

# **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REPORT**

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**HEALTH SERVICES FACILITY  
(CONSULTING ROOMS), ASSOCIATED  
CIVIL WORKS, LANDSCAPING AND  
PROPOSED DEMOLITION OF EXISTING  
DWELLING HOUSE**

**5 VIDLER AVENUE, WOY WOY,  
NSW, 2256**

**(LOT 5, DP23987)**

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## EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Landmark Homes (the client) to prepare a Crime Prevention Through Environmental Design (CPTED) Report for construction of proposed health services facility (health consulting rooms), associated civil works, landscaping and demolition of existing dwelling house over 5 Vidler Avenue, Woy Woy, NSW 2256 (LOT: 5 DP:23987) (**‘the site’**).

The characteristics of the development include:

1. Demolition of the existing dwelling house.
2. Construction of two storey health services facility consisting of 5 health consulting rooms with room 1 comprising a private procedure room; shared day surgery/procedure room, lift, reception; office; conference room; kitchen and amenities.
  - Construction of a new access from Vidler Avenue;
  - Construction of new car parking area on the ground floor consisting of nine parking spaces, one disabled parking space and two motorcycle parking spaces.
  - Access via a double-width crossover from Vidler Avenue.
  - Landscaping.

The premises will be accessible during the following operating hours:

- Monday – Friday 8:30am – 5pm
- Saturday and Sunday – closed

The CPTED Report has considered the crime impacts as a result of the development against the crime baseline established for the locality and the Central Coast Council LGA. The proposed development can reduce the potential of crime occurring through the following recommendations:

- Installation of security lighting and CCTV security systems;
- Management of the landscape vegetation. Low lying shrubs should be pruned to a maximum of 500mm.

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.

## 1.2 SITE DETAILS

Site Characteristics	
Property Address	5 Vidler Avenue, Woy Woy, NSW 2256
Lot and DP	LOT: 5 DP: 23987
Current Use	Residential
Zoning	R1 – General Residential
Size	670m <sup>2</sup>
Site Constraints	Acid Sulfate Soils – Class 3 Height of Building – 8.5m Floor Space Ratio – 0.5:1 Flood Planning Area – Precinct 2 and partially Flood Storage Precinct 3
Owner	Owner's consent has been provided on the Application Form for the DA.

## 1.3 SITE DESCRIPTION

The site is located at 5 Vidler Avenue, Woy Woy, NSW, 2256 (LOT: 5 DP: 23987) ('the site') and has a total area of 670m<sup>2</sup> (FIGURE 1). The site is located in Woy Woy, within the Central Coast Council Local Government Area (LGA). The site is approximately 670m<sup>2</sup> in area, rectangular in shape with a relatively level topography. The built form on the property consists of a single residential dwelling. Surrounding the dwelling is managed lawns and garden beds. There are no watercourses present on the site.

The adjoining allotment to the south is an existing Medical Centre with multiple tenancies, Brisbane Waters Private Hospital is located further south at 21 Vidler Avenue. Directly adjoining the subject site to the north and west are residential dwellings. The site is situated on the west side of Vidler Avenue, approximately 70m from the intersection of Rawson Road. Access to the allotment is via a concrete driveway from Vidler Avenue. Vidler Avenue is identified as a local government road and is the responsibility of Central Coast Council.



*Figure 1 - Locality Map (Six Maps, 2022)*



## 2 DESCRIPTION OF THE DEVELOPMENT

### 2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to obtain development consent for a health services facility (consulting rooms), associated civil works and landscaping and proposed development of the existing dwelling house on the site. Figures 2 – 4 below show the proposed development with Architectural Plans contained as Appendix 8.

The characteristics of the development include:

3. Demolition of the existing dwelling house.
4. Construction of two storey health services facility consisting of 5 health consulting rooms with room 1 comprising a private procedure room; shared day surgery/procedure room, lift, reception; office; conference room; kitchen and amenities.
  - Construction of a new access from Vidler Avenue;
  - Construction of new car parking area on the ground floor consisting of nine parking spaces, one disabled parking space and two motorcycle parking spaces.
  - Access via a double-width crossover from Vidler Avenue.
  - Landscaping.

