

27 January 2022

Crime Risk Assessment\_January2022.docx

City of Newcastle Council  
12 Stewart Avenue  
PO Box 489  
Newcastle NSW 2300

## Proposed Residential Flat Buildings

### 1 Introduction

The purpose of this report is to identify and assess crime risk associated with the proposed Residential Accommodation, 172 Dwellings Comprising Three Residential Flat Buildings (161 Dwellings) and Multi Dwelling Housing (11 Dwellings), associated Car Parking (242 Spaces), Earthworks, Landscaping, Demolition / Site Works and Strata Subdivision (172 lots) at 11-17 Mosbri Crescent, The Hill NSW 2300 and to identify any design elements of the proposed development that may contribute to opportunities for crime, so that these may be 'designed out' to maximise safety during the continued operation.

The design is consistent with '*Crime Prevention and the Assessment of Development Applications*' (Department of Urban Affairs and Planning, 2001).

### 2 Crime Opportunity

Given the proposed residential accommodation comprises of 172 dwellings and has the potential for late night movement, there is an opportunity for crime or anti-social behaviour (e.g. vandalism, graffiti, litter, excessive noise) at the site, particularly during night time hours.

### 3 Crime Statistics

The crime statistics for the area have been sourced from the NSW Bureau of Crime Statics and Research (BOCSAR). For the chosen level of geography the map shows areas with high, low and moderate crime rates computed by dividing the number of recorded incidents/victims/offenders by the residential population for each area. In each category below, we have specified the category of crime as low, moderate or high in accordance with the BOCSAR rate map.

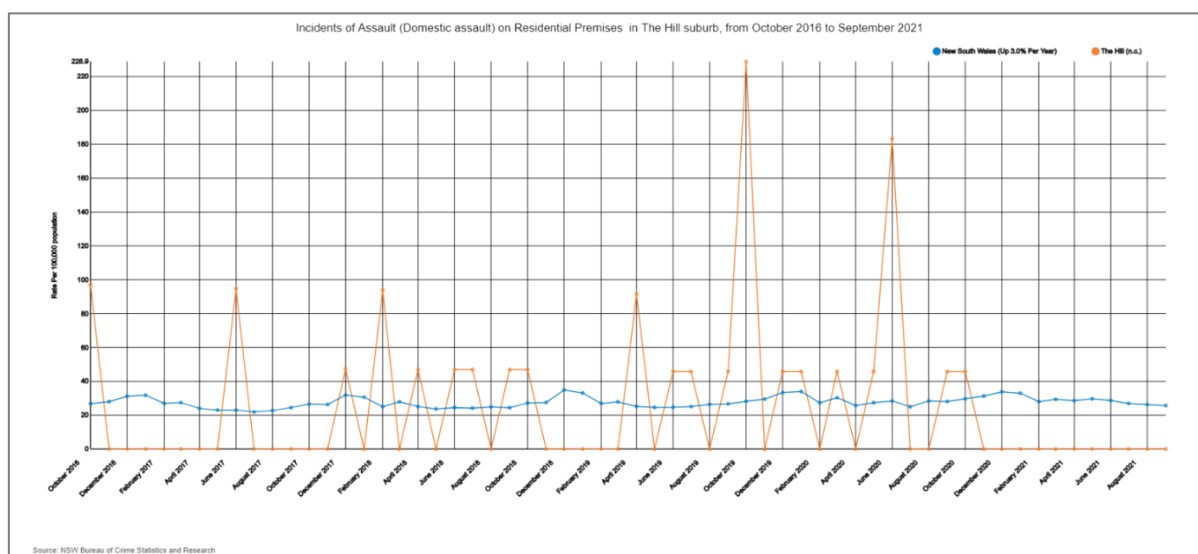
Data for The Hill area indicates the following:

