# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REPORT

## MULTI-DWELLING HOUSING (17 DWELLINGS, COMPRISING FIVE TYPOLOGIES, EACH TWO-STOREY IN FORM) AND STRATA TITLE SUBDIVISION

**20 DUNMORE ROAD, LARGS, NSW 2320**

(LOT 2 DP1155605)

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| CPTED Report, 20 Dunmore Road, Largs | | | | |
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# EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Tiswatitis Pty Ltd (the client) to prepare a Crime Prevention Through Environmental Design (CPTED) Report to accompany a development application (DA) for Multi-Dwelling Housing development comprising 17 dwellings (five typologies, each two-storey in form), and associated strata title subdivision at 20 Dunmore Road, Largs, NSW, 2320, legally identified as Lot 2 DP1155605, (**'the site**').

The site is located in Largs within the Maitland Local Government Area (LGA) and is directly accessible from Dunmore Road. The site currently comprises retaining walls and non-habitable fibro sheds. The site is zoned, R1 General Residential under the Maitland Local Environmental Plan 2011 (MLEP) and measures 6,123m$^2$ in size.

The characteristics of the proposed development include:

1. Demolition of existing shed(s).
2. Construction of 17 x new two-storey dwellings (multi-dwelling housing).
3. Vehicle access to the development via a modified double-width crossover to Dunmore Road. A passing area is proposed at the site access which connects with an existing single-width accessway that widens to a two-way accessway.
4. Construction of five visitor carparking spaces.
5. Facilities and amenities comprising:
    a. Common area with adjoining storeroom.
    b. Screened bin enclosure area and waste collection area.
    c. Stormwater detention system.
6. Landscaping to the entire site.
7. Strata Title Subdivision of the proposed dwellings and associated common property.

The following information provides a detailed review of the proposed development against the CPTED principles to enable assessment and determination by Council.

# TABLE OF CONTENTS

# 1 BACKGROUND AND SITE ANALYSIS

## 1.1 PURPOSE

The purpose of this Crime Prevention Through Environmental Design (CPTED) Report is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

The CPTED Report examines the existing development and site location, the crime statistics within the area and how the proposed development incorporates measures that meet established crime and safety principles with respect to the relevant legislation, regulation and other requirements.

## 1.2 SITE DETAILS

| | |
|---|---|
| **Property Address** | 20 Dunmore Road, Largs NSW 2320 |
| **Lot and DP** | Lot: 2 DP1155605 |
| **Current Use** | Shed and retaining walls |
| **Zoning** | R1 – General Residential |
| **Local Government Area** | Maitland |
| **Consent Authority** | Maitland City Council |
| **Site Constraints** | • Minimum lot size – 450m$^2$.<br>• Class 5 ASS<br>• Bushfire Prone Land – Vegetation Buffer<br>• Flood Prone Land |

## 1.3 SITE DESCRIPTION

The site is located at 20 Dunmore Road, Largs, NSW 2320 (**'the site'**) and has a total area of 6,123m$^2$ **(Figure 1)**. The site is located within the township of Largs, within the Maitland Local Government Area (LGA). The site does not have built form frontage to Dunmore Road and is generally concealed from public view. The site is generally flat with a 2-3m cross fall running in a north / south direction. The site comprises a block retaining wall and associated fill on the western rear boundary, southern side boundary, and northern side boundary to the extent shown on the Ident Survey, under DA10/2010 (approved 03/03/2011). A 0.6 pipe traverses the rear of the site. The site also comprises an existing fibro shed central to the site and another shed adjoining the southern boundary, as shown in **PHOTO 1** below. Access to the site is via an existing 6.492m wide, 40m long gun barrel access handle from Dunmore Road, noting the extent of the pavement is proposed to be widened to facilitate the proposed development.

Adjoining the site to the south and east comprise large format single and two storey residences, with ancillary structures on larger Lots measuring around 1,000m$^2$ in size. Further to the east is land zoned RU1 Primary Production. Adjoining the site to the north and west comprises undeveloped land zoned R1 General Residential with areas of dense vegetation, owned by Maitland City Council. Despite not being zoned for public recreation purposes, it is understood that this is the primary use of each site, noting the presence of a first order stream and dam that traverse the land. The Largs Urban Release Area is located approximately 500m to the north-west of the site. RE1 Public Recreation Land comprising an oval and tennis court is located approximately 200m to the south-west of the site.


