



# CPTED Assessment

ALTERATIONS AND ADDITIONS TO CHILD  
CARE CENTRE

2 BULLECOURT AVENUE,  
MILPERRA

11 DECEMBER 2024



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## INTRODUCTION AND SUMMARY

This Crime Prevention Through Environmental Design (CPTED) report has been prepared to support a development application for alterations and additions to an existing child care facility at 2 Bullecourt Avenue, Milperra.

The application proposes to refurbish the existing childcare centre (67 children), increasing the capacity to 95 children, and to construct a 30 space car park.

A preliminary CPTED checklist has also been undertaken.

CPTED strategies must work in conjunction with other crime prevention strategies and police operations. By using recommendations contained within this document, any person who does so must acknowledge that:

- It is not possible to make areas assessed completely safe for the community and their property.
- Recommendations are based upon information provided, and observations made at the time the document was prepared, noting that CPTED should not be 'static' and CPTED should be further considered during the ongoing detailed design stages of the project.
- This document does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

However the recommendations of this report assist in ensuring the achievement of CPTED principles for the development proposal.

## CRIME STATISTICS

This CPTED report has been prepared to support a development application for a child care development proposal at 2 Bullecourt Avenue, Milperra.

Notwithstanding the urban character of the site and surrounds, and the broader area, contemplated in the planning controls, a review of crime and safety issues identified in the Canterbury-Bankstown LGA, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR), provides a relevant baseline of 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 Canterbury-Bankstown LGA. 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 Canterbury-Bankstown LGA between July 2022 and June 2024. These figures are not disaggregated to the suburb level. They show that most recorded crimes were stable however ‘Steal from dwelling’ was up by 24.9% in the LGA.

**Crime Statistics Table 1: Crime Trends in the Canterbury-Bankstown LGA**

Offence	July 2022 to June 2023	July 2023 to June 2024	24 Month Trend
Break and enter – non-dwelling	204	156	Stable
Break and entry dwelling	565	491	Stable
Motor vehicle theft	537	593	Stable
Steal from motor vehicle	1,101	1,201	Stable
Steal from dwelling	437	546	Up 24.9% per year
Steal from person	49	66	Stable
Malicious damage to property	1,477	1,522	Stable

Source: NSW Bureau of Crime Statistics and Research 2024

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN & METTERS FOR CONSIDERATION

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 a 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 describes 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. These are 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 in the following pages.

## 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.

### Site and Development Features:

The child care facility site is located within the Western Sydney University Campus, with the primary pedestrian access point proposed via Ian Smith Avenue. Vehicular access to the car park is provided from Ian Smith Avenue via Bullecourt Avenue, as well as Horsley Road. The child care development has a direct address over the parking areas and the university campus. This is achieved with a variety of access points and the use of administration and staff areas that have surveillance towards the street. The primary entry from the carpark is clearly visible from the car parking areas and the wider campus area. It is also noted that a DCP Masterplan has recently been approved for the WSU Milperra precinct, which will allow for future redevelopment of the larger parent site, which will result in additional public surveillance opportunities.

The following passive surveillance attributes are demonstrated in the proposal:

- The foyer entry, reception, office, resource room, staff room and playrooms 1 and 4 all provide a window overlooking the carpark, circulation areas and pedestrian entry.
- There are additional windows from the play areas towards car park and the wider university campus.
- Sight lines from the public spaces (pathways) are generally to the external outer edges of the proposed buildings, lobby spaces and driveway entrances. The site lines are clear and are not overly complicated or blocked by landscaping.
- Landscaping provides for the designation of spaces without creating “blind” spots or concealment areas.
- Concealment opportunities are limited and appropriate lighting will be provided to publicly accessible areas.

It is recommended that there is secure access to the child care entry point on the ground floor - as well as CCTV at the entry point and over the parking areas.



## 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. The design allows for ease in clearly marking entrance points and way finding features such as pathways, lighting and signage.

It is recommended that the following access control measures be implemented:

- Clear and identifiable entry points to the site be maintained.
- Clearly identifying access points are provided to the pedestrian pathway, access roads and carpark.
- A barrier be provided to the vehicular entry and exit points in the form of bollards or a gate system to prevent unauthorised access after-hours to the child care car park. However, any access restriction will remain open during operational hours to ensure it can be easily accessed by staff and visitors.
- Appropriate fencing is to be provided to the outdoor play area to ensure the safety of children and staff using the play areas and access must be restricted to the play area via the authorised entry points with other fences to the perimeter designed to be secured to prevent unauthorised entry into the play areas.
- The primary entry point to the child care facility is to have a swipe card or fob locking mechanism such that it is locked at all times and only openable by authorised persons- i.e. staff and the parents/guardians of children.
- Security systems are provided within the visitor and staff parking areas including CCTV monitoring to these areas and the pedestrian access points to the building.