- Incidents of Assault (Domestic assault) on Residential Premises from October 2016 to September 2021 are below state average with a rate of 45.8 per 100,000 population compared to the NSW state average of 400.9 per 100,000 population. The Hill is therefore considered to be a low category crime risk on the BOCSAR rate map tool;
- Incidents of Robbery on Residential Premises in The Hill suburb, from October 2016 to September 2021 are well below state average with no incidents recorded. This is therefore considered a low risk category on the rate map tool;
- Incidents of Theft on Residential Premises from October 2020 to September 2021 are slightly above the state average totalling a rate of 1511 per 100,000 population, this is considered to be a moderate crime risk;

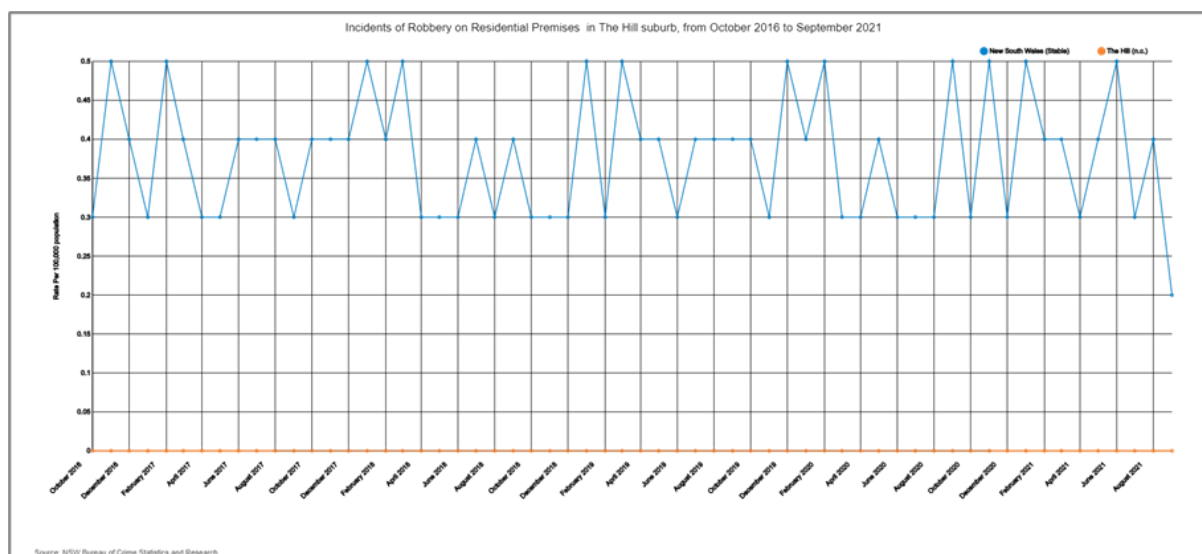
- Incidents of Malicious damage to property on Residential Premises in The Hill suburb, from October 2016 to September 2021 below the state average with a rate of 137.4 per 100,000 population compared to the NSW state average of 360.23 per 100,000 population, The Hill exemplifies a low category crime risk on the rate map;
- Incidents of Disorderly conduct on Residential Premises in The Hill suburb, from October 2016 to September 2021 are the same rate per 100,000 population comparatively to the NSW state average (91.6), which is identified as a low category rate of crime ; and
- Incidents of Drug Offences on Residential Premises in The Hill suburb, from October 2016 to September 2021 are below the state average with a rate of 91.6 per 100,000 population which is identified as a low category rate of crime.

Figures 1, 2, 3, 4, 5 and 6 show graphs extracted representing the above date from the BOSCAR mapping system.

