Crime Prevention Through Environmental Design

Precinct 2A (DA2) Residential Subdivision

Anambah Urban Release Area

Submitted to Maitland City Council
on behalf of DB20 Pty Limited

Prepared by Colliers Urban Planning

2 December 2025 | 2230592

Accelerating success.

'Gura Bulga'

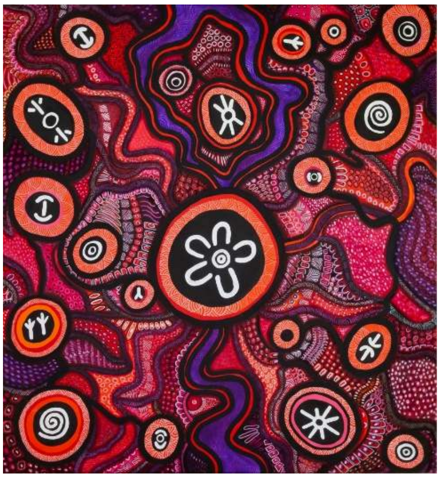
Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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This document has been prepared by

Claire Burdett

Claire Burdett 2 December 2025

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1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed subdivision development (referred to as Precinct 2A) which is located within the south-eastern part of the Anambah Urban Release Area (AURA), in Anambah.

1.1 Purpose of this report

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities of crime created by the proposed development by assessing the development in accordance with design and place management principles of CPTED.

Colliers Urban Planning has prepared this assessment in accordance with the methods and resources of the NSW Police Force Safer by Design Course. This assessment has been prepared and reviewed by experienced CPTED professionals, following their completion of the NSW Police Force Safer by Design Course. The assessment uses qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located, and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009 and International Standard ISO:22341.

In accordance with the NSW Department of Planning and Environment's guidelines (2001), the aim of the CPTED strategy is to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- Increasing the effort required to commit a crime by increasing the time, energy or resources which need to be expended;
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- Removing conditions that create confusion about required norms of behaviour.

This CPTED Assessment Report evaluates the proposed development as illustrated in the subdivision plans prepared by GCA Engineering Solutions and the landscape drawings prepared by Terras Landscape within the context of the site's broader environment, in accordance with CPTED principles. In the preparation of this report, the following tasks were undertaken:

- Review of the Safer By Design Manual by the NSW Police Force;
- Collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR); and
- A crime risk assessment, in accordance with the current NSW policy and practice, of the following regulation and assessment principles.

It is noted that a site visit has not been undertaken for this project to assess the current situation and perception of safety of the existing environment, given the site is current open farmland.

This CPTED report is submitted as part of the development application lodgement package to support Precinct 2A (DA2).

1.2 Four Principles of CPTED

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. The four principles of CPTED as outlined in the Guidelines are:

1. **Surveillance** – people feel safe in public areas when they can see and interact with others, particularly people connected with that space, high levels of surveillance can deter offenders from committing a crime. Surveillance could be in the form of natural surveillance, mechanical / technical surveillance and formal / organised surveillance.
2. **Access Control** – strategies to restrict, channel and encourage the movement of people and vehicles into and through designated areas. Through access control strategies, unauthorised entry is reduced by physical and technical barriers, which increase the effort required to commit a crime.
3. **Territorial Reinforcement** – places that feel owned and cared for are likely to be used, enjoyed and revisited. 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.
4. **Space/Activity Management** – 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. Places that are infrequently used are commonly abused.

1.3 Methodology

This CPTED report has been reviewed by an experienced CPTED professional, following their completion of the NSW Police Force Safer by Design Course. This report has been informed by the following methodology:

Local context analysis
A specific site visit has not been undertaken to understand the existing crime risk rating of the site, given the existing rural nature of the site. However, we have undertaken a review of relevant state and local policies and guidelines relating to the application of CPTED principles into the design of a proposed development.

Crime profile analysis
A collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR).
A crime risk assessment based on CPTED principles, in accordance with the current NSW policy and practice.

CPTED analysis and recommendations
An assessment of the proposal, based on the architectural and landscape drawings prepared by GCA Engineering Solutions within its environment against the four CPTED principles.
Recommendations provided to further assist in minimising any further opportunities for crime.

1.4 Disclaimer

CPTED strategies must work in conjunction with other crime prevention strategies and police operations. By using the recommendations contained in this assessment, a person must acknowledge that:

- There is no definitive measure of 'safety'. Therefore, this assessment cannot be used as proof of a definitive measure of safety;
- This assessment does not ensure complete safety for the community, and public and private property;
- Assessment and recommendations are informed by information provided, with observations made at the time the document was prepared;
- This document does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed; and
- This assessment has been undertaken on behalf of the Applicant and does not represent the opinions and expertise of the NSW Police Force.

The principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime or prevent a determined perpetrator from committing such crimes.

We note that Colliers Urban Planning are not specialist security consultants and therefore cannot comment on specific security measures or system requirements. Therefore, it is recommended that a security consultant with a Class 2A licence or appropriately qualified person under the *Security Industry Act 1997* is engaged to provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network and other security measures such as bollard/barriers.

1.5 Background

The proposed Precinct 2A (DA2) development is the second development application submitted for the residential subdivision on the DB20 Pty Limited landholding and is sited within the south-eastern part of the Anambah Urban Release Area (AURA) as shown in **Figure 1** below.

The locality is currently transitioning from primarily rural farmland and rural small holdings to increasing residential and urban land uses, through progressive development of the Lochinvar Urban Release Area (LURA) to the south-west, and as strategically planned at AURA.

AURA is a strategically significant urban release area within the Maitland Local Government Area which will provide additional housing supply to accommodate the growing population of NSW.

The site was rezoned in December 2020 to facilitate the development of a new residential community over a 15 to 20 year period. An expected 3,500 to 4,000 dwellings are proposed across the entire AURA, including a range of lot sizes, dwelling types and densities. This will be supported through the establishment of a local centre, new primary school, public open spaces, new roads, riparian corridors and linear parks, drainage and stormwater, utilities and associated works including landscaping.

The context of AURA in relation to other growth areas such as LURA is shown in **Figure 1** below. Part of the area between LURA and AURA is identified for investigation for urban purposes and the wider locality sits within the Anambah to Branxton Regionally Significant Growth Area.

