



Crime Prevention Through Environmental Design (CPTED) Report

2 and 2A Bullecourt Avenue, Milperra

State Significant Development Application (SSDA)

Prepared for: Mirvac

Urbis staff responsible for this report were:

Director	Allison Heller
Associate Director	Melanie Feeney
Senior Consultant	Tate Crofts
Consultant	Rebekka McWhirter
Assistant Planner	Sophie Perrott
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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Executive Summary

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Ltd (Urbis) to accompany in support of a State Significant Development Application (SSDA) for a staged residential development at 2 and 2A Bullecourt Avenue (the site).

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979*, the likely impacts of a development are required to be considered and assessed as part of the planning process. This includes the impacts on the natural and built environments, as well as the social and economic impacts in the locality.

CPTED Assessment

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

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

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

- Northern Basin Park
- Central Park
- Southern Park
- Public domain, road network and streetscape interface
- Residential

Conclusion

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

The assessment found that the proposal is aligned with the Canterbury–Bankstown Development Control Plan and other relevant policy frameworks, which seek to enhance connectivity and improve local amenity. It also incorporates the four CPTED principles: surveillance, access control, territorial reinforcement, and space and activity management. By improving access to amenity within Milperra, the proposal is expected to support greater activation and contribute positively to the suburb's overall vibrancy.

Recommendations to further enhance the proposal's alignment with CPTED principles include:

Surveillance

- Incorporate lighting in any areas intended for nighttime use (such as sensor lighting along the entry pathways, or any seating areas in communal areas) to increase perceptions of safety and avoid dark areas which may act as points of entrapment. In particular:
 - Ensure that lighting is permanently on, or movement activated, along pedestrian paths, carpark and public transport access points to provide visibility at night.

- Seating should be positioned along the main footpath and around the basin to encourage legitimate use of the space and provide opportunities for passive surveillance. Benches should be placed in locations with clear sightlines to other park areas, paths, and entrances, avoiding hidden or obscured spots.
- Consider incorporating further seating options throughout the park, particularly at high use areas such as the playground and oval. The inclusion of additional seating can encourage longer-stay use and deliver greater levels of accessibility, enhancing opportunities for passive surveillance and regular usage.
- Consider embellishments such as bubblers, bins, and dog waste bins to encourage longer-stay use. These embellishments can lengthen the duration of visitor's stay, increasing opportunities for passive surveillance while also increasing regular levels of activation. These embellishments can also increase the ability for visitors to care for the park, contributing to a greater perception of a well-maintained and cared for space. This can be considered during detailed design stages.
- Design lighting to ensure all activity and areas intended for nighttime use such as key pathways and entry points remain visible, avoiding glare and shadowed pockets that could reduce visibility.
- Provide targeted lighting for the active wall to ensure it is visible and monitored during use, reducing opportunities for concealment or anti-social behaviour, and integrating it into active circulation routes.
- Position seating and gathering areas to overlook main pathways, entries, and activity nodes, increasing casual observation by legitimate users.
- Maintain clear sightlines across the amphitheatre lawn, sport court, and fitness zone by avoiding dense planting or structures that obstruct views.
- Encourage activation of the park during daylight hours through programming and community events, increasing the presence of legitimate users.
- Ensure that the communal open space areas have low-level lighting at all times, with sensor lighting at seating areas, to provide visibility at night.

Access control and movement

- Provide a signage and wayfinding map at all entrances to the park showing clear pedestrian paths and key activity points to enable users to identify direct and accessible routes, as well as the locations of available entrance/exit points throughout the day and night.
- Install lighting along the Basin edges to improve visibility at night and reduce the risk of accidental falls. Consider opportunities to embellish lighting surrounding the basin into a form of artwork or attraction, further activating the space, particularly at nighttime.
- Implement wayfinding with universal legibility throughout Central Park to differentiate uses and to define formal 'safe routes' through Central Park to key destinations. Areas lacking movement cues are susceptible to anti-social behaviour.
- Clearly define entry points along Horsley Road and adjoining streets with wayfinding elements, signage, and landscape cues to guide visitors into active areas and along pedestrian footpaths.
- Maintain the main north-south pathway as the primary circulation spine, ensuring it connects all major activity nodes and supports predictable movement.
- Ensure the northern traverse pathway and secondary permeable pavement path above the overflow turf area (as detailed in the Landscape Design Report) are well-lit and connected to active spaces.
- Provide suitable alternative pathways to stairways and terraced areas to ensure accessibility for all users, including those with mobility needs.
- Address the lack of formal footpaths along Horsley Road by incorporating clear pedestrian entry routes into the park design, ensuring safe and legible access from the street.

Territorial reinforcement

- Consider incorporating programmed activities into the unstructured open spaces of the park (e.g. giant chess) in order to activate the space and promote increased passive surveillance.
- Install signage that explains the ecological significance of the Basins to encourage community care and connection to these natural assets, as well as to minimise environmental impacts.
- The materials and designs of seating should be durable, comfortable, and low-maintenance. Lighting should be adequate to ensure visibility during evening hours, and seating should be arranged to allow users to face both the basin and pedestrian movement along the path, supporting natural observation and a sense of safety.
- Incorporate changed pavement, contrasting colour, and/or raised elevation in areas where footpaths transition from public space towards private, such as at the main entry points to each dwelling. These small changes in material, colour, or texture can act as a subtle reinforcement for people to avoid entering areas where they are not permitted, as well as a symbolic boundary of public/private space.
- Consider program activations in the open lawn area, informal trails, and bush tucker garden (e.g. regular exercise classes, gardening sessions) to encourage incidental interaction, sense of ownership and community building.
- Use low-level native planting and terraced seating to further define basin edges. The inclusion of further territorial reinforcements will help to guide movement and discourage informal or unsafe access to steep or sensitive areas.
- The external façade and streetscape interfaces should be well-lit and visually interesting. This enhances community ownership and passive surveillance while deterring vandalism, in line with CPTED principles of natural surveillance, territorial reinforcement, and maintenance.
- Consider the inclusion of public art throughout the public domain to enhance the estate's identity, encourage community ownership, and increase legitimate use of the space. Statement art pieces can also contribute to wayfinding and ease of navigation, acting as a landmark to guide residents and visitors.
- Ensure that the external façade and streetscape interfaces are well-lit, visually interesting (i.e. public art, robust fixtures) and use a darker coloured paint in order to reduce graffiti. This can enhance community ownership and passive surveillance from the site, whilst deterring graffiti by having elements that are not able to be easily vandalised.
- To further enhance the delineation of public and private space, consider incorporating elements which reinforce territorial boundaries, such as changed material or colour for driveways, as well as landscaping or fencing which can serve as natural barriers.

Space and activity management

- Adhere to the requirements and compliance regulations outlined in the maintenance notes (Landscape Design Report, 2025) to ensure the site is well kept and remains activated.
- If any additional programming or amenities are included, ensure to include details relating to regular cleaning, monitoring, and maintenance within the Plan of Management.
- Establish clear operational responsibilities for litter collection, lighting maintenance, and landscape upkeep to ensure the park remains in good condition.
- Program spaces for seasonal events, fitness activities, and community gatherings to maintain activation and support legitimate and diverse use throughout the year. This could include regular yoga or fitness classes, pop-up holiday markets, outdoor movie nights, or community gardening classes.
- Regularly monitor high-use areas such as the sport court, amphitheatre lawn, and active wall to ensure they remain safe, functional, and free from damage.

- Integrate habitats for native species into active areas to avoid creating isolated or unused pockets, balancing biodiversity with safety.
- Use robust, vandal-resistant materials such as stone, concrete, timber, and steel to maintain a high-quality appearance and reduce long-term maintenance need.
- Ensure that the Plan of Management clearly indicate the designated areas of responsibility for the management of anti-social behaviour. The Plan of Management must also clearly indicate the designated areas of responsibility for the management of private land and the public domain to ensure the precinct is well kept.

1 Introduction

This Crime Prevention Through Environmental Design (CPTED) is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of Mirvac Residential (NSW) Pty Ltd (the Applicant) in support of a State Significant Development Application (SSDA) for a staged residential development at 2 and 2A Bullecourt Avenue (the site).

1.1 Aim

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. A CPTED assessment employs four key principles as shown in Figure 1.

Where CPTED risks are identified in the proposed design, recommendations are made within this report to help reduce the likelihood of the crime from occurring.

Figure 1 CPTED principles



1.2 Methodology

Our methodology for completing this CPTED has included three main stages.

