



Crime Prevention Through Environmental Design

Thredbo Golf Course Subdivision

Thredbo Alpine Resort
Kosciuszko National Park

November 2025

Document Control

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A	07/11/2025	Draft	C.Chalk	A.Harrigan
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1 Introduction

This Crime Prevention through Environmental Design (CPTED) Assessment Report has been prepared for the Thredbo Golf Course Subdivision (the Development). The purpose of this report is to review the subdivision design in the context of the site and consider how the proposal incorporates the principles of CPTED.

The site is located within Thredbo Alpine Resort, Thredbo NSW 2625, forming part of the Kosciuszko National Park. Within the context of the resort, the Development is located on the western side of the village, within the existing 9-hole golf course.

Land uses immediately adjoining the Development site include:

- golf course
- tourist accommodation (Crackenback Ridge and Riverside Cabins subdivisions)
- chapel
- community/childcare centre
- maintenance shed
- roads and access tracks
- recreational / open space including multi-use trails
- native vegetation.

The broader character of the resort is defined by tourist accommodation precincts, retail outlets, food and beverage outlets, and recreational infrastructure.

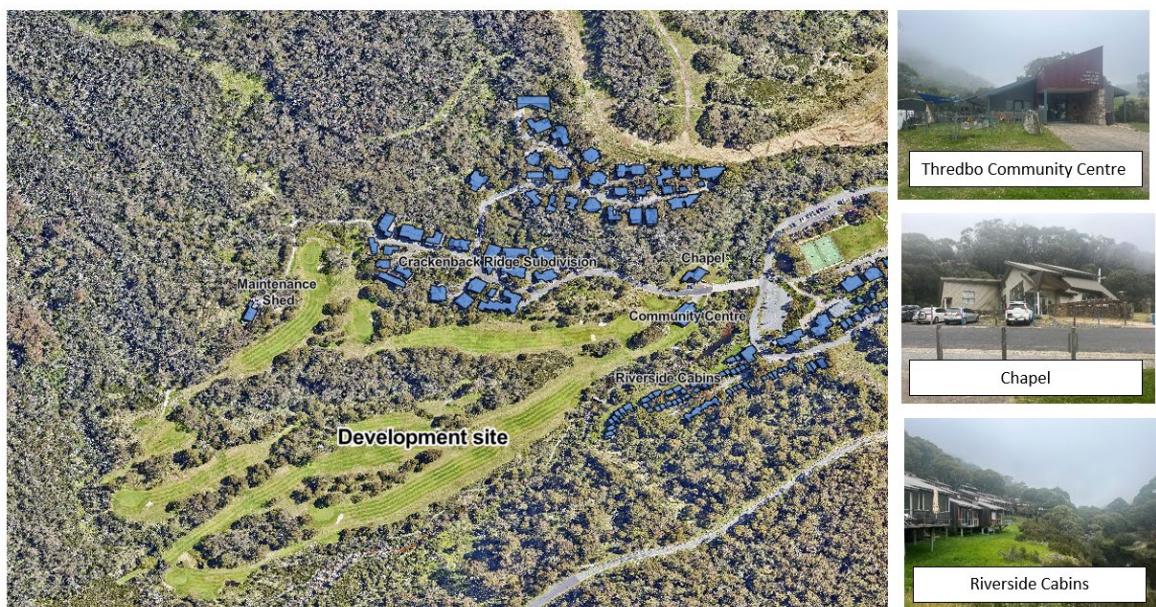


Figure 1: Surrounding Land Uses

Existing vehicle, pedestrian and bike access to the site is via Friday Drive onto Crackenback Drive. The site is also accessible on foot from the Dead Horse Gap trail head, along the Thredbo River track that originates outside of the Thredbo Head Lease area on the Alpine Way.

2 The Development

The Development is for the subdivision of land on the Thredbo Golf Course. The subdivision comprises 18 building lots with the majority of lots comprising frontages to the new access road. The Development will also require modifications to the existing golf course layout. A Site Plan is provided in **Appendix A**.

3 Background

3.1 Environmental Planning and Assessment Act 1979

Section 4.15(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) outlines in determining a development application, a consent authority is to take into consideration the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, and the public interest.

Crime prevention falls under these subsections of the EP&A Act, and the consent authority has an obligation to ensure that a development provides safety and security to users and the community.

