



planning consultants

Crime Prevention Through Environmental Design

Manufactured Housing Estate
(206 home sites, Community facilities,
Landscaping)

1064 New England Highway Lochinvar

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1.1 Commission

DFP has been commissioned by Boycecorp to prepare a Crime Prevention Through Environmental Design report for the proposed manufactured home estate at 1064 New England Highway Lochinvar (the site).

This report has been reviewed by Natasha Bartley who completed the Safer By Design course run by the NSW Police Service in May 2016.

The proposal consists of the following

- 206 manufactured home sites;
- Construction of a gate house and exhibition display home;
- Construction of a community facility which includes:
 - a community building;
 - communal 25 metre swimming pool;
 - four (4) pickleball courts;
 - playground; and
 - open space.
- Provision of a central open space area "The Green" with associated car parking area;
- Provision of a second open space area to the east of the community facility;
- Demolition of the existing dwelling house and sheds;
- Removal of trees;
- Earthworks for two on-site detention basins, the community facilities, roads and utilities;
- Vehicular access via New England Highway including line marking on the New England Highway to create a right hand turning bay; and
- Landscaping along the boundaries, street tree planting, planting around and within the community facilities and open space areas.

1.2 Purpose of this Statement

This CPTED provides an assessment of the proposed development against the Principles of CPTED and where relevant, recommendations have been included to ensure the proposed development achieves the best outcome for Safety in Design and Crime Prevention.

This Report has been prepared in accordance with:

- Section 4.5 of the Environmental Planning and Assessment Act 1979;
- The principles/ strategies of Crime Prevention Through Environmental Design
- Maitland DCP 2011, Part C – Design Guidelines, Section 19.1

The Maitland DCP 2011, Part C – Design Guidelines, Section 19.1 states that for development proposing 10 or more dwellings requires a detailed Crime Prevention Through Environmental Design Report to be prepared.

The recommendations of this report have been incorporated into the development application and Plan of Management for the Site.

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The following documents were reviewed in preparing this CPTED Report:

- Architectural Plans prepared by ATJ Architects,
- Landscape Plans prepared by Concept Landscape Architects,
- Bushfire Assessment Report, prepared by Building Code & Bushfire Hazard Solutions, dated 28 August 2024;
- Plan of Management, prepared by Boycecorp

2 Site Context

2.1 Location

The site is located on the northern side of the New England Highway on the western fringe of the Lochinvar township (see **Figure 1**), approximately 720 metres to the southwest of the Lochinvar Public School.

The site immediately adjoins a lot zoned R1 General Residential and is located directly opposite land zoned R1 General Residential on the southern side of the New England Highway.

The site is within 90 metres of a bus stop which is located on the north eastern side of the intersection of Windermere Road and the New England Highway, which provides a service to Maitland.

The westbound service from Maitland has a bus stop on the western side of the intersection of Saint Helena Close and the New England Highway which is approximately 215 metres from the site.

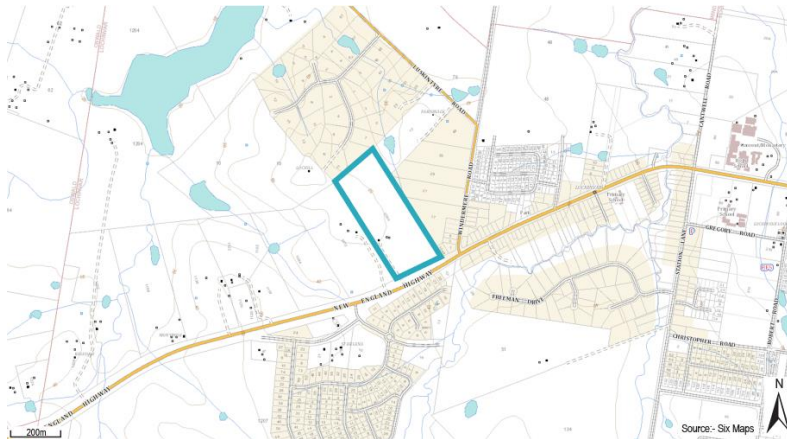


Figure 1 Site Location

2.2 Site Description

The site is known as 1064 New England Highway, Lochinvar and is legally described as Lot 2 in Deposited Plan (DP) 261947 (see Error! Reference source not found.).

