

The Design Partnership

CRIME PREVENTION THROUGH
ENVIRONMENTAL DESIGN (CPTED) REPORT

**711 Hunter Street
Newcastle West, NSW**

MIXED USE DEVELOPMENT

May 2023

HUNTER STREET JV UNIT TRUST

ABN 38 403 806 644

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REPORT
MIXED USE DEVELOPMENT**

711 Hunter Street, Newcastle West, NSW 2302

PROJECT NUMBER: 22.013

PREPARED BY



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Quality Control Plan

ISSUE	DATE	DESCRIPTION	AUTHOR	CHECKED BY
A	19.09.22	DRAFT CPTED Report - not for lodgement with Council	KC	KC
B	14.10.22	FINAL DRAFT CPTED Report	KC	KC
C	27.10.22	FINAL CPTED Report	KC	KC
D	18.05.23	Addendum to Report regarding design changes	KC	KC

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1 INTRODUCTION

The Design Partnership has been engaged by Hunter Street JV Unit Trust to prepare a Crime Prevention Through Environmental Design (CPTED) Report for a Mixed Use development at 711 Hunter Street, Newcastle West in New South Wales. This report provides an assessment and recommendations for the design produced for the development.

1.1 What Is CPTED?

Crime Prevention Through Environmental Design (CPTED) is a strategy that aims to reduce crime by designing the built environment according to a set of guidelines.

CPTED is based on the principle that many offenders are guided by rational thought and make a cost/benefit analysis of their actions prior to committing a crime. Applying CPTED methods aims to discourage offenders by maximising the risk and effort of committing a crime, while minimising the benefits and opportunities of committing that crime.

CPTED also identifies ways to create a feeling of safety, leading to increased use of an area, which in turn improves natural surveillance and deters offenders.

In NSW, CPTED is largely administered by Safer By Design, a co-operative made up of NSW Police, local councils, government departments and private sector organisations. The Design Partnership structures its CPTED reports according to Safer By Design guidelines.

Safer By Design identifies seven key areas where CPTED principles can be applied: surveillance; lighting/technical supervision; territorial reinforcement; environmental maintenance; activity and space management; access control; design/definition/designation.

1.2 Scope & Methodology

This CPTED report has been prepared by The Design Partnership on behalf of Hunter Street JV CoP/L (the applicant). It accompanies a Statement of Environmental Effects (SEE) in support of a Development Application (DA) at 711 Hunter Street, Newcastle West (the site). This report is authored by Kristy Cianci (Ryan) of The Design Partnership who undertook CPTED training with the NSW Police. Kristy is a registered architect (ARB NSW No. 9254) and specialises in the preparation of CPTED assessments, studies and reports.

The following Methodology was used to prepare the CPTED report:

1. Desktop review of the design.
2. Site Visit and photographic record.
3. Review of crime data available through the Bureau of Crime Statistics & Research (BOSCAR).
4. Contact with Newcastle Police CPTED Officer was attempted but was unsuccessful.
5. Review of media and similar publications.
6. Email discussions with the architects.
7. Preparation of draft CPTED Report.
8. Preparation of final Report for lodgement with Council with the Development Application.

1.3 Structure of the Report

The basis of this report is a Crime Risk Assessment (CRA), which is used to identify overall crime risk for the project and the appropriate level of CPTED treatments. A summary of the Crime Risk Assessment has been provided as diagrams in Section 4.

Using the CRA as a template, this report assesses each of the seven areas outlined below and provides recommendations for each. The report is structured as follows:

- Section 5 – Surveillance;
- Section 6 – Lighting/Technical Supervision;
- Section 7 – Territorial Reinforcement;
- Section 8 – Environmental Maintenance;
- Section 9 – Activity and Space Management;
- Section 10 – Access Control;
- Section 11 – Design/Definition/Designation;
- Section 12 – Conclusion;
- Section 13 – References.

2 THE CONTEXT

2.1 Newcastle and Newcastle West

Newcastle is the largest regional centre in NSW and the centre of the Greater Newcastle Region. The city is an important economic hub for the country and region, with its port provides a gateway to valuable resources. Newcastle is located 160 km north of Sydney, within the City of Newcastle Local Government Area (LGA).

The Awabakal and Worimi peoples are acknowledged as the Traditional Custodians of the land and waters of Newcastle. The City of Newcastle is growing rapidly, providing new homes and an increasing arts and cultural landscape, while seeking to retain its cultural heritage.

Newcastle West is identified as the city's emerging CBD. Anchored by the Newcastle Interchange - where heavy rail terminates and light rail begins - the precinct benefits from public transport services which makes it an attractive place to live and work. Newcastle West adjoins Honeysuckle and Newcastle Harbour to the north which provides a range of residential, business uses and open spaces - with the goal of increasing the connections of the City to its valuable harbour. Honeysuckle HQ will be the newest addition to the Honeysuckle precinct. Its network of streets and lanes will improve the connections between Newcastle West and the open spaces, cafes and business that will active the waterfront promenade.

Many new high density mixed use developments are planned, approved, under construction or are completed within Newcastle West. The West End's uses and functions are changing as quickly as its skyline and those changes are very relevant to this CPTED report. The evolution of the West End is a long and continual process, much like the changing East End and this proposed development seeks to continue these successes. However, evolving places can be under stress as much as they can

benefit from the positive changes that vibrant and activated spaces bring to urban areas. In particular are the challenges associated with mixed use developments - where the interface between public and private uses can be complicated and hard to manage throughout the life of the building. Newcastle West does and will experience a high percentage of mixed use developments which requires thoughtful design.

The Subject Site

The subject site comprises a single lot, bounded by Hunter Street to the north, National Park Street to east and King Street to the south. To the west are two lots that share the western boundary with the development. The northern lot is under construction and the single southern lot contains a single storey building and ground level parking utilised by a construction company. The subject site contains two buildings. The northern building is vacant and previously contained the retail stores 'Spotlight' and 'Anaconda'. The rear building is a another mixed use building which currently contains a gym and a retail store. Its upper storeys are a public carpark which is accessed from National Park Street.

To the west is Birdwood Park and the intersection of Stewart Avenue, Parry and King Streets. This intersection and park is a gateway which connects two important movement corridors into and through the city. National Park Street, on which the subject site is located, is an important connection to National Park in the south - a mixed use recreation precinct comprising sportsgrounds, athletics fields, and netball courts.

Newcastle West, and in particular areas around Birdwood Park have long been a challenge for crime and safety. The transition of the area is anticipated to improve the safety of the city's west.