3.1.1 Guidelines

A review of the *Crime prevention and the assessment of development applications, Guidelines under section 79c of the Environmental Planning and Assessment Act 1979* (NSW Department of Urban Affairs and Planning, 2001) was undertaken to inform this assessment.

The Guideline states:

“A formal crime risk assessment is needed for any development that is likely (in the council’s opinion) to create a risk of crime. Examples would include:

- *a new/refurbished shopping centre or transport interchange*
- *a large scale residential development (more than 20 new dwellings), or*
- *the development or re-development of a mall or other public place, including the installation of new street furniture”.*

The Development is for a 19-lot subdivision.

3.2 Assessment Method

- Review of CPTED information on the NSW Police website
https://www.police.nsw.gov.au/safety_and_prevention/policing_in_the_community/safer_by_design
- Review publicly available Guidelines relating to CPTED
- Review the NSW Bureau of Crime Statistics and Research website for crime statistics for the Snowy Monaro Regional LGA <https://www.bocsar.nsw.gov.au/>

3.3 Crime Profile

The Development is located within the Snowy Monaro Regional Council Local Government Area (LGA). The 2021 Census Data identifies the Snowy Monaro Regional LGA comprises a population of 21,666 (ABS 2021b), and Thredbo Village with a population of 400 (ABS 2021a).

3.3.1 NSW Bureau of Crime Statistics and Research

The NSW Local Government Area excel crime table for Snowy Monaro Regional LGA provides information on trends and patterns in criminal incidents reported to, or detected by, the NSW Police Force. Data is available on:

- types of offences recorded by police in each Local Government Area
- spatial distribution of incidents, including locations and premises at which these incidents occur
- time of day, day of week and month that criminal incidents occur
- involvement of alcohol in criminal incidents
- information about victims and perpetrators involved in criminal incidents, including their gender, age, Indigenous status and victim-offender relationship.

This data was reviewed to inform this assessment.

3.3.2 Online NSW Crime Tool

A review of the online NSW Crime Tool (NSW Bureau of Crime Statistics and Research 2025) was undertaken to inform the assessment. There are no reportable statistics for the postcode 2625 as the population is 'low'. Therefore, the search area included the 'Snowy Monaro Regional LGA'. A summary of results for various offence types between July 2023 and June 2025 is provided in **Table 1**. It is noted the Snowy Monaro LGA covers an area of 15,162 km² including major towns Jindabyne, Cooma and Bombala. Thredbo Village represents a minor portion of the total LGA.

Table 1: Snowy Monaro Regional LGA Crime Statistics

Offence type	2 year trend (July 2023 to June 2025)	Count	Rate per 100,000 population	NSW rate per 100,000 population
Assault	Stable	127	573.8	900.8
Robbery	n.c.	1	4.5	22
Sexual offences	Stable	59	266.6	252.3
Homicide	n.c	0	0.0	1.2
Theft	Stable	280	1265.1	2181
Malicious damage to property	Stable	106	478.9	564.4
Against justice procedures	Stable	114	515.1	1098.6
Disorderly conduct	Stable	56	523	235.5
Drug offences	Stable	69	311.8	457.3
Intimidation, stalking & harassment	Down 21.3%/yr	100	451.8	583.8

3.3.3 Snowy Monaro Community Strategic Plan 2042

Major crime offenses crime rates are 'low' in the Snowy Monaro compared to the NSW average and has reduced over time (Snowy Monaro Regional Council, 2023, p.18), refer **Figure 2**.

Crime levels (major offences per 100,000)

