

1 May 2025

SLR Ref No.: 630.032084.0001-L0.1-V0.1-CPTED-20250217.docx

Attention: The General Manager  
Northern Beaches Council  
1 Belgrave Street  
Manly NSW 2095

SLR Project No.: 630.032084.0001

**RE: Crime Prevention through Environmental Design (CPTED) Statement  
4-8 Inman Road, Cromer NSW 2099**

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## **1.0 Introduction**

The purpose of this report is to identify and assess crime risk associated with the proposed extension of hours and Liquor License at the existing Indoor Padel Facility, located at 4-8 Inman Road, Cromer NSW 2099 and to identify proactive and preventative design measures where relevant to minimise opportunities for crime.

The report has been prepared in accordance with the Crime Prevention Through Environmental Design (CPTED) guidelines prepared by the NSW Police in conjunction with the Department of Planning, Housing and Infrastructure (formerly the Department of Urban Affairs and Planning).

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 from intersecting in time and space.

There are four CPTED principles that need to be considered when designing developments:

- Surveillance;
- Access control;
- Territorial reinforcement; and
- Space management.

This report considers these principles, in the context of the proposed development and the surrounding locality.

## **2.0 Description of Proposal**

This proposal seeks to alter the existing operational hours and a liquor license at the site.

The proposed operational hours are as follows:

### **Trading Hours**

- Monday to Sunday including Public Holidays: 6:00 AM – 11:00 PM

### **Liquor Trading Hours**

- Monday to Friday: 4:00 PM – 10:00 PM
- Saturday and Sunday: 10:00 AM – 10:00 PM

## 3.0 Local Context

### 3.1 Site Description and Locality

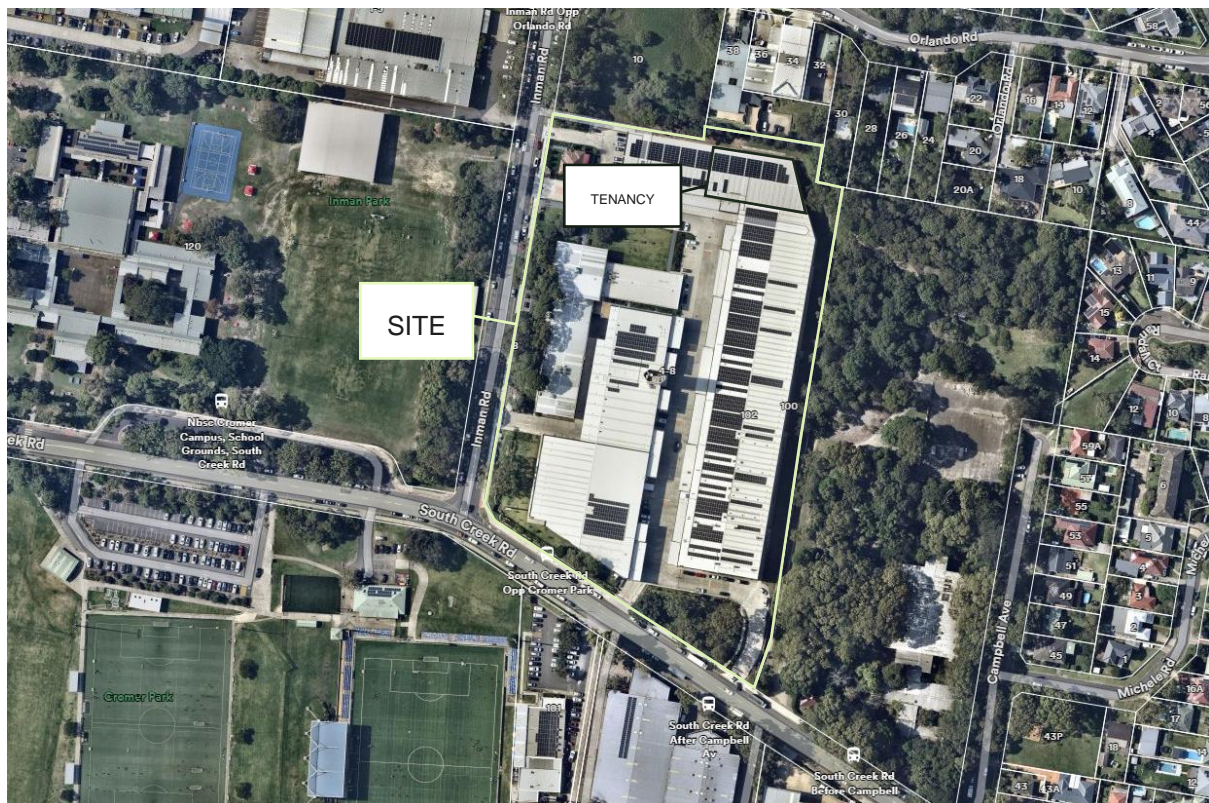
The site is legally described as Lot 1 within DP 1282038 and is known as 4-8 Inman Road Cromer. It has two (2) street frontages, being South Creek Road to the south and Inman Road to the west.

Within the site, the premises subject of this modification application is known as Warehouse Unit 2 which is located in the northeast corner of the site.

Vehicle access to the site is available off both South Creek Road and Inman Road.

Refer to **Figure 1** to view the existing site and surrounding development.

