

APPENDIX D



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Mixed Use Development

32-42 BROOKS PARADE, 2-10 SHARP STREET & 5-11
EDGAR STREET, BELMONT

Crime Prevention Through Environmental Design

Liability limited by a scheme approved under Professional Standards Legislation

Quality ISO 9001 Certified System

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PROJECT: Mixed use, multi storey development comprising 130 residential units, 3 retail/commercial units, basement car parking and associated landscaping – 32-42 Brooks Parade, 2-10 Sharp Street and 5-11 Edgar Street, Belmont.

CLIENT: KML Joint Venture

OUR REFERENCE: 13/0524

VERSION: **Draft – 16 November 2016**
Final – 16 December 2016

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CERTIFICATION: I hereby certify that this Crime Prevention Through Environmental Design Report has been prepared in accordance with the requirement of the NSW Police Safer by Design Guidelines. I certify that to the best of my knowledge the information contained within this Report is neither false nor misleading.

SIGNATURE



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1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) Assessment has been prepared for KML Joint Venture and Coeve Design (Vic) Pty Ltd by Monteath Powys Pty Ltd.

The purpose of this report is to consider the potential crime risk caused by the proposed mixed use, multi storey development comprising 130 residential units, 3 retail/commercial units, basement car parking and associated landscaping at 32-42 Brooks Parade, 2-10 Sharp Street and 5-11 Edgar Street, Belmont, and to identify proactive and preventative building design measures to minimise opportunities for criminal behaviour.

There are a number of publications which promote the use of CPTED. These include the NSW Police Safer by Design Guidelines, as well as the NSW Department of Urban Affairs and Planning's *Crime Prevention and the Assessment of Development Applications*.

There are four components in CPTED:

1. Natural access control;
2. Natural surveillance; and
3. Territorial reinforcement
4. Space Management

This proposal has considered the principles of CPTED in developing the design of the proposed residential development. The objectives of each component have been discussed below, and a response has been included in relation to the proposed development.

2. SITE AND LOCATION

2.1 SITE AND LOCATION

The site is located centrally within Belmont, approximately 50m from the Belmont Citi shopping centre in the Lake Macquarie Local Government Area. The subject site known as 32-42 Brooks Parade, 2-10 Sharp Street and 5-11 Edgar Street, Belmont, subject site lot details below;

Lot	Section	DP
11	B	585
A	-	400644
B	-	400644
2	-	353066
1	-	353066
4	-	12898
5	-	12898
6	-	12898
8	-	12898
B	-	339105
A	-	339105
4	B	585
3	B	585
10 (part)	-	585

The subject site is identified in **Figure 1** below, is approximately two hours' drive north of Sydney, and 17 kilometres from Newcastle CBD. The site comprises of fourteen lots in the Belmont Town Centre, bounded by Brooks Parade, Sharp Street and Edgar Street (see **Figure 2**).

The site is located in a prominent location on the Belmont foreshore. The site frontage to Brooks Parade is approximately 70 metres. The site has frontage to two other roads, Edgar Street the north-east and Sharp Street to the south-east.

Current uses on the site are predominantly for residential purposes being single storey dwellings and a two storey dwelling. Three premises along Brooks Parade are small scale commercial uses.



Figure1: Locality Map (Google Maps, 2015)



Figure 2: Subject Site (SixMaps, 2015)

The subject site is approximately 6,753m² in size. Refer to Figure 1 Locality Map.

Surrounding Development

The subject site is adjoined in each major direction by different forms of development within 300 metres. The key built forms for new development are tower blocks and rectangle blocks. Each urban block and built form use is discussed in detail below;

North

The urban block that accommodates the subject site, also accommodates:

- Rectangle-block, five storey mixed use development at the intersection of Brooks Parade and Maude Street (24-26 Brooks Parade), known as Santorini Apartments, and;
- Single storey residential development;
- An open stormwater channel that provides connection for the stormwater network to Lake Macquarie;
- A sewer pump station that is part of Hunter Water Corporation's infrastructure, which is immediately north of the channel and faces Brooks Parade.

