

Given the type of crime and high concentration in the area, the final building design should incorporate Crime Prevention Through Environmental Design (CPTED) principles.

#### 4.4.2 Overview of CPTED Principles

CPTED is a crime prevention strategy that focuses on the planning, design and structure of cities, communities 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.

This is because 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 strategies can be implemented easily and include (but not limited to):

- ☞ Areas of concealment are 'designed out', via for example, no concealed doorways.
- ☞ Secure entry into the building and residents have internal CCTV to identify who is attempting to enter the facility.
- ☞ Vision in the car park area would be enhanced by painting the area a light colour. The use of a light colour will enhance shadows / movement and again enhance resident safety.
- ☞ Corridors to be lit and painted in a light colour.
- ☞ Vegetation should be of such that it does not inhibit a 'line of sight' into the development; when looking into the development from outside. Heavy vegetation should be avoided at the entrance areas of the buildings so as not to provide concealment opportunities. Undergrowth on trees should be cleared to a height of 1.2 metres to enhance site lines.
- ☞ Entry doors to have deadlocks.
- ☞ Peep holes to be installed on entry doors.
- ☞ The building design should not inhibit natural surveillance (block sight lines) or provide concealment and entrapment opportunities. It is recommended that the set back of entry foyers and door recess be a maximum of 1 metre
- ☞ All entry points (pedestrian and vehicle) should be clearly signposted and identify the area as being private property.
- ☞ Given the nature of the development and its location within the RSL boundary, personal safety should also to be considered. It is recommended that all residents be provided with a 'fact sheet' that promotes personal safety in and around the site, contact details for emergency services etc. The fact sheet would also need to include information regarding; process for trades people entering the site; keeping doors and windows locked; reporting suspicious behaviour; informing neighbours / site manager of visitors; periods of leave etc.
- ☞ The area (including gardens, hard walls, fencing) should be well maintained. Any evidence of anti-social behaviour (eg graffiti, malicious damage, broken lights etc) should be cleaned / fixed / replaced within 24 hours. A maintenance plan needs to be developed for the site.

# 5. CONCLUSION

## 5.1 Strategic Impact





There are no identified adverse social impacts at a strategic level.

The proposed development is consistent with the strategic aims of the LHRS and its attempts refocus the current housing trends so that a more sustainable balance between new release and infill development is achieved. This is achieved via creating opportunities for housing within the existing urban areas. As such, Adamstown has been identified as a 'renewal corridor' which includes land along Brunner Road, linking the commercial centres of 'Nineways' Broadmeadow and Adamstown.

The development is within Precinct 2 which according to the Adamstown Renewal Corridor strategy has a target of 300 additional dwellings and aims to support Adamstown commercial centre with opportunities for mixed use development, consisting of commercial uses and services along Brunner and Glebe Roads.

## 5.2 Local Impacts

The social impacts identified with this proposal are localised. Residents have expressed concerns regarding the developments as its will:

-  Increase traffic
-  Impact on the privacy of near neighbours
-  Adverse visual impact due to its size
-  The development represents over 30% of the Precincts housing target on one site. Therefore the density is considered too great for that location given that it is on the boarder of Precinct 2.

Consultations identified the values of residents (ie what characteristics attracted new residents to the area and what characteristics made existing residents stay) and they include access to local shopping; proximity to major features such as Newcastle CBD, beaches and restaurants; quality and type of housing; village feel and quiet lifestyle within an urban area.

This development will not detract from the majority of the above desired characteristics but does have a negative impact on the following:

1. Privacy to near neighbours, in particular the residences immediately south of the development boundary. Solutions offered by residents include:
  - Building height to reduced to a maximum of 4 story's and the design to be 'stepped back' to reflect the design in the Adamstown Renewal Corridor strategy.
  - No verandas on southern side of the building to protect the privacy of the southern neighbours.
  - Retain the dwelling located immediately south of the pedestrian pathway linking Brunner Road and Date Street (Lot 28 DP 10602 Date Street) as a buffer between the development and residences. This will also keep the development within the Precinct 2 boundary.
2. Size and scale of the development is not in keeping with the existing residential area located on the boundary / fringe of Precinct 2. Solutions offered by residents are:
  - Incorporate more of a 'step back' into the design to reduce appearance of bulk onto Date Street.
  - Reduce the size (height) of the building

- Building materials to be in keeping with surrounding residential dwellings.

