



## CPTED Report

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**Proposed Multi Dwelling Housing  
Development, 12-16 Francis  
Street & 121 Minto Road, Minto**

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## DOCUMENT INFORMATION

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## 1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) Assessment has been prepared on behalf of Fadi Fam and accompanies a Development Application (DA) which proposes the demolition of existing dwellings and construction of a multi-dwelling housing development consisting of 23 dwellings and basement car parking under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 at 12-16 Francis St & 121 Minto Rd, Minto.

Crime Prevention Through Environmental Design (CPTED) is defined as a multi-disciplinary approach to deterring criminal behaviour through environmental design. This review should be read in conjunction with the associated Statement of Environmental Effects (SEE) and supporting and amended documentation lodged with the Development Application.

This report has been prepared in accordance with Section 2.13 of the Campbelltown Development Control Plan (DCP) 2015 and provides an assessment of the proposal against the four key principles associated with CPTED which include:

- Natural Surveillance;
- Access Control;
- Territorial Re-enforcement; and
- Space Management.

This report, and supporting plans and documentation demonstrate that the proposal adopts and implements the principles of CPTED to minimise opportunities for crime and anti-social behaviour.

## 2.0 Site Location and Context

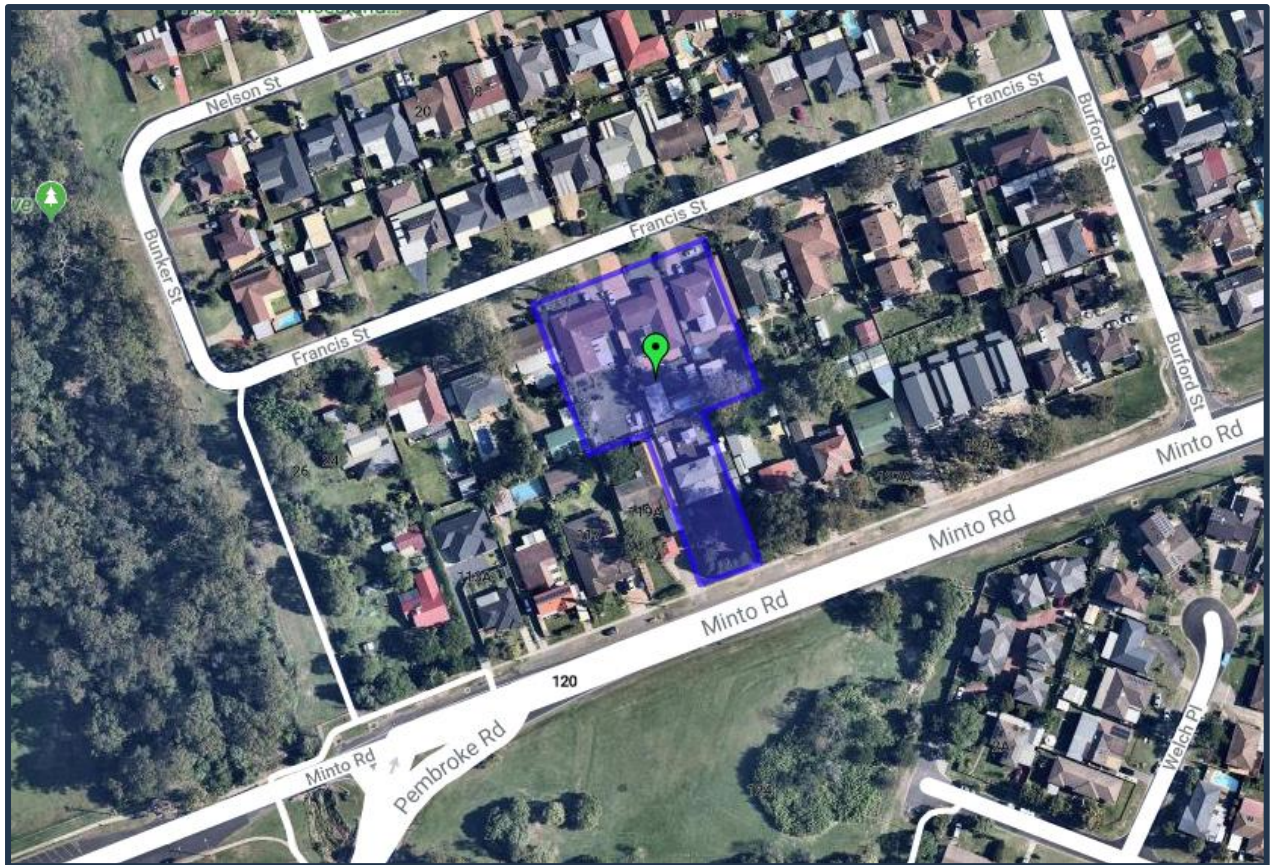
The site is located on the southern side of Francis Street and northern side of Minto Road. The site comprises of four residential properties, three of which have frontage to Francis Street and one of which has frontage to Minto Road. The site is located 120m to the east of Bunker Reserve and 1.3km northeast of Minto Train Station.

