

JAMES MARSHALL & CO

CPTED Assessment

Proposed Childcare Centre. Loxford NSW.

March 2025

1. Introduction

James Marshall & Co has been engaged to prepare a Crime Prevention Through Environmental Design (CPTED) report for the proposed centre based childcare centre on four approved but unregistered lots (Lots 301–304 and Lot 719) under DA/2022/912. These lots are currently part of Lot 55/DP975994 at the new residential estate Loxford, which is located at 464 Cessnock Road Gillieston Heights. The proposed childcare centre is for 110 children comprising the following age groups:

- 0-2 years – 24 children
- 2-3 years - 40 children
- 3 + years – 46 children

The indicative site plan is shown in Figure 1.

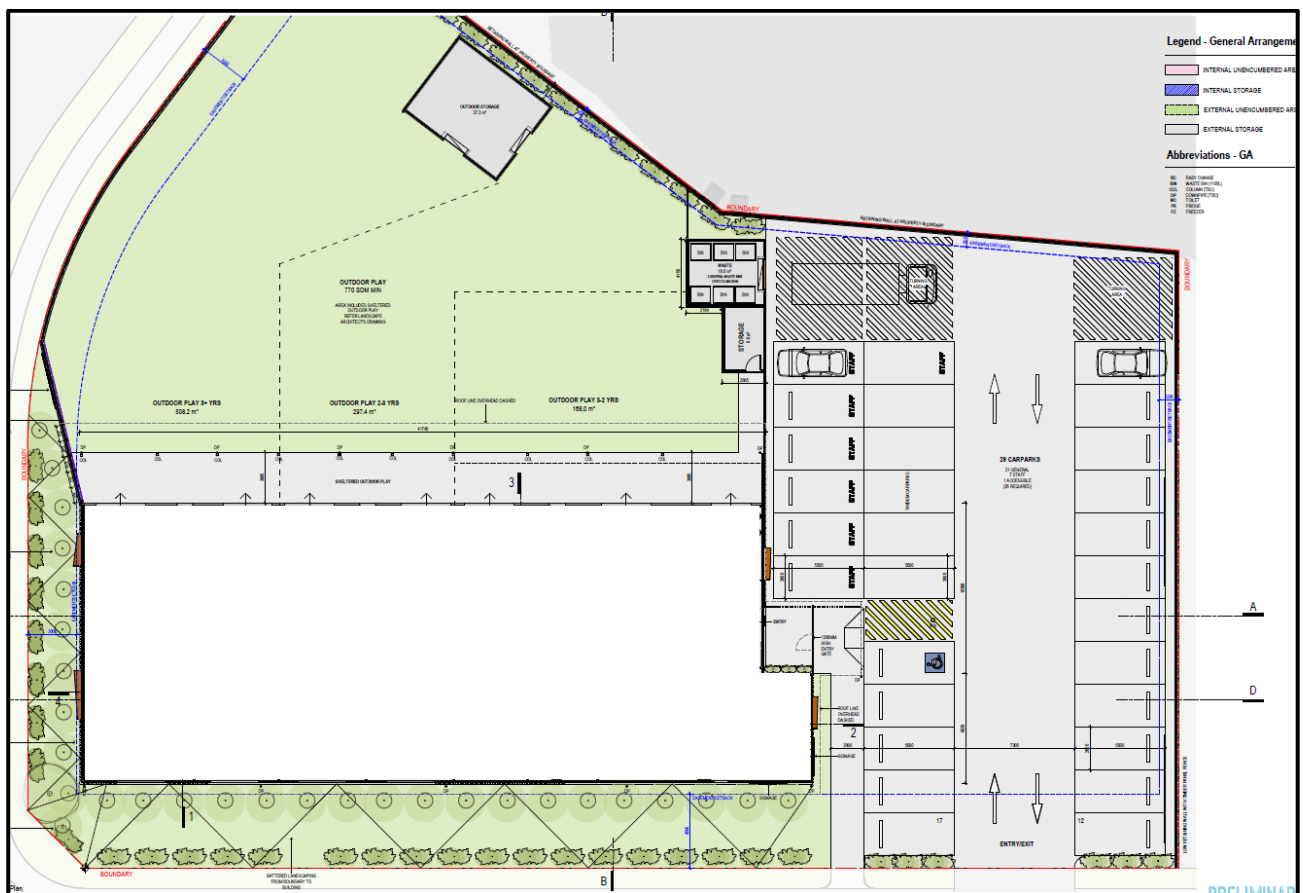


Figure 1: Layout of Proposed Childcare Centre

The CPTED assessment aims to ensure environmental factors consider potential crime risk factors to promote safety amongst residents living in the proposed facility and is prepared in accordance with:

- NSW government publication Crime Prevention and the Assessment of Development Applications – Guidelines Under Section 4.15 of the EP and An Act.
- Maitland Development Control Plan (DCP) 2011: Part C Design Guidelines (C12: Crime Prevention through Environmental Design (CPTED)).
- This report also refers to the Maitland Community Safety Plan 2013 – 2016.

This CPTED assessment has incorporated the following methodology:

- Site visit and land use assessment of the proposed development site and surrounding area.
- Assessment of plans for the proposed development using Safer by Design principles.
- Assessment of crime statistics/data for Maitland City and area surrounding the development site.

The methodology involves both a broader strategic assessment of the LGA's crime characteristics as well as the localised site characteristics; allowing for an assessment whether the development is likely to contribute to an increased incidence of crime (or perceived) if it is approved. The recommendations made in this report are consistent with Safer by Design principles.

2. Safer By Design

2.1 Overview

In April 2001, the then NSW Department of Infrastructure, Planning and Natural Resources (Department of Planning and Environment) introduced Crime Prevention Legislative Guidelines to Section 79C (now 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 is thought to present a crime risk, the guidelines can be used to justify modification of the development on the grounds that crime risk cannot be appropriately minimised.

Councils and local police are encouraged to identify the types of development that will 'typically' require a crime risk assessment and prepare a consultation protocol. Protocols are location (need) based agreements which outline the types of development that will be jointly assessed, how construction will occur and timeframes for consultation. Subject to council direction, development types not listed in local consultation protocols will not require a formal crime risk (CPTED) assessment.

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities, communities 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.

This is because predatory offenders often make cost benefit assessment of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension).
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime).
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards); and
- Minimise excuse making opportunities (removing conditions that encourage / facilitate rationalisation of inappropriate behaviour).

2.2 CPTED Principles

CPTED employs four key strategies which are outlined below:

2.2.1 Territorial re-enforcement

Community ownership of public space sends '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 are more likely to intervene if crime is taking place, or if there

is a risk of crime occurring. Furthermore, criminals rarely commit crime in areas where the risk of detection is high.

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.

2.2.2 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.

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

2.2.3 Access control

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Wayfinding, desire-lines and formal/informal routes are important crime prevention considerations as they minimise opportunities for people to wander in areas where they are not supposed to. 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.

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

2.2.4 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. Conversely, places that are infrequently used are commonly abused. There is also a high correlation between urban decay, fear of crime and avoidance behaviour. The recommendations below relate to the general surrounds and the internal layout to the development.

The proposed development has been assessed against these four principles.

3. Area Analysis

3.1 Site Characteristics

Loxford is a new residential development located along Cessnock Road at Gillieston Heights. Gillieston Heights is a suburb of the City of Maitland local government area approximately 5.1 km from the Maitland CBD. Gillieston Heights is identified as an urban release area and over the past 10 years has undergone significant growth. Its development will include residential housing and associated social infrastructure such as neighbourhood shops, parks and reserves and facilities such as childcare centres and the like.

Growth is expected to be ongoing in the existing urban release areas including Anambah, Lochinvar, Thornton, Gillieston Heights, Farley, Aberglasslyn, and investigation areas throughout the city. The ability to reach the forecast long term population growth will depend on infrastructure and housing supply being adequately planned early in the process, and opportunities for densification and infill development in suitable locations throughout Maitland are realised.