The site has the following dimensions:

- Southern frontage to the New England Highway 202.3 metres
- Northeastern side boundary 515 metres
- Northwestern rear boundary 199 metres
- Southwestern side boundary 465 metres

The total site area is 9.78 hectares.

2 Site Context

The front boundary of the site is set back between 23 metres and 34 metres from the edge of the paved road of the New England Highway.

2.3 Surrounding Development

The site adjoins a low density residential development to the east which is the edge of the Lochinvar town centre. Adjoining the site to the north east is a red brick dwelling house that addresses the New England Highway and is known as 1044 New England Highway Lochinvar. The house contains a large shed to the rear which is located within 1 metre of the common boundary (see **Figure 2**).



Figure 2 Adjoining dwelling house to the East, 1044 New England Highway

Directly opposite the site on the southern side of the New England highway is a new low density residential area which is accessed from The New England Highway by Terriere Drive (see **Figure 3**).

2 Site Context



Figure 3 New dwellings to the south.

Adjoining the site to the west is 1072 New England Highway which is a 10 hectare property rural property containing a single storey dwelling house located approximately 21 metres from the common boundary with the site (see **Figure 4**).



Figure 4 Adjoining rural property to the west at 1072 New England Highway

2 Site Context

To the rear (north) of the site is a rural residential development off Lochill Close where the lot sizes are approximately 6,500m² (see **Figure 8**).



Figure 5 Dwellings in rural residential development to the north.

3 Safer by Design and Crime Prevention Through Environmental Design Strategies

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (former Department of Urban Affairs and Planning) introduced Crime Prevention Legislative Guidelines to Section 4.15 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. 'If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimise crime risk, or, refusal of the development on the grounds that crime risk cannot be appropriately minimised.'

The guidelines contain two parts. 'Part A details the need for a formal crime risk assessment (Safer By Design Evaluation) to be done in conjunction with trained police, and Part B outlines basic Crime Prevention Through Environmental Design (CPTED) principles and strategies that can be used by consent authorities to justify the modification proposals to minimise risk.' (DUAP 2001:2).

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

3.1 CPTED Strategies

CPTED is based on four key strategies. These are territorial re-enforcement, surveillance, access control and space/activity management, as outlined below. An assessment of the proposed development against each of these strategies is outlined in Section 5 of this report.

3.1.1 Territorial Re-enforcement

Community ownership of public space sends positive signals to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers and criminals rarely commit crime in areas where the risk of detection and challenge are high. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it.

Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

3.1.2 Surveillance

People feel safe in public areas when they can see and interact with others, particularly people connected with that space, such as shopkeepers or adjoining residents. Criminals are often deterred from committing crime in places that are well supervised.

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space.

Technical/mechanical surveillance is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high risk locations.

3 Crime Profile

Formal (or Organised) surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors, e.g. security guards at higher risk locations.

3.1.3 Access Control

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.

Natural access control includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.

Technical/Mechanical access control includes the employment of security hardware. Crime, Design and Urban Planning: From theory to Practice Formal (or Organised) access control includes on-site guardians such as employed security officers.

Formal (or Organised) access control includes on-site guardians such as employed security officers.

3.1.4 Space/Activity Management

Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

3.2 Design Process

DFP reviewed the DA documentation and provided advice, where design changes could be made to ensure the proposed development meets the strategies of CPTED.

Through the evolution of the design and assessment of CPTED strategies, the proposed development was amended to ensure no places of concealment resulted from the site layout or proposed landscaping, adequate passive surveillance was provided to and from the proposed manufactured homes and communal areas, the play area was visible from surrounding locations and the pool area remained safe from climbable objects such as landscaping.

4 Crime Statistics

This section identifies the crime risk data from the Bureau of Crime Statistics and Research (BOCSAR)

4.1 BOCSAR Data

The following crime data and mapping has been sourced using the information available on the Bureau of Crime Statistics and Research (BOCSAR) website¹. The site is located within the suburb of Lochinvar for the purposes of the BOCSAR mapping which coincides with the area mapped as a hotspot (discussed below). The BOCSAR mapping notes that the suburb of Lochinvar has a low population and potentially is not statistically meaningful.