*Figure 1 - Locality Map (Sixmaps, 2025)*

# 2 DESCRIPTION OF THE DEVELOPMENT

## 2.1 PROPOSED DEVELOPMENT

The proposed development application seeks consent for a multi-dwelling housing development comprising eleven attached dwellings, and associated strata title subdivision, including the following characteristics **(Figure 2)**:

The objective of the proposed development is to obtain development consent for:

8. Demolition of existing shed(s)

9. Construction of 17 x new two-storey dwellings (multi-dwelling housing), comprising:

| Unit | Typology |
|---|---|
| 1 | A (detached) |
| 2 | B (attached to Unit 3) |
| 3 | B (attached to Unit 2) |
| 4 | B (attached to Unit 5) |
| 5 | B (attached to Unit 4) |
| 6 | B (attached to Unit 7) |
| 7 | B (attached to Unit 6) |
| 8 | B (attached to Unit 9) |
| 9 | B (attached to Unit 8) |
| 10 | C (detached) |
| 11 | D (attached to Unit 12) |
| 12 | D (attached to Unit 11) |
| 13 | D (attached to Unit 14) |
| 14 | D (attached to Unit 13) |
| 15 | D (attached to Unit 16) |
| 16 | D (attached to Unit 15) |
| 17 | E (detached) |

The five typologies comprise:

**Type A (detached):**

<u>Ground Floor:</u>

- Double garage
- Open plan kitchen, living and dining area
- Bed 1, ensuite & WIR

- Study
- Laundry
- WC
- Patio

First Floor:

- Bed 2 and 3 & robes
- Bathroom
- Activity Room

**Type B (attached):**

Ground Floor:

- Single garage
- Open plan kitchen, living and dining area
- Bed 3 & robe
- Bath with separate WC
- Laundry and linen cupboard (under stairs)
- Patio

First Floor:

- Bed 1, ensuite and WIR
- Bathroom
- Bed 2 & robe
- Study / sitting area

**Type C (detached):**

Ground Floor:

- Single garage
- Open plan kitchen, living and dining area
- Bed 1, ensuite and WIR
- Bath with separate WC
- Laundry and linen cupboard (under stairs)
- Patio

First Floor:

- Bathroom
- Bed 2 and 3 & robes
- Activity Room

**Type D (attached):**

Ground Floor:

- Double garage
- Laundry (within garage)
- Open plan kitchen, living and dining area
- WC
- Patio

First Floor:

- Bed 1, ensuite and robe
- Bed 2 & 3 with robe
- Bathroom
- Study & sitting area

**Type E (detached):**

<u>Ground Floor:</u>

- Double garage
- Laundry (within garage)
- Open plan kitchen, living and dining area
- WC
- Patio

<u>First Floor:</u>

- Bed 1, ensuite and robe
- Bed 2 & 3 with robes
- Bathroom
- Study & sitting area

10. Vehicle access to the development via a modified double-width crossover to Dunmore Road. A passing area is proposed at the site access which connects with an existing single-width accessway that widens to a two-way accessway.

11. Five visitor carparking spaces.

12. Facilities and amenities comprising:

    a. Common area with adjoining storeroom;

    b. Screened bin enclosure area and waste collection area;

    c. Stormwater detention system.

13. Landscaping to the entire site;

14. Strata Title Subdivision of the proposed dwellings and associated common property.

The proposed Design Plans are provided at **Appendix 6** and Subdivision Plan is provided at **Appendix 7**.


*Figure 2 - Proposed development layout and landscaping (Studio 151, 2025)*

# 3 CRIME AND SAFETY CONTEXT

A review of crime and safety issues identified in the suburb of Largs, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR), provides a relevant baseline of crime and safety data. It is important to point out that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR i.e. Recorded Incidents (RI), not necessarily all crimes committed in the suburb of Largs.

Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity. In addition, it is pointed out that crime data must be interpreted with caution as many factors may influence apparent trends. Police "crackdowns", for example, on certain types of offences may push up recorded crime rates for those categories of offences. The increase in figures therefore does not necessarily translate to an increase in that type of crime, but rather an increase in convictions for that type of crime.

The table below shows crime trends within Largs between June 2024 and June 2025. They show that most recorded crimes were stable.

| | Year to June 2024 | Year to June 2025 | 24-month trend |
|---|---|---|---|
| Assault | 18 | 12 | n.c. |
| Robbery | 0 | 0 | n.c. |
| Theft | 15 | 17 | n.c. |
| Intimidation, stalking & harassment | 22 | 11 | n.c. |
| Malicious damage to property | 9 | 7 | n.c. |

It is noted that the crime statistics, when viewed on a suburb level on the interactive mapping (**Figure 4**), shows that most of the crime takes place in the Town of Maitland due to the higher population present. The rates of crime in Largs could be an indicator of the proximity to the Town Centre of Maitland.