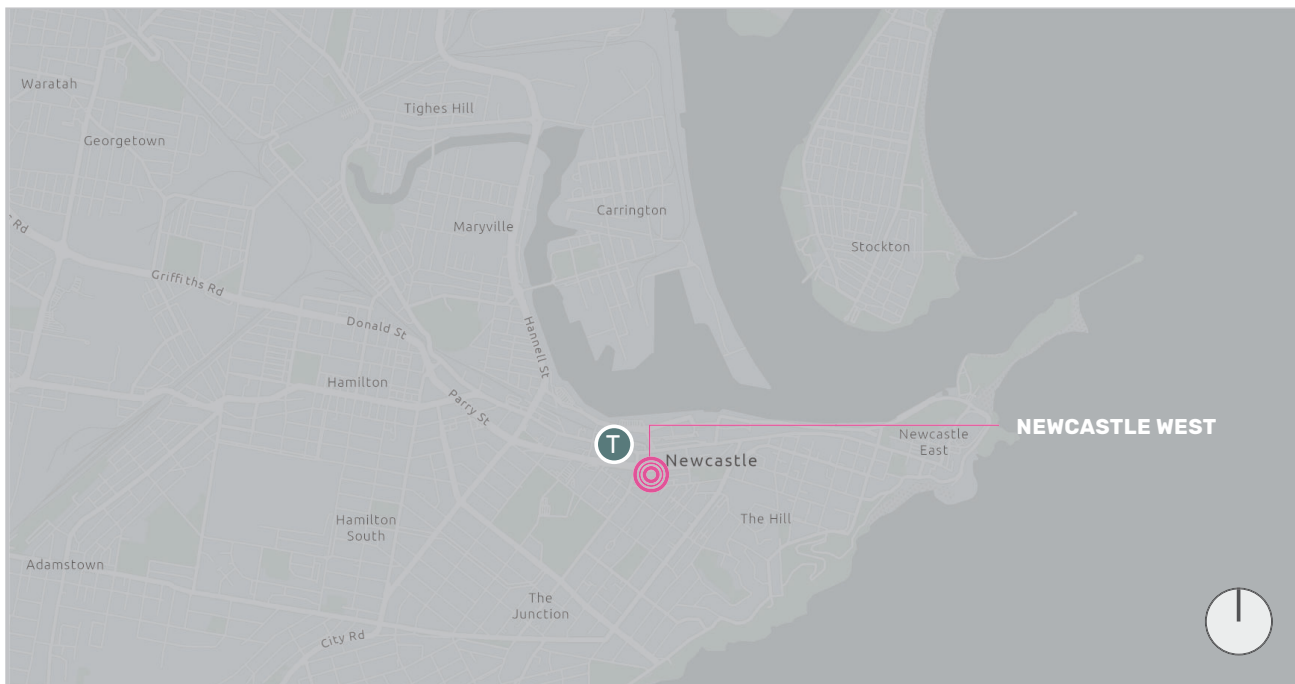


Figure 1: Newcastle West's location within Newcastle (ArcGIS 2022 / TDP 2022).

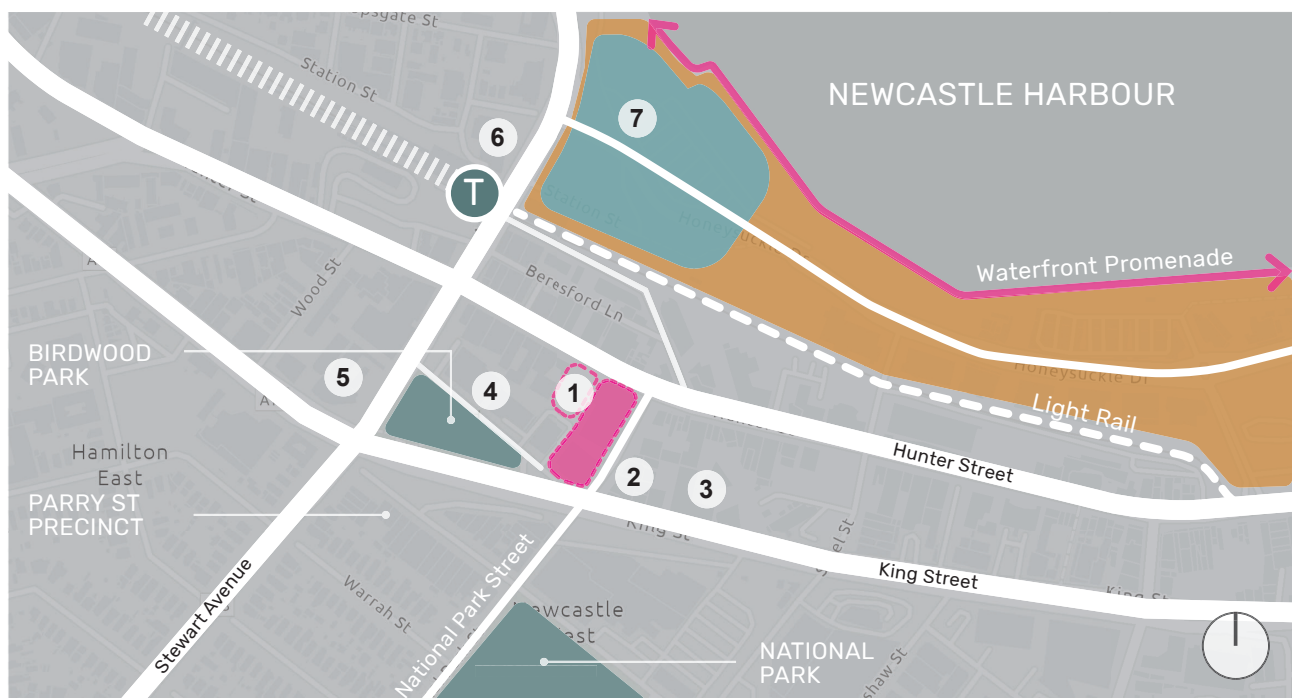


Figure 2: The subject site within Newcastle West (ArcGIS 2022 / TDP 2022).

The subject site is located at an important gateway and junction within Newcastle. The site fronts Hunter Street, one of the main roads of the city. Birdwood Park is located to the west and National Park to the south. The Newcastle West precinct has had a troubled past and the new developments will change its role, function and skyline, however perceptions take longer to change.

There are many new and emerging developments surrounding the subject site : 1. 723 Hunter - Commercial building, 2. 1 National Park St - Mixed Use, 3. Verve - Mixed Use, 4. Seniors Housing and Hotel, 5. City of Newcastle building, 6. Mixed use building, 7. Honeysuckle HQ - last precinct of Honeysuckle.



Figure 3: The local context photos of the site and surrounds (TDP 2022).

1. Hunter Street looking east.
2. King Street and Birdwood Park in the background.
3. National Park Street.

2.2 Understanding Newcastle West

Data from Profile.Id.com.au identifies Newcastle West under the category of *Newcastle - Newcastle East - Newcastle West* (the catchment). This catchment is identified as having a population of 6,369 (2021 Census) residing in 4,525 dwellings. The projected figure of 6,370 residents (2021 ABS Estimated Residential Population (ERP)) is the estimate which considers the absent residents (this figure is still preliminary given the recent census data release). The census recorded an increase in Usual Resident population since the 2016 census is +2,073.

Household Types

The largest household type is *Lone Person Households* at 43% (Regional NSW 26.1%) followed by *Households without Children* at 28.4% (Regional NSW 27.7%). These categories also represent the greatest change in household types. These household types are reflective of the dominate age group which is the Young Workforce (25 to 34) at 21.9% (Regional NSW 11.6%). Babies, Preschoolers and Secondary Schools age groups are all below the Regional NSW average. Of interest is that the *Tertiary Education and Independence* cohort represents only 10.2% of residents in the catchment, and that the larger proportion of students are living outside the City despite the presence of the University of Newcastle.

Birthplace and language

18.5% of Newcastle's residents were born overseas (Regional NSW 11.2%). The highest proportion of overseas residents are from the United Kingdom, New Zealand and the United States of America. The ability to speak and read English (as well as another language) ranks high in Newcastle which is an important factor when signage is relied upon for CPTED solutions. However, signage which considers non-English speakers (and readers) is important to future proof the development.

Techniques such as universal symbols may be appropriate.

Dwelling Types

The dwelling types in Newcastle have a density of 7,073 people per km². *High Density Dwellings* comprise the largest group at 81.9% (2.9% Regional NSW and 10% for City of Newcastle). It is also the typology with the biggest change (+1,509) which is not unexpected given the number of new high density developments. This change is also expected to continue as newly approved or planned buildings are constructed, particular in Newcastle West which is experiencing high number of development applications at very high densities.

On census night, 78.6% of dwellings were occupied (compared to 89.2% Regional NSW). A high number of occupied private dwellings is a positive attribute, as people in a city provide surveillance and territorial reinforcement.

Occupation

The population statistics identify *Healthcare and Social Assistance* as the highest percentage occupation (18.7%) followed by *Education and Training* (10.6%) and *Professional, Scientific and Technical Studies* (10.2%). The greatest increase in the catchment is in *Healthcare and Social Assistance* and *Manufacturing*.