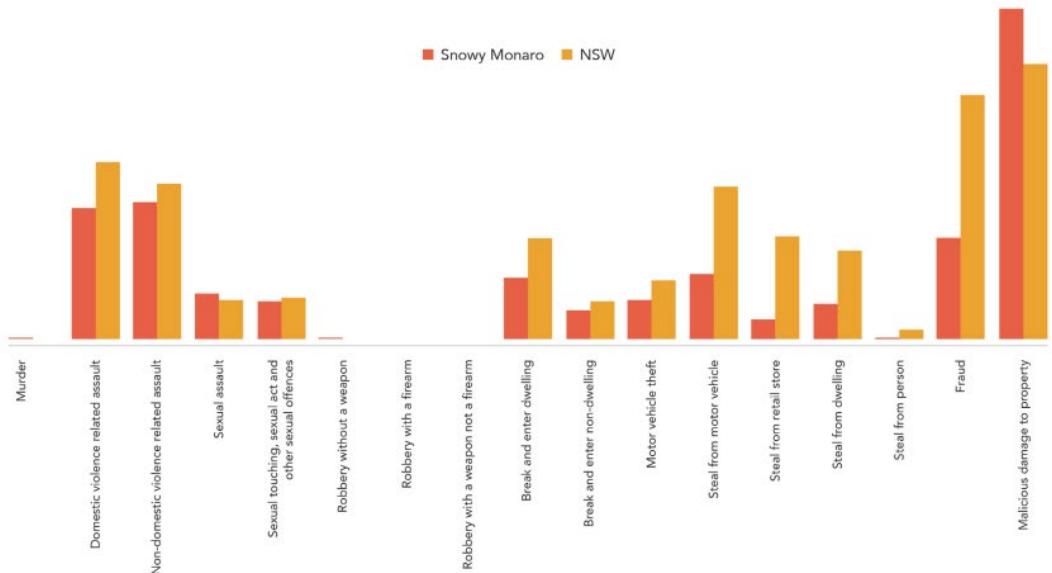


Figure 2: Extract from Snowy Monaro Regional Council Community Strategic Plan 2042

4 Crime Risks

Whilst Thredbo sits within the Snowy Monaro LGA its crime levels are not reflective of the LGA data. As a summer and winter tourist destination the predominant crime risks are related to ski ticket fraud, ski equipment/bike equipment theft, alcohol and drug related offences and anti-social behaviour at organised events/licensed venues.

The level of risk in the urban precincts of Thredbo is even further decreased with minimal reportage of any criminal offences in the accommodation precincts of Woodridge and Crackenback Ridge. In the central village risk is again associated more with licenced venues and not the accommodation offerings themselves.

5 CPTED Principles Assessment

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

- surveillance
- access control
- territorial reinforcement
- space management.

5.1 Surveillance

The Guideline states:

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:

- *clear sightlines between public and private places*
- *effective lighting of public places*
- *landscaping that makes places attractive but does not provide offenders with a place to hide or entrap victims.*

How has surveillance been incorporated into the Development?

- Provision of street lighting along the new access road in accordance with the Australian Standards will provide visibility during the early morning and night time hours.
- The road design provides clear sight lines for visibility and safety for pedestrians and cyclists. Thredbo Environmental Services is responsible for routine maintenance of open space, including vegetation management. This will ensure view corridors are managed and maintained within the subdivision.
- The provision of a pedestrian pathway along the new access road to the public car parking area and maintaining access to existing walking tracks will encourage pedestrian movement between land uses.
- The Development incorporates mixed land uses (tourist accommodation, recreational facility, recreational open space) that will attract various people during different times of the day/night, therefore increases surveillance within the locality.
- The golf course is a relatively cleared area, providing natural surveillance as users can see and be seen by others.
- The incorporation of landscaping and regular maintenance of landscaped areas will assist in creating a natural surveillance e.g. this will allow people committing crimes to be seen, and can also deter people committing crimes as they are more likely to be aware that they can be seen.
- The lots have been positioned to maximise passive surveillance. Most lots have direct frontages to the access road. For other lots, access is via shared driveways providing passive surveillance.

5.2 Access control

The Guideline states:

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

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*
- *restricted access to internal areas or high-risk areas (like carparks or other rarely visited areas). This is often achieved through the use of physical barriers.*

How has access control incorporated into the Development?

- Speed limits will be signposted at appropriate intervals.
- Legible wayfinding consistent with the rest of the village will be incorporated into the subdivision to help people to move through the area. Legibility is particularly important for pedestrians and cyclists in shared zones. Access to the subdivision will be clearly marked at the intersection with Crackenback Drive to direct vehicle traffic into and out of the subdivision.
- The landscaping of the site, in particular along the access road will help guide people to utilise designated access pathways.
- The bus stop has been strategically located at the end of the access road in a visible location. The village bus loop operates regularly during winter (peak visitation period), and other peak visitation periods outside of winter, as necessary.
- Each individual lots will require secure waste enclosures to prevent unauthorised access.

5.3 Territorial reinforcement

The Guideline states:

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals.

If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:

- *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*
- *clear design cues on who is to use 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.*

How has territorial reinforcement incorporated into the Development?

