

CPTED Assessment

1.0 Introduction

1.1 Purpose of the report

This report includes a Crime Prevention Through Environmental Design (CPTED) assessment for Wollongong Private Hospital and the addition proposed in this SSDA.

This report addresses how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines' as per the Planning Secretary's Environmental Assessment Requirements for the State Significant Development.

1.2 Project background

The project comprises the design and construction of an addition to the Wollongong Private Hospital located at 360-364 Crown Street, Wollongong. This addition also includes modifications to the existing hospital.

Key project elements include:

- 28,688 m² hospital facilities
- New exit and entry ramp connections to Urunga Parade
- 3,243 m² medical tenancy building
- 2,696 m² addition to the Crown Street ground level of the existing hospital

1.3 Methodology

The report has been prepared following the key steps outlined below:

- Site visit
- Check relevant compliance documents
- Identify CPTED principles based on NSW guideline
- Determine applicable CPTED principles
- Develop a risk assessment methodology
- Conduct desktop analysis of crime statistics through NSW Police online data
- Identify risks, likely consequences and applicable CPTED principles
- Undertake facility CPTED assessment
- Provide summary and recommendations, where applicable.

2.0 CPTED Principles

CPTED is a crime prevention strategy that focuses on the planning, design and structure of neighbourhoods and cities. This strategy is based on the principle of reducing opportunities for crime by implementing appropriate design and place management principles. The resulting environment, including the building and its surroundings will discourage or impede offenders from perceiving these places as opportunities for crime and anti-social behaviour.

CPTED seeks to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by elevating the possibility of detection
- Increasing the effort required to commit the crime by elevating the time, energy and/or resources required
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'
- Removing conditions that create confusion about required norms of behaviour.

The key CPTED principles, as outlined in the *Safer By Design* published by NSW Police on their website, are noted in the adjacent table.

CPTED Key principles	
Surveillance	People feel safe in areas when they can see and interact with others, and criminals are deterred from places that are well supervised or have visual permeability. Surveillance can be in the form of natural, technical and formal.
Access control	Access control involves the control, channelling or encouragement of people and vehicles entering and exiting the area by wayfinding, formal/informal routes and desire lines. Effective access control can be achieved through the use of physical/symbolic barriers which increases the time and effort criminals need to commit crime.
Territorial reinforcement	Places that are well cared for, well-used and have a sense of community ownership sends positive signals to the community, and people that have ownership of areas are more likely to intervene in crime and provide effective supervision.
Target hardening (security measures)	The physical security of buildings or premises against access by offenders, through measures such as security fencing, enhanced locks; CCTV can all contribute to the reducing opportunities for criminal behaviour.
Space / Activity management and maintenance	Space management involves the formal supervision, control and care of the place. The effective use spaces help to maintain and maximise safety, as places that are infrequently used have a higher chance of vandalism and abuse.

CPTED Assessment

These CPTED principles help to ensure the construction ancillary facilities are safe, secure and discourage offenders from seeing them as potential places for crime and anti-social behaviour. This CPTED assessment will primarily focus on design elements such as:

- Entries
- Fences and gates
- Lighting
- Blind corner visibility
- Signage
- Surveillance
- Graffiti and vandalism.

These have been categorised in the adjacent principles and issues tables below under:

- Access and surveillance
- Territorial reinforcement and target hardening
- Management and maintenance.

The table identifies the micro-level principles outlined in the approved guideline and their application to this CPTED assessment.

Micro principle	Application
Surveillance	
Ensure clear sightlines to public realm spaces from adjacent buildings	✓
Light primary pedestrian routes	✓
Ensure level changes do not obscure public places	✓
Front boundary fencing should be visually permeable	N/A
Access control	
Secure access against offenders with gates and defining structures	✓
Ramps and steps can create effective local access controls	✓
Changes of ground level delineate ownership or use changes	✓
Integrate security screens and bars as design elements	N/A
Territorial reinforcement	
Careful consideration of scalable fences and bollards	✓
Clearly defined private ownership by structures and surface materials	✓
Avoid ambiguity of ownership and responsibility	✓
Appropriate signage	✓
Target hardening	
Incorporate shuttering and window barring as integral design elements where openings are susceptible to break-in and concealed crime exit	✓
Ensure building parapets do not conceal unlawful access.	✓
Install closed circuit television where natural surveillance is poor.	✓
Where fencing is required for security it should be no less than two metres in height.	N/A
Management and maintenance	
Remove graffiti as soon as possible after occurrences.	✓
Establish effective maintenance plans for public spaces.	✓
Maintain plants to retain visibility where required	✓
Train maintenance staff to identify and report potential problems.	✓