Method of travel to work and Car Ownership

In the catchment, 59% of residents travel to work by car. This is lower than the Regional NSW average and is likely due to the opportunities to catch a bus, ride a bike or walk to work. In the catchment, bus, bike and walking to work are all above the average for Regional NSW, of note is walking which represents 14.3% of residents compared to 3.5% of residents of Regional NSW. As employment opportunities grow in Newcastle West and in surrounding

areas, it is likely these numbers will increase. The presence of people walking - whether it be to work, for exercise or for social reasons - will naturally increase surveillance and territorial reinforcement opportunities for the precinct.

Car ownership is increasing, and is greater than Regional NSW. The average household in the catchment has one vehicle (54.5% compared to 33.8% Regional NSW). It is likely to continue to grow as new buildings are developed in the catchment and in particular Newcastle West.

Through a new DCP, Council are seeking to reduce car usage in the City however, these statistics suggest that carparks in new and existing mixed

use and residential developments in Newcastle West are likely to continue be an important part of the buildings fabric and operation for sometime. Therefore, as they are often experience crime activities, good design is essential.



Figure 4: Newcastle West boundary and key attributes.

3 PROPOSED DEVELOPMENT

3.1 Vision for 711 Hunter Street

St Hiller's engaged Bellringer to prepare a Retail and Ground Plane Strategy for 711 Hunter Street.

The basis of their approach is guided by the following understanding for the site and its opportunities:

"Newcastle West is transforming. Old urban decay is making way for a collection of creative and innovative retailers, businesses and artists.

Newcastle is a creative city. It has more artists per capita than any other Australian city.

711 Hunter Street provides a unique opportunity to curate a city block. These opportunities are as rare as they are valuable."

This guided the following positioning.

**To Become the
"Cultural Creative"
Commercial and
Retail Strip of Newcastle.**

While Newcastle has a large creative community and number of cultural institutions and venues, it currently lacks a genuine "urban" cultural precinct or "heart" with a critical mass of contemporary tenancies that blends public spaces with private galleries, small bars, F&B, micro event spaces and retail in an urban street based setting.

711 Hunter Street provides this opportunity. Building on the Newcastle West's existing creative community and the Parry Street community integrate a critical mass of "creative businesses" such as retailers, designers, PR firms, furniture makers, advertising agencies, architects, F&B operators and an events program to become the private creative & cultural street hub of Newcastle.

What does this positioning mean for CPTED?

Arts and culture have an important role in CPTED. Public art, activations and creative activities that attract people have the opportunity to increase community ownership, increase visitation which results in more surveillance and reduces the desire for malicious damage such as graffiti.

As depicted in the Public Art plan prepared by Art Pharmacy, opportunities for visible public art, activations and creative projects within the public domain are strongly supported and given the 'positioning' of the development, it is recommended that the development provides a higher level, standard and number of public artworks.

3.2 Summary of Development

The proposal is for a mixed use development comprising commercial uses, residential apartments, carparking and building services.

It is noted that the overall development will form two separate concurrent DAs. These separate DA components are explored further below.

Stage 1:

The northern tower will include commercial and retail tenancies at ground level which will be accessible via National Park Street, Little King Street and Hunter Street. The podium levels will be situated above ground and contain car parking for both visitors and residents, accessed via Little King Street.

A numerical breakdown of Stage 1 is shown below:

- 136 apartments including: 35 one bedroom, 74 two bedroom, 26 three bedroom and 1 four bedroom.
- Total parking spaces: 165 spaces over 4 podium levels

Stage 2:

The southern tower will include commercial and retail tenancies at ground level which will be accessible via National Park Street, Little King Street and Hunter Street. The podium levels will be situated above ground and contain car parking for both visitors and residents, accessed via Little King Street.

A numerical breakdown of Stage 1 is shown below:

- 122 apartments including: 35 one bedroom, 72 two bedroom, 15 three bedroom.
- Total car parking spaces: 135 spaces over 4 podium levels

Both stages will include surrounding landscaping, public domain works and green spaces.

The following provides a more detailed understanding of the development and its intended operations.

Residential Apartments

258 residential apartments within two towers are proposed. Each tower proposes a private residential lobby which is accessed from the plaza. Both lobbies provide two lifts and a mail room on the ground floor. Both lobbies are separate to the commercial premises and are private.

Commercial Premises

Commercial premises are proposed on the ground floor and address all three frontages - Hunter Street, National Park Street and King Street. A commercial space is proposed on Level 1 and a roof top space is proposed on Level 2. The roof top space has the potential to be used as rooftop bar. The Level 1 commercial spaces(s) have their own independent and secure access located on National Park Street.

Carparking

The parking areas are proposed above ground on four podium levels. Basement parking is not practical in this area due to flooding. Parking for commercial staff and residential visitors is proposed on Level 1. It is separated from private residential parking which is on Level 2 and secured by a security gate which restricts both pedestrian and vehicular access. The staged construction of the development will need to consider the visual and physical impacts of staging which could increase crime risk or perceptions of crime risk.

Public Domain

A public plaza is proposed between the two towers and will address and open out onto National Park Street. It aligns with a forecourt space in the proposed development to the east (1 National Park

Street). Commercial uses propose to open onto the plaza and has the opportunity to activate the space with food and beverage (F&B) offerings, retail and other commercial uses. The commercial offering seeks to align with Newcastle Council's ambitions for the evening economy and the Newcastle After Dark Strategy.

The plaza is proposed to be landscaped and a central water feature will activate the space. The plaza will be stepped due to flood requirements and will be constructed as part of Stage 1. The interface between the Stage 1 plaza and the incomplete Stage 2 components (podium and tower) will need to consider crime risk. There is an opportunity for temporary plaza space works to activate the ground plane to assist in managing the complexities of staging - in particular should Stage 2 be delayed or protracted.

Public Amenities

Public amenities are proposed within the plaza. The amenities will be available for use by the commercial premises. As the commercial premises are likely to contain F&B that will trade late into

the evening, they will need to be capable of being secured.

Back of House

Back of house areas are proposed on the ground floor of Tower 1. A shared driveway will be constructed in Stage 1 and will be located on the western boundary. It will service the waste management area, building services and resident parking levels on the podium above.

Activation and Public Art

The wall of the amenities structure, within the plaza area is proposed as a public art opportunity. As identified in the Public Art Plan by Art Pharamcy there is a recognition of the role art will play in activating Hunter Street. The development proposes to harness the strong creative community of Newcastle, by providing creative commercial spaces and suites for startups. Opportunities for continued activation within the plaza and National Park Street is an important focus of the retail strategy prepared for this project. Public art and activations during the construction stage and in the lead up to Stage 2 will also be of benefit.



Figure 5. Render of the proposed development including the plaza located between the buildings. (Plus Architecture 2022).

4 CRIME RISK ASSESSMENT SUMMARY

Analysis helps in the understanding of a place – how the built form, landform and local user groups can increase or decrease criminal activity.

This analysis starts with an understanding of a place today – as it is now and before a new development is constructed. It also considers the impact of the construction process and how it temporarily changes a place.

Analysis also considers how a place is planned to change over time. This includes new developments and strategies that express a desired vision for the area. Although some places evolve slowly, piece by piece, some will see changes move faster – this is likely to be the case for Newcastle West End should the proposed development be constructed at the same time as other approved developments.

The following analysis and diagrams are a visual representation of a Place Analysis and a Crime Risk Assessment (CRA) undertaken for this project. The outcomes of this analysis are incorporated into the Assessments and Recommendations provided in Sections 5 – 12.

4.1 Newcastle West Today - Visual Analysis

A site visit was undertaken 9 August 2022. A visual analysis formed part of that visit. This analysis is considered in context with the future plans and strategies for Newcastle West (Section 4.2) and Crime Data (Section 4.3)

At present the area is a mix of retail, commercial, public carpark and residential living. A large proportion of the area is vacant. The site is currently vacant while the rear of the site is still tenanted. The first floors of the rear of the site is a public carpark.

