

# CPTED Assessment

CHILD CARE CENTRE

9 LINCOLN STREET, EASTWOOD

20 OCTOBER 2022



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## INTRODUCTION AND SUMMARY

This Crime Prevention Through Environmental Design (CPTED) report has been prepared to support a development application for a child care development proposal at 9 Lincoln Street, Eastwood.

The proposal is a 91 place child care centre that adopts a single storey design over basement parking. The basement carpark has a double width ramp and a roller door at the bottom of the ramp. There are nominated staff parking spaces and nominated visitor/drop-off spaces provided.

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 to, 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.

## 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 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. 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 below.

## 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

At present the site is a vacant and unkempt and presents as a safety risk.

The child care development has direct address to Lincoln Street. In particular with the primary pedestrian entry point from the street that leads to a door with clear glazing and there are additional windows and openings to the primary street to enable casual surveillance to the street.

Access to the basement level will be secured via a security system that limits out of hours use- the roller door will however remain open during the operations of the facility in order to provide convenient access to the basement for staff and visitors.

The following passive surveillance attributes are demonstrated in the proposal:

- The ground floor office has a window over the street;
- There are additional windows from the foyer and lobby area including a glazed front door permitting views in and out of the facility.
- 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 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 at the ground floor - as well as CCTV at the entry point, as recommended further in this report. This is in addition to cameras to the parking area, and the waste storage area.

## 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.
- A barrier be provided to the vehicular entry and exit points in the form of a roller shutter that is to be secured out of hours of the child care centre. However the door should remain open during operational hours to ensure it can be easily accessed by staff and visitors.
- The primary entry point to the child care facility is to have 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 basement including CCTV monitoring to all areas of the basement and over the lift entry area.

## 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 site and 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 centre management responsible for space management strategies include 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; 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 Australia 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 (roller door) be provided to the vehicular entry and exit points so that it can be locked and access to the parking area prevented when the facility is closed- noting it will remain open during operation.
- Internal obstructions should generally be kept below waist height or above head height to maximize sight lines across the main entry points as well as the through site links.
- Graffiti resistance surfaces should be chosen where possible and retail tenants should have the maintenance and removal of graffiti incorporated into leases.
- 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 and bin storage area as well as to the basement areas, ground floor lobby area.
- Appropriate down lighting will be provided on the entry paths and within the ground level foyers and parking areas.