

CPTED Assessment

In-fill Affordable Housing Development
Site 3, Macarthur Gardens North



Prepared for Landcom
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Housing and Infrastructure
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Cover image: Indicative photomontage of the proposal as viewed from the south-west on Goldsmith Avenue (Source: DKO)

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1 Introduction

This Crime Prevention Through Environment Design (CPTED) report was originally prepared by Keylan Consulting Pty Ltd on behalf of Landcom (the applicant) to support a State significant development (SSD) application for a 100% affordable housing development containing 130 dwellings on Site R3 within the Macarthur Gardens North (MGN) Precinct in the Campbelltown local government area (LGA). The MGN precinct is identified as Lot 1097 in DP1182558.

Following approval of SSD-80482713, Landcom is seeking approval for a modification application under Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*. The proposed modifications are detailed within the Modification Report and includes refinements to the approved built form, pedestrian access, basement layout and landscaping.

Relevant amendments from a CPTED perspective include:

- reduction in overall building bulk and scale through a reduction in building height and gross floor area
- increased building setbacks to the northern, eastern and western boundaries
- increased separation between the two residential buildings
- revisions to the basement footprint and access arrangements
- updates to landscaping and communal open space areas
- update to the pedestrian entry arrangement along the eastern boundary
- introduction of an additional through-site pedestrian link along the southern boundary

This report has been updated to assess the amended proposal against the principles of CPTED and confirm whether the proposed modifications alter the conclusions of the original assessment. The CPTED principles remain unchanged and comprise:

- 1) surveillance
- 2) access control
- 3) territorial reinforcement
- 4) space and activity management

This report assesses the amended proposal against these principles and identifies any additional recommendations required to maintain a safe and secure residential environment.

1.1 Methodology

The table below provides an overview of the methodology and relevant tasks undertaken, including documents reviewed, to prepare this CPTED assessment, including a review of the amended architectural, landscape and supporting documentation submitted as part of the modification application.

Methodology	Task
Review local context	- Review of surrounding land uses and the relationship between the site and adjoining public domain. - Site visit undertaken on 23 January 2025 between the hours of 1:00pm and 2:30pm - we understand no change has occurred to the site since this time which would change the recommendations of this report. - Analysis of Australian Bureau of Statistics and Bureau of Crime Statistics and Research data to understand the existing environmental context and crime activity.
CPTED Analysis	- Review of the Amended Architectural Plans, Landscape Report and Design Verification Statement (Appendices 2, 3 and 21 of the Modification Report) - Assessment of the revised built form, access arrangements, pedestrian circulation network, landscaping and communal open space areas against CPTED principles - Collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research - Review of the proposal against the CPTED principles identified in Section 1 above
Recommendations	Provide design recommendations with respect to analysis undertaken above

Table 1: Methodology table

2 The site and locality

2.1 Site description

The site is located within the Campbelltown LGA and is legally described as Lot 1097 in DP1182558. It is approximately 42km to the south-west of the Sydney Central Business District.

As shown within the figure below, Lot 1097 in DP1182558 comprises the entire MGN precinct (yellow dashed line).

The Modification and this CPTED relates to part of Lot 1097 in DP1182558 known as site 'R3' (and referred to as 'the site' throughout this report). The site has an area of 4,895m² and is rectangular in shape (red outlined area). It directly adjoins Goldsmith Avenue to the north, which is a local road and provides access into the MGN precinct.

The site is fully cleared as it has undergone substantial civil works in accordance with Stage 1 of an existing Concept and Stage 1 development consent (DA reference number: 3944/2021/DA-SW).



Figure 1: Site context (Base source: Nearmap)

2.2 Surrounding locality

As noted above, the remaining portion of Lot 1097 in DP1182558 comprises the MGN precinct which is transitioning to a residential and mixed-use precinct. The precinct has also undergone substantial works including civil works and road construction in accordance with Stage 1 of 3944/2021/DA-SW.