Residential development is underway and infrastructure to support the increasing population can be seen with upgrading road infrastructure, community facilities and areas undergoing site preparation works. There is new educational infrastructure and existing school facilities have been expanded.

3.2 Maitland City Council Community Safety Plan 2013 - 2016

The Maitland Community Safety Plan 2013 – 2016 is the only found source of crime data held by Council. However, the intent of the Plan remains relevant. Community safety refers to both crime and the perception of crime that can affect people's quality of life and the many aspects of community life including trusting neighbours; the willingness of residents to move freely about the community; resident's sense of safety; use of public transport and the use of community facilities and public spaces for recreation and entertainment.

3.3 Maitland City Development Control Plan (DCP)

The Maitland City DCP identifies specific requirements for community safety and safer by design principles. These are outlined in Part C (Section 12). The development requirements set out on the DCP are:

- The security of buildings and public spaces is achieved through the application of Crime Prevention through Environmental Design principles.
- Territorial reinforcement is achieved through good quality, well maintained buildings and spaces and the delineation of public and private areas.
- Good natural surveillance is achieved by the position of buildings and the orientation of uses toward public areas.
- Landscaping and lighting contribute to the safety of an area.
- Mechanical surveillance (e.g. CCTV) is only used where passive surveillance cannot be achieved or in isolated, high-risk areas.
- Wayfinding, desire lines and formal/informal routes are reinforced by physical and symbolic barriers that channel and group pedestrians into areas.
- Activity in public spaces is promoted by providing and maintaining high-quality public areas and promoting a diversity of uses that encourage activity throughout the day and night.
- Perception of crime is minimised by maintenance of public areas and the rapid response to vandalism and graffiti.

The following developments are identified as requiring a Crime Prevention through Environmental Design assessment that is prepared by an accredited person. New centres

- Mixed use residential/commercial development
- Medium and high-density residential development
- Subdivisions involving newly developing areas

- Parks and open space or publicly accessible areas
- Community uses
- Sport, recreation and entertainment areas
- Other high use areas or developments where crime may be an issue.

3.4. Crime Characteristics

Crime characteristics and LGA rankings for the Maitland LGA are shown in Table 1. Table 2 shows Crime by Premises (within the Maitland LGA) and Hotspot maps are also used to illustrate the location of crime in the area.

Table 1: NSW LGA Ranking of Reported Crime for Maitland City 2021 – September 2024

Reported Crime	2021	2022	2023	October 2023 – September 2024
Assault - non-domestic violence related	53	41	51	45
Assault - domestic violence related	45	31	31	32
Robbery	25	29	44	32
Break and enter - dwelling	44	51	46	48
Break and enter - non-dwelling	58	65	42	64
Motor vehicle theft	41	37	36	29
Steal from motor vehicle	34	20	21	12
Steal from retail store	12	20	19	26
Malicious damage to property	43	45	49	52

Source: BOCSAR (March 2025)

Table 2: Crime and Premises Type (October 2023 – September 2024)

<i>Premises type</i>	<i>Domestic violence related assault</i>	<i>Non-domestic violence related assault</i>	<i>Sexual offences</i>	<i>Robbery</i>	<i>Break and enter non-dwelling</i>	<i>Motor vehicle theft</i>	<i>Steal from motor vehicle</i>	<i>Steal from person</i>	<i>Malicious damage to property</i>
Adult entertainment	0	0	0	0	0	0	0	0	1
Financial institution	0	1	0	0	0	0	0	0	0
Office	1	1	0	0	2	1	1	0	6
Personal services	2	4	2	0	2	1	3	0	9
Retail/wholesale	9	60	11	7	37	15	32	7	50
Carpark	2	6	0	0	3	20	101	1	35
Education	3	45	31	0	12	1	1	0	10
Health	5	14	3	0	11	0	4	0	11
Industrial	0	2	0	0	19	19	8	0	10
Law enforcement	2	1	1	0	0	0	0	0	1
Licensed premises	3	24	2	1	11	2	5	1	5
Marine transport	0	0	0	0	0	0	0	0	0
Outdoor/public place	38	70	15	14	3	64	161	2	75
Recreation	0	6	2	0	8	2	3	0	5
Religious	1	0	0	0	0	0	2	0	6
Residential	626	171	267	2	5	153	257	5	428
Rural industry	0	1	0	0	0	1	0	0	1
Public transport	2	15	1	0	1	0	0	1	35
Utilities	0	0	1	0	3	0	0	0	1
Vehicle	0	3	0	0	0	0	0	0	0
Firearm premises	0	0	0	0	1	0	0	0	0
Unknown	0	2	2	0	0	1	3	1	0
Total	694	426	338	24	118	280	581	18	689

Source: BOCSAR (March 2025)

3.5 Location of Crime

The concentration of crime in the LGA has been mapped and shown as 'hot spots' (meaning the higher concentration / number of the incidence of crime appear a darker shade of red).

The available hot spot maps for Maitland LGA, with the general area of the development highlighted, are shown below. It should be noted that common crime trends will be influenced by the land use characteristics. For example, there will be a higher rate of alcohol related offences in areas where there is a concentration of late-night trading liquor outlets, there may be a higher incidence of malicious damage in areas where there is less surveillance, and there will be a higher incidence of break and enter (dwelling) in residential areas.