Surveillance and Sight lines

Surveillance in Newcastle West is very limited due to the high number of vacant premises. New developments and their foot traffic has increased closer to the Newcastle Interchange, however, the National Park Street area has very little activity. The lack of surveillance is evident due to the treatments of the existing facades whose vinyl wraps, decals and graphics block sight lines.

Malicious Damage

There is evidence of malicious damage on the site and on the walls of surrounding buildings. There is a sense of urban decay which is the product of the precinct's history which in combination with this period of renewal, which results in a large number of vacant premises and poor maintenance - this is the general state of the built form in the west end. This contributes to negative perceptions of Newcastle West which can linger for a long time.

Figure 6: Site Photos (TDP 2022)

1. View looking east towards the site and 723-727 Hunter Street which is under construction. The development will include a new pedestrian through site link and public art.
2. Recently demolished buildings on the east side of National Park Street. This site is proposed to be redeveloped and will include a new plaza that will align with the proposed plaza for 711 Hunter St.
3. Former entry to the Spotlight building. The facade has been covered with vinyl wrap promoting the new development. The vinyl wrap has experienced malicious damage - graffiti.
4. Malicious damage and graffiti within National Park Street. The proposed development site is on the western side of the street. The new plaza will be located mid block.



Access Control

Access to the public carpark is located on National Park Street. There are both pedestrian and vehicular access points. During the day, the driveway that leads to the carpark entry is open and areas surrounding the driveway are accessible to the public, including back of house areas for the retail tenancies. A gate secures the driveway at night. A set of stairs provides access to the street from the carpark. This space can also be open at night.

Perceptions of Safety

Due to the state of urban decay, lack of surveillance and malicious damage, the National Park Street area feels unsafe. The changing nature of the precinct will assist with those perceptions as will the development of the subject site and 1 National Park Street.

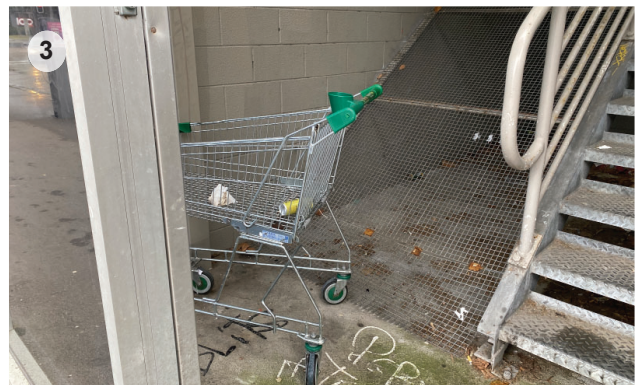


Figure 7: Site Photos (TDP 2022)

1. Looking south-west, down National Park Street, to the corner of the site. 723-727 Hunter is visible beyond.
2. King Street looking west towards Birdwood Park. Some of the tenancies are still occupied on the ground floor by gym and retail premises.
3. Carpark pedestrian entry on National Park Street via a set of open stairs. Malicious damage and shopping trolley abandoned.
4. Public carpark located above retail. Access from National Park Street.



4.2 Newcastle West In The Future - Strategic Analysis

Newcastle 2030 & Newcastle After Dark

The Newcastle West is being re-imagined as the emerging CBD for Newcastle – vibrant, exciting and mixed use precinct.

The City has numerous strategies that identify the goals, objectives and aspirations for its key Precincts. *Newcastle 2030*, Council's Community Strategic Plan, identified a number of core themes which included the need for *Vibrant Safe and Active Public Places*. Within that theme, three key objectives were identified:

- Public Places that provide for diverse activity and strengthen our social connections
- Culture, heritage and place are valued, shared and celebrated
- Safe and activated places that are used by people day and night

Each of the three objectives are important to CPTED principles. In response to the theme *Vibrant Safe and Active Public Places*, City of Newcastle developed the Newcastle After Dark: Night-time Economy Strategy. It comprises 5 principles.

Newcastle After Dark Principles	
Safe	A safe city at night is one in which people are confident they will not experience threat or harm.
Diverse	A diverse night-time city has a wide range of options and offerings available.
Inclusive	An inclusive city after dark welcomes and enables all kinds of people to participate.
Vibrant	A vibrant night time city is renowned for a lively and energetic atmosphere or ambience
Creative:	A creative Newcastle at night is a source of innovation and cultural production enhancing city life.

The Strategy seeks to create a positive vision for the city at night. It proposes a number of approaches to creating a new and safer City which includes City Living.

"Newcastle city centre, including Wickham, is undergoing a dramatic increase in housing supply which will increase the city centre residential population by an estimated 3000 people over the next five years. City centre residential living is an important factor in a sustainable night-time economy, increasing casual demand for venues and activities."

Six precincts are identified, which includes the West End. Each precinct's After Dark Strategy expresses its unique qualities and characteristics.

Opportunities for the West End

"At present, frequent visitation to the Newcastle West Precinct is low compared to other precincts and it is one of the least positively perceived precincts in terms of safety, diversity and vibrancy. This area has an emerging identity around creative fringes and live music and performance. The major opportunities will be driven by the Transport Interchange/Store redevelopment, the emergence of mixed clusters of bars, and a reimagining of the precincts green spaces and streetscapes."

The proposed development and those recently constructed show the area is already changing and there is an opportunity to improve the safety, diversity and the vibrancy of the 'West End'. The challenge is the retention of the precinct's role as the traditional home of the City's live music. This development seeks to provide the precinct many of the community's top wish list items such as dining at a restaurant (49%) or going to a small bar (27%) and the provision of public spaces for night time use (68%). A snapshot of the West End's Vision in the Strategy is provided on the following page.



9.3 West End

LONG THE NEGLECTED END OF THE CITY, THE WEST END OF NEWCASTLE IS UNDERGOING THE START OF A RENAISSANCE MAKING IT THE PRECINCT WITH THE GREATEST POTENTIAL TO SHAPE THE CITY'S NIGHTLIFE SCENE.

Over the past four years since we returned here, the west end is becoming more vibrant as more development occurs. I think that when the transport hub is developed, the area will come alive.

Challenges

1. Maintaining the creative and edgy feel of this precinct through the gentrification process
2. Managing growth in dense residential population by providing high quality public amenity
3. Supporting growth of two emerging diverse venue clusters to balance the late night predominance of larger venues

Opportunities

At present, frequent visitation to the Newcastle West Precinct is low compared to other precincts and it is one of the least positively perceived precincts in terms of safety, diversity and vibrancy. This area has an emerging identity around creative fringes and live music and performance. The major opportunities will be driven by the Transport Interchange/Store redevelopment, the emergence of mixed clusters of bars, and a reimagining of the precincts green spaces and streetscapes.

PRECINCT CHARACTERISTICS



SAFE



INCLUSIVE



DIVERSE



VIBRANT

TIME-OF-NIGHT

Twilight through to night-time economy



WHAT MAKES THE PRECINCT UNIQUE?



The traditional home of the city's live music scene

TOP 5 THINGS PEOPLE WOULD LIKE TO SEE



DINING AT A RESTAURANT

49%



GOING TO A WINE BAR/SMALL BAR

27%



GOING TO A PUB

46%



WALKING TO ANOTHER LOCATION

24%



VISITING/MEETING FRIENDS

34%

TOP 5 THINGS PEOPLE DO



PUBLIC SPACES FOR NIGHT TIME USE

68%



LATE NIGHT MEALS

62%

76%



IMPROVED TRANSPORT OPTIONS

69%



CREATIVE LIGHTING



PLACE ACTIVATION EVENTS

70%

Figure 8: Extract from the Newcastle After Dark Strategy (City of Newcastle).

4.2 Newcastle West In The Future -New Development Analysis

Snapshot of revitalisation of Newcastle West

The West End is experiencing a large number of new developments which are contributing to the revitalisation of the precinct.