Urban blocks beyond Maude Street are mostly characterised by detached single storey residential dwellings, and a limited number of two-storey unit blocks.

South

Sharp Street adjoins the site at the south. The urban block immediately south is characterised mostly by recent mixed use development, including:

- 46 Brooks Parade, tower block, eight storeys, directly opposite the subject site at the intersection of Brooks Parade and Sharp Street. Belmont Towers is a residential apartment building with large setbacks to the street and ground floor single garages that face the street;
- 13-17 Edgar Street, rectangle block, six storeys, at the intersection of Edgar Street and Sharp Street is a mixed use development, with ground floor commercial space and upper floors for residential use. The development was completed in 2010;
- 54-56 Brooks Parade, tower block, six storeys, is a mixed use development with ground floor cafe and single driveway access from Brooks Parade, and was completed in 2007;
- 58 Brooks Parade, tower block seven storeys, is currently under construction and will comprise mixed use development for a residential flat building.

East

Herbert Street runs perpendicular from the site to the Pacific Highway, and creates two distinct urban blocks. The block on the north side of Herbert Street is predominantly detached single storey dwellings. The block on the south side of Herbert Street is mostly retail and commercial uses. The dominant development is Belmont Citi Centre shopping centre and open air car park. The loading dock entrance at Herbert Street faces the subject site. Shop top development along the Pacific Highway edge of the urban block is further to the east.

West

Directly across the street is Belmont Lions Park, an open space area that separates the road (Brookes Parade) from the foreshore of Lake Macquarie. A pedestrian footpath runs through the park that connects to a small children's playground some 200 metres to the south, and public facilities at the end of Maude Street. The only built form on this site is a toilet block. Built forms exceeding one storey on this site are unlikely to be erected in the future. Several mature fig trees are located along the street edge of the park.

2.2 BUREAU OF CRIME STATISTICS AND RESEARCH

A review of the NSW Crime Statistics data for 2011 to 2015 reveals that crime in the Belmont area is relatively low when compared with the wider NSW averages.

However, the Belmont statistical area is relatively small and isolated. To provide a more detailed analysis of the crime in the area, the suburbs of Wallsend (north) and Rankin Park (south) were included in the research. The findings are shown in Table 1 below (Elmore Vale in brackets):

Table 1: Crime Statistics

	Jan-Dec 2011		Jan-Dec 2012		Jan-Dec 2013		Jan-Dec 2014		Jan-Dec 2015			
Offence type	Number of incidents		Number of incidents		Number of incidents		Number of incidents		Number of incidents		24-month trend^^	60-month trend^^
Murder	0		0		0		3		0		nc**	nc**
Assault - domestic violence related	274		318		322		292		268		Stable	Stable
Assault - non-domestic violence related	461		427		389		356		324		Stable	-8.4%
Sexual assault	50		53		78		49		54		Stable	Stable
Indecent assault, act of indecency and other sexual offences	60		52		64		73		79		Stable	Stable
Robbery without a weapon	17		17		8		12		2		nc**	nc**
Robbery with a firearm	0		0		3		1		1		nc**	nc**
Robbery with a weapon not a firearm	9		12		13		4		2		nc**	nc**
Break and enter dwelling	316		360		229		215		258		Stable	-4.9%
Break and enter non-dwelling	252		194		145		105		100		Stable	-20.6%
Motor vehicle theft	143		96		107		100		104		Stable	-7.7%
Steal from motor vehicle	487		470		292		275		272		Stable	-13.6%
Steal from retail store	156		156		161		124		109		Stable	Stable
Steal from dwelling	303		317		293		319		220		-31.0%	-7.7%
Steal from person	47		37		38		39		19		nc**	nc**
Fraud	218		173		274		263		293		Stable	7.7%
Malicious damage to property	889		799		695		623		594		Stable	-9.6%