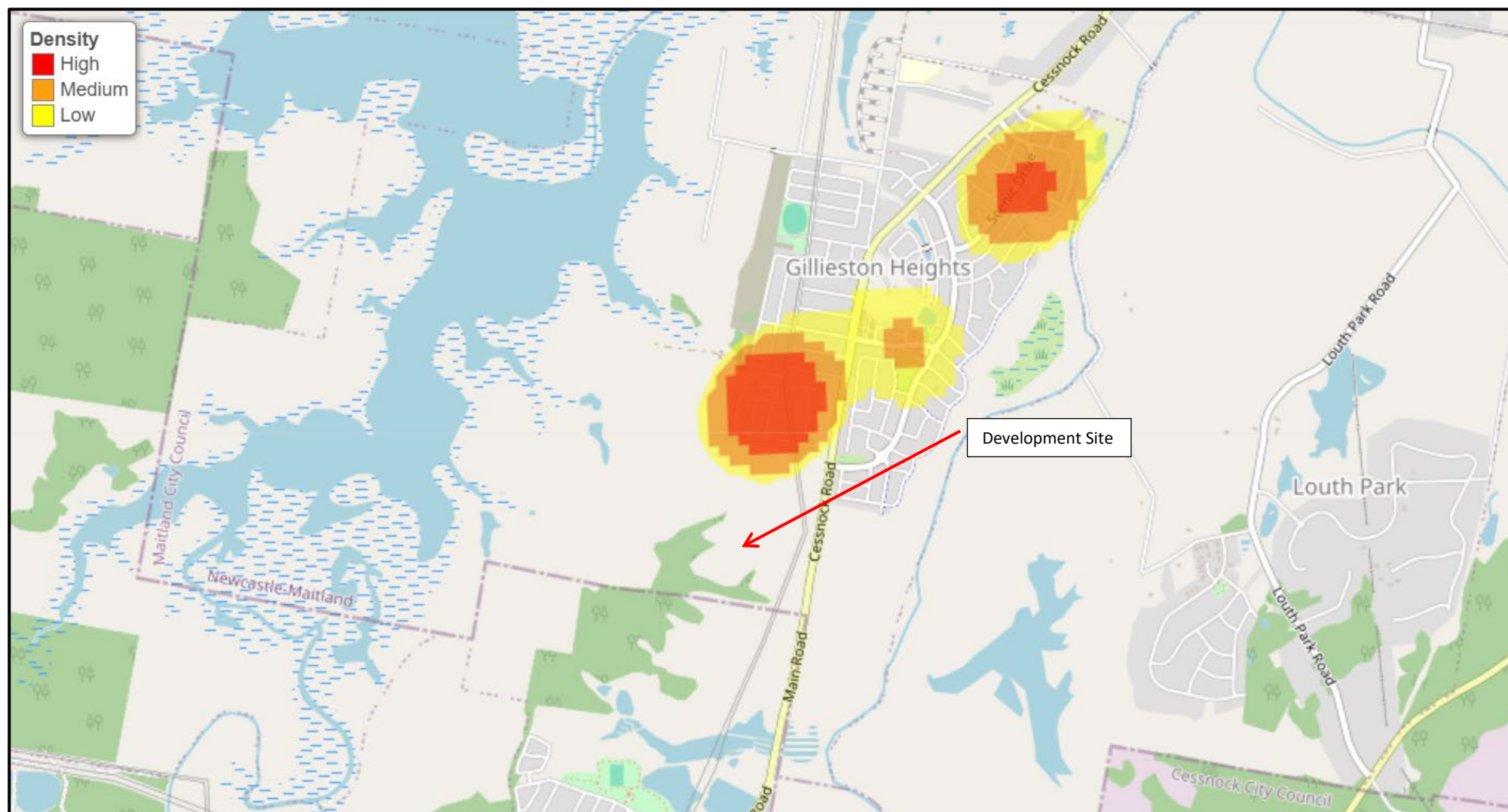


Figure 3: Incidents of Assault (Domestic assault) from October 2023 to September 2024

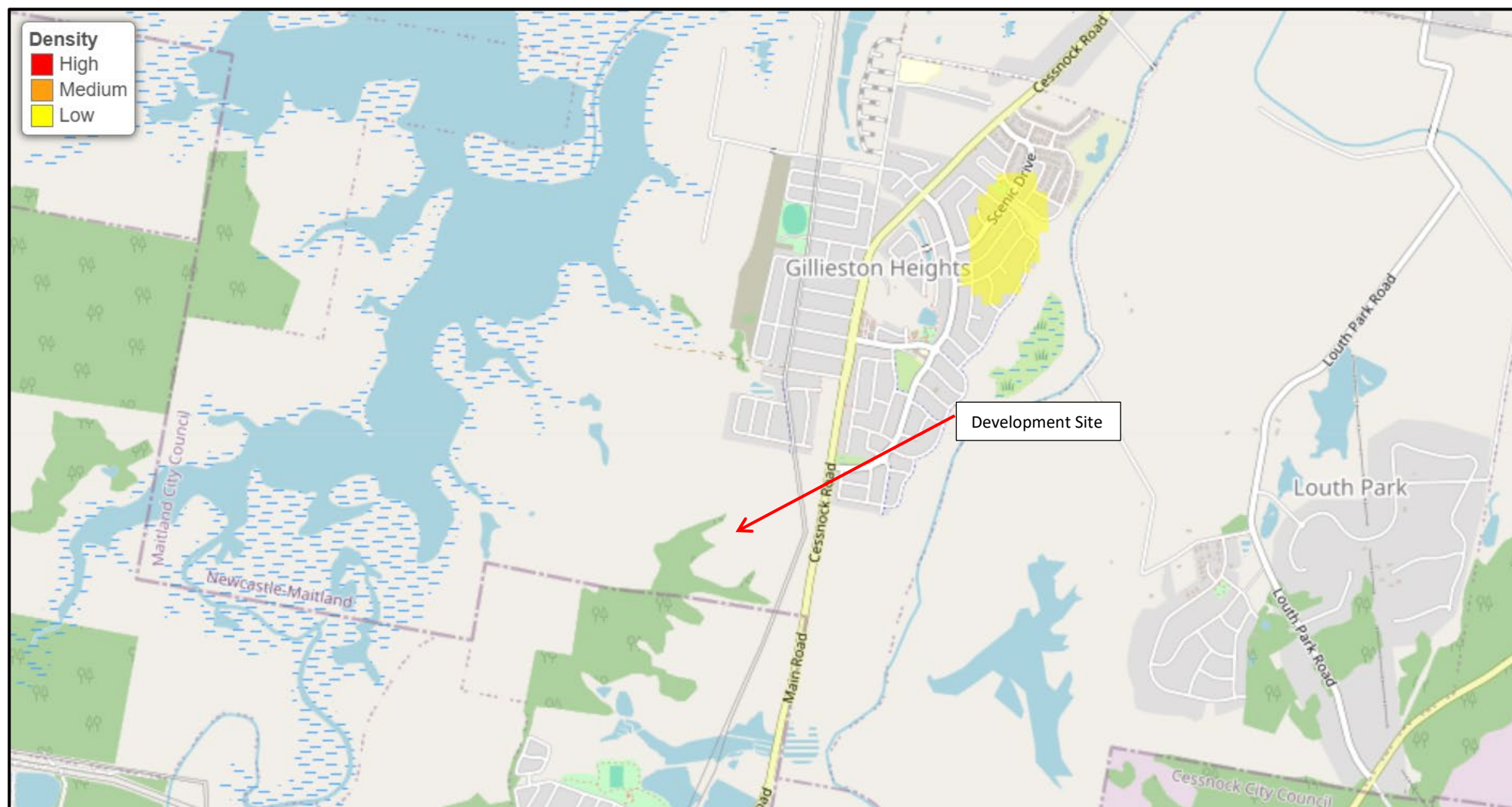


Figure 4: Incidents of Assault (Non-domestic assault) from October 2023 to September 2024

