

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REPORT

**DEMOLITION OF ALL EXISTING
STRUCTURES INCLUDING VEGETATION
REMOVAL, PROPOSED LOT
CONSOLIDATION, AND PROPOSED
CENTRE-BASED CHILDCARE FACILITY**

**36-38 MAITLAND STREET, MUSWELLBROOK,
NSW, 2333
(LOT 7, DP1098460)
(LOT 8, DP6758)**

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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Rohit Mahajan (the client) to prepare a Crime Prevention Through Environmental Design (CPTED) Report to accompany a development application (DA) for a proposed centre-based childcare facility (the development) at 36-38 Maitland St, Muswellbrook, NSW, 2333 (the site).

The site is located within the Muswellbrook Local Government Area (LGA) and is zoned R1 – General Residential under the Muswellbrook Local Environmental Plan 2009 (the LEP). The development is permissible with consent within the R1 Zone.

The proposed development will consist of the following elements:

- Consolidation of 36 and 38 Maitland Street,
- Demolition of all existing structures including vegetation removal on both sites,
- Construction of childcare centre consisting of main building, outdoor play area, carparking, and landscaping.

The proposed development is intended to take advantage of its location within an existing residential area, with public transport readily available to the site including bus stops and the Muswellbrook Train Station located within walking distance. The proximity of the site to the town centre of Muswellbrook, nearby Muswellbrook South Public School, and employment areas makes it advantageously positioned for the convenience of residents and employees of the locality.

The development is permissible with consent under the LEP. It is considered that the proposed childcare centre:

- Conforms with planning and design guidelines specified by the Muswellbrook LEP 2009 and Muswellbrook Development Control Plan 2009;
- Is consistent with the Childcare Planning Guidelines 2017;
- Will facilitate the provision of accessible, quality childcare in a location that is convenient for residents and workers in the area; and
- Will not have any significant adverse impacts on the environmental or scenic qualities of the area.

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

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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 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	36-38 Maitland St, Muswellbrook, NSW, 2333
Lot and DP	LOT: 7 DP: 1098460 LOT: 8 DP: 6758
Current Use	Residential Dwelling House and Ancillary Structures
Zoning	R1: General Residential
Local Government Area	Muswellbrook
Consent Authority	Muswellbrook Shire Council
Site Constraints	<ul style="list-style-type: none">• Minimum Lot Size – 600m²• Floor Space Ratio – 0.5:1• Height of Buildings – 8.5m

1.3 SITE DESCRIPTION

The site is located at 36-38 Maitland St, Muswellbrook, NSW, 2333, legally identified as (LOT: 7 DP1098460 and LOT: 8 DP6758) ('the site'). The sites combined present an irregular shape and has a total area of approximately 2,909.75m² (**FIGURE 1**). The site is located within the township of Muswellbrook, within the Muswellbrook Local Government Area (LGA).

The site is identified as two single zone allotments and zoning is identified by the Muswellbrook LEP as R1: General Residential. Built form across the site consists of:

- 36 Maitland St: Existing dwelling and ancillary metal sheds.
- 38 Maitland St: Existing dwelling, ancillary metal sheds, and swimming pool.

The topography is flat, with existing vegetation consisting of small to medium sized planting throughout. The site is bound by the New England Highway (Maitland Street) to the Southwest, Wilder Street to the North, Gyarran Street to the Southeast, and adjacent R1 zoned properties to the Northeast.

Vehicular access to the sites is currently gained via Wilder Street for 36 Maitland St and Maitland Street for 38 Maitland Street. On-street parking and pedestrian access is also available from Wilder St and Maitland St.

The site has access to existing reticulated water, sewerage, electricity, and telecommunications services.



Figure 1 - Aerial image of site (Source: NSW ePlanning Spatial Viewer 2024)

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to obtain development consent for a centre based childcare centre as illustrated in **(FIGURES 2 - 5)** and **(ATTACHMENT 9)**. The characteristics of the proposed development includes:

Demolition of all structures including vegetation removal on both sites

All structures on both sites are proposed to be demolished to enable the proposed development to take place. This will include the removal of all vegetation within both sites.