As shown within Figure 1, the broader context is characterised by educational establishments, road and rail infrastructure, public recreation areas, commercial, retail and residential uses. A summary of the surrounding development is provided below:

- north: Western Sydney University and TAFE NSW Campbelltown
- east: Entry marker and associated landscaping for Western Sydney University, road infrastructure and Gilchrist Oval
- south: Bow Bowing Creek, Macarthur Tran Station, Railway line and Macarthur Square Shopping Centre.
- west: Public Open Space

3 Site observations

A site visit was conducted by Keylan on 23 January 2025 between 1pm-2:30pm. The site visit was used to understand the existing activity around the site and the interface between surrounding land uses. Photographs from the site visit are provided below.



Figure 2: View from north east of site looking south west (Source: Keylan)



Figure 3: View from east of site looking west (Source: Keylan)



Figure 4: View from south east of site looking north west (Source: Keylan)



Figure 5: View from south of the site looking east (Source: Keylan)



Figure 6: View from east of site looking north (Source: Keylan)



Figure 7: View from north west of site looking east along Goldsmith Avenue (Source: Keylan)

4 Proposal

4.1 Development details

This CPTED report supports a modification application under Section 4.55(2) of the Environmental Planning and Assessment Act 1979 for the approved 100% affordable housing development on Site R3 within the Macarthur Gardens North Precinct.

The approved development comprises two residential flat buildings containing 130 affordable housing dwellings, basement parking, communal open space and associated landscaping.

The proposed modification includes revisions to the apartment mix and layouts, a refined building envelope incorporating a reduction in building height and Gross Floor Area (GFA), increased setbacks and building separation, updated articulation and façade treatments, revised access, circulation and basement arrangements, an updated servicing and waste management strategy, associated landscape and public domain amendments, and changes to the wording of conditions to facilitate the modified development. Refer to Appendix 1 for the updated Architectural Plans.

From a CPTED perspective, the key amendments include:

- reduction in overall building bulk and scale through a reduction in building height and gross floor area
- increased building setbacks to the northern, eastern and western boundaries
- increased separation between the two residential buildings
- revisions to the basement footprint and access arrangements
- updates to landscaping and communal open space areas
- update to the pedestrian entry arrangement along [PS1.1]the eastern boundary
- introduction of an additional through-site pedestrian link along the southern boundary

The figures below illustrate the amended development outcome which forms the basis of this CPTED assessment.



Figure 8: Ground Floor Plan (Source: DKO Architects)



Figure 9: Approved vs proposed schemes (Base source: DKO)



Figure 10: Approved vs proposed schemes (Base source: DKO)



Figure 11: Approved vs proposed schemes (Base source: DKO)

4.2 Access

4.2.1 Vehicular access

Consistent with the approved scheme, vehicular access remains via a singular entrance/exit at the south-western corner of the site, refer to



Figure 8.

This entrance/exit provides access to basement level parking.

4.2.2 Pedestrian access

The approved scheme included 5 points of pedestrian access.

The proposed scheme includes 6 points of pedestrian access by providing a through site link along the southern boundary and also has moved access to the eastern residential flat building (along the eastern boundary) further south. See figures below.

Units at ground level along the northern, eastern and western boundaries are provided with individual access points.