The operational details of the proposed development are as follows:

**Staff numbers** – 5 health practitioners and 1 receptionist.

#### **Operating hours**

- Monday – Friday 8:30am – 5pm
- Saturday and Sunday – closed

**Health professionals** – The intention for the site is to accommodate a mixture of Allied Health professionals, such as psychologist, podiatrist, or physio. There will be a total of five health consulting rooms in the building Rooms 2 – 5 will share the day surgery/procedure room located towards the western portion of the building, whilst Room 1 will consist of a private procedure room.

[insert image once final plan received]

**FloorPlan Level 2**  
SCALE: 1:125

**Legend:**

- Mechanical ventilation of kitchen & toilets to AS1666
- Waterproofing of wet areas is to comply with AS2740-2010 AND Clause P1.7 of NCC 2019
- bedrooms and wet signage to comply with SCA D3.6
- Fire Alarms to comply with AS5706
- Fire Extinguishers in accordance with sections 1, 2, 3 and 4 of AS 2444.

**Notes:**

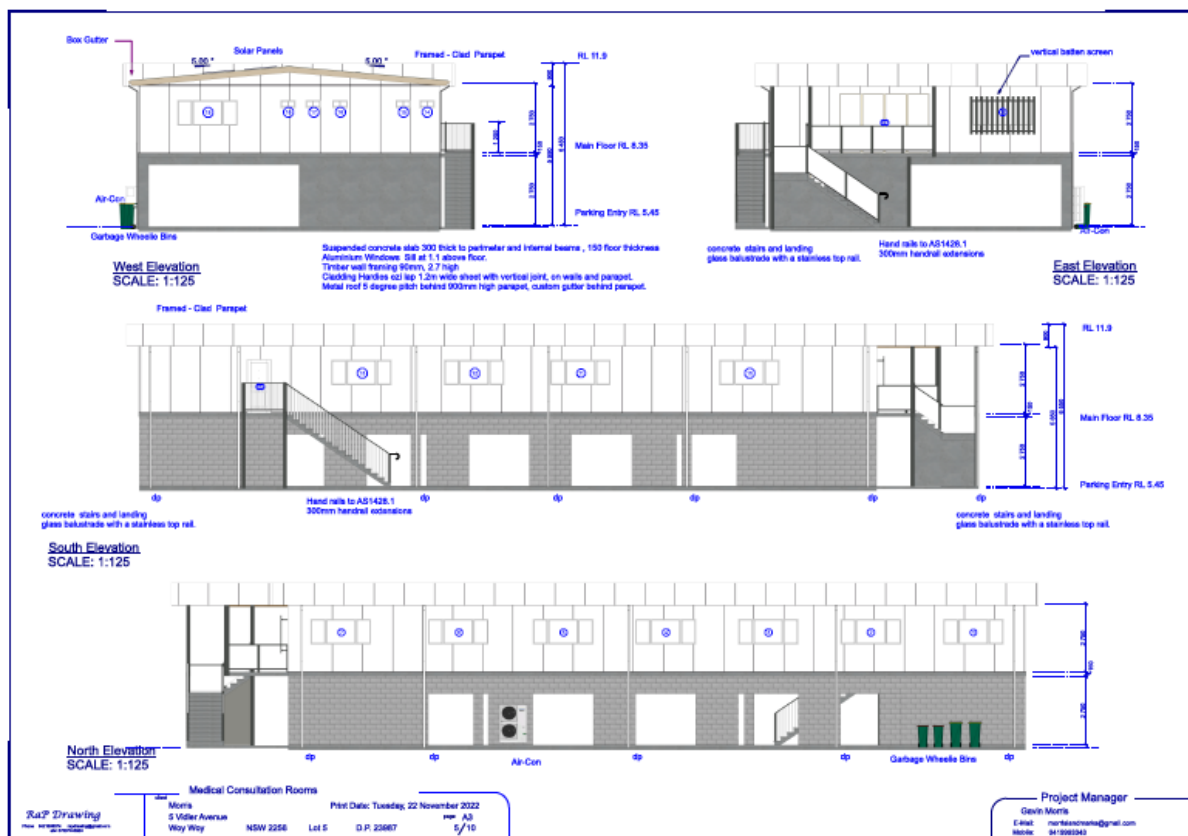
- Suspended concrete slab 300 thick to perimeter and internal beams - 150 floor thickness
- Aluminium Windows - 58 at 1.1 above floor
- Ticker and Tanning 60mm, 2.7 high
- Clothing Handles on lap 1.2m wide sheet with vertical joint, on walls and parapet.
- Meat roll 5 degree pitch behind 900mm high parapet, custom gutter behind parapet.