Lot consolidation

The consolidation of 36 and 38 Maitland St is proposed.

Note: Both lots to be consolidated prior to CC.

Proposed centre-based childcare facility

A new centre-based childcare facility is proposed on the consolidated site. The childcare centre will include the following areas:

- Main Building
- Access ramp and stairs
- Entry and waiting room
- Admin/reception
- Meeting room
- Office
- Storage room
- Laundry
- Bathroom
- Kitchen
- Staff room
- Cot room
- 4 activity rooms
- Nappy change room
- Bottle prep room
- Craft room
- 2 W/C rooms

Rear Outdoor Play Area

An outdoor play area is proposed at the rear of the site and will consist of a tiered play area and flat area with shade structures.

Carpark

A 25-space carpark is located at the front of the site which will provide entry and exit to Wilder Street.

Additional landscaping

Additional landscaping is proposed throughout the site to soften the proposed built structure and to maintain a pleasant streetscape. Refer to **ATTACHMENT 12** for Landscape Plans.

Landscaping will consist of multiple mature trees along the site boundaries with grassed areas throughout and child-friendly ground treatments at the rear outdoor play area including an obstacle course, sand pit and sensory bike path.

The proposed centre has been designed to provide care for up to 100 children from 0-5 years during operating hours of 7.00am – 7.00pm. A total of 17 staff are anticipated for the centre.

Childcare places and staffing ratios will be provided as follows;

- Age 0-2yrs – 20 children – 5 educators
- Age 2-3yrs – 25 children – 5 educators
- 3+ yrs – 55 children – 5 educators
- Early childhood teachers – 2 teachers

The proposed development will reinforce the nature of the locality and is characteristic of other developments in both the local and wider community. The architectural design responds well to the existing context of the area and built form constraints such as height of building and FSR with considerations through appropriate massing and spatial organisation, material selection, and overall design.

The proposal addresses the context of the area and has minimal visual impact on the surrounding built environment.

The proposed development will not negatively impact on the visual amenity or function of the locality through the appropriate siting and architectural design of the development.

Rather, the proposed childcare centre will provide essential childcare services to the community in an easily accessible and functional area.

A Transport Impact Assessment (**ATTACHMENT 14**) has been undertaken in order to quantify the impacts on the existing road networks. It found that additional traffic generated by the development will not adversely impact the current operation of the local road network and intersections.