Local context analysis	Proposal analysis	Recommendations
<ul style="list-style-type: none"> Review of surrounding land uses and site visit Review of relevant state and local policies to understand the strategic context and approach to crime and community safety Analysis of relevant data to understand the existing context and crime activity. 	<ul style="list-style-type: none"> Review of site plans and technical assessments Review of proposal against CPTED principles. 	<ul style="list-style-type: none"> Design recommendations Draft and final reporting.

2 Proposal

The project will be delivered in stages across two separate SSDA Projects, and comprises the construction of up to 430 dwellings, three (3) public parks, new roads and shared paths, civil infrastructure, a car park, and the management of conservation land.

Specifically, across the two SSDAs, consent is sought for:

- Tree removal
- Site remediation (excluding works carried out as category 2 remediation works)
- Construction of bulk earthworks, public roads and landscaping, and services
- Augmentation of existing services and road infrastructure
- Construction of three (3) public parks
- Construction of up to 430 dwelling houses
- Construction of a carpark to service the existing childcare centre and EI Local Centre zoned land
- Subdivision resulting in up to 430 residential lots, infrastructure lots, and the creation of a community title lot for land zoned C2 Environmental Conservation and EI Local Centre
- Conservation works including the management of >2Ha Cumberland Plain Woodland Species.

This SSDA comprises of all Civil works across the entirety of the site as well as the construction of all 62 dwellings in Stages 1 and 2 only, which are as follows:

- Stage 1 – Commencement of site-wide tree removal and land remediation, creation of two (2) super lots and total of 22 residential lots, and construction of 22 dwelling houses fronting Ashford Avenue. This will be the first stage to be delivered and will connect into the existing infrastructure that is located within Ashford Avenue.
- Stage 2 – Creation of four (4) super lots, a new lot (Lot 25) across the REI Public Recreation zoned land, and 40 residential lots. This stage also involves the construction of 40 dwellings, and the construction of new roads and the public park referred to in the Civil Plans as the 'Central Park'.
- Stage 3a – Creation of a new super lot, and the construction of perimeter roads surrounding the existing childcare centre, construction of a new car park to service the childcare centre and C2 Environmental Conservation zoned land. It is proposed all associated civil works required to enable the operation of the existing childcare centre will be delivered under this stage. The new traffic intersections at both Bullecourt Avenue and Horsley Road will be constructed.
- Stage 3b – Creation of three (3) lots to be delivered under a Community Title Scheme for the EI Local Centre zoned land.
- Stage 4 – Creation of eight (8) super lots, a new lot (Lot 50) across the REI Public Recreation zoned land, and a new lot (Lot 49) across the SP2 Infrastructure zoned land. This stage also involves the construction of new roads, the stormwater infrastructure Basin 1 and Basin 2, and the new public park referred to in the Civil Plans as the 'Southern Park', all to be dedicated to Council.
- Stage 5 – Creation of six (6) super lots and construction of new roads and civil works.
- Stage 6 – Creation of nine (9) super lots and a new lot (70) across the REI Public Recreation zoned land. This stage also involves the construction of new roads and civil works, and the new public park referred to in the Civil Plans as the 'Northern Park', all to be dedicated to Council.
- Stage 7 – Creation of six (6) super lots and construction of road and civil works.

The second SSDA will seek consent for all outstanding works in stages 3 to 7, which are as follows:

- Stage 3 – Construction of the Childcare Alterations and Additions and Construction of a permanent structure for Commercial use.
- Stage 4, 5, 6 & 7 – Creation of the subsequent subdivision into residential lots and construction of dwellings

The proposed landscape plan is shown in Figure 2 below.

Figure 2 Proposed landscape masterplan



Source: Landscape Design Report (Urbis, 2025)

3 Site context

3.1 Context description

The site is currently owned by Western Sydney University and is located within the Canterbury Bankstown LGA at 2 and 2A Bullecourt Avenue, Milperra, being legally described as Lot 2 in DP1291984 and Lot 1 in DP101147.

The total site has an area of approximately 19.64ha and is the subject of numerous easements affecting the site, including two easements to drain water, easements for electricity and other purposes, and a right of carriageway.

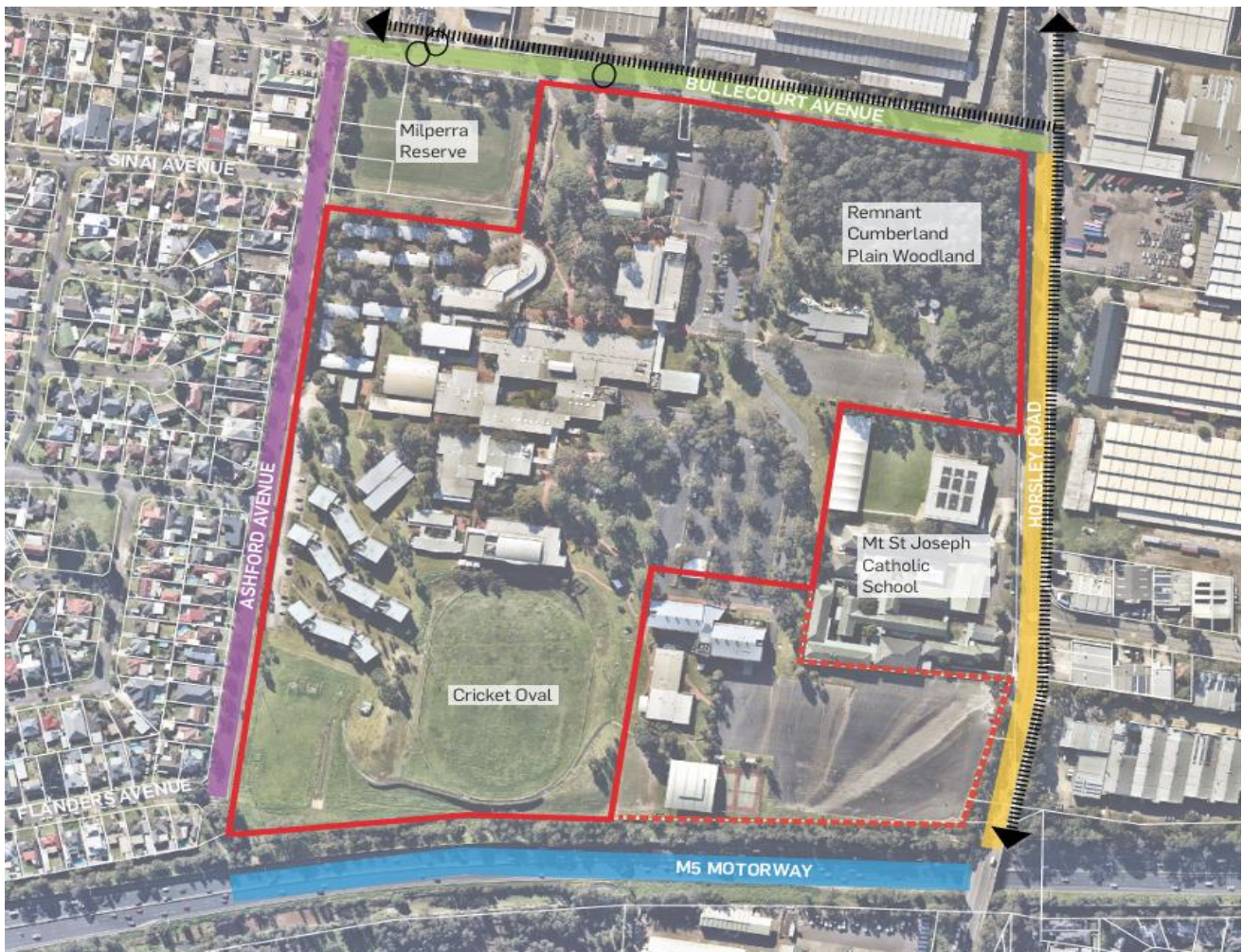
Since the demolition of the previous buildings on the site, the site currently comprises:

- Existing at-grade car park (within Zone 4) repurposed as parking and hardstand area for the temporary sales office.
- Existing at-grade car park for the Childcare Centre (generally within the location of the future Road 2B).
- At-grade roads off Bullecourt Avenue.
- A large oval to the south.
- The Western Sydney University Early Learning Centre (Child-care centre).
- Vegetation of varying significance, including the protected Cumberland Plain Woodland.

The site is bound by the M5 Motorway to the south, Ashford Avenue / existing residential dwellings to the west, Bullecourt Avenue / existing industrial development to the north, and Horsley Road / existing industrial development to the east. Adjoining the site along the southeastern boundary is Mount St Joseph Catholic College.