Solutions offered by the developer to address issues include:

- The building is within the conceptual requirements of the DCP and is in keeping with its intent.
- Purchase the additional house will create additional car parking and open air space.
- Building design has been amended to reflect softening of the southern elevation and landscaped setbacks.
- Some balconies have been removed on southern side.

### **5.3 Crime and Nuisance**

Given the crime characteristics in the immediate area, it is recommended that the overall development (design and ongoing management) adopt CPTED principles. These have been outlined in Section 3.4.

### **5.4 Concluding Comments**

The development of residential units at the site meets the strategic aims and objectives of the LHRS and the Adamstown Renewal Corridor Strategy.

The adverse social impacts will be primarily experienced by residents who live in the immediate / nearby vicinity of the development. Residents concerns should be considered in working towards an agreeable solution to all parties involved.

# APPENDIX 1

## Population Characteristics

The population characteristics of Adamstown, Adamstown Heights and Newcastle LGA are listed below in the following tables.

## Person Characteristics

General characteristics that include number of persons residing in an area, proportion of males and females and indigenous persons.

	Newcastle LGA	Adamstown	Adamstown Hts
<b>Total persons</b>	141,753	5,267	5,190
<b>Male</b>	48.8%	48.1%	49.2%
<b>Female</b>	51.2%	51.9%	50.8%
<b>Indigenous persons</b>	2.1%	1.9%	1.0%

## Age

The age structure of the census is widely used as an indicator of the areas residential role and function. It can provide an insight into how the community is changing, its settlement patterns and also the demand for services.

	Newcastle LGA	Adamstown	Adamstown Hts
<b>0-4</b>	5.8%	6.5%	6.0%
<b>5-14</b>	11.3%	12.7%	11.3%
<b>15-24</b>	15.3%	13.2%	12.7%
<b>25-54</b>	41.4%	44.1%	37.4%
<b>55-64</b>	10.3%	8.7%	13.4%
<b>65 years and over</b>	15.8%	14.8%	19.2%
<b>Median Age</b>	37	36	42

## Labour Force

Labour force is an important indicator of the socio-economic status of the area as it represents those who are employed – full time or part time, those who are unemployed. It is also indicative of the age structure of a population – ie the number of persons in the workforce or the number of persons retired, the economic base and employment opportunities and education and skill base in the area.

	Newcastle LGA	Adamstown	Adamstown Hts
<b>Total labour Force</b>	67,319	2,530	2,530
<b>Employed Full-time</b>	56.4%	58.7%	54.3%
<b>Employed Part-time</b>	30.3%	27.9%	35.3%
<b>Unemployed</b>	7.3%	7.8%	4.5%

## Occupation

Occupation data identified where residents work (this could be within, or outside of, the Local Government Area). It is an important indicator of the structure of the labour force. When used in comparison with income, occupation, education etc, it allows for an evaluation of the socio-economic status and skill base of an area as well as the working and social aspirations of the population.

Newcastle LGA		Adamstown		Adamstown Hts	
Professionals	24.1%	Professionals	23.0%	Professionals	30.3%
Clerical and Administrative Workers	14.5%	Clerical and Administrative Workers	16.5%	Clerical and Administrative Workers	15.7%

Technicians and Trades Workers	14.4%	Technicians and Trades Workers	14.0%	Technicians and Trades Workers	12.8%
Sales Workers	10.4%	Managers	10.4%	Managers	10.7%
Community and Personal Service Workers	9.9%	Community and Personal Service Workers	10.2%	Sales Workers	10.6%
Managers	9.8%	Labourers	9.9%	Community and Personal Service Workers	7.3%
Labourers	9.6%	Sales Workers	9.5%	Labourers	6.7%
Machinery Operators And Drivers	5.8%	Machinery Operators And Drivers	5.4%	Machinery Operators And Drivers	4.8%

### Industry of Employment

Industry of Employment data identifies the key industries in which the population works (this could be within, or outside of, the Local Government Area). It is indicative of the skills base and to some extent the socio-economic status of an area. Most importantly it provides information as to the economic base and employment opportunities of the area and to some extent the broader region.