4.2 NSW LGA Ranking of Reported Crime – Maitland LGA 2019-2023

Report Crime	2019	2020	2021	2022	2023
	Rank	Rank	Rank	Rank	Rank
Assault – domestic violence	43	46	48	36	31
Assault – non-domestic violence	47	59	56	47	51
Robbery	74	42	25	30	44
Break and enter dwelling	51	40	46	53	46
Break and enter non-dwelling	42	28	60	66	42
Motor vehicle theft	24	29	47	38	36
Steal from motor vehicle	32	18	35	23	21

4.3 Crime Statistics (Premise and Type) Maitland City LGA - April 2023 – March 2024

Premises Type	Domestic violence related assault	Non-domestic violence related assault	Robbery	Break and enter non-dwelling	Motor vehicle theft	Steal from motor vehicle	Steal from person	Malicious damage to property
Office	0	1	0	3	0	2	0	4
Personal services	0	1	0	5	0	2	0	11
Retail/Wholesale	4	75	8	43	12	29	5	56
Carpark	1	3	1	2	15	86	1	29
Education	4	50	0	18	0	0	1	24
Health	3	10	0	7	0	0	0	11
Industrial	0	4	0	28	12	10	0	13
Law enforcement	2	1	0	0	0	0	0	1

3 Crime Profile

Table 2 Number of incidents of selected offences recorded by NSW Police by premises type – Maitland Local Government Area

Licensed premises	6	33	2	6	2	5	1	14
Marine transport	0	0	0	0	0	0	0	0
Outdoor/public place	44	62	7	5	52	164	3	80
Recreation	0	9	1	14	3	2	0	12
Religious	0	0	0	1	0	2	0	5
Residential	644	161	4	2	130	255	6	447
Rural industry	0	1	0	0	1	0	0	0
Public transport	2	17	0	3	0	7	5	42
Utilities	0	1	0	4	0	0	0	2
Vehicle	3	5	0	0	0	0	0	0
Firearm premises	0	0	0	0	0	0	0	0
Unknown	0	2	0	0	1	2	1	0
Total	713	437	23	142	228	566	23	751

4.4 Hotspot Data

Figures 6 to 15 illustrate the hotspot mapping and density for the most common crimes that occur in Lochinvar.

Figure 6 illustrates the density of domestic assault. An area on the western side of the town centre is shown as having a low Incident Rate. The site has not been captured as a hot spot.

3 Crime Profile

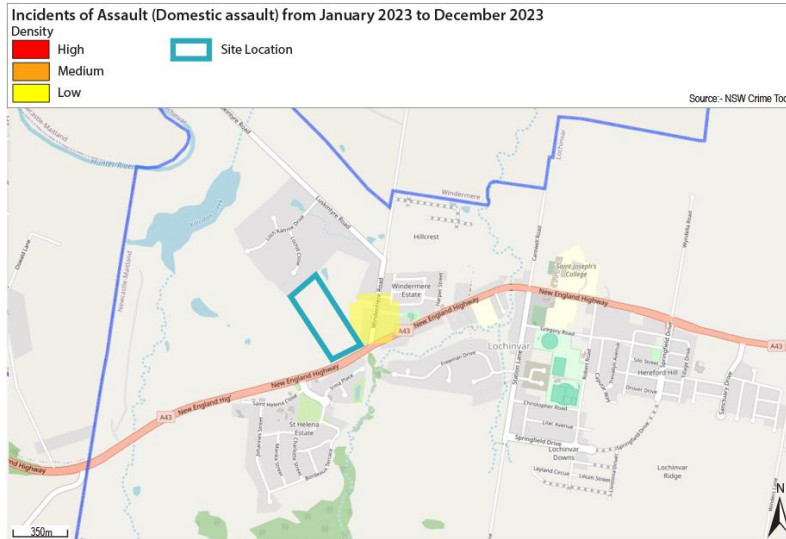


Figure 6 Incidents of Domestic Assault (Source – NSW Crime Tool)

Figure 7 shows that there were no incidents of Incidents of Assault in Lochinvar.



Figure 7 Incidents of Non-domestic assault (Source – NSW Crime Tool)

Figure 8 shows that there were no incidents of Robbery in Lochinvar between January 2023 to December 2023.

