio-economic advantage relative to other LGAs in NSW. Within the LGA, Eastlakes ranks as the second least advantaged suburb.

Crime rates within the Bayside Council LGA are moderate overall, as illustrated in Figure 12. However, Figure 12 identifies the northern part of Eastlakes as a key crime hotspot within the LGA. While any level of crime is undesirable, the data indicates that crime incidence in Eastlakes is relatively high. Table 3 shows that theft is the most common offence in Eastlakes.

The area's demographic profile and crime rates suggest that the proposed development may be at a relatively higher risk of attracting criminal activity. Accordingly, crime prevention through environmental design strategies will be addressed in the following sections of this report.

Index of Relative Socio-economic Advantage and Disadvantage

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Bayside Council's small areas and benchmark areas

Area	2021 Index	Percentile
Mascot Station Precinct	1,126.8	98
Wool Creek	1,115.2	97
Wool Creek - Barrie Street Precinct	1,107.5	96
Bardwell Park	1,101.4	96
Mascot	1,096.5	95
Botany - Bankmeadow	1,084.4	93
Pagewood (West)	1,081.8	93
Ward 2	1,077.4	92
\$SROC region	1,069.9	90
Pagewood	1,069.5	90
Sandringham - Dala Point	1,060.0	87
Monterey	1,059.3	87
Kingsgrove	1,048.3	83
Pagewood (East)	1,045.5	82
Greater Sydney	1,045.8	82
Ward 1	1,044.6	82
Bayside Council area	1,044.5	82
Bexley North	1,043.0	81
Hilldale - Eastgardens	1,040.0	79
Ward 5	1,039.6	79
Serra Soudi	1,039.0	79
Turnella - Bardwell Valley	1,037.5	78
Roadsberry	1,033.5	76
Arncliffe	1,033.4	76
Ramsgate - Ramsgate Beach	1,026.8	73
Ward 4	1,024.2	72
Banksia	1,022.9	71
Ward 3	1,022.9	71
Bexley	1,021.6	70
Carlton	1,020.6	70
Kogarah	1,020.4	70
Brighton-Le Sands - Kynsengh	1,018.2	68
New South Wales	1,016.0	67
Rockdale	1,012.2	65
Australia	1,002.6	60
Eastlakes	952.1	31
Osneyville	814.5	3

Figure 13: Index of Relative Socio-economic Advantage and Disadvantage of Bayside Council's small areas (Source: Australian Bureau of Statistics, 2021)

6. Principles of CPTED

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

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

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

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

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

These principles are identified in the "Crime prevention and the assessment of development applications Guidelines under section 4.15 of the Environmental Planning and Assessment Act 1979" issued by the (former) Department of Urban Affairs and Planning, and as noted in Table 4 below:

Table 4 CPTED Principles

Principle	Intent
Surveillance	The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Offenders are often deterred from committing crime in areas with high levels of surveillance.
Access control	Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not to go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.
Territorial reinforcement	Community ownership of public space sends positive signals. People often feel comfortable in and are more likely to visit places which feel owned and cared for. Well maintained places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.
Space management	Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned-out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

7. CPTED Evaluation

7.1 Overview

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

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

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

In general, the proposal has been designed to take into consideration these principles described below. This approach will allow residents, employees and visitors to feel safer and more comfortable within and around the subject site.

