

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

PROPOSED CHILDCARE CENTRE

RYAN ROAD, GILLIESTON HEIGHTS NSW 2321 (PART LOT 182 DP1282386)



CLIENT: EXP CAPITAL

DATE: 13 FEBRUARY 2025

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CONTENTS

1. INTRODUCTION	4
1.1. SITE SUMMARY	4
1.2. PURPOSE.....	4
1.3. METHODOLOGY	4
1.3.1. AUTHORSHIP AND QUALIFICATIONS	5
1.3.2. SCOPE OF REPORT AND LIMITATIONS	5
2. SITE AND CONTEXT ANALYSIS	6
2.1. SITE DESCRIPTION	6
2.2. SURROUNDING AREA DESCRIPTION.....	6
2.2.1. FIELD-BASED ASSESSMENT	8
2.2.2. SITE OPPORTUNITY AND ANALYSIS.....	9
3. THE PROPOSAL	11
3.1. SUMMARY OF PROPOSAL	11
3.2. ACCESS AND PARKING	11
3.3. LANDSCAPING.....	11
3.4. OPERATIONAL DETAILS	12
3.4.1. MANAGEMENT DETAILS	12
3.5. ARCHITECTURAL DESIGN AND PLANS	12
4. CRIME PROFILE AND RISK CONTEXT	16
4.1. CRIME TRENDS AND STATISTICS	16
4.1.1. CRIME TRENDS (LGA VS NSW)	16
4.1.2. CRIME STATISTICS.....	18
4.2. RISK RATING	23
4.2.1. RISK RATING FOR LIKELY OFFENCES	23
4.2.2. SUMMARY OF PROJECT RISK	24
5. ASSESSMENT AGAINST CPTED PRINCIPLES.....	26
5.1. SURVEILLANCE	26
5.1.1. ASSESSMENT OF PROPOSAL	26
5.1.2. CONCLUSION AND RECOMMENDATIONS.....	28
5.2. ACCESS CONTROL.....	28
5.2.1. ASSESSMENT OF PROPOSAL	28
5.2.2. CONCLUSION AND RECOMMENDATIONS.....	29
5.3. TERRITORIAL REINFORCEMENT	29
5.3.1. ASSESSMENT OF PROPOSAL	29
5.3.2. CONCLUSION AND RECOMMENDATIONS.....	30
5.4. ENVIRONMENTAL (SPACE AND ACTIVITY) MANAGEMENT	30
5.4.1. ASSESSMENT OF PROPOSAL	30
5.4.2. CONCLUSION AND RECOMMENDATIONS.....	31
6. RECOMMENDATIONS	32
6.1. SUMMARY OF RECOMMENDATIONS	32
6.2. SUMMARY OF DISCREIONARY RECOMMENDATIONS.....	33
7. CONCLUSION	34



REFERENCE DOCUMENTS

Architectural Plans prepared by Shaddock Architects dated 03/02/2025

Landscape Plan prepared by Conzept Landscape Architects dated 16/01/2025

Plan of Management prepared by de Witt Consulting dated 13/02/2025

Statement of Environmental Effects prepared by de Witt Consulting dated 13/02/2025

DECLARATION

This Crime Risk Assessment Report has been reviewed and approved by a person who has undertaken the NSW Police Service (Safer by Design) course (or equivalent).

Certification

I certify that I have reviewed the contents of this report including its recommendations and to the best of my knowledge the report has been prepared in accordance with:

- 'Crime Prevention and the Assessment of Development Applications: Guidelines under Section 79C [4.15] of the Environmental Planning and Assessment Act 1979'.

Signed



Liberty Pannowitz

SENIOR TOWN PLANNER | PIA (Assoc.)


ACCREDITED CPTED CONSULTANT

Safer Towns and Cities CPTED LG NSW Qualification 2022

Safer Public Spaces for Women and Girls CPTED LG NSW Qualification 2023

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1. INTRODUCTION

1.1. SITE SUMMARY

Address	77-76, 79-81 Ryans Road, Gillieston Heights NSW 2321
Lot and DP	Part Lot 182 DP1282386
Zone	R1 General Residential
Land Area	2,493.4m ²
Existing Structures	N/A – recently subdivided urban land

1.2. PURPOSE

The purpose of this report is to assess the crime risk relating to the childcare centre at 77-76, 79-81 Ryans Road, Gillieston Heights NSW 2321 (part Lot 182 DP1282386) (the site). This Crime Risk Assessment accompanies documentation for a Development Application (DA) to Maitland City Council (Council) under Part 4 of the *Environmental Planning and Assessment Act (EP&A) 1979* with EXP Capital as the proponent.

The assessment reviews the development against Crime Prevention Through Environmental Design (CPTED) principles and provides recommendations for the design, construction and future management practices of the development for consideration.

1.3. METHODOLOGY

CPTED is the process for analysing and assessing crime and security risks to guide design and site management. It uses the built environment to prevent and reduce crime and the fear of crime, and to promote and improve public health, quality of life and sustainability.

Crime risk assessment analyses the types of crime that may be prevalent in the area and to which the development may be susceptible; describe how the design was informed by CPTED principles; and inform the design and future management practices of the development.

The conduct of this crime risk assessment draws on the following key documents in particular:

- Crime Prevention and the Assessment of Development Applications: Guidelines under Section 79C (4.15) of the *Environmental Planning and Assessment Act 1979*.
- ISO 22341:2021 – Security and resilience — Protective security — Guidelines for crime prevention through environmental design.
- Companion to Safer by Design Crime Risk Assessment, *NSW Police Safer by Design*.

The ‘Safer by Design’ program formerly provided by the NSW Police Force summarises the accepted methodology, which this assessment implements and involves:

- **Section 1:** Introduce the site and proposal and outline report particulars.
- **Section 2:** Undertake a site and context analysis by establishing and summarising the context for the site and surrounding area, including a desktop assessment and map-based review, a field-based assessment and subsequent photographic review.
- **Section 2:** Analyse and summarise physical site-specific opportunities and risks to be considered in the assessment.
- **Section 3:** Summarise the proposed development plans and key operational details.
- **Section 4.1:** Establish the risk context (or crime profile) for the site based on a review of crime statistics and trends for the local area and establish a risk rating for the most prevalent types of crime based on statistical interpretation.
- **Section 4.2:** Establish an overall risk rating for the site when considering the site and context analysis, the type of development proposed and the crime profile.
- **Section 5:** Assess the proposed design and other supporting plans against each of the CPTED principles in accordance with relevant Guidelines and Standards, in light of the crime profile.

- **Section 6:** Summarise practical crime mitigation measures and/or design recommendations that can be employed in the project as identified in the preceding assessment, as required.
- **Section 7:** Provide a conclusion which summarises these findings and assign an overall project crime risk (low, moderate or high).

The assessment is based on the information as contained in the Architectural Plans prepared by Shaddock Architects, dated 03/02/2025 and Landscape Plan prepared by Concept Landscape Architects, dated 16/01/2025.

1.3.1. Authorship and Qualifications

Section C.12 Crime Prevention through Environmental Design of the Maitland Development Control Plan (DCP) 2011 states that a *“detailed Crime Prevention through Environmental Design assessment is [to be] prepared by an accredited person.”*

de Witt Consulting is a quality assured, multi-disciplinary organisation. Our team of town planners have extensive experience preparing Crime Risk Assessments and providing advice for Councils, other agencies and private developers. Our town planners are suitably qualified to prepare CPTED reports, having completed the NSW Police Safer by Design CPTED course as well as the equivalent Safer Towns and Cities CPTED course held by Local Government (LG) NSW, and the LG NSW Safer Public Spaces for Women and Girls CPTED course.

This report has been co-authored by Samara Jayne and Liberty Pannowitz. Samara is a tertiary qualified town planner and accredited CPTED Consultant and has completed the LG NSW Safer Towns and Cities CPTED course. Liberty is a tertiary qualified senior planner and accredited CPTED Consultant. Liberty is the CPTED Lead at de Witt, and has completed the LG NSW Safer Towns and Cities and LG NSW Safer Public Spaces for Women and Girls CPTED courses.

de Witt Consulting consider that overall experience, combined with relevant accreditation, ensures we are suitably qualified to prepare these reports.

1.3.2. Scope of Report and Limitations

Whilst this document provides an assessment of the crime risk relating to the project, including recommendations for implementation, it is not intended to provide an exhaustive listing of detailed design, architectural or physical security crime prevention through environmental design implementation strategies, or restrict the potential applications to only those examples provided in this document.

Having regard to the setting, scale and context of the development, the assessment and recommendations in this report are measures that may further mitigate the risk of crime within the proposed development. These measures alone however, cannot eliminate the risk of crime and no guarantee is given or implied that the implementation of any measures identified in this report will render the development free from criminal activity.

The information provided in this document is based on empirical evidence and current studies. Once an intervention is put in place it may not necessarily solve the entire crime problem. It cannot, for example, control the history of the offender, nor the mental state of the offender. Not everyone's behaviours are influenced by the environment they find themselves in.

The role of the environment is part of a range of other approaches such as social support, community building, judicial intervention, incarceration, and management which need to be in place to prevent crime and maintain a safe town or city. As such, the assessment and recommendations in this report do not factor matters such as broader social, environmental or economic impacts. The assessment and recommendations are made only in relation to mitigating the risk of crime, antisocial behaviour and fear of crime for the proposed development.

2. SITE AND CONTEXT ANALYSIS

2.1. SITE DESCRIPTION

The subject land is part of Lot 182 DP1282386; being part of 41 Ryans Road, Gillieston Heights. Following registration, the site will be known as Lots 77-76, 79-81 Ryans Road, Gillieston Heights and will have a total area of 2,493.4m². It is located on the corner of Ryans Road (east) and Kiah Road (south) and is currently shown with a partially formed but unnamed road to the north. It has frontages of 60.577m, 50.642m, and 50.642m respectively with a north-south orientation. The site has a relatively steep slope from north-east to south-west. An aerial view is provided below in *Figure 1*.



Figure 1: Aerial overview. Site outlined in red (de Witt Consulting, 2025)

2.2. SURROUNDING AREA DESCRIPTION

The site forms part of the Gillieston Heights Urban Release Area (URA), specifically, at the northern end within the west precinct. Construction of new residential land has recently commenced in the locality, including the subject site and land to the north, with land clearing and infrastructure works currently being undertaken prior to land registration. Urban land is primarily zoned R1, while remnant lands are zoned RU2 (zoning plan at *Figure 3*).