Within the immediate area, there are number of new proposed and completed developments. To the west of the proposed development is the redevelopment 723-727 Hunter Street (1) which is a 15 storey, 11,00 m² commercial tower with a new pedestrian laneway that will link Hunter and King Street. The laneway will be activated with retail and public art. The subject development's colonnade will connect with the adjacent building's colonnade/under awning area and its through site link.

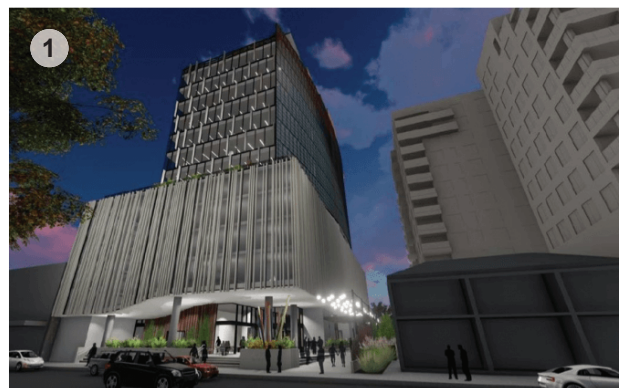
To the east is 1 National Park Street (2) which is an approved mixed development with two residential towers and a forecourt space with commercial activation (likely to be F&B) and public art. Its plaza aligns with the proposed plaza of the subject development, resulting a high level of amenity and activation opportunities for National Park Street. Further to the east, adjacent 1 National Park Street is the Verve mixed use development (3).

Birdwood Park to the west has a proposed public domain plan which seeks to revitalise the park as well as the street surrounding it. This includes National Park Street on which the proposed development is sited.

The nearby revialitsation being experienced in Parry Street shows the changing nature of the West End but in a more organic manner. The proposed development's commercial tenancies and Arts Plan seeks to harmonise with this 'creative' evolution.

Figure 9: Newcastle West Developments

1. 723-727 Hunter Street
2. 1 National Park
3. Verve Apartments
4. Birdwood Park revitalisation.



4.3 Site and Building Analysis

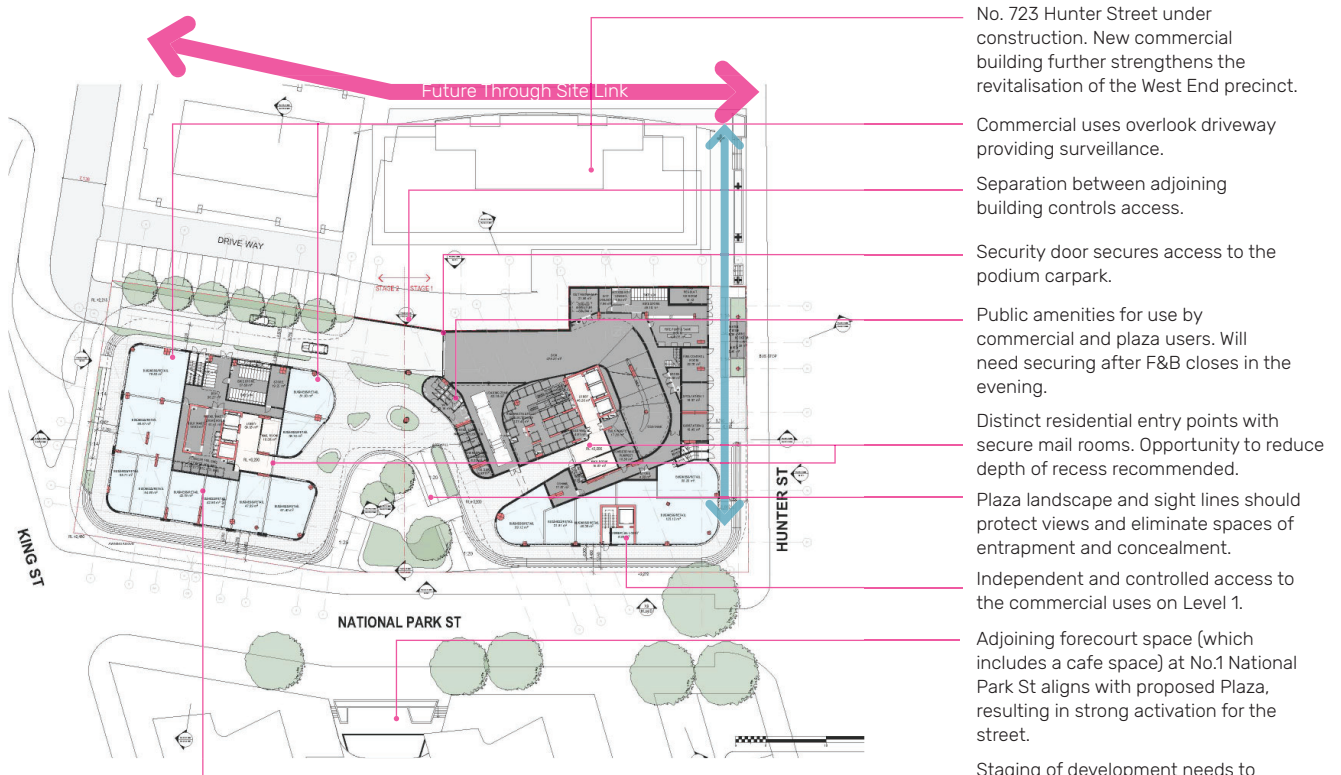
The design of a site and the buildings it contains has the opportunity to mitigate or increase CPTED issues.

The following analysis considers the building's design and identifies good outcomes that can lead to positive CPTED outcomes, as well as issues that may require future considerations or management planning.

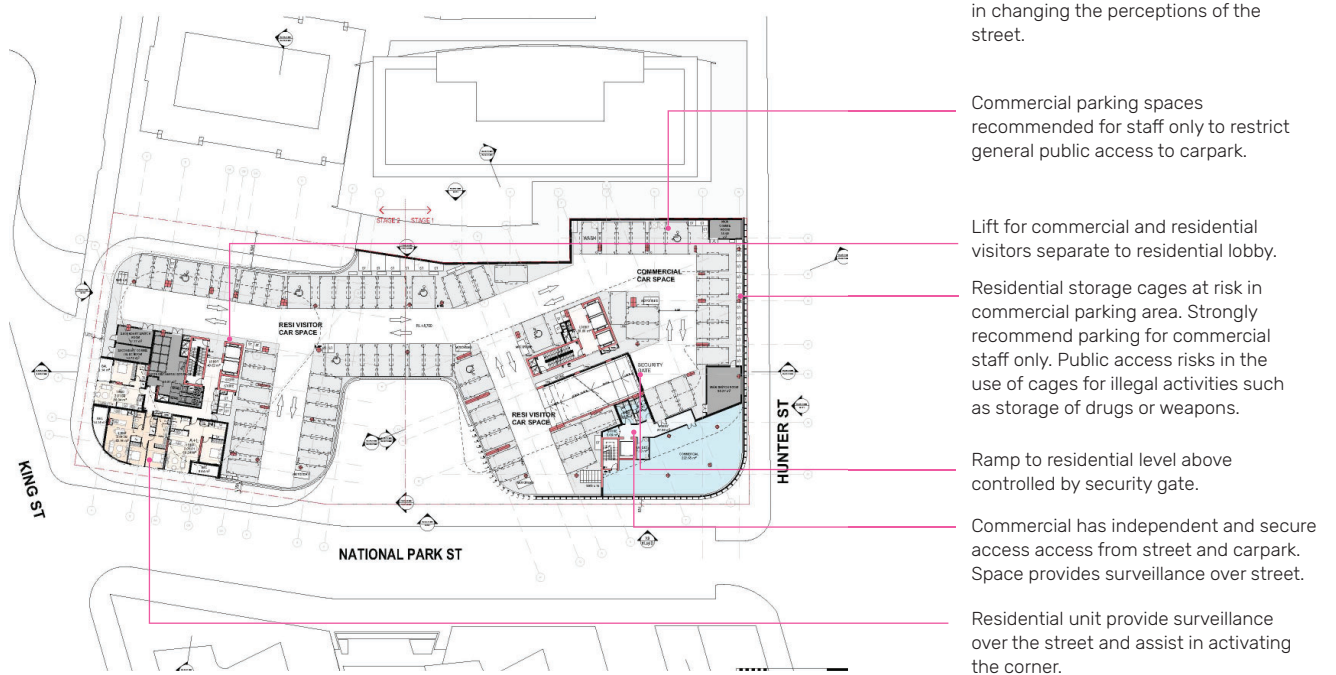
It is important to note that many CPTED principles are operational and cannot be addressed in the design however, good design can make a building easier to manage and reduce the extent of technical and formal CPTED tools.