Crime	2010	2011	2012	2013	Trend
Assault	158 (41)	182 (33)	198 (48)	151 (28)	Stable
Homicide	0 (0)	0 (0)	0 (0)	0 (0)	Stable
Robbery	5 (0)	9 (2)	9 (0)	9 (0)	n.c
Sexual Offences	34 (2)	39 (2)	39 (3)	45 (9)	n.c
Theft	744 (134)	805 (157)	677 (125)	683 (135)	Stable
Malicious damage	376 (93)	307 (48)	298 (47)	262 (63)	Stable
Other offences – arson	29 (5)	18 (1)	13 (1)	20 (4)	n.c
Other offences – harassments, threatening behaviour	41 (10)	73 (14)	83 (16)	70 (17)	n.c
Other offences – prohibited and related weapons offences	16 (6)	13 (5)	15 (3)	24 (12)	n.c

The data above shows that the identified crimes are relatively stable.

The main instances of crime in the local area includes malicious damage and theft.

Other offences lower level offences include assault, harassment, threatening behaviour and prohibited weapons offences.

3. DESCRIPTION OF PROPOSAL

3.1 SUMMARY

The proposed development involves a mixed use, multi storey development comprising 130 residential units, 3 retail/commercial units, basement car parking and associated landscaping – 32-42 Brooks Parade, 2-10 Sharp Street and 5-11 Edgar Street, Belmont.

Refer to architectural design and layout plans for the proposed development at **Appendix A** of this report.

3.2 DESIGN LAYOUT AND ACCESS

The proposed development will be accessed via Brooks Parade, Sharp Street and Edgar Street. Parking will be provided as part of the development including provisions for residents, residential visitors and general visitors. A footpath has been proposed along the back of the northern dwellings (dwellings 21- 13) through the managed lawns and communal domain.

3.3 DEVELOPMENT DESIGN

The building is designed in a northerly, southerly and westerly orientation with all apartments provided with expansive balconies. The development contain four (4) towers, three are six storey buildings, with the fourth tower an eight (8) storey building, located on the southern part of the site adjacent to the corner of Brooks Parade and Sharp Street. All four towers contain the fourth storey and above being setback and contained to the centre of the building.

Pedestrian entry into the development is provided from Edgar Street, Sharp Street and Brooks Parade, via the existing footpath. The residential entry and lobby is accessed via the new pedestrian central courtyard through the centre of the site. The lobbies are all accessible from the basement. The lobbies are clearly marked and with the use of landscaping and articulation provides a sense of entry and arrival. A pedestrian pathway is provided along the northern boundary of the site connecting Edgar Street and Brooks Parade.

Each apartment is designed with an open plan layout and includes a balcony off living areas. Additionally, each apartment has access to the common open space at the ground floor deep soil zone and buildings A and D to a smaller first floor communal recreation area.

The ground floor landscaped area includes paving and seating and given its orientation the landscaped area will form an accessible area, as opposed to an enclosed private open space. This way, the landscape areas performs as both a communal area for all residents as well as being accessible to all members of the public.

3.4 LANDSCAPING

The landscaping plan, prepared by Forum Landscape Design, was specifically designed to provide a high standard of living throughout the development with treatment and plant selection taken predominantly from Lake Macquarie City Council Coastal Planting Guide.

The landscaping plan includes a large portion of managed gardens surrounding the development. A mix of tall canopy trees have been proposed along the east, south and west boundaries. This will provide privacy and a sense of territory for those living within the development.

The fencing generally limited to the ground level units at the southeast corner. This includes a 1.7m render fence with aluminum picket gate. Central courtyard planting and paving is also proposed refer attached landscape plans at **Appendix E** of the Statement of Environmental Effects.

4. ASSESSMENT OF PROPOSAL IN ACCORDANCE WITH CPTED PRINCIPLES

4.1 NATURAL ACCESS CONTROL

Natural access control limits the opportunity for crime by taking steps to:

- Control access to decrease opportunities for criminal activity by denying criminals access to potential targets. This will also assist in creating a perception of risk for potential offenders. This could include gates, fences, walls, footpaths, landscaping and lighting.
- Clearly differentiate between public space and private space. This includes the provision of special guides to users to and from specific entrances and exits.
- Clear boundaries should be defined between public and private areas. These are particularly helpful at entrances to commercial buildings, residential buildings, shops and parking areas.
- Prevent or discourage public access to or from enclosed and un-monitored areas.