More established but still relatively recently released residential land exists further southwest. This has been developed in the last few years and houses have been constructed in the last few years. Farmland still exists to the immediate west. More established areas of the URA exist primarily to the east, including on the eastern side of Cessnock Road. Residential dwellings are the predominant land use nearby, but there is the Gillieston Heights Public School 380m north of the site on the corner of Gillieston Road and Ryans Road; a park and oval 480m southwest of the site off Cartwright Street; a large 8.7ha site 100m northeast which includes partially decommissioned navigation equipment associated with the Air Services Beacon and a separate fenced compound operated by Hunter Land Management; and the Ridge Estate retirement village 160m southeast off Kiah Road.

Within Gillieston Heights generally there are a range of services, including a medical centre, multiple take away food and drink premises such as McDonalds, a pizza store and a Chinese

takeaway, a supermarket offering (IGA) and speciality stores, community and recreational facilities, as well as a range of home businesses like IT and hairdressing. There are also other childcare centres, both located within the eastern precinct, being a Tilly's on Cessnock Road (760m south) and a St Nicholas on Redwood Drive (950m southeast).



Figure 2: Location plan. Site outlined in red (de Witt Consulting, 2025)

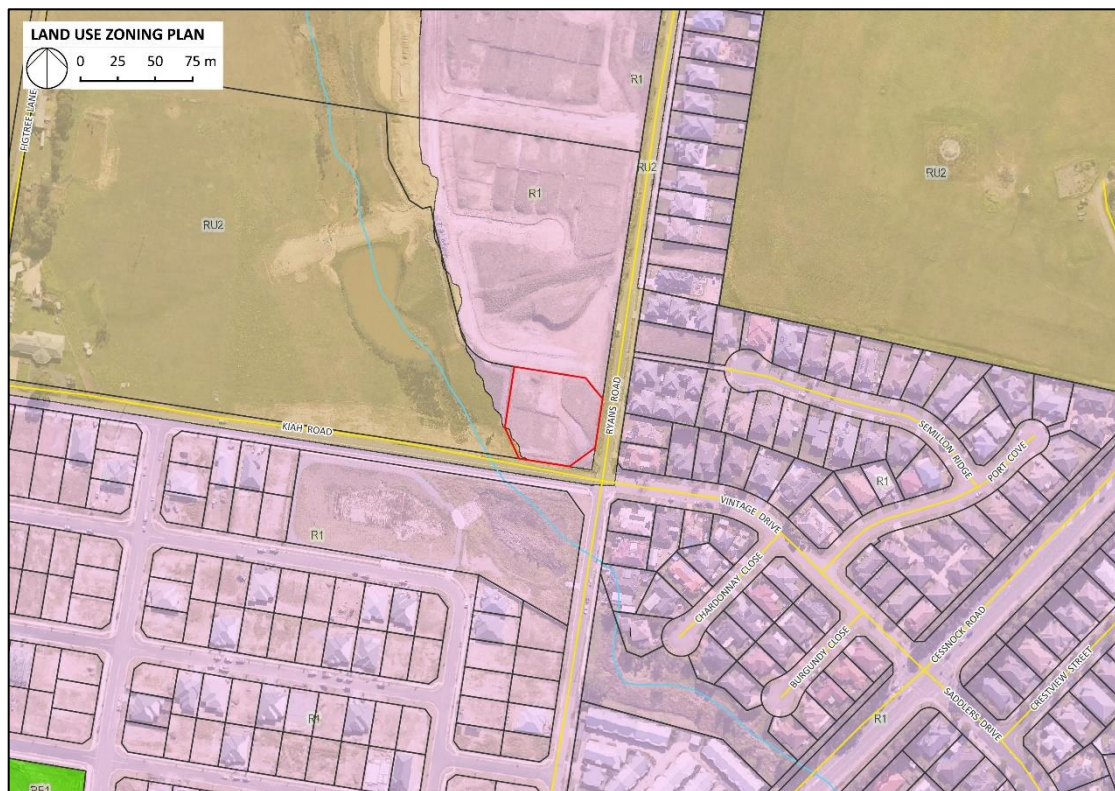


Figure 3: Zoning plan. Site outlined in red (de Witt Consulting, 2025)

2.2.1. Field-based Assessment

The following site photos were obtained by de Witt Consulting during a site visit between 10am and 11am on 10/01/2025.

At the time of writing, the area is undergoing development such that it is a mix of new dwellings and infrastructure and the former remnant rural landscape.



Photo 1: View along Kiah Road facing west.



Photo 2: View of the site facing north-east.



Photo 3: View of adjoining land to the west of the site facing north from Kiah Road.



Photo 4: View of the intersection of Kiah Road, Ryans Road, and Vintage Drive facing east.



Photo 5: View along Ryans Road facing north.



Photo 6: View along Ryans Road facing south.

2.2.2. Site Opportunity and Analysis

Fear of crime is an emotional reaction, which is difficult to measure. Partly it is due to general factors (media reports on crime, violence in movies, anxiety due to economic conditions) that are not linked to the local environment but depend on broader conditions. Environmental planning and design cannot directly affect this type of fear, although an environment that does not generate anxiety can contribute positively to reduce fear.

Many studies have shown that there is a strong correlation between criminal acts and antisocial behaviour and the specific features of the built environment. Fear of crime and feeling insecure or uneasy are also strongly related to the character of the environment.

Lower levels of activity were noted in the immediate area at the time of site photos. Activity generally included vehicles along Vintage Road and Kiah Road, and residents within their properties (i.e., gardening or washing cars). No pedestrians were noted during the visit.

As noted, the immediate area is undergoing transition from farmland to a low-density urban settlement, as part of the Gillieston Heights URA. Importantly, the conditions observed during the fieldwork will continually evolve as the remaining residential land is released and developed. Therefore, this analysis considers not only the existing conditions but considers what the future conditions are likely to be.

The site is a corner site, having a frontage on what is expected to be one of the main thoroughfares carrying traffic from Cessnock Road through to the residential areas in the western precinct. Specifically, the existing signalised intersection of Cessnock Road, Vintage Road and Saddlers Drive 240m east is expected to be the preferred entrance and exit point for many nearby residents. This includes the Gillieston Valley Estate, particularly stages 1 and 2, as well as the subject site and new subdivision north off Ryans Road. Therefore, we can expect that whilst at the time of the site inspection, the area was noted as being generally quiet, the site will benefit from increased vehicle activity in the future. Furthermore, as more housing is developed, pedestrian presence will also increase. This in turn will increase risk to offenders and the effort required to commit crime as the streets will become more active and passive / natural surveillance will be higher.

The site is generally open with clear sightlines available from Ryans Road and Kiah Street, with no obstructions present (excluding temporary construction equipment and fencing). To the east, the houses on the eastern side of Ryans Road are oriented to overlook directly towards the site, providing natural surveillance opportunities. Based on accessible subdivision plans, there will be residential lots on the northern side of Wilsons Road which will also directly overlook the subject site and the proposed car parking area, again providing surveillance. To the south, there is a large drainage reserve and houses beyond. This reserve is open with limited obstructions. There are pedestrian footpaths along the south of Kiah Road and the east of Ryans Road, with the road verge adjoining the subject site being informalized at present. We expect that these verges will be formalised with kerb and gutter at the time of subdivision registration. Notwithstanding, the existing footpaths on at least one side of any street already provide pedestrian accessibility. Similarly, there is existing street lighting along the south of Kiah Road and east of Ryans Road (where the footpaths are), ensuring visibility at night. This reduces fear of crime, but also reduces the opportunity for offenders to utilise dark and poorly lit spots to their advantage for concealment or entrapment. No public CCTV was noted in the immediate area, other than construction security cameras on the site. Directional and safety road signage was prominent in the area. The area, particularly where the public domain has been already established, was in generally good condition and residences and private landscaping appeared to be well maintained. However, there was litter nearby and within the construction areas, which is common of construction sites. No graffiti was evident in or around the site.

Therefore, when considering the above context, development of the site to the proposed use would be positive. The early educational land use is entirely compatible with the primary residential use of the area, and generally would have minimal amenity impacts / or can manage amenity impacts to the neighbourhood, in terms of privacy, acoustics, traffic, visual amenity, etc. Further, the type of land use being a childcare centre, is one in which can and will be used by a diverse user group, ranging from nearby residents to others travelling to the site for their childcare needs. Given the community values generally attributed to childcare centres, a sense of communal responsibility for maintaining this land will be present. The nature of the site will be one where there are higher levels of activity, creating a space that is well used, increasing offender risk of detection.

3. THE PROPOSAL

3.1. SUMMARY OF PROPOSAL

The proposal seeks development consent for the erection of an early educational establishment (childcare centre), to be operated by Montessori Academy.

The centre will provide for a capacity of 96 children and 22 staff. The same monitoring process is followed for both indoor and outdoor areas, with the following proposed ratio:

- Nursery stage (0-2 years): 36 kids and 9 educators
- Toddler stage (2-3 years): 40 kids and 8 educators
- Preschool stage (3-6 years): 20 kids and 2 educators
- Administrative and support staff: 1 administrator and 1 kitchen staff

Particulars are discussed below, with details contained in the Architectural Plans (Shaddock Architects, 03/02/2025) and Landscape Plan (Conzept Landscape Architects, 16/01/2025).

3.2. ACCESS AND PARKING

Vehicle access will be via two (2) separate ingress and egress points from the future road north of the site. 21 car spaces are proposed, 12 being staff and 9 being visitor (including 1 accessible space with shared zone and bollard).

A separate dedicated pedestrian walkway is provided from the northern boundary. Pedestrians within the car park are expected to navigate the car park appropriately, with visitor spaces located closest to the main building entrance.

3.3. LANDSCAPING

Various landscaped areas will be provided around the site boundaries (703m² total) with a focus on the outdoor play area to the south, including natural, artificial and sensory materials. This area provides a mix of zones catering for a variety of different play experiences for different age groups, including natural grass lawn, deco-granite, rubber soft fall, soft fall mulch, timber decking, and sand pit zones. There are two distinct zones, separated for ages 0-2 years and 2-6 years.