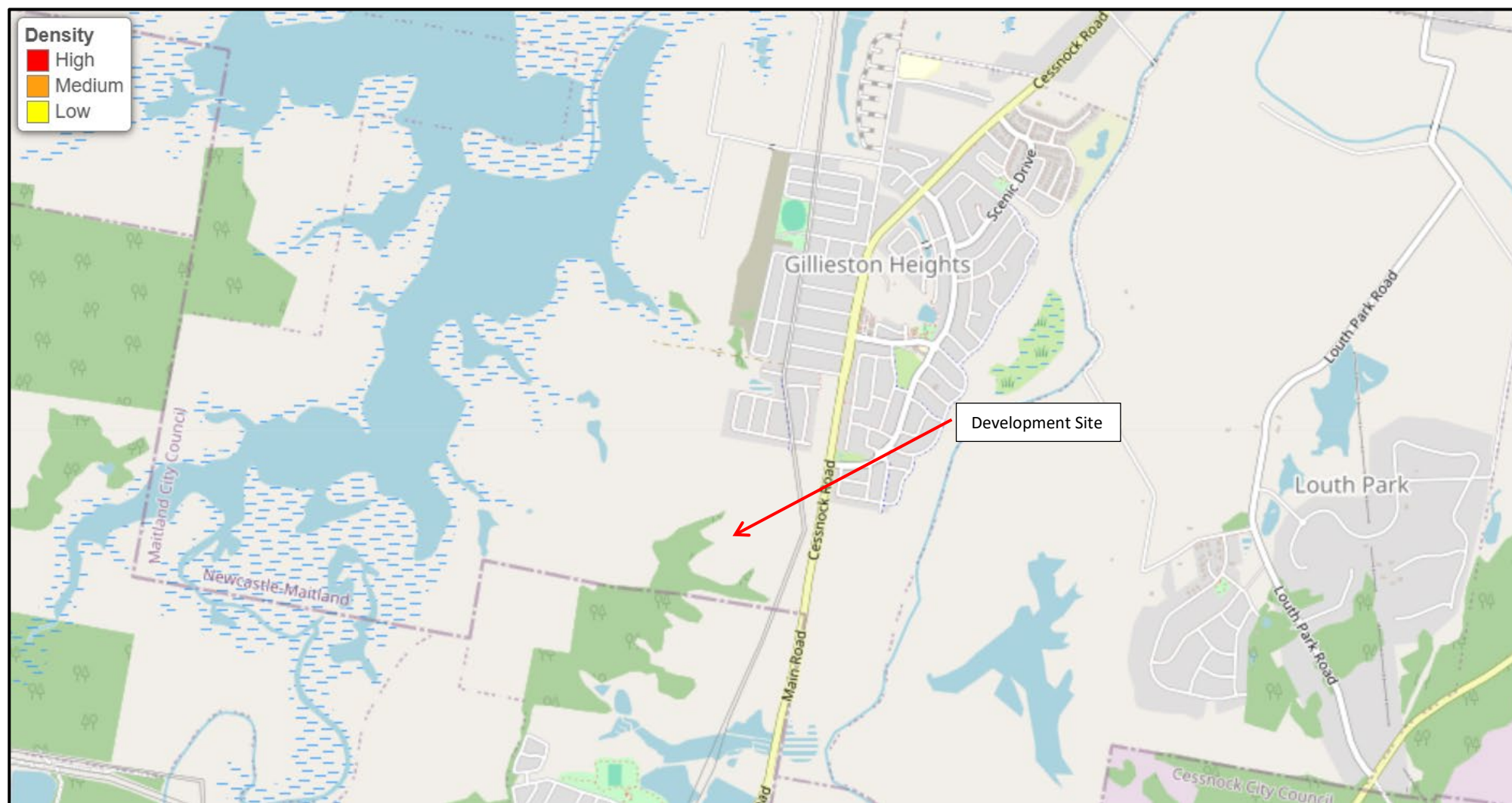


Figure 5: Incidents of Robbery from October 2023 to September 2024

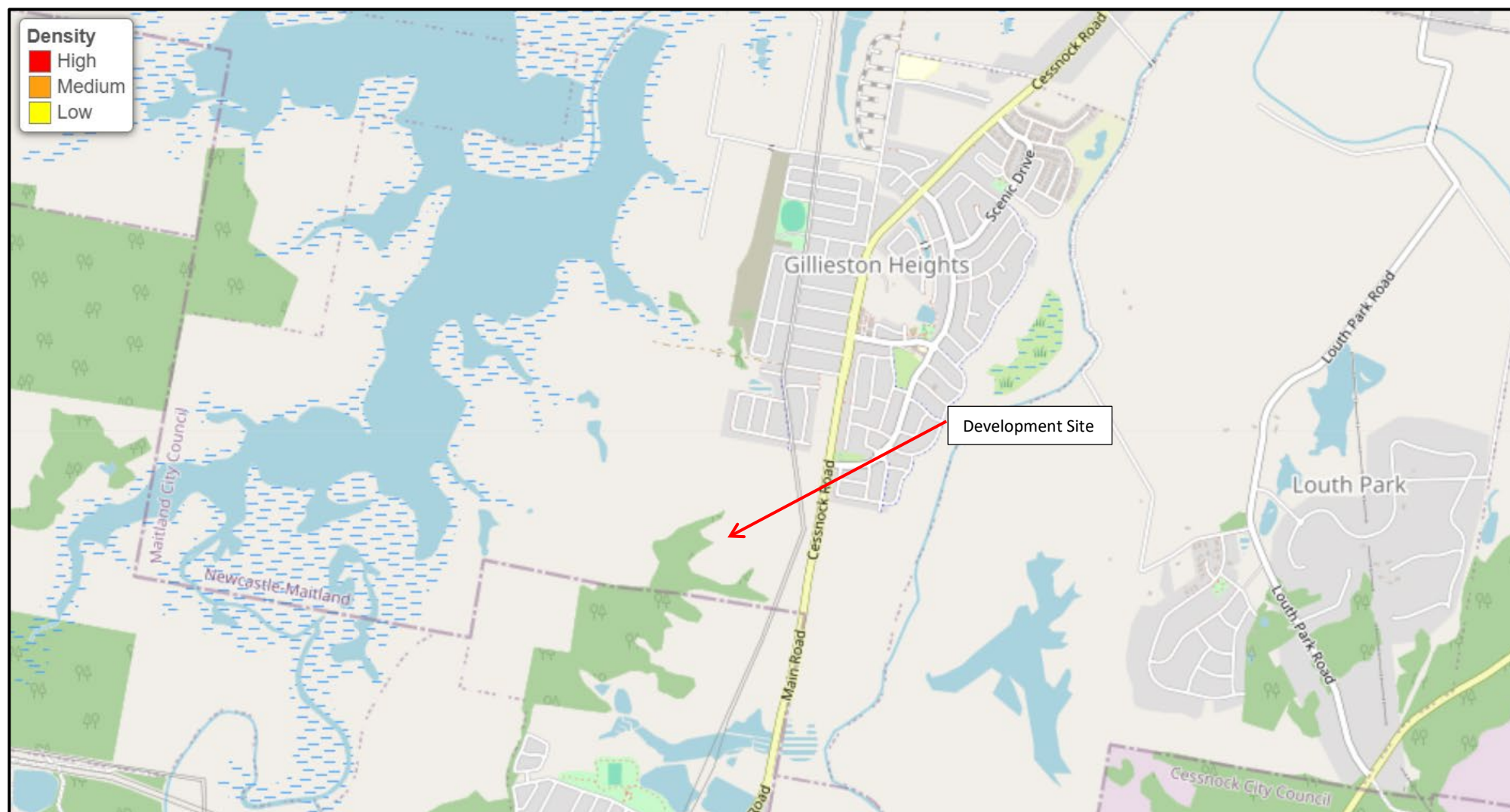


Figure 6: Incidents of Theft (Break & enter dwelling) from October 2023 to September 2024