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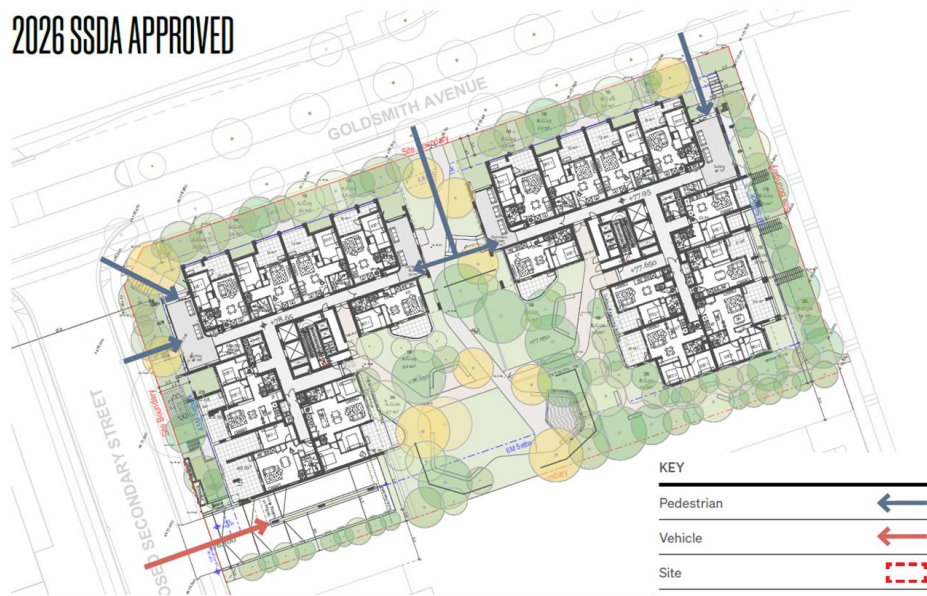


Figure 12: Approved access arrangement with blue arrows indicating pedestrian access and red indicating vehicular access (Base source: DKO)

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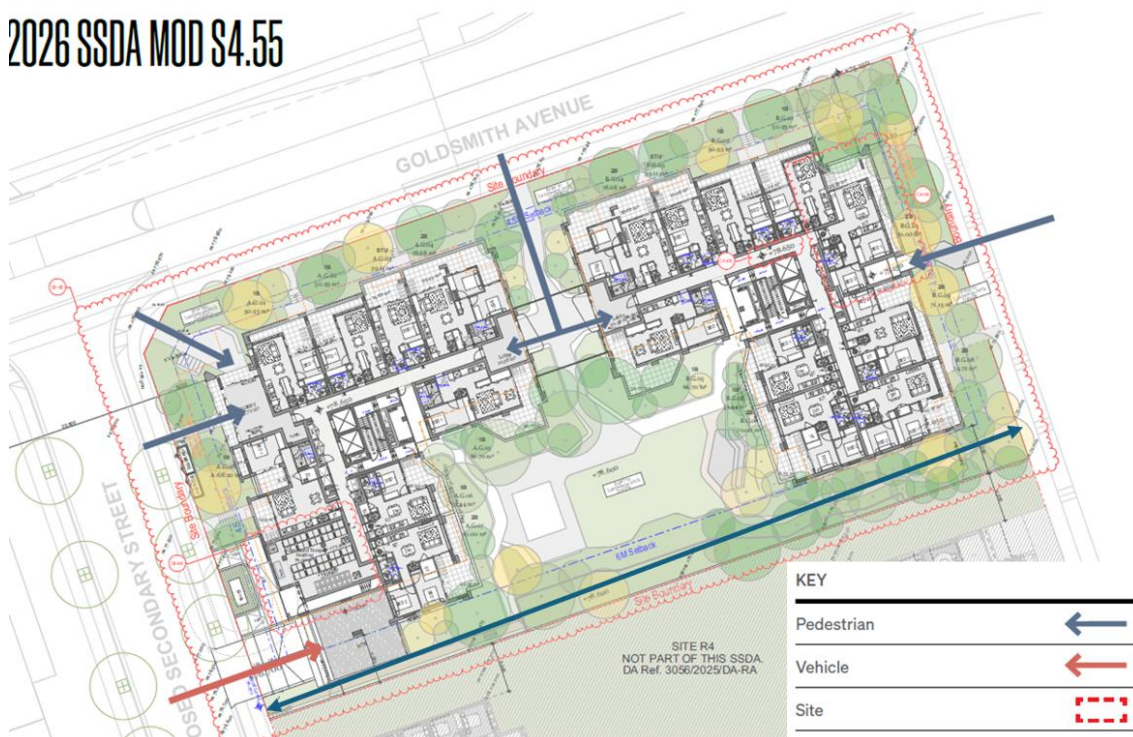


Figure 13: Proposed access arrangement with blue arrows indicating pedestrian access and red indicating vehicular access (Base source: DKO)

4.3 Landscaping and Communal Open Space

As shown in the Landscape Plan above, high-quality landscaping is incorporated along each of the site's boundaries.