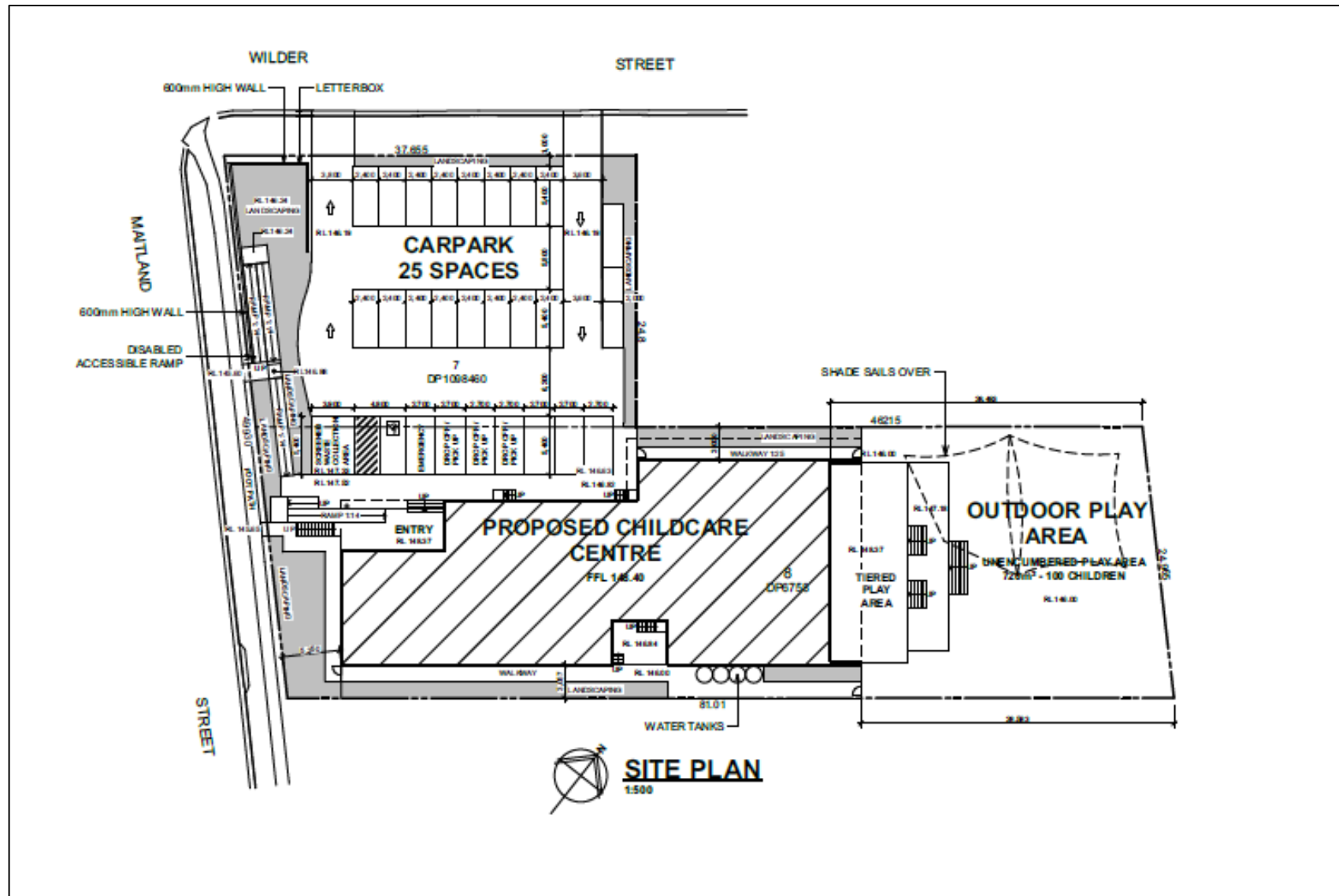


Figure 2 - Site Plan (Sorensen Design 2024)