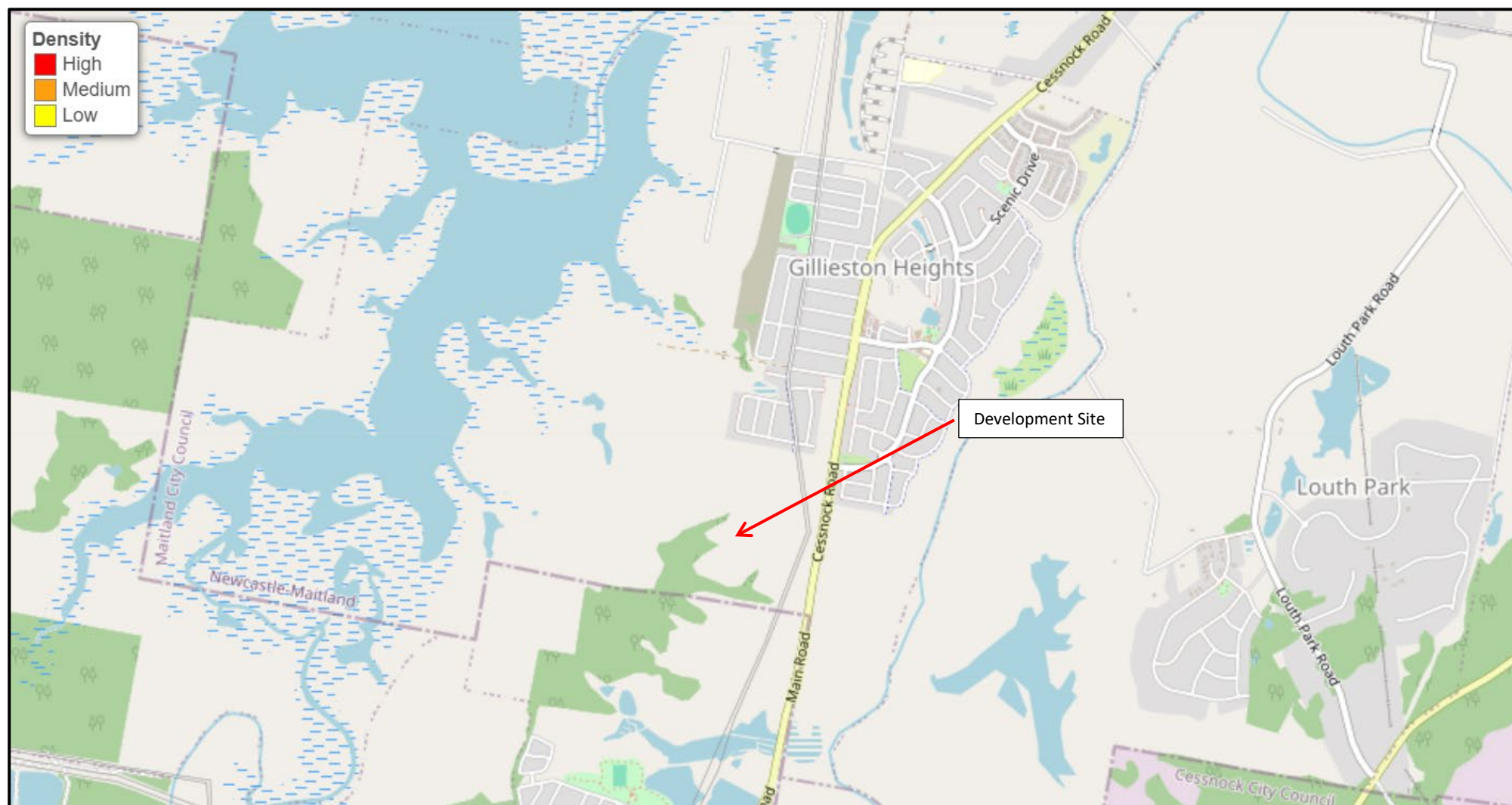


Figure 7: Incidents of Theft (Break & enter non-dwelling) from October 2023 to September 2024

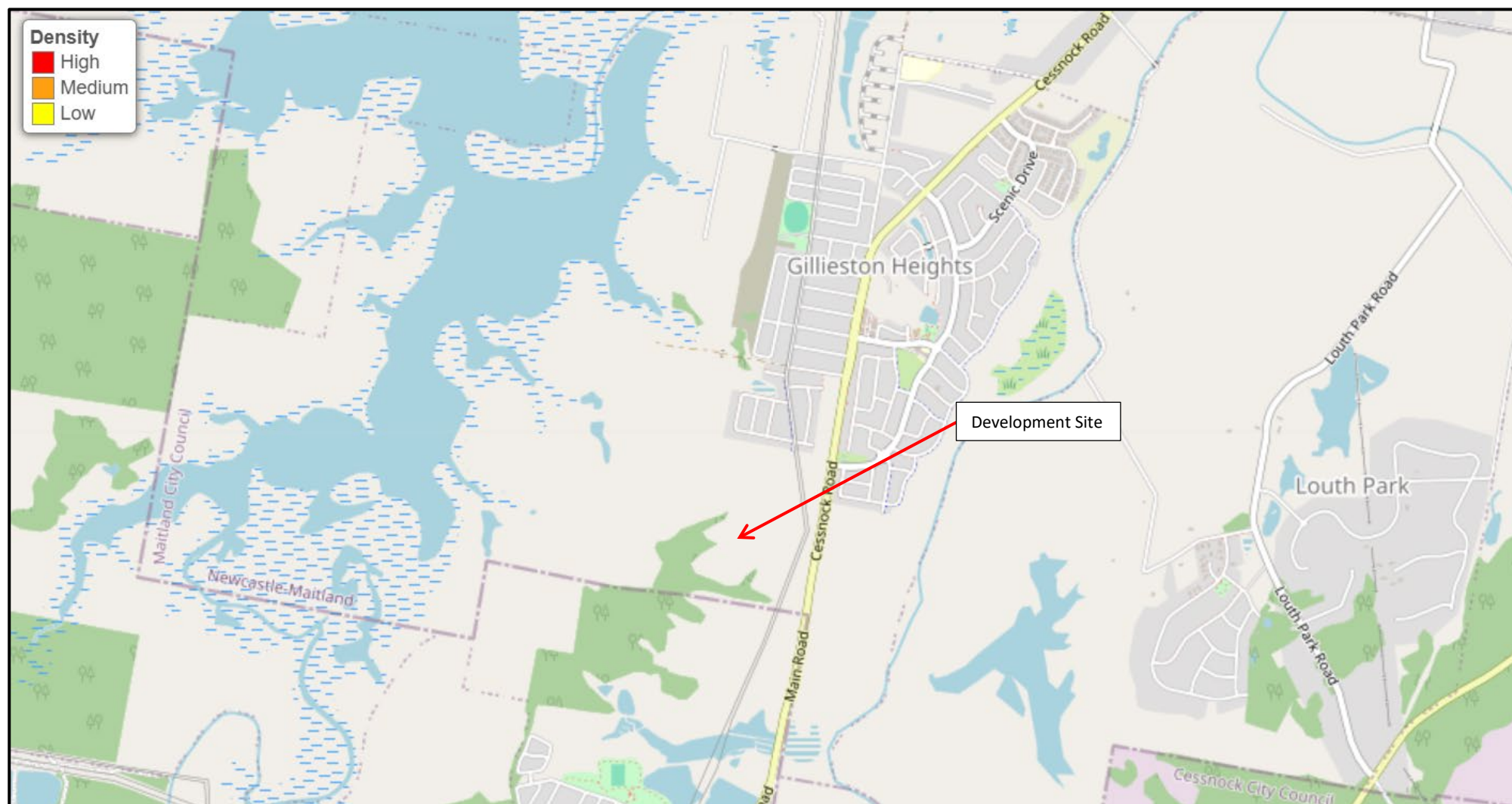


Figure 8: Incidents of Theft (Motor vehicle theft) from October 2023 to September 2024