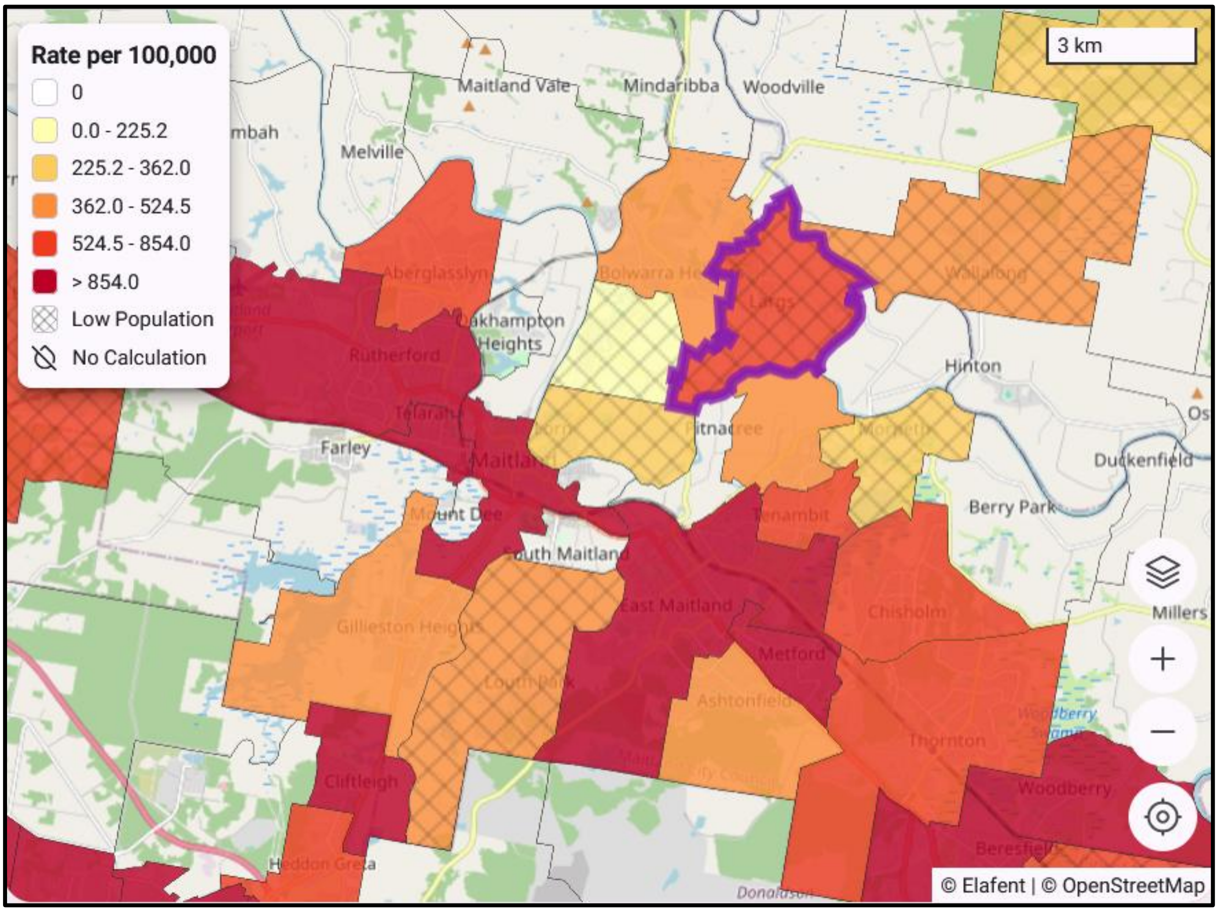


*Figure 3 - Largs Crime Rates (BOCSAR, 2025)*

## 4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED is the term that encompasses the philosophical theory and practical application of design practices for buildings and places that seek to prevent crime. A building or place designed with CPTED principles in mind achieves:

- deterring crime by increasing the perception and chance of crime being detected, witnessed, challenged or criminals captured;
- making the opportunities for crime occurrence more difficult; and
- limiting or concealing opportunities for crime.