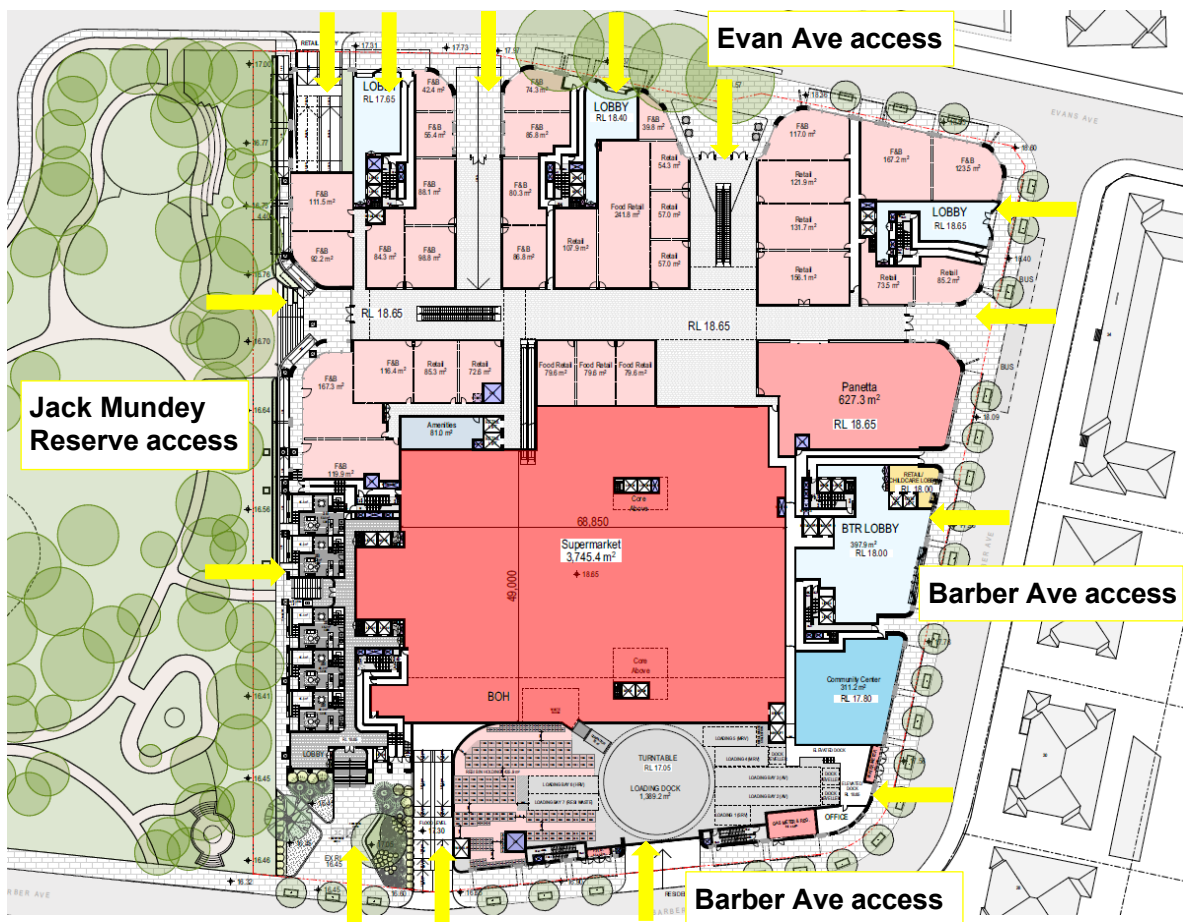


Figure 14: Proposed ground floor plan (Source: DKO / PPUD, 2026)

7.2 Surveillance

This principle provides that crime targets can be reduced by effective surveillance, both natural (passive) and technical. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance. Surveillance relates to the internal and external layout of a building.

7.2.1 Evaluation

- The current proposal consists of multiple pedestrian access points for residents and visitors via Evan Ave and Barber Ave which are a relatively quiet local roads shown in Figure 14, and the two vehicle accesses are at the northwest and southwest corner of the site. Another two access points including one for commercial space and one for residential units are via the Jack Munday Reserve, which forms an important part of the local walking network. The accesses are shown in Figure 14.
- The ground level retail/commercial tenancies, as well as the upper residential dwellings within balconies, will provide substantial passive surveillance of the subject access points and the proposal general. Nevertheless, ample lighting should be provided throughout all access points, as well as CCTV. This is particularly the case for the Jack Munday Reserve access given it is relatively obscure.