Play experiences for the children will include tee-pee crafting circle, racetrack, amphitheatre pergola, mud kitchen, sandpits, timber cubby, storey telling space, and role-play kiosk. Shade cloths will cover these spaces. Additionally, vegetable and herb gardens will be provided on the eastern side of the building.

With regards to general, shade and amenity landscaping, planting will include 16 trees, 10 in the front/carpark area being 1 *Brachychiton populneus*, 4 *Waterhousia floribunda*, and 5 *Pyrus calleryana*, providing for a mix of visual amenity and shading. The 6 trees adjacent the southern boundary to the play area include 2 *Brachychiton populneus* and 4 *Pyrus calleryana*, and are provided external to the fence here. A variety of shrubs, screen planting, ferns, and groundcover will also be provided throughout. Screening vegetation has been used along the eastern, southern and western boundaries in particular.

A variety of fencing is provided, including a 1.8m high acoustic lapped and capped timber fence to the east and south of the outdoor play area and the entire western boundary, 1.8m high vertical blade picket fence to the east and north of the car park, and 1.2m vertical blade picket fence internally to the outdoor play area, separating the aforementioned play zones. Various height blockwork retaining is also provided to most boundaries, being careful not to create any natural ladders or climbing opportunities.

The approach to landscaping and fencing is to balance the safety and security of the children and privacy (acoustic and visual) of the children, whilst still allowing views in and out of the site to promote surveillance. The fencing is non-scalable, and the vegetation generally doesn't allow for natural ladders up and into the site (or can be managed so).

3.4. OPERATIONAL DETAILS

Full details are included in the Plan of Management (de Witt Consulting, February 2025, v1).

3.4.1. Management Details

Montessori Academy is Australia's leading and largest provider of Montessori early childhood education in Australia. They currently operate 30 childcare services across NSW, catering to children aged six weeks to six years old.

Staff numbers will be a maximum of 22. The proposal will operate 52 weeks a year, Monday to Friday, 6.30am to 6.30pm (except public holidays). Indoor and outdoor activities are programmed depending on children's needs and developmental stages. All indoor as well as outdoor activities are supervised by the regulated number of trained staff.

It is expected that the peak parent/caregiver arrival/drop off and pick up times will be:

- Drop off peak: 6.30am to 8am
- Pick up peak: 4.30pm to 6pm

The centre may conduct the following events after 6.30pm and until 8pm:

- (a) Parent/Teacher's Information Evening (maximum 4)
- (b) Teacher Training (maximum 4).

Items (a), (b) are held inside of the centre with doors and windows closed.

3.5. ARCHITECTURAL DESIGN AND PLANS

3D rendering and plans of the proposed development (figures below) provide an overview of the proposed development. Further details are provided in **Reference 1**.



Figure 4: Visual 1 (source: Shaddock Architects)



Figure 5: Visual 2 (source: Shaddock Architects)



Figure 6: Visual 3 (source: Shaddock Architects)



Figure 7: Visual 4 (source: Shaddock Architects)



Figure 8: Visual 5 (source: Shaddock Architects)



Figure 9: Visual 6 (source: Shaddock Architects)



Figure 10: Visual 7 (source: Shaddock Architects)

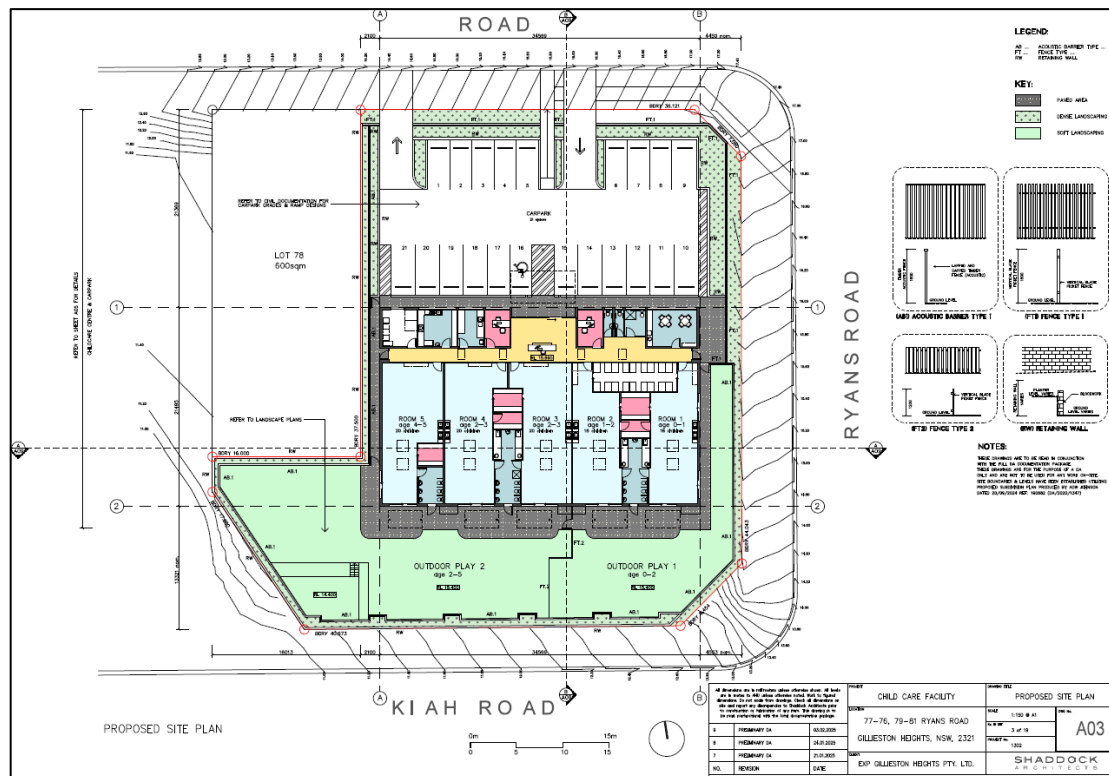


Figure 11: Extract of site plan (source: Shaddock Architects)

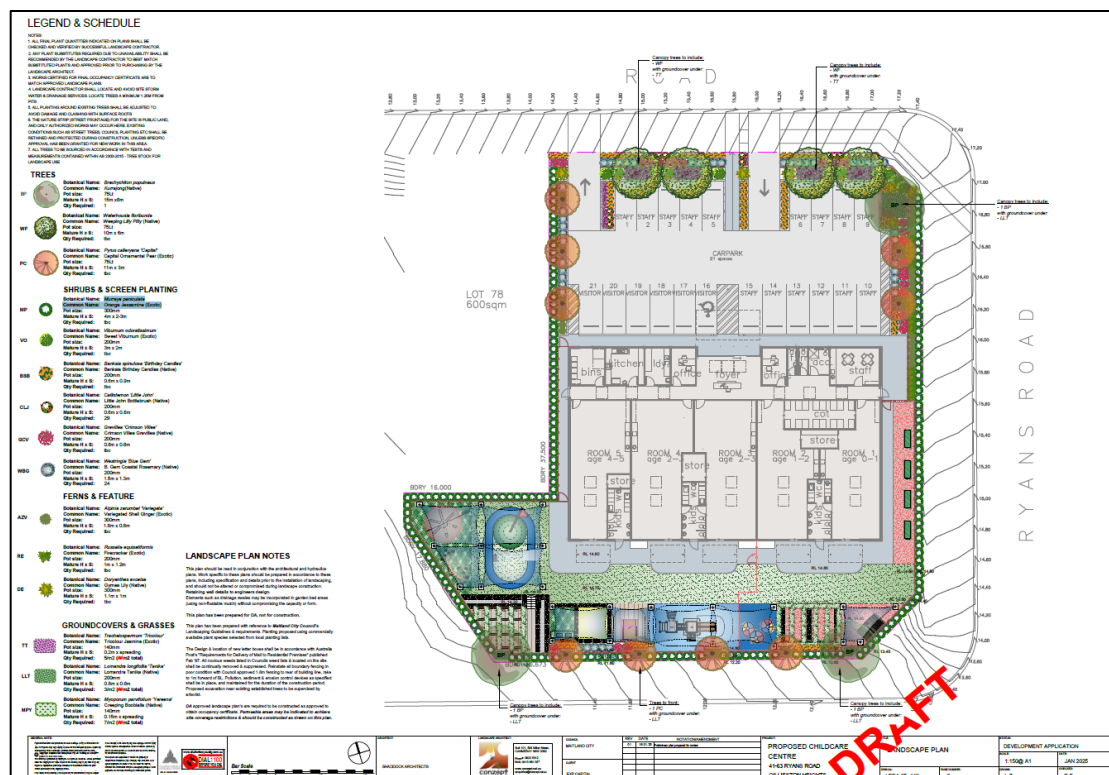


Figure 12: Extract of landscape plan (source: Concept Landscape)

4. CRIME PROFILE AND RISK CONTEXT

The risk context for the proposal will be developed from a review of existing crime statistical data (NSW Bureau of Crime Statistics and Research [BOCSAR], Recorded Crime Statistics). The BOCSAR monitors and reports crime trends and statistics in NSW. The BOCSAR provides analysis and evaluation on crime categories and geographic locales. The statistics are generally provided for the most recent 2-year period. In considering statistical information, it should be noted that only reported offences are captured and often a significant level of certain offences will be unreported and not reflected in the findings. The types of criminal offences most likely to be committed (or attempted) in or around a typical urban environment include:

- theft of / from motor vehicle.
- assault and / or robbery (with or without a weapon).
- Stealing.
- malicious damage.
- drug offences.

Section 4.1 Crime Trends and Statistics will provide data from the BOCSAR NSW Crime Tool, using the Offence Tables and the Rate Maps. We generally do not include Hotspot Maps. While they can show us where high crime areas are and help us understand the factors that affect the distribution and frequency of crime, their accuracy and interpretation can be skewed by the quality, accuracy and completeness of the incident reporting (i.e., the geocoding process), the type of offence, the population density and concentration (or lack thereof) of land uses, and the ability for hotspots to “spill out” into surrounding areas and/or lack defined borders.