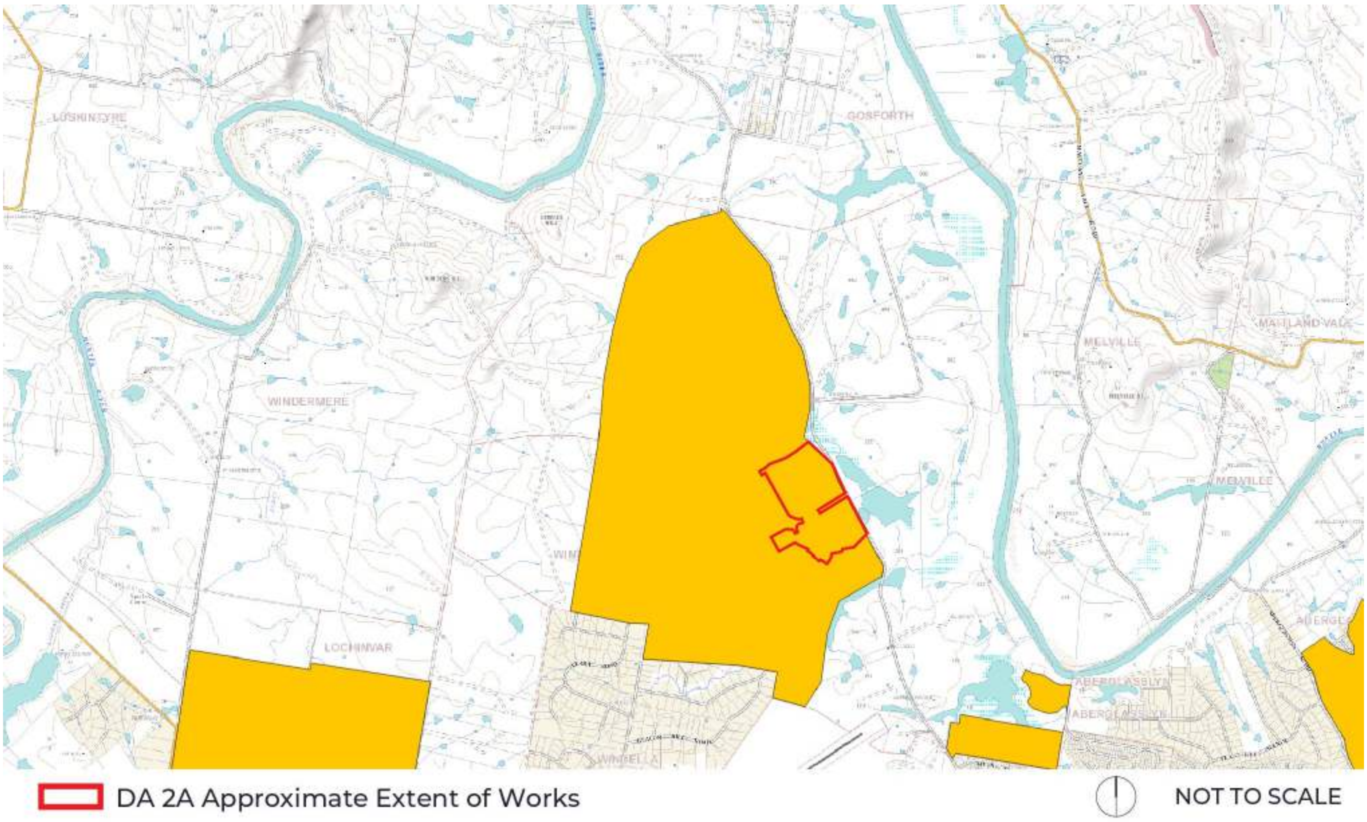

Figure 1 Location of the site in the context of the AURA

Source: MLEP 2011 and Colliers Urban Planning

The Precinct 2A (DA2) site is located within Stage 1 of AURA, as shown in **Figure 2.** Precinct 2A is also identified in **Figure 3** which also depicts the location of Precinct 2A within the context of the AURA precinct.

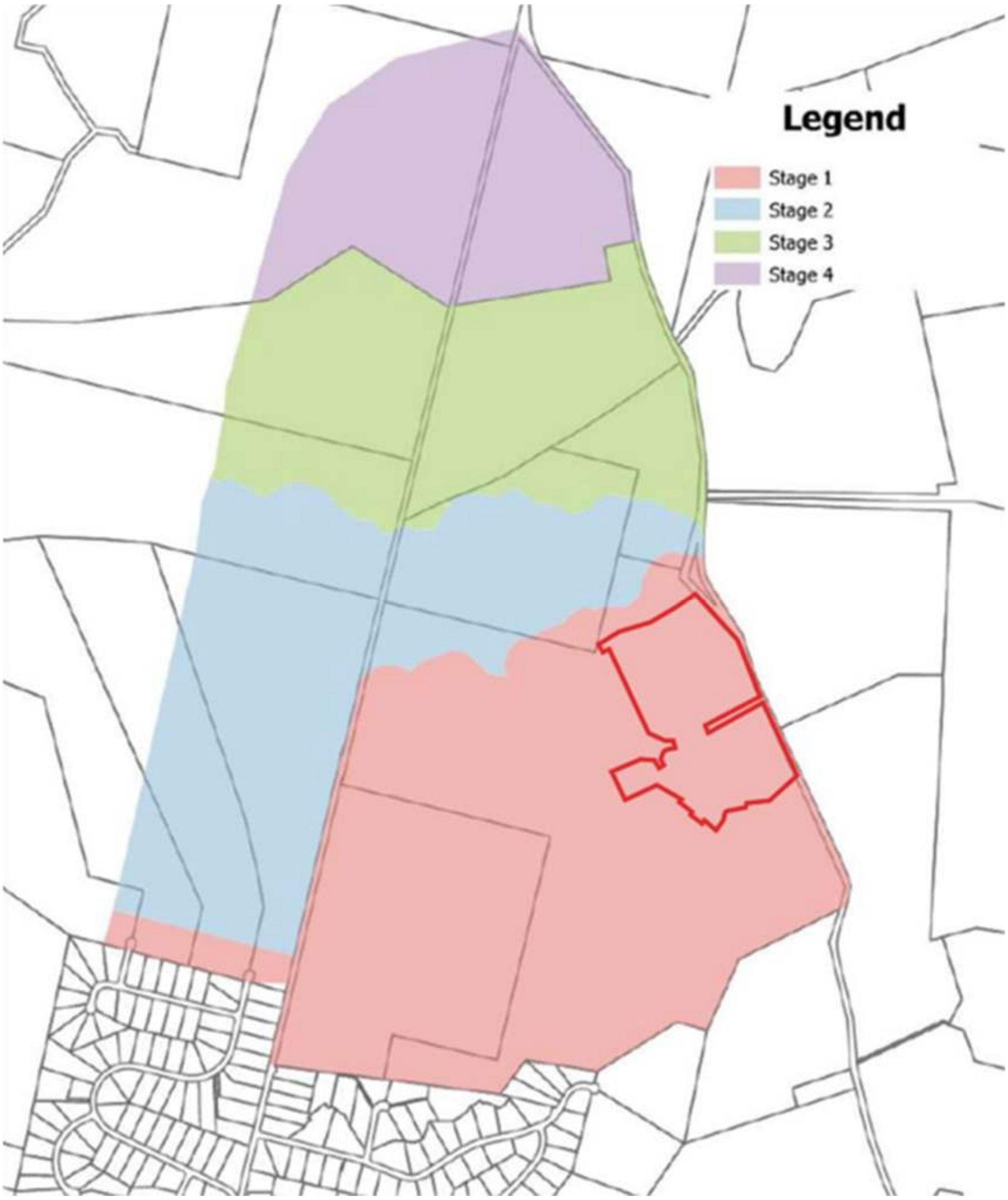

Figure 2 AURA Staging Plan

Source: Maitland City Council

Figure 3 Precinct 2A location within the wider AURA future development context

Source: Terras

1.5.1 Pre-DA Meeting

The applicant has undertaken extensive strategic and pre-application consultation with Council, State agencies and utility providers over the last three years to inform this proposal. During pre-da meetings with Council it is understood that Council require *"clear demonstration of the application of Crime Prevention through Environmental Design (CPTED) principles particularly in relation to recreational areas".*

Whilst the proposed development does not provide any recreational areas, this CPTED report has been prepared and submitted to support the development application for completeness.

2.0 The Site

2.1 Site Location and Context

The location of the Proposal sits within the suburb of Anambah, in the Maitland Local Government Area (LGA). Anambah is located within the Hunter Region and is located approximately 4.7km north-west of Rutherford, 1.7 north-east of the Windella residential estate and 7.7km north-west of Newcastle. The site's locational context is shown at **Figure 4.**

The site comprises an area of rural farmland as identified in **Figure 5.** It extends to approximately 31.58 hectares and is irregular in shape. The Site comprises land situated within two land parcels, identified as Lot 2 in Deposited Plan 1110433 and Lot 1 in Deposited Plan 1110433. These landholdings are under the ownership of DB20 Pty Limited.