The NSW Police Force describe the "Safer by Design" approach in the following manner:

*"Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces*

*opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space. 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)."*

CPTED employs four key strategies, including territorial re-enforcement, surveillance, access control and space/activity management. All CPTED strategies aim to create the perception or reality of capable guardianship.

The four key strategies have been applied to the development proposal and analysis, and commentary is provided in below and within the following pages.

## 4.1 SURVEILLANCE

Crime can be reduced by providing opportunities for effective surveillance. In areas with high levels of natural and passive surveillance offenders are deterred from committing a crime. Natural and passive surveillance in relation to the proposal needs to be understood at the macro / site level and the individual occupant level.

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 and/or 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 on-site supervisors, e.g. security guards at higher risk locations.

The objectives of this principle and the corresponding design measures implemented are outlined below:

**Eyes on the Street**

*The design of publicly accessible spaces provides opportunities for passive surveillance*

The site is setback and concealed from Dunmore Road by virtue of the subdivision layout approved by Council under DA08/0684. Site access is via the gun barrel driveway, central to 18 and 22 Dunmore Road, Largs. The proposed development incorporates large windows along facing inward to the driveway central to the site, enabling passive surveillance from inside each dwelling. This increases ‘eyes on the street’ and enabling crime or anti-social behaviour to be witnessed and prevented.

**Clear sightlines**
*The design of the environment provides opportunities for passive surveillance through unimpeded sightlines to, and within publicly accessible areas*

The variation of built form elements, and associated setbacks allows for clear sightlines to be created, from where passive surveillance can be achieved by each resident to the internal shared driveway, visitor parking areas and the proposed common area.

**Effective lighting**
*Lighting design supports good surveillance, raises perceptions of safety and deters offending*

The fundamental site layout and architectural layout of space provides opportunity for effective lighting to be positioned strategically to enable passive surveillance to continue after dark and deter offenders.

**Technological surveillance**
*Surveillance of higher-risk or vulnerable areas is increased through technological measures*

No technological surveillance is considered necessary at this stage of the proposal. The separation of built form elements and use zones will assist residents in the future in placing cameras to capture all areas of the site and surrounds where they desire.

<u>Macro / Site Level</u>

The scale of the subject site and the proposed development results in the need for the introduction of a series of frontages to public places (streets and open space) and the creation of internalised private open space and movement spaces. The following passive surveillance attributes are demonstrated in the proposal:

- A pathway link to the common area within the rear section of the site is provided, which introduces publicly accessible (i.e., users of the site outside of their private open space areas) components and places.
- Sight lines from the common area are generally to the external outer edges of the proposed buildings, and driveway / parking areas. The site lines are clear and are not overly complicated or blocked by landscaping; and
- Landscaping provides for designation of spaces without creating “blind” spots or concealment areas.

Individual Occupant Level

The following passive surveillance attributes are demonstrated:

- Fenced private open space areas fronting Units 1-8, allowing for passive recreation and surveillance to the front of the site.
- Large windows within Units 6-10 allowing for passive surveillance of the internal driveway areas.
- A series of entry and exit points to the buildings with living areas and private open space areas designed to overlook the surrounding areas of the site.
- A clear sense of arrival from the street to the Units, and their allocated parking area.
- Landscaping does not result in “blind” spots or areas for hiding with the proposed landscape planting design to enable clear sightlines to entry points to the building.

## 4.2 TERRITORIAL DEFINITION

Places that are well maintained and designed are often more regularly visited and endowed with a sense of community ownership. Accordingly, well used spaces reduce crime opportunities. In this regard the proposal provides:

- High quality landscaped private open space to encourage its use by residents;
- Fostering of ownership of open space areas given allocation to units;
- Delineating between public and private areas using landscaping and boundary walls or screens around courtyards etc; and
- The provision of several lobbies that access few apartments and allow for increased opportunity for familiarisation with neighbours and occupants.

The objectives of this principle and the corresponding design measures implemented are outlined below:

**Clear spatial boundaries**
*Clearly define the ownership of a space (public and private spaces, as well as transitional spaces in between)*

The proposed development successfully defines ownership of space, predominantly being the communal common area and open space and driveway area, and private residential courtyard spaces. These definitions of space and associated ownerships allow users to identify suspicious trends or behaviours and act accordingly to avoid danger and notify others. Secure doors, including access into each of the residential courtyard, and garage for parking will ensure there are clear delineations between public and private space.

