



Crime Prevention Through Environmental Design (CPTED) Report

Demolition of Existing Structures, Removal of 3 Trees, Lot Amalgamation, Construction of a Two-Storey 132-Place Centre Based Child Care Facility and Ancillary Works

2 Collinson Street, Tenambit
Lots 151, 152 & 153 in Deposited Plan 561830

Prepared for: Harrington Lawyers
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1.0 Introduction

This Crime Prevention Through Environmental Design ('CPTED') Report is submitted to Maitland City Council ('Council') to accompany a Development Application ('DA') for a 132-place centre based child care facility and ancillary works at 2 Collinson Street, Tenambit (Lots 151, 152 and 153 in Deposited Plan 561830).

The application includes the demolition of existing structures, removal of 3 trees, lot amalgamation, construction of a 132-place centre-based child care facility for children between 0-5 years old and ancillary works including the construction of an at-grade carpark with 33 parking spaces and landscaping works.

CPTED is a set of design principles aimed at the creation of spaces that are unfavourable for criminal conduct or anti-social behaviour. CPTED places emphasis on spaces that enable their ongoing use by legitimate users and the minimisation of opportunities for offenders to perpetrate crime.

The assessment is based on a review of the Architectural Plans prepared by Brad Inwood Architects the Landscape Concept Plan prepared by Paul Scrivener Landscape and the Concept Engineering Plans prepared by ADW Johnson.

This report has been overseen by Daniel Govers, who has completed the Safer by Design course held by the New South Wales Police Service.

1.1 Disclaimer

This report provides recommendations for the application of general CPTED principles to specific aspects of the subject development. Strategies implemented in accordance with CPTED principles are designed to minimise the risk of criminal behaviour and to improve the perception of safety for occupants. CPTED strategies should be implemented on an ongoing basis, and monitored continually to ensure they remain effective over time. Criminal activity can occur in all manner of places, and the perception of safety does not guarantee the absence of crime. CPTED principles should form part of a wider strategy to address crime and anti-social behaviour, and should not be solely relied upon as a means of ensuring the safety of occupants of a building or place.

2.0 Proposed Development

2.1 Summary of Proposed Development

The proposed development is for the demolition of existing structures, removal of 3 trees, lot amalgamation, construction of a two-storey 132-place centre-based child care facility and ancillary works, including construction of an at-grade carpark and landscaping works. The facility will operate between 7:00am to 6:00pm Monday to Friday, 52 weeks per year. The facility will not operate on gazetted public holidays. The development particulars are described separately below.

Placement Composition

The composition of the children and staff in the proposed facility is as below:

Table 1

Children and Staff Numbers Composition				
Room	Age Group	Number of Children	Ratio of Staff to Child	Proposed Staff
Room 0-2	0-2 years old	28	1:4	7
Room 2-3	2-3 years old	31	1:5	7
Room 3-4	3-4 years old	35	1:10	4
Room 4-5	4-5 years old	38	1:10	4
	Total Children = 132		Total Staff = 22 + float staff and other part-time staff	

Development Numerical Overview

The below table provides a numerical overview of the proposed development.

Table 2

Numerical Overview of the Development	
Feature	Proposed
Site Area	3266.5m ²
Building Height	7.65m
Number of Children	132
Number of Carparking Spaces	33
Unencumbered Indoor Space	512.4m ²
Unencumbered Outdoor Space	1124m ²
Indoor Storage	128.3m ³
Outdoor Storage	56.76m ³

3.0 Description of Site and Surrounds

3.1 Site Analysis

The site is identified as 2 Collinson Street, Tenambit and comprises Lots 151, 152 and 153 in Deposited Plan 561830. The site comprises of three allotments which create a total site area of 3,266.5m². The site is irregular in shape and includes two street frontages, with a primary southern frontage to Collinson Street of 24m and a secondary western and northwestern frontage to David Avenue of 32.78m. The site has a depth of 100.725m and a width of 41.68m at its widest point.

The site presently accommodates a single-storey brick dwelling house located within the narrower front portion of the site with a frontage to Collinson Street. The site also includes a metal horse shed, a smaller metal shed and a metal shipping container within the larger rear portion of the site. The site adjoins five (5) different sites as a result of its irregular shape, size and boundaries.

The site is located within an established residential area and is surrounded by various residential developments and supporting land uses. The predominant form of development within the locality is one storey dwelling houses, whilst two storey dwelling houses are not as common and are scattered throughout the surrounding streets. Other residential developments include multi-dwelling housing and seniors housing developments. Other land uses found within the surrounding area include parks and reserves, local centres and educational establishments.

The nearest bus stops are located 230m east of the site (Edward Street at Collinson Street) and 250m west of the site (Goodhugh Street Park, Thompson Street). The eastern bus stop is serviced by the 183 bus route which links Tenambit to the Rutherford Shops to the northwest, whilst also stopping at the Victoria Street and Maitland train stations and various town centres throughout the route. The western bus stop is serviced by the 184 bus route which links Morpeth to the northeast to Stockland Green Hills shopping centre in East Maitland to the southwest, also stopping at the Victoria Street train station. This station is the closest train station to the site, being located 1.3km to the southwest, and is served by the Hunter Line, which runs between Telarah and Newcastle.