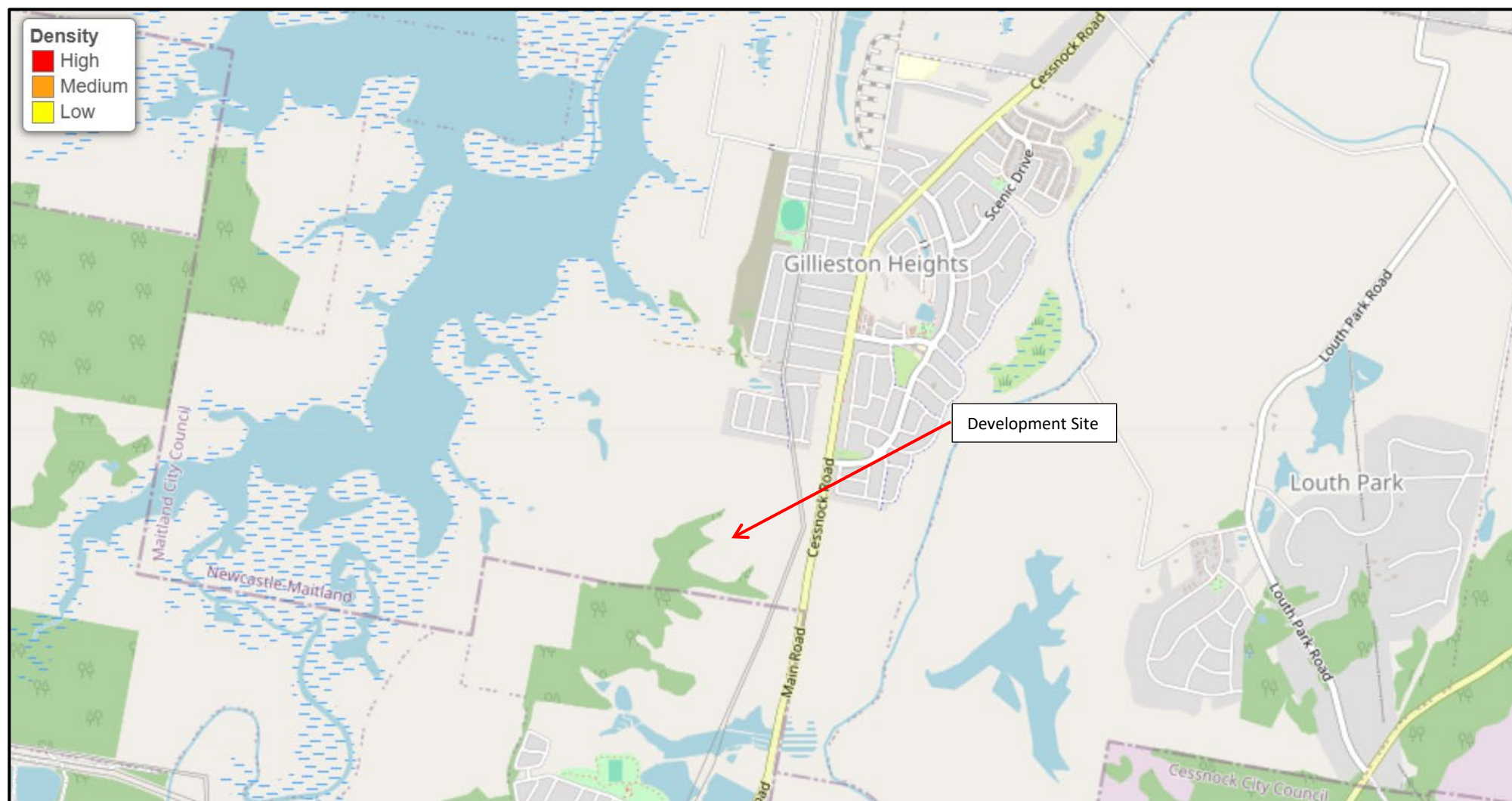


Figure 9: Incidents of Theft (Steal from motor vehicle) from October 2023 to September 2024

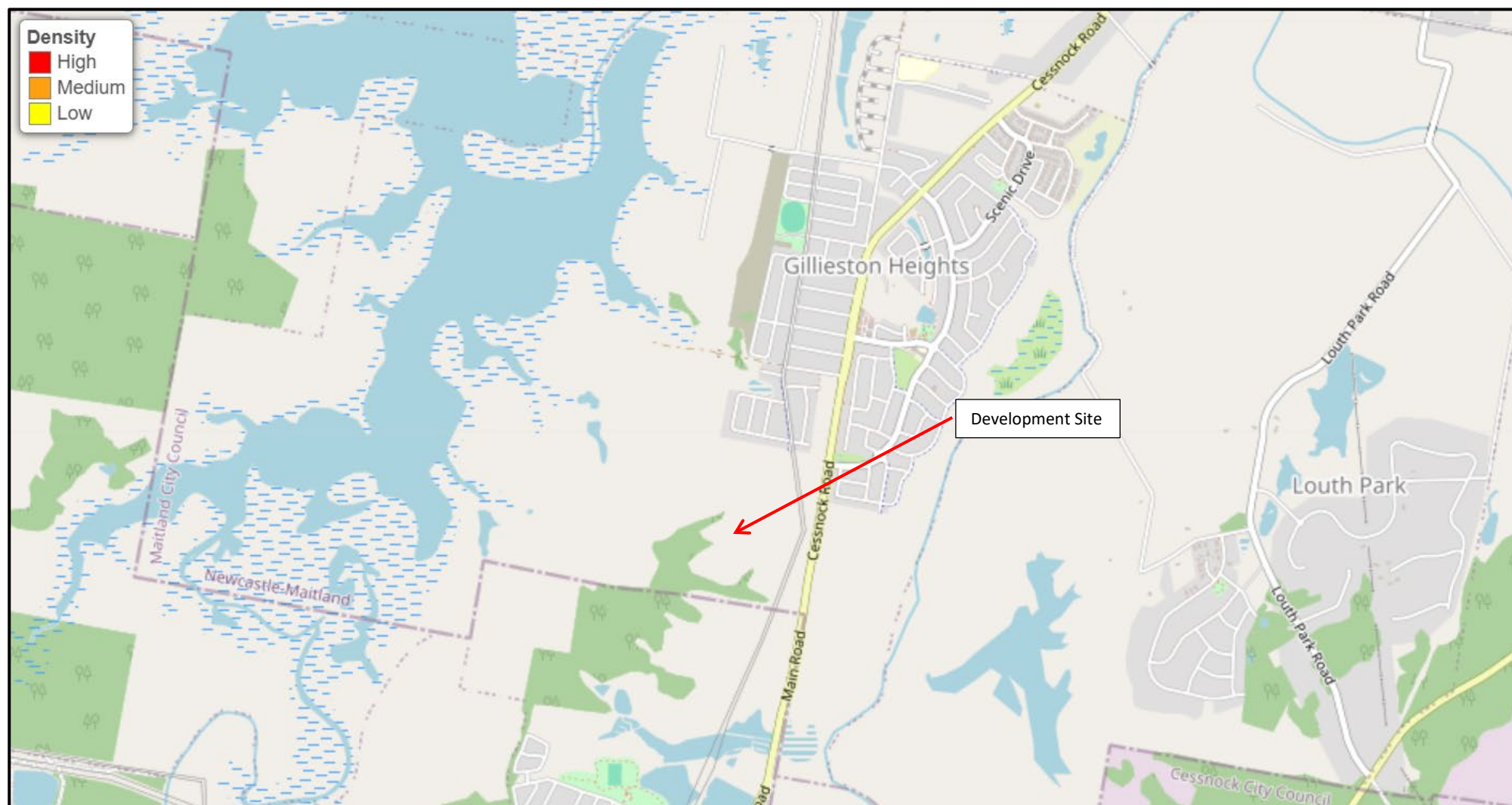


Figure 10: Incidents of Theft (Steal from dwelling) from October 2023 to September 2024