Figure 15: Pedestrian footpath located to the north of the subject site along Evans Avenue (Source: PPUD, 2026)



Figure 16: View towards the eastern portion of the subject site from Barber Avenue (Source: PPUD, 2026)



Figure 17 View towards the southern portion of the subject site from Barber Avenue (Source: PPUD, 2026)



Figure 18: Western boundary adjoining Jack Munday Reserve (Source: PPUD, 2026)

7.2.2 Recommendations

Lighting:

- Ensure all external and internal lighting meets the minimum Australian and New Zealand Standards and in particular the objectives for crime and fear reduction as outlined in Australian Lighting Standard AS/NZ 1158 for public streets and pedestrian areas.
- Install adequate lighting at all entry / egress especially main entries from street frontages as well as

Jake Munday Reserve. Lighting shall focus on pedestrian links to the building, and the open space thoroughfare from the Jack Munday Reserve.

- The pedestrian thoroughfare shall be suitably lit between sunset and dawn 7 days a week.
- Ensure lighting is not concealed or screened out by landscaping, and ensure trees are maintained to preserve appropriate site lines.
- Install a physical barrier restricting access outside of business hours.
- At least 2 security personnel shall patrol the entire site from 7.30am to midnight, 7 days a week. The security personnel shall oversee both the ground and first floor retail/commercial areas, as well as the podium level communal open spaces.

Natural Surveillance:

- Promote natural surveillance via balconies overlooking building entries, and over the Ground Floor communal open space.

CCTV:

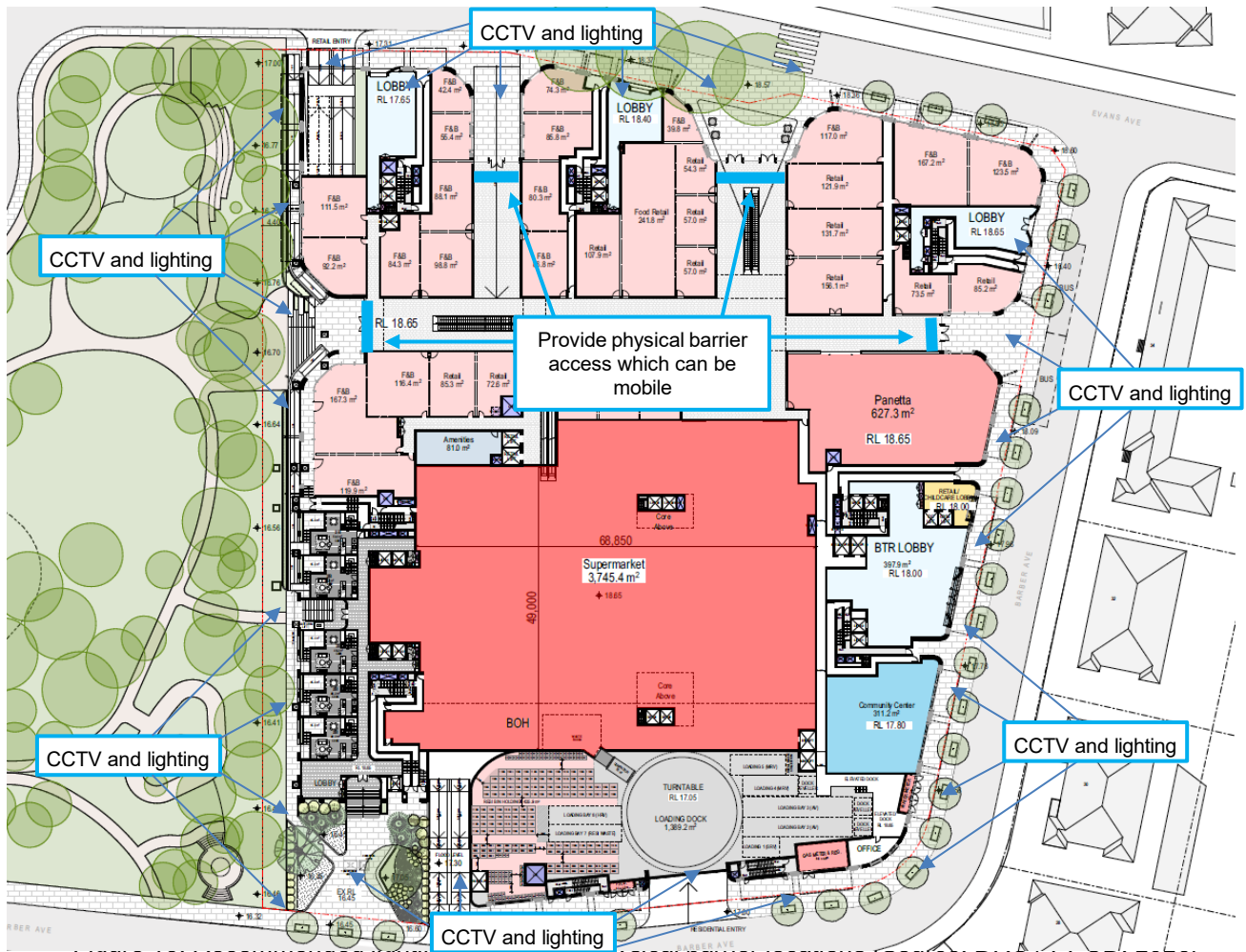
- Ensure building and vehicle entries, lift lobbies, and mail areas are monitored via CCTV.
- Ensure the car parking area, including lift lobbies and basement levels are monitored by CCTV.
- Ensure all communal open spaces such as the podium and the roof top are monitored by CCTV.
- Signage should be installed to identify permanent surveillance of these areas.
- Install number plate recognition equipment at the entry/exit of the basement.