COS is located centrally at ground level, with two additional areas of COS located on Level 3 of each building, adjacent to the northern boundary to maximise solar access.

The ground level COS comprises paved pathways, seating, flexible games area, turf kickabout area, play area and a sheltered BBQ area. Additionally, this area of COS provides approximately 219m² of deep soil.

The COS proposed on Level 3 of both buildings offer passive recreation areas as well as dedicated sheltered seating areas for flexible uses such as gathering or working from home.

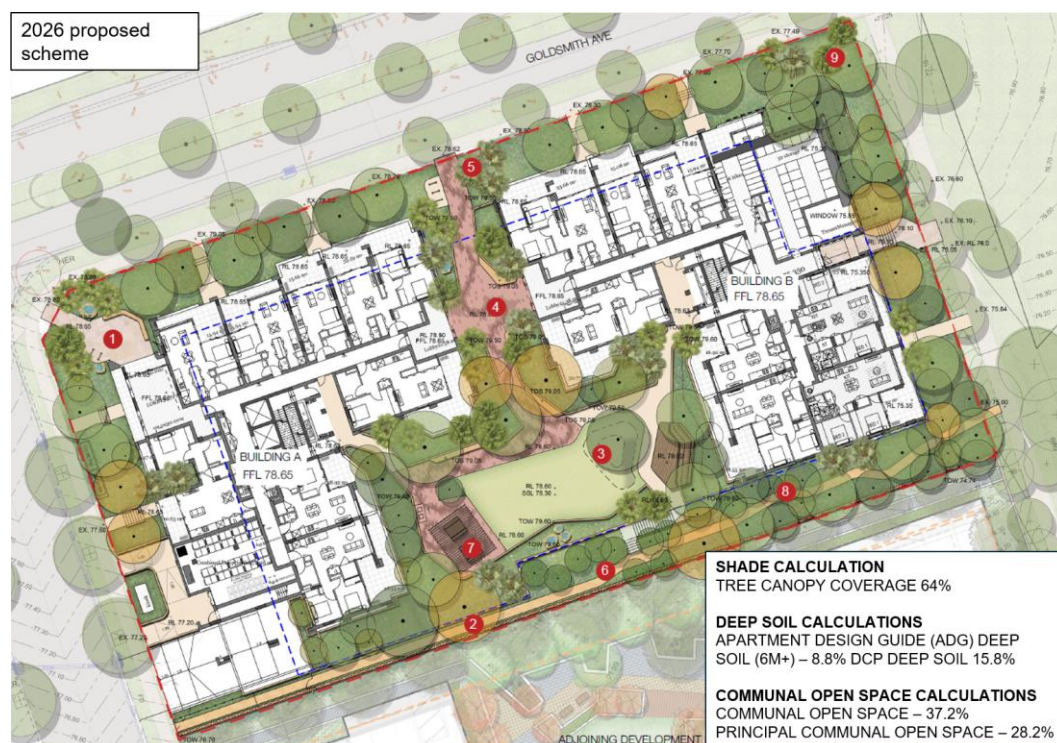


Figure 14: Ground level Landscape Plan (Source: TaylorBrammer)



Figure 15: Level 3 Landscape Plan (Source: TaylorBrammer)

5 Policy context

This section provides a summary of the applicable state and local policies in relation to crime and safety.

