

# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ADDENDUM REPORT

TORRENS TITLE SUBDIVISION (ONE  
INTO 385 LOTS OVER 16 STAGES)

150 GUNDY ROAD, SCONE, NSW, 2337 (LOT 2, DP  
1169320)



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<b>PP Reference</b>	J002230			
<b>Prepared for (client)</b>	Charles David Pty Ltd			
<b>Document Versions and Control</b>				
CPTED, 150 Gundy Rd, Scone, NSW, 2337				
Version	Date	PP ref	Author	Reviewed by
1	21/02/22	CPTED 150 Gundy Rd, Scone, NSW, 2337	ED	MB / KW / Client
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## EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Charles David Pty Ltd (the client) to prepare a Crime Prevention Through Environmental Design (CPTED) Report for the construction of a Torrens title subdivision (one into 385 lots over 16 stages), at 150 Gundy Rd, Scone, 2327 (LOT: 2 DP: 1169320), referred to as '**the site**' for the purpose of this CPTED Report.

The characteristics of the development include:

- a. Removal of vegetation.
- b. One into 385 Lot Torrens title subdivision implemented over sixteen (16) stages, including Lots ranging in size between 450m<sup>2</sup> and 992m<sup>2</sup>. The size and shape of each Lot has been designed to accommodate future residential development. The Lots and associated development will be implemented / delivered in stages.
- c. Civil works including internal roads, stormwater detention basins, open space area and internal parks.
- d. Construction of stormwater infrastructure within street network per stage, to discharge into the basins located towards the northern property boundary catering for on-site detention and water quality requirements. As noted above, all stormwater basins will be constructed by stage five, with subsequent stages connecting to the associated basin as they are released, as detailed within the stormwater drainage plan and report.
- e. Access to the subdivision will be from Gundy Road.
- f. Stages 1, 2 and 3 are located on the northern side of the stream adjacent to Gundy Road.
- g. The remainder of the stages are located on the southern side of the stream. A road crossing with reinforced concrete box culverts is proposed to span the stream to the southern side of the development.

This CPTED Addendum Report shall be read in conjunction with the CPTED Report completed by Octagon Planning (ref: 1707, issue C and dated 17 November 2017). The aims of this addendum report are to clarify the CPTED measures required to be imposed during the construction phase of each stage of the subdivision to ensure safety and crime prevention measures are imposed over the life span of the subdivision development (up to 20 years).

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 proposed development incorporates measures that meet established crime and safety principles with respect to the relevant legislation, regulation and other requirements.

As a discipline, CPTED is focused on details. By its very nature, a Development Application for 385 Lot staged subdivision will be high level – there are no buildings proposed or detailed landscape plans. There are no concerns from a CPTED perspective regarding the subdivision in principle, i.e., the addition of a large number of dwellings in this location. The CPTED Assessment primarily focuses on overall design, movement networks and public spaces.

This CPTED Addendum Report shall be read in conjunction with the CPTED Report completed by Octagon Planning (ref: 1707, issue C and dated 17 November 2017). The aims of this addendum report are to clarify the CPTED measures required to be imposed during the construction phase of each stage of the subdivision to ensure safety and crime prevention measures are imposed over the life span of the subdivision development (up to 20 years). The aim of this report is to assess the proposed development and provide recommendations for future stages of the development. The recommendations in this report may be issued as conditions of consent at the discretion of the consent authority.

## 1.2 SITE DETAILS

<b>Property Address</b>	150 Gundy Road, Scone, NSW, 2337 <b>(FIGURE 1)</b>
<b>Lot and DP</b>	LOT: 2 DP1169320
<b>Current Use</b>	Vacant land
<b>Zoning</b>	R1 – General Residential
<b>Size</b>	57.5 ha
<b>Site Constraints</b>	Floor Space Ratio – 0.5:1 Height of Buildings – 8.5ha Bushfire prone land – vegetation category buffer and 3.
<b>Owner</b>	Owner's consent has been provided on the Application Form for the DA.
<b>DP and 88B Instrument</b>	Nothing on the DP or 88B instrument prohibits the proposed development. No existing easements are identified within the DP.

### 1.3 SITE DESCRIPTION

The subject site is known as 150 Gundy Road, Scone, and can be legally identified as Lot 2 DP1169320 ('the site'). The site is located within the Upper Hunter LGA and measures approximately 57ha in size. The subject site is vacant of development, and consists mainly of cleared grasslands/pastureland, with scattered native vegetation and trees. Legal access to the subject site is currently via Gundy Road. The site is located within the St Aubin's Estate, Scone.