3 Crime Profile

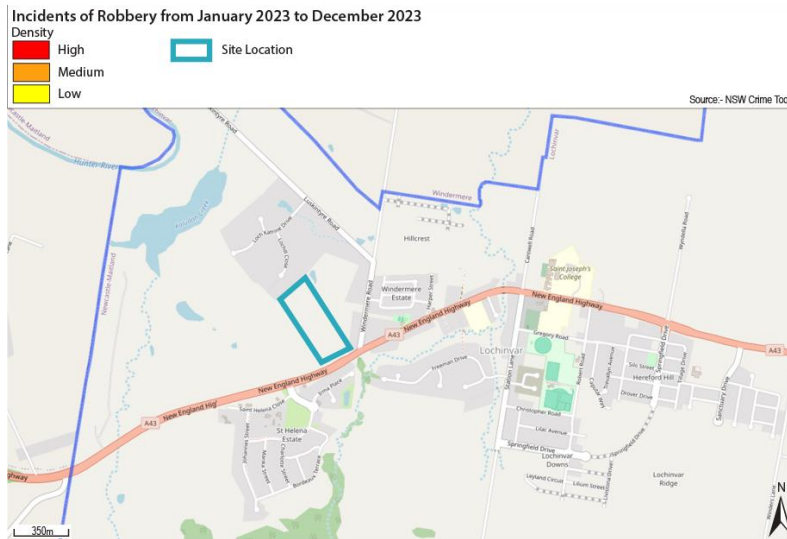


Figure 8 Incidents of Robbery (Source – NSW Crime Tool)

Figure 9 indicates that there are low and medium rates of car theft in the western end of Lochinvar town centre between January 2023 and December 2023

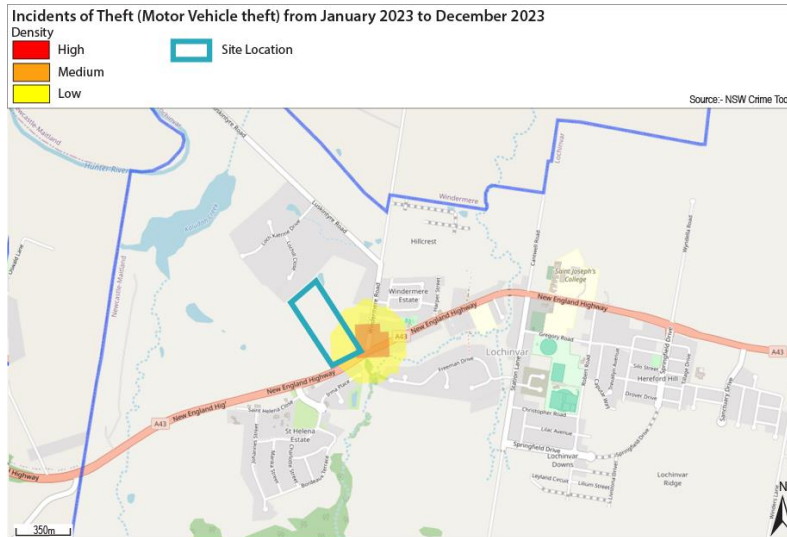


Figure 9 Incidents of Car Theft (Source – NSW Crime Tool)

Figure 10 shows that there were no incidents of malicious damage in Lochinvar between January 2023 to December 2023.

3 Crime Profile



Figure 10 Incidents of Malicious Property Damage (Source – NSW Crime Tool)

Figure 11 indicates that there is a high incident rate of break and entry into houses towards the southern end of the Lochinvar town centre between January 2023 to December 2023.