Figure 10. Render of the proposed development as viewed from Birdwood Park (Plus Architecture 2022).

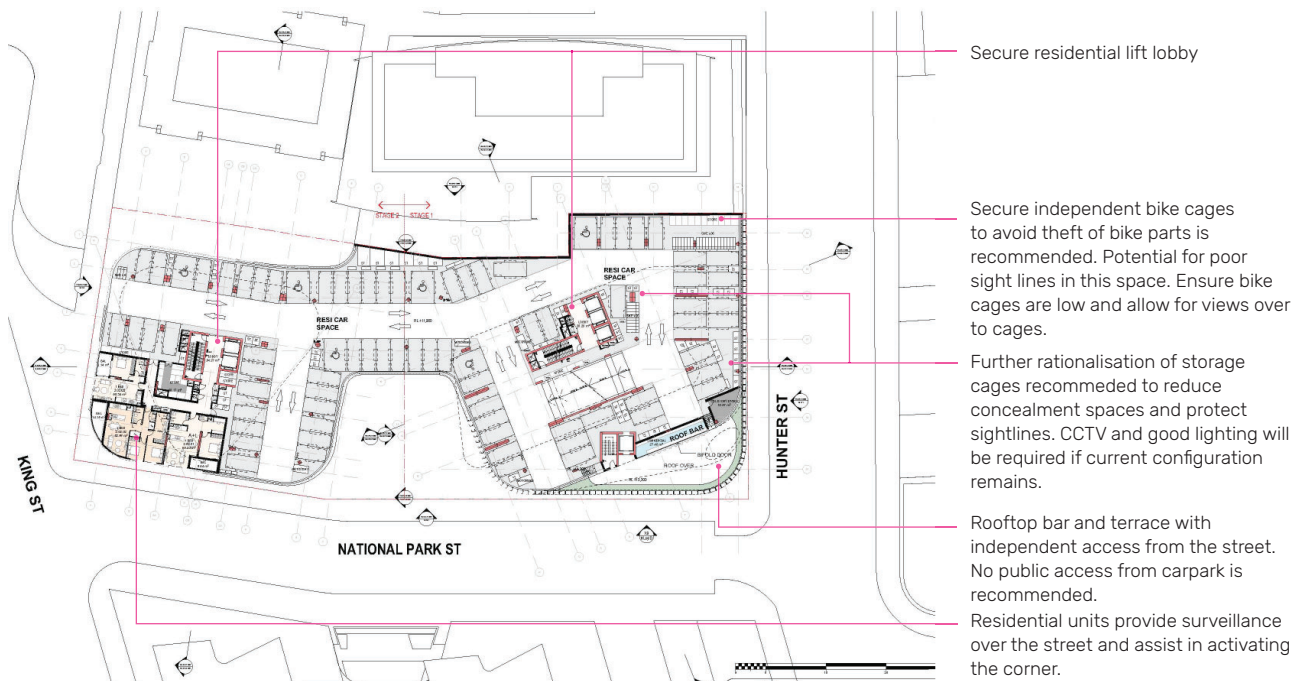


Ground Floor - Plaza Level

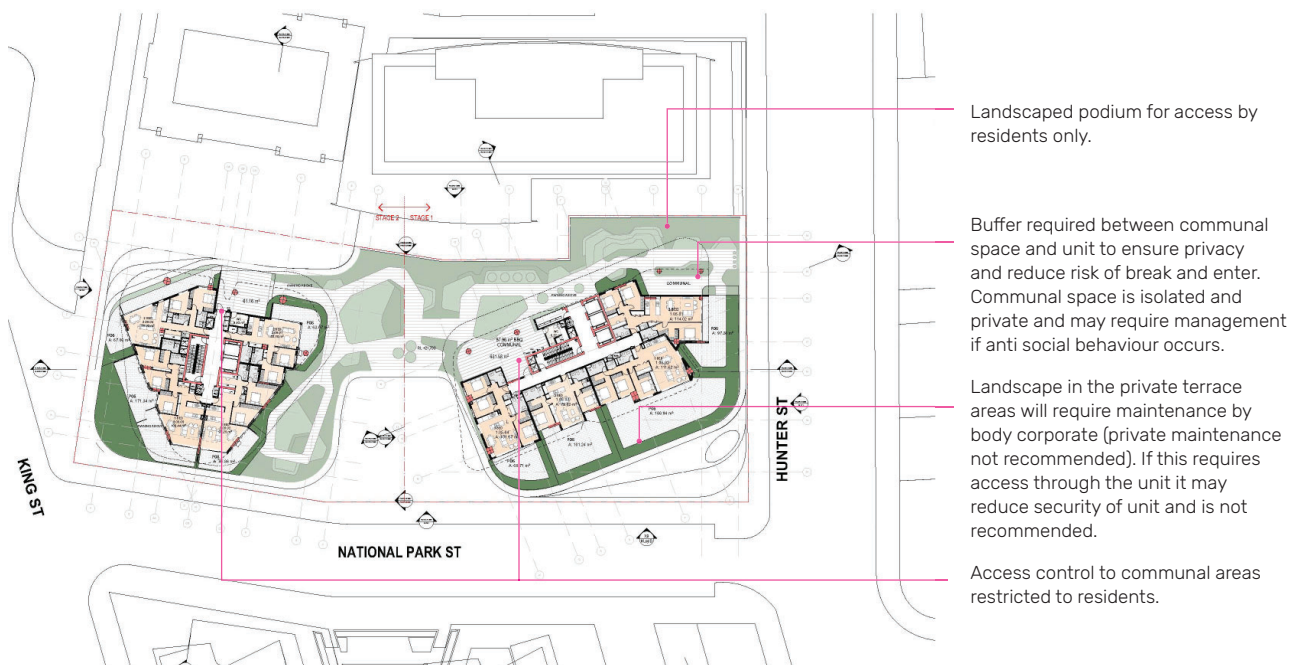


First Floor - Podium Carpark - Commercial and Residential Visitor Parking

Figure 11: Summary Crime Prevention Assessment – Proposed Development (Plus Architecture/ TDP 2022).
Analysis of the floor plans of the proposed development to identify opportunities and constraints that form the basis of the recommendations in Sections 5 – 11.



Level 2 - 4 Podium Carpark - Residential Parking only (note: similar layout over the residential parking levels).



Landscape Podium - Base of Towers.

Figure 12: Summary Crime Prevention Assessment - Proposed Development (Plus Architecture/ TDP 2022).
Analysis of the floor plans of the proposed development to identify opportunities and constraints that form the basis of the recommendations in Sections 5 - 11.



Figure 13: Summary Crime Prevention Assessment - Proposed Development (Plus Architecture/ TDP 2022).
View from Birdwood Park – analysis of the photomontages of the proposed development to identify opportunities and constraints that form the basis of the recommendations in Sections 5 – 11.



Figure 14: Summary Crime Prevention Assessment - Proposed Development (Plus Architecture/ TDP 2022).
View from National Park Street. Analysis of the photomontages of the proposed development to identify opportunities and constraints that form the basis of the recommendations in Sections 5 – 11.