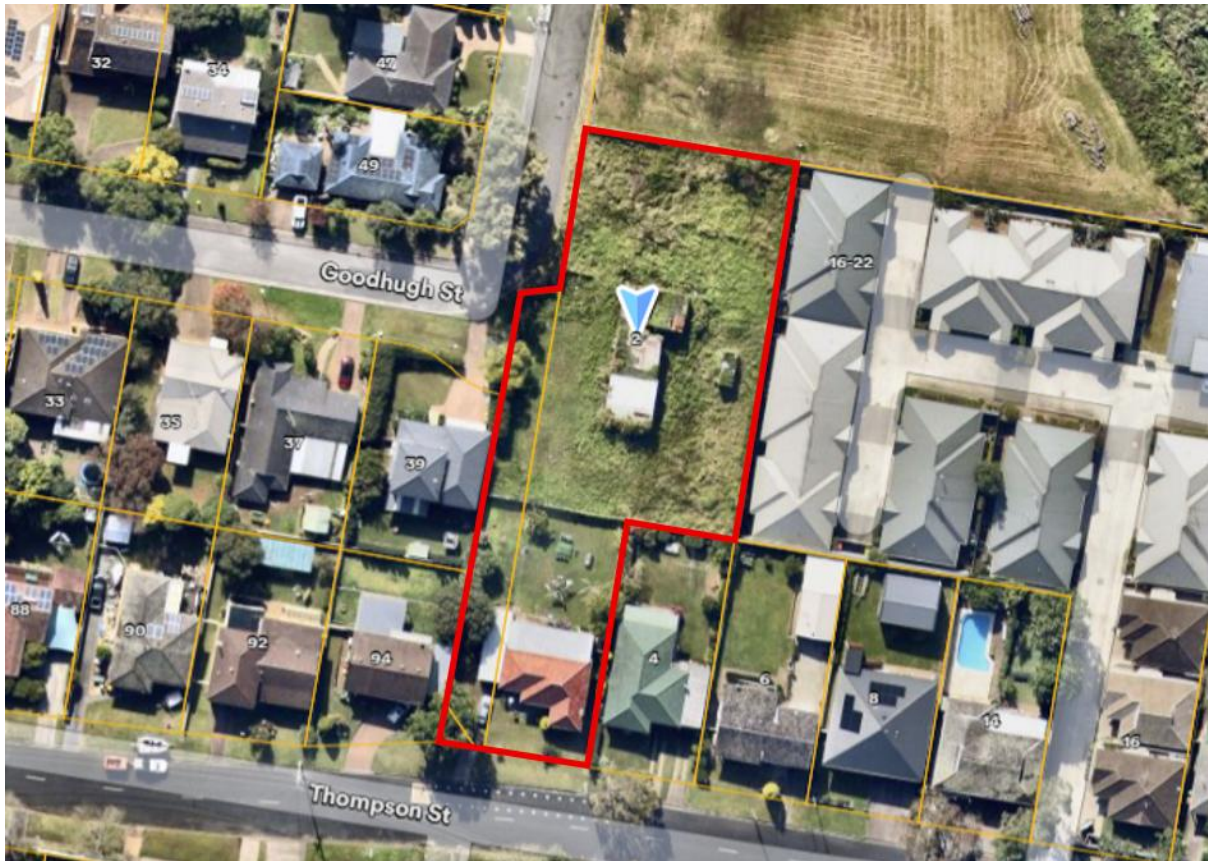


Figure 1 Aerial image, site outlined in red.
Source: Nearmap, 16 June 2025.

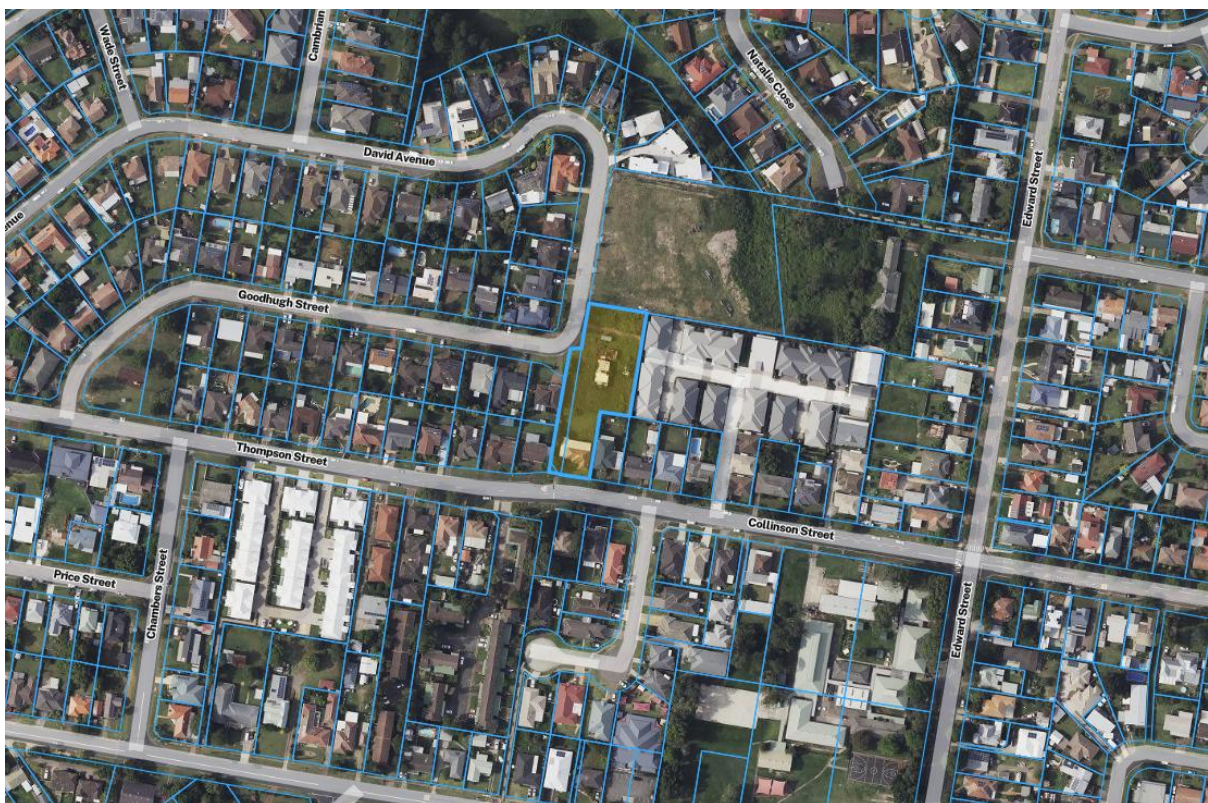


Figure 2 Aerial image of surrounding locality, site shown in yellow shading and with site boundaries shown in bold.
Source: NSW Spatial Explorer.