The site comprises of four separate properties commonly known as 12, 14, 16 Francis Street and 121 Minto Road and legally described as Lots 6, 7, 8 and 22 DP 1186. Each property currently contains residential dwellings and associated structures.

The combined sites have a total area of 4,200m<sup>2</sup> with a frontage of 60.34m to Francis Street, 20.1m to Minto Road and depth of 104.85m.

Surrounding uses comprise of low density residential in the form of single and two storey dwellings.

The site's location and context is shown in **Figure 1**.



**Figure 1:** Location and Context of Subject Site (Source: Nearmap)

### 3.0 Proposed Development

The DA proposes the construction of a multi-dwelling housing development and associated works under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) at 12-16 Francis Street and 121 Minto Road, Minto. Specifically, the development will comprise of the following:

- The demolition of all structures onsite;
- The consolidation of the four sites into one development site;
- The construction of basement level carparking accessed from Francis Street to contain 58 car spaces (including 3 accessible spaces), waste storage room, stairs and lift.
- The construction of 23 two storey multi dwelling units (including 3 adaptable units). The multi dwelling units will comprise of the following mix:
  - 3 x 2 bed;
  - 4 x 4 bed; and
  - 16 x 5 bed.
- The dedication of 5 of the units for use as affordable rental housing under the provisions of the ARH SEPP.
- Each dwelling is provided with at least 60m<sup>2</sup> of private open space directly accessible from the living spaces;

- The provision of 1,369m<sup>2</sup> (33.3%) of landscaped area.
- The proposed development will incorporate a variety of materials and finishes to create visual interest and positively contribute to the streetscape

#### 4.0 Council's Request for Additional Information

A request for additional information was received from Council on 27 August 2019 in relation to the subject application. The letter requested a revised CTPED assessment which provides an assessment of the following proposed elements of the proposed development:

- a) Pedestrian paths through the site. The proposed access paths are considered too narrow to facilitate two way access through and around the site.
- b) Corners and concealment opportunities.
- c) Fencing plan.
- d) Location and mature height of proposed vegetation.

An assessment against the above items of the proposed development is detailed below.

##### **Pedestrian paths through the site**

The proposed development has been designed to provide clear and accessible access and egress points to dwelling entries. The proposal uses building form, articulation and accentuation in materials to clearly identify entry and exit points from the street frontages and within the basement car park.

The proposed development incorporates pathways through the site that connect the units and the communal open spaces. The paths have been provided at a width that can facilitate two-way pedestrian access and provide adequate areas to stop and allow wheelchairs or other pedestrians to pass and access the units. These pathways are provided with adequate sight lines to allow for the safe and efficient use of the site.

The application is supported by an Access Report prepared by Accessible Building Solutions that was submitted with the original DA. The Access Report stated that access had been provided to communal open space areas on Ground Floor and complied with the BCA requirements for a Class 2 building.

##### **Corner and Concealment Opportunities**

The proposed development has been sited and designed to minimise concealment opportunities. This has been achieved by providing a built form layout that provides clear sight lines on communal paths, habitable rooms facing the street and internal areas to facilitate passive surveillance and adequate lighting to all communal areas.

Refer to the Amended Architectural Plans and Amended Landscape Plans provided with this report for further details on the layout of the built form and proposed lighting.



## **Fencing Plan**

The proposed development incorporates a number of fences and fencing designs that serve different purposes in relation to the development's interface. The fencing provided along the site's street frontages and along the communal accessways is provided with a design and height that clearly defines public and private spaces whilst also facilitating passive surveillance from the properties. The landscaping provided along this fencing has been selected to integrate the fence into the surrounding landscape and minimise opportunities for vandalism.

The fencing provided between the proposed units' private open space areas has been provided with a design and height that provides appropriate privacy and does not impact on each units' amenity from a solar access or visual perspective.

The boundary fences provided along the site's side boundaries are provided with a design and height that affords each property with a high level of privacy and amenity.

A detailed fencing plan is provided in the Amended Architectural Plans provided with this report.

## **Location and Height of Mature Vegetation**

The proposed development is provided with landscaping that is designed to provide adequate privacy, facilitate passive surveillance of the street and communal areas and minimise opportunities for vandalism and concealment.