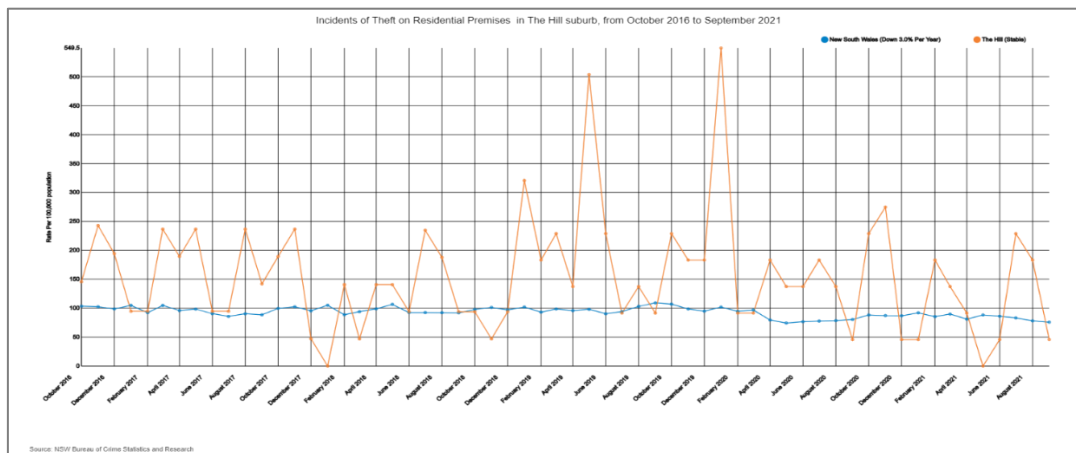
**Figure 1 Incidents of Assault (Domestic assault) on Residential Premises in The Hill suburb, from October 2016 to September 2021 (Source: NSW Bureau of Crime Statistics and Research)**



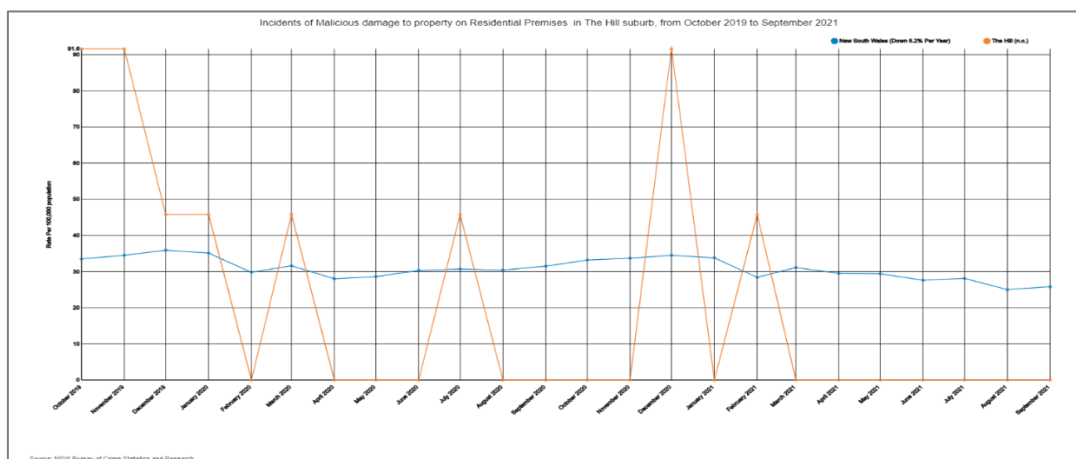
**Figure 2 Incidents of Robbery on Residential Premises in The Hill suburb, from October 2016 to September 2021 (Source: NSW Bureau of Crime Statistics and Research)**