## 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:

- Delineating between public and private areas through the use of landscaping and fencing; and
- Provision of dedicated entry to the child care entry lobby.

## 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:

- For the establishment of a facility manager responsible for space management strategies including activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the placement of lighting and the maintenance of common areas and landscaping.



## CONCLUSION AND RECOMMENDATIONS

Having regard to the design of the proposal; its inter-relationship with the public domain; and 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.

It is noted that this is subject to the following recommendations which would be suggested as conditions of approval.

- All lighting should meet minimum Australian and New Zealand Lighting Standards. Lighting objectives relevant to crime and fear reduction are outlined in Australian lighting standard AS/NZS 1158 for pedestrian areas.
- A barrier be provided to the vehicular entry and exit points in the form of bollards or a gate system to prevent unauthorised access after-hours. However, any access restriction will remain open during operational hours to ensure it can be easily accessed by staff and visitors.
- Graffiti resistant surfaces should be chosen where possible and tenants should have the maintenance and removal of graffiti incorporated into leases.
- Appropriate fencing is to be provided to the outdoor play area to ensure the safety of children and staff using the play areas and access must be restricted to the play area via the authorised entry points.
- Entry door/access point to the child care facility lobby area at the ground floor is to incorporate a swipe card or fob locking mechanism such that it is locked at all times and only openable by authorised persons- i.e. staff and the parents/guardians of children. The entry door is to be clear glazed to enable views in and out from the entry door.
- Install CCTV coverage to the pedestrian and vehicular access areas as well as to the entry doors. This should go back to a feed within the child care centre and CCTV should be kept for at least 1 week.
- Appropriate down lighting will be provided on the entry paths and within the ground level foyers and parking areas.


## ANNEXURE 1: CPTED CHECKLIST

NSW POLICE

Crime Prevention through Environmental Design Checklist is provided noting only those elements to this child care centre proposal are addressed.

CPTED MEASURES	RECOMMENDATION	COMPLY * YES ✓ and description	IF NO, PROVIDE JUSTIFICATION
* Where relevant, each item is to be shown on the architectural plans. A description of how the development complies, together with the corresponding plan reference number, should also be provided.			
1. STREET NUMBER / WAY FINDING SIGNAGE	1.1 The street number must be clearly visible from the street. 1.2 The street number must be visible at night.	The building number is to be clearly visible from the public domain (Road No.2)  Will be designed to comply.	
2. SIGNAGE	2.1 There must be directional signage located at the entry to the estate/complex clearly indicating location of estate managers office, building names and unit numbers. 2.2 There must be warning signs displayed. 2.3 The warning signs must be appropriate. 2.4 A map must be displayed of the complex	N/A	
3. BUILDING DESIGN	3.1 The orientation of buildings must allow for easy natural surveillance between the street,	The orientation of the building on the site maximises passive surveillance opportunities to the common areas of the university grounds in proximity to the site.	

CPTED MEASURES	RECOMMENDATION	COMPLY * YES ✓ and description	IF NO, PROVIDE JUSTIFICATION
	<p>neighbouring property and the buildings.</p> <p>3.2 The floors, walls and ceilings must be of solid construction.</p> <p>3.3 There must be adequate steps taken to ensure that persons cannot utilise the design of the premises to climb structures from the outside.</p> <p>3.4 Have entry/exit points to the estate and/ or buildings been limited? If yes please comment.</p> <p>3.5 At entry/exit points there must be electronic entry for example keypad or swipe card entry.</p>	<p>The floors and ceiling as well as external walls will be of solid construction.</p> <p>The design of the building minimises climbable opportunities.</p> <p>Entry door is clearly identified and will be locked at all times. A swipe card system/fob system will be utilised in conjunction with an intercom system to appropriately control access to the child care facility via its designated entry point.</p>	
	<p>3.6 Alcoves or recesses must be monitored by CCTV.</p> <p>3.7 Garbage bays must be locked to restrict unauthorised entry.</p> <p>3.8 There must be a 'Rapid Removal' policy for graffiti.</p> <p>3.9 There must be graffiti resistant materials</p>	<p>See recommendations for CCTV locations.</p> <p>Designed to comply.</p> <p>Graffiti will be removed quickly by management.</p>	