Landscaping:

- Ensure regular maintenance of landscaping.
- Avoid the inclusion of high walls that may create concealed or recessed areas.
- Ensure landscaping maintains effective sight lines through the site by allowing low height shrubs or high canopy trees only.

Concealment:

- Reduce the opportunity for hiding in bushes and landscaping in secluded areas via low planting or taller trees and canopies.
- Concave mirrors will be installed at the driveways for the safety of both pedestrians and drivers.



7.3 Access Control

Access control refers to interventions that improve the perimeter security of locations. Specific strategies can include installing or upgrading physical security (such as installing perimeter fencing or self-closing secure doors) or restricting access to an area during certain times. Natural strategies like gardening landscapes and access pathways can also be used to control access by restricting or directing the movement of people with barriers.

7.3.1 Evaluation

- The development provides entry / egress points to the building directly from Evan Ave, Barber Ave and the Jack Munday Reserve. All entries provide direct access to surrounding roads or pedestrian routes.
- Access points to the residential facility are positioned in areas where it is anticipated there will be the most available passive surveillance. Access controls will be required to demarcate entry and egress points, as well as the car park, into the development.
- Electronic security mechanisms will be provided to control access as appropriate to various building components including residential lobby entrances, communal areas, car parking facilities, stairways, lifts, the external entrance to the communal open space and the through site link.

7.3.2 Recommendations

Designated fob access:

- Fob access should enforce restricted access to residential lobbies and lifts, residential premises, basement car park and loading areas.
- Recode and reissue fobs once every 12 months for occupants who has ownership or occupation entitlements.

Landscaping:

- Large trees should not be planted immediately adjacent to balconies to prevent the vegetation being used as a “ladder”.

Communal open space areas:

- These areas should be clearly designated with signage to identify who should be using communal spaces and when the spaces are accessible.

Signage:

- Provide signage identifying restricted and monitored areas, including in the car park.
- Signage on the residential through link to advise of the times that access is available.
- Maximise the aesthetic quality of entry / egress points to ensure they are inviting and accessible.

Security:

- Access controls such as gates and doors must be designed and fitted to meet the relevant Australian Standards.
- Ensuring the building lobby, service areas, loading bays and car park entries including the residential car park entry are appropriately monitored and secured where necessary to prevent unauthorised access.
- Security shall be provided throughout the accessible areas at ground level. A physical barrier shall be provided, as shown in Figure 19, outside of any business hours.
- Number plate recognition shall be provided at the basement entry.