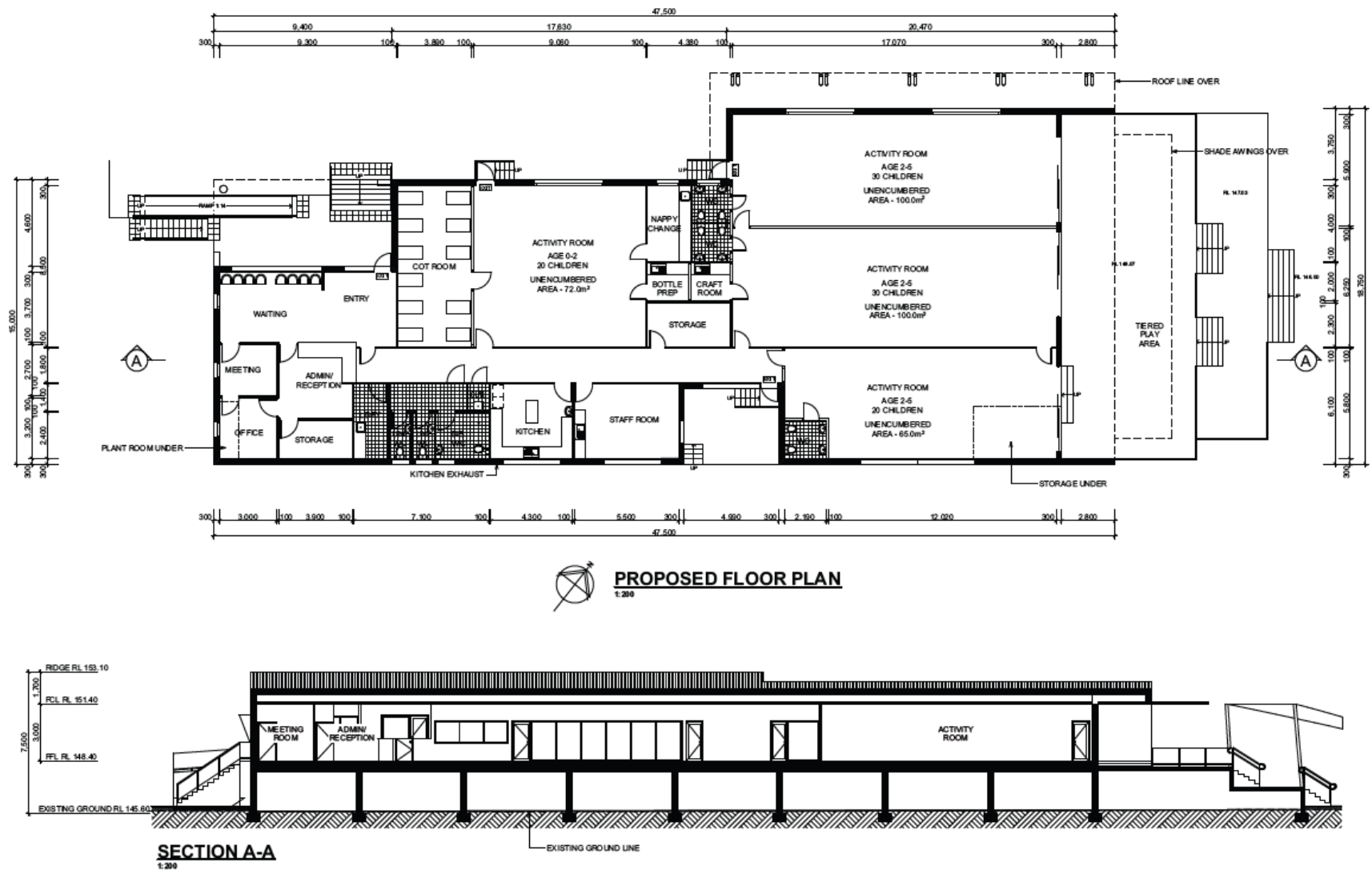


Figure 3 – Floorplan and Section (Sorensen Design 2024)