Newcastle LGA		Adamstown		Adamstown Hts	
Hospitals	5.5%	Hospitals	5.0%	School Education	6.9%
School Education	4.9%	School Education	4.7%	Hospitals	5.8%
Cafes, Restaurants and Takeaway Food Services	4.3%	Defence	3.9%	Cafes, Restaurants and Takeaway Food Services	3.7%
Tertiary Education	3.0%	Cafes, Restaurants and Takeaway Food Services	3.3%	Legal and Accounting Services	3.3%
Architectural, Engineering and Technical Services	2.3%	Legal and Accounting Services	2.3%	Tertiary Education	3.2%

### Income

Income is an indicator of socio-economic status and can be used to evaluate economic opportunities within an area. Income can be linked to employment status, age (eg retirees usually have a lower income), qualifications and type of unemployment. With regards to household income, it is important to note that while individual income may be low, household income may be high. This is attributed to the number of persons living in the household receiving an income.

	Newcastle LGA	Adamstown	Adamstown Hts
Median Individual Income (\$ weekly)	409	435	474
Median Household Income (\$ weekly)	885	823	1,115
Median Family Income (\$ weekly)	1,132	1,116	1,276

## Dwelling Characteristics

The types of dwellings common to an area are important indicators as to the housing market of an area. Larger, detached and separate housing are historically more likely to have families (or prospective families) living in them. Dwelling characteristics also reflect market opportunities, location of services, employment opportunities, transport nodes etc.

When viewed with household income, the amount of weekly rent may also be indicative of the stress households in the community are under. With regards to monthly mortgage payments, it is expected that households will be paying a higher proportion of their income in more desirable areas. It is also interesting to note that spending a lower proportion of income on housing may be indicative of a well established area.

	Newcastle LGA	Adamstown	Adamstown Hts
Median Rent (\$ Weekly)	195	230	230
Median Housing Loan Repayment (% monthly)	1,300	1,390	1,390

## Tenure Type

Tenure type can provide an insight into the socio-economic status of an area as well as the role that the area plays in the housing market. High concentrations of private renters in an area may be attractive to specific housing markets such as young people, couples, contract workers etc. A concentration of home owners usually indicates a more settled area. It is useful to analyse this data with household and family type.