A substantial number of bus stops are located along Bullecourt Avenue and Horsley Road, servicing routes that connect passengers both within and beyond the LGA, including direct links to Bankstown Central (approximately 8.5km drive from the site), Westfield Burwood, and Westfield Miranda. While the nearest train line is the T8, accessible via East Hills, Panania, and Revesby stations, the T6 line at Bankstown Station can also be reached via bus services operating near the site.

Figure 3 Site context map



Source: Landscape Design Report (Urbis, 2025)

3.1.1 Site observations

A site visit was undertaken by Urbis Social Planning team members on the morning of the 17th of October 2025. The site visit was used to understand the existing activity around the site and the interface between surrounding land uses.

- The site is located within a mixed-use area comprising light industrial premises and predominantly single-storey residential dwellings. Industrial operations generate activity during standard business hours, while residential areas have more consistent but lower-intensity movement.
- The surrounding road network carries high traffic volumes. Ashford Avenue, located on the western side of the site, does not have formalised pedestrian crossings, which affects pedestrian movement between the site and nearby facilities. Heavy vehicle traffic is common due to the proximity of industrial land uses.
- The area has low levels of pedestrian movement. There is a lack of footpaths in surrounding residential streets and a lack of formalised pedestrian crossings.
- The small retail strip at the intersection of Ashford Avenue and Bullecourt Avenue consists of older building stock and limited street frontage engagement.
- Horsley Road is a high-volume traffic corridor with a direct interface to Mount St Joseph School. Pedestrian activity was high due to school start times.

- Multiple construction sites are located around the site. These works are altering movement patterns and the physical environment in the short, medium and long term.
- The site and its immediate surrounds are well maintained, with no visible graffiti, minimal rubbish, and landscaping in good condition. This level of upkeep supports a positive presentation of the area and aligns with CPTED principles relating to maintenance.

Figure 4 Site visit photos



Picture 1 View of Bullecourt Avenue and existing bus stop from site



Picture 2 View of Bullecourt Avenue from pedestrian crossing looking west



Picture 3 View of Ashford Avenue and St Joseph's College



Picture 4 View of site from Bullecourt Avenue



Picture 5 View of Milperra Park from Bullecourt Avenue

Source: Urbis, 2025



Picture 6 View of site from Milperra Park

4 Policy context

The following section provides a summary of relevant state and local policies in relation to crime and safety.

NSW Crime Prevention and Assessment of Development Applications (2001)

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (now the Department of Planning, Housing and Infrastructure) introduced the Crime Prevention Legislative Guidelines (the Guidelines) to Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act 1979*. These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The Guidelines introduce the four CPTED principles introduced in Section 1. These are: surveillance, access control, territorial reinforcement and space and activity management.

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments seeks to influence the design of buildings and places by:

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

NSW Government, Greener Places (2020)

The Greener Places Design Guide (NSW) promotes the integration of green infrastructure in urban planning to enhance liveability, ecological health, and community wellbeing. The guideline encourages the creation of public spaces that feel safe, welcoming, and accessible for all users, particularly through thoughtful design and ongoing maintenance.

To do so, the guideline explicitly incorporates Crime Prevention Through Environmental Design (CPTED) principles, emphasising the importance of natural surveillance, clear sightlines, lighting, and spatial layout to reduce opportunities for crime and antisocial behaviour. While safety is treated as a core design consideration, the guide does not impose specific safety metrics or enforcement mechanisms, instead positioning safety as one of several design goals to be balanced with environmental and social outcomes.

NSW Government, Public Open Space Strategy (2022)

The NSW Public Open Space Strategy is dedicated to improving the quality, accessibility, and sustainability of public spaces throughout NSW. By incorporating Crime Prevention Through Environmental Design (CPTED) principles, the strategy promotes well-lit and visible areas to deter criminal activity. It encourages community engagement and active use of these spaces, fostering a sense of ownership and vigilance. The strategy aims to enhance safety in open spaces through several measures, including natural surveillance and clear sightlines.

Key objectives include:

- Coordinating public open space planning to address the current and future needs of the community.
- Recognising access to public open space as essential for supporting healthy and active lifestyles for people of all ages, abilities, and backgrounds.

City of Canterbury Bankstown, Bankstown Development Control Plan (2023)

The City of Canterbury Bankstown, Bankstown Development Control Plan (2023) outlines the specific controls that guide crime prevention methods to provide a safe environment and minimise criminal behaviour. Controls that align with the four CPTED Principles include the prioritisation of active spaces, convenience, visibility, accessibility and security.

Key sections of relevance include:

Chapter 2.1: Site Analysis

Principle 8: Safety and security

- Good design optimises safety and security, both internal to the development and external for the public domain. This is achieved by maximising the visibility overlooking public and communal spaces while maintaining internal privacy, maximising activity on streets, providing clear access and wayfinding, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location, and clear definition between public and private spaces.

Chapter 6.2: Bankstown City Centre

Section 5: Pedestrian amenity and active street frontages

Objectives

- **O1** To improve pedestrian access by providing new mid-block connections and enhancing existing links as redevelopment occurs.
- **O2** To strengthen the pedestrian amenity by requiring good physical and visual connections between buildings and the street.
- **O3** To make vehicle access to buildings more compatible with pedestrian and cyclist movements and the public domain.

Chapter 11.13: WSU Campus, Bankstown (Amended 2025)

3.6 Crime prevention through environmental design

Objectives

- **O1** To create clear, coherent and visible sight lines that promote a feeling of safety within the physical environment.
- **O2** To design buildings and communal areas to encourage a sense of ownership for the occupants and users.
- **O3** To ensure that new development is designed to reduce crime risk and minimise opportunities for crime.

City of Canterbury Bankstown, Community Safety and Crime Prevention Plan (2023)

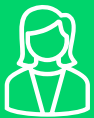
Section 5.3 of the City of Canterbury Bankstown's Community Safety and Crime Prevention Plan outlines Council's plan to activate public areas and increase natural surveillance to deter and reduce crime. These actions can be achieved through the incorporation of CPTED principles.

5 Social baseline

5.1 Demographic profile

Understanding the profile of a community is one input to help inform how people may interact, move and access the built environment, all of which are important CPTED considerations. The following section contains a brief analysis of the characteristics of Milperra Suburb and Locality (SAL) and Canterbury – Bankstown LGA based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing and DPHI (2022). The demographic characteristics of Greater Sydney have been used, where relevant, to provide a comparison.

In 2021, it is estimated that **4,074** people lived in Milperra, representing 1.1% of Canterbury – Bankstown LGA residents.



A young adult population

In 2021, Milperra had a higher proportion of people 19 years and younger (28%) compared to the broader Canterbury– Bankstown LGA (25.9%) and Greater Sydney (24.1%).

The proportion of people of working age (15 to 64 years) was lower in Milperra (58.4%) and Canterbury– Bankstown LGA (58.4%) compared to Greater Sydney (63.5%). The median age is 39 slightly older than the broader Canterbury– Bankstown LGA (36) and Greater Sydney (37).



Notable anticipated population growth

In Milperra (SAL), the total population was 5,257 in 2025. By 2036, this number is expected to rise to 5,771 an increase of 9.8%.

According to Profile.id residential development forecasts, the number of dwellings in Milperra is expected to grow by an average of 34 per year, reaching approximately 1,902 dwellings by 2036.



Lower levels of cultural diversity

In 2021, only 19.2% of Milperra residents were born overseas, with the most common countries of birth being Lebanon (1.9%), England (1.7%), Vietnam and China (1.4%). The most widely spoken languages at home, other than English, were Arabic (6.4%), Greek (2.6%) and Vietnamese (1.9%). The largest religious affiliations were Catholic (33.4%), No religion (20.1%) and Anglican (17.1%) reflecting the area's diverse cultural makeup



Higher levels of rental stress

The median weekly rent was higher in Milperra (\$540) than in the **Canterbury–Bankstown** LGA (\$400) and Greater Sydney (\$400). The proportion of renters spending more than 30% of their household income on rent payments was higher in Milperra (42.5%) and Canterbury– Bankstown LGA (42.8%) than that of Greater Sydney (35.3%).

According to the Rental Affordability Index (SGS Economics and Planning 2024), Milperra rental market was 'moderately unaffordable' as of 2024 Q2.



Community in need of health services

The most common long-term health conditions in Milperra were arthritis (9.9%), asthma (8.0%), mental health conditions (5.7%) and diabetes (5.1%).

In Milperra, 13.3% of people provided unpaid assistance to a person with a disability, long-term illness or old age. This was relatively proportionate compared to Canterbury–Bankstown LGA (11.0%) and Greater Sydney (10.6%)



High proportion of homelessness

ABS Homelessness data for the Canterbury–Bankstown LGA estimated 2,706 total homeless persons in the area (72.9 per 10,000). This is higher than the rate of 43.3 per 10,000 people in New South Wales (34,982 people).