CPTED Assessment

3.0 Crime Risk Assessment

3.1 Crime risk assessment methodology

A crime risk assessment is an evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and the likely crime type. There are three key steps to assessing crime risk based on the process outlined in the Safer By Design guidelines:

- Identify crime risks or statistics present in the area
- Identify likely consequences of these crimes for the community, and or individual, and
- Apply CPTED principles that correlate with the risk present in the area.

3.2 Crime statistics analysis

Prior to the detailed CPTED assessment for the site, a crime statistics analysis of the surrounding context or Local Government Area (LGA) has been prepared. This helps to establish what crime trends or risks are prevalent in the area. It also provides a relevant baseline of data to conduct the CPTED assessment.

The adjacent table provides a summary of the above listed crime trends within the Wollongong LGA over a two year period (2023 – 2025), it is important to note that crime figures provided by the NSW Bureau of Crime Statistics and Research (BOCSAR) relate to recorded crimes only, not necessarily all crimes committed within the LGA.

According to these figures, most recorded crimes (as listed in the table) were stable, with possession and/use of ecstasy down and possession and/use of other drugs (other than cocaine, narcotics, cannabis, amphetamines, and ecstasy) down within Wollongong LGA.

At street level, the crime 'hotspots' maps identify where crime is volumetrically densest per square metre. According to these crime 'hotspots' maps, incidents of theft (break and enter non-dwelling) are densest around the Wollongong CBD area and are relatively low near the site. For crime 'hotspots' maps of Wollongong LGA, please see Chapter 4 of this report or visit <http://crimetool.bocsar.nsw.gov.au/bocsar/>

Offence	July 2023 - June 2024	July 2024 - June 2025	Trend	2 year trend and avg. annual % change
Break and enter (non-dwelling)	195	228	Stable	*
Malicious damage to property	1357	1271	Stable	-6.4
Possession and/or use of amphetamines	297	404	Stable	*
Possession and/or use of cannabis	561	482	Stable	*
Possession and/or use of cocaine	57	62	Stable	*
Possession and/or use of ecstasy	44	24	Down	-42.2%
Possession and/or use of narcotics	13	8	Down	-32.8
Possession and/or use of other drugs	10	6	Down	41.8%
Liquor offences	335	179	Stable	*

NSW Recorded Crime Statistics July 2015 - June 2025 | Source NSW Bureau of Crime Statistics (BOCSAR)

CPTED Assessment

Based on the desktop crime statistics and mapping information above, this table provides a summary of the crime risk assessment, with an identification of potential consequences of the previously listed crimes, for the community, individual and the Project. It also outlines the CPTED principles that can be applied to reduce the impact of these crimes.

Risks / Hazards	Consequences	CPTED principles
Incidents of theft (break and enter non-dwelling)	<ul style="list-style-type: none"> Financial loss of the project Potential injury to the individual on the construction site 	<p>Access and surveillance</p> <ul style="list-style-type: none"> Fencing should maximise natural surveillance from the surrounding to the site; where possible and minimise opportunities for offenders to hide Perimeter fencing also increases the effort to access the premises and increase the perceived risk of committing a crime Ensure access points are orientated to face streets and are clearly defined and secure. <p>Territorial reinforcement</p> <ul style="list-style-type: none"> Ensure appropriate signage is visible to clearly define site ownership
Malicious damage to property	<ul style="list-style-type: none"> Increase maintenance costs to the Project Undermines a community's feeling of safety, potential to reduce quality of life May encourage further criminal acts through the process Potential injury to the individual on the construction site 	<p>Access and surveillance</p> <ul style="list-style-type: none"> Avoid blind corners and hidden pockets of space Landscape shrub is proposed to the west of the medical tenancy building to discourage any direct access along the western boundary. Hidden maintenance access to the recessed bunker hatch is provided between the landscape design. Improvement of lighting; where possible to increase visibility in public spaces <p>Target hardening/maintenance</p> <ul style="list-style-type: none"> Introduce formal surveillance options such as CCTV and mirrors Promptly remove or repair damage to increase public's sense of safety.
Drug offences	<ul style="list-style-type: none"> Undermines a community's feeling of safety, potential to reduce quality of life 	<p>Target hardening/maintenance</p> <ul style="list-style-type: none"> Avoid blind corners and hidden pockets of space Use formal surveillance options such as CCTV and mirrors, particularly in isolated areas