Legislation, Guideline or Plan	Summary
<i>Environmental Planning and Assessment Act 1979</i>	Section 4.15(1)(b) of the EP&A Act requires consent authorities to consider the likely impacts of a development (i.e. crime) to be assessed for all DAs. This CPTED report has been prepared to satisfy this provision of the Act.
<i>NSW Crime Prevention and Assessment of Development Applications Guidelines (2001)</i>	In 2001, the <i>NSW Department of Planning and Environment</i> (now Department of Planning, Housing and Infrastructure) introduced the Guidelines. The Guidelines outline basic design principles, which minimise crime risk, these principles are known as the CPTED principles. The Guidelines require consent authorities to ensure any development provides safety and security to users and the community. The Guidelines are used to demonstrate how a development minimises crime risk. Specifically, the Guidelines and principles aim to • <i>increase the perception of risk to criminals by increasing the possibility of detection, challenge and capture</i> • <i>increase the effort required to commit crime by increasing the time, energy or resources which need to be expended</i> • <i>reduce the potential rewards of crime by minimising, removing or concealing 'crime benefits'</i> • <i>remove conditions that create confusion about required norms of behaviour.</i> The proposed development is consistent with the Guidelines, a detailed assessment of the proposal against the CPTED principles is provided in Section 7 of this report.

Legislation, Guideline or Plan	Summary
<i>Campbelltown Development Control Plan (DCP) 2015</i>	Section 2.13 of the Campbelltown DCP outlines security features that should be incorporated into a development in accordance with CPTED principles. The relevant controls are as follows: • <i>maximise, where possible, casual surveillance opportunities to the street and surrounding public places;</i> • <i>minimise dead ends and other possible entrapment areas;</i> • <i>clearly identify and illuminate access points to buildings and designated public places; and</i> • <i>clearly differentiate between private and public space.</i> • <i>External lighting shall be designed to:</i> ○ <i>encourage the use of safe areas;</i> ○ <i>define safe corridors for movement of people; and</i> ○ <i>allow facial recognition of approaching pedestrians at 15 metres.</i> • <i>Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.</i> The layout of the buildings has been designed to maximise passive surveillance over public areas and open spaces. All entrances and corridors are clearly identified and appropriately lit, to encourage safe movement.
<i>Campbelltown LSPS 2020</i>	The first planning priority of the Campbelltown LSPS is <i>creating a great place to live, work, play and visit</i>. Part of the priority is to create <i>places that are vibrant, safe and offer a range of opportunities and activities that cater to a variety of interests, age groups and abilities</i>. The proposal supports this planning priority by aligning density with amenity in a master planned mixed-use precinct that will co-locate open spaces, residential dwellings and commercial services across Macarthur Gardens North. The proposed development on site R3 individually creates a vibrant and safe place by providing open spaces both at grade and level 3, catering for a range of recreational purposes that are passively surveyed.

Legislation, Guideline or Plan	Summary
<i>Campbelltown 2025 Looking Forward</i>	The 'Campbelltown Vision 2025' is a community strategic planning document setting out what Campbelltown's population wants for their area. The report identifies crime as an issue within the LGA, and improving safety is a priority for people who live, work and dwell in the area. As part of Strategic Direction 6.5: <i>Building and maintaining quality public infrastructure</i>, one of the listed desired outcomes is that <i>urban environments are safe, healthy, exhibit a high standard of urban design and are environmentally sustainable</i>. The proposed development adheres to this strategic direction by providing a high quality urban design outcome. The proposal plays a key role in creating a high quality precinct as a part of the approved MGN Precinct. The proposed building incorporates design features to manage the development's presence within the streetscape and the broader MGN Precinct.

Table 2: Summary of applicable policy documents

6 Social baseline

6.1 Demographic profile

A community profile can influence the likelihood and type of crime that occurs.

The table below provides a summary of the Campbelltown demographics based on data sourced from Australian Bureau of Statistics (2021). The full data is provided in Appendix 2.

In 2021, there were 16,577 people living in the Campbelltown suburb, which represents 9.39% of the total population of the Campbelltown City LGA (which has a total of 176,519 residents). Data for Campbelltown LGA and Greater Sydney has also been used, where relevant, to provide a comparison of the demographics.