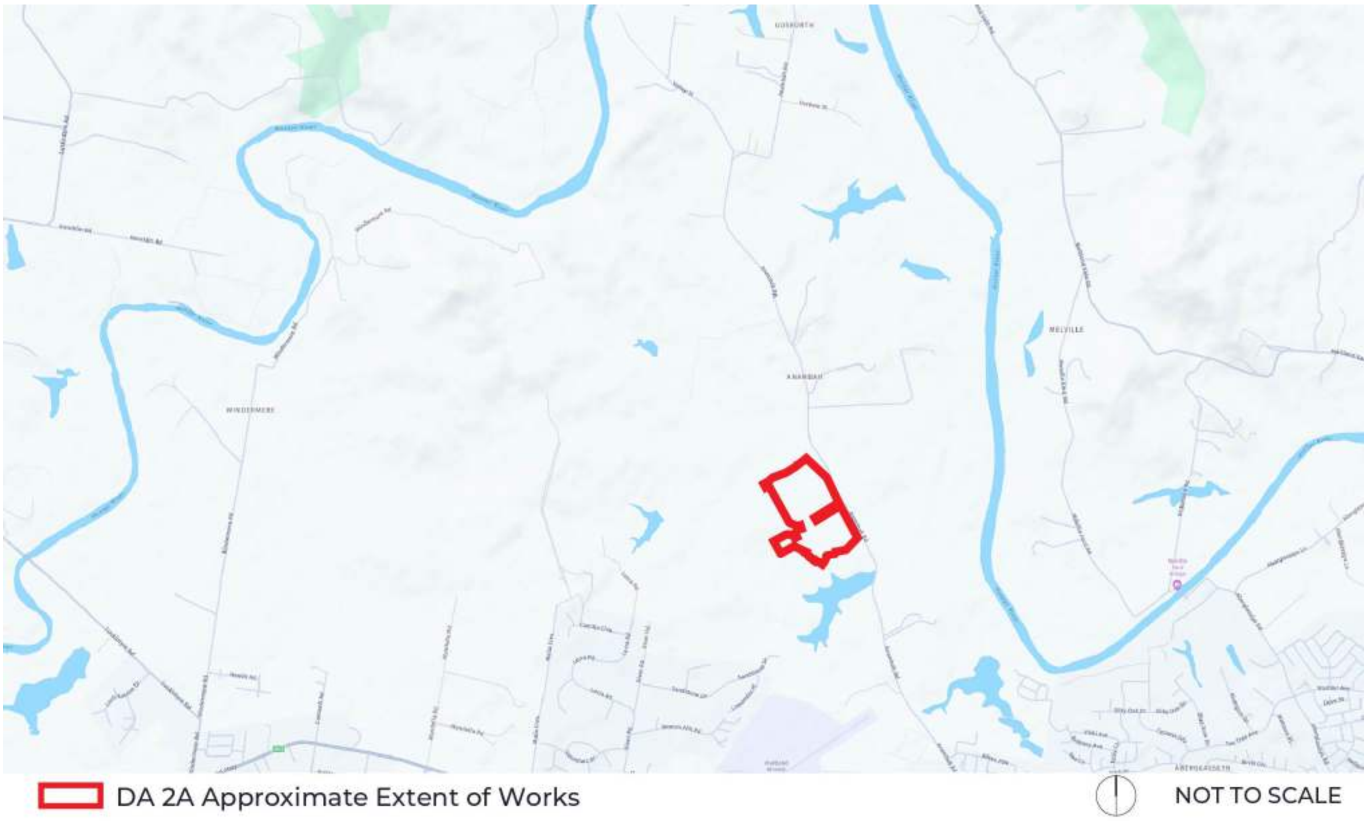

Figure 4 Locational Context

Source: Nearmaps & Colliers Urban Planning

Figure 5 Site Aerial

Source: Nearmaps and Colliers Urban Planning

2.2 Existing Vegetation

The existing vegetation on site consists of grazed pasture with no native vegetation except for a single eucalypt tree which has been noted to be in poor health. It is understood that the site predominately consists of exotic grass species.

2.3 Surrounding Development

The site is surrounded by a combination of existing rural and grazing land. The surrounding context of the site is described below and as illustrated in **Figure 6** is set to change in accordance with the current zoning provisions that are in place.

- **North:** Directly north of the site lies a riparian corridor identified as a second order watercourse. Beyond this, the land to the is predominantly rural land which forms the central and northern extent of the AURA area, comprising zones RU2 Rural Landscape, and RE1 Public Recreation. To the north-west the is land zoned R1 General Residential and E1 Local Centre, which identifies the areas earmarked for future residential and commercial development. Further north of the site is the Riverbend Quarry.
- **East:** To the east of the site is Anambah Road, with dams used for farming activity located further east. To the south-east is Anambah House, a State listed heritage property that is also used as a function venue operated by Doltone House.
- **South:** South of the site is a large area used as a dam, partially sits within AURA and land zoned C4 Environmental Living. South-west is Windella, a large lot residential estate zoned R5 – Large Lot Residential, Maitland Landing Ground, and the New England Highway. South-west is Windella, a large lot residential estate zoned R5 – Large Lot Residential, Maitland Landing Ground and the New England Highway. Further to the south-west is Lochinvar Urban Release Area (LURA) which is currently transitioning to low-density residential uses.
- **West:** Directly west of the site is the Precinct 1 (DA1) subdivision site, which is the subject of DA/2025/486 currently undergoing assessment with Council. The remaining portion of the AURA to the west consists of rural land zoned for R1 General Residential for future development. Moving even further west the land is zoned C4 Environmental Living and RU2 Rural Landscape.