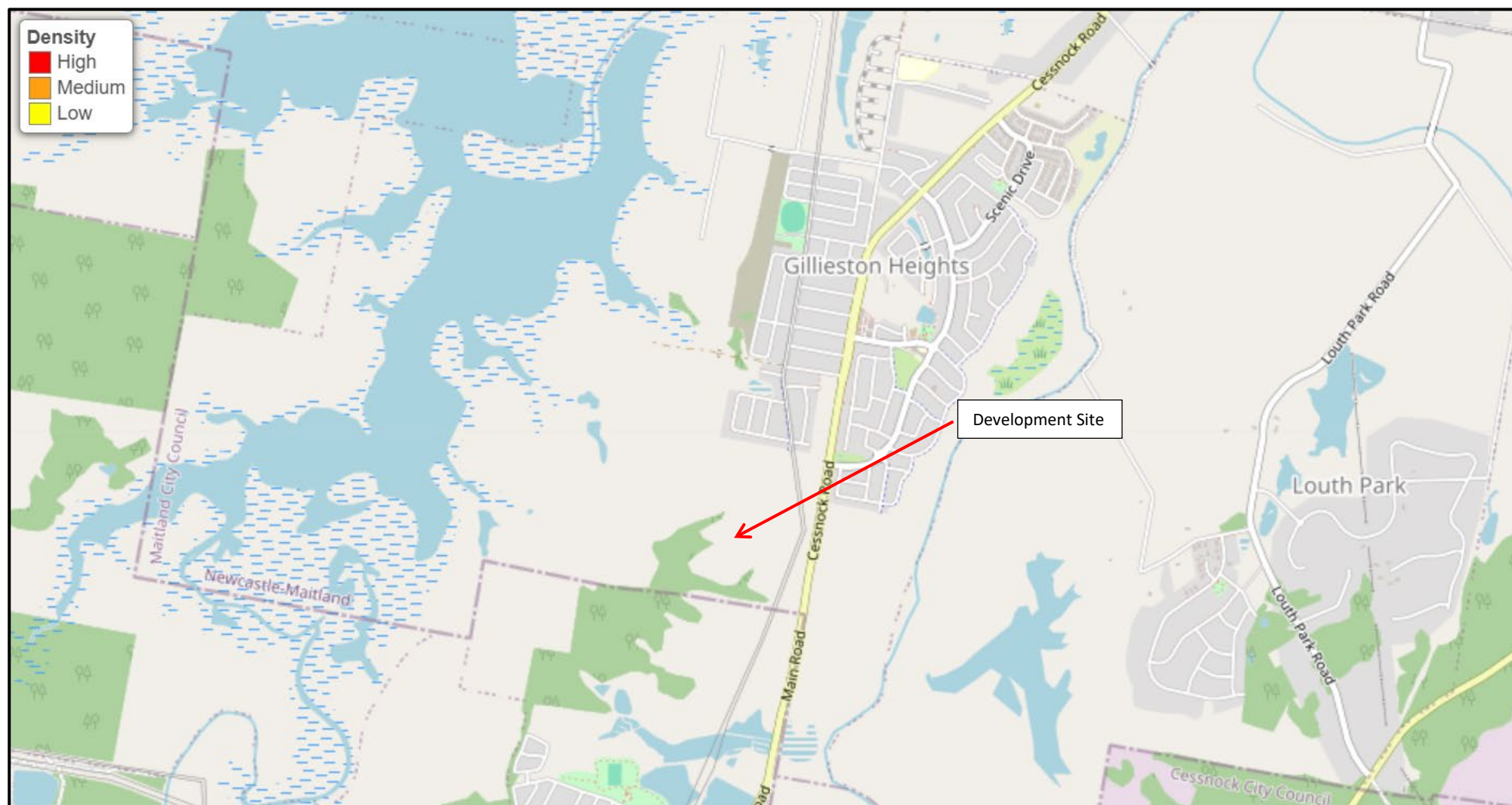


Figure 11: Incidents of Theft (Steal from person) from October 2023 to September 2024

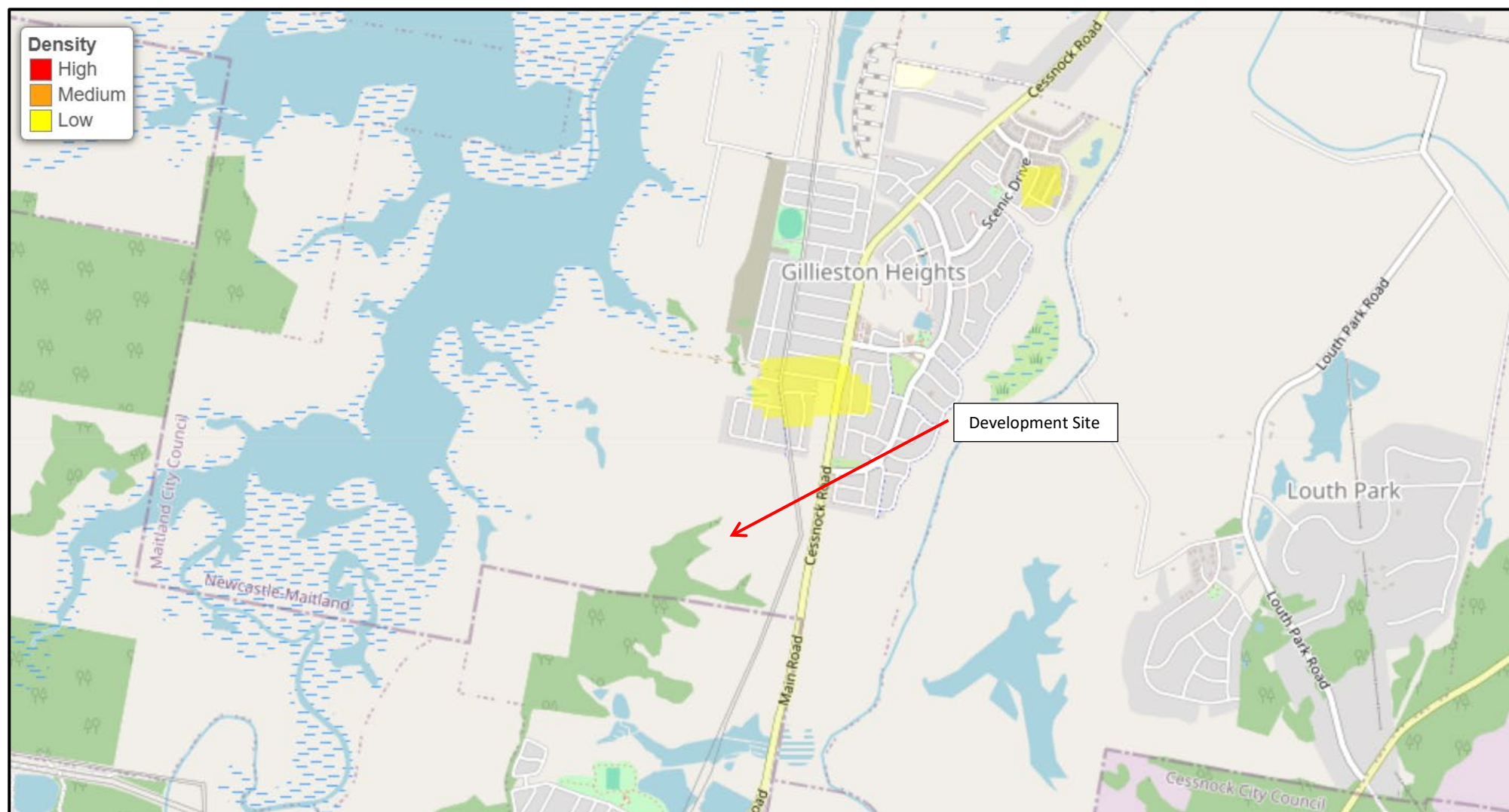


Figure 13: Incidents of Malicious damage to property from July 2022 to June 2023

Crime data from the Bureau of Crime Statistics and Research show the following general influencing / contributing factors for the crime characteristics:

- Outdoor and public spaces are more likely to be targets for assault, sexual offences, break and enter, theft of motor vehicle, steal from motor vehicle and malicious damage.
- Retail stores are targeted for the highest amount of break and enter.
- Stealing from motor vehicle is more likely from a car park.
- Females are more likely to be victims of domestic violence related assault.
- Males are more likely to be victims of non-domestic violence related assault.

With regards to the locational crime data for this proposal, it is acknowledged that the area is undergoing development so the occurrence of crime at the locality is unlikely. Crime characteristics are likely to change as the area becomes developed.

4. General Recommendations

4.1 Territorial re-enforcement

- The provision of a fence on all boundaries that adjoins a private property (or non-associated property) will define and help secure the perimeter of the site.
- Signage at the entry point into the site should be erected and clearly identify direction of travel, entry to the facility, hours of operation and any restrictions of access.
- Clearly signpost any area on the site where access is prohibited or is private (i.e. staff entry / service entry, etc.). Ensure signage directs people to the one main access point / reception.

4.2 Surveillance

- Landscaping should not inhibit natural surveillance (blocking sight lines) or provide concealment and entrapment opportunities. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future. Heavy vegetation should also be avoided at the entrance areas of all the buildings throughout the site so as not to provide concealment opportunities and inhibit line of sight. Shrubs should not be greater than 1 meter in height and the canopy of tall trees should be higher than 1.8 meters.
- The building design should not inhibit natural surveillance (block sight lines) or provide concealment and entrapment opportunities. It is recommended that the set back of entry foyers and door recess be a maximum of 1 meter.
- Australian and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.
- CCTV is to be installed, and indicative locations are identified below. Wiring for additional CCTV to be installed allowing for additional CCTV if needed in the future.
- Duress alarm to be located at the reception and throughout the building and easily accessible.

4.3 Access control

- All people accessing the site are to enter via reception. The reception door to be lockable to prevent unauthorized access if needed.

- Tradespeople working at the site who may enter / leave the building regularly when working, to have a lanyard issued by the Centre to show that they have signed in and are known to staff at the Centre.
- Trees should not be planted close to any buildings as it creates a 'natural ladder' to the roof of any building.
- Rear play area to be secure to prevent unauthorized access.

4.4 Space / Activity Management

- Minimum of two staff for opening and closing the Centre (i.e. when children are not present)
- Minimise cash handling at the Centre. Encourage cashless payment or via EFT.
- Directional signage is to be provided throughout the Centre to assist with 'way finding'.
- Installation of 'Park Smarter' signage, or notices in parents' handbooks to remind people to lock cars and not leave valuables in view.
- The area (including gardens, fencing) should be well maintained. Any evidence of anti-social behaviour (e.g. graffiti, malicious damage, broken lights etc.) should be cleaned / fixed / replaced within 24 hours. A maintenance plan should be developed for the site.
- The garbage bin area to be secured and kept out of general sight.