5.2 Crime profile

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile in Milperra between July 2024 and June 2025. Data for the Canterbury – Bankstown LGA and the NSW average has been used to help assess risk compared to the broader regions. The full crime profile is contained in Appendix A with the data at a rate of 100,000 of the population.

Key crime findings relevant to this assessment include:

Crime hotspots:

BOCSAR produces hotspots to illustrate areas of crime density relative to crime concentrations across NSW.

- In the year to June 2025, the site was a hotspot for break and entry non dwelling, steal from motor vehicle and motor vehicle theft. These are included in Appendix A.

Instances with higher crime:

- Milperra has significantly higher rates of motor vehicle theft (365.9) and steal from motor vehicle offences (439.1) compared to both the Canterbury–Bankstown LGA (178.0 and 305.9 respectively) and NSW averages (177.7 and 303.9 respectively)
- Break and enter (non-dwelling) offences in Milperra (97.6) are higher than the LGA average (54.8) and consistent with the NSW average (97.6).

Instances with lower crime:

- Rates of domestic assault in Milperra (219.6) are lower than both the LGA average (444.4) and the NSW average (457.5).
- Liquor offences in Milperra (24.4) are well below NSW (63.1) averages but above LGA averages (9.2).
- Steal from retail store offences in Milperra (24.4) are substantially lower than both the LGA (153.0) and NSW (354.2) average.

5.3 Engagement outcomes

Analysis of the Response to Submissions Summary Report for the Public Exhibition of PP-2021-5837 (WSP, 2023) was conducted to ascertain whether key agencies or community members identified any key crime or safety risks associated with existing site, as well as with the proposal.

Key insights included:

- The surrounding community has a strong connection to the existing open space that borders the proposal site, including Milperra Reserve and the remnant Cumberland Plain Woodland, and expressed a desire to retain their levels of access and use.
- Submissions expressed a concern that the proposal may exacerbate the area's existing narrow roads due to on-street parking, impeding the ability for local residents and users to pass through safely. This included concerns regarding the access and manoeuvrability for large trucks and emergency/service vehicles including garbage trucks, ambulances and fire trucks.
- Submissions identified that there is a lack of public transport services nearby, and low utilisation of existing bus services particularly during peak hours.
- The community expressed support for the inclusion of cycle paths into any future development on the site.
- Schools Infrastructure NSW also requested that the proposal consider pedestrian travel opportunities to link active transport networks to the existing school travel paths.

5.4 Implications for the proposal

This section provides a summary of findings relevant to this CPTED which emerged throughout the site context, policy context, and social baseline analysis outlined in Chapters 3, 4, and 5.

Table 1 Key values, challenges, and opportunities

Values	Challenges	Opportunities
Creating safe, welcoming, and accessible public spaces	Nearby industrial area provides low levels of passive surveillance and activation onto the northern and eastern areas of the site	Incorporation of urban design strategies to reduce risk of road-related harm (including traffic calming measures)
Promotion of active and passive recreation, including active transport networks	Perception that existing narrow streets may impede safe access for pedestrians	Enhancing strong community connection to existing public realm and open spaces, including Milperra Reserve
Ensuring natural surveillance and clear sightlines to deter crime and increase perception of safety	Higher levels of rental stress may indicate lower levels of expendable income, contributing to a stronger demand for free activities including utilisation of nearby parks and open space. As such, retaining equitable access to these spaces is key to ensure healthy communities.	Enhanced active transport networks to existing school travel pathways

<p>Encouraging a sense of community ownership to public realm areas</p>	<p>Higher proportions of opportunistic crime (including steal from motor vehicle and break and enter offences) may contribute to a lower perceived sense of safety for nearby residents.</p>	<p>Increased passive surveillance and activation through increased residential area</p>
<p>Clear delineation between public and private spaces</p>	<p>Boundaries with differing uses, including industrial and education, will require additional territorial reinforcement and consideration for varying user groups</p>	<p>Creation of a high-quality public domain and interconnected street network</p>

6 CPTED assessment

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

Key assessment areas are often used to help refine and structure the assessment. Key assessment areas have been chosen based on their relevance to the proposal and on areas where crime data indicated potential risk (refer to Section 5.2).

The key assessment areas relevant to this proposal are:

- **Northern Basin Park:** The proposal incorporates a 4,643 m² park in the northern section of the site, directly connecting to Milperra Reserve and the Cumberland Plains Woodland. This Northern Park will function as a green gateway to the development from Bullecourt Avenue, characterised by a significant number of mature canopy trees.
- **Central Park:** The proposal incorporates a Central Park comprising 5,076 m² of open space. The park will be bounded by the future internal road network of the estate and framed by indicative future residential dwellings.
- **Southern Basin Park:** The proposal incorporates a 4,722 m² park along the southern boundary of the site, fronting Horsley Road and directly adjoining Mount St Joseph School in Milperra. Southern Basin Park will function as a key recreational hub, integrating an outdoor fitness zone, amphitheatre lawn, multi-purpose hardstand sport court with active wall, terraced seating, and a seating nook with picnic facilities.
- **Public domain, road network, and streetscape interface:** The proposal incorporates an extensive network of roads, public domain areas, and street frontage interfaces, bounded by two arterial roads, Horsley Road and Bullecourt Avenue, with Ashford Avenue also forming a significant surrounding connection that may influence site access and movement.
- **Residential:** The proposal comprises up to 430 dwellings across a range of lot sizes, from 135 sqm to 450 sqm, offering a mix of 2 to 5 bedroom homes in attached, semi-detached, and detached configurations.

6.1 Northern Basin Park

The proposal incorporates a 4,643 m² park in the northern section of the site, directly connecting to Milperra Reserve and the Cumberland Plains Woodland. This Northern Park will function as a green gateway to the development from Bullecourt Avenue, characterised by a significant number of mature canopy trees.

As outlined in the Landscape Design Report (Urbis, 2025) the park is intended as a passive recreation space that retains the site's natural topography and highlights the existing canopy cover. Layered native planting provides shaded areas along a trail network that links through the park and into surrounding areas, encouraging movement and connection.

As a deterrent to anti-social behaviour in the public realm, it is important that principles of territorial reinforcement, surveillance and space/activity management are integrated into the design and operation of the proposal. This is particularly important for activity management around the basin where the use and responsibility of the space can be ambiguous if not properly designed and managed.

Additionally, the Northern Basin Park includes a small car park along its western frontage. The location has been identified as susceptible to theft from motor vehicles and other related offences (refer to Section 5.2). This risk should be considered in relation to park users, with long-stay visitors particularly vulnerable, especially during evening and night-time hours.

Assessment of proposed development

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

Surveillance

- The Northern Basin Park is situated on Bullecourt Avenue and is surrounded predominantly by light industrial land uses on the north and eastern boundaries. Opportunities for natural surveillance from nearby businesses are limited due to the sloping road, which restricts direct views into the open space, as well as the presence of a dense tree canopy.
- There is a bus stop located on Bullecourt Avenue which directly faces the Northern Basin Park. This will create opportunities for passive surveillance, as well as a constant source of activation particularly during daytime and operating hours.
- In accordance with the Landscape Design Report (Urbis, 2025), the planting plan will use layered vegetation to enhance privacy for nearby residences while supporting natural surveillance within and around the park. The design will maintain clear sightlines and visibility, incorporating a mix of tree canopy and ground cover.
- The park is situated with direct access to the local road network (both internal to the development site and external to the surrounding existing roads) which will encourage high traffic uptake on the adjacent roads. Combined with the passive surveillance provided by the active transit of residents through the site, this creates a comprehensive system of passive surveillance from all sides.
- The proposed predominantly two-story height of the residential buildings provides a natural surveillance platform, allowing for visual and audible monitoring of the park from above.
- The park has direct interface with residential dwellings which has eliminated blind corner's throughout the park or any opportunity for entrapment, and improved visibility of the open space area from the pedestrian path.

Access control and movement

- A small car park is located along the western edge of the park, providing controlled vehicle access and supporting convenient entry for legitimate users.
- Landscaping and footpaths within the Northern Basin Park help define activity areas through the creation of soft territorial boundaries. This supports both longer-stay use (including users engaging in an activity) and short-term use (including people and visitors passing through) as a pedestrian thoroughfare.