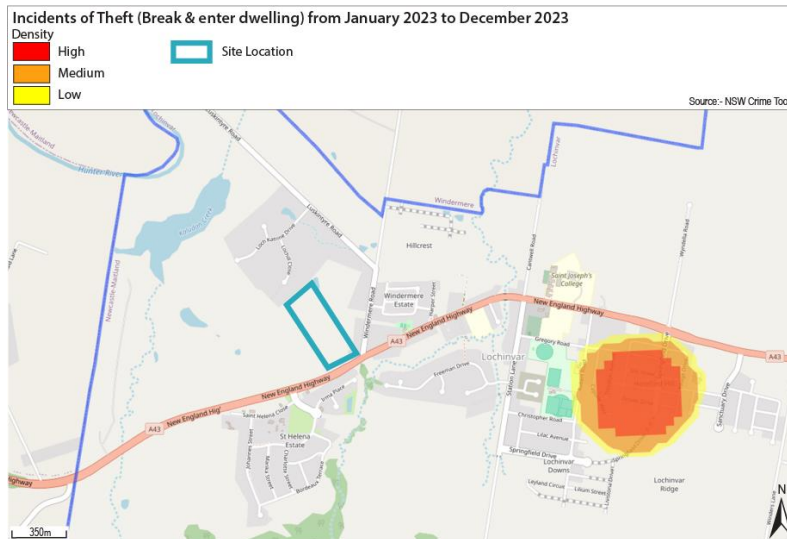


Figure 11 Incidents of Theft Break and Enter Dwelling (Source – NSW Crime Tool)

Figure 12 shows that there were no incidents of non break and entry theft in Lochinvar between January 2023 and December 2023.

3 Crime Profile



Figure 12 Incidents of Theft Break and Enter Non-Dwelling (Source – NSW Crime Tool)

Figure 13 indicates that there is a low rate of incidents if theft steal from a motor vehicle between January 2023 and December 2023.



Figure 13 Incidents of Theft Steal from Motor Vehicle (Source – NSW Crime Tool)

Figure 14 indicates that there was a low incident rate of steal from a dwelling in the Lochinvar town centre and medium incident rate in the neighbouring town of Windella near the eastern boundary of Lochinvar between January 2023 and December 2023.

3 Crime Profile

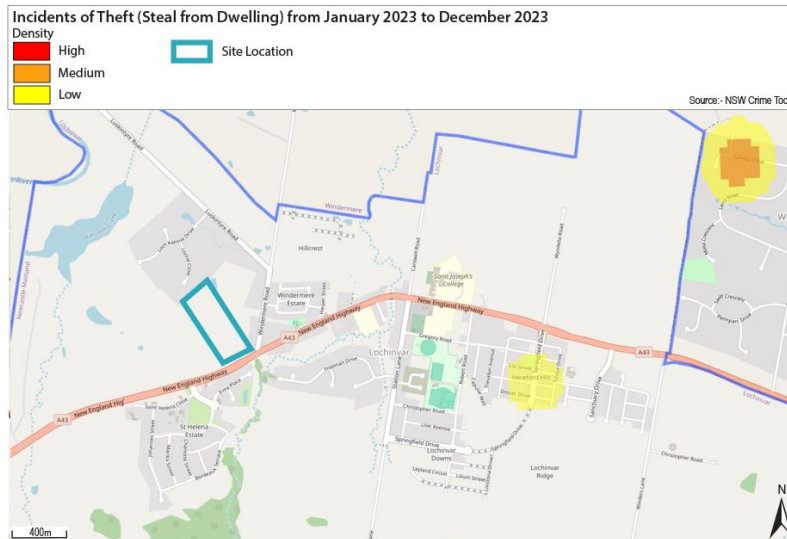


Figure 14 Incidents of Theft Steal from Dwelling (Source – NSW Crime Tool)

Figure 15 indicates that there were no incidents of stealing from a person in Lochinvar between January 2023 and December 2023.

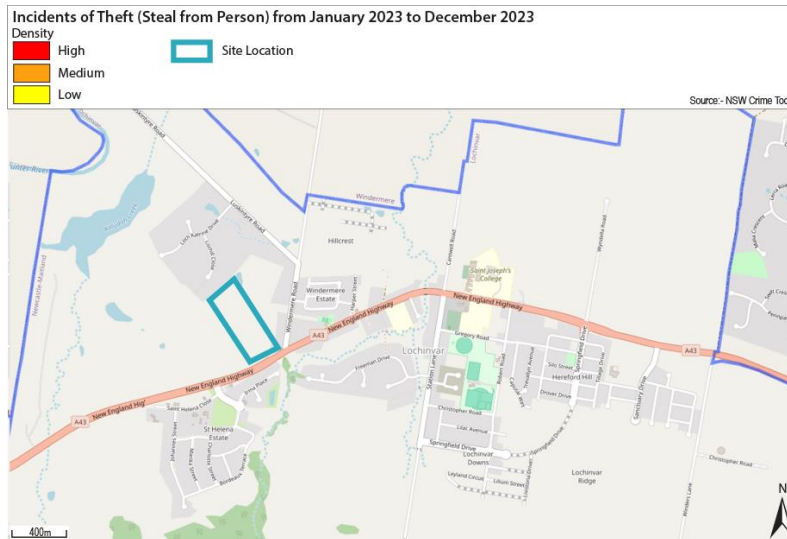


Figure 15 Incidents of Theft Steal from Person (Source – NSW Crime Tool)

4.5 Summary of Crime Statistics

When the long range crime statistics for Maitland LGA are considered, they mirror the general slight decline in crime in NSW over the last 10 years.