Instead, we interrogate the crime rates and crime statistics for each locality (suburb), the overall local government area (LGA) and the state, and do so for each type of premise, to gather the most relevant and accurate crime data to each specific land use, site and project. In this way, we establish a risk context (or crime profile) for the site based on a review of statistical data and establish a risk rating for the most likely crimes to occur, based on statistical interpretation (*Section 4.2.1*). The purpose is to establish an overall risk rating for the site and project (*Section 4.2.2*). This risk rating considers the statistics, the proposal and the context.

The purpose of this risk rating is to identify if any specific mitigation measures should be designed and implemented for the proposal, and to then review and assess the proposed development against each of the four core CPTED principles, considering this crime profile.

4.1. CRIME TRENDS AND STATISTICS

4.1.1. Crime Trends (LGA vs NSW)

The most recent report of NSW Recorded Crime Statistics, June 2022 – June 2024 provides crime trend data for NSW and the Maitland LGA. These are described in *Table 1* below.

Table 1: Recorded incidents of selected offences in NSW and the Maitland LGA

Offence	Location	2-Year Trend	Year to June 2023		Year to June 2024	
			Count	Rate	Count	Rate
Murder	NSW	Stable	54	0.7	69	0.8
	Maitland LGA	n.c	0	0.0	0	0.0
Domestic assault	NSW	Up 6.5%	35,059	429.3	37,332	457.2
	Maitland LGA	Stable	641	684.7	711	759.5
Non-domestic assault	NSW	Stable	32,913	403.1	34,940	427.9
	Maitland LGA	Stable	419	447.6	440	470.0
Sexual assault	NSW	Stable	9,479	116.1	10,036	122.9
	Maitland	Stable	172	183.7	168	179.5
	NSW	Stable	7,965	97.5	8,474	103.8

Sexual touching, sexual act and other sexual offences	Maitland LGA	Stable	122	130.3	147	157.0
Robbery without a weapon	NSW	Stable	1,082	13.3	1,140	14.0
	Maitland LGA	n.c	12	12.8	13	13.9
Robbery with a firearm	NSW	Stable	110	1.3	95	1.2
	Maitland LGA	n.c	4	4.3	1	1.1
Robbery with a weapon not a firearm	NSW	Stable	764	9.4	769	9.4
	Maitland LGA	n.c	13	13.9	10	10.7
Break and enter - dwelling	NSW	Stable	19,127	234.2	20,340	249.1
	Maitland LGA	Stable	260	277.7	280	299.1
Break and enter - non-dwelling	NSW	Stable	8,080	99.0	8,372	102.5
	Maitland LGA	Stable	136	145.3	127	135.7
Motor vehicle theft	NSW	Up 12.5%	13,238	162.1	14,891	182.4
	Maitland LGA	Up 17.2%	221	236.1	259	276.7
Steal from motor vehicle	NSW	Stable	28,185	345.2	28,493	348.9
	Maitland LGA	Up 18.6%	469	501.0	556	593.9
Steal from retail store	NSW	Up 9.2%	25,601	313.5	27,953	342.3
	Maitland LGA	Stable	355	379.2	407	434.8
Steal from dwelling	NSW	Stable	15,359	188.1	16,313	199.8
	Maitland LGA	Stable	236	252.1	207	221.1
Steal from person	NSW	Stable	2,075	25.4	2,129	26.1
	Maitland LGA	n.c	15	16.0	27	28.8
Fraud	NSW	Down 4.1%	47,880	586.4	45,933	562.5
	Maitland LGA	Stable	611	652.7	633	676.2
Malicious damage to property	NSW	Stable	48,752	597.0	49,940	611.6
	Maitland LGA	Stable	728	777.6	718	767.0

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

** No annual percentage change is given if the trend is stable or if a trend has not been calculated.

¹ rate is per 100,000 head of population.

² n.c means "not calculated". This generally occurs if the 12-monthly totals in the series have a value of <20.

³ stable means there is no significant upward or downward trend.

(Source: BOCSAR Crime Trends Tool, accessed 5 December 2024)

As indicated in *Table 1* above, the most common offences within the Maitland LGA between June 2022 and June 2024 are (listed from most common):

1. Malicious damage to property (stable)
2. Domestic assault (stable)
3. Fraud (stable)
4. Steal from motor vehicle (up 18.6%)
5. Non-domestic assault (stable)

Table 1 highlights that statically, crime rates for the most common offences are generally stable in the Maitland LGA except for steal from motor vehicle which has increased 18.6%.

In the state of NSW, *fraud* is down 4.1%, while *steal from retail store* is up 9.2%, *motor vehicle theft* is up 12.5% and *domestic assault* is up 6.5%. The remaining incidents are stable.

4.1.2. Crime Statistics

The following series of tables demonstrate the crime statistics during a 2-year trend period for the suburb of Gillieston Heights and the Maitland LGA (for comparison), including:

- Table 2: Overview of crime statistics
- Table 3: Types of theft
- Table 4: Incidents of assault
- Table 5: Incidents of malicious damage to property

4.1.2.1. Overview of Crime Statistics (suburb vs LGA)

Table 2: Overview of crime statistics in Gillieston Heights and Maitland LGA

Crime	Location	2-Year Trend	Year to June 2023		Year to June 2024	
			Count	Rate	Count	Rate
Assault	Maitland LGA	Stable	1,095	1,169.7	1,183	1,263.7
	Gillieston Heights	Stable	47	904.9	48	924.1
Homicide	Maitland LGA	n.c	0	0.0	0	0.0
	Gillieston Heights	n.c	0	0.0	0	0.0
Robbery	Maitland LGA	Stable	29	31.0	24	25.6
	Gillieston Heights	n.c	0	0.0	0	0.0
Sexual assault	Maitland LGA	Stable	172	183.7	168	179.5
	Gillieston Heights	n.c	8	154.0	11	211.8
Theft	Maitland LGA	Stable	2,612	2,790.1	2,777	2,966.4
	Gillieston Heights	Stable	82	1,578.7	60	1,155.2
Malicious damage to property	Maitland LGA	Stable	728	777.6	718	767.0
	Gillieston Heights	Stable	25	481.3	22	423.6
Trespass	Maitland LGA	Stable	126	134.6	119	127.1
	Gillieston Heights	n.c	1	19.3	8	154.0
Offensive conduct	Maitland LGA	Stable	28	29.9	25	26.7
	Gillieston Heights	n.c	0	0.0	0	0.0
Offensive language	Maitland LGA	n.c	12	12.8	9	9.6
	Gillieston Heights	n.c	0	0.0	0	0.0

(Source: BOCSAR Crime Mapping Tool, accessed 5 December 2024).

Having regard to the BOCSAR crime statistics, the rates of crime in Gillieston Heights are considered low in comparison to the greater Maitland LGA with several categories having nil incidents. This is also evident in comparison to the crime statistics and rates of crime for NSW.

Note. Where trends were not calculated, this is due to the low number of recorded incidents and is related to population density. We note that the BOCSAR states that for “*Local Government Areas with populations less than 3000, suburbs/postcodes less than 2000, and for any regions with no population data available, the rate per 100,000 population is not computed (n.c. appears in the data table).*” This is because in areas with a small population a small number of offences can have a large effect on the rate of crime. In areas with small populations, a modest number of incidents/victims/offenders can have a large effect on the calculated crime rate thus giving a misleading representation of crime in that location. Rates should therefore be treated cautiously but are utilised to provide a general overview for the purpose of this assessment.

The following are the most likely offences in Gillieston Heights:

1. Theft
2. Assault
3. Malicious damage to property

Interestingly, in our collective experience, the three most likely crimes to occur within any area are *theft*, *malicious damage to property* and *assault*. Each of these three crimes are therefore reviewed in more detail in *Tables 3 to 5* on the following pages. We do not consider a full analysis of every offence type necessary, and we consider that this approach is suitable for the purpose of establishing a risk rating.

4.1.2.2. Theft

Table 3 (below) further assesses the incidents of theft in Gillieston Heights with respect to different types of premises. *Residential premises* represent the largest targets of theft. Six out of ten of the key premises categories have nil recorded instances in Gillieston Heights for the past two years. The overall trend for theft was stable. Notable nil incidents were recorded in the suburb for *other education premises* in the two-year period and 13 (8,5) in the LGA.

The rate map demonstrates the rates for theft are **low** for the suburb, referring to *Figure 13*.

Table 3: Incidents of theft in Gillieston Heights and Maitland LGA

Crime	Location	2-Year Trend	Year to June 2023 Count	Year to June 2023 Rate	Year to June 2024 Count	Year to June 2024 Rate
Total (no specified premises)						
	Maitland LGA	Stable	2,612	2,790.1	2,777	2,966.4
	Gillieston Heights	Stable	82	1,578.7	60	1,155.2
Other premises:						
Retail/ Wholesale	Maitland LGA	Stable	696	743.5	787	840.7
	Gillieston Heights	n.c	1	19.3	4	77.0
Financial Institution	Maitland LGA	n.c	8	8.5	2	2.1
	Gillieston Heights	n.c	0	0.0	0	0.0
Recreation	Maitland LGA	Stable	22	23.5	26	27.8
	Gillieston Heights	n.c	1	19.3	1	19.3
Residential	Maitland LGA	Stable	1,261	1,347.0	1,218	1,301.1
	Gillieston Heights	Stable	67	1,289.9	41	768.4
Road/ Street/ Footpath	Maitland LGA	Stable	252	269.2	282	301.2
	Gillieston Heights	n.c	6	115.5	8	154.0
Park/ Bushland /Garden	Maitland LGA	n.c	9	9.6	6	6.4
	Gillieston Heights	n.c	0	0.0	0	0.0
Other Outdoor / Public Place	Maitland LGA	n.c	10	10.7	9	9.6
	Gillieston Heights	n.c	1	19.3	0	0.0
Carpark	Maitland LGA	^ 35.0%	100	106.8	135	144.2
	Gillieston Heights	n.c	1	19.3	0	0.0
School	Maitland LGA	n.c	13	13.9	19	20.3
	Gillieston Heights	n.c	1	19.3	0	0.0
Other Education Premises	Maitland LGA	n.c	8	8.5	5	5.3
	Gillieston Heights	n.c	0	0.0	0	0.0

(Source: BOCSAR Crime Mapping Tool, accessed 5 December 2024).