3.2 Locality Description

The subject site is located within the suburb of Tenambit, which is located within the Maitland Local Government Area ('LGA'). The site is located approximately 200m north of the Tenambit local shops, 1.9km north of Maitland Hospital, 2.3km northeast of the Stockland Green Hills shopping centre in East Maitland and 4km east of the Maitland town centre. The Newcastle Central Business District ('CBD') is located 25km southeast of the site, and the Newcastle Airport is located 22km southeast of the site.

A number of educational establishments are also within the vicinity of the site, including the Kindy Patch Tenambit child care facility, which is located 120m southeast of the site, the Tenambit Public School, which is located 130m east of the site, and Maitland High School, which is located 815m southwest of the site. Various parks and reserves are located near the site, including Goodhugh Street Park 220m west of the site and Plantation Reserve 380m southwest of the site. The Tenambit Oval, sports fields and tennis courts are also located 750m southeast of the site. Additional community facilities are also located near the site, including the Tenambit Community Hall, 280m southeast of the site, and the East Maitland Aquatic Centre, 600m southwest of the site.

Beyond the residential and commercial areas of the locality, the surrounding area includes large areas within the rural and conservation zones, in addition to the Hunter River waterway.

3.3 Crime Opportunity

The suburb of Tenambit includes suburban residential development and is currently largely characterised by low scale development. In addition to residential uses, various educational establishments, parks and reserves are also found within the locality. The site is directly adjoined by five (5) sites, three of which accommodate low-scale residential dwelling houses and one accommodating a seniors housing retirement village. The fifth site, which immediately adjoins the northern boundary of the subject site, has a larger size than most surrounding development and is presently vacant.

4.0 Existing Crime Risk

The subject site is located within the Maitland LGA. The NSW Bureau of Crime Statistics and Research ('BOCSAR') provides statistical information on the incidence of crime within specified localities.