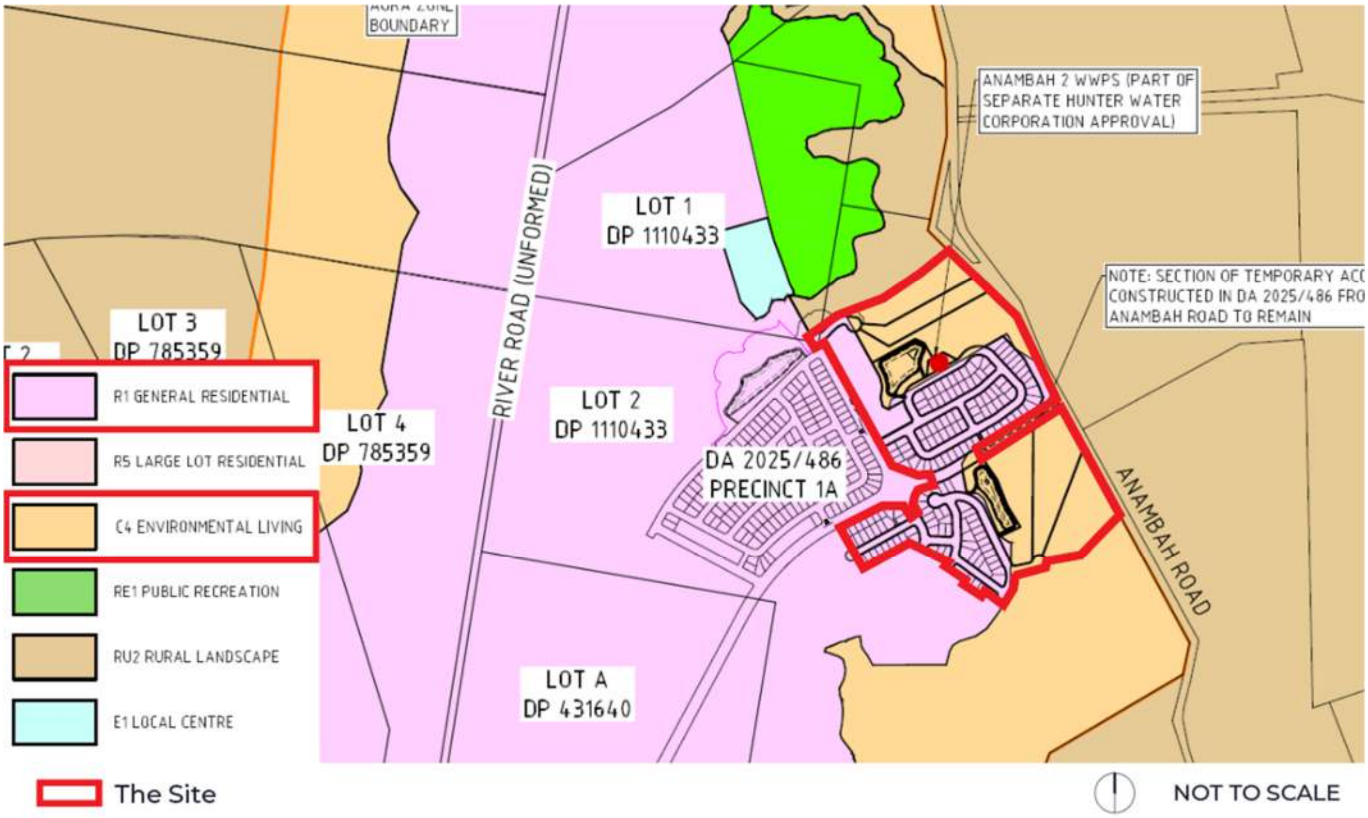

Figure 6 Current zoning surrounding the site

Source: GCA Engineering Solutions

2.4 Crime Risk Rating

A desk top risk assessment of the site in its context and form has been undertaken. Overall, the Crime Risk Rating of the site in its current undeveloped context is 'low'. The reasons for this are:

- The site is not public accessible and is clearly used as rural grazing land, it therefore is not currently an existing urban environment.
- There are no buildings currently on the site and whilst this means there are limited surveillance opportunities, the rural nature of the site does not provide any reason for unwarranted people to want to access it or use it.

3.0 Proposed Development

The Development Application seeks approval for the staged subdivision of the site, comprising:

- The subdivision of parts of Lot 2 DP 1110433 and Lot 1 DP 1110433 to be delivered across 8 stages,
  - 159 standard residential lots
  - 6 large lots
  - 1 super lot
  - 2 drainage reserves (including basin 3A and basin 4A.
  - Dedication of public roads
- Site earthworks and grading for final residential lots, landscaping, boundary interfaces and roadway levels including removal of vegetation.
- Design and construction of infrastructure, including:
  - Internal local roads and intersections;
  - Pedestrian walkways, shared paths and cycleways;
  - Road reserve and landscaping;
  - Stormwater drainage infrastructure;
  - Provision of utility infrastructure; and
  - Retaining walls
- Associated landscaping including street tree planting and basin, pathway and drainage reserve planting.
- Temporary stockpile (for future uses of excess material within DB20 Pty Ltd landholdings).

A detailed and comprehensive description of the proposal will be contained in the SEE prepared by Colliers Urban Planning and the Development Application documentation contained. The key components of the development are summarised below.

3.1 Subdivision Layout

The development application seeks consent for the creation of 159 Torrens title allotments, primarily for the purposes of residential development, one (1) super lot (to be the subject of a future application for multi dwelling housing) and six (6) large lots. The development also seeks consent for the creation of two lots proposed to contain Basin 3A and Basin 4A.

The proposed subdivision layout is illustrated in **Figure 7**. The proposed residential lots are generally regular and rectangular in shape, with the exception of several corner lots that are irregularly shaped due to the proposed internal road layout.

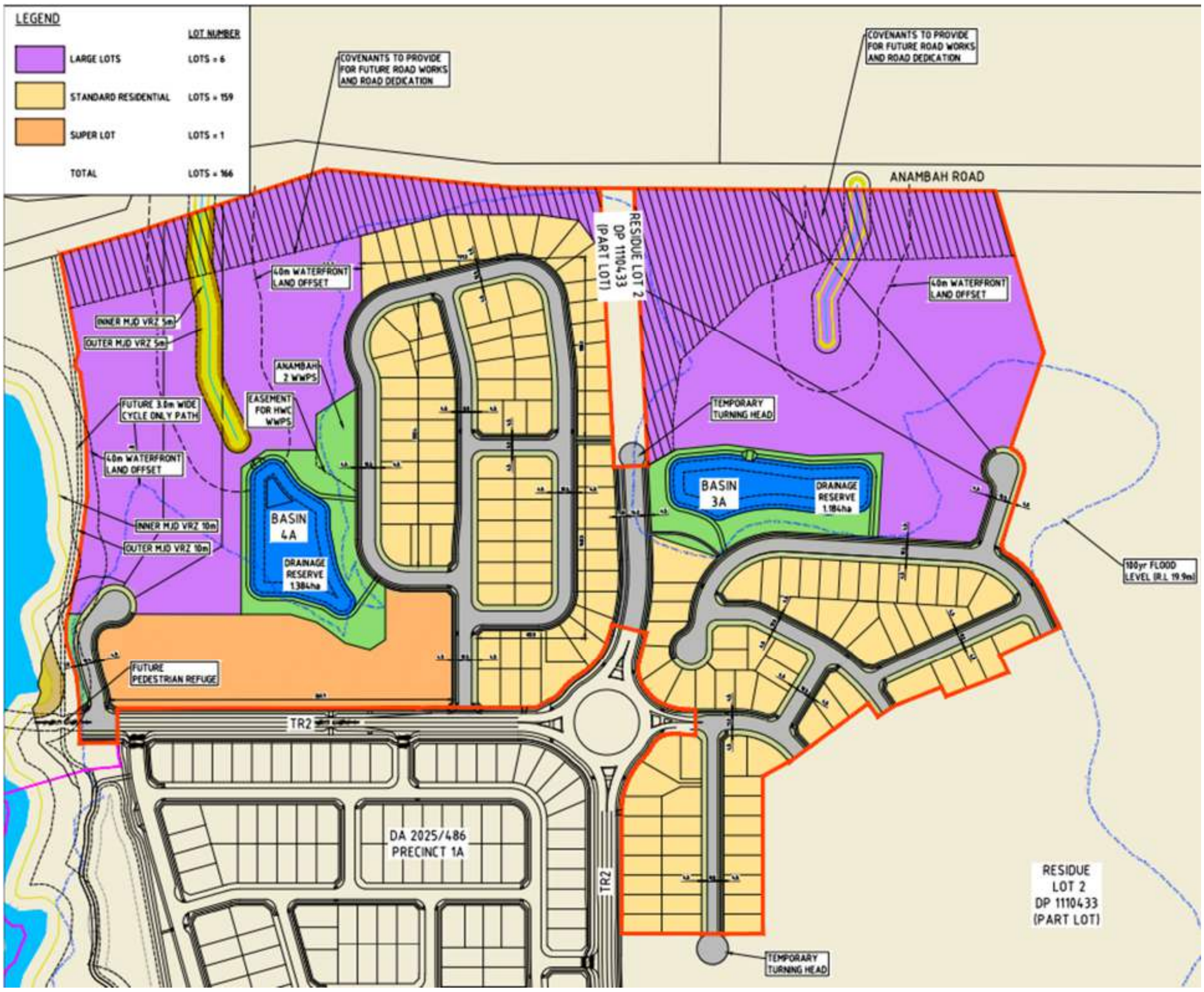

Figure 7 DA2 Subdivision General Arrangement Plan

Source: GCA Engineering Solutions

3.2 Landscaping Concept

A Landscape Concept has been prepared by Terras and accompanies this DA. The proposed design, illustrated in **Figure 8** includes street tree planting along all internal streets and access streets, buffer landscape planting along the Anambah Road frontage, and native biobasin and batter planting surrounding Basins 3A and 4A.