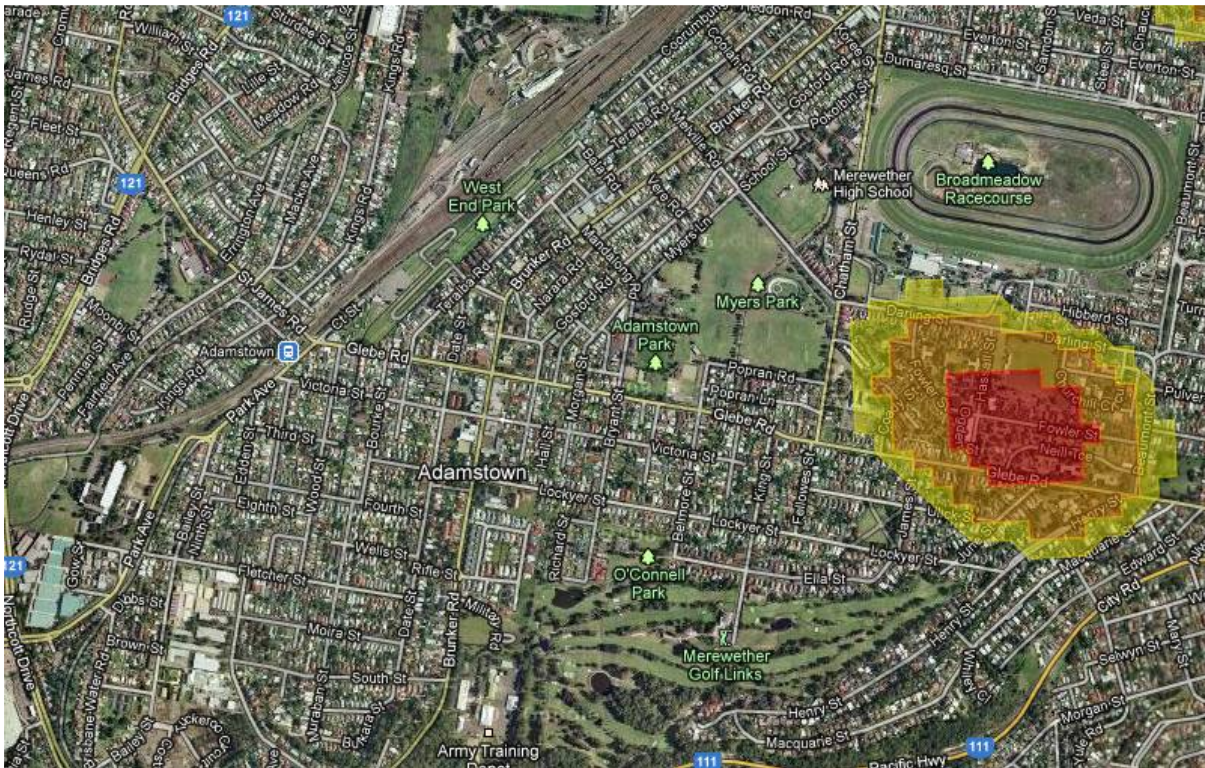
	Newcastle LGA	Adamstown	Adamstown Hts
Fully Owned	32.1%	29.9%	51.3%
Being Purchased	28.4%	26.7%	32.1%
Rented	32.1%	35.4%	12.0%