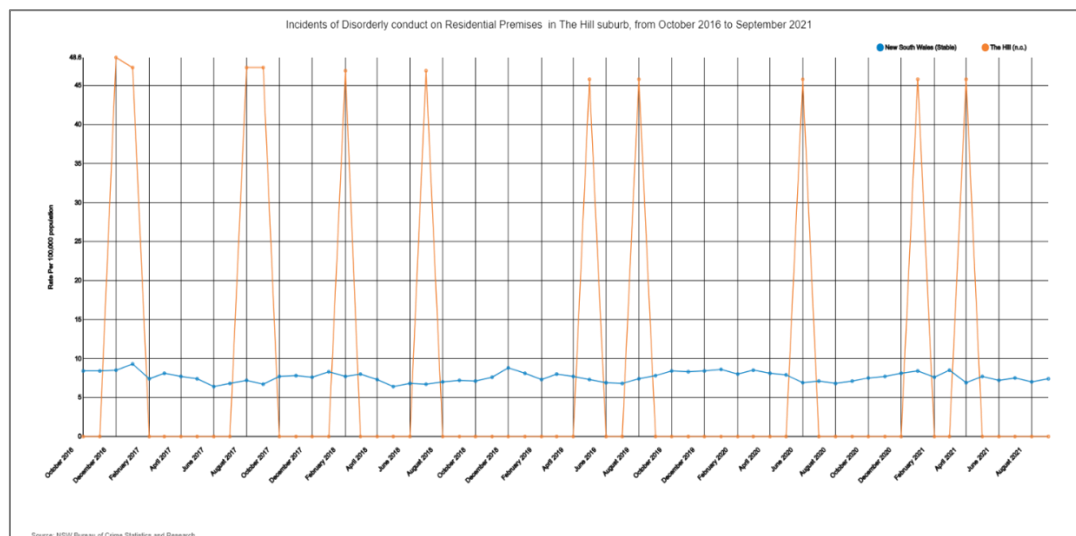
**Figure 3 Incidents of Theft on Residential Premises in The Hill suburb, from October 2020 to September 2021 (Source: NSW Bureau Of Crime Statistics And Research)**



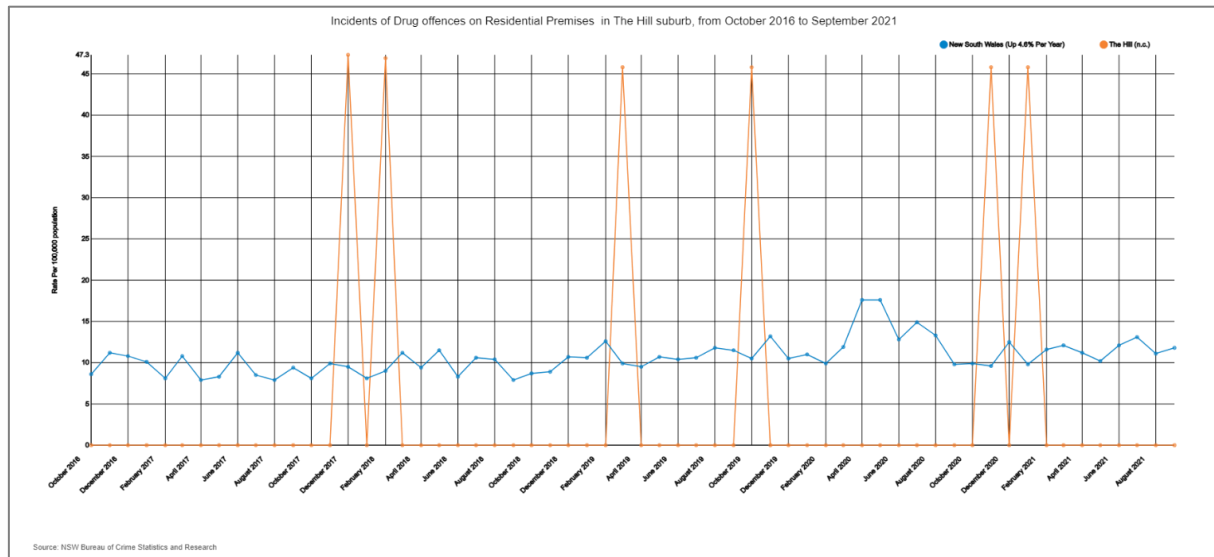
**Figure 4 Incidents of Malicious damage to property on Residential Premises in The Hill suburb, from October 2016 to September 2021 (Source: NSW Bureau Of Crime Statistics And Research)**



**Figure 5 Incidents of Disorderly conduct on Residential Premises in The Hill suburb, from October 2016 to September 2021 (Source: NSW Bureau Of Crime Statistics And Research)**



**Figure 6 Incidents of Drug Offences on Residential Premises in The Hill suburb, from October 2016 to September 2021 (Source: NSW Bureau Of Crime Statistics And Research)**



As highlighted via the data above, the suburb of The Hill is considered to be low risk in terms of associated crimes pertaining to residential premises. It is therefore considered that the proposed residential accommodation if developed in accordance with this Crime Risk Assessment, will not present a crime problem within the local community.