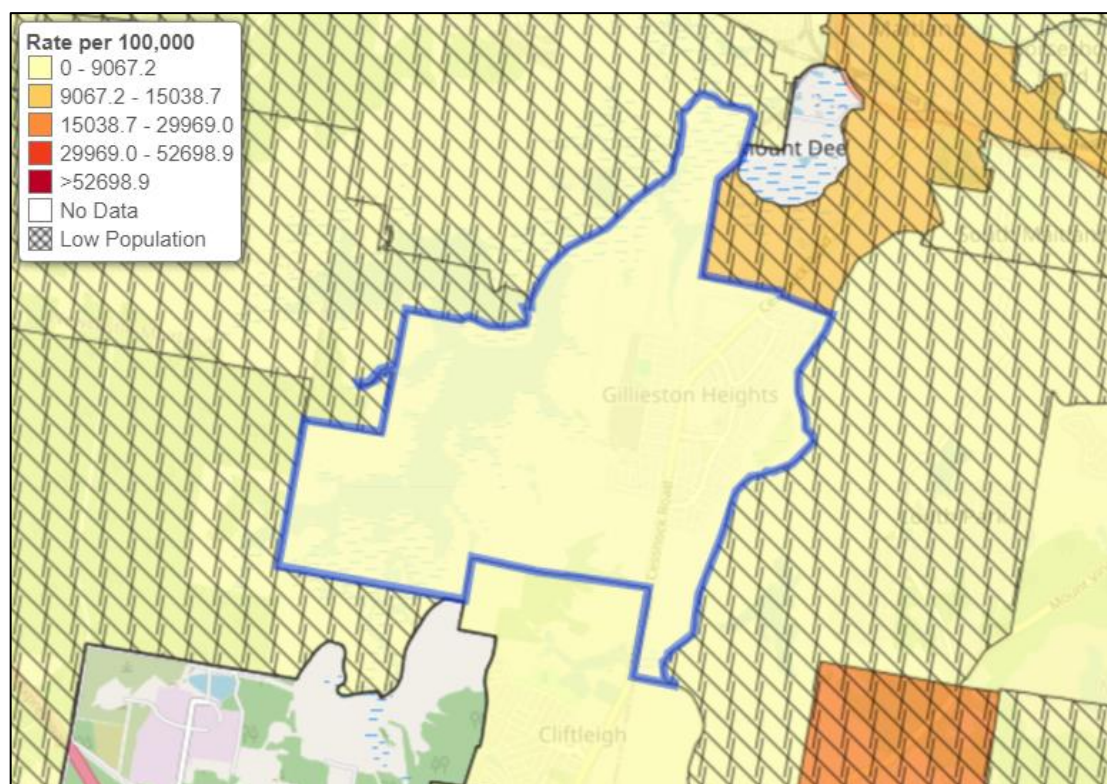


Figure 13: Rate Map – Theft (Source: BOCSAR Crime Mapping Tool)

4.1.2.3. Assault

As demonstrated in *Table 4* (below), the recorded incidents of assault in Gillieston Heights are higher for domestic related. Notably though these statistics are significantly lower for Gillieston Heights than those for the greater Maitland LGA and more broadly NSW. The overall trend for assault was stable. Notably nil incidents were recorded in the suburb for *other education premises* in the two-year period and 5 (1,4) for the LGA.

The rate map (*Figure 14*) suggests the overall rate for assault is **low** in the suburb.

Table 4: Types of assault incidents in Gillieston Heights and Maitland LGA

Crime	Location	2-Year Trend	Year to June 2023 Count	Year to June 2023 Rate	Year to June 2024 Count	Year to June 2024 Rate
Assault	Maitland LGA	Stable	1,095	1,169.7	1,183	1,263.7
	Gillieston Heights	Stable	47	904.9	48	924.1
-Domestic assault	Maitland LGA	Stable	641	684.7	711	759.5
	Gillieston Heights	Stable	37	712.4	29	558.3
-Non-domestic assault	Maitland LGA	Stable	419	447.6	440	470.0
	Gillieston Heights	n.c	10	192.5	17	327.3
-Assault Police	Maitland LGA	Stable	35	37.4	32	34.2
	Gillieston Heights	n.c	0	0.0	2	38.5
Total (Other Education)						
	Maitland LGA	n.c	1	1.1	4	4.3
	Gillieston Heights	n.c	0	0.0	0	0.0

(Source: BOCSAR Crime Mapping Tool, accessed 5 December 2024).

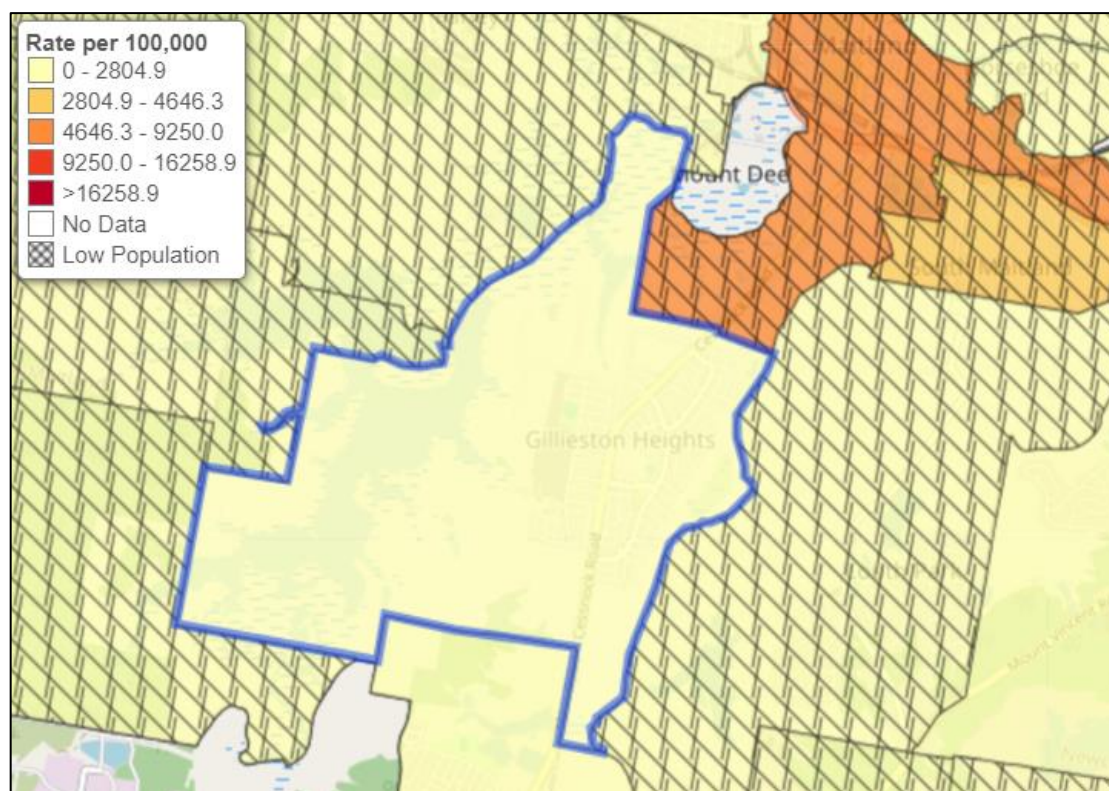


Figure 14: Rate Map – assault (Source: BOCSAR Crime Mapping Tool)

4.1.2.4. Malicious damage

Malicious damage is considered the intentional destruction or defacement of public or private property and can include vandalism and graffiti.

As demonstrated in *Table 5*, Gillieston Heights recorded extremely low incidents across the range of premises with only a few premises having a very low number of incidents while the rest recorded nil. The overall trend for malicious damage was stable. *Other education premises* had nil incidents in the suburb for the 2-year period, and only 1 for the LGA.

The rate map (*Figure 15*) suggests the overall rate of malicious damage is **low**, in the suburb.

Table 5: Incidents of malicious damage in Gillieston Heights and Maitland LGA

Crime	Location	2-Year Trend	Year to June 2023 Count	Year to June 2023 Rate	Year to June 2024 Count	Year to June 2024 Rate
Total (no specified premises)						
	Maitland LGA	Stable	728	777.6	718	767.0
	Gillieston Heights	Stable	25	481.3	22	423.6
Other premises:						
Retail/wholesale	Maitland LGA	Stable	58	62.0	56	59.8
	Gillieston Heights	n.c	1	19.3	0	0.0
Financial Institution	Maitland LGA	n.c	2	2.1	0	0.0
	Gillieston Heights	n.c	0	0.0	0	0.0
Recreation	Maitland LGA	n.c	16	17.1	8	8.5
	Gillieston Heights	n.c	0	0.0	0	0.0
Residential	Maitland LGA	Stable	465	496.7	426	455.1
	Gillieston Heights	n.c	22	423.6	19	365.8
Road/ Street/ Footpath	Maitland LGA	Stable	60	64.1	74	79.0
	Gillieston Heights	n.c	1	19.3	1	19.3
	Maitland LGA	n.c	3	3.2	9	9.6

Crime	Location	2-Year Trend	Year to June 2023 Count	Year to June 2023 Rate	Year to June 2024 Count	Year to June 2024 Rate
Park/Bushland/Garden	Gillieston Heights	n.c	0	0.0	0	0.0
Other outdoor/public places	Maitland LGA	n.c	3	3.2	3	3.2
	Gillieston Heights	n.c	0	0.0	0	0.0
Carpark	Maitland LGA	Stable	30	32.0	26	27.8
	Gillieston Heights	n.c	0	0.0	0	0.0
Law Enforcement	Maitland LGA	n.c	1	1.1	1	1.1
	Gillieston Heights	n.c	0	0.0	0	0.0
Public Transport – Bus premises	Maitland LGA	n.c	2	2.1	3	3.2
	Gillieston Heights	n.c	0	0.0	0	0.0
Public Transport – Railway premises	Maitland LGA	^ 45.5%	22	23.5	32	34.2
	Gillieston Heights	n.c	0	0.0	0	0.0
Other Public Transport Premises	Maitland LGA	n.c	0	0.0	2	2.1
	Gillieston Heights	n.c	0	0.0	0	0.0
School	Maitland LGA	Stable	20	21.4	20	21.4
	Gillieston Heights	n.c	0	0.0	0	0.0
Other Education Premises	Maitland LGA	n.c	0	0.0	1	1.1
	Gillieston Heights	n.c	0	0.0	0	0.0

(Source: BOCSAR Crime Mapping Tool, accessed 5 December 2024).