CPTED MEASURES	RECOMMENDATION	COMPLY * YES  and description	IF NO, PROVIDE JUSTIFICATION
	utilised in the design of the building. For example painted on masonry garden walls, fencing.		
<b>4. FENCES AND GATES</b>	<p>4.1 There must be perimeter fences erected around the property.</p> <p>4.2 Access must not be restricted.</p> <p>4.3 Fences must be fitted with locks.</p> <p>4.4 Fences and gates must be in good condition.</p> <p>4.5 Fences must be constructed of appropriate materials.</p> <p>4.6 Gates must be secured.</p> <p>4.7 If the estate complex is a gated complex local Ambulance, Fire Brigade and Police must have keys/swipe cards etc for access in an emergency.</p>	<p>Comply.</p> <p>All gates will be secured. See recommendations earlier in this report.</p>	
<b>5. LANDSCAPING</b>	<p>5.1 People must be able to see your unit/premises clearly from the street.</p> <p>5.2 Landscaping must be</p>	<p>As illustrated on the landscaped plan low level landscaping is provided. This vegetation minimises the opportunities for entrapment points and provides clear views from the street to the</p>	

CPTED MEASURES	RECOMMENDATION	COMPLY * YES ✓ and description	IF NO, PROVIDE JUSTIFICATION
	regularly maintained. 5.3 No person should be able to conceal themselves behind vegetation or gardens.	centrally located pedestrian entry point.	
<b>6. SECURITY LIGHTING</b>	6.1 Security lighting must be installed. 6.2 Security lighting must be operating. 6.3 The entry and exit points must be adequately lit. 6.4 Lighting must be positioned in a way to reduce opportunities for vandalism. 6.5 The lighting must be sufficient to support images obtained from CCTV footage.	Security lighting can be provided if necessary to the entry areas.  Appropriate lighting will be provided on the entry paths and within the ground level foyers.	
	6.6 Light switches for all lights must be located in a secure area within the premises. 6.7 There must be light timers.	Light switches for common areas will be internal to the building.	
<b>7. POWER BOARD &amp; LETTERBOX</b>	7.1 The power board must be enclosed in a cabinet or room. 7.2 The cabinet or room must be fitted with a lock set approved by	The power board will be located in a secured part of the site to Energy provider requirements. Details of this will be illustrated on plans submitted with the construction certificate and it is envisioned that Council's conditions of consent will address this.	

CPTED MEASURES	RECOMMENDATION	COMPLY * YES  and description	IF NO, PROVIDE JUSTIFICATION
	<p>the local authority.</p> <p>7.3 The cabinet or room must be kept locked.</p> <p>7.4 The letter box must be fitted with an appropriate lock set and kept locked.</p>  <p><i>This is a strongly recommended method on how to secure the letter box system in a unit complex</i></p> <p>7.5 The letter box collection facility must be enclosed in the foyer window of the property that has street frontage.</p>	<p>Mail will be managed by WSU and no letter boxes are proposed.</p>	
<p><b>8. GARAGE</b></p>	<p>8.1 The garage must be lockable.</p> <p>8.2 The garage 'tilta' door must have a bolt lock installed.</p> <p>8.3 The garage facility must have floor to ceiling wall. For example strong</p>	<p>The carpark can be restricted out of hours with access restrictions being a bollard or gate system.</p>	

CPTED MEASURES	RECOMMENDATION	COMPLY * YES ✓ and description	IF NO, PROVIDE JUSTIFICATION
	<p>mesh or masonry walls.</p> <p>8.4 The garage ceiling and walls must be painted white.</p> <p>8.5 The contents inside the garage facility must not be able to be visible from the outside.</p> <p>8.6 The garage facilities must have CCTV coverage.</p> <p>8.7 The garage facility area must be restricted to non-residents by way of security gates.</p>	<p>N/A</p> <p>This is recommended to be provided with CCTV over the carparking area.</p> <p>Comply</p>	
<b>9. DOORS AND FIRE EXISTS</b>	<p>9.1 The external doors must be of solid construction.</p> <p>9.2 The door frames must be of solid construction.</p> <p>9.3 The doors must be fitted with quality lock sets to restrict access when not in use.</p> <p>9.4 The locks must be in good working order.</p> <p>9.5 A peep hole (door viewer) must be installed.</p> <p>9.6 Keys must be removed from locks when house is unoccupied.</p>	<p>Provided</p> <p>Provided</p> <p>Provided</p> <p>Provided</p> <p>N/A</p>	