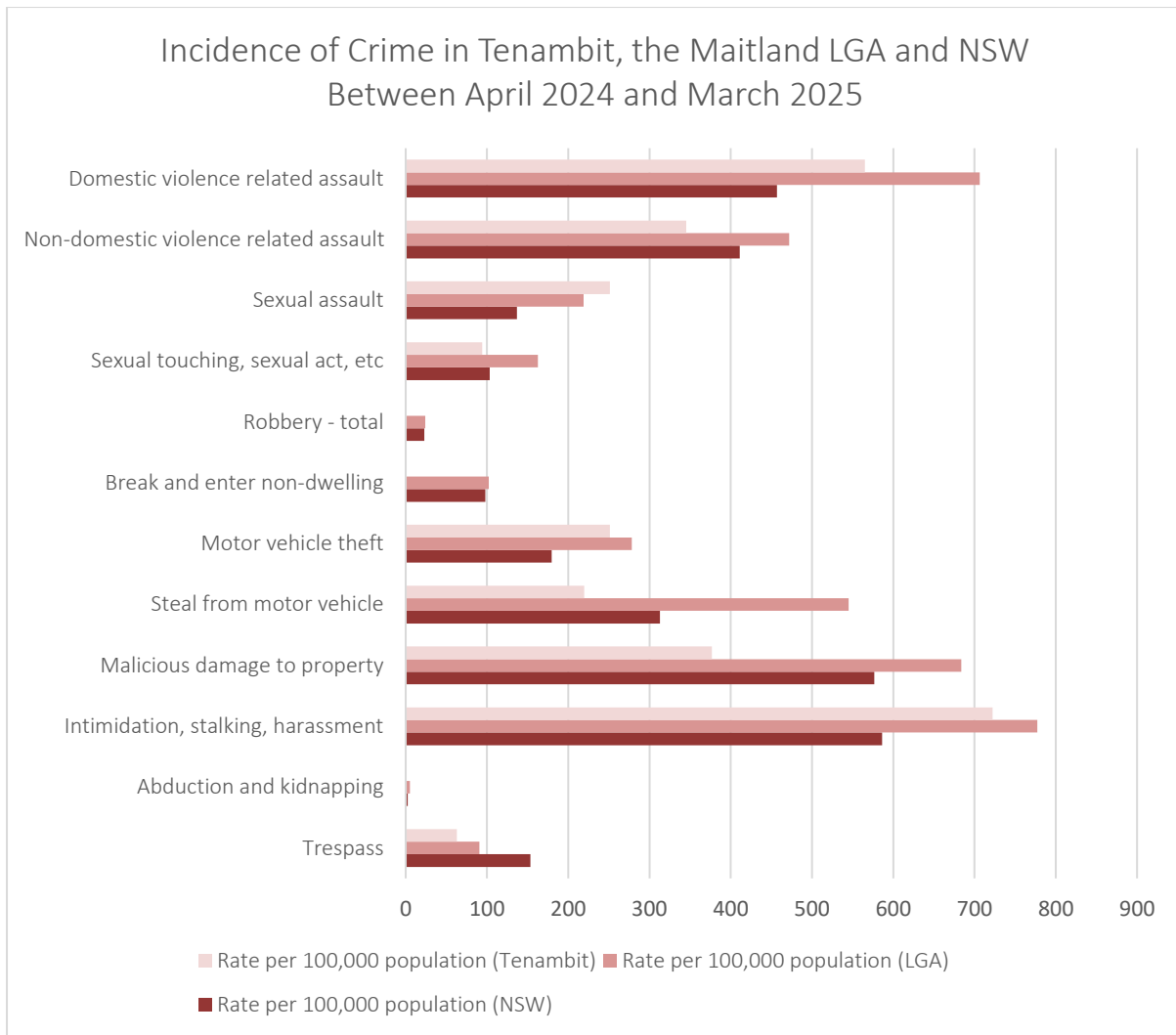
4.1 Recorded Incidences of Crime

Statistics obtained from BOCSAR indicate the incidence of a variety of crimes that have been recorded within the Maitland LGA throughout each month. This data can be used to obtain information on those crimes that are more prevalent within the local government area and can provide a comparative analysis of the Maitland LGA with the remainder of New South Wales ('NSW').

It is important to note that this information reflects only the recorded incidents of crime, and that many crimes can often be unreported to police. It is also important to note that the level of police activity, or focus on particular areas or crimes, can skew the recorded data. The following table and graph highlight the rate of crime most relevant to the operation of a child care facility.

Table 3

Incidence of Crime within Maitland LGA and NSW for April 2024 – March 2025					
Offence Type	Number of Incidents (Tenambit)	Number of Incidents (LGA)	Rate per 100,000 population (Tenambit)	Rate per 100,000 population (LGA)	Rate per 100,000 population (NSW)
Domestic violence related assault	18	678	565.1	706.6	456.8
Non-domestic violence related assault	11	453	345.4	472.1	411
Sexual assault	8	210	251.2	218.8	136.9
Sexual touching, sexual act, and other sexual offences	3	156	94.2	162.6	103.4
Robbery – Total	0	23	0	24	22.8
Break and enter non-dwelling	0	98	0	102.1	98
Motor vehicle theft	8	267	251.2	278.2	179.8
Steal from motor vehicle	7	523	219.8	545	312.7
Malicious damage to property	12	656	376.8	683.6	576.7
Intimidation, stalking and harassment	23	746	722.1	777.4	586.3
Abduction and kidnapping	0	5	0	5.2	2.7
Trespass	2	87	62.8	90.7	153.6



The table and graph above demonstrate that the highest incidences of crime within the Maitland LGA between April 2024 and March 2025 were 'intimidation, stalking, and harassment', 'domestic violence related assault', 'malicious damage to property' and 'steal from motor vehicle'. The rates of incidents for these crimes are notably higher within the Maitland LGA than within NSW as a whole. Of the above graphed crimes, 'malicious damage to property' and 'steal from motor vehicle' are most likely to affect the site.

The data also includes figures specific to the suburb of Tenambit. These numbers demonstrate that crime rates in Tenambit are generally less than those experienced in the Maitland LGA, apart from 'sexual assault', in which the rate of reported occurrence in Tenambit is slightly higher than the general LGA figure.

Notably, when compared to the rest of New South Wales, the Maitland LGA itself exhibits a higher crime rate of all the relevant crime incidences shown above, other than 'trespass'. The following analysis delves into the most prevalent crimes within the LGA, and those that pose the greatest potential impact.

4.1.1 Kidnapping

When considering the development of a childcare facility, the crime of abduction and kidnapping warrants careful attention. BOCSAR has recorded five (5) of these incidents within the LGA between the April 2024 to March 2025 period, with none of these incidents taking place within the suburb of Tenambit. Although the reported incidence is low, the consequences of this crime are severe, particularly given the use of the development. Maximising the safety of children has been prioritised in the design of the facility and considered within the assessment of the proposal against the CPTED principles in this report.

4.1.2 Intimidation, Stalking and Harassment

The Maitland LGA and the suburb of Tenambit face a disproportionately higher rate of intimidation, stalking, and harassment offenses compared to NSW. This is evident in the contrast between Tenambit's rate of 722.1 incidents per 100,000 population, the LGA's rate of 777.4 incidents per 100,000 population, and the state average of 586.3 per 100,000 population during the period of April 2024 to March 2025. This results in a difference of 191.1 incidents per 100,000 population. The consideration of this crime and potential mitigation methods are important to this assessment, since the child care workforce primarily comprises female workers, and victims of these crimes are most commonly female.

4.1.3 Robbery and Theft

As illustrated in Table 3, the rate of robbery per 100,000 population in the Maitland LGA is almost equal to the rate across NSW. The Maitland LGA also experiences relatively similar rates of theft-related offences including 'break and enter non-dwelling' compared to the NSW rate.

Given the development's proposed at-grade carpark at the front of the site, there is potential for vehicle-related crime, specifically theft from and theft of vehicles. The Maitland LGA experiences a higher rate of motor vehicle theft and stealing from a motor vehicle crimes than the NSW average, however, the rate of stealing from a motor vehicle in the suburb of Tenambit is significantly less than in both the Maitland LGA and NSW.

4.1.4 Assault

The Maitland LGA exhibits higher rates of both domestic and non-domestic assault per 100,000 population compared to the overall rates across NSW. This trend is visually supported in the above graph, which reveal a notably higher number of domestic assault incidents and a slightly higher number of non-domestic assault incidents. When comparing these figures to the number of incidents in the suburb of Tenambit, the rate of incidence in Tenambit is significantly less than the LGA rate, with the non-domestic violence related assault rate dropping below the NSW rate.