Crime and assessment summary

CPTED Assessment

3. Assessment of Facilities

3.1 General site level

A macro site analysis summary is provided below:

- The health precinct is enclosed with clearly marked entry points and wayfinding features such as pathways and signage
- Sightlines from the public domain (roads and paths) are generally clear and are not overly complicated or blocked by any landscaping or hazards
- Concealment opportunities are limited.
- Vehicle entries to all service and parking areas are controlled with access gates.
- The ambulance and lobby areas will be staffed on a 24/7 basis and therefore will have surveillance on premises.
- CCTV cameras will provide security coverage for all areas

The WPH precinct will have 1.8 metre high non-scalable fencing along the west side to ensure that a secure perimeter is established. This item will run along the site boundary and return to the built form to prevent hidden spaces. Along the eastern edge an interstitial space exists between the existing hospital building and facilities to the east. This space is protected by a security fence at 1.8 metres high to prevent unauthorised access.

The Urunga Parade boundary will have street wall facilities and active street frontage. A number of access points consisting of loading docks, carpark entrances and ambulance access drive open onto Urunga Parade. The carpark access and loading dock are existing and serve the current hospital. No changes are envisioned for these items. The ambulance bay is intended to operate on a 24/7 basis and will be monitored by CCTV cameras linked to the ground floor central security office.

The existing houses that will be adapted into medical facilities will have passive and active surveillance of its pedestrian and vehicular entry points and movement through the site. The facilities will be linked visually and with landscape design elements to the main entry and ambulance/emergency areas of the hospital. Security will be integrated with the main hospital building.



Wollongong Private Hospital Ground Floor Plan

CPTED Assessment

CPTED Principles		CPTED Strategies / measures	Issues arising	Details
Access and surveillance				
Design elements	Entrance control	✓		Personnel access to the site is via staff and public access points with a swipe pass for staff. All vehicular access is monitored via CCTV and boom gate systems
	Fences and gates	✓		1.8m perimeter fencing is provided, and is in good condition. Vehicular access via boom gate and pedestrian access turnstile to be installed
	Lighting	✓		Low glare security lighting is provided and will be extended to new facilities
	Blind cover visibility	✓		The primary facility will be operating 24 hours, seven days a week with constant medical staff increasing passive surveillance
Territorial reinforcement and target hardening				
Design elements	Signage	✓		Appropriate warning signs and wayfinding map will be displayed at key entry points to assist with way finding and territorial reinforcement
	After hours surveillance	✓		CCTV system installed on site. Passive surveillance will also be provided by the 24/7 staffing requirements of the hospital.
	Window barring	✓		No barring has been provided. Ground level shopfront façades will be provided with appropriate glazing and secure doors. This will meet standard retail/commercial requirements.
Management and maintenance				
	Graffiti and vandalism	✓		There have been no reported incidents of vandalism on site. However, graffiti will be removed as soon as practicable, should there be an occurrence