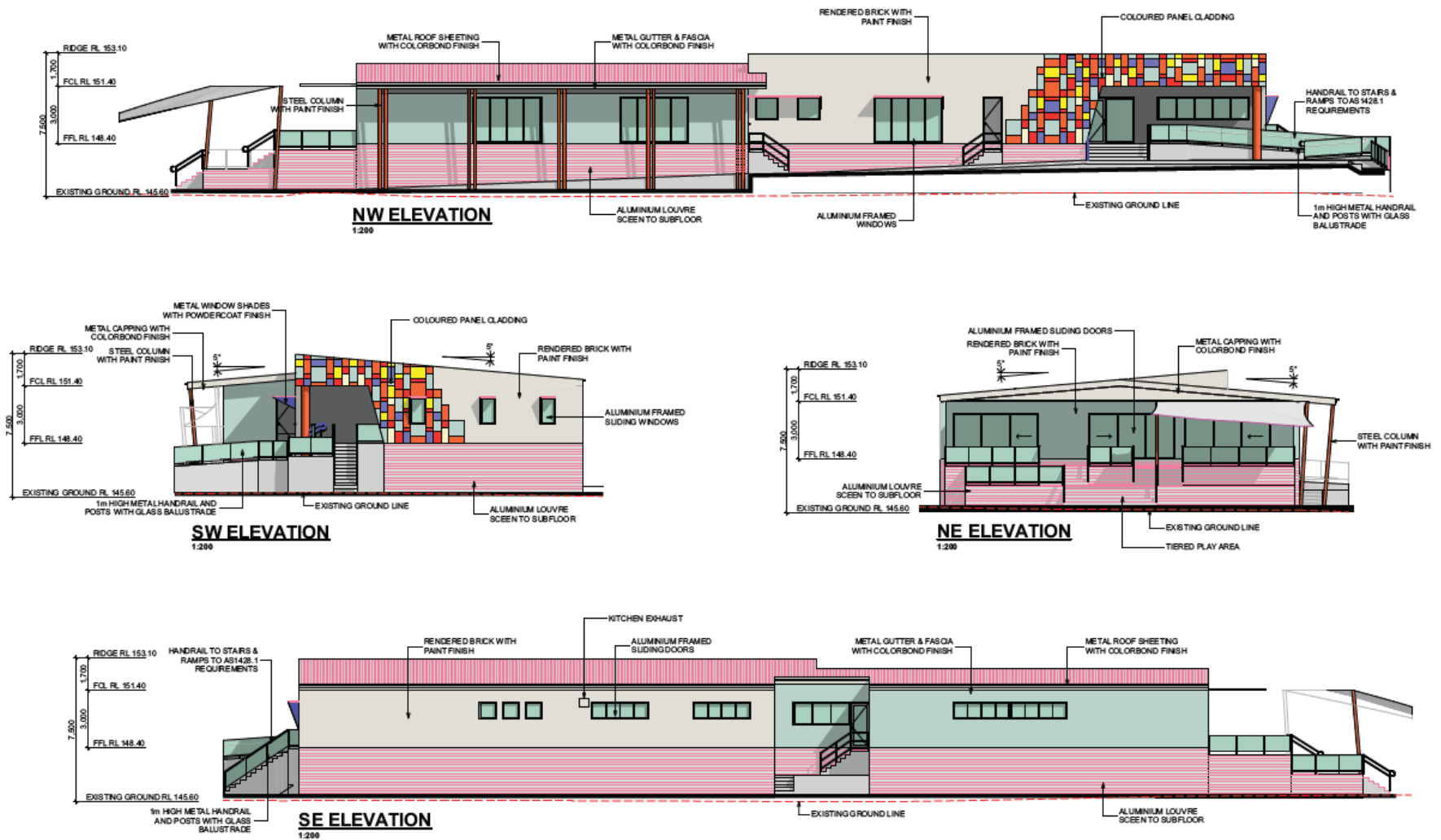


Figure 4 - Elevations (Sorensen Design 2024)