Figure 8 *Proposed landscape concept*

Source: Terras Landscaping

3.3 Site Grading

Site grading works are to be undertaken to ensure the site is generally flat and suitable for future residential development.

3.4 Access and Car Parking

The internal road network is illustrated in **Figure 9**.

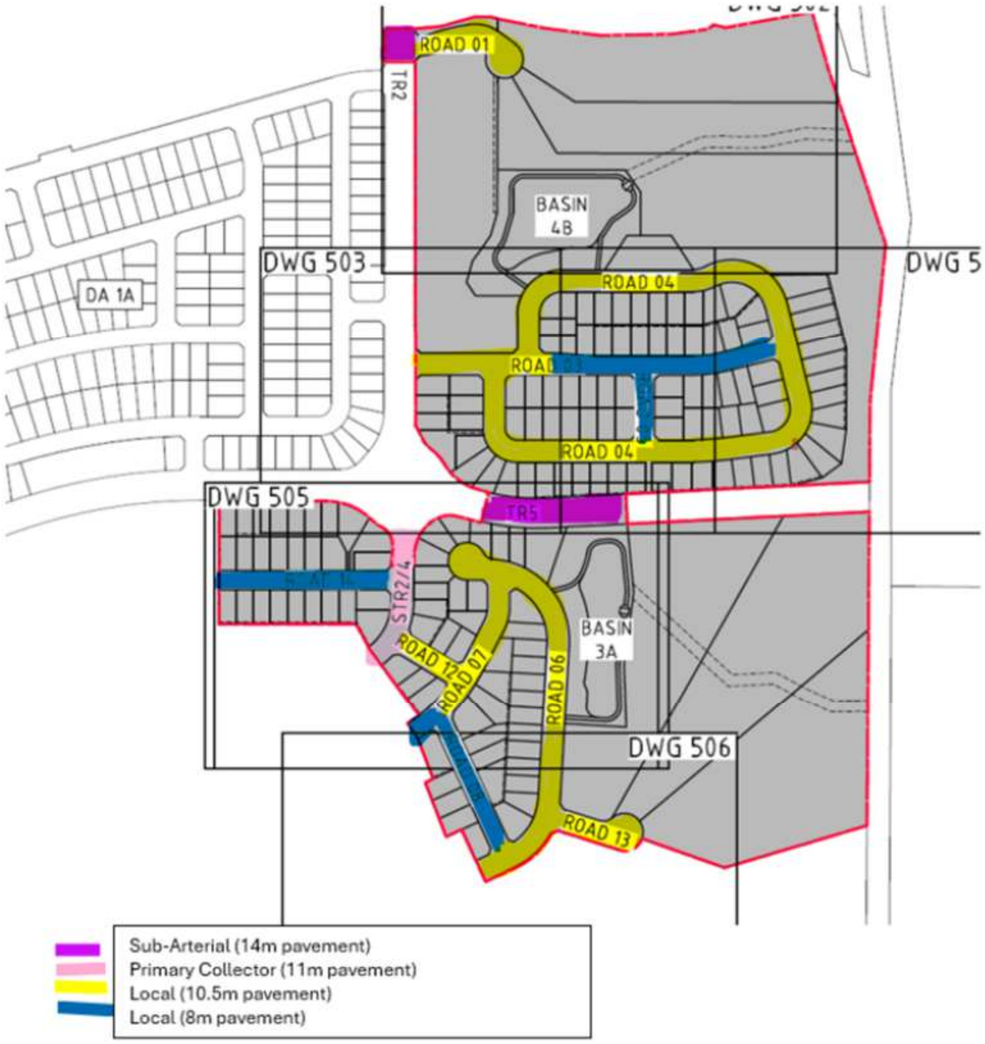

Figure 9 Internal Road Network

Source: Stantec

As illustrated, access to Precinct 2A will be provided via a section of sub-arterial road leading from the west, which is to be constructed under the Precinct 1A (DA1) works.

Within each stage of the Precinct 2A development, access to residential allotments will be facilitated by new internal roadways, which will also incorporate pedestrian pathways to ensure a safe and convenient walking environment throughout the future neighbourhood. In addition, two connecting pedestrian pathways have been provided within the reserve for Basin 3A and between Lot 1112 and 1113 to provide desirable and legible pedestrian connections to the sub-arterial cycle and pathway networks, where roads cannot be provided. These pathways are identified in **Figure 10**.

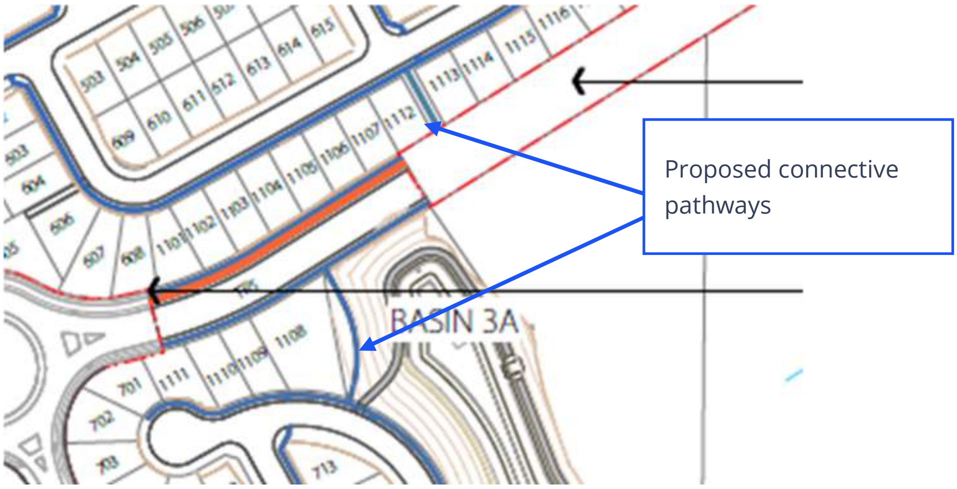

Figure 10 Proposed pedestrian pathway connections

Source: Terras

In addition, sections of Road TR2 and TR5 (as highlighted in purple in **Figure 9**) form part of the development application, and contribute to the broader sub-arterial road network servicing the AURA, including connections to Precinct 1A to the west. Road TR2 will provide access to the larger lots in the northern portion of the site, while the section of Road TR5 located west of the roundabout will provide part of the future connection to Anambah Road. Road STR2/4 will also provide connection to the areas located to the south of the site.

4.0 Crime Profile

4.1 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. A review of the local statistics over the 12 months from June 2024 to June 2025 found that over 200 reported incidents within the Maitland LGA were related to the following crimes:

- Domestic assault;
- Non-domestic assault;
- Sexual assault;
- Break and enter dwelling;
- Motor vehicle theft;
- Steal from a motor vehicle;
- Steal from retail store;
- Other stealing offences; and
- Malicious damage to property;

The frequency of the above crimes in the Maitland LGA between June 2021 and June 2025, the 10 year Trend and the LGA to NSW ratio as well as comparison data for the other forms of major crime categories are set out in **Table 1**.