Matter	Comment
High density, rental living	34.9% of residents live in a flat or apartment in Campbelltown. This is significantly more than the NSW population where 21.7% live in these types of dwellings.
High proportion of essential workers	The top three occupations in Campbelltown are professionals (21.8%), clerical and administrative workers (13.8%) and community and personal service workers (12.2%).
Cultural diversity	The majority of the population is born in Australia (58%). This is slightly less than the broader NSW population which is 65.4%. The other foremost countries of birth are as follows: • India: 3.5% • Philippines: 3.3% • New Zealand: 2.9% • England: 2.5% • Bangladesh: 1.9%
Lone person households	Campbelltown has a higher proportion of lone person households (32.5%), compared to Greater Sydney (25.0%).
Moderate socio-economic status	In 2016, Campbelltown was ranked in the 47 th percentile of suburbs within NSW, according to the SEIFA index of relative socio-economic advantage and disadvantage.
Household Income	20.6% of households earn less than \$650 per week, which is a higher proportion than that of wider NSW (16.3%),
Families	Couple families with children (40.8%) represent the most prevalent family composition, followed by couple family without children (35.7%), and single parent families (21.2%)

Table 3: Demographic data

6.2 Nature of recorded crime

The NSW Bureau of Crime Statistics and Research (BOCSAR) contains statistics of criminal incidents recorded by NSW Police.

Crime data from BOCSAR was obtained to understand the crime profile of Campbelltown. The table below provides a comparison of crimes within the Campbelltown suburb and the NSW average to help assess crime risk. The full crime profile is contained within Appendix 3.

Crime	Year to March 2024 NSW		Year to March 2024 Campbelltown		Year to March 2025 NSW		Year to March 2025 Campbelltown	
	Count	Rate*	Count	Rate*	Count	Rate*	Count	Rate*
Theft	193680	2321.7	1271	7036.9	184246	2208.6	1394	7717.9
Against justice procedures i.e. breach of AVO or bail conditions, escape custody etc	87645	1050.6	2785	15419.1	92397	1107.6	1031	5708.1
Assault	74324	890.9	434	2402.8	75025	899.3	511	2829.1
Intimidation, stalking & harassment	46663	559.4	263	1456.1	48912	282	586.3	1561.3
Malicious damage to property	49611	594.7	253	1400.7	48114	576.7	292	1616.7
Drug offences	41671	499.5	169	935.7	38206	458.0	198	1096.2
Disorderly conduct	19417	232.8	115	636.7	19584	234.8	94	520.4
Sexual offences	18900	226.6	81	448.5	20049	240.3	90	498.3
Robbery	1953	23.4	14	77.5	1902	22.8	7	38.8
Homicide	103	1.2	2	11.1	100	1.2	0	0.0

Table 4: Crime statistics (Source: BOCSAR) * The rate is per 100,000 people

As identified above, the top three crimes in Campbelltown are:

- theft;
- against justice procedures; and
- assault.

Importantly, all crime types appear at a significantly higher rate than the NSW averages and indicate that crime is generally high in comparison to the broader state.

7 CPTED Assessment

This section provides an assessment of the proposal against the CDCP and the four key CPTED principles:

- surveillance
- access control
- territorial reinforcement
- space and activity management

7.1 Surveillance

Opportunities for crime can be reduced through effective surveillance. The surveillance principle indicates places which are well supervised through passive, organised and/ or technological surveillance are less likely to attract criminal behaviour. From a design perspective, deterrence of crime can be achieved by providing:

- appropriate lighting in public and communal areas
- appropriate landscaping which minimises areas for offenders to hide
- highly visible building entrance points from the public domain

BOSCAR crime data indicates that the site may experience theft and assault as these are two of the three most common crimes. The use of surveillance will therefore be important to reduce the likeliness of these types of crime from occurring.