Territorial reinforcement

- The Landscape Design Report (Urbis, 2025) outlines details of the regular maintenance and landscaping of the parks that will contribute to a visually appealing and well-cared for environment, reinforcing stewardship for all users. This sense of stewardship can contribute to increased community connection and ownership over the space.
- The inclusion of public art (at the norther-western entry off Bullecourt Avenue) will enhance the park's identity, encourage community ownership, and increase legitimate use of the space. Statement art pieces will also contribute to wayfinding and ease of navigation, acting as a landmark to guide residents and visitors.
- The pedestrian walkways through the park are designed to naturally guide pedestrians through the site with no confusion. The proposed pathways are designed to provide formalised routes, to minimise opportunities for alternative, informal routes to be taken.

Space and activity management

- The Landscape Design Report (Urbis, 2025) has outlined the maintenance strategy that will be utilised on all open space in the precinct. Specific to Northern Basin Park, maintenance will include:
 - Planning maintenance Program
 - Planting maintenance log book
 - Rubbish removal
 - Weeding
 - Replacement of failed, damaged or stolen trees and shrubs

This will contribute to the adequate maintenance of the park and management the space effectively to ensure longevity in use and activation.

Recommendations and design considerations

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

Surveillance

- Incorporate lighting in any areas intended for nighttime use (such as sensor lighting along the entry pathways, or any seating areas in communal areas) to increase perceptions of safety and avoid dark areas which may act as points of entrapment. In particular:

- Ensure that lighting is permanently on, or movement activated, along pedestrian paths, carpark and public transport access points to provide visibility at night.
- Seating should be positioned along the main footpath and around the basin to encourage legitimate use of the space and provide opportunities for passive surveillance. Benches should be placed in locations with clear sightlines to other park areas, paths, and entrances, avoiding hidden or obscured spots.

Access control and movement

- Provide a signage and wayfinding map at all entrances to the park showing clear pedestrian paths and key activity points to enable users to identify direct and accessible routes, as well as the locations of available entrance/exit points throughout the day and night.
- Install lighting along the Basin edges to improve visibility at night and reduce the risk of accidental falls. Consider opportunities to embellish lighting surrounding the basin into a form of artwork or attraction, further activating the space, particularly at nighttime.

Territorial reinforcement

- Consider incorporating programmed activities into the unstructured open spaces of the park (e.g. giant chess) in order to activate the space and promote increased passive surveillance.
- Install signage that explains the ecological significance of the Basins to encourage community care and connection to these natural assets, as well as to minimise environmental impacts.
- The materials and designs of seating should be durable, comfortable, and low-maintenance. Lighting should be adequate to ensure visibility during evening hours, and seating should be arranged to allow users to face both the basin and pedestrian movement along the path, supporting natural observation and a sense of safety.
- Incorporate changed pavement, contrasting colour, and/or raised elevation in areas where footpaths transition from public space towards private, such as at the main entry points to each dwelling. These small changes in material, colour, or texture can act as a subtle reinforcement for people to avoid entering areas where they are not permitted, as well as a symbolic boundary of public/private space.

Space and activity management

- Adhere to the requirements and compliance regulations outlined in the maintenance notes (Landscape Design Report, 2025) to ensure the site is well kept and remains activated.

6.2 Central Park

The proposal incorporates a Central Park comprising 5,076 m² of open space. The park will be bounded by the future internal road network of the estate and framed by indicative future residential dwellings.

Based on the demographic profile (Section 5.1), Milperra is expected to experience notable residential growth in coming years. This increase in housing will place greater demand on the local open space and park network. The inclusion of a Central Park will improve access to quality open space, strengthen local identity, and support social cohesion.

The proposed Central Park features include:

- Open lawn areas
- Picnic and seating nooks with shelter structures
- Bike racks
- Bush tucker garden
- Mounded nature play integrated with existing trees
- Active play areas

As outlined in the Landscape Design Report (Urbis, 2025), the park is intended to function as a central hub for both active and passive recreation. The design and materials have been selected to enhance the natural character of the open space while providing a diverse range of recreational opportunities

Assessment of proposed development

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

Surveillance

- The park's design promotes natural surveillance and activation by encouraging regular use and ensuring clear visibility across key areas.
 - The inclusion of diverse activity spaces and amenities, including outdoor seating, playgrounds, a community garden, natural play areas and open lawn spaces, are strategically located to draw people into the park, increasing activation and the passive surveillance on the space.
 - Key features such as the community garden, open lawn and lookout mound are designed to attract a broad mix of users, from young children to older adults; ensuring the park remains active throughout the day and across different seasons. This will contribute to passive surveillance throughout the day and night.
 - The inclusion of spaces which are multipurpose and flexible – including playgrounds, open lawns, shaded seating, and informal trails – will allow multiple groups of different ages and sizes to use the space simultaneously, increasing activation and natural surveillance.
 - The playground incorporates play equipment and activities which cater to a broad range of ages and levels of ability, encouraging longer-stay use, regular visitation, and ongoing engagement by both children and their families, which in turn helps activate the space and support passive surveillance.
- Clear sightlines between activity areas will reduce the risk of isolated pockets and improve perceived safety.

- Vegetation will be maintained to preserve clear sightlines and reduce the risk of any areas of concealment. Planting will be kept below eye level, with trees pruned to maintain a high canopy, ensuring visibility between and across key activity and thoroughfare areas.
- A combination of straight and gently curved pathways has been used to balance safety and visual interest. Straight paths provide long, unobstructed views, while curved paths are activated with informal seating areas such as seating mounds and sheltered benches, encouraging people to pause and interact, which further supports passive surveillance.
- Bike racks are positioned in visible, well-trafficked locations to encourage legitimate use, support safe active transport movement, and deter disorderly or unsafe behaviour.

Access control and movement

- Straight, unobstructed pathways around the perimeter of the park and located at primary access points will provide clear sightlines throughout the entire end-to-end journey for visitors.
- Secondary internal circulation paths will guide users through and around active areas, supporting safe, intuitive movement and reducing the likelihood of isolated or hidden spaces.
- Lighting will be provided along key paths, entrances, and activity nodes to support evening use and visibility.
- As indicated by section c.8 Access and Wayfinding Strategy (within the Landscape Design Report), entrances will be clearly defined and visible from surrounding streets, with wayfinding elements such as signage to support legibility.

Territorial reinforcement

- The park's central location within the residential estate will enable future residents and community members to establish a strong sense of ownership and connection to this space.
- The inclusion of community-focused features (e.g., bush tucker garden) will encourage stewardship and regular use, further encouraging community ownership over the space.
- The inclusion of design elements such as consistent paving and clear signage will strengthen territorial reinforcement, helping to ensure spaces are used appropriately and safely.
- As outlined in the Landscape Design Report (Urbis, 2025), the use of native trees and specific planting strategies will enhance the appeal of the space and demonstrate that the park is cared for and adequately managed.
- The use of robust, long-lasting hard landscape materials such as stone, concrete, timber and steel strengthens territorial reinforcement by projecting a clear sense of care, quality and ownership within the park. These natural and integral materials are durable, weather-resistant, and require minimal repainting or intensive upkeep, ensuring the space retains its intended character over time.

Space and activity management

- The Landscape Design Report (Urbis, 2025) has outlined the maintenance strategy that will be utilised on all open space in the precinct. Specific to Central Park, maintenance will include:
 - Planning maintenance Program
 - Planting maintenance logbook
 - Rubbish removal

- Weeding
- Replacement of failed, damaged or stolen trees and shrubs

This will contribute to the adequate maintenance of the park and management the space effectively to ensure longevity in use and activation.

- The Landscape Design Report (Urbis, 2025) also outlined the retention of existing and native trees to help preserve the current ecological value of the park site. This will also be managed by the maintenance strategy outlined for the precinct.

Recommendations and design considerations

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

Surveillance

- Consider incorporating further seating options throughout the park, particularly at high use areas such as the playground and oval. The inclusion of additional seating can encourage longer-stay use and deliver greater levels of accessibility, enhancing opportunities for passive surveillance and regular usage.
- Consider embellishments such as bubblers, bins, and dog waste bins to encourage longer-stay use. These embellishments can lengthen the duration of visitor's stay, increasing opportunities for passive surveillance while also increasing regular levels of activation. These embellishments can also increase the ability for visitors to care for the park, contributing to a greater perception of a well-maintained and cared for space. This can be considered during detailed design stages.

Access control and movement

- Implement wayfinding with universal legibility throughout Central Park to differentiate uses and to define formal 'safe routes' through Central Park to key destinations. Areas lacking movement cues are susceptible to anti-social behaviour.

Territorial reinforcement

- Consider program activations in the open lawn area, informal trails, and bush tucker garden (e.g. regular exercise classes, gardening sessions) to encourage incidental interaction, sense of ownership and community building.

Space management

- If any additional programming or amenities are included, ensure to include details relating to regular cleaning, monitoring, and maintenance within the Plan of Management.