4.2 Crime Prevention Assessment: Crime Data

Analysis of Crime Data has limitations that are important to consider when undertaking an assessment of a place and its proposed development. The crime data that is available for the suburb will not specify if it relates specifically to the study area. However, hotspots can provide an indication if there is activity happening to a specific area. Hotspots are noted in Table 1 below and mapped in Figure's 15-18.

It is also important to note additional limitations with regard to the reporting of crime, that *'the reporting of crime is influenced by a number of factors, including public understanding of what constitutes a crime and the public's willingness to report crime.'* (Weatherburn 2011).

Data used for crime assessments are from NSW Bureau of Crime Statistics (BOSCAR). The tool is updated every 3 months.

In Newcastle West, the existing low population makes the rates less reliable. In Table 1 below, the rates are all shown as n.c (not counted) as the population at the 2016 census was only 618 people. The tool only calculates once the population has reached 2,000 people.

The assessment has considered the rate maps and hotspots in Figure 15 – 18 which show a higher concentration of offences in the area.

Crime Data Summary

The assessment of crime data was focused on activities that relate to the future operations. For this development it includes, crimes relating to retail and commercial premises, food and beverage premises, the public domain (crimes that could occur on the street or in the plaza), carparking and residential living.

	Year to March 2021		Year to March 2022		Hotspot
Offence	Newcastle West Rate / No. Incidents	NSW Rate	Newcastle West Rate/No. Incidents	NSW Rate	yes/no n.c not counted
Assault: Non-Domestic Assault	n.c / (90)	359.1	n.c / (93)	341	Yes
Theft: Steal from Dwelling	n.c / (11)	199.1	n.c / (17)	196.8	Yes
Theft: Break and Enter Dwelling	n.c / (10)	226	n.c / (11)	212.8	No
Theft: Steal from Person	n.c / (7)	23.6	n.c / (11)	20.8	Yes
Theft: Motor Vehicle Theft	n.c / (14)	137.3	n.c / (7)	129.2	No
Theft: Steal from Motor Vehicle	n.c / (36)	327.3	n.c / (24)	336	Yes
Theft: Steal from Retail Store	n.c / (104)	251.4	n.c / (106)	210.4	n.c
Malicious Damage	n.c / (86)	645.3	n.c / (93)	590.8	Yes
Sexual Assault	n.c / (11)	90.5	n.c / (17)	85.9	n.c

Table 1: Crime data snapshot

Rates over a two year period for Newcastle West – March 2021 and March 2022. As the table does not count crime activities when the population is below 2,000 people it makes it more difficult to identify the scale of the offences. For that reason, the table adds the number of offences for each type and identifies the top three : Non-Domestic Assault, Steal from Motor Vehicles and Malicious Damage. All offences have a hotspot over the site with the exception of Break and Enter Dwelling and Motor Vehicle Theft.

Summary of Findings.

Analysis of BOSCAR data for Newcastle West identifies a number of risks that should be considered in the design and management of the development.

Theft

Of note is *Motor Vehicle Theft, Steal from Motor Vehicle, Break and Enter Dwelling, Break and Enter Non-Dwelling and Steal from Dwelling*.

Steal from Motor Vehicle requires the carpark to be secure, with controlled and managed access. This will be challenging due to the range of uses operating at different times of the day and evening. Limiting public access or excluding it all together will assist in carpark and resident security. This could be achieved by limiting the commercial carpark use to staff - as there are limited spaces this could be considered a reasonable approach. Other measures that can be adopted include enhancing sight lines through lighting and reducing obstructions, limiting concealment spaces and warning visitors of the risks of leaving valuables in their cars.

It is observed that *Theft : Steal from Retail Store* is notably high. It experienced 104 incidents in 2021 and 106 in 2022. By comparison, Newcastle East had zero thefts from retail stores, while 'Newcastle', the area located between Newcastle East and West recorded, 30 and 25 incidents in the same period. Security for the future retail and commercial premises will be important in the short and long term.

Non-domestic assault and Sexual Assault

Non-domestic Assault experiences higher rates than Newcastle and Newcastle East. And there is a hotspot over the site. It is part of a corridor which includes Newcastle Interchange and the light rail stations/line. Transport hubs are more likely to be a hotspot for crime, in particular non-domestic assault.

Sexual Offences including *Sexual Assault* is similar to the incidents in Newcastle and Newcastle East. The design has sought to reduce opportunities for concealment however, ongoing careful design will be required as the design develops.

Future analysis

Ongoing management and liaison with local police will need to monitor any new hotspots that may arise in or around the proposed development due to the new uses.

It's important to note that the existing crime data cannot predict the future and the dynamics of the future population. Therefore, designs should consider that new anti social and criminal activity could take place in this area in the future. This requires resilient design approaches. Crime activity can change from year to year. This may not be because the activity has increased, but because activity is reported inconsistently or because Police are targeting that particular crime activity.

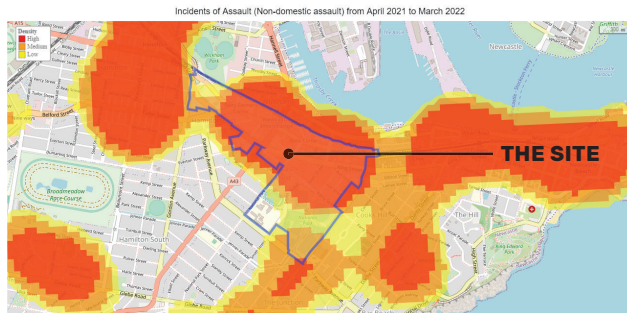


Figure 15: Hotspot – Non-Domestic Assault (BOSCAR 2022).

The Development is within a Non-Domestic Assault hotspot corridor and records high incidents of Non-Domestic Assault.

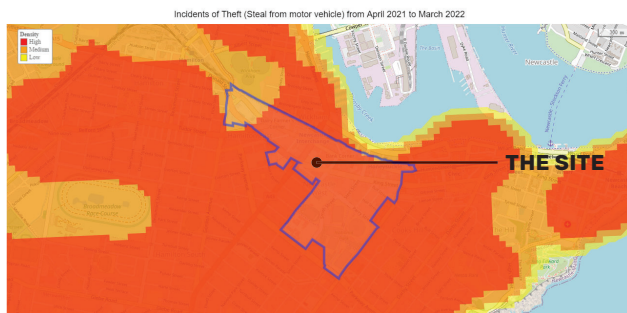
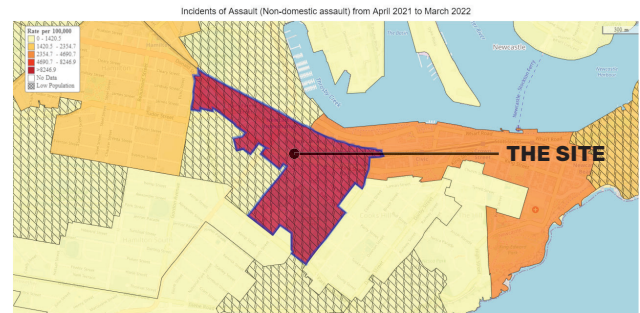


Figure 16: Hotspot – Theft (Steal from Motor Vehicle) (BOSCAR 2022).

The Development is within a Steal from Motor Vehicle Theft hotspot and records medium-high incidents of Steal from Motor Vehicle.