**Room Schedule:**

Room	Area (Sq m)
Level 2	352.8
Coloured Roof	411

**Figure 4: Proposed elevation plan (RAP Drawing, 2022)**





### 3 CRIME AND SAFETY CONTEXT

A review of crime and safety issues identified in the suburb of Woy Woy, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR), provide a relevant baseline of crime and safety 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 suburb of Woy Woy.

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.

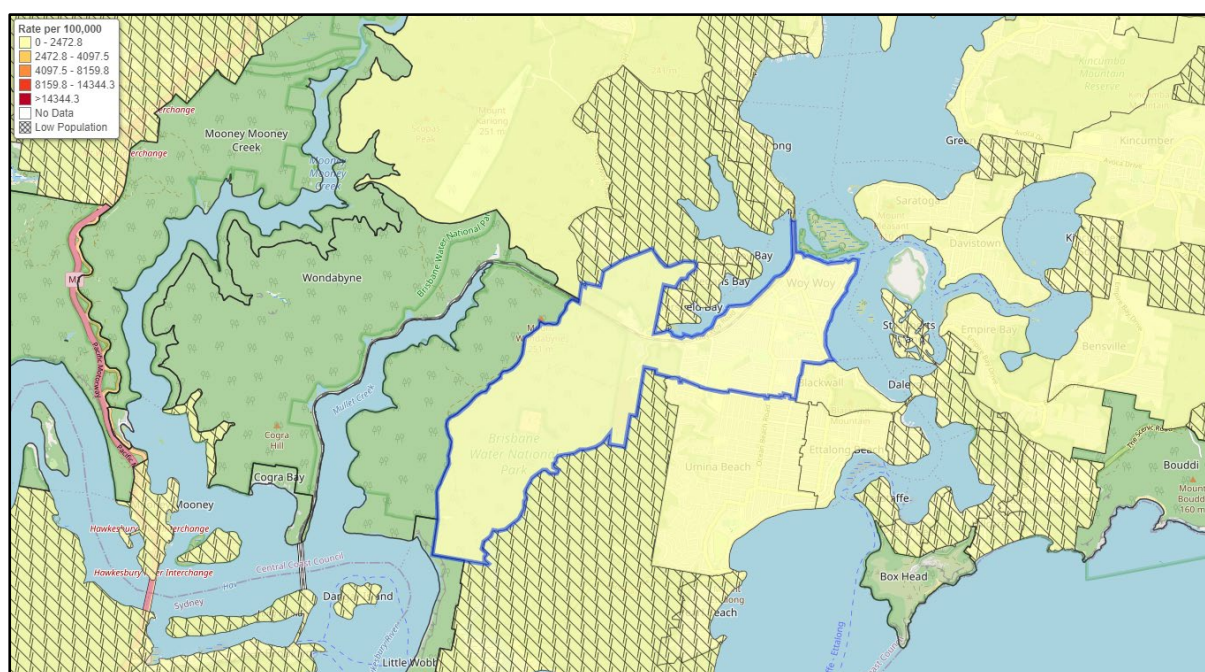
**Table 1** below shows crime trends within Woy Woy between June 2021 and June 2022. The data demonstrates that for most crime categories are stable or n.c. This has been calculated by BOSCAR for all types of assault, liquor Offences, total theft counts and malicious damage to property. Whilst BOSCAR has not calculated the two-year trend for all types of theft (indicated by stable), the data demonstrates n.c levels of break and enter (non-dwelling), robbery and liquor offences.

**Table 1: Summary of Crime Statistics for the Suburb of Woy Woy**

	Up to June 2021	Up to June 2022	2 year trend
Assault	159	158	Stable
Robbery	3	7	n.c.
Theft	310	285	Stable
Steal from retail	50	58	Stable
Steal from motor vehicle	30	42	Stable
Break and enter non-dwelling	5	9	n.c.
Malicious damage to property	133	137	Stable
Liquor Offences	6	12	n.c

The most prevalent crimes within the Woy Woy suburb are identified as Theft, Assault and Malicious Damage to Property.

The suburb of Woy Woy (2256) and surrounding areas is shown to have a very low rate of incidents.