Assessment

The proposal has been assessed against the principles relating to surveillance. In summary:

- The reduction in building bulk and increased setbacks improve sightlines throughout the site and reduce opportunities for concealed or inactive spaces to occur.
- Increased separation between the two residential buildings improves visibility across communal open space areas and strengthens opportunities for passive surveillance between buildings.
- The internal residential communal open space provided at ground level is located centrally within the building layout facing the primary pedestrian access connection from Goldsmith Avenue. This provides views and passive surveillance opportunities from the northern street frontage.
- Similarly, the open spaces at Level 3 will provide passive surveillance of the pedestrian access path from Goldsmith Avenue, leading to the communal open space central to the site. They will also provide passive surveillance of the streetscape of Goldsmith Avenue to the north.
- The COS at Level 3 are located between the two proposed buildings, providing an opportunity for dwellings on higher levels to passively survey the spaces.
- Given open spaces for each building are on the same level, there is a degree of visual connectivity and passive surveillance between them.
- The basement car parking layout provides sufficient sightlines, given site specific restrictions, by limiting visual obstructions (i.e. walls and columns) which reduces

- opportunities for concealment.
- Dwellings have been orientated to maximise passive surveillance over pathways along the eastern, western and northern boundary and over the central open space between the two buildings.
- Seating is provided within the different areas of the COS to increase passive surveillance.
- All windows, elevated communal spaces and balconies face towards the public domain or internal communal area, maximising passive surveillance and deterring potential offenders from committing crimes.
- The vehicular entrance is clearly identifiable and has unobstructed view lines from the street.
- The additional through-site pedestrian link along the southern boundary improves site permeability while maintaining strong passive surveillance through overlooking from habitable room windows, balconies, active residential frontages and communal open spaces within both residential buildings.
- The link has been designed with clear, unobstructed sightlines between its eastern and western connections, reducing opportunities for concealment and improving visibility and safety for pedestrians.

Recommendations

- Include formal surveillance (i.e CCTV) which operates 24/7 to deter potential offenders.
- Provide appropriate lighting throughout all internal and external areas (in accordance with Australian Standards) to reduce opportunities for perpetrators to use dark corners and also increase passive surveillance.
- Provide sensor lighting within corridors and stairwells within the residential components of the building to accommodate residents using the space and feeling safe at different times of the day.
- Provide glazing on the entrances to residential lobbies to maximise passive surveillance, allowing for a continuation of sightlines from and into the building and assist in deterring potential offenders from committing crimes

7.2 Access control

Access control involves designing spaces to manage who enters a space and prevent unauthorised access. Important access control considerations to reduce crime (by increasing the effort required to commit a crime) include formal way finding (i.e. signage and pathways), physical barriers (i.e. landscaping/fencing), on-site security officers and swipe cards to enter buildings.

BOCSAR crime data indicates that the site may experience theft and assault as these are two of the three most common crimes. The implementation of the recommended access control measures is important and may reduce the likeliness of these crimes occurring.

Assessment

The proposal been assessed against the principles relating to access control. In summary:

- Direct basement access is provided for all buildings for safe access for residents and visitors.
- Clear site entrance/exits are provided for pedestrian entrances along the northern, eastern, western and southern boundaries which strengthen pedestrian permeability across the site, improves connectivity and safety outcomes.
- The proposed landscaping has been designed to manage access from outside and within the site.
- Entry and exit points are well positioned which may deter people from committing crimes relating to break and enter dwelling, steal from dwelling and trespass.

Recommendations

- Implement access control measures such as pin codes/swipe cards/intercom:
 - to enter the basement and reduce car/property theft
 - to control and restrict unauthorised access into the residential areas.
 - to enter parcel room and avoid theft
- Install gates at the vehicular entry point of the development to control access into private basement.
- Introduce signage to reduce the risk of trespassing by clarifying who is and is not permitted in specific areas.

7.3 Territorial reinforcement

Territorial reinforcement involves establishing a sense of ownership and belonging in a specific space, which can be achieved through various design elements and strategies. That is, when a space appears to be clearly defined and 'owned' by a particular group or individual.