4.1.5 Malicious Damage to Property

The offence of malicious damage to property involves the destruction or defacement of public, commercial and private property. It is often referred to as vandalism and includes acts of graffiti. Given the proposed development will not be occupied on evenings or weekends, there is a risk of vandalism, graffiti, and other crimes relating to property damage during these times.

The Maitland LGA experiences a higher rate of malicious damage to property in contrast to the NSW rate, with an incident rate of 683.6 per 100,000 population compared to 576.7 per 100,000 population. Despite this, the suburb of Tenambit experiences a much lower rate of this crime in comparison to both the LGA and NSW, being 376.8 per 100,000 population.

5.0 Crime Risk Assessment

5.1 CPTED Principles

CPTED describes the use of environmental design to deter criminal and anti-social behaviour. CPTED strategies are founded on the notion of being able to influence the decision making of potential offenders, by increasing the perception and likelihood that crime may be witnessed, challenged, or detected, and that criminals may be identified, or fail to escape crime scenes effectively.

CPTED uses design and place management principles to influence the cost-benefit appraisal of crime opportunities associated with given locations, such that potential perpetrators may rationalise that the benefit of offending is outweighed by the cost (real or perceived). CPTED also seeks to influence the behaviour of legitimate users of a space, such that their frequent use of the space discourages its use by potential offenders and prevents legitimate users from becoming victims of crime.

The NSW Police stipulate that CPTED seeks to create 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).

The four core principles of CPTED are surveillance, access control, territorial reinforcement and space management. Each principle is described within the table below.

Table 4

CPTED Principles	
Principle	Description
Access Control	Access control uses physical and symbolic barriers to restrict, encourage and channel pedestrian and vehicle movements. Access control minimises the opportunities to commit a crime and requires that greater effort be made on the part of a potential offender. It enables the casual observer to quickly identify when a person has infringed upon the appropriate physical boundaries, increasing the difficulty in obtaining access to victims or their property. Conversely, unclear, or illegible boundary markers increase the potential for excuse-making opportunities. Effective access control can be achieved to ensure that spaces are designed to facilitate communal gathering, which attracts large numbers of people, or to restrict access to areas where the risk of crime is high (such as within areas provided with poor natural surveillance). Importantly, access control should not promote a confronting or hostile environment, which could reduce the likelihood of social interaction.

Surveillance	The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance. Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximise visibility and foster positive social interaction. Technical surveillance is achieved through mechanical/electrical measures such as CCTV, mirrored building panels and lighting. Where relatively high levels of surveillance are provided, potential offenders feel increased scrutiny, perceive few escape routes, and can be deterred from committing crimes that might otherwise be committed in areas where surveillance is low. Key attributes of areas with high passive surveillance include sightlines between private and public/communal areas, lighting within public/communal areas, attractive landscaping and finishing, and an absence of opportunities for concealment or entrapment.
Territorial Reinforcement	Places that are well designed and maintained are more likely to be well frequented and encourage a sense of community ownership and pride. Design features can be used to encourage notions of community ownership and increase the likelihood that people will use a space on an ongoing basis. Ideally, the principles of territorial reinforcement will also confer upon occupants a duty to seek to prevent crime, or to report a crime when it is witnessed or discovered. Principles of territorial reinforcement include design that encourages people to gather in public spaces and harness a sense of responsibility and pride for its state, provision of clear and conspicuous transitions and boundaries between public and private space, and design cues which indicate the purpose of a space. Territorial reinforcement should not promote the privatisation of public spaces, through inappropriate or excessive use of gates or enclosures.
Space Management	Space management is closely linked to the principles of territorial reinforcement. Space management strategies are an important means of generating activity and natural community control. Popular public space is often attractive, well maintained and well used space. In contrast, areas that are visibly neglected or appear to be abandoned, attract crime and anti-social behaviour, such as vandalism and graffiti. Effective space management can be achieved through activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of damaged lighting, and the removal or refurbishment of decayed physical elements.

5.1.1 Second and Third Generation CPTED

Since the formulation of the original CPTED Principles, second generation CPTED principles have since been developed to include a deeper recognition of the social dimension and social factors when designing for crime prevention, focusing on encouraging communities to play an important role in looking after the area its community. By emphasising the importance of a strong community, Second Generation CPTED provides a broader picture of how to establish a physical world that deters crime through the acknowledgement of the existing social realm and context.

These principles have replaced the original CPTED principles described above, but instead are ideas which supplement the original principles to form a greater understanding of the social factors of crime prevention.

Second Generation CPTED includes the following principles:

Table 5

Second Generation CPTED Principles	
Principle	Description
Social Cohesion	This principle involves building a social environment where there is mutual respect and appreciation of similarities and differences of the people that make up the community. Through the establishment of a connected community, it is more likely that community members will look out for one another and their shared spaces.
Community Connectivity	Connectivity addresses the ability of people to create relationships within neighbourhood communities and for the creation of partnerships between these communities and external networks such as government or non-government agencies. A well-connected and integrated community is more empowered and able to develop a stronger sense of community, allowing them to be better equipped to address issues that may arise through self-policing and discouraging or deterring crime or deviant behaviour.
Community Culture	This principle is about fostering a sense of place, through shared purpose and identity among residents, whilst also developing a shared history and respect for the neighbourhood and its heritage. A strong sense of community can mobilise residents and encourage positive outlooks and behaviours which, in turn, encourage a collaborative approach to public safety.
Threshold Capacity	Threshold capacity involves the management of the size and density of a community, including the management of land uses and demographic diversity, to prevent anonymity within the community. In this way, the neighbourhood can be kept at a scale where people feel a sense of belonging and are more likely to notice when something is wrong. This principle incorporates being able to accommodate for the needs of the community through the provision of sustainable social and physical environments, whilst ensuring diversity within the community is catered to. In instances where neighbourhoods become too dense or disorganised, it can lead to a breakdown in social control and an increase in crime.