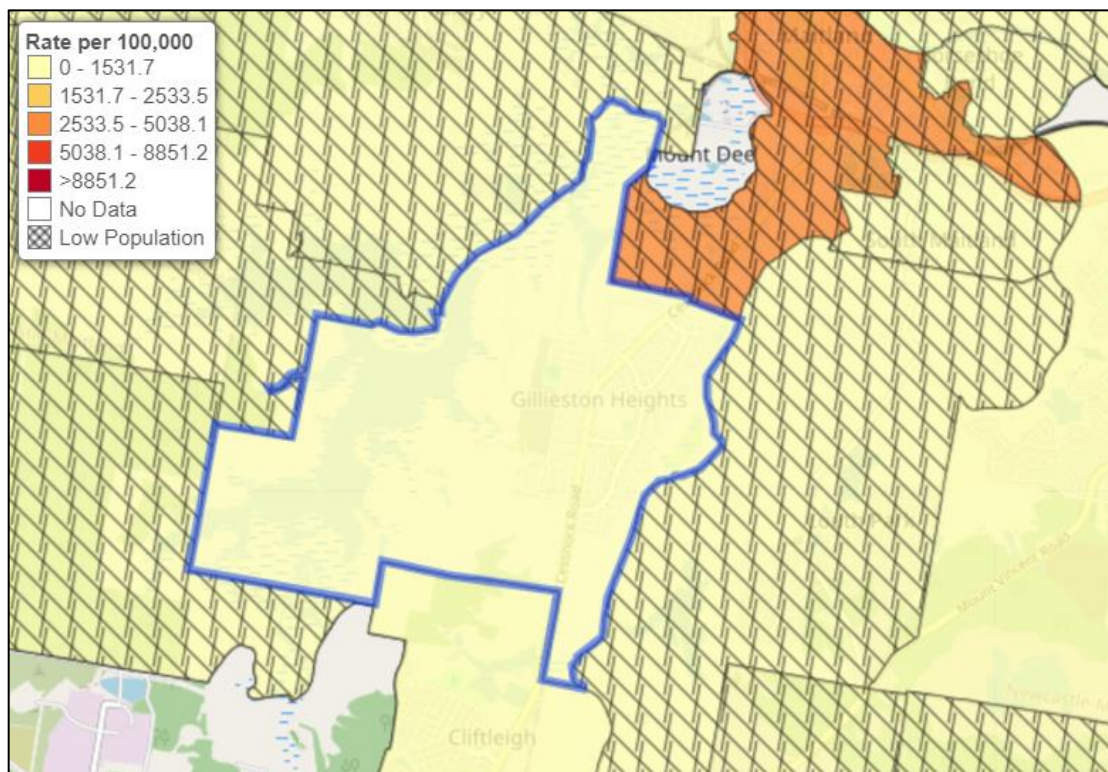


Figure 15: Rate Map – Assault (Source: BOCSAR Crime Mapping Tool)

4.2. RISK RATING

The purpose of the below is to establish an overall risk rating for the site and project, utilising the risk ratings for the most likely three crimes identified in Section 4.1.2. Importantly, this risk rating considers *Section 2 Site and Context Analysis*, *Section 3 The Proposal* and *Section 4.1 Crime Trends and Statistics*.

The risk rating is determined by identifying the likelihood of an incident taking place and measuring the consequence should the incident take place. The likelihood and risk are then checked against the Risk Rating Matrix based on the International Risk Management Standard AS/NZ/ISO:31000.

Description of 'likelihood' and 'risk' are outlined in *Tables 6 to 9* below.

Table 6: Measurement of Likelihood

L1	Rarely likely	Rarely likely to happen
L2	Unlikely	Unlikely to happen at some stage
L3	Possible	Possibly will happen at some stage
L4	Likely	Likely to happen at some stage
L5	Almost certain	Almost certain to happen at some stage

Table 7: Measurement of Consequence

C1	Insignificant	Very minor harm or injury to people, financial loss (\$<2000) or damage to property, reputation or operation
C2	Minor	Minor harm or injury to people requiring on site medical treatment, financial loss (>\$2000) or damage to property, reputation or operation
C3	Moderate	Some harm or injury to people requiring medical treatment, financial loss or damage to property, reputation or operation
C4	Major	Serious harm or injury to people requiring hospitalisation, financial loss or damage to property, reputation or operation
C5	Catastrophic	Death, serious harm or injury to people, significant financial loss or damage to property, reputation or loss of operation

Table 8 below identifies the likelihood and consequence and corresponding risk rating.

Table 8: Risk Rating Matrix

Likelihood	Consequence				
	Insignificant	Minor	Moderate	Major	Catastrophic
Rarely likely	Low	Low	Moderate	High	High
Unlikely	Low	Low	Moderate	High	Extreme
Possible	Low	Moderate	High	Extreme	Extreme
Likely	Moderate	High	High	Extreme	Extreme
Almost certain	High	High	Extreme	Extreme	Extreme

4.2.1. Risk Rating for Likely Offences

The level of risk for the three most likely crimes is summarised in *Table 9* below.

Table 9: Risk Rating

Crime	Likelihood	Consequence	Rating
Theft	L2 (Unlikely)	C2 (Minor)	Low
Assault	L2 (Unlikely)	C1 (Insignificant) – (C5) Catastrophic	Low-Extreme
Malicious damage	L2 (Unlikely)	C1 (Insignificant) – C2 (Minor)	Low

4.2.1.1. Theft

Theft has been given a **low** rating.

Whilst theft is the most prevalent type of crime in Gillieston Heights, the rates for theft in Gillieston Heights were lower than the Maitland LGA in the year to June 2024.

The rate maps demonstrate the rates for theft (generally) and theft at *other education premises* are low for the suburb. Notably overall theft rates and for *other education premises* are stable and not calculated for the suburb of Gillieston Heights. *Other education premises* recorded nil incidents in the suburb.

When considering the counts overall, as well as the site and its context, the likelihood is deemed **unlikely**, in that theft would be unlikely to happen at some stage.

We consider that the consequence of theft to the premises would result in **minor** impacts, where they would result in “*minor financial loss (>\$2000) or damage to property, reputation or operation.*”

4.2.1.2. Assault

Assault has been given a **low** to **extreme** rating, because of consequence and not necessarily likelihood of occurrence.

We acknowledge that a **catastrophic** measurement could also be applied following an assault with an edged weapon resulting in “*death, serious harm or injury to people, significant financial loss, reputation or loss of operation*”. In the same way, an **insignificant** measurement could also be applied where there was only very minor harm from the assault resulting in “*very minor harm or injury to people*”. We consider that a conservative approach is therefore appropriate in this instance in relation to consequences.

Notwithstanding, we don’t consider the likelihood of assault to be high when considering the statistics and land use, deeming assault **unlikely** to happen at some stage. The overall rates of assault for Gillieston Heights are low. Notably there were nil recorded incidents for *Other education premises* for the 2-year period and very low incidents (5) for the broader LGA.

4.2.1.3. Malicious damage

Malicious damage has been given a **low** rating.

Gillieston Heights recorded incidents for only two premises categories (*residential* and *road/street/footpath*) and nil for the remaining. *Other education premises* had nil incidents in the suburb for the 2-year period and 1 for the LGA.

So, when considering the existing conditions and the type of use proposed, as well as the low statistics, the likelihood is deemed **unlikely**, in that malicious damage would be unlikely to happen at some stage.

The consequences though are likely to only range from **insignificant to minor**, being that they would range from “*very minor financial loss (\$<2000) or damage to property, reputation or operation*” to “*minor financial loss (>\$2000) or damage to property, reputation or operation*”.

4.2.2. Summary of Project Risk

We note that a level of professional judgement should be used when using the risk matrix, and when establishing the overall project risk. Further, the professional must not consider the risk rating in isolation, and should consider the site context and proposed development particulars when forming a view on overall project risk.

For example, the rating of low-extreme has been achieved for the crime of assault. This has been achieved based on the higher consequence rating given to such a crime and the catastrophic type of harm and injury that this crime can inflict. So, even when considering the unlikely chance that this crime would occur (based on the crime statistics which suggest there

is no incidents of “assault” occurring for *other education premises*), this increases the overall risk rating.

Malicious damage to property is often a very opportunistic crime, and although there were nil or very low incidents of this crime occurring across the range of premises (with residential premises recording the highest counts, we have considered the site in its current and future condition, which is one which is not as attractive for these types of offences being a well maintained urban release area with higher activity.

Similarly, the rating of low has been achieved for the crime of theft.

Taking into consideration all crime statistics, the site context and analysis and the proposed development design and particulars, we are of the view that the level of risk applied to the entire project is best described as being **low**.

We do not consider that these crimes (or others) present a significant risk to the land use, and vice versa, particularly those which cannot be managed through standard situational crime prevention strategies. Notwithstanding, the sensitive nature of the proposed land use requires due consideration to ensure children’s safety.

Notwithstanding, the development is assessed against each of the CPTED principles in Section 5, with situational crime prevention measures concentrating on preventing crime and victimisation from occurring in the first place. Specific mitigation measures are recommended for the proposal where practicable.

5. ASSESSMENT AGAINST CPTED PRINCIPLES

The 'Crime Prevention and the Assessment of Development Applications: Guidelines under Section 79C (s4.15) of the *Environmental Planning and Assessment Act 1979*' state that:

"Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- *increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture*
- *increasing the effort required to commit crime by increasing the time, energy or resources 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."*

Importantly, design alone cannot eliminate the risk of crime and the application of the principles and strategies of Safer by Design, including the particular outcomes identified in this report, will mitigate the risk of the offences occurring. In considering mitigation strategies and remedial actions there are four basic CPTED principles: **surveillance**; **access control**; **territorial reinforcement**; and **environmental (space and activity) management**. This report provides an assessment of the development against each of these principles.

5.1. SURVEILLANCE

Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. In this way, good surveillance reduces the attractiveness of potential targets by increasing the risk of detection. This can be achieved through a combination of technical and natural surveillance including sightlines, lighting, closed-circuit television (CCTV) monitoring, and guardians of space.