# APPENDIX 2

## Hotspot Maps of Reported Crime and Nuisance Behaviour

### Assault – Alcohol Related

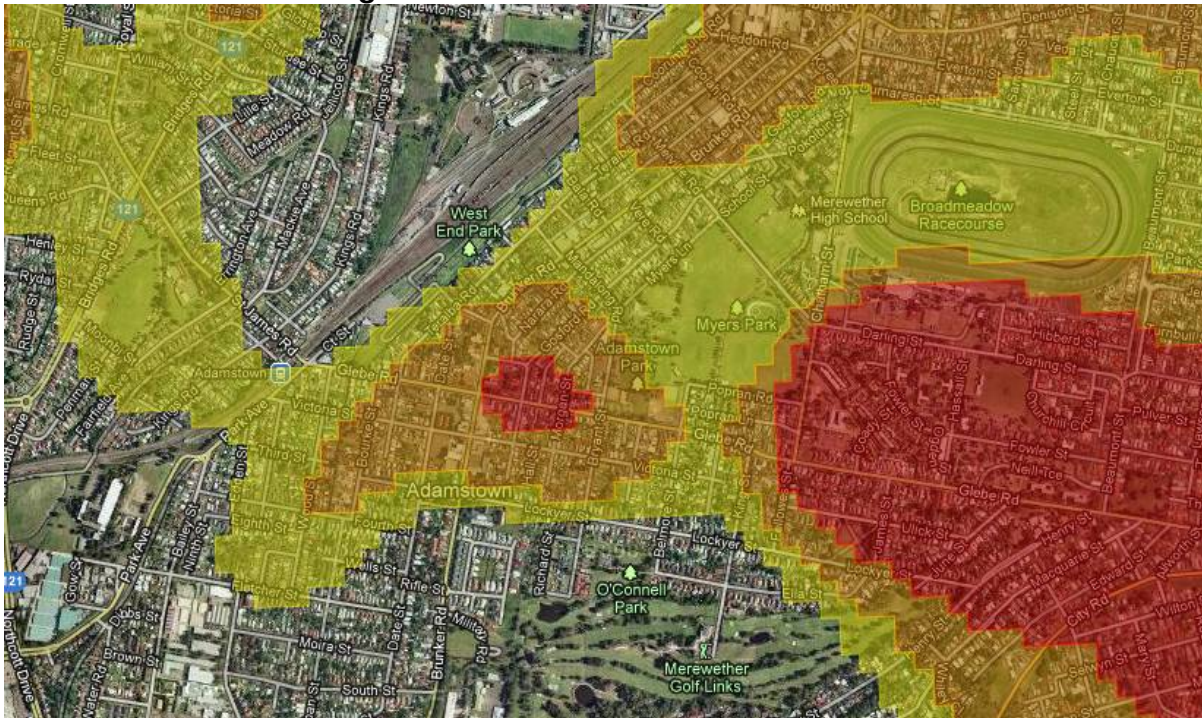


### Assault – Domestic Violence Related