Expanding upon the original and Second Generation principles, a Third Generation of CPTED principles have also been subsequently developed. These principles focus on a holistic and integrated approach that links crime prevention to broader concepts of general neighbourhood liveability. Third Generation CPTED revolves around the creation of environments that are liveable, healthy, sustainable and meet the higher-level needs of residents in order to mitigate the underlying causes of crime.

Third Generation CPTED includes the following principles, revolving around the key principle of liveability:

Table 6

Third Generation CPTED Principles	
Principle	Description
Public Health	This principle acknowledges that public health issues, such as trauma and substance abuse, can be direct drivers of crime. Third Generation CPTED advocates for designing neighbourhoods that support public health, for example, by providing access to health amenities and creating spaces for physical activity and recreation.
Economic Sustainability	This principle addresses the link between economic hardship and crime. It involves promoting local economic development through initiatives like local partnerships and providing jobs and economic vitality within a local context. Through improving the economic wellbeing of a community, a reduction in the motivation for certain types of crime can be seen.
Environmental Sustainability	This principle focuses on creating a healthy physical environment. Tactics include "greening" neighbourhoods with parks and green spaces, making them more inviting for users and reducing pollution, which has been linked to crime reduction. This principle focuses on designing a space that is not only secure but also promotes wellbeing through its physical attributes.
Social Sustainability	This principle is about fostering a strong community and promoting social cohesion. It includes creating opportunities for social interaction and collaboration, like building public gathering spaces and pedestrian-friendly infrastructure to promote inclusivity. The goal is to build a strong community fabric where people feel connected and have a sense of shared responsibility for their area.

For the purpose of this report, a full assessment against the Second and Third Generation CPTED principles has not been undertaken, however, given that these principles have evolved from the original four principles, they have continued to inform the discussions within the below assessment. Furthermore, the Maitland Development Control Plan 2011 ('MDCP 2011') specifically references the original four CPTED principles and forms its objectives in accordance with these principles. As such, the assessment within this report focuses on the four core CPTED principles, whilst also taking the Second and Third Generation principles into account.

It is sufficed to say that the second and third generation principles operate at a macro level, and are less focussed on individual physical design measures. The introduction of a child care centre to a residential area is wholly consistent with the approach advocated by the second and third generation principles. It introduced a land use that encourages a sense of community, and provides a focal point of connectivity, for enrolled children and their parents, as well as those who have engaged with the centre at previous points in their lives (for instance, previously enrolled children and their parents).

5.2 CPTED Assessment

An assessment of the proposed development against the original CPTED principles is provided below.

5.2.1 Access Control

Access control can be defined as physical and symbolic barriers that are used to 'attract, channel or restrict the movement of people'.

Effective access control can be achieved by creating:

- Landscapes and physical locations that channel and group pedestrians into target areas;
- Public spaces which attract, rather than discourage people from gathering; and
- Restricted access to internal areas or high-risk areas (like car parks or other visited areas). This is often achieved through the use of physical barriers.

The following design approaches and safety measures have been integrated into the development:

- Secure fencing along boundaries will be constructed to prevent access from neighbouring properties.
- Physical barriers in the forms of fences, gates, walls, retaining walls and landscaping treatments have been designed to restrict and channel pedestrian and vehicle movements within the site, whilst also clearly signalling the boundaries of the site.
- Windows and external entrances and exits will be fitted with secure locking systems, with all openings and accessways to be locked outside of opening hours.
- Rooms occupied by children are generally provided along rear and side walls, with rooms that are typically occupied by adults being located along the front façade presenting to Collinson Street.
- The main entrance will have a pin-code only access for caregivers of enrolled children. This will ensure that staff, caregivers and children are provided with safe access, and any outsiders are prevented from entering the premises.
- Within the building, a second accessway into the main section of the facility is provided at the end of the entry foyer to prevent adults and visitors from entering further into the facility and to provide a secure entry and exit point for children in addition to the entry foyer.
- The additional pathway from David Avenue leading to a locked gate providing access to the lower ground floor and outdoor play area is only for use by staff and as an emergency egress pathway. This access point is not to be used by visitors or parents, ensuring all access is through the main facility entrance point and with the reception staff. This gate will have a pin-code that is only known by staff members at the facility to ensure no other people can enter at this point.
- Visitors, including delivery drivers, will be required to be let into the facility by staff and leave a record of their details, including name, company and sign in/out times.

The following strategies are recommended to minimise crime risk:

- It is recommended that the outdoor bin storage area be restricted by a key or similar to prevent unauthorised access.
- Signage should be provided throughout the car park in order to provide users with information on entry and egress points and details on where to seek assistance if required.

5.2.2 Surveillance

The principle of surveillance can be understood as ‘the attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.’

From a design perspective, ‘deterrence’ can be achieved by:

- Clear sightlines between public and private places;
- Effective lighting of public places; and
- Landscaping that makes places attractive but does not provide offenders with a place to hide or entrap victims.