CPTED MEASURES	RECOMMENDATION	COMPLY * YES ✓ and description	IF NO, PROVIDE JUSTIFICATION
	<p>9.7 An Australian standard security/screen door must be installed on all doors.</p> <p>9.8 Sliding doors must be fitted with a suitable lock sets.</p> <p>9.9 Entry/exit points must be clearly identified.</p> <p>9.10 All fire exit doors must be self-closing.</p> <p>9.11 Fire exit doors must be used appropriately.</p> <p>9.12 All exit doors must be free from obstructions and/or rubbish.</p> <p>9.13 All high risk doors must be locked at all times.</p> <p>9.14 All external door hinges must be mounted so they cannot be removed?</p>	<p>N/A</p> <p>Provided</p> <p>The entry/exit points are clearly identified.</p> <p>Provided</p> <p>Encouraged</p> <p>Encouraged</p> <p>Provided</p> <p>To be illustrated on the construction certificate plans</p>	
<b>10. WINDOWS</b>	<p>10.1 All external windows must be solidly constructed.</p> <p>10.2 All windows must be fitted with quality lock sets.</p> <p>10.3 All unused windows must be permanently closed &amp; secured.</p> <p>10.4 Windows must be able to be</p>	<p>Provided</p> <p>Provided</p> <p>Encouraged</p> <p>To be illustrated on the construction certificate plans</p>	

CPTED MEASURES	RECOMMENDATION	COMPLY * YES ✓ and description	IF NO, PROVIDE JUSTIFICATION
	<p>locked in a partially open position. For example with a bolt lock.</p> <p>10.5 Skylights must be suitably secured.</p> <p>10.6 Keys must be removed from locks when no persons are home.</p>	<p>Not applicable</p> <p>Encouraged</p>	
<b>11. CARPARK</b>	<p>11.1 There must be security car parking facilities available.</p> <p>11.2 Residents must have an individual secured garage spaces.</p> <p>11.3 The access to residential car park must be restricted to residents only.</p> <p>11.4 Access and control must be restricted to residents only by keypad, swipe card or remote system.</p> <p>11.5 'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property.</p> <p>11.6 CCTV system must be installed and monitor inside</p>	<p>The carpark can be restricted out of hours with access restrictions being a bollard or gate system.</p> <p>N/A</p> <p>N/A</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>To be provided as recommended.</p>	

CPTED MEASURES	RECOMMENDATION	COMPLY * YES ✓ and description	IF NO, PROVIDE JUSTIFICATION
	<p>the car park facility.</p> <p>11.7 The car park must be well lit.</p> <p>11.8 The ceiling of the car park must be painted white.</p> <p>11.9 The car park entry must be restricted by a security roller shutter.</p> <p>11.10 Access to the security roller shutter must have access control measures such as swipe card, key pad or remote system.</p> <p>11.11 Bicycle racks must be positioned in visible areas from the street.</p> <p>11.12 Emergency Services parking should be provided in a large unit complex.</p>	<p>Lighting will be provided.</p> <p>N/A</p> <p>The carpark can be restricted out of hours with access restrictions being a bollard or gate system.</p> <p>Not relevant.</p> <p>N/A</p> <p>N/A</p>	
<p><b>12. SURVEILLANCE SYSTEM</b></p>	<p>12.1 CCTV systems must be installed at vehicle entry points.</p> <p>12.2 CCTV systems must be installed at all foyer entry points.</p> <p>12.3 CCTV systems must be installed on the perimeter of the building.</p> <p>12.4 CCTV systems must be</p>	<p>To be provided as recommended.</p> <p>As above</p> <p>As above</p> <p>As above</p>	

CPTED MEASURES	RECOMMENDATION	COMPLY * YES ✓ and description	IF NO, PROVIDE JUSTIFICATION
	<p>installed near to letter box collection facilities.</p> <p>12.5 CCTV systems must be installed near to waste facilities.</p> <p>12.6 CCTV systems must be installed near to fire exits.</p> <p>12.7 Footage must be recorded appropriately.</p> <p>12.8 Footage must be kept for a minimum of 14 days.</p> <p>12.9 The property must be free of dummy cameras.</p> <p>12.10 The cameras must be placed in suitable locations to positively identify an individual from recorded images.</p>	<p>To be provided.</p> <p>Conduit to be installed</p> <p>Can comply.</p> <p>Can comply.</p> <p>N/A</p> <p>N/A</p>	
<p><b>13. FIRE SAFETY</b></p>	<p>13.1 Smoke detectors must be installed within foyer areas and garages of unit blocks to comply with the Building Code of Australia?</p> <p>13.2 Smoke detector must be installed in the unit complex.</p> <p>13.3 Gutters must be kept clean.</p>	<p>If Required by BCA they will be detailed at CC stage.</p> <p>If Required by BCA they will be detailed at CC stage.</p> <p>Encouraged</p>	

CPTED MEASURES	RECOMMENDATION	COMPLY * YES ✓ and description	IF NO, PROVIDE JUSTIFICATION
	13.4 Waste bins must be stored in a secure place after hours.	Provided. (Refer earlier comments)	