The proposed development has been assessed against this principle, and the following recommendations have been made:

Unmonitored areas

The proposed public pathway along the northern boundary of the site provides a potential area for anti-social behaviour and the area to be relatively unmonitored at times. This area is considered to be a potential risk. It is recommended that lighting be installed to enhance surveillance of the area and appropriate landscaping to comprise of low level planting only. The balconies facing north towards the public pathway are approximately 1.5m to 1.8m above ground level. This together with a balustrade of 1.0m act as a physical barrier to restrict access to private balconies and minimise the opportunity for crimes such as theft to occur.

Access stairs from podium to basement are considered a potential security risk and could create an opportunity for unwarranted access to the basement. It is proposed that access will be via an intercom system connected to the individual apartments. Access to the secure lobbies in the basement carpark will be via a second intercom link. These measures will minimise the opportunity for the public to access to private spaces and increase the effort for people to gain unauthorised access.

Enclosed areas

Balconies facing the internal communal spaces are considered a possible area of risk. To reduce risk of public access to these areas the balconies facing the internal communal spaces are 0.5m above the FFL. Together with a balustrade of 1.2m (only for these balconies) provide a barrier that is 1.7m high. These measures act as a physical barrier to restrict access to private balconies and minimise the opportunity for crimes such as theft to occur.

Units with external access gates from rear yards to the communal domain and perimeter boundaries are also considered an area of risk. To minimise the risk, lockable gates are to be installed.

General Matters

To further minimise risk of crime in the communal domain of the development, gates will be installed on the Brooks Parade and Edgar Street pedestrian access points. These gates will act to restrict pedestrian traffic especially at night.

The basement visitor carpark is considered an area of possible risk. To minimise this risk a self closing door is to be installed and operated by swips cards. This will create a physical barrier to restrict vehicle movements to those with a valid reason for utilising the basement carpark. As such, reducing opportunities for crime or malicious damage to vehicles or property.

4.2 NATURAL SURVEILLANCE

Natural surveillance can be achieved by creating an environment where there is opportunity for people engaged in their normal behaviour to observe the space around them. This can be achieved by maximising visibility and creating sightlines within development and to/from adjacent development.

Criminals are less likely to attempt a crime in areas where they can be easily observed. Conversely, people are likely to feel safer when they can see and be seen. The incorporation of natural surveillance into the design will increase the threat of apprehension by increasing the perception that people can be seen.

The proposed development has been assessed against this principle, and the following recommendations have been made:

Structures at Entrance

The mailboxes and refuse storage areas are located at the entrance to the site. These structures are removed from the residential development by a riparian corridor. This limits the amount of casual surveillance available to the area. With malicious damage relatively high in the surrounding area, it is recommended that the area is well lit to discourage antisocial behaviour. Signage identifying the site as private property can also be erected to delineate the private areas from the public land.

Landscaping

Landscaping for the proposed development has been designed to ensure sightlines into the public domain are maximised. This is important in areas that are located away from the main thoroughfares, such as those around the drainage line. The landscaping in the public areas should be minimal, and be managed to ensure sightlines are available through the landscaping to avoid creating an isolated area away from potential sources of casual surveillance. Fences around the open space areas should be made of a semi transparent material, such as timber slats or palasades, to allow surveillance. This will also increase the perception that people can be seen, which will act as a deterrent to would-be criminals.

To increase and maintain sightlines large trees will be trunked at the bottom to eliminate blind spots and compliment the low level gardens.

Create clear sightlines

The access road to the entrance of the proposed development should be activated to ensure constant casual surveillance is available. All public domain areas should be managed to a degree which allows for clear sightlines.

General Matters

The internal design of residential units and balconies aid in the developments natural surveillance due to an open plan layout that includes balconies off living areas. Windows facing towards internal courtyards and outside footpaths also provide natural surveillance.