### 3.1 Assessment against Crime Prevention Through Environmental Design (CPTED) Principles

### 3.2 Crime Prevention Through Environmental Design

Given the statistics above, it is evident that there still remains an opportunity for crime or anti-social behaviour at the site. In the following provides an assessment of the proposed development against the CPTED Principles is documented and recommendations are presented to further improve the safety and security of the proposed development.

Crime Prevention through Environmental Design (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. CPTED aims to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- Removing conditions that create confusion about required norms of behaviour (Department of Planning and Environment, formerly the Department of Urban Affairs and Planning, 2001).

CPTED employs 4 key strategies. These strategies are surveillance, access control, territorial reinforcement and space/activity management.

In accordance with these 4 key strategies, the principals of crime prevention and public safety are addressed in the following pages in relation to the proposed development:

### 3.3 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:

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

The design of the proposed development affords natural surveillance by the strategic placement of physical features and buildings to maximise visibility within the site, particularly with the proposed communal landscape area adjoining the Mosbri Crescent to Kitchener Parade pedestrian link. The specific design elements include:

- Orientation of townhouse style dwellings at the Mosbri Crescent frontage and to the internal communal open space areas, providing natural surveillance;
- Direct views and overlooking of the public domain from all levels of the building;
- Direct views from the communal landscape area at level 2 adjoining the pedestrian link, affording increased natural surveillance;
- Increased provision of windows directly overlooking the communal landscape area and Mosbri to Kitchener pedestrian link;
- Appropriate day and night lighting to the building and adjoining public domain;
- No 'hidden spots' have been created on the site;
- Appropriate landscaping and fencing of walkway linking Mosbri Crescent and Kitchener Parade;
- Clear sight lines between the site, and Mosbri Crescent frontage where possible, allowing maximum surveillance of the street and the passing traffic;
- The maintenance levels for paths of travel comply with AS1680;
- Appropriate day and night lighting ensures potential problem areas like footpaths and corners are well lit;
- All lighting on the site shall be designed so as not to cause a nuisance to adjoining properties or to motorists on nearby roads to minimise light overspill. Lighting shall comply with the AS 4282:1997 Control of the Obtrusive Effect of Outdoor Lighting;
- External lighting will be provided around the building, building entry, pedestrian link, communal landscape area and car park to enable clear vision and will be designed in such a manner to prevent concealment and shadowing. The standard of lighting will also serve to provide clear identification of activity using the high technology CCTV cameras proposed;
- The standard of lighting will not only reduce the fear of crime in accordance with Australian lighting standards, but also serves to provide clear identification of activity using the high technology CCTV cameras proposed. Broken light fixtures and bulbs within the premises will be replaced within 24 hours;
- No 'hidden spots' have been created within the site. Any external areas not visible from the building are captured on closed circuit television (CCTV); and

- Building windows are not obstructed by design that may hinder surveillance into or out of the building.

#### **Recommendations:**

- Broken light fixtures and bulbs will be replaced within 24 hours.
- Bin storage gates to be locked to dissuade the creation of blind spots or hiding places.
- 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 will be carried out by personnel employed to ensure the entire property is maintained and to reduce the likelihood of crime or vandalism. Any vandalism or graffiti will be repaired and removed promptly by staff or contractors.
- Communal residential windows in hallways and common corridors are not to be obstructed to create a hindrance upon natural surveillance into or out of the buildings.
- Lighting will be appropriately maintained and management will ensure that the systems are in good working order.
- Matured vegetation allows for clear sight lines and shrubs will be situated so as to not provide easy concealment.