6.3 Southern Basin Park

The proposal incorporates a 4,722 m² park along the southern boundary of the site, fronting Horsley Road and directly adjoining Mount St Joseph School in Milperra. Southern Basin Park will function as a key recreational hub, integrating an outdoor fitness zone, amphitheatre lawn, multi-purpose hardstand sport court with active wall, terraced seating, and a seating nook with picnic facilities.

As outlined in the Landscape Design Report (Urbis, 2025), the park is intended to support both active and passive recreation, with spaces designed to encourage movement, social interaction, and community connection.

Given its proximity to the school and the influence of nearby construction activity, it is important that principles of territorial reinforcement, surveillance, and space/activity management are embedded into the design and operation of the park. This is particularly relevant for high-use areas such as the sport court and amphitheatre lawn, where activity levels and user responsibility can become unclear without clear design cues and management strategies.

Assessment of proposed development

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

Surveillance

- The park directly adjoins Mount St Joseph School on its eastern site boundary, creating opportunities for natural surveillance between the school community and park users, particularly during school hours and drop-off/pick-up times when activity levels are high.
- The outdoor fitness zone, located in the north of the park, provides clear sightlines over both northern entry points and the basin, creating opportunities for constant activation and passive surveillance throughout the day.
- The open layout of the amphitheatre lawn and multi-purpose sport court ensures visibility across the site, with minimal obstructions to sightlines, reducing the potential for concealed or inactive areas.
- The positioning of key activity areas encourages users to occupy spaces that overlook main pathways and entries, increasing the likelihood of casual observation by other park users.
- Strategically placed seating will support both rest and observation, encouraging longer stays and increasing the number of legitimate users present at any given time.
- The amphitheatre's accessible design will enable inclusive participation in events, ensuring that people of all abilities can engage with and activate the space.

Access control and movement

- The main circulation of the park is focused on a north-south pathway, providing a clear and legible spine that connects key activity areas and supports predictable movement and wayfinding. This includes:
 - The park has been designed to directly link with the existing open space network, surrounding streets, reserves, and community facilities, ensuring predictable and legible movement.
 - The main traverse pathway along the northern boundary of the park links directly to the outdoor fitness zone and entry points, encouraging movement through active spaces.
 - A secondary pathway along the permeable pavement path above the overflow turf area provides an alternative route, supporting accessibility and dispersing pedestrian traffic.

- The inclusion of stairways and terraced areas towards the overflow turf create visual interest and varied movement and seating options, while suitable alternative pathways ensure accessibility for all users, including those with mobility needs.

Territorial reinforcement

- The park's design will clearly communicate its public realm status through consistent landscape treatments, signage, and the integration of community-oriented facilities.
- The use of planting and landscape features will naturally define boundaries and guide users along intended routes without creating barriers to accessibility.
- The use of native planting will create a distinctive and locally relevant character, reinforcing a sense of place and community ownership while supporting biodiversity.
- Defined edges, such as accessible seating terraces, planting beds, and changes in paving, will help establish a sense of care and stewardship, signalling that the space is actively managed.
- The site's interface with the school boundary will be designed to maintain a clear distinction between public and private realms, while still allowing for visual connection to support passive surveillance.

Space and activity management

- As outlined in the Landscape Design Report (Urbis, 2025), regular monitoring and maintenance will ensure that all spaces remain clean, functional, and free from damage, reinforcing the perception of safety and care.
- Clear operational responsibilities will be established for litter collection, lighting maintenance, and landscape upkeep, ensuring the park remains in good condition over time.
- The flexible design will allow for seasonal programming, community events, and informal gatherings, increasing activation and positive use.

Recommendations and design considerations

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

Surveillance

- Design lighting to ensure all activity and areas intended for nighttime use such as key pathways and entry points remain visible, avoiding glare and shadowed pockets that could reduce visibility.
- Provide targeted lighting for the active wall to ensure it is visible and monitored during use, reducing opportunities for concealment or anti-social behaviour, and integrating it into active circulation routes.
- Position seating and gathering areas to overlook main pathways, entries, and activity nodes, increasing casual observation by legitimate users.
- Maintain clear sightlines across the amphitheatre lawn, sport court, and fitness zone by avoiding dense planting or structures that obstruct views.
- Encourage activation of the park during daylight hours through programming and community events, increasing the presence of legitimate users.

Access control and movement

- Clearly define entry points along Horsley Road and adjoining streets with wayfinding elements, signage, and landscape cues to guide visitors into active areas and along pedestrian footpaths.
- Maintain the main north–south pathway as the primary circulation spine, ensuring it connects all major activity nodes and supports predictable movement.
- Ensure the northern traverse pathway and secondary permeable pavement path above the overflow turf area (as detailed in the Landscape Design Report) are well-lit and connected to active spaces.
- Provide suitable alternative pathways to stairways and terraced areas to ensure accessibility for all users, including those with mobility needs.
- Address the lack of formal footpaths along Horsley Road by incorporating clear pedestrian entry routes into the park design, ensuring safe and legible access from the street.

Territorial reinforcement

- Use low-level native planting and terraced seating to further define basin edges. The inclusion of further territorial reinforcements will help to guide movement and discourage informal or unsafe access to steep or sensitive areas.

Space and activity management

- Establish clear operational responsibilities for litter collection, lighting maintenance, and landscape upkeep to ensure the park remains in good condition.
- Program spaces for seasonal events, fitness activities, and community gatherings to maintain activation and support legitimate and diverse use throughout the year. This could include regular yoga or fitness classes, pop-up holiday markets, outdoor movie nights, or community gardening classes.
- Regularly monitor high-use areas such as the sport court, amphitheatre lawn, and active wall to ensure they remain safe, functional, and free from damage.
- Integrate habitats for native species into active areas to avoid creating isolated or unused pockets, balancing biodiversity with safety.
- Use robust, vandal-resistant materials such as stone, concrete, timber, and steel to maintain a high-quality appearance and reduce long-term maintenance need.

6.4 Public domain, road network and streetscape interface

The proposal incorporates an extensive network of roads, public domain areas, and street frontage interfaces, bounded by two arterial roads, Horsley Road and Bullecourt Avenue, with Ashford Avenue also forming a significant surrounding connection that may influence site access and movement. The internal road network is designed to facilitate efficient circulation for residents while providing strong links to the broader transport network. An extensive tree network has been proposed for the public domain network with a total of 602 trees.

As outlined in the crime profile (Section 5.2), the site is experiencing increased vulnerability to break and enter (non-dwelling) offences, with Milperra recording a rate of 97.6 incidents per 100,000 people. In response, the road and public domain design integrates principles of natural surveillance, access control, and territorial reinforcement to strengthen safety outcomes. This includes aligning streets and orienting buildings to maximise visibility, defining clear entry and exit points, and using landscape and streetscape elements to signal ownership and delineate space. These measures are intended to reduce opportunities for crime, support community awareness, and ensure the movement network contributes positively to both connectivity and security across the site.

Assessment of proposed development

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

Surveillance

- Clear signage and wayfinding have been incorporated throughout the site, avoiding any dead-ends or places of concealment. The main thoroughfare and internal streets have direct access through the site and maintain clear visual links to key destinations.
- All internal through-site links have been designed with no sight obstructions, ensuring clear visibility and good sightlines, increasing opportunities for natural surveillance as residents and visitors move through this space.
- Road alignments and building orientations are designed to maximise sightlines across public spaces, streets, and entry points, enhancing natural surveillance.

Access control and movement

- The arrangement of roads, driveways, and pedestrian pathways throughout the residential estate establishes clear access control, reducing opportunities for unauthorised entry into private or semi-private areas.
- A proposed pedestrian laneway from Ashford Avenue to Green Street will actively divert foot traffic from the surrounding road network towards South Basin Park, increasing levels of regular activation and visitation.
- Additional laneways are proposed to connect residents from surrounding streets into the residential sections of the development, encouraging regular visitation and use of the area as a thoroughfare.
- A comprehensive pedestrian trail and loop network and wayfinding strategy is proposed throughout the site, guiding residents and visitors through the estate and to key destinations including the three parks.

- The inclusion of raised pedestrian crossings will provide strong levels of access control, ensuring safe movement for pedestrians.
- Two dedicated cycle network routes are proposed from the M5 to Bullecourt Avenue and from Horsley Road to Ashford Avenue, and will support regular levels of active transport. The proposed cycle routes will integrate with the existing Milperra area cycle network, responding to the high local cycling uptake identified in the Traffic Impact Assessment. These proposed routes include:

Territorial reinforcement

- A variety of landscaping, paving treatments, and street furniture have been incorporated to help define territorial boundaries between public and private space, and will encourage a sense of community ownership throughout the public realm areas.
- As detailed in the Landscape Design Report (Urbis, 2025), streetscapes have been designed to preserve and enhance elements of local character, to ensure a sense of local social cohesion and connection to the broader Milperra suburb.