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There has been very little crime in Lochinvar with exception of a high rate cluster on the southern side of the residential area of Lochinvar. However as new residential development occurs as the Anambah to Branxton Regionally Significant Growth Area is developed crime will naturally increase even if it remains at the same per capita rate. As will be discussed the crime prevention measures of the vehicle boom gate, CCTV's and deadlocks being provided on all external doors and lockable windows will assist in deterring break and enter crime in the estate.

The crime statistics available on NSW Crime Tool website at the time of writing this report, notes that whilst in a 60-month period there was an increase and decrease of varying crimes. Within the past 24 months, there was no increase to crime statistics for the Maitland LGA, there was a 5% decrease on 'other stealing offences', a 7.8% decrease in 'possession and/or use of cannabis' and significant decrease of 59.7% in 'transport regulatory offences'.

5 Crime Prevention Measures

This section provides an assessment against the four strategies of CPTED having regard to the key crime categories listed above,

5.1 Surveillance

The proposed Manufactured home estate aims to create a community where the owners' of the homes have an interest in creating a functioning crime free community. In this respect it is the aim of the estate that the residents will assist the Estate Management staff to be the 'eyes' and 'ears' of the estate. This will be promoted by ensuring that the Estate Management is always contactable to report any incidents. Estate Management will be highly conspicuous on the site undertaking gardening, mowing, pool cleaning and general maintenance.

The future dwellings on the site are to be made off site and as shown on the plans prepared by ATJ as submitted with this development application the dwellings provide casual surveillance of the road as the houses have a living room, kitchen and deck at the front of the dwelling.

The open space and community facilities building are located in the centre of the development ensuring there are homes looking onto and across these spaces. Appropriate landscaping ensures there are no opportunities for concealment around site, in particular the community facilities which are visible from surrounding streets and dwellings.

The bushfire defensible space along the boundaries will contain signed CCTV cameras to ensure that it is clearly evident that surveillance of these secluded spaces is occurring.

CCTV cameras will be located throughout the estate with intense surveillance in the following locations:

- The bushfire defensible spaces;
- The gatehouse entry;
- The communal open space areas;
- Inside and outside the community facility building;
- The two car park areas, and
- Along the front boundary of the estate.

The cameras will be clearly signed to act as a deterrent to anti-social behaviour. The CCTV footage will be stored for 30 days unless an incident is detected, and the footage will be saved on a separate computer drive for use by either the Police or management.

5.2 Access Control

The principle of access control relates to the restriction, channelling or encouraging of people and vehicles into, out of or around development. Access control could be natural access control (use of landforms, waterways or building configuration), technical/mechanical access control (using security hardware) or formal/organised access control (employed security officers).

Entry to and from the estate is available 24 hours seven days a week, pedestrian access is available via the footpath to the front boundary at all times.

A car boom gate will be located at the front entry and will be a multi system with a combination of number plate recognition, HID card or by mobile phone Wi-Fi control. This works by texting a code to a phone number that controls the boom gate. Residents will be provided with 2 HID cards for their personal use. The code text code can also be used by residents and their visitors. Residents can advise the management company of the number plates to allow into the estate. The proposed access control will provide a level of comfort to residents and

4 Crime Prevention Measures

visitors, that the general public are restricted from entering and using the facilities. The car boom gate, deters unauthorised vehicles from entering the site, reducing potential crimes of opportunity.

A 1.8m black chain wire fence will be located around the entire boundary of the estate. Each dwelling will be provided with side and rear colorbond fencing. Each dwelling will be provided with deadlocks to all external doors and lockable windows.

Use of the community facility room, gym and pool will be via an online booking system that will be operated by the Management Company. Access to the facility will be via a multisystem security system which includes HID cards and mobile phone text access.

The text message code will be changed periodically.