The following design approaches and safety measures have been integrated into the development:

- The building has been designed to have windows presenting to both of its street frontages, allowing for casual surveillance to the public domain and to car parking areas.
- To minimise opportunities for concealment, there are no small return walls proposed, and there is limited space between screening landscaping and building walls and fences. All building walls are of a sufficient length to prevent opportunities for concealment.
- Tall canopy trees are provided at the street frontage, amongst open metal fencing with landscaping treatments on either side of the central driveway. These features enable sightlines to be maintained between the carpark and the street.
- The carpark is located forward of the building, enabling clear opportunities for passive surveillance of the front of the building, as well as internal driveway and car parking areas. Similarly, the entry foyer and office rooms adjoin the car park and present towards Collinson Street, enabling monitoring throughout the day.
- The rear northern portion of the carpark and the exit driveway are located at a lower grade due to the site topography. These areas are also located between the public domain of David Avenue and the building, allowing for clear opportunities for passive surveillance over these areas from windows of the playrooms located on the western side of the building.
- The site benefits from vehicle access from a local road network, where both frontages have been designed to integrate with the road reserve and road network.
- The architectural design and the site design allow for clear sightlines to be established throughout the site for additional supervision.
- The landscape design allows for surveillance and minimises opportunities for concealment.

- The facility will have a back to base alarm system installed with video monitoring feeds in outdoor play areas.
- The provision of a clearly delineated off-street parking area, which is visible from the public domain as well as areas of the child care building, will reduce the potential for malicious vehicle damage or theft.

The following strategies are recommended to minimise crime risk:

- Light fittings and fixtures should require minimal maintenance, be able to withstand the elements and be vandal resistant. The maintenance schedule for the site should incorporate the monitoring of the effectiveness of lighting within the development to ensure lights are operational, maintaining required lux levels and have remaining unobstructed by landscaping. All lighting is to meet the minimum Australian Standards.
- Any required safety barriers to pedestrian ramps should be of an open style to maintain sightlines.
- Consideration should be given to the installation of Closed-Circuit Television ('CCTV'), positioned at places where the offender/s is most likely to have to pass or want to access, such as the building entry/exit points, storerooms, or areas where high value items are kept.
- CCTV should be clearly visible to deter potential offenders and placed at a height that captures a full view of the offender's face whilst not being obscured by other interferences and in areas where image capture will not be compromised by insufficient lighting.
- The planting proposed in the Landscape Plan should be regularly maintained to not obstruct surveillance along site entry points and site perimeters.
- Landscaping should be free from obstructions and allow clear sightlines along designated pedestrian paths.
- Clear sightlines should be maintained within areas of mature tree planting.
- Vegetation should be low (below 700mm) in areas where offenders could easily hide, including plantings in front of the visually permeable front fencing.
- Any vegetation or debris on pathways must be removed to maintain the sightlines required for crime preventing surveillance.

5.2.3 Territorial Reinforcement

Territorial reinforcement can be achieved by enhancing 'community ownership of public space' as it sends positive signals and reduces opportunities for crime.

Effective territorial reinforcement and community ownership can be achieved by creating:

- Design that encourages people to gather in public space and to feel some responsibility for its use and condition;
- Design with clear transitions and boundaries between public and private space; and
- Clear design cues on who is to use the space and what it is to be used for.

Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.

The following design approaches and safety measures have been integrated into the development:

- The entrance design to the child care centre will provide a clear demarcation between public and semi-private space through the use of landscape treatments and dedicated pedestrian pathways.
- Clear design cues are associated with the access points, including signposting, utilisation of differing materials and landscaping treatments to clearly delineate the dedicated pedestrian pathways and separated vehicular entry and exit points from the public domain and identify who they are to be used by.
- Dedicated pedestrian walkway, fencing and mature landscaping is clearly legible from both site frontages and is likely to discourage trespassing onto the site.
- The landscape design and architectural finishes of the facility intend to provide a sense of ownership and pride in these areas for the centre community.
- Regular maintenance of the site, including general and landscape maintenance, will ensure that the boundaries between the public and private spaces remain clear.
- The design of the development provides a clear indication to any observer or passer-by about the nature of the use at the site being used for the purpose of a child care facility. This reduces the capacity for potential offenders to make excuses about their reason for their presence and their actions.
- There is limited potential for offenders to take advantage of opportunities to loiter within areas where there is unclear spatial definition, or a lack of clarity in relation to the appropriate borders and boundaries for visitors and staff.

The following strategies are recommended to minimise crime risk:

- Materials that retain colour and do not rot or decay in the short to medium term should be preferred over materials that appear worn and unsightly within a short period of time. The use of a high standard of finish throughout the development will ensure that the physical appearance of the site will be retained for a considerable period of time, given these materials require minimal upkeep and maintenance.
- Provide clear signage for pedestrians and motorists at the site boundaries and within the child care facility grounds.
- Clearly identify entry and exit points with signage.
- Prominently display any signs indicating the presence of a security system, the continual surveillance of the premises and any other security measures present.
- Security bars, screens, grills, or roller shutters to vulnerable windows should be installed, subject to BCA compliance.

5.2.4 Space Management

Space management 'ensures that space is appropriately utilised and well cared for'. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements.

Effective space management can be achieved by:

- Minimising the perception of urban decay by maintaining clean and undamaged areas to minimise the fear of crime and avoidance behaviour.

The following design approaches and safety measures have been integrated into the development:

- The Plan of Management ('PoM') outlines that the site will be regularly maintained by external contractors for both general internal cleaning and external landscape management to ensure that all areas of the site remain presentable and well cared for.
- The PoM states that garbage bins and waste storage receptacles throughout the facility will be regularly emptied to prevent overflowing rubbish.
- The PoM outlines that staff will be encouraged to report any aspects of the facility that require maintenance and attention to the management staff, in order for it to be tendered to in a timely manner.
- The site has been designed to locate compatible areas together to effectively manage the efficient use of the site and separate conflicting activities from each other. For example, the bin storage area is located adjacent to the outdoor carpark and near the David Avenue access pathway, separating this area from the areas used by children and visitors, and keeping waste within a contained area of the site.