The plant species have been selected and located based on their mature height and canopy structure in order to achieve the desired outcome onsite. Trees with a mature height of 6m-12m and lower level shrubs have been selected for the street frontages to integrate the development into the streetscape and minimise opportunities for vandalism on the proposed built form. The species selected will allow for passive surveillance from the habitable spaces of the units whilst also providing privacy.

The species proposed along the communal accessways have been selected to minimise areas of concealment and opportunities for vandalism. In addition, they assist in clearly identifying private and public space throughout the development.

Refer to the Amended Landscape Plans provided with this report for further details.

In addition, to the above assessment a more detail assessment of the proposed development against the key principles of CPTED and Appendix 13 of the Campbelltown Development Control Plan (DCP) 2015 is provided in the following sections.

## **5.0 Crime Prevention Through Environmental Design Principles and Review**

### **5.1 NSW Crime Prevention Through Environmental Design Principles Review**

Crime Prevention Through Environmental Design (CPTED) is defined as a multi-disciplinary approach to deterring criminal behaviour through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the social and built environment.

There are a number of criteria to be considered when assessing CPTED as part of a development application. As stated by the NSW Government, CPTED aims to influence the design and management 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 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'.
- Removing conditions that create confusion about required norms of behaviour.

To that end, the four key principles to minimise the opportunity for Crime are outlined in **Table 1** below:

| Table 1: CPTED Key Principles |   |  |
|-------------------------------|---|--|
| No.                           | PRINCIPLE                                   | DEFINITION   |
| 1                             | <b>Natural Surveillance</b>                 | Involves maximising opportunities for passers-by or residents to observe what happens in an area (the 'safety in numbers' concept). This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. Natural surveillance is a by-product of well-planned, well-designed and well-used space. Higher risk locations can also benefit from organised surveillance, which involves the introduction of formal measures such as on-site security guards or CCTV. |
| 2                             | <b>Access Control</b>                       | Control of who enters an area so that unauthorised people are excluded, for instance, via physical barriers such as fences, grills etc.  |
| 3                             | <b>Territorial Reinforcement /Ownership</b> | People are more likely to protect territory they feel they own and have a certain respect for the territory of others. This can be expressed through installation of fences, paving, signs, good maintenance and landscaping. Territoriality relates to the way in which a community has ownership over a space.   |
| 4                             | <b>Space Management</b>                     | Ensures that space is appropriately utilised and cared for. Space management strategies include: activity coordination (i.e. having a specific plan for the way different types of activities are carried out in space), site  |



|  |  |  |
|--|--|--|
|  |  | cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out lighting and the removal or refurbishment of decayed physical elements. |
|--|--|--|

A review of the proposal in relation to the four key CPTED principles is provided below:

### **Principle 1 – Natural Surveillance**

The building form and unit layouts have been designed to maximise passive surveillance of surrounding communal areas and the street frontages. The proposed development has been designed to address the street frontages and provides habitable rooms at the front of the dwellings to encourage passive and natural surveillance of the surrounding area.

Landscaping in the communal areas predominantly incorporates low level ground cover species and shrubs to both minimise concealment opportunities and maintain view lines to and from the building. Tree planting has been chosen based on trunk structures and high canopies to ensure that opportunities for passive surveillance are not compromised.

### **Principle 2 – Access Control**

Access control principles have been implemented throughout the proposal using a variety of measures. The building form has been designed to provide clear access and egress points to dwelling entries. The proposal uses building form, articulation and accentuation in materials to clearly identify entry and exit points from the street frontages and within the basement car park.

The proposed development incorporates pathways through the site that connect the units and the communal open spaces. The paths have been provided at a width that can facilitate two-way pedestrian access and provide adequate areas to stop and allow wheelchairs or other pedestrians to pass and access the units. These pathways are provided with adequate sight lines to allow for the safe and efficient use of the site.

### **Principle 3 – Territorial Re-enforcement / Ownership**

The building, fencing and associated landscape design have been designed to clearly delineate private and public spaces and reinforce spatial differentiation of these areas. The building entrances are clearly delineated in the landscaping and built form treatment to ensure clear separation of public and private realm.

The dwellings are designed to address the two street frontages and the internal pathways to clearly identify the private, public and communal areas.

### **Principle 4 – Space Management**

Key external layout considerations in regard to CPTED include visibility, activation and prevention of vandalism and graffiti. The proposed development has been designed with regard to space management by ensuring all external areas are well lit, particularly at night and by minimising opportunities for

concealment in the design of the building and the provision of landscaping. A detailed lighting plan has been provided in the Landscape Plans prepared by ATC in support of the application.

The proposed development is therefore considered compliant with the key CPTED Principles.