Space management

- As outlined in the Landscape Design Report (Urbis, 2025), regular monitoring and maintenance will ensure that all spaces remain clean, functional, and free from damage, reinforcing the perception of safety and care.

Recommendations and design considerations

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

Surveillance

- Incorporate lighting in any areas intended for nighttime use (such as sensor lighting along the entry pathways, or any seating areas in communal areas) to increase perceptions of safety and avoid dark areas which may act as points of entrapment. In particular:
 - Ensure that lighting is permanently on, or movement activated, in walkways and key access points to provide visibility at night.
 - Ensure that the communal open space areas have low-level lighting at all times, with sensor lighting at seating areas, to provide visibility at night.

Access control and movement

No further recommendations

Territorial reinforcement

- The external façade and streetscape interfaces should be well-lit and visually interesting. This enhances community ownership and passive surveillance while deterring vandalism, in line with CPTED principles of natural surveillance, territorial reinforcement, and maintenance.
- Consider the inclusion of public art throughout the public domain to enhance the estate's identity, encourage community ownership, and increase legitimate use of the space. Statement art pieces can also contribute to wayfinding and ease of navigation, acting as a landmark to guide residents and visitors.

Space and activity management

- Ensure that the Plan of Management clearly indicate the designated areas of responsibility for the management of anti-social behaviour.

6.5 Residential

The proposal comprises up to 430 dwellings across a range of lot sizes, from 135 sqm to 450 sqm, offering a mix of 2 to 5 bedroom homes in attached, semi-detached, and detached configurations. This diversity is intended to cater to a broad spectrum of household needs and lifestyles.

As outlined in Section 5.2, Milperra records significantly higher-than-average rates of motor vehicle theft (365.9 per 100,000 people) and theft from motor vehicles (439.1 per 100,000 people). In a low-density residential setting, these crime trends have important implications for design. Larger lot sizes and greater separation between dwellings can reduce natural surveillance opportunities, while higher car ownership and on-street parking may increase exposure to vehicle-related offences.

Assessment of proposed development

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

Surveillance

- The provision of a variety of housing types and topologies will attract a diverse range of community members, contributing to greater levels of movement and activity throughout the day. For example, this may include families who are more active around school-time hours, or working aged people who are more active during peak commute times.
- Garages are positioned at the front of each lot, providing a direct interface with the pedestrian and road network. This arrangement supports ongoing passive surveillance from people moving through the area.
- The orientation of dwelling entrances towards the street will ensure clear visibility onto surrounding streets and open spaces, providing passive surveillance onto the public domain as well as received from passers-by.

Access control and movement

- The provision of multiple access points and routes throughout the residential community will increase the perception of safety by providing alternative routes and options for movement, particularly at nighttime.
- The design provides sufficient cycle networks and pedestrian trails linking the communal open spaces to the residential lots, to increase the ease of navigating through these connected open spaces and houses.
- The proximity of the site to other residential communities provides opportunities for wayfinding to occur via natural orientation.
- Landscaping and planting strategies will help define the boundary between public and private spaces within residential lots. This approach will enable residents to move seamlessly to their homes while creating subtle barriers that signal the transition from public to private areas for visitors.

Territorial reinforcement

- As detailed in the landscape Design Report (Urbis, 2025) preservation and enhancement of local character has been prioritised through the streetscapes through the retention of the tree canopy network.
- The inclusion of fencing around the perimeter of dwellings, particularly around the backyards, provide a strong source of territorial reinforcement, encouraging a sense of ownership for residents as well as ensuring privacy which may contribute to an increase sense of perceived safety.

Space management

- As outlined in the Landscape Design Report (Urbis, 2025), regular monitoring and maintenance will ensure that all spaces remain clean, functional, and free from damage, reinforcing the perception of safety and care.
- The majority of the site is easily accessible from the surrounding public open spaces and pedestrian networks, indicating that the spaces are available potential public entry. However, security is provided through:
 - Movement strategies
 - Buffer planting

Recommendations and design considerations

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

Surveillance

No further recommendations

Access control and movement

No further recommendations

Territorial reinforcement

- Ensure that the external façade and streetscape interfaces are well-lit, visually interesting (i.e. public art, robust fixtures) and use a darker coloured paint in order to reduce graffiti. This can enhance community ownership and passive surveillance from the site, whilst deterring graffiti by having elements that are not able to be easily vandalised.
- To further enhance the delineation of public and private space, consider incorporating elements which reinforce territorial boundaries, such as changed material or colour for driveways, as well as landscaping or fencing which can serve as natural barriers.

Space and activity management

- The Plan of Management must also clearly indicate the designated areas of responsibility for the management of private land and the public domain to ensure the precinct is well kept.

7 Conclusion

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

The assessment found that the proposal is aligned with the Canterbury–Bankstown Development Control Plan and other relevant policy frameworks, which seek to enhance connectivity and improve local amenity. It also incorporates the four CPTED principles: surveillance, access control, territorial reinforcement, and space and activity management. By improving access to amenity within Milperra, the proposal is expected to support greater activation and contribute positively to the suburb's overall vibrancy.

Recommendations to further enhance the proposal's alignment with CPTED principles include:

Surveillance

- Incorporate lighting in any areas intended for nighttime use (such as sensor lighting along the entry pathways, or any seating areas in communal areas) to increase perceptions of safety and avoid dark areas which may act as points of entrapment. In particular:
 - Ensure that lighting is permanently on, or movement activated, along pedestrian paths, carpark and public transport access points to provide visibility at night.
- Seating should be positioned along the main footpath and around the basin to encourage legitimate use of the space and provide opportunities for passive surveillance. Benches should be placed in locations with clear sightlines to other park areas, paths, and entrances, avoiding hidden or obscured spots.
- Consider incorporating further seating options throughout the park, particularly at high use areas such as the playground and oval. The inclusion of additional seating can encourage longer-stay use and deliver greater levels of accessibility, enhancing opportunities for passive surveillance and regular usage.
- Consider embellishments such as bubblers, bins, and dog waste bins to encourage longer-stay use. These embellishments can lengthen the duration of visitor's stay, increasing opportunities for passive surveillance while also increasing regular levels of activation. These embellishments can also increase the ability for visitors to care for the park, contributing to a greater perception of a well-maintained and cared for space. This can be considered during detailed design stages.
- Design lighting to ensure all activity and areas intended for nighttime use such as key pathways and entry points remain visible, avoiding glare and shadowed pockets that could reduce visibility.
- Provide targeted lighting for the active wall to ensure it is visible and monitored during use, reducing opportunities for concealment or anti-social behaviour, and integrating it into active circulation routes.
- Position seating and gathering areas to overlook main pathways, entries, and activity nodes, increasing casual observation by legitimate users.
- Maintain clear sightlines across the amphitheatre lawn, sport court, and fitness zone by avoiding dense planting or structures that obstruct views.
- Encourage activation of the park during daylight hours through programming and community events, increasing the presence of legitimate users.
- Ensure that the communal open space areas have low-level lighting at all times, with sensor lighting at seating areas, to provide visibility at night.

Access control and movement

- Provide a signage and wayfinding map at all entrances to the park showing clear pedestrian paths and key activity points to enable users to identify direct and accessible routes, as well as the locations of available entrance/exit points throughout the day and night.
- Install lighting along the Basin edges to improve visibility at night and reduce the risk of accidental falls. Consider opportunities to embellish lighting surrounding the basin into a form of artwork or attraction, further activating the space, particularly at nighttime.
- Implement wayfinding with universal legibility throughout Central Park to differentiate uses and to define formal 'safe routes' through Central Park to key destinations. Areas lacking movement cues are susceptible to anti-social behaviour.
- Clearly define entry points along Horsley Road and adjoining streets with wayfinding elements, signage, and landscape cues to guide visitors into active areas and along pedestrian footpaths.
- Maintain the main north-south pathway as the primary circulation spine, ensuring it connects all major activity nodes and supports predictable movement.
- Ensure the northern traverse pathway and secondary permeable pavement path above the overflow turf area (as detailed in the Landscape Design Report) are well-lit and connected to active spaces.
- Provide suitable alternative pathways to stairways and terraced areas to ensure accessibility for all users, including those with mobility needs.
- Address the lack of formal footpaths along Horsley Road by incorporating clear pedestrian entry routes into the park design, ensuring safe and legible access from the street.