OVERALL LANDSCAPE PLAN

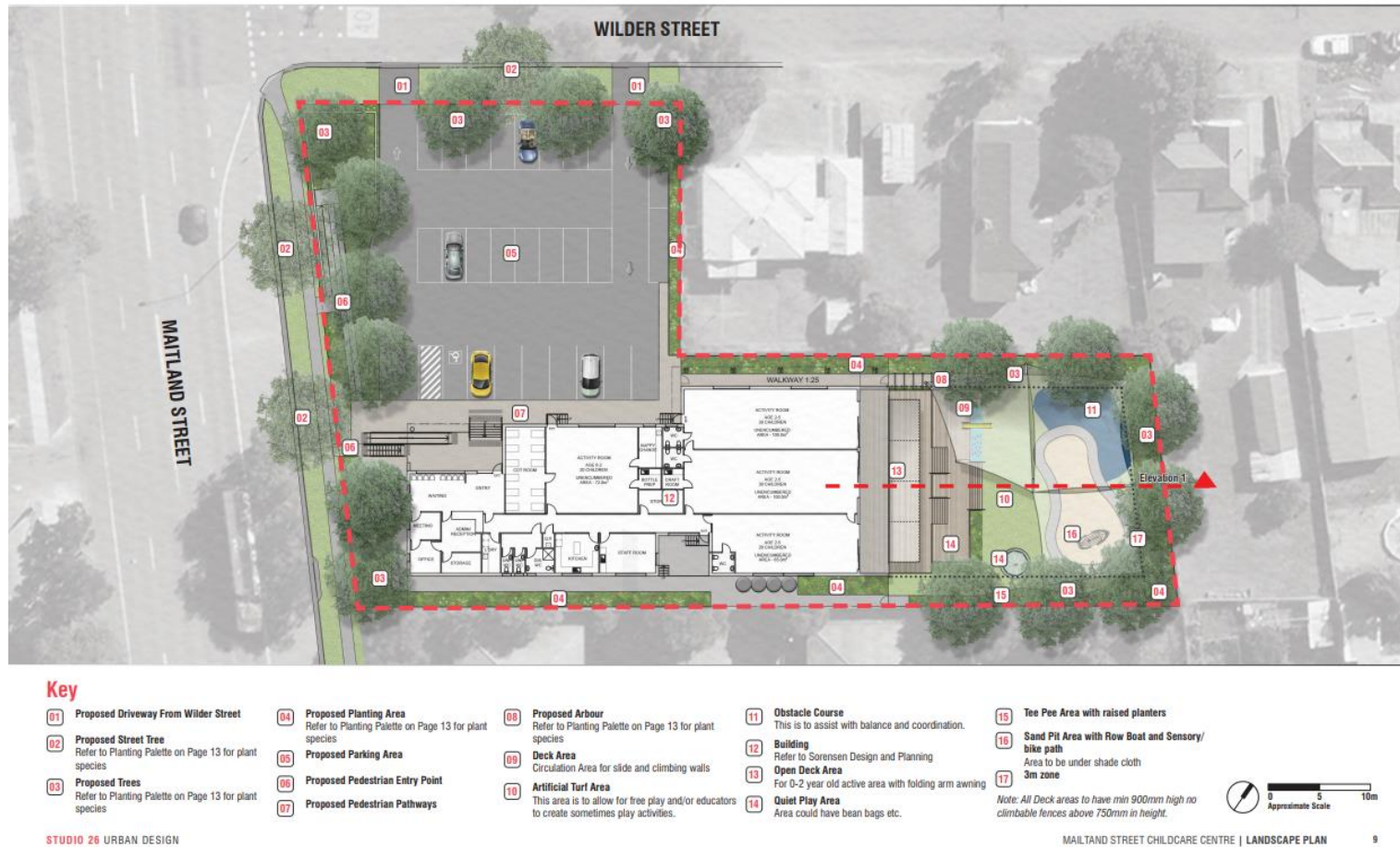


Figure 5 - Landscape Plan (Studio 26 Urban Design 2024)

3 CRIME AND SAFETY CONTEXT

A review of crime and safety issues identified in the suburb of Muswellbrook, 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 Muswellbrook.

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 particular 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 the Muswellbrook LGA between January 2020 & December 2022. They show that most recorded crimes were stable/experienced no change.

	January to December 2020 # of Incidents	January to December 2022 # of Incidents	24-month trend
Murder^	0	0	nc**
Domestic violence related assault	128	132	stable
Non-domestic violence related assault	93	119	7.2%
Sexual assault	21	35	Stable
Sexual touching, sexual act and other sexual offences	27	23	Stable
Robbery	1	2	nc**
Break and enter dwelling	86	84	Stable
Break and enter non- dwelling	34	39	Stable
Motor vehicle theft	40	49	Stable
Steal from motor vehicle	40	92	-30.8%
Steal from retail store	33	38	Stable
Other stealing offences	174	200	Stable
Malicious damage to property	201	194	Stable

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/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.

Macro / Site Level

The siting of the subject site and the proposed development results in primary consideration of both frontages to Maitland Street/New England Highway and Wilder Street. It is understood that security of the site in terms of alternate access points will be managed via security fencing along all boundaries.