## 5.2 Campbelltown Development Control Plan 2015 – Crime Prevention Plan Review

Appendix 13 of the Campbelltown Development Control Plan (DCP) 2015 states that for large-scale developments, residential apartment buildings, mixed use developments and the like a crime prevention plan shall be submitted with the development application.

The following table provides a review of the proposed development against the key principles of crime prevention through environmental design detailed in Appendix 13 of the DCP.

| Table 2: Campbelltown DCP - Appendix 13 - CPTED Principles |                           |  |
|--|---------------------------|--|
| No.  | PRINCIPLE                 | COMMENT  |
| 1  | Natural Surveillance      | <p>The building form and unit layouts have been designed to maximise passive surveillance of surrounding public and private areas. The proposed development has been designed to address all street frontages and in internal accessways and provides habitable rooms at the front of the dwellings to encourage passive and natural surveillance of the surrounding area.</p> <p>Landscaping predominantly incorporates low level ground cover species and shrubs to both minimise concealment opportunities and maintain view lines to and from the building. Tree planting has been chosen based on trunk structures and high canopies to ensure that opportunities for passive surveillance are not compromised.</p> |
| 2  | Access Control            | <p>Access control principles have been implemented throughout the proposal using a variety of measures.</p> <p>The building form has been designed to provide clear access and egress points to dwelling entries. The proposal uses building form, articulation and accentuation in materials to clearly identify entry and exit points from the street frontages and within the basement car park.</p>  |
| 3  | Territorial Reinforcement | <p>The building and associated landscape design have been designed to clearly delineate private and public spaces and reinforce spatial differentiation of these areas. The building entrances are clearly delineated in the landscaping and built form treatment to ensure clear separation of public and private realm.</p>  |

|           |  |   |
|-----------|--|---|
|           |  | The dwellings are designed to address the two street frontages and the internal pathways to clearly identify the private, public and communal areas.  |
| <b>4</b>  | <b>Activity Support</b>                              | The proposed development has been designed to incorporate activity support in the layout which clearly identifies public and private areas. In addition, appropriate signage and access control will be incorporated as part of the development.  |
| <b>5</b>  | <b>Maintenance</b>                                   | The proposed development and associated landscaped areas will be regularly maintained to express ownership and minimise opportunities for crime and vandalism.  |
| <b>6</b>  | <b>Target Hardening</b>                              | The proposed development has been designed to incorporate target hardening measures. This has been achieved through the design and siting of fencing, walls and landscaping to minimise opportunities for unauthorised access to the site. In addition, the doors and windows of the development will be constructed to resist forcible intrusions. |
| <b>7</b>  | <b>Target Removal</b>                                | The proposed development has been designed to remove targets where possible to reduce crime. This has been achieved through locating the car parking in a secure basement level and providing dwellings that address all street frontages with appropriate fencing and landscaping.   |
| <b>8</b>  | <b>Personal Safety Support</b>                       | The proposed development is to be connected to telecommunication infrastructure to provide each dwelling with easily accessible communication with emergency services to assist in personal safety support.   |
| <b>9</b>  | <b>Mixed Use Development</b>                         | The proposed development is not a mixed-use development.  |
| <b>10</b> | <b>Elimination of Pedestrian Movement Predictors</b> | The proposed development does not include areas that allow for the prediction of pedestrian movements. In addition, the development has been designed to minimise areas of concealment or entrapment to reduce opportunities for crime.   |
| <b>11</b> | <b>Natural Guardianship</b>                          | The design of the development clearly delineates between public and private areas and encourages a high level of pedestrian activity which promotes natural guardianship of the development and interaction between occupants to enhance safety and security.   |

## 6.0 Conclusion

This Crime Prevention Through Environmental Design (CPTED) Report has been prepared on behalf of Fadi Fam and accompanies a Development Application (DA) which proposes the demolition of existing dwellings and construction of a multi-dwelling housing development consisting of 23 dwellings and basement car parking under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 at 12-16 Francis St & 121 Minto Rd, Minto.

This report has provided an assessment of the proposed development against the key principles of CPTED and demonstrated that:

- The building and associated landscaping provide for high levels of natural surveillance;
- The introduction of the proposed development will promote enhanced neighbourhood security and safety through the presence of a new and permanent new development and activity within the site;
- The design of the development delivers an activated streetscape on all frontages, reducing likelihood of anti-social behaviour;
- The building and associated landscaping clearly delineate between public and private spaces; and
- An appropriate maintenance and management regime will be implemented for the building and streetscape areas.

Having regard to the above the proposed development is deemed to have been appropriately designed to minimise crime risk and opportunities for anti-social behaviour and is consistent with the key principles of CPTED.

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