5.3 Territorial Reinforcement

The principle of territorial re-enforcement relates to the ownership of public space, establishment of actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space and encourage responsibility for these spaces.

The boundary fencing will define the estate boundary. The boom gate entry will direct all visitors and residents to the front entry which will have CCTV surveillance. This will ensure that people entering the site understand that they are entering a managed, well looked after and cared area that discourages anti-social behaviour and monitoring is used to discourage crime.

There will be clear distinction between the private homes and the public nature strip by the use of landscaping. The public parks will be legible and will encourage general use. The more the open space is used the less likely there will be criminal activity.

Once persons have entered the secured spaces of the community facilities it will be clear they are in a communal location where they are responsible for leaving the space in the same condition as they found it.

5.4 Space Management/ Activity Management

The principle of space and activity management is used to maintain natural community control of an area and may involve formal supervision, caring for a development or organising activity in or around an area. Malicious damage to property is a crime type that does occur in the locality.

The communal areas of the estate will be constantly maintained by the Estate Management on a daily basis. Given the daily presence on the site by Estate Management and or their contractors the estate will be kept to a high standard. This ensures that any maintenance, repairs or graffiti removal will be attended to expeditiously.

Maintaining the estate to a high standard is important to set the tone for the residents and visitors to follow. The landscaping will be kept to a high standard to ensure the estate is always set in a landscaped setting.

This will assist in ensuring the open space areas and communal facilities are regularly used which in turn reduces crime and anti-social behaviour.

Low level low lux lighting will be provided around and within the community facilities and parks.

Street lighting will be provided.

Operating hours the community facility are to be restricted as per the Plan of Management to protect the residents own place of residence from excessive noise and to reduce any negative social behaviour, particularly at times after dark.

4 Crime Prevention Measures

6 Recommendations

6.1 Recommendations

Having regarding the above, the following design and managements recommendations have been identified some of which are either shown on the plans or incorporated into the Plan of Management.

Territorial Re-enforcement

- Boundary fences are to be maintained regularly and if damaged are to be replaced within 48 hours;
- Boundary fences and internal fences to be graffiti resistant material;
- Estate Management to ensure each security device for residents is in working order at all times;
- Install appropriate signage throughout the estate to direct new residents and visitors to parking areas, community facilities etc.;
- Restricted/ prohibited areas (staff store etc.) to be clearly signposted

Surveillance

- CCTV cameras will be located throughout the estate with intense surveillance in the following locations
 - The bushfire defendable spaces;
 - The gatehouse entry;
 - The communal open space areas;
 - Inside and outside the community facility building;
 - The three car park areas; and
 - Along the front boundary of the estate.
- Fences if erected in front of dwellings to be restricted to 1m high and not of solid material to ensure passive surveillance is achieved;
- Landscaping is maintained at all times to ensure natural surveillance and to avoid overgrowth creating concealment areas
- Ensure the sight is suitably lit along roads, pathways and communal areas.

Access Control

- Private property signage to posted at the entry of the site.
- There must be directional signage located at the entry to the estate/complex clearly indicating location of estate mangers office, building names and unit numbers.
- Signage to be posted with Estate Managers details at the site entry. Deliveries, trades people etc. to sign in with Estate Manager.
- Local Ambulance, Fire Brigade and Police must have keys/swipe cards etc for access in an emergency.

4 Crime Prevention Measures

- The boom gate at the gatehouse is the main entry into the site, it shall operate with Vehicle ID, HID Cards and mobile text code.
- All manufactured estate homes will be provided with deadlocks to all external doors and external windows will be provided with key locks.
- Landscaping to be maintained to ensure no persons can access any building roof from landscaping on site.

Space/ Activity Management

- Letterboxes are to be provided in an accessible area
- Street lights will be provided.
- Low level low lux lights will be provided around the parks, playgrounds, communal building and display suite.
- The use of the pickle ball courts will be from 7.00am till dark.
- The communal building will be opened at 7.00am and closed by 9.30 pm, to prevent late night anti-social behaviour.
- The use of the communal facilities will be subject to a plan of management.
- Estate Management will be available to call 24 hours 7 days a week.
- Estate Management will maintain the open space, defendable boundary space, and all common outdoor areas;
- Estate management will clean the pool and the community facilities on a regular basis; and
- An Emergency Evacuation Plan must be clearly displayed in communal areas.