Territorial reinforcement

- Consider incorporating programmed activities into the unstructured open spaces of the park (e.g. giant chess) in order to activate the space and promote increased passive surveillance.
- Install signage that explains the ecological significance of the Basins to encourage community care and connection to these natural assets, as well as to minimise environmental impacts.
- The materials and designs of seating should be durable, comfortable, and low-maintenance. Lighting should be adequate to ensure visibility during evening hours, and seating should be arranged to allow users to face both the basin and pedestrian movement along the path, supporting natural observation and a sense of safety.
- Incorporate changed pavement, contrasting colour, and/or raised elevation in areas where footpaths transition from public space towards private, such as at the main entry points to each dwelling. These small changes in material, colour, or texture can act as a subtle reinforcement for people to avoid entering areas where they are not permitted, as well as a symbolic boundary of public/private space.
- Consider program activations in the open lawn area, informal trails, and bush tucker garden (e.g. regular exercise classes, gardening sessions) to encourage incidental interaction, sense of ownership and community building.
- Use low-level native planting and terraced seating to further define basin edges. The inclusion of further territorial reinforcements will help to guide movement and discourage informal or unsafe access to steep or sensitive areas.
- The external façade and streetscape interfaces should be well-lit and visually interesting. This enhances community ownership and passive surveillance while deterring vandalism, in line with CPTED principles of natural surveillance, territorial reinforcement, and maintenance.
- Consider the inclusion of public art throughout the public domain to enhance the estate's identity, encourage community ownership, and increase legitimate use of the space. Statement art pieces can

also contribute to wayfinding and ease of navigation, acting as a landmark to guide residents and visitors.

- Ensure that the external façade and streetscape interfaces are well-lit, visually interesting (i.e. public art, robust fixtures) and use a darker coloured paint in order to reduce graffiti. This can enhance community ownership and passive surveillance from the site, whilst deterring graffiti by having elements that are not able to be easily vandalised.
- To further enhance the delineation of public and private space, consider incorporating elements which reinforce territorial boundaries, such as changed material or colour for driveways, as well as landscaping or fencing which can serve as natural barriers.

Space and activity management

- Adhere to the requirements and compliance regulations outlined in the maintenance notes (Landscape Design Report, 2025) to ensure the site is well kept and remains activated.
- If any additional programming or amenities are included, ensure to include details relating to regular cleaning, monitoring, and maintenance within the Plan of Management.
- Establish clear operational responsibilities for litter collection, lighting maintenance, and landscape upkeep to ensure the park remains in good condition.
- Program spaces for seasonal events, fitness activities, and community gatherings to maintain activation and support legitimate and diverse use throughout the year. This could include regular yoga or fitness classes, pop-up holiday markets, outdoor movie nights, or community gardening classes.
- Regularly monitor high-use areas such as the sport court, amphitheatre lawn, and active wall to ensure they remain safe, functional, and free from damage.
- Integrate habitats for native species into active areas to avoid creating isolated or unused pockets, balancing biodiversity with safety.
- Use robust, vandal-resistant materials such as stone, concrete, timber, and steel to maintain a high-quality appearance and reduce long-term maintenance need.
- Ensure that the Plan of Management clearly indicate the designated areas of responsibility for the management of anti-social behaviour.
- The Plan of Management must also clearly indicate the designated areas of responsibility for the management of private land and the public domain to ensure the precinct is well kept.

Disclaimer

This report is dated 29 October 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of William Street Residential (**Instructing Party**) for the purpose of Crime Prevention Through Environmental Design Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

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

Appendix A Crime profile

Table 2 Crime rates per 100,000 people, July 2024 – June 2025

Crime type	Suburb	LGA	NSW
Assault (non-domestic)	107.8	318.6	411.5
Assault (domestic)	219.6	544.8	457.5
Break and enter dwelling	48.8	138.5	219.6
Break and enter non-dwelling	97.6	54.8	97.6
Liquor offences	24.4	9.2	63.1
Malicious damage to property	317.2	383.3	564.4
Motor vehicle theft	365.9	178	177.7
Steal from dwelling	97.6	128.2	188.4
Steal from motor vehicle	439.1	305.9	303.4
Steal from person	0	18.2	22.7
Steal from retail store	24.4	153	354.2
Trespass	24.4	74.8	155.6

Colour key

Red: Highest indicated crime rate

Orange: High rate of crime

Yellow: lower rate of crime

Green: lowest indicated crime rate

Source: BOCSAR

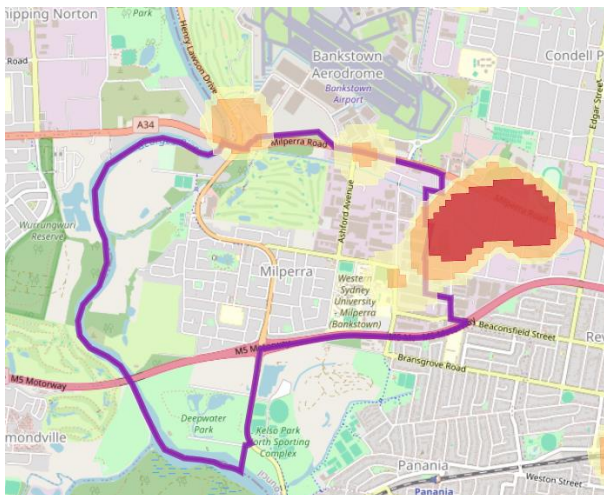
Table 3 Two-year crime trend, July 2023 – June 2025

Crime type	Suburb	LGA	NSW
Assault (non-domestic)	n.c	stable	stable
Assault (domestic)	n.c	stable	stable
Break and enter dwelling	n.c	stable	Down 10.2%

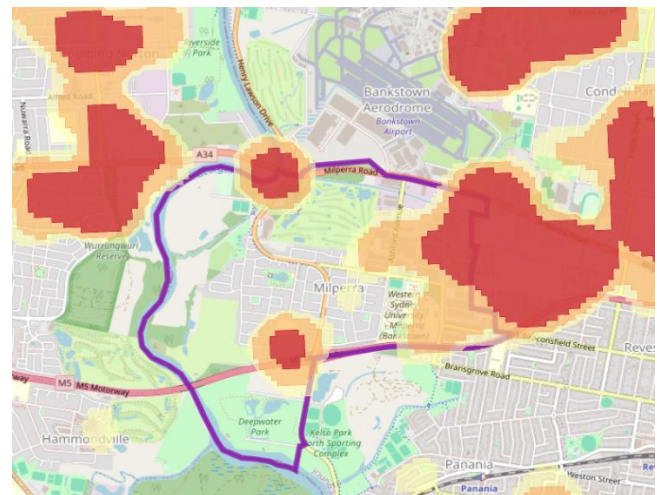
Break and enter non-dwelling	n.c	stable	Down 3.1%
Liquor offences	n.c	Down 66.3%	Down 15.8% per year
Malicious damage to property	n.c	stable	Down 6.1% per year
Motor vehicle theft	n.c	Up 13% per year	stable
Steal from dwelling	n.c	stable	stable
Steal from motor vehicle	n.c	stable	Down 11.3% per year
Steal from person	n.c	stable	stable
Steal from retail store	n.c	Up 27.1 per year	Up 5.1%
Trespass	n.c	stable	Up 3.7%

Source: BOCSAR

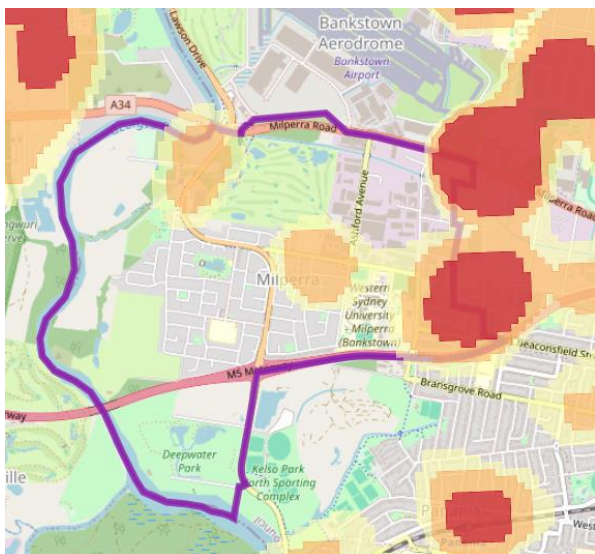
Figure 5 Crime hotspots, July 2024 – June 2025



Picture 7 Break and enter non dwelling



Picture 8 Steal from motor vehicle



Picture 9 Motor vehicle theft

Source: BOCSAR, Accessed October 2025.

State significant development application (SSDA)



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