



NSW Police Force

Development Application Review

RMS Reference: D/2025/1086128

DA Reference No.: DA97/2025

COPS Event No.: E85823243

Council: Lane Cove Council

Developer/Applicant: EDSGEAR Pty Ltd

Property address: 28 – 42 Pacific Highway, St Leonards

Proposed development/use of space: The DA seeks approval for demolition of existing structures and the construction of a Mixed-Use, Hotel development comprising; commercial tenancy, 99 motel units, communal living and communal outdoor areas, basement parking and facilities and associated works at 28 – 42 Pacific Highway, St Leonards.

1. Introduction

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Development Application 97/2025.

2.1 Current environment

The site comprises four allotments with a total area of 1,236 m². It features a primary frontage along the Pacific Highway at the northern boundary, and a secondary frontage to Marshall Lane to the south. The land slopes from the northern boundary towards the rear. The site contains various commercial buildings including two storey commercial terrace buildings and a more recent 5 storey commercial building with basement carparking.

2.2 Proposed development

The proposal seeks approval for the demolition of the existing buildings and structures and construction of Mixed-Use, Hotel development including ground level commercial (retail) to both frontages, hotel accommodation providing a total of 99 rooms, roof top communal living (indoor and outdoor) and basement areas. The proposal comprises the following main components:

- Two basement levels providing service areas, storage, parking and a hotel gym
- Lower ground floor commercial (retail) fronting Marshall Lane
- Ground level commercial (retail) premises fronting Pacific Highway with mezzanine floor above

North Shore Police Area Command

63 Archer Street Chatswood NSW 2067

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- Six (6) levels of Hotel Accommodation
- Communal indoor / outdoor areas

3. Crime risks and identified issues

3.1. Current/trending crimes that impact the local area that should be considered within the design and building process: Break Enter and Steal (residential and commercial), Steal Motor Vehicle, Steal From Motor Vehicle, theft including bike theft and mail/parcel theft.

3.2. Crimes that the current proposed development application will introduce or facilitate within this space: The site will be a potential target for mail/parcel theft, steal from motor vehicle offences, break, enter and steal offences from residential dwellings and the commercial spaces. The development may also be a target for theft from storage cages and bicycle theft as well as steal from retails offences.

3.3. Developments can introduce or facilitate certain issues that are not necessarily a crime, but impact on the ability to police a space. Traffic congestion.

4. Recommendations

Due to the nature of the development, identified crime risks and issues, we recommend the following:

1. The site will need to be clearly identified through a building name or street number. This will enable all emergency services to locate the premises with ease.
2. Lighting within the site will need to be positioned in a way to reduce opportunities for offenders to commit crime during the hours of darkness i.e vandalism and graffiti – this particularly applies to the commercial premises at ground level. The lighting will need to be sufficient to enable people to identify criminal behaviour, signs of intoxication and anti-social behaviour. The lighting will also need to be sufficient to support images obtained from any CCTV footage. Please note that some low- or high-pressure lighting is not compatible with surveillance systems.
3. All external lighting should be designed to comply with, where applicable, AS/NZ1158.3:1999 Pedestrian Area (Category P) Lighting and Australian Standard 4282-1997 'Control of the obtrusive effects of outdoor lighting'.
4. An electronic surveillance system should be included to provide maximum surveillance of all areas of the site including entry/exits, car parks, bicycle parking, mail areas and common areas. Cameras should also cover public footpath areas around the premises. The system should be capable of

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recording high-quality digital images of events. The recording equipment should be locked away to reduce the likelihood of tampering.

5. All recording made by the CCTV system must be stored for at least a minimum of 30 days. Ensure that the system is accessible by at least one member of staff at all times it is in operation, and provide any recordings made by the system to a police officer or inspector within 24 hours of any request by a police officer or inspector. The CCTV cameras will need to be placed in suitable locations to enhance the physical security and assist in positively identifying any individual, who may be involved in criminal behaviour.
6. Mailboxes and parcel delivery areas should be secure and covered with CCTV cameras. If possible, a secure method for parcel delivery should be set up inside the building i.e., a mail room. Large banks of mailboxes in the lobby area that are accessible to the public increase the risk of mail and parcel theft.
7. If the site has storage cages, they should be made of solid materials that can't be cut open and should be covered by CCTV cameras. They should have a material encasing them that prevents individuals being able to see into the storage cage from the outside of the cage. Signs should be placed in the area warning residents not to leave valuable items in storage cages, i.e mountain and/or road bikes.
8. Any bicycle parking should be in a secure area and covered with CCTV cameras.
9. Appropriate signage should be erected inside and around the perimeter of the entire property to warn of security treatments in place e.g. "This site is under 24-hour video surveillance".
10. "Park Smarter" signage should be displayed in the car park to warn/educate motorists to secure their vehicles and not leave valuable items in their cars. The car park will also need to have adequate lighting.
11. Windows within the site should also be of solid construction. These windows should be fitted with quality window lock sets that comply with the Australian Standards – Lock Sets AS:4145. Glass within doors and windows should be reinforced to restrict unauthorised access. The glass can be either fitted with a shatter-resistant film or laminated to withstand physical attacks.
12. Doors should be of solid construction and should be fitted with quality deadlock sets that comply with the Building Code of Australia and Australian Standards – Lock Sets AS:4145.
13. Appropriate modifications should be made where necessary to accommodate the increase in traffic congestion on surrounding streets and intersections.
14. An emergency control and evacuation plan should be implemented within the site and displayed for the information of residents.
15. Wheelchair access should at no time be blocked nor impede access to anyone with a disability.

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16. The landscaping design around the site needs to be free from potential hiding places and provide sightlines throughout the site and into any surrounding areas. Trees and shrubs should be maintained regularly to reduce concealment opportunities and increase visibility. Avoid the use of landscaping materials which could, when mature, serve as screens or barriers to impede views.
17. The boundaries of the site should be clearly identified to deter unauthorised persons from entering the site.

Disclaimer

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

- It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
- It is based upon the information provided to the NSWPF at the time the assessment was made.
- This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact Senior Constable Matthew Rodgers, Crime Prevention Officer, North Shore PAC, 9414 8446.

Yours sincerely,

D. Trevor
Senior Constable
Crime Prevention Officer
North Shore PAC

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