### **3.4 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:

- Landscapes and physical locations that channel and group pedestrians into target areas;
- Public spaces that attract rather than discourage people from gathering; and
- Restricted access to internal or high risk areas (e.g. car parks).

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

- The public accessible pathway / landscaped area is free of any barriers or gates to enable freedom of movement for the public and residents of the development between Mosbri Crescent and Kitchener Parade. The design intent is that the main driveway and adjoining public accessible pathway / landscaped area are treated as “one” open element rather than providing development entry points and palisade fencing on either side of the driveway and at access gates to the basement carparks;
- Direct access for residents from the pedestrian link to the level 2 communal landscape area;
- The creation of attractive open spaces within the development, including a communal landscape area which allows residents to access the Mosbri to Kitchener pedestrian link;
- Clear delineation of the property boundary with landscape treatment and built form materials;
- Clear vehicular access point and pedestrian access point to the building;
- Within the building, access apartment levels are restricted and secure;
- Use of landscaping that supports pedestrian access within the site; and
- Appropriate lighting and signage for customers.

## Recommendations:

- Direct pedestrian access from the pedestrian link to the communal landscape area at Level 2 of Building A (west) will only be made accessible to the residents of the development and the access point will be locked after 10pm each night.
- Regular maintenance of communal area, landscaping and pathways ensures the area continues encouraging use.
- Roller doors to the car park are installed and treated as restricted areas and only made available to the residents and their visitors – the roller door will be fitted with a security access pad or key lock to restrict unauthorized access.
- Use of landscaping (shrubs) that supports pedestrian access within the site; and
- Appropriate lighting and signage for the residents and others utilising the pedestrian link from Mosbri Crescent to Kitchener Parade.

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

The proposed development has been designed to clearly delineate public space from private space ensuring that any potential intruders will stand out and be easily identified. Elements of territorial reinforcement included into the design and management of the proposed development include:

- Clearly defined boundaries of the site by the built form and features;
- A high quality building design that affords a high level of amenity, thereby being a place occupants are proud of and take an interest in;
- The buildings connects with the public domain in terms of being accessible via cycling, walking, rail, bus and vehicle;
- The enhancement of the public domain through garden beds and pavement;
- Identify / advertise the presence of CCTV (where applicable);
- Provision of directional signage and information display within the building that will assist in controlling activities and movements throughout the premises (knowing how and where to enter/exit and find assistance can impact on safety);
- Display of security system signage at access points; and
- The premises and landscaping will be maintained such that it communicates an alert and active presence occupying the space.

## Recommendations:

- Clear delineation of the property boundary occurs through existing and proposed landscape treatment and built form materials.
- Property lines are defined with various materials to direct pedestrian traffic.
- All parking is assigned accordingly and roller doors to the car park are restricted areas (only made available to the residents and their visitors – the roller door will be fitted with a security access pad or key lock to restrict unauthorized access.
- Accent entrances are provided with changes in street elevation through different paving materials, and other design features such as landscaping and retaining walls.

## 3.6 Space Management

Space management strategies such as site maintenance, target hardening, and target removal are included in the development.

### 3.6.1 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 interest of the future users to maintain the site to a high standard so that the value of the properties remain at optimal levels.

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

The premises will comply with common policy in relation to all graffiti. Any damage to property by way of graffiti will be removed from the site within 24 hours of being noticed.

### 3.6.2 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 proposed development includes the use of some physical barriers associated with target hardening; however, the site allows opportunities for natural surveillance from within the residential accommodations, it proposes a wide pedestrian connection pathway, it provides clearly defined boundaries through the built form, materials and landscape and allows opportunities for natural access control. The design has ensured that there is a safe environment for residents and the local community who are living and visiting the site or utilising the pedestrian link and walking through the site.



## 4 Conclusion

The above-mentioned principles and measures have been taken into consideration in the design of the proposed development and ongoing management at the site. The proposed residential accommodation seeks to ensure that the site is part of an environment that dissuades offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur.

Yours sincerely



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