## Break and Enter - Dwelling

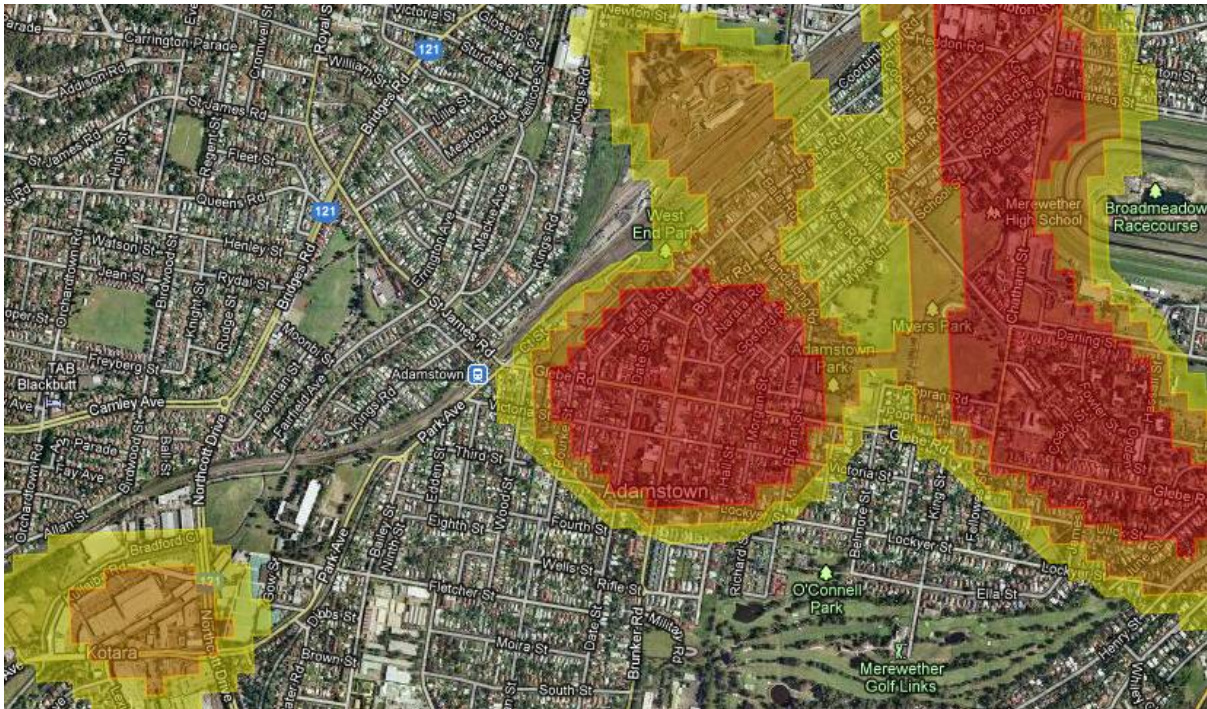


## Break and Enter – Non Dwelling

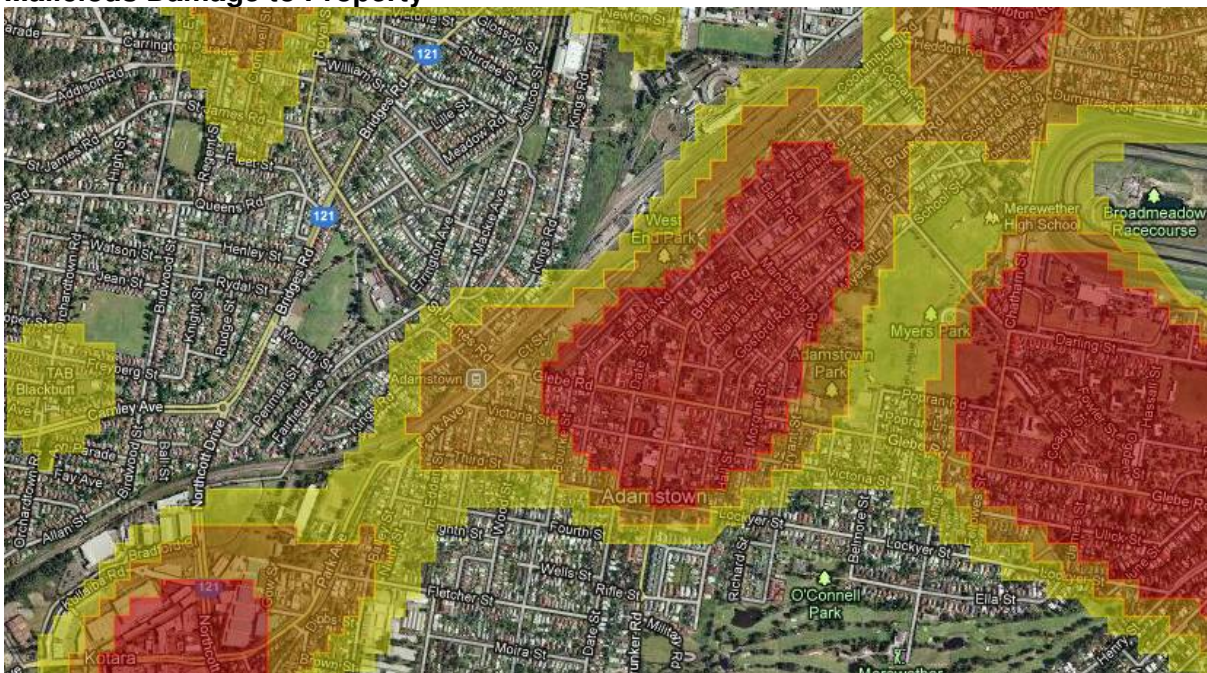




## Graffiti



## Malicious Damage