Table 1 BOCSAR NSW Recorded Crime Statistics for Maitland LGA

Crime	July 2021 – June 2022		July 2022 – June 2023		July 2023 – June 2024		July 2024 – June 2025		Ten year trend (annual average % change)	July 2024-June 2025 LGA Ratio to NSW Rate[1]
	No. of incidents	Rate per 100,000 pop.	No. of incidents	Rate per 100,000 pop.	No. of incidents	Rate per 100,000 pop.	No. of incidents	Rate per 100,000 pop.		
Domestic assault	**545**	**582.2**	**641**	**668.0**	**713**	**743.0**	**662**	**689.9**	**3.1%**	**1.5**
Non-domestic assault	**343**	**366.4**	**420**	**437.7**	**447**	**465.8**	**442**	**460.6**	**4.0%**	**1.1**
Sexual assault	**150**	**160.2**	**172**	**179.2**	**176**	**183.4**	**210**	**218.8**	**13.0%**	**1.5**
Robbery	19	20.3	29	30.2	24	25.0	19	19.8	Not calculated	0.9
Break and enter dwelling	**224**	**239.3**	**260**	**271.0**	**280**	**291.8**	**248**	**258.4**	**-6.4%**	**1.2**

[1] The ratio to NSW rate statistics are a comparison of a NSW regional rate per 100,000 population to the NSW rate per 100,000 population. A ratio of one indicates parity with NSW rates. Ratios are not calculated for regions with a population of less than 3,000.

Crime	July 2021 – June 2022		July 2022 – June 2023		July 2023 – June 2024		July 2024 – June 2025		Ten year trend (annual average % change)	July 2024-June 2025 LGA Ratio to NSW Rate[1]
Break and enter non-dwelling	95	101.5	136	141.7	127	132.4	100	104.2	-6.4%	1.1
Motor vehicle theft	**163**	**174.1**	**221**	**230.3**	**261**	**272.0**	**246**	**256.4**	**Stable**	**1.4**
Steal from motor vehicle	**508**	**542.7**	**469**	**488.8**	**556**	**579.4**	**511**	**532.5**	**-5.3%**	**1.8**
Steal from retail store	**296**	**316.2**	**356**	**371.0**	**407**	**424.1**	**360**	**375.2**	**4.6%**	**1.1**
Other stealing offences	**569**	**607.8**	**501**	**522.1**	**459**	**478.3**	**341**	**355.4**	**6.7%**	**0.8**
Malicious damage to property	**723**	**772.3**	**729**	**759.7**	**722**	**752.4**	**672**	**700.3**	**-2.2%**	**1.2**

Source: BOCSAR – Crime Statistics by LGA data

4.2 Crime Trends

In general, the BOCSAR data demonstrates that Maitland LGA has above average crime rates in comparison to the NSW average rate. Furthermore, the average annual trend over a ten year period for the crimes of 'break and enter dwelling', break and enter non-dwelling', 'steal from motor vehicle' and 'malicious damage to property', has reduced, whilst the trend for assault based crimes and 'steal from retail store' has increased.

4.3 Crime Hotspots

Hotspots indicate areas of crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not accurately reflect the risk of victimisation in locations that accommodate skewed densities of employment or residential areas with high levels of visitors from outside of the population residence.

As illustrated in **Figures 11-20**, the site is not located within, or in close proximity to, any identified crime hotspot areas. This is likely attributable to the current absence of a resident population on the site. It is also noted that the nearby residential area of Windella and the new urban release area in Lochinvar is similarly not identified as a hotspot. The closest areas classified as hotspots are located in and around Rutherford, approximately 2 km to the south-west of the site.

