

13 December 2024

**CPTED Report**  
**Centre-Based Childcare Facility**  
**1, 3 & 5 Station Lane, Lochinvar NSW 2321**

---

## **1.0 Introduction**

The purpose of this report is to identify and assess crime risk associated with the construction and use of a centre-based child care facility for 141 children, associated landscaping, onsite parking and signage at 1, 3 & 5 Station Lane, Lochinvar NSW 2321.

## **2.0 Crime Opportunity**

The crime activity of significance identified by the review local crime statistics (NSW Recorded Crime Statistics, December Quarter 2023) identifies the following crimes the City of Maitland LGA that may impact on the proposed facility:

- Break and enter non-dwelling
- Other stealing offences

## **3.0 Crime Prevention through Environmental Design**

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 from intersecting in time and space.

CPTED aims 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'; and
- Removing conditions that create confusion about required norms of behaviour (Department of Planning Industry Environment, formerly the Department of Urban Affairs and Planning, 2001).

CPTED employs 4 key strategies. These include surveillance, access control, territorial reinforcement and space/activity management.

In accordance with the 4 key strategies, the principals of crime prevention and public safety are addressed in relation to the proposed centre-based child care facility at Lochinvar.

### 3.1 Natural Surveillance

Natural surveillance limits the opportunity for crime by increasing awareness that people can be seen. Potential offenders therefore feel increased scrutiny and limitations on their escape routes.

Good surveillance is achieved by:

- a. Clear sightlines between private and public spaces;
- b. Effective lighting of public places; and
- c. Landscaping that makes places attractive, but not a place to hide.

The design of the development includes natural surveillance by the strategic placement of physical features to maximise visibility. The specific design elements include:

- Clear sight lines are provided allowing maximum surveillance of the car park, building entry and street frontages;
- CCTV is to be installed in strategic locations throughout the site;
- Appropriate lighting installed to eliminate any potential problem areas and to ensure security cameras operate effectively (i.e. easy facial recognition at 15m);
- No 'hidden spots' are created within the site by siting of buildings allowing optimal surveillance over the internal (central) areas of the site; and
- The design of the car park areas encourages passive surveillance and incorporates active measures such as lighting and signage.

### 3.2 Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space.

Good access control for the movement of people is achieved by:

- a. Landscapes and physical features that channel and group pedestrians into target areas;
- b. Public external spaces that attract rather than discourage people from gathering; and
- c. Restricted access to internal or high risk areas (e.g. car parks).

The site has been designed to limit access and control flow by:

- The creation of attractive spaces within the development;
- Clear delineation of the property boundary with landscape treatment;
- Use of landscaping that supports pedestrian access within the site;
- Appropriate lighting through the parking areas and signage.



### 3.3 Territorial Reinforcement (Community Ownership)

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern, i.e. it makes the normal user feel safe and makes the potential offender aware of a substantial risk of apprehension or scrutiny. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs.

Community ownership (territorial reinforcement) makes people feel comfortable in a place and is achieved by:

1. A design that encourages people to gather in public spaces;
2. Having a clear transition between boundaries of public and private spaces; and
3. Having clear design cues as to who is to use the space and what it is to be used for.

The proposed development has been designed to clearly delineate spaces that are to be used for congregation and areas that are not. This will ensure that any potential intruders or people who are not patrons will stand out and be easily identified. Elements of territorial reinforcement included in the original design and ongoing management of the site include:

- The premises and landscaping will be maintained such that it communicates an alert and active presence occupying the entire space;
- Clearly defined boundaries of the site;
- Display of security system signage at access points; and
- Clearly defined boundaries of the development and areas within.

### 3.4 Space Management

Space management strategies such as site maintenance, target hardening, and target removal are included in the development.

#### 3.4.1 Maintenance

Management and maintenance are closely linked to a sense of ownership. Good management and maintenance of a place, or property, is often the difference between it seeming safe or unsafe and it being cared for or uncared for. Deterioration indicates less control by the users of a site and indicates a greater tolerance of disorder.

It is in the interest of the future operators at the site to maintain the site to a high standard so that the business can operate at their optimal level and attract as much usage as possible. Routine maintenance checks and reporting will be carried out by personnel employed at the development to ensure the property is maintained and to reduce the likelihood of crime or vandalism.

Furthermore, robust materials are proposed to be used where possible including graffiti resistant materials and fixed rubbish bins, however not exclusively, to mitigate against potential malicious damage. Any vandalism or graffiti will be repaired and removed promptly by staff or contractors.



As stated above, the proposed landscaping is designed not to create pockets or enclosures whereby victims could be entrapped but to help integrate the built form into the site and surrounds. The proposed landscaping scheme avoids vegetation that impedes the effectiveness of outdoor lighting and allows for good sightlines without areas for concealment.

### **3.4.2 Target Hardening and Removal**

Target hardening and removal is the use of 'design out crime' strategies to make it harder for a crime to be committed and reduces the gains of crime. While this is the most long-established and traditional approach to crime prevention, it can create a 'fortress mentality' and imagery whereby users of the development withdraw behind physical barriers and the self-policing capacity of the built environment is damaged. This is effectively working against CPTED strategies that rely on surveillance, territoriality and positive image management.

The proposal includes the use of some physical barriers associated with target hardening such as restricted access to the building outside of operating hours, security cameras and landscaping in key locations. However, the site allows opportunities for natural surveillance from within the site, with clearly defined boundaries, and allows opportunities for natural access control. The site design has ensured that there is a safe environment for customers and workers within the site.

## **4.0 Conclusion**

The development of the site for the purposes of a centre-based child care facility, has been designed with CPTED principles in mind and incorporates appropriate night lighting, car park design, site and building layout and landscaping as well as security devices such as CCTV cameras to assist in crime deterrence and prevention.

Implementation of the above mentioned measures into the design of the proposal will create an environment that will dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur.

The design is considered to be consistent with the Department of Planning and Environment (former Department of Urban Affairs and Planning) Crime Prevention and the Assessment of Development Applications, 2001.



Grace Moses  
**Project Consultant – Planning**  
**SLR Consulting**