**Legibility**
*A legible land use spatial structure is provided that assists wayfinding, orientation and connection to support safe opportunities for social interaction and recreation.*

By providing clear definition and ownership of space, users will be able to confidently navigate the site, identify safe spaces, and interact with others, creating social interaction and recreation, thereby increasing passive surveillance and crime deterrence.

**Signage**
*Signage supports legibility and wayfinding while communicating the intended use of space*

In conjunction with the clear definition and ownership of space, wayfinding signage and emergency procedure information will be placed throughout the site. This will assist users in confidently navigating the site and identify safe spaces.

## 4.3 ACCESS CONTROL

The use of physical and symbolic barriers to attract, channel or restrict the movement of people assists in minimising opportunities for crime and increases the effort required to commit a crime. In this regard the proposal provides:

- Enclosed private residential courtyards on the ground level assist in clearly identifying public and private access points;
- The design allows for ease in clearly marking entrance points and way finding features such as pathways, lighting and signage;
- Open driveway through the centre of proposed development is clearly defined and allows for open surveillance of the driveway access by all units.

It is intended that, subject to agreement by relevant service authorities, mailboxes are to be provided securely in the building lobby spaces and access controlled by cards, codes or keys.

The objectives of this principle and the corresponding design measures implemented are outlined below:

**Physical and landscape deterrent**
*The design of the physical environment directs pedestrian movement through the public realm away from potential targets or risk and into areas with good surveillance*

The physical design of the site channels pedestrian movement away from vulnerable or high-risk areas and toward spaces that benefit from strong passive surveillance. By situating the residential common area at the rear of the development and providing clear, well-defined pedestrian pathways near visitor parking, the layout minimizes unnecessary movement across the site while ensuring that all access routes remain visible and monitored.

**Target hardening**
*For higher risk targets, incorporate 'obvious and visual' deterrent measures into the design; limit access with gates, locks and security doors*

Private residential courtyard spaces are secured by 1.8m high fencing with lockable gates to provide as a physical deterrent measure.

## 4.4 SPACE MANAGEMENT

Well maintained and cared for spaces discourage crime as they tend to be more actively used and unwelcome persons are readily identified. In this regard the proposal provides:

- For the establishment of a body corporate responsible for space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the placement of lighting and the maintenance of common areas and furniture.
- As addressed the privatisation of open space areas visible to the street will encourage a sense of ownership and ensure ongoing maintenance by residents.

The objectives of this principle and the corresponding design measures implemented are outlined below:

**Activity support**
*The design of the physical environment increases levels of activity, supporting appropriate uses and passive surveillance*

By providing clear definition and ownership of space, users will be able to confidently navigate the site, identify safe spaces, and interact with others, creating social interaction and recreation, thereby increasing passive surveillance and crime deterrence.
The promotion of social interactions and gatherings both outside and inside the site will increase activity levels and subsequently increase passive surveillance, leading to increased crime deterrence and reduced crime levels as a result.

**Space maintenance**
*A well-maintained physical environment appears to be owned and cared for. This discourages vandalism and anti-social behaviour*

The proposed development has been designed with an appealing landscape design, all areas of the site will be suitably maintained to convey the constant monitoring and upkeep of the site, the residential purpose of the units will discourage vandalism and anti-social behaviour.

# 5 RECOMMENDATIONS

Upon review of the crime data available for the locality (BOCSAR and visual assessment) and the proposed development plans, the following recommendations are made to reduce the risk of crime potential at the site.

**Recommendation 1 – Installation of security lighting**

Adequate lighting will be provided to common areas, driveway and buildings to additional security to residents and reduce the risk of crime to the site and development.

**Recommendation 2 – Management of the landscape vegetation**

The vegetation proposed within the landscape is to be installed and maintained to minimise concealment opportunities. To ensure clear sightlines are achieved, low lying shrubs should be pruned to a maximum of 500mm. Tree branches should be pruned to clear branches to a height of 2m.

# 6 CONCLUSION

Having regard to the design of the proposal; its inter-relationship with the public domain; and its provision of secure privatised and communal spaces, it is noted that the design of the development proposal incorporates CPTED measures and demonstrably improves the safety of residents, while at the same time diminishing opportunities for crime. The safer by design theory has been appropriately applied at the design stage, ensuring the proposal will not necessitate retro fitting post construction, which tends to be more costly and less effective.

Through the provision of the measures identified within the report, it is considered that the site and proposed development is acceptable from a crime risk perspective.