to Property

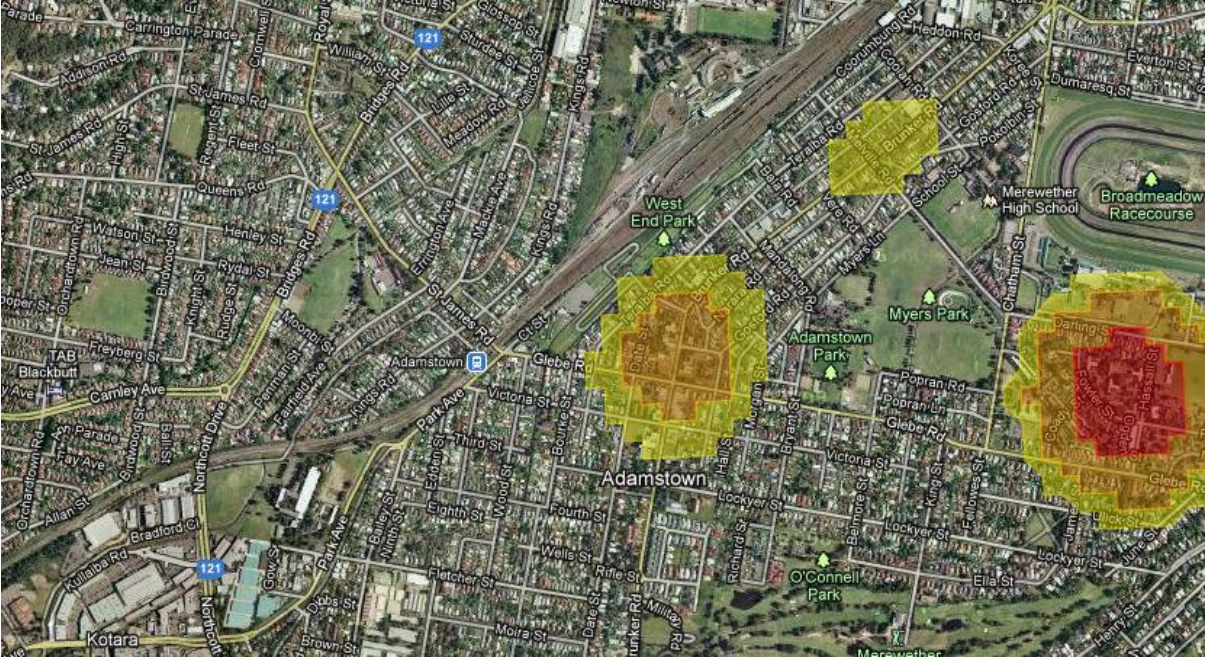




Motor Vehicle Theft

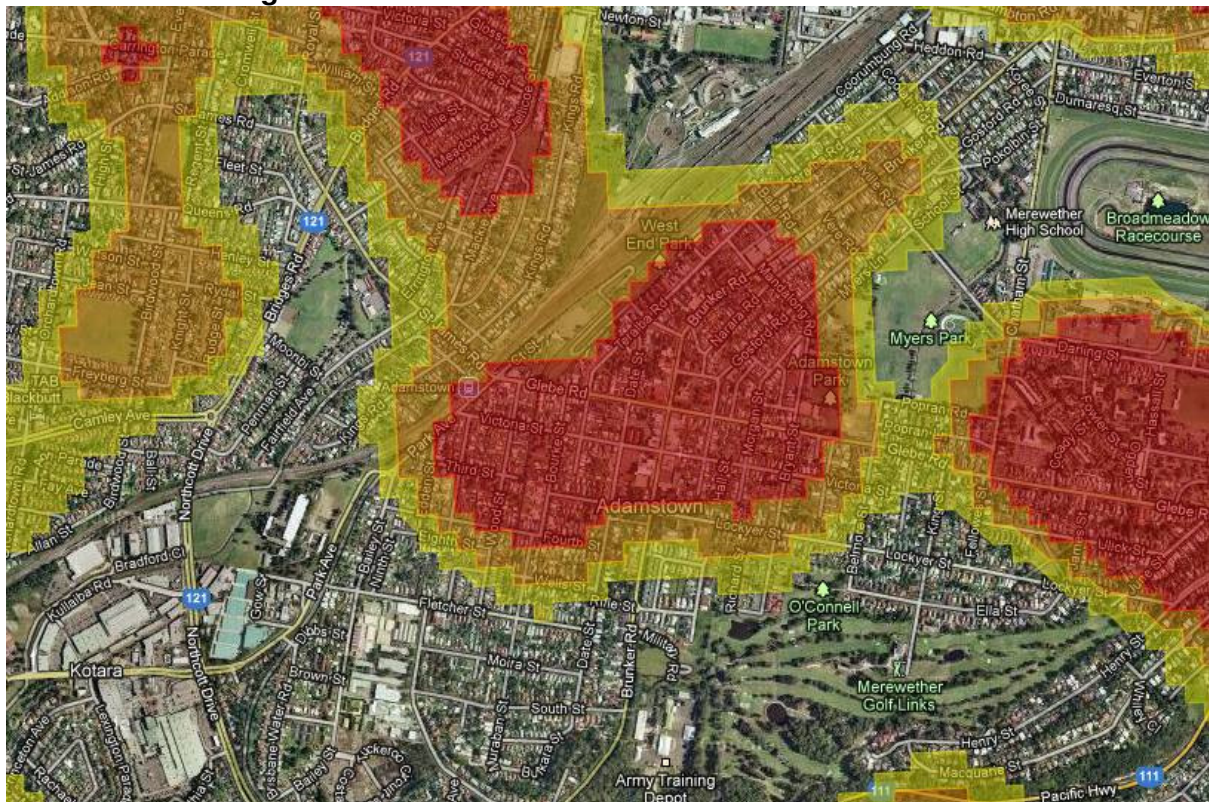


Robbery





## Steal from Dwelling



## Steal From Motor Vehicle