The following strategies are recommended to minimise crime risk:

- Rapid repair of any incidents of vandalism and graffiti should be employed to prevent the appearance of neglect and discourage further such activities. It is recommended that all graffiti is removed within 48 hours of a graffiti incident, and any major vandalism should be remedied as promptly as possible.
- With respect to the landscaped areas and outdoor play spaces, attention should be paid to ongoing maintenance and upkeep. The recommendations in relation to territorial reinforcement describe that low-maintenance materials should be selected for these areas. It is recommended that a regular maintenance schedule be prepared to ensure that vegetation is trimmed and kept tidy, with unhealthy vegetation replaced as required.
- A maintenance schedule should also be prepared for painting, repairs, inspection of plumbing and electrical equipment, and for general cleaning.
- The management regime should ensure that lighting is repaired or replaced as soon as possible after any lighting failure or damage.
- Future identification signage for the facility should be constructed of durable materials and located in spaces that require minimal ongoing maintenance. If located near landscaped areas,

these landscaping treatments are required to be regularly maintained to ensure visibility of these signs.

5.3 Maitland Development Control Plan 2011 CPTED Assessment

The Maitland Development Control Plan 2011 ('MDCP 2011') includes controls which relate to CPTED. This report provides a thorough assessment of the proposal against the CPTED principles, and the table below provides a supplementary assessment of the proposal in relation to the controls provided within MDCP 2011.

Table 7

Maitland Development Control Plan 2011 Compliance Assessment		
Control	Proposed	Complies
PART C – DESIGN GUIDELINES		
C12 – Crime Prevention Through Environmental Design (CPTED)		
Overview		
Crime Prevention through Environmental Design (CPTED) seeks to influence the design of buildings and places in ways that lessen or prevent the incidence of crime. CPTED employs four key strategies: <ol style="list-style-type: none"> 1. Territorial re-enforcement 2. Surveillance 3. Access control 4. Space/activity management. 	This report assesses the four key CPTED strategies/principles listed within MDCP 2011, whilst also recognising the supplementary principles considered in Second and Third Generation CPTED.	Yes
Objectives		
The security of buildings and public spaces is achieved through the application of Crime Prevention Through Environmental Design principles.	The site and building have been designed to ensure they are safe and secure in accordance with the CPTED principles. Further details are found throughout this report.	Yes
Territorial reinforcement is achieved through good quality, well maintained buildings and spaces and the delineation of public and private areas.	The building and site have been designed to a high standard and to clearly delineate the boundaries of the site which separate the public and private areas. The site is to be well maintained, with regular maintenance and cleaning to take place.	Yes
Good natural surveillance is achieved by the position of buildings and the orientation of uses toward public areas.	The building is orientated to have rooms which are typically occupied by adults located along the front elevation presenting to Collinson Street. This allows for natural surveillance from the building towards the public domain and carpark. Windows are provided on rooms which present to the secondary frontage on David Avenue, which	Yes

	also allow for causal surveillance towards this public area.	
Landscaping and lighting contribute to the safety of an area.	The site has been well landscaped to include landscaping throughout the site, whilst ensuring that no entrapment areas are created as a result of the design. Lighting is to be installed across the site, particularly within the carpark area, to ensure continued visibility within darker hours of the day.	Yes
Mechanical surveillance (e.g. CCTV) is only used where passive surveillance cannot be achieved or in isolated, high-risk areas.	CCTV is only to be installed in areas of the site which are not as readily visible or are considered as high-risk areas, including the building entry points and the outdoor bin storage area.	Yes
Wayfinding, desire lines and formal/informal routes are reinforced by physical and symbolic barriers that channel and group pedestrians into areas.	Designated pedestrian pathways are provided across the site, providing formal access routes for pedestrians which are clearly separated from the carparking area through changes in materials, the use of retaining walls and various landscaping treatments. The vehicular entry and exit points on each frontage will be clearly marked, along with marked arrows on the ground to ensure drivers are aware of the traffic flow and entry and exit points.	Yes
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.	The site is not a general public area and will only be used for the purpose of a centre-based child care facility. The site is to be used by children attending the facility and their parent/guardians, along with staff working at the facility and other servicing/maintenance personnel. Access to the site will only be available during operating hours, unless out of hours access is required for maintenance activities.	N/A
Perception of crime is minimised by maintenance of public areas and the rapid response to vandalism and graffiti.	The site will be regularly maintained by both childcare staff and contracted maintenance staff, including cleaners and landscapers. The PoM outlines that staff are to report any aspects of the facility that are identified as requiring maintenance, including any potential vandalism, to management staff. This will allow any such issues to be rectified in a timely fashion.	Yes

General Requirements

The following developments shall include a detailed 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.

This CPTED Report has been prepared as the proposal is for a high use child care development where crime risk is needed to be appropriately assessed in order to ensure that a safe environment is provided for those using the site, particularly children.

This report assesses the four key principles of CPTED as stated within MDCP 2011, whilst also recognising the Second and Third Generation CPTED principles. The report demonstrates that the proposal has responded accordingly to minimise crime risk.

Yes

6.0 Conclusion

This Crime Prevention Through Environmental Design ('CPTED') Report has been prepared for the proposed centre-based child care facility at 2 Collinson Street Tenambit, outlining the key design features which are consistent with best practice CPTED principles, and providing recommendations that are capable of being employed upon occupation and throughout the lifetime of the development.

Subject to the recommendations, the proposed development will not unduly influence the level of crime and anti-social behaviour in the area. Furthermore, the proposed development would result in an improvement to the conditions which discourage crime and anti-social behaviour. The design measures incorporated into the proposal ensure adequate levels of access control, surveillance, territorial reinforcement and space management.

Accordingly, it is recommended that Maitland City Council support and approve this development application.