Surveillance objectives and strategies include:

- Ensure that there is good surveillance both to and from and throughout the development to reduce opportunities for crime.
- Ensure clear sightlines between public and private places.
- Ensure that lighting in and around the development complies with relevant Australian Standards to increase surveillance opportunities during the hours of darkness.
- Ensure that lighting in and around the development is commensurate with CCTV requirements (if applicable).
- Ensure that landscaping makes places attractive but does not impede surveillance or provide offenders with a place to hide or entrap victims.

5.1.1. Assessment of proposal

5.1.1.1. Natural Surveillance

The site's position being surrounded by three roads (to the north, east, and south) increases opportunity for casual surveillance as well as vehicle and pedestrian activity in the area as the urban release development continues, predominantly residential in nature. Clear sightlines are also noted along the frontages on the public domain. Currently however activity in the area is low as observed during the field-based assessment.

Additionally the proposed use for childcare is such that privacy / acoustic fencing (1.8m high) and landscaping is necessary. The trees species in particular have a relatively large mature height - and width for the *Brachychiton populneum* and *Waterhousia floribunda* – with low branches. Further, surveillance of the currently vacant site to the west has been limited to enable privacy for future development with the lack of glazing on this elevation. The topography and therefore RL's for the development likewise makes street surveillance more

difficult – but in the same way, the height itself above the street level provides additional security which helps balance the reduced visual surveillance (discussed further under access control). Regardless, some views from the outdoor play area over the site fencing to the public domain are available (by educators standing), allowing for limited views to the south and east while the *Pyrus calleryana* trees are well spaced to limit obstructions.

We consider that on balance, the fencing and landscaping is generally appropriate and allows for sufficient natural surveillance, particularly considering this land use type and the need to protect the privacy of children at the centre. Notwithstanding, we have included some suggestions to boundary treatments which if adopted could promote better surveillance (Section 6). Note these particular recommendations are discretionary – owing to the lower project risk rating generally.

Conversely however, surveillance within the site itself is paramount and the proposed design reflects this to ensure child safety with the presence of significant glazing to the building overlooking the outdoor play area.

The main building entrance including the foyer will be naturally supervised by strategically placed capable guardians such as staff (and parents) from the reception area and the two office's which have windows which directly overlook the main entrance and car park area. The location of the entrance point and administrative staff locations that are generally occupied throughout the day has been well designed here. Further, vertical palisade fencing is provided to the north and part of the east boundary to promote surveillance of the street here, where privacy is less of a concern. Further, this entrance way (and the building generally) has been designed with minimal inserts/recesses of building elevations, reducing opportunities for concealment/entrapment.

5.1.1.2. Technical Surveillance

Overt CCTV is likely to deter some crimes. In many instances however, they passively record events rather than prevent them. As such, natural and passive surveillance through the effective design of buildings is taken to be more effective to deter crime and when crime is actually occurring. This is particularly important as the capability of guardians to respond to incidents as they happen is more likely, such as the internal area of the building looking out into the street, especially if CCTV is not monitored.

CCTV will be installed with details to be confirmed at the Construction Certificate (CC) phase. We would recommend at a minimum:

- CCTV cameras provided to the main building entrance and foyer, orientated to the main publicly accessible area and at the entrance doors.
- CCTV cameras provided at the front of the building orientated to the car parking area and beyond to the public domain – these can be located on the building's northern elevation (one on the eastern side and one on the western side).
- CCTV cameras overlooking Ryans Road and the intersection of Ryans Road and Kiah Street – these can be located on the building's eastern elevation (one on the northern side and one on the southern side).

Where CCTV cameras are used, they should be located up high and people should not be able to reach them (vandal resistant). Any CCTV should comply with Australian Standard – Closed Circuit Television System (CCTV) AS 4806.1/2/3/4.

5.1.1.3. Lighting

Lighting should be in accordance with relevant Australian Standards AS 1158.3.1 at a minimum. Lighting should help maintain sightlines and illuminate potential concealment areas. Poorly illuminated spaces or even the colour of lighting can negatively affect spaces and discourage users, which increases risk of crime, as well as poorly lit spaces providing opportunities for concealment or vandalism.

It is recommended that a lighting consultant be engaged with for the detailed design of the childcare centre to ensure that areas are appropriately lit (and not over lit). The open play space area and car park provided with suitable lighting to discourage illegitimate activity during after dark hours. Lighting should however take care not to be excessive; it should not be directed towards buildings windows and doors; should not create light pollution and spill into private residences; it should be efficient and sustainable; and it should be of whiter, cooler light as opposed to any pale yellow or otherwise colouring.

Lighting plans for the parent subdivision have been reviewed which indicate the public domain on all three sides will be well lit with public street lighting. No lighting plans have been viewed for the development itself, but are recommended to the car parking area, to the east side of the building and the open play space area at the south. Lighting should also be placed high and out of reach to avoid vandalism.

5.1.2. Conclusion and recommendations

Sufficient balance of privacy and surveillance is provided given the proposed use and considering the lower project risk. Discretionary recommendations for boundary treatments are provided in Section 6 to further enhance surveillance of the street. Recommendations for CCTV and lighting have been provided.

5.2. ACCESS CONTROL

Access control reduces crime risk by attracting, channelling or restricting movement. By making it clear where people are permitted or not permitted to go, it limits the ability for potential offenders to reach and victimise people or the property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. Access control can be established through natural, technical or organised controls such as landscaping, physical barriers, signage, security control etc.

Access control objectives and strategies include:

- Ensure that access to the development is controlled to reduce opportunities for crime.
- Ensure that access to restricted areas within the property is controlled to reduce opportunities for crime.
- Establish landscapes and physical locations that channel and group pedestrians into target areas.
- Encourage public spaces which attract, rather than discourage people from gathering.

5.2.1. Assessment of proposal

Confusion resulting from ambiguous entry design can legitimise exploration, trespassing and excuse making by opportunistic criminals.

It is noted that specific access control measures (i.e., specific locks and alarms) have yet to be confirmed at this stage, but is understood that there will be suitable access control provided. We have included standard recommendations in this regard (referring below and Section 6).

Fences surround the site including to the outdoor play areas, with access limited to the northern / car park side through the use of lockable gates. The internalised fencing is non-scalable for children to ensure their own safety and retention.

Retaining walls, landscaping, and fencing will be provided along all the street frontages and the western boundary to secure the play area and the site generally. We assume that the fencing to the north will provide gates, that are closed and locked after hours to ensure no unauthorised access to the site after close. The fencing is non-scalable types, and the vegetation generally doesn't allow for natural ladders up and into the site (or can be managed so). Further, there are retaining walls provided to the east and south boundaries in particular. These have been tiered to balance visual impact with security. Specifically, they have been designed with suitable spacing and heights to limit opportunities for climbing and scaling, and

so they can't be used as 'steps' or 'ladders' into the site itself, particularly the outdoor play area.

Access to the centre itself will be via a form of controlled / electronic access. A number of access points between the play areas and the building internals are proposed which is necessary for the children's development and education and as such is appropriate.

The waste storage area is well controlled (assumed lock to the externally accessed waste room at the front north side as well as the internal access for staff only). In this regard, the waste storage area is fully enclosed and secured to prevent unauthorised access for illegal dumping and vandalism opportunities. As such, this area is suitable.

5.2.2. Conclusion and recommendations

Access control is particularly important given the proposed use as a childcare centre. Hardened glass to prevent breakage and appropriate locks should be used for the access points to the building.

Access should be controlled to the building and play area by locked gates while the facility itself should be secured with a combination of keyed/electronic alarm access system. Specifically, main doors should be locked and alarmed, including with keyed access or electronic swipe card, and all operable windows are to be key-lockable.

5.3. TERRITORIAL REINFORCEMENT

Territorial reinforcement is linked to the principle of access control. Territorial reinforcement establishes a hierarchy of spaces that clearly identifies and aligns the design, definition and designation of areas. This can be achieved by a range of measures including appropriate design for use; territorial markers to reinforce the designation of areas such as buildings, fences, signs, pavements or other objects to express ownership and to clearly delineate transition between public and private space; and appropriate environmental maintenance to promote ownership and use of spaces.

Territorial reinforcement objectives and strategies include:

- Ensure that the boundaries of the development are clearly defined to reduce excuse making and crime opportunities.
- Ensure that signage is displayed to provide guidance to users of the development and reduce excuse making opportunities.
- Promote design that encourages people to gather in public space and to feel some responsibility for its use and condition.
- Promote design with clear transitions and boundaries between public and private space.

5.3.1. Assessment of proposal

Generally, people recognise areas that are well used and cared for, and those that are not. Research shows that areas displaying strong ownership (territorial) cues are less likely to be improperly used than those that don't. Similarly, people are commonly attracted to vibrant public areas; well used areas are made safer by natural community supervision. Given the community and family values generally attributed to childcare centres, a sense of communal responsibility for maintaining this land will be present. The nature of the site is also one where there are higher levels of obvious activity during the daytime, creating a site that is well used, increasing offender risk of detection.

There are proposed physical barriers and discernible property boundaries which provide suitable transitional cues with the proposed fencing, landscaping, and retaining walls. The main entrance point is easily discernible from the public domain and will guide users to the entry. Specifically, the change in fence type from solid to palisade type on the northeast and

north side will allow views into the car park and to the building entrance, guiding both pedestrians and vehicles through the site gates, through the car park and to the entry.

The proposed main pedestrian footpath and internal car park driveway and pavement will be constructed of different pavement to those within the public domain, another transition cue. Recommendations for line marking of the pedestrian pathway are included in the Statement of Environmental Effects (SEE) (*dWC, February 2025*) and reproduced here.

5.3.1.1. Signage

The proposed centre branding will create a sense of ownership which will be visible from all three street frontages and on approach. No other signage is confirmed at this stage, but we recommend at minimum:

- Signage should be used to keep people out of areas such as service or staff only areas (internally and externally, the waste storage area and emergency access and exit points throughout the site).
- Signage at the entrance should be used which indicates the hours of operation.
- Signage at internal restricted access areas (i.e., at the point of the reception desk).
- Car park line marking to demarcate and designate the different components, including staff, visitor and accessible parking, as well as clear ways.
- Line marking of the pedestrian walkway as it crosses the car park.

This signage is to avoid confusion, provide wayfinding and ensure efficient use of space, and discourage opportunities for crime and excuse making behaviour as users won't have a reasonable excuse to be in those area of the site.