A well-defined and maintained area signals to potential offenders that their presence is likely to be noticed and that there is a higher risk of detection and arrest. This may decrease the likelihood of criminal activities (i.e. theft and assault which are the most common crime acts in the area) as criminals tend to avoid spaces where they feel more vulnerable and exposed.

Assessment

The proposal has been assessed against the principles relating to territorial reinforcement. In summary:

- The revised eastern boundary entrance is clearly defined through landscaping, pathways and building orientation, reinforcing the distinction between public and private spaces.
- Increased landscaping and setbacks boundary assist in defining ownership while

- maintaining visibility and passive surveillance opportunities.
- The entrance contributes to an active and well-utilised edge condition, strengthening residents' sense of ownership and stewardship over the site.
- The proposal includes an attractive landscape design and amenity (i.e. outdoor seating, BBQ, play area and communal areas) which indicate an active use and care for the site which may deter criminals.
- Clear boundaries of property lines are proposed via boundary plantings including canopy trees along all boundary lines.
- Fencing is proposed at the primary pedestrian entrance from the north to secure semi/private open space areas and reinforce private ownership of the development.
- As outlined within the Landscape Plan, different paving materials are used to distinguish between different pathways i.e. pathways which facilitate access to open space area are different to the material used for the secondary pathway access to the residences along the eastern, western and northern boundaries.
- The use of different paving materials distinct to that of the public footpath as you enter the site and building will provide a visual cue to users that they are entering a semi-public space.

Recommendations

- Consider providing public art or textured surfaces on any blank walls to reduce vandalism which can result in a fear of the spaces. Well maintained areas create a sense of place/community ownership and therefore territorial reinforcement.
- Provide way finding signage to define routes and reduce trespassing
- Consider fences (if appropriate)

7.4 Space and activity management

Well maintained public places improve people's perception of how safe a place is and supports their desire to occupy and use those places. Management programs that clean, repair and maintain public spaces and private buildings are vital for communities' feelings of safety and wellbeing.

BOSCAR crime data indicates that the site may experience theft and assault as these are the two most common crimes in the area. The implementation of the recommended access measures may reduce the likeliness of these crimes occurring.

Assessment

The proposal been assessed against the principles relating to space and activity management. In summary:

- Given the development will be managed by a Community Housing Provider, it is expected that routine maintenance associated with residential buildings will occur. This is important as deterioration of a site can indicate that users and owners tolerate disorder. The routine maintenance signals to potential perpetrators that the area is cared for and monitored.
- The proposed landscaping enhances the community's appearance and fosters a

sense of pride among legitimate users.

Recommendations

- Implement ongoing management of all access points to ensure they are not faulty.
- Use traffic calming measures (i.e., speed bumps) at vehicular access and egress points to avoid pedestrian-vehicle conflict.
- Prepare and implement a Plan of Management for communal areas, including strategies around regular cleaning, security protocols and regular maintenance of the site.

8 Conclusion

This report has been prepared to assess the modified affordable housing development on Site R3 within the Macarthur Gardens North Precinct against the principles of CPTED.

The assessment has considered the amended proposal including built form, revised access and circulation arrangements, updated landscaping and communal open space design.

The assessment concludes that the proposed modifications do not have a material impact on the CPTED assessment of the approved development. In several respects, the amendments improve CPTED outcomes through increased setbacks, improved building separation, enhanced sightlines, refined pedestrian circulation and strengthened opportunities for passive surveillance.

The proposal continues to provide appropriate levels of surveillance, access control, territorial reinforcement and space and activity management consistent with the *NSW Crime Prevention and the Assessment of Development Applications Guidelines* and the relevant provisions of the *Campbelltown Development Control Plan 2015*.

Subject to implementation of the recommendations outlined in Section 7 (as approved by SSD-80482713), the modified development is considered to achieve a satisfactory CPTED outcome and will provide a safe, attractive and well-managed residential environment for future residents and visitors.