**Figure 1 Site Aerial (Source: NearMaps, dated 4 February 2025)**



## 4.0 Assessment of CPTED Principles

Noting the late night trading of the premises, there is an opportunity for crime or anti-social behaviour at the premises. The following provides an assessment of the development against the four CPTED Principles as well as provides recommendations to further improve the safety and security of the development.

### 4.1 Natural Surveillance

Natural surveillance limits the opportunity for crime by increasing awareness that people can be seen. Potential offenders therefore feel increased scrutiny and limitations on their escape routes.

Good surveillance is achieved by:

- a. Clear sightlines between private and public spaces;
- b. Effective lighting of public places; and
- c. Landscaping that makes places attractive, but not a place to hide.

The premises will maximise visibility within the site and increase natural surveillance. The specific design elements include:

- Installation of vandal resistant lighting to relevant Australian Standards to facilitate surveillance and reduce opportunity for crime.
- Clear sight lines between the premises and all adjacent car parking areas, streets and businesses, allowing maximum visibility.
- The use of technical supervision, such as CCTV cameras, should be considered to provide an additional layer of comfort for users of the space.

Recommendations:

- Broken light fixtures and bulbs will be replaced within 24 hours.
- Landscaping will be regularly maintained to ensure clear sightlines remain on site. If not maintained appropriately it may offer concealment opportunities and reduce the opportunity for surveillance.
- Routine maintenance checks and reporting should be carried out by personnel employed at each premise to ensure the entire property is maintained and to reduce the likelihood of crime or vandalism. Any vandalism or graffiti should be repaired and removed promptly by staff or contractors.

### 4.2 Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space.

Good access control for the movement of people is achieved by:

- a. Landscapes and physical locations that channel and group pedestrians into target areas;



- b. Public spaces that attract rather than discourage people from gathering; and
- c. Restricted access to internal or high risk areas (e.g. car parks).

The site has been designed to limit access and control flow by:

- d. Clear pedestrian access points to the building;
- e. Appropriate lighting and signage for customers; and
- f. Back of house/ staff areas restricted to the public.

Recommendations:

- Clear directional signage indicating entry to the premises; and
- Clear signage delineating public and staff only areas.

### 4.3 Territorial Reinforcement (Community Ownership)

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern, i.e. it makes the normal user feel safe and makes the potential offender aware of a substantial risk of apprehension or scrutiny. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs.

Community ownership (territorial reinforcement) makes people feel comfortable in a place and is achieved by:

- a. A design that encourages people to gather in public spaces;
- b. Having a clear transition between boundaries of public and private spaces; and
- c. Having clear design cues as to who is to use the space and what it is to be used for.

The existing development has proposed as part of the extension of hours clearly delineated spaces that are to be used for congregation and areas that are not. This will ensure that any potential intruders or people will stand out and be easily identified. Positive territorial reinforcement features of the development include:

- The premises will be maintained such that it communicates an alert and active presence occupying the space;
- Clearly defined boundaries of the development. This can be seen in the car parking area that is for the parking of vehicles and not loitering;
- Provision of directional signage that assists in controlling activities and movements throughout the premises (knowing how and where to enter/exit and find assistance can impact on safety); and
- Display of security system signage at access points.

Recommendations:

- Ensure that all access points are legible and inviting and that proposed wayfinding signage is installed appropriate locations



## **4.4 Space and Activity Management**

Space and Activity Management strategies such as site maintenance, target hardening, and target removal are included in the development as explored below.

### **4.4.1 Maintenance**

Management and maintenance are closely linked to a sense of ownership. Good management and maintenance of a place, or property, is often the difference between it seeming safe or unsafe and it being cared for or uncared for. Deterioration indicates less control by the users of a site and indicates a greater tolerance of disorder.

It is in the proposed operator's self-interest to maintain the venue to a high standard so that customers continue to visit the site. Routine maintenance checks and reporting will be carried out to ensure the entire property is maintained and to reduce the likelihood of crime or vandalism.

Furthermore, robust materials (including graffiti resistant materials) have been used where appropriate. Any vandalism or graffiti will be repaired and removed promptly by staff or contractors.

### **4.4.2 Target Hardening and Removal**

Target hardening and removal is the use of 'design out crime' strategies to make it harder for a crime to be committed and reduces the gains of crime. While this is the most long-established and traditional approach to crime prevention, it can create a 'fortress mentality' and imagery whereby users of the development withdraw behind physical barriers and the self-policing capacity of the built environment is damaged. This is effectively working against CPTED strategies that rely on surveillance, territoriality and positive image management.

The proposal includes the use of some physical barriers associated with target hardening; however the development achieves opportunities for natural surveillance and access control with clearly defined boundaries. The design has ensured that there is a safe environment for customers and workers within the venue.



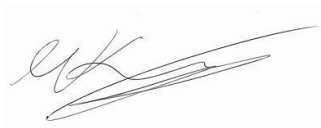


## 5.0 Conclusion

The above assessment of the proposal against the CPTED principles confirms the premises has been designed and can be managed to minimise the potential risk of crime. The proposal is considered to be consistent with the Department of Planning and Environment Crime Prevention and the Assessment of Development Applications, 2001.

Regards,

**SLR Consulting Australia**



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