5.3.2. Conclusion and recommendations

The proposed territorial reinforcement is considered strong and appropriate for the site and proposed use. As such only standard recommendations have been made in this regard including for signage.

5.4. ENVIRONMENTAL (SPACE AND ACTIVITY) MANAGEMENT

Activity and space management involves the supervision, control and care of space. Popular space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Activity and space management, while identified at the design stage through allocation of uses, are heavily dependent on management and enforcement. Space and activity management strategies are an important means of developing and maintaining natural community control.

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of damaged/inoperative lighting and the removal or refurbishment of deteriorated physical elements. Other space management objectives and strategies include that staff are aware of their obligations in regard to site management.

5.4.1. Assessment of proposal

Good consistent management of the premises will contribute to natural surveillance and guardianship to reduce the overall risk of crime. A Plan of Management (PoM) (*dWC, February 2025*) has been prepared for the site and use. The PoM is to ensure the facility functions in a safe and socially responsible manner, and the document is an essential part of the ongoing management requirements of the centre. The PoM covers management details including hours, peak times, pick-up/drop-off, staff arrangements and responsibilities; children arrangements and indicative programmes; accidents and emergency; security and CPTED considerations; noise management; complaints, registers and grievances; cleaning and waste management; and lists the established Montessori policies and procedures. This document

suitably outlines the practices to ensure appropriate security and risk measures are implemented and continuously monitored for a safe operation.

5.4.1.1. Activity management

As noted already, the immediate area is undergoing transition and the site has frontage on what is expected to be one of the main thoroughfares carrying traffic from Cessnock Road through to the residential areas in the western precinct. Specifically, the existing signalised intersection of Cessnock Road, Vintage Road and Saddlers Drive 240m east is expected to be the preferred entrance and exit point for many nearby residents. This includes the Gillieston Valley Estate, particularly stages 1 and 2, as well as the subject site and new subdivision north off Ryans Road. Therefore, we can expect that whilst at the time of the site inspection, the area was noted as being generally quiet, the site will benefit from increased vehicle activity in the future. Furthermore, as more housing is developed, pedestrian presence will also increase. Future residential properties will provide around the clock usage and create a sense of ownership and care.

5.4.1.2. Space management

The presence of rubbish signals a lack of care and guardianship. This may stimulate interest in potential offenders and avoidance behaviour in others. In this regard, the development has included appropriate measures for waste management and minimisation.

5.4.2. Conclusion and recommendations

Space management includes general recommendations and good practices, which should be adopted as part of an overall PoM:

- Provisions for staff to promptly replace any vandalised, damaged, or defective equipment / property – to avoid what is known as the “broken windows theory”. This theory is a principle adopted by crime prevention specialists worldwide. The theory is that the presence of a broken window will entice vandals to break more windows in the affected building and even in neighbouring buildings. The sooner broken windows are repaired, the less likely it is that such vandalism will occur in the future. Graffiti and other forms of vandalism fall into this same category and should be managed effectively and quickly through ‘rapid removal’.
- Prompt rubbish removal should occur by staff to reinforce strong territorial cues, which can be achieved via regular surveillance / maintenance checks of the site throughout the day by staff.
- Waste should be kept contained with designated waste storage areas. Waste storage areas should also be kept clean and well managed. Regular maintenance of waste receptacles should be undertaken to ensure waste does not build up / overflow.
- Landscaping should be well maintained to help communicate care and guardianship. Generally, landscaping is maintained to an appropriate height to limit concealment and promote a well-maintained space to further increase natural control and guardianship. Generally, this is 600mm high for ground covers and trees are pruned up to 2m to allow a managed understory. Screening hedges are excepted.
- Any items outside secured areas or any miscellaneous items (such as seats, pot plants or any bins) should be secured where possible. If they cannot be secured, they should be brought inside after hours.
- The premises should operate in accordance with the Plan of Management prepared on behalf of Montessori Academy (and as amended as needed).

It is expected that appropriate site maintenance will occur to support appropriate space management.

6. RECOMMENDATIONS

As stated, the assessment and recommendations in this report do not factor matters such as broader social, environmental or economic impacts. The assessment and recommendations are made only in relation to mitigating the risk of crime, antisocial behaviour and fear of crime for the proposed development. Should the proposal be altered significantly, these recommendations may require amendment under a revised CPTED assessment.

6.1. SUMMARY OF RECOMMENDATIONS

A summary of the above-mentioned recommendations is as follows:

- **CCTV** should be located up high and comply with 4806.1/2/3/4. CCTV as follows:
 - CCTV cameras provided to the main building entrance and foyer, orientated to the main publicly accessible area and at the entrance doors.
 - CCTV cameras provided at the front of the building orientated to the car parking area and beyond to the public domain – these can be located on the building's northern elevation (one on the eastern side and one on the western side).
 - CCTV cameras overlooking Ryans Road and the intersection of Ryans Road and Kiah Street – these can be located on the building's eastern elevation (one on the northern side and one on the southern side).
- **Lighting** should be provided in accordance with AS 1158.3.1. Lighting is recommended to the car parking area, to the east side of the building and the open play space area at the south, and be consistent with the following:
 - A lighting consultant should be engaged for the CC.
 - Lighting should be installed high and out of reach to avoid vandalism.
 - Lighting should be evenly spaced, bright and of a cool-white colour. No pale yellow or other colours should be used.
 - Lighting should not spill into private residences.
 - Lighting should be efficient and sustainable. LED bulbs should be used.
- **Signposting** is required to enhance wayfinding and prevent excuse making behaviour, as well as create a sense of ownership and prevent illegitimate access to the private areas of the site. All internal and external signage and directions should be installed in accordance with the Australian Standards.
 - Signage should be used to keep people out of areas such as service or staff only areas (internally and externally, the waste storage area and emergency access and exit points throughout the site).
 - Signage at the entrance should be used which indicates the hours of operation.
 - Signage at internal restricted access areas (i.e., at the point of the reception desk).
 - Car park line marking to demarcate and designate the different components, including staff, visitor and accessible parking, as well as clear ways.
 - Line marking of the pedestrian walkway as it crosses the car park.
- **Access** should be controlled to the building and play area by locked gates while the facility itself should be secured with a combination of keyed/electronic alarm access system. Specifically, main doors should be locked and alarmed, including with keyed access or electronic swipe card, and all operable windows are to be key-lockable. Gates at the northern boundary are to be closed and locked after hours.
- **Landscaping** trees (including street trees) should be appropriately spaced and maintained / pruned up to a height of 2m to avoid concealment opportunities or comprised sightlines, and gardens including ground covers or lower garden shrubs should be maintained to a height no greater than 600mm, to ensure views to and from

the site are maintained. Landscaping (such as screening shrubs) used alongside fencing for privacy measures are excepted from recommendation.

- **Space and activity management** measures implemented:
 - All external areas and internal areas to be kept clean and well-maintained to reduce litter and presence of mess.
 - Timely repair of damaged property and lighting, and 'rapid removal' approach to graffiti. Consideration should be given to the use of graffiti resistant materials and surface treatments which are easy to clean / remove graffiti.
 - Waste receptacles should be secured and regularly maintained.
 - Ensure obstructions to the windows and doors are removed to maintain surveillance.
 - Hardened glass should be employed to prevent breakage.
 - Any items outside secured areas or any miscellaneous items (such as seats, pot plants or any bins) should be secured where possible. If they cannot be secured, they should be brought inside after hours.
- The premises should operate in accordance with the Plan of Management prepared on behalf of Montessori Academy (and as amended as needed).

Where necessary the consent authority (Council) may provide conditions of consent to ensure the provision of crime reduction and safety measures identified in this report or elsewhere through the assessment.

6.2. SUMMARY OF DISCREIONARY RECOMMENDATIONS

The following are discretionary in nature, owing to the lower project risk rating. Suitable outcomes are already achieved on balance, but improvements can be made.

- **Boundary treatments.** Consider alternative boundary treatments to the Ryans Road and Kiah Street frontage. Currently, 1.8m high solid timber fencing is proposed, which limits surveillance over to the public domain. An alternative acoustically treated barrier in these locations would improve surveillance whilst still providing privacy:
 - Combined solid and transparent (vertical or horizontal) timber slat fence with transparent infill pickets. Clear infill material includes acoustically treated Perspex with a surface density of 10kg/m^2 (or similar).
 - Solid 1.8m fence (either timber or masonry) with scattered portholes. Portholes to be filled with clear acoustically treated Perspex with a surface density of 10kg/m^2 (or similar).
 - Combined 1.5m high solid timber fence with 300mm high transparent material atop. Clear infill material includes acoustically treated Perspex with a surface density of 10kg/m^2 (or similar). Solid fence height to 1.5m with transparent material up to 1.8m.
 - Combined 1.5m solid masonry wall and pillars with 300mm high transparent infill materials between masonry pillars. Clear infill material includes acoustically treated Perspex with a surface density of 10kg/m^2 (or similar). Solid masonry wall height to 1.5m, pillars to 1.8m and transparent material up to 1.8m.

The varied fence treatments balance acoustic, surveillance and privacy, and control access. A combination or variation of the above could be implemented.

7. CONCLUSION

This Crime Risk Assessment has been prepared to assess the crime risk relating to the proposed childcare centre at Ryans Road, Gillieston Heights NSW 2321.

This report identifies that there is a **low** risk of crime occurring within and around the proposed development, based upon a review of the site context and analysis, the proposed development particulars, crime statistics, trends and observations made at the time this assessment was conducted.

Recommendations are summarised in Section 6 of the report to mitigate the risk of crime, antisocial behaviour and fear of crime for the proposed development. However, we note that much of these are standard and good practice recommendations, and consider that overall, the development has been well designed and has the appropriate strategies and environmental management measures to respond to crimes and reduce potential future crime. As such, a residual crime risk category of **low** is maintained for the development.

The community value an urban lifestyle when it is safe, appropriate and well-managed. This report demonstrates that the proposal can achieve the aims and objectives of the strategic and policy context where social and crime risk is concerned, in as far as it recommends consideration of the CPTED principles and promotes safe and vibrant communities.

It is considered that by implementing the standard recommendations contained in this assessment, criminal activity will be reduced and the safety of visitors and the security of the subject site will be increased. However, it does not guarantee that all risks have been identified or that the area assessed will be free from criminal activity, even if the recommendations are implemented.

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