- The golf course is well maintained by KT's Environmental Services Department. Community facilities that are looked after are more likely to be used and revisited. Regular maintenance/supervision of the facility may act as a deterrent for persons to commit crime in the locality as there is a higher risk of being caught.
- All lots share easy access to the golf course and recreational open space. The majority of lots have direct frontage to the road. For other lots, access is via shared driveways.
- Landscaping will be used to create an attractive public place that attracts people to the area.
- Provision of directional signage to assist in controlling vehicles, pedestrians and bike riders through and around the site. The access road will be sign posted with the village speed limit.
- Pedestrian road crossings are provided in convenient location along the new access road, as well as on Crackenback Drive linking the new pathway to the bridge over Thredbo River.
- The new access road shall comply with relevant Australian Standards to ensure safe and equitable public access.
- Provision of accessible car spaces within the public car park and pathway to Community Centre.

5.4 Space management

The Guideline states:

Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

How has space management been incorporated into the Development?

- Thredbo Environmental Services will be responsible for
 - regular maintenance of vegetation within the road reserve and car park area to ensure clear sight lines
 - maintaining street lighting to preserve visibility within the subdivision, along the access road
 - maintaining signage within the subdivision
 - undertaking routine maintenance of all public infrastructure
- User-friendly and sturdy materials for street furniture will be incorporated into the subdivision to ensure that street furniture is not easily removable and damaged.
- Individual lot owners will be responsible for maintaining their buildings appropriately, including management of vegetation.
- Signage will be installed in accordance with a detailed signage strategy to assist guests navigating around the subdivision and to reinforce how certain areas should be used.
- The subdivision is wholly surrounded by the publicly accessible golf course and walking tracks. These recreational infrastructure facilities are well cared for and maintained.

6 References

Australian Bureau of Statistics, 2021a, Thredbo Village 2021 Census All persons QuickStats,
<https://www.abs.gov.au/census/find-census-data/quickstats/2021/UCL122131>

Australian Bureau of Statistics, 2021b, Snowy Monaro Regional 2021 Census All persons QuickStats,
<https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA17040>

NSW Bureau of Crime Statistics and Research 2025, NSW Crime Tool,
<http://crimetool.bocsar.nsw.gov.au/bocsar/>

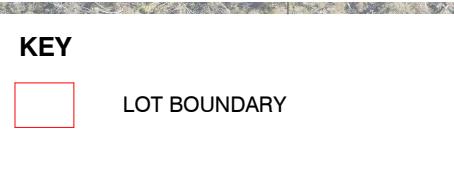
NSW Department of Urban Affairs and Planning 2001, Crime prevention and the assessment of development applications Guidelines under section 79C of the Environmental Planning and Assessment Act 1979.

NSW Police 2023, Safer By Design,
https://www.police.nsw.gov.au/safety_and_prevention/policing_in_the_community/safer_by_design

Snowy Monaro Regional Council 2023, Snowy Monaro Community Strategic Plan 2042.

7 Appendices

Appendix A Site Plan



KEY

LOT BOUNDARY

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.



NOTES

D	01/09/25	LINELWORK ADJUSTMENT	SM
C	29/08/25	LOT AMENDMENTS	SM
B	21/08/25	LOT AMENDMENTS	SM
A	10/02/25	CLIENT COMMENT AMENDMENTS	SM



ISSUE DATE SUBJECT VALIDN.

CLIENT



CONCEPT DESIGN

PROJECT
THREDBO GOLF COURSE
RESIDENTIAL STUDY

CASCADE CLOSE
THREDBO VILLAGE

ARCHITECT

djrd
architects

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Nominated Architects:
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Daniel Beekwilder 6192

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DRAWN SCALE AT A3

Author 1 : 2000

DESCRIPTION

SITE PLAN A

PROJECT No DRAWING No REVISION
19 413 A1.000 D

Lot	Lot Area
1	750 m ²
2	792 m ²
3	669 m ²
4	819 m ²
5	879 m ²
6	593 m ²
7	626 m ²
8	645 m ²
9	627 m ²
10	815 m ²
11	822 m ²
12	592 m ²
13	779 m ²
14	717 m ²
15	532 m ²
16	885 m ²
17	600 m ²
18	646 m ²
	12789 m ²

Appendix B BOCSAR Results