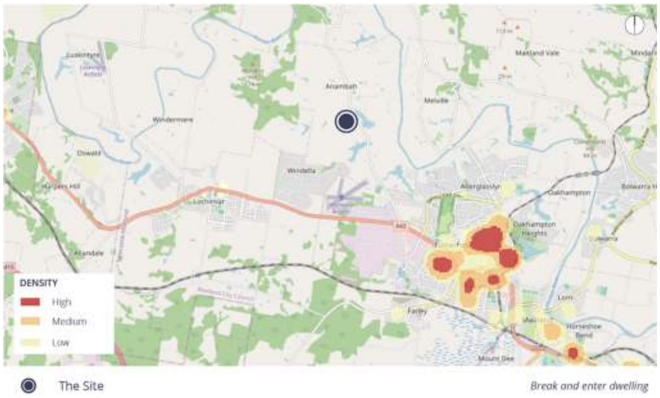

Figure 11 Hotspot – Break and Enter Dwelling

Source: BOCSAR/ Colliers Urban Planning

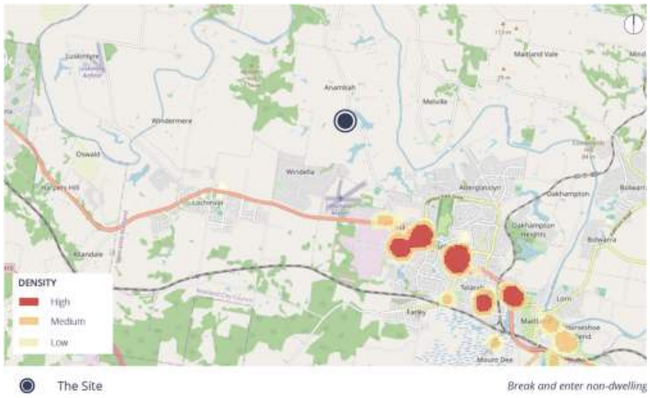

Figure 12 Hotspot – Break and Enter Non- Dwelling

Source: BOCSAR/ Colliers Urban Planning

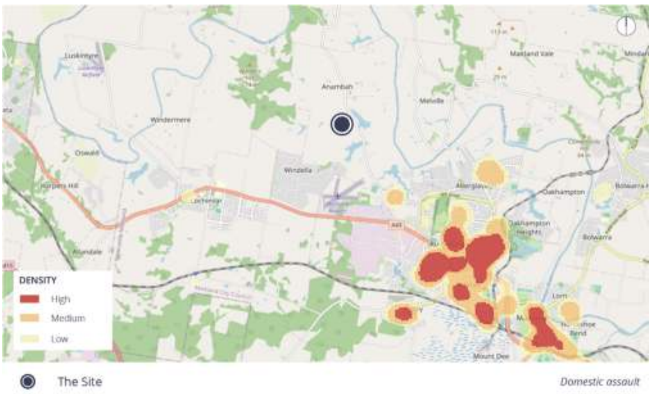

Figure 13 Hotspot – Domestic Assault

Source: BOCSAR/ Colliers Urban Planning

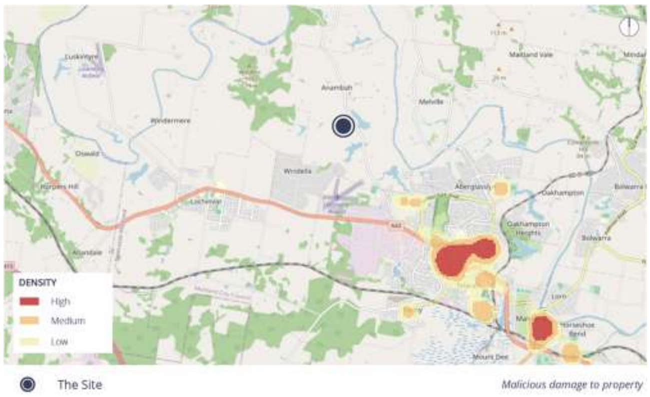

Figure 14 Hotspot – Malicious Damage to Property

Source: BOCSAR/ Colliers Urban Planning

Figure 15 Hotspot – Motor Vehicle Theft

Source: BOCSAR/ Colliers Urban Planning

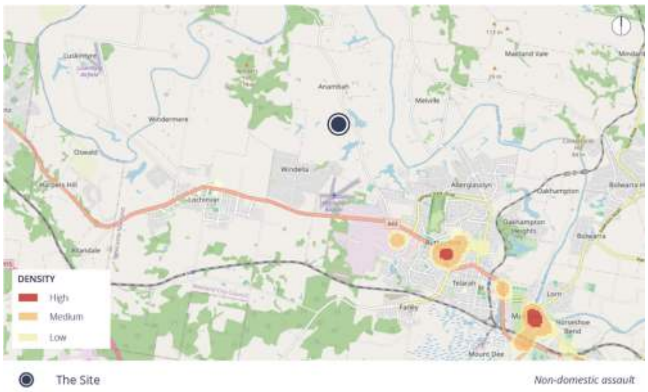

Figure 16 Hotspot – Non-Domestic Assault

Source: BOCSAR/ Colliers Urban Planning

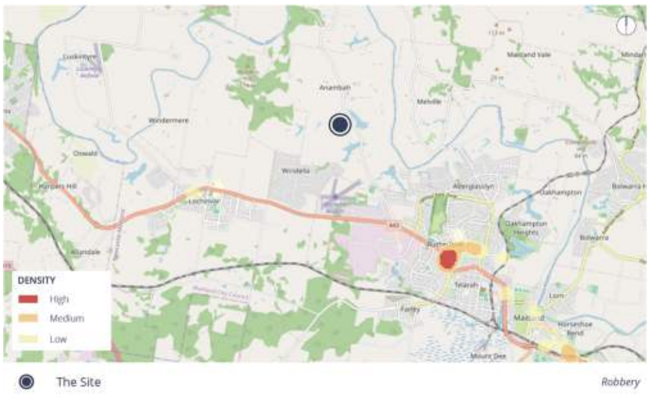

Figure 17 Hotspot – Robbery

Source: BOCSAR/ Colliers Urban Planning

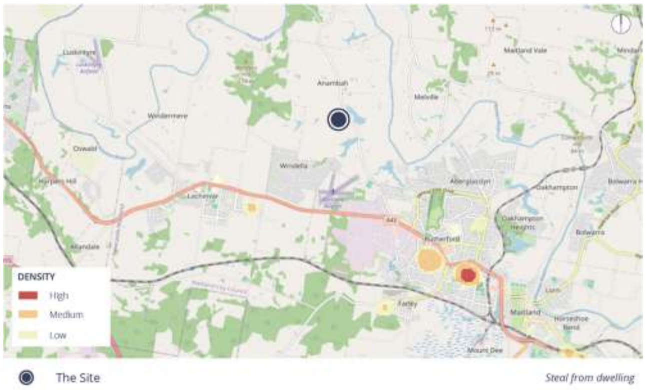

Figure 18 Hotspot – Steal from Dwelling

Source: BOCSAR/ Colliers Urban Planning

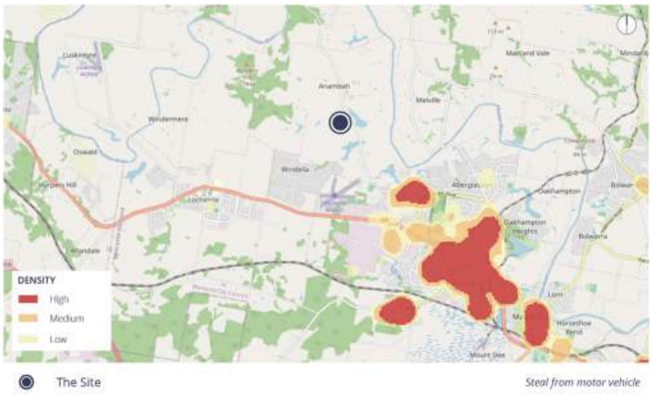

Figure 19 Hotspot – Steal from Motor Vehicle

Source: BOCSAR/ Colliers Urban Planning

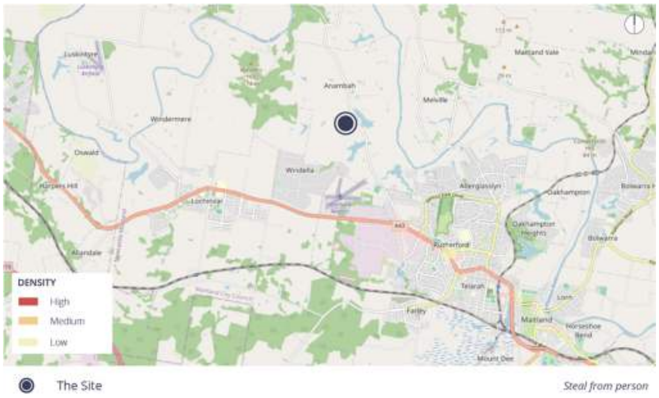

Figure 20 Hotspot – Steal from Person

Source: BOCSAR/ Colliers Urban Planning

5.0 Policy Context

5.1 Maitland Development Control Plan 2011

The Maitland Development Control Plan 2011 (Maitland DCP) applies to the site, a high-level assessment of the objectives relating to Crime Prevention Through Environmental Design measures in C12 of the DCP has been considered.

The Maitland DCP details the following objectives that are required to be addressed in any development application for a varied range of developments including subdivisions involving newly developing areas:

- *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.*
- *Way-finding, 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.*

Section 6 of this report undertakes a detailed assessment with regards to the relevant matters for consideration and exemplifies how the design of the proposed development achieves compliance with the relevant CPTED principles. Further recommendations that satisfy the provisions contained in the Maitland DCP with regards to CPTED are detailed in **Section 7** of this assessment.

6.0 Matters for Consideration

A potential perpetrator can take advantage of the environment, with access and the opportunity for concealment significantly affecting the safety and perceived safety of an environment. Given the site's location within proximity of nearby hotspots identified in the previous section, the following is an assessment of the proposed development's potential to create opportunities for such crimes.

6.1 Surveillance

Opportunities for crime can be reduced by providing opportunities for effective surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of surveillance. From a design perspective, deterrence of crime can be achieved by providing:

- Clear, direct path that encourage pedestrian activity and allow for clear lines of sight;
- Activated day and night uses and casual streetscape surveillance offered by activity at the ground floor;
- Establishing buildings close to the street frontage to allow passing traffic to observe the development;
- Clear building entry points, highly visible from the street and pedestrianised areas;
- Orientation of building entrances and windows towards the street, public domain and parking areas;
- Appropriate lighting and effective guardianship of communal and/or public areas; and
- Minimised opportunities for offenders to hide or entrap victims.

The orientation of proposed residential lots ensures that future dwellings will predominantly address internal streets and neighbouring properties, creating strong opportunities for passive surveillance throughout the subdivision. This arrangement enables residents to overlook streets, footpaths, neighbouring homes, thereby discouraging anti-social behaviour through increased visibility.