7.4 Territorial Reinforcement

Well used places also reduce opportunities for crime and increase risk to criminals. Community ownership of public space sends positive signals. Ownership cues are heightened, and fear can be reduced amongst residents through the personalisation, marking, maintenance and decoration of a building. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space.

Territorial reinforcement methods should be subtle and blend into facades and place. The high quality of the finishes, surveillance and well-maintained materials also help engender a feeling of safety and provide a level of community ownership.

7.4.1 Evaluation

- The design shall encourage people to gather in publicly accessible areas, as is likely to be the case with the ground floor outdoor dining areas and retail tenancies.
- The design shall portray clear transitions and boundaries between public and private space.
- Clear design cues on the user of the space and its purpose.

7.4.2 Recommendations

- Space Management:
 - Barriers or similar shall be provided to demarcate the outdoor dining areas to reinforce the public domain from the private allotment. This can be physical barriers as well as landscape type barriers.
 - Include clear directional signage to the building entrance and to and from the residential through-site link.
- Car Park:
 - Clearly delineate spaces through signage, physical separation and painted elements on the ground to identify walkways and direction cues.

7.5 Space Management

Developments that are well managed and maintained are less likely to attract criminal activity. Space management ensures that space is appropriately utilised and well cared for, with strategies including activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned-out pedestrian lighting and the removal or refurbishment of decayed physical elements.

7.5.1 Evaluation

- It is anticipated that the building representative body, inclusive of a social housing provider, will include measures that enable management and maintenance.
- Build-to-Rent accommodation will form part of the proposed residential component, and it is recommended that the Build-to-Rent development be operated and managed by a well-organised professional management company.
- Manage the Build-to-Rent development through a well-organised professional management company and provide tenants with an appropriate Management Plan and ongoing guidance.
- It is recommended that security guards be provided on-site to patrol all public areas within the subject site.
- This should include a management / maintenance plan to ensure compliance with measures that reduce the potential for criminal activity.

7.5.2 Recommendations

- Regular maintenance of the premises, including cleaning up of litter or rubbish from the car parking areas and grounds.
- Guidelines shall be prepared to outline how occupants within the non-build to sell envelopes shall behave within communal areas in particular. The guidelines shall emphasis cleanliness and respect towards all other occupants. The guidelines shall form part of any lease and be agreed to by occupants.
- Communal areas shall not be accessible between the hours of 10.30am or 11am by any occupants, including residents or their visitors.
- CCTV monitoring and access control to reduce the potential for graffiti or vandalism including
 - rapid removal of any graffiti that may be undertaken on the site
 - regular checks of and rapid repairs to lighting and signage and any damage on the site

8. Conclusion

The proposal for the residential development at 19A Evan Ave, Eastlakes has been assessed in terms of potential for crime and opportunities for the application of Crime Prevention Through Environmental Design Principles.

The design of the proposal included CPTED principles which outlined recommendations to mitigate potential crime risk for the proposed development. In this report, site evaluation and mitigation measures have been assessed and proposed. Those recommendations include:

- Access control measures to ensure only residents and their visitors access residential areas such as using a fob which is recoded yearly, as well as number plate recognition at the basement entry.
- Increased lighting for all entrances, exits, the publicly access areas, within the basement, as well as communal open spaces. Lighting will be critical to/from the site's access along The Postern.
- Inclusion of security features such as CCTV coverage of external areas, entrances and communal areas, especially at the site's entrance to/from The Postern.
- Territorial reinforcement through clear signage.
- Secure doors or gates.
- Regular maintenance and repairs on the buildings and grounds with any damage or graffiti removed promptly.
- Manage the Build-to-Rent development through a well-organised professional management company and provide tenants with an appropriate Management Plan and ongoing guidance.

With the inclusion of the above and the implementation of typical CPTED principles, the proposed development is unlikely to result in any unreasonable impacts in terms of crime rates in the area. Conversely, with the recommendations stated above, the proposed development will provide its best endeavours to discourage crime within the locality.