5 Design Layout Comments

The following comments relate to the design of the proposed facility.

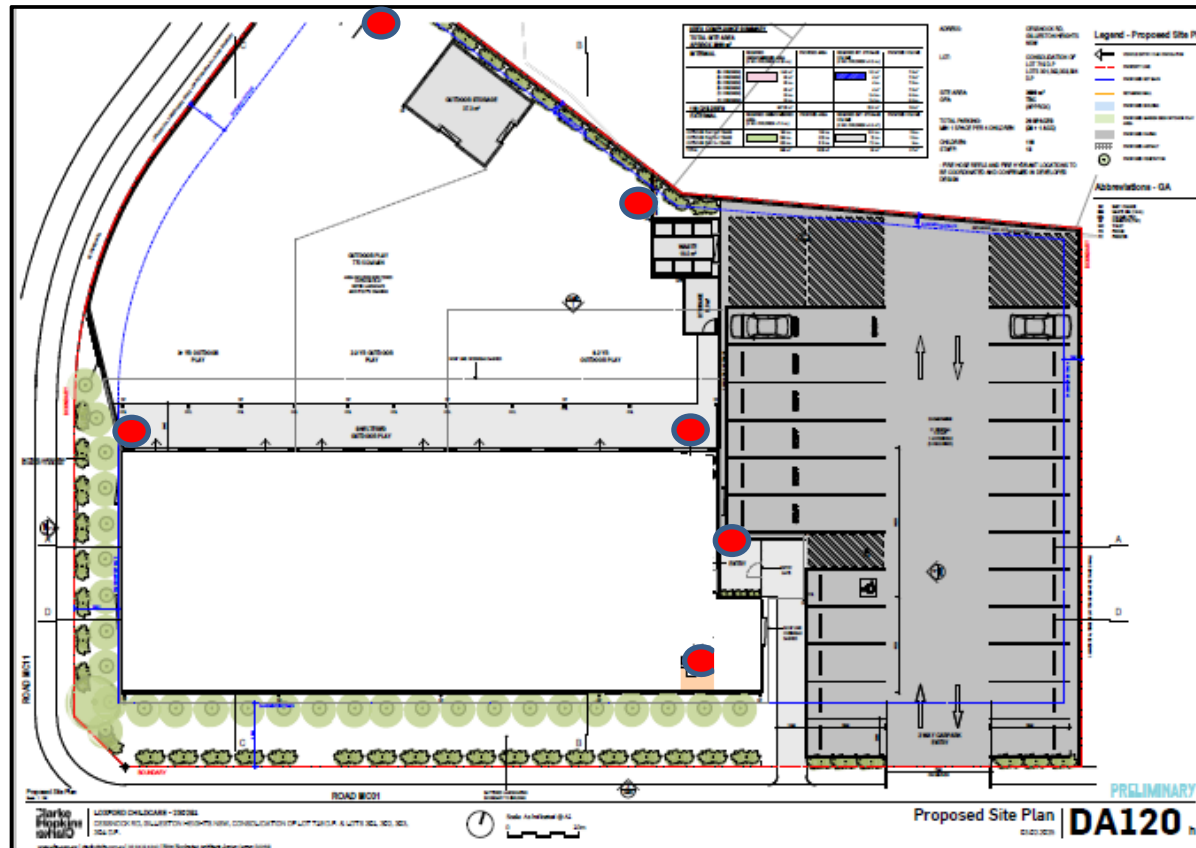



Figure 14: Overall Site / Design Comments

Indicative CCTV locations are marked with 

All access to the Centre via reception.

Landscaping to be type that does not allow climbing onto the roof of the building.

Other doorways to be secure and alarmed if opened by unauthorised person.

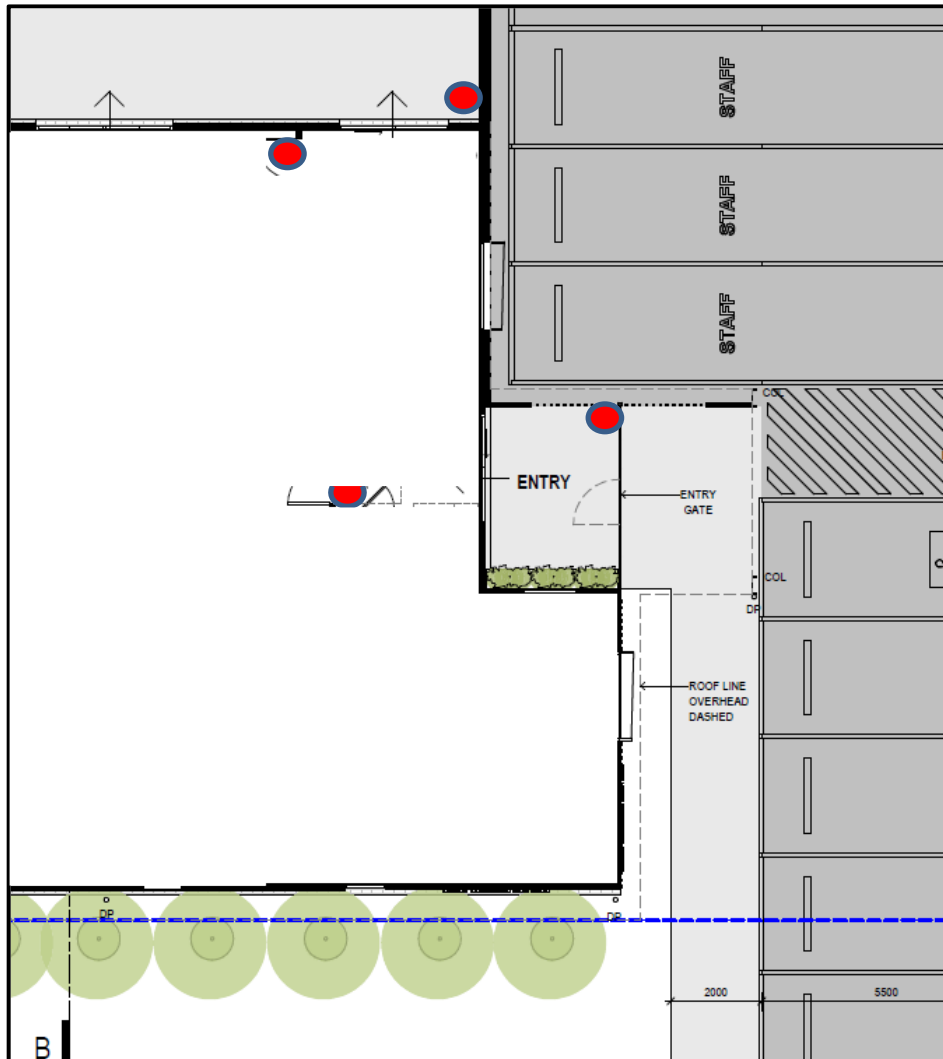



Figure 15: Foyer Design Comments

Indicative CCTV locations are marked with 

Duress alarm at foyer and located throughout the building.

Foyer is open and allows for good surveillance.

Ensure clear line of sight from office to foyer area.

6. Conclusion

James Marshall & Co has been engaged to prepare a Crime Prevention Through Environmental Design (CPTED) report for the proposed centre based childcare centre at the new residential estate Loxford, which is located at 464 Cessnock Road Gillieston Heights. The proposed childcare centre is for 110 children comprising the following age groups:

- 0-2 years – 24 children
- 2-3 years - 40 children
- 3 + years – 46 children

The incidences of crime in the area are low mainly because the area is undergoing development. The area is undergoing growth so as the population increases, general crime occurrences is expected to increase (break and enter dwelling; malicious damage etc.). On that basis the CPTED recommendations has taken these potential future crime characteristics into account.

With the adoption of the strategies outlined in this report, the crime risk for the proposed development is low.