External lighting will be provided within and outside the development. It will also be illuminated at night to ensure pedestrians have sufficient light to compliment the clear sight lines created through the low level landscaping. External lighting will also aid the natural surveillance from balconies at night. All street lighting should be vandal resistant and lighting should satisfy the relevant Australian Standard. Sufficient lighting is also to be installed in basement carparks to ensure that there is no dark areas especially near access stairs and lifts.

The BBQ area located in the communal domain is to be constructed as an open pergola design to ensure that there are clear sightlines through the entire area. This will help to maintain the natural surveillance created in the domain through landscaping.

To increase surveillance security cameras will be installed throughout the development ensuring that unmonitored areas are sufficiently covered. Signs stating security cameras in use will also be erected to further help compliment controls in place for access delineation.

4.3 TERRITORIAL REINFORCEMENT

Territorial reinforcement involves the use of physical attributes that express ownership such as fences, signage, landscaping and lighting. Clearly defining property lines and distinguishing between private and public spaces are examples of this principle.

Territorial reinforcement is a social control that creates a sense of ownership in which the perception is that residents are more likely to challenge intruders or report them to the police. It also provides an environment where strangers stand out and are more easily identified.

By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs.

The proposed development has been assessed against this principle, and the following recommendations have been made.

Landscaping

Landscaping has been designed in accordance with territorial reinforcement objectives to ensure a feeling of ownership and communal living within and on the perimeter of the development. As shown on the landscape plans, landscaping has been proposed around the development, which clearly delineates the public from the private along the local road network.

Differentiating between public and private areas

The entrances to the new development will be clearly identifiable, this will delineate the public and private areas and create a feeling of community that will differentiate the area from the surrounding residential areas that may discourage criminal activity.

It is recommended that the landscaping particularly along the road frontages is well maintained, trees have clear trunks and any litter and graffiti is removed as soon as practical. Entrances to the development be surfaced with a different surface materials to clearly identify the private from the public areas.

4.4 SPACE MANAGEMENT

A fourth component of CPTED is referred to as space management. It is based around the theory that a well maintained development creates a sense of ownership and will tend to make someone feel like they will be observed by neighbours or business owners as it is obvious people care about the area.

Some common environmental design issues that can lead to criminal activity include:

- Solid or excessively high fences that obstruct view lines
- Vacant lots full of weeds or debris
- Inappropriate or poorly maintained vegetation, including low tree canopies
- Lack of natural surveillance points created by blank exterior walls or bricked-in windows
- Any graffiti should be removed as quickly as possible to minimise potential for cumulative graffiti and vandalism actions
- Maintain well-built adequately secured boundary fences and gates

The main issue for the development is the ongoing maintenance of the private/public spaces. It is essential to ensure fencing and landscaping is maintained within strata management. It is important to provide a high quality development where future residents feel a sense of communal living and ownership.

Semi transparent fencing material, such as timber slats or palasades, will allow surveillance from within each dwellings boundary, while creating a sense of communal living. Any graffiti or vandalism must be removed as quickly as possible to minimise cumulative graffiti and to deter future vandalism.

It is considered that the proposed development sufficiently addresses the space management issues discussed above.

5. CONCLUSION

Our assessment of the proposal in accordance with the CPTED principles confirms that the development can be managed to minimise the potential risk of crime subject to some minor amendments in accordance with the recommendations of this report.

A summary of the recommended strategies are as follows:

- Provide well-appointed entry statements and changing road surfaces to create a sense of delineation between public and private.
- Access to basement stairs and secure lobbies will be controlled by an intercom system
- Security camera system will be installed and clearly sign posted
- Install lockable gates to the yards at podium level.
- Street lighting should be vandal resistant and lighting should satisfy the relevant Australian Standard.
- Minimise landscaping that prevents a clear sightlines to/from isolated areas.
- Incorporate semi-transparent fencing into the overall development design to increase internal surveillance Provide safety/warning signage along the adjacent footpath and internal footpath if required.
- Maintain public domain reserves and landscaping

It is considered that the proposal will provide a relatively safe environment for future residents and should be supported by Council.