Several residential allotments will adjoin or sit adjacent to the open spaces surrounding basins 3A and 4A, enabling dwellings to overlook the drainage reserve. Combined with public road frontages to the drainage reserves, this arrangement promotes informal surveillance opportunities by nearby residents and supports a sense of safety and natural guardianship.

In addition, the close proximity of local residents to bicycle routes and connection pathways is expected to help deter crime. CPTED principles note that pedestrians feel more comfortable using wide pathways and cycleways, with a preferred minimum width of 3 metres. The proposed design of the connection pathway reserves are generally in accordance with this principle, increasing the likelihood that these routes will be well-used and enjoyed, thereby enhancing natural community supervision.

The overall subdivision design strengthens visual permeability between private and public domains, improving residents' ability to observe movement around their homes and along local streets. This contributes to a safer pedestrian environment and a more connected neighbourhood.

In addition, the provision of individual driveways within the future dwelling design will facilitate passive surveillance of parked vehicles. Vehicles located within sight of dwellings are less likely to be targeted for theft or vandalism due to the heightened risk of detection.

Overall, the subdivision layout delivers robust natural surveillance outcomes, enhancing the safety, security, and amenity of the future residential environment.

6.2 Lighting and Technical Supervision

Effective lighting and, where appropriate, technical supervision (such as CCTV), are essential components of a safe and secure built environment. These elements not only contribute to actual safety by deterring criminal behaviour, but also enhance the perception of safety, reduce fear, encourage community activity, improve visibility, and increase the likelihood of offenders being detected.

Lighting will play a critical role in supporting informal surveillance by improving visibility across residential streets and pedestrian areas. High-quality lighting increases the likelihood of offenders being observed or identified and significantly reduces opportunities for concealment or loitering. However, in some circumstances, it may be appropriate to avoid providing lighting in areas where night-time access is discouraged.

All lighting within and around the residential subdivision area should, where possible, exceed the minimum requirements of Australian Standard AS/NZS 1158, which sets benchmarks for the lighting of roads and public spaces. Lighting design should support crime prevention and fear reduction objectives through appropriate placement, brightness, and consistency.

Street lighting should be designed by a suitably qualified professional who can advise on the specification, layout, and installation of lighting infrastructure to ensure maximum effectiveness in accordance with standard design and approval processes. However, night time public access to the Basin reserves will be discouraged, and therefore lighting in this area is not required as it may inadvertently encourage after-hours use and conflict with the intended management of these spaces

Given the low-risk nature and location of the development, the installation of CCTV is not considered necessary at this stage.

In summary, the provision of high-quality, well-designed lighting will enhance both real and perceived safety, deter criminal behaviour, and strengthen opportunities for natural surveillance throughout the development.

6.3 Territorial Reinforcement

The *NSW Police Safer by Design* guidelines emphasise that environments displaying strong ownership cues are less likely to be misused or targeted for anti-social behaviour. Areas that are clearly maintained and exhibit signs of personalisation and care help reinforce territorial boundaries and reduce fear among both residents and visitors.

In line with these principles, the proposed development incorporates territorial reinforcement measures that promote a strong sense of ownership while maintaining accessibility to the internal street network and the drainage reserves and pathways.

The design fosters ownership and care through the following features:

- Clear lot boundaries, a legible and permeable street layout, and the inclusion of footpaths and street trees provide visual and physical delineation between public and private space. This will be further reinforced through typical residential design elements such as setbacks, front fencing, landscaping within private open spaces.
- The introduction of a resident population will naturally enhance territorial reinforcement. Regular use of the site will act as a deterrent to offending behaviour, as criminals seek to avoid detection, challenge, or apprehension. Opportunities for passive surveillance from dwellings overlooking the public open areas will support informal guardianship.
- The future provision of clear street signage and wayfinding elements will help define permitted uses of public space and communicate community expectations around behaviour in shared areas.
- High-quality streetscaping and landscaping will promote a sense of care and maintenance across the public domain, reinforcing perceptions of safety and discouraging neglect or anti-social behaviour.

Overall, the proposed development demonstrates the capacity to support both formal and informal guardianship throughout the site. The combined use of physical design features and clear ownership cues is expected to deter potential offenders, increase the risk of detection, and enhance both actual and perceived safety within the area.

6.4 Access Control

Access control strategies are essential in guiding the movement of people and vehicles through a development in a safe and predictable manner. By incorporating both physical and symbolic barriers, opportunities for unauthorised access and criminal activity can be reduced, while reinforcing the transition between public and private spaces.

In the proposed subdivision layout, access control is primarily achieved through the legibility of the street network, with a clear hierarchy of roads and well-defined lot boundaries. This structure channels movement and reduces the likelihood of ambiguous or unmonitored spaces.

While the detailed design of future dwellings may incorporate physical elements such as front fencing or gates to increase the effort required to access private property, the subdivision itself supports access control through symbolic design features.

Furthermore, if considered necessary, the lack of lighting surrounding the Basin Areas will also naturally discourage night time access to this area. Notwithstanding this, there is clear definition of the space, provision of pedestrian footpaths and a high quality landscape design to guide movement of people during the day time hours.

These measures will reinforce residents' sense of ownership, help define space without creating physical barriers, and ultimately contribute to reducing the likelihood of unauthorised or opportunistic access across the development.

6.5 Activity and Space Management

Effective space and activity management is essential in subdivision design to ensure that both public and semi-private areas remain well-utilised, respected, and maintained. Spaces that are clearly defined, frequently used, and subject to regular surveillance are less likely to experience neglect or anti-social behaviour.

In the context of the proposed subdivision, the layout has been designed to promote clear ownership, regular activity, and ease of maintenance:

- The subdivision provides a legible street network and defined lot boundaries, which clearly distinguish between public roads, footpaths, and private residential land.
- Future residential development on each lot will introduce a stable population, ensuring that the area is regularly used and informally monitored.
- The design avoids creating residual or ambiguous spaces that are typically underutilised and prone to misuse.
- Provision for street tree planting and verge treatments contributes to environmental maintenance and community pride, further reinforcing care and oversight of shared areas.
- The street-facing orientation of lots and front gardens will allow for informal supervision and help foster a sense of shared responsibility for the upkeep of the public realm.

Given the above, the subdivision layout supports the ongoing management and care of space, reducing the likelihood of crime and promoting a safe, functional, and well-maintained neighbourhood environment.

7.0 Crime Risk Rating and Consideration

The Crime Risk Rating considers the proposed development as detailed in the Engineering Drawings prepared by GCA Engineering Solutions. Taking into account the existing and future site context, the Proposal Plans, the Landscape Plans, and the matters discussed in **Sections 2.0, 4.0, 5.0 and 6.0**, the overall Crime Risk Assessment Rating for the site is assessed as 'Low'.

The key recommendations arising from Crime Prevention Through Environmental Design (CPTED) assessments generally relate to detailed design stages, including considerations such as building orientation, lighting specification, materials, maintenance operations as well as activity and space management.

These elements are however, not applicable to the proposed Precinct 2A (DA2) subdivision development, which primarily seeks approval for the subdivision layout and associated infrastructure works. Accordingly, recommendations at this stage focus on maintaining and enhancing opportunities for natural surveillance and ensuring that the proposed layout supports visibility and accessibility.

While the redevelopment of the site will increase the future population density and activity levels on the site, thereby creating additional opportunities for crime simply through greater use and occupancy, this assessment concludes that the proposed layout and design are consistent with CPTED principles. In particular, the proposal enhances opportunities for casual and natural surveillance, supports clear delineation of public domain elements and private spaces, and promotes a sense of safety within the development.

In conclusion, the proposed development achieves the key CPTED principles and is assessed as presenting a low crime risk.

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