Crown Street view



Crown Street entrance view



Western edge view



Urunga Parade view



Urunga Parade loading dock view

CPTED Assessment

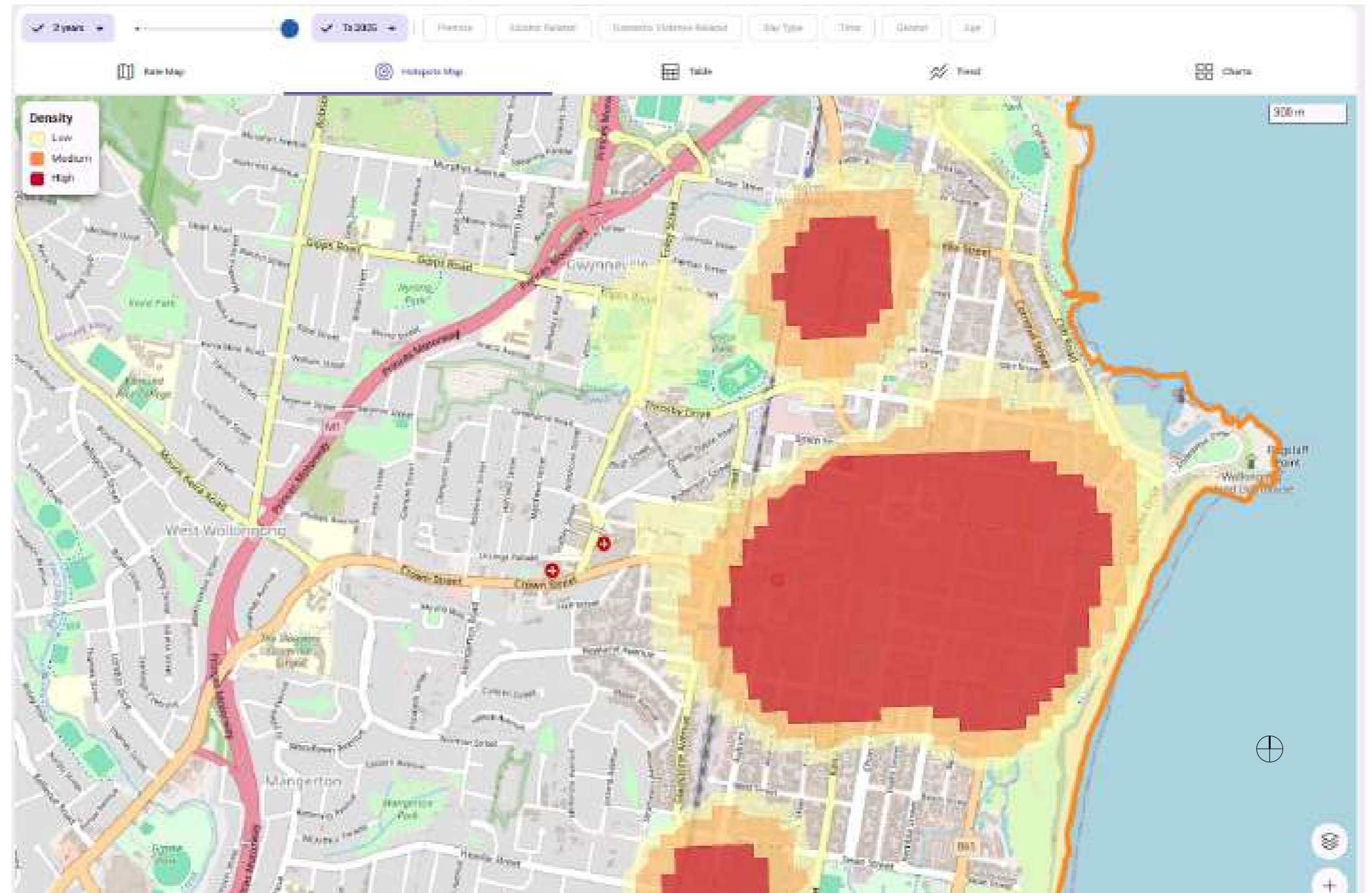
4. BOCSAR "Hot Spot" Mapping

Key guideline documents and websites used include:

- *Safety By Design*, NSW Police
- www.crimeprevention.nsw.gov.au
- <https://www.bocsar.nsw.gov.au>
- https://www.police.nsw.gov.au/safety_and_prevention/policing_in_the_community/safer_by_design

5. Reference Documents/Websites

- *Safety By Design*, NSW Police
- www.crimeprevention.nsw.gov.au
- <https://www.bocsar.nsw.gov.au>
- https://www.police.nsw.gov.au/safety_and_prevention/policing_in_the_community/safer_by_design



BOCSAR Mapping: Theft (Break and Enter non-dwelling)
BOCSAR Crime Mapping (Source: BOCSAR)