The site also contains an identified blue-line watercourse within the northern portion of the site, which connects two dams at opposite ends of the site (east and west). The surrounding environment consists primarily of cleared grazing land, with residential development located to the north of Gundy Road. An aged care facility has recently been developed immediately to the north/north-west of the subject lot.

The northern section of the site grades at approximately 4% from the northeast to the southwest towards the stream. The levels on site for the northern section range from approximate RL 226m AHD at the northeast boundary to RL 214m AHD at the southwest boundary at the stream.

Most of the southern section of the site grades at approximately 5% from the southeast to the northwest towards the stream. There is a crest in the southern section of the site that runs from east to west which means that a small section of the southern area grades to the southwest. The levels for the southern section range from approximately RL 243m AHD at the southeast boundary to RL 208m AHD at the northwest boundary at the stream and RL 215m AHD at the southwest boundary. Photos of the site are provided below in **Photo 1 – 3**.

**Figure 1** - Locality Plan (Source: NSW Spatial Viewer, 2021)







**Photo 1** - Site looking from the rear towards existing residential development to the north. Remnant vegetation pictured, located in the open space area proposed.



**Photo 2** - Site looking to the north-west towards existing residential development and remnant vegetation on-site





**Photo 3** - Site looking towards the north-east, towards adjacent rural land

## 2 DESCRIPTION OF THE DEVELOPMENT

### 2.1 PROPOSED DEVELOPMENT

This application forms the SoEE of the Section 8.2 Review Application. It is requested that the consent authority review the Determination made 30 September 2020 under s 8.3 EPA Act. The Determination cannot be reviewed after the period within which any appeal may be made to the NSWLEC has expired if no appeal has been made (s 8.3(2)).

The period in which an appeal may be instituted, applying to this matter under the extended period during Covid, is 12 months after 30 September 2020, i.e., by 30 September 2021: s 8.10.

The objective of the proposed development is to obtain development consent for a Torrens title subdivision (one into 392 lots over 16 stages). The characteristics of the development include:

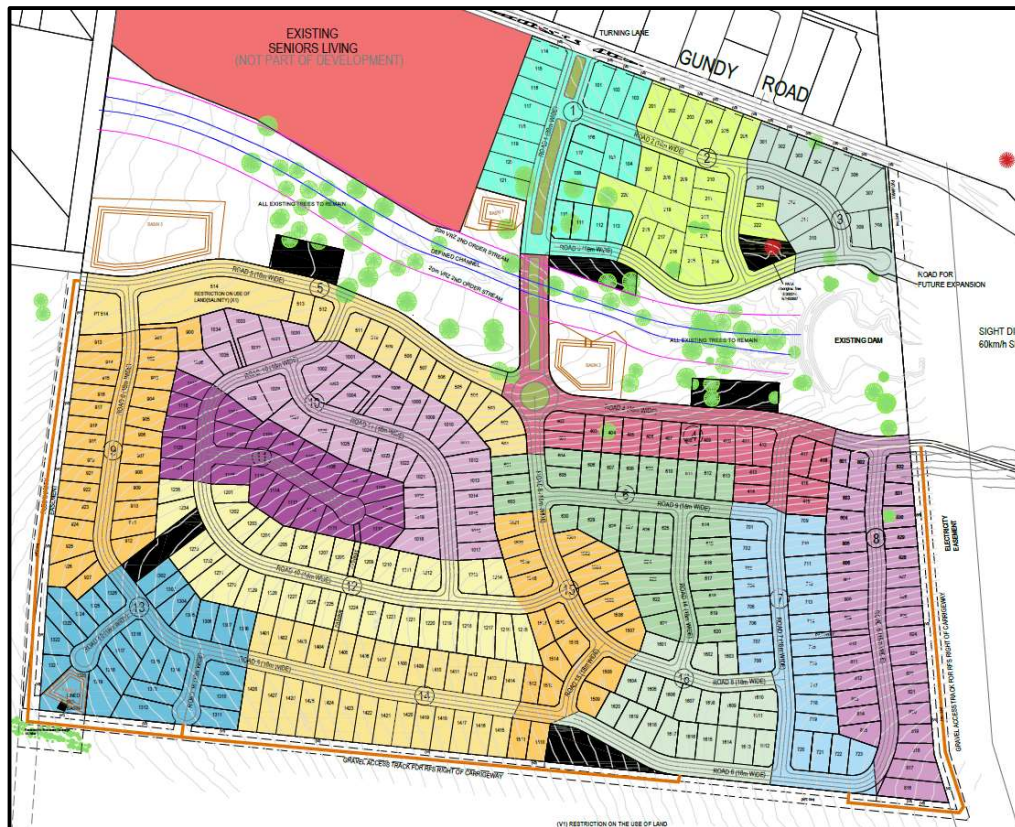
- a. Removal of vegetation.
- b. One into 385 Lot Torrens title subdivision implemented over sixteen (16) stages, including Lots ranging in size between 450m<sup>2</sup> and 992m<sup>2</sup>. The size and shape of each Lot has been designed to accommodate future residential development. The Lots and associated development will be implemented / delivered in stages, including:

STAGE	LOTS	AVG. AREA
1	21	891
2	22	909
3	13	882
4	18	770
5	13	765
6	30	789
7	23	798
8	32	802
9	28	795
10	36	827
11	21	810
12	35	862
13	24	881
14	28	903
15	21	827
16	20	758
<b>TOTAL</b>	<b>385</b>	<b>829</b>

- c. Removal of vegetation.
- d. Civil works including internal roads, stormwater detention basins, open space area and internal parks.

- e. Construction of stormwater infrastructure within street network per stage, to discharge into the basins located towards the northern property boundary catering for on-site detention and water quality requirements. As noted above, all stormwater basins will be constructed by stage five, with subsequent stages connecting to the associated basin as they are released, as detailed within the stormwater drainage plan and report.
- f. Access to the subdivision will be from Gundy Road, and emergency access / egress is available over the adjoining eastern land to Gundy Road.
- g. Stages 1, 2 and 3 are located on the northern side of the stream adjacent to Gundy Road.
- h. The remainder of the stages are located on the southern side of the stream. A road crossing with reinforced concrete box culverts is proposed to span the stream to the southern side of the development.

The Subdivision Plan is provided in **FIGURE 2** below.



**Figure 2 - Proposed subdivision plan (MM Hyndes, 2021)**

### 3 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; surveillance, access control, territorial re-enforcement 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.

#### 3.1 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 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 and/or 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.

Many tradesmen and contractors will occupy the site between 7am and 5pm Mon – Friday during the construction of each stage. During the construction of Stage 1, natural surveillance by tradesmen and contractors will be evident. Once Stage 1 is complete, the occupation of 21 Lots by housing will occur, thus for future construction stages, an increase in natural surveillance will occur by the dwelling occupiers. It is likely a number of these dwellings will be fitted with CCTV or home security technologies, which will assist in improving surveillance of the site. As each stage continues to be constructed, the addition of housing will occur, thus surveillance will continue to be strengthened over the lifetime of the subdivision.

During the construction of Stage 1, in addition to site fencing (as per the below), the incorporation of CCTV could also occur at the discretion of the site supervisor / superintendent. This will assist in maintaining surveillance outside of construction hours and over the weekend. The seniors living development currently under construction, will also assist in improving site surveillance (either by occupiers of the village or by the tradesmen on-site).

### 3.2 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.

During each stage of construction, appropriate site security fencing is required to be installed fronting Gundy Road to the boundaries of the stage under construction (i.e., Stages 1 – 3) or adjoining the furthest extent of construction of each stage (4 – 16). This will ensure access control occurs, limited to the tradesman and contractors on-site. The superintendent or site supervisor is to control access via lock and key, or code to control and limit site access to those inducted to complete the works. Clear signage should be installed throughout the subdivision to assist with wayfinding.

### 3.3 TERRITORIAL REINFORCEMENT AND SPACE / ACTIVITY MANAGEMENT

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. Well maintained and cared for spaces discourage crime as they tend to be more actively used and unwelcome persons are readily identified.



During the construction phase of each stage, the site is to be well maintained and presented to ensure a sense of 'occupation' is achieved. The removal of waste is to occur on an 'as needs' basis, controlled and organised by the site supervisor to ensure cleanliness of the site during construction.

The site supervisor / superintendent is responsible for space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of lighting and the maintenance of common areas and furniture. Site induction for each tradesman / contractor is to occur prior to commencement of works to ensure the site maintenance protocol is understood.

## **5 CONCLUSION**

As detailed in the original CPTED Report prepared by Octagon Planning, having regard to the design of the proposal; its inter-relationship with the public domain; and its provision of secure privatised and communal spaces, 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. During the construction phase of the development over its lifetime (approx. 20 years for 16 stages), appropriate measures are able to be implemented to achieve the CPTED principles. These measures are the key responsibility of the site supervisor / superintendent for each stage and shall be clearly communicated to each person accessing the site via inductions and tool-box meetings.

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.