With regard to the frontage of the development to the Street, the following passive surveillance attributes are demonstrated in the development:

- The proposed development consists of multiple pedestrian and vehicular access points from Maitland and Wilder Streets. Security measures such as secure perimeter fencing, designated access points into the building, and passive surveillance sightlines from within the building ensure that all areas not accessible to the general public are secure.
- Landscaping provides for the softening of the buildings and car park area without creating significant "blind" spots or concealment areas. Low growing vegetation species are proposed to line pathways, with larger shade trees not readily able to provide concealment opportunities;
- Landscaping along the street frontage does not create any visual barriers, allowing for natural surveillance from passing traffic in the street;
- Passive surveillance of the rear outdoor play areas will be achieved from the interior of the childcare centre and from the outdoor play area itself; and
- Clear sight lines are provided for the entrance of the child care centre with the intent of maximising natural surveillance of the entry. The sight lines are clear and are not overly complicated or blocked by landscaping;

Surveillance Recommendations

- Maintenance of landscaping and vegetation in order to retain sight lines across the site and contribute to the attractiveness and usability of shared spaces;
- Security lighting to be installed around the site and carpark area in accordance with Australian and New Zealand Lighting standards. This lighting will be especially focused on entry/exit points and vehicle and pedestrian access ways; and

- Consideration has been given to the feasibility of the installation of CCTV around the public area of the development. This may include entry/exit points, car park and the exterior of the building.

4.2 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 the following:

- The nature of the development is such that access control is a key element of functional design for the childcare centre;
- Access to the site is limited to the carparking and pedestrian access areas, front entrance of the building, and entry/waiting area. Access to all other areas of the building and rear outdoor play area are isolated and secured.
- Adequate lighting of the car park areas, external building features and security fencing is included in this proposal;
- Boundary fencing is existing to a height of 1.8m around the perimeter.

Access Control Recommendations

- The entry/exit points of the childcare centre shall be fitted with appropriate measures to ensure the safety and security of children entering and leaving the facility;
- Directional signage located at the entry point of the site and the wayfinding elements such as signage will delineate the main entrances of the proposed development. Signage and identification of appropriate parking (ie. drop off areas, staff parking, loading bays, etc) and building entrances to facilitate safe and effective movement around the site for visitors, parents and children; and
- As the premises will likely be retaining money, a safe shall be installed to the Australian Standards.

4.3 TERRITORIAL REINFORCEMENT

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:

- The layout and of the building defines the separate purposes of the proposal;
- The separation of the outdoor area of the childcare centre from public areas will provide clear physical separation, whilst affording and retaining passive surveillance attributes.

Territorial Reinforcement Recommendations

- Delineation between the areas specific to the childcare centre, public and the private areas or 'staff only' areas of the development are proposed to be undertaken using enclosures, doors and partial walls with glass tops, and signage (waste storage areas, office areas, etc);
- The provision of identified pedestrian walkways, where applicable, that provide access to the proposed buildings from the car parking zone;
- External facing signage to be included in areas to advise access restriction to authorised persons and staff only; and
- The maintenance of landscaping such that the attributes of separation and passive surveillance may be retained through the operational phase.

4.4 SPACE / ACTIVITY 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:

- Landscaping of shared spaces and car parking areas, as well as the landscaping of the outdoor area of the proposed childcare centre.

Space/Activity Management Recommendations

- Incorporation of best practice site management and occupational safety principles that will continue to address customer as well as children's safety including site cleanliness, rapid repair of vandalism and graffiti, the placement of lighting and the regular maintenance of the car park areas;
- Maintenance of lighting and landscaping across the entire site area will help deter opportunistic crime such as theft or the dumping of rubbish as well as loitering; and
- As addressed, the maintenance of clear sight lines between the facilities as well as to and from the sites and internal areas will encourage the passive surveillance by staff.

5 CONCLUSION

Having regard to the design of the proposal; its inter-relationship with the public domain; and its provision of both a childcare centre, it is noted that the design of the development proposal incorporates CPTED measures and demonstrably improves the safety of the public, customers, staff and children, 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.