**Figure 5: Crime breakdown based on post code (Source: BOSCAR)**

A number of site visits have been undertaken and Perception Planning did not observe any evidence of crime activity in the locality. Evidence which would suggest frequent and localised crime includes but not limited to graffiti, broken windows, damaged facades and dumping of rubbish. A prominent safety features fitted to the majority of properties include outdoor lighting, fencing and commercial building fitted with CCTV.

## 4 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.

### 4.1 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 patient level.

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; 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/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.

#### Macro / Site Level

The scale of the subject site and the proposed development results in the introduction of frontages to public space being Vidler Avenue. The following passive surveillance attributes are demonstrated in the proposal:

- The proposed building has been positioned on the Lot to address the frontage (Vidler Avenue).
- The proposed siting of the development orientates the main entrance of the premise to Vidler Avenue allows consideration of this frontage.
- Clear pathway links are provided to the carparking area which introduces publicly accessible components and places. The public spaces lead to consistent surveillance opportunities throughout the operating hours of the facility.

#### SURVEILLANCE RECOMMENDATIONS

- Proposed landscaping should consist of low-lying plants to avoid creating any areas which could conceal perpetrators;
- Maintenance of landscaping and vegetation in order to maximise and retain sight lines and contribute to the attractiveness and usability of the site;
- Design of the building frontage should be well-lit and appears to provide no places for concealment; and
- Security lighting to be installed around the site and car park areas in accordance with Australian and New Zealand Lighting standards. This lighting will be especially focused on all entry/exit points and vehicle and pedestrian access ways.

## 4.2 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. In this regard the proposal provides:

- The design allows for ease in clearly marking entrance points and way finding features such as pathways, lighting and signage; and
- The nature of the development is such that access control is a key element of functional design for the facility;

- Due to the nature of the site, adequate lighting and CCTV of the car park areas and external building features to minimise blind spots are to be included in this proposal.

### 4.3 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:

- Fostering of ownership of open spaces areas to remain neat, tidy and free of obstruction; and
- Delineating between public and private areas using landscaping and boundary fence.

#### TERRITORIAL REINFORCEMENT RECOMMENDATIONS

- Delineation between the public and the private areas or 'staff only' areas of the development are proposed to be undertaken using enclosures and signage (staff entry only, storage areas, office areas, etc);
- The provision of identified pedestrian walkways, where applicable, that provide access to the proposed buildings from the car parking zones;
- The maintenance of landscaping such that the attributes of separation and passive surveillance may be retained through the operational phase.

### 4.4 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:

- It will be the responsibility of the land owners to implement space management strategies to ensure site cleanliness, rapid repair of vandalism and graffiti; and
- The maintenance of areas and replacement of lighting is the responsibility of the land owner.

#### SPACE ACTIVITY MANAGING RECOMMENDATIONS

- Incorporation of best practice site management and occupational safety principles that will continue to address patient as well as staff safety including site cleanliness, rapid repair of vandalism and graffiti, the placement of lighting and the regular maintenance of the car park areas;
- Maintenance of lighting and landscaping across the entire site area will help deter opportunistic crime such as theft or the dumping of rubbish as well as loitering
- Include signage in the carpark identifying the risk of leaving valuables in cars; and
- Maintenance of clear sight lines between the building and Vidler Avenue boundary as well as to and from the site and internal areas will encourage the passive surveillance of the street and car park area by staff.

## 5 RECOMMENDATIONS

Upon review of the crime data available for the locality (BOCSAR and visual assessment) and the proposed development plans, the following recommendations are made to reduce the risk of crime potential at the site.

### **Recommendation 1 – Installation of security lighting**

Installation of security lighting will increase visibility at night and will deter potential criminal activity as the intruder will be clearly visible to people within the public domain.

### **Recommendation 2 – Management of landscape vegetation**

The vegetation proposed within the site is to be installed and maintained. To ensure clear sightlines are achieved low lying shrubs should be pruned to a maximum of 500mm. Tree branches should be pruned to clear branches to a height of 2m.

## 6 CONCLUSION

Having regard to the design of the proposal; its inter-relationship with the public domain; and its provision of secure privatised spaces; it is noted that the design of the development proposal incorporates CPTED measures and demonstrably improves the safety of the public, patients and staff whilst at the same time diminishing opportunities for crime.

The safer by design theory has been appropriately applied to at the design stage, ensuring the proposal will not necessitate retro fitting post construction, which tends to be more costly and less effective. 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.