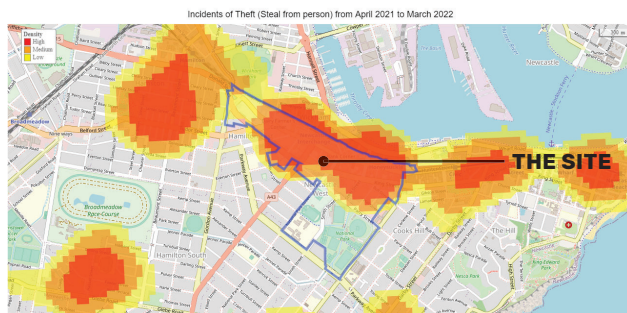
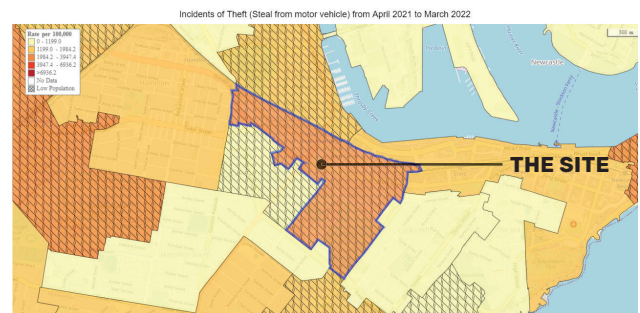


Figure 17: Hotspot – Theft (Steal from Person) (BOSCAR 2022).

The Development is on the edge of a Steal from Person hotspot corridor and records medium incidents of Steal from Person crimes.

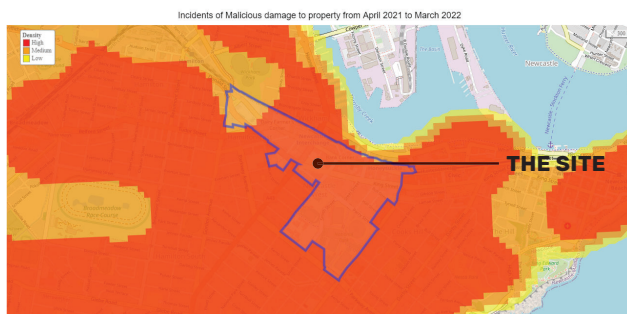
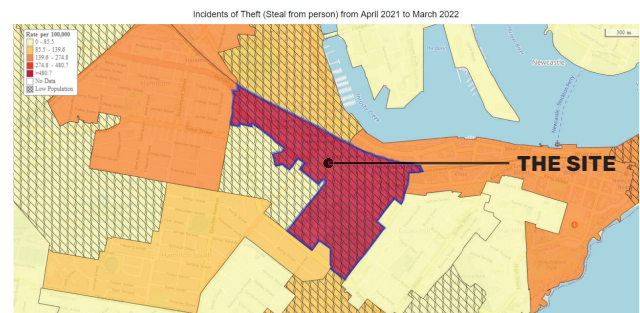
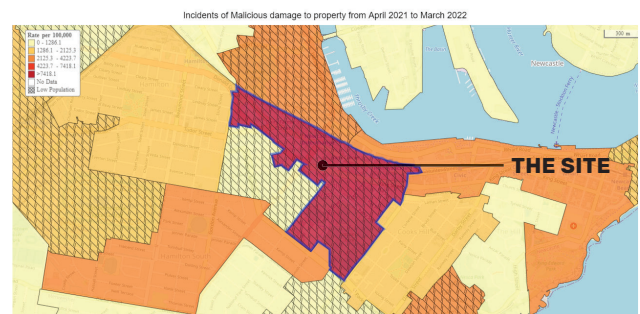


Figure 18: Hotspot – Malicious Damage (BOSCAR 2022).

The Development is within a Malicious Damage hotspot and records high incidents of Malicious Damage.



5 SURVEILLANCE

Surveillance is a core element of CPTED. There are three types of surveillance – Natural, Technical and Formal. The concept of surveillance seeks to discourage anti-social behaviour by creating an environment where people can see and interact with others. When people feel they are being watched, they are less likely to commit a crime.

Surveillance is achieved through well considered urban design, careful selection of landscaping solutions and lighting. This can create a safer environment. Successful surveillance outcomes are the product of good design.

5.1 Assessment

At this stage, detailed designs have not been prepared. This assessment and the following recommendations provide guidance for the future development of the site.

5.1.1 Existing Conditions Assessment

The existing site comprises two buildings on a single lot. The first is the former Spotlight and Anaconda building which has a frontage to both Hunter and National Park Street. It is currently vacant and provides no surveillance over the street. Its upper levels have not provided surveillance since the 1960's when the windows were boarded over. The second building comprises a multi-storey open carpark, a gym on the corner of National Park Street and King Street and retail premises

(surf shop) which are all trading. The gym provides limited surveillance over the street as its windows are concealed by vinyl wraps, graphics and decals. Only its entry door is glazed. Similarly, the retail premises do not provide or receive the benefits of surveillance as their windows are concealed by graphics. The vehicular entry to the public carpark is from National Park Street which is visible from the street however, has some areas of concealment.

This precinct will benefit from the redevelopment of the subject site and the surrounding development as they are either vacant, demolished or have enclosed facades with no sight lines to the street. Until the development commences construction, opportunities to improve surveillance from the trading premises is recommended.

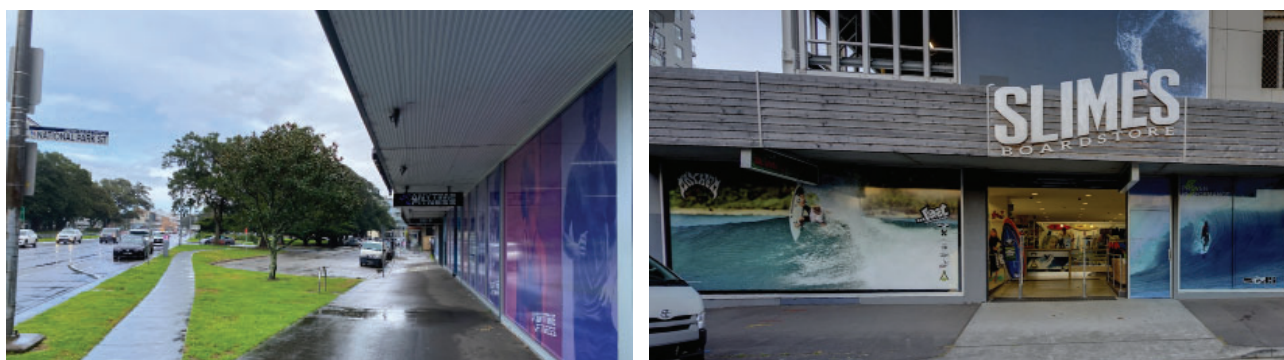


Figure 19: Low levels of existing surveillance from trading premises. (TDP 2022).

5.1.2 Proposed Design Assessment

The proposed development has the opportunity to improve surveillance for the site and the Newcastle West precinct. The site is in an important location between two important movement corridors (Hunter Street and King Street) and Birdwood Park. As the BOCSAR analysis shows in Section 4.3, many of the crimes are influenced by levels of surveillance.

The following provides further analysis of the developments components as they relate to surveillance:

Plaza and commercial uses

The plaza is proposed between the two towers and opens onto National Park Street. The plaza will occupy half of the street frontage and will provide significant benefit to the street and provide surveillance to pedestrians on the street.

Commercial and retail uses are proposed on the ground floor fronting the plaza, Hunter Street, National Park Street and King Street. These uses

have the opportunity to significantly improve surveillance - as long as the Plan of Management requires the limiting of obstructions on the glazing and within the window display area and there is compliance. Concealment of windows (as evidenced in the tenanted buildings on the corner of King and National Park Street) can significantly reduce sight lines and reduce surveillance - both actual and perceived.

Podium carpark and driveway entry

A new vehicular entry is proposed from King Street along the western boundary. This driveway provides access for residents and their visitors, commercial staff and patrons and building services. The driveway is open to the western boundary. There is surveillance of the driveway from the commercial premises and the plaza however there are some areas of concealment may benefit from CCTV and good lighting.

The podium carpark comprises two levels. The carpark is generally open and has good sight lines. In some instances sight lines are reduced around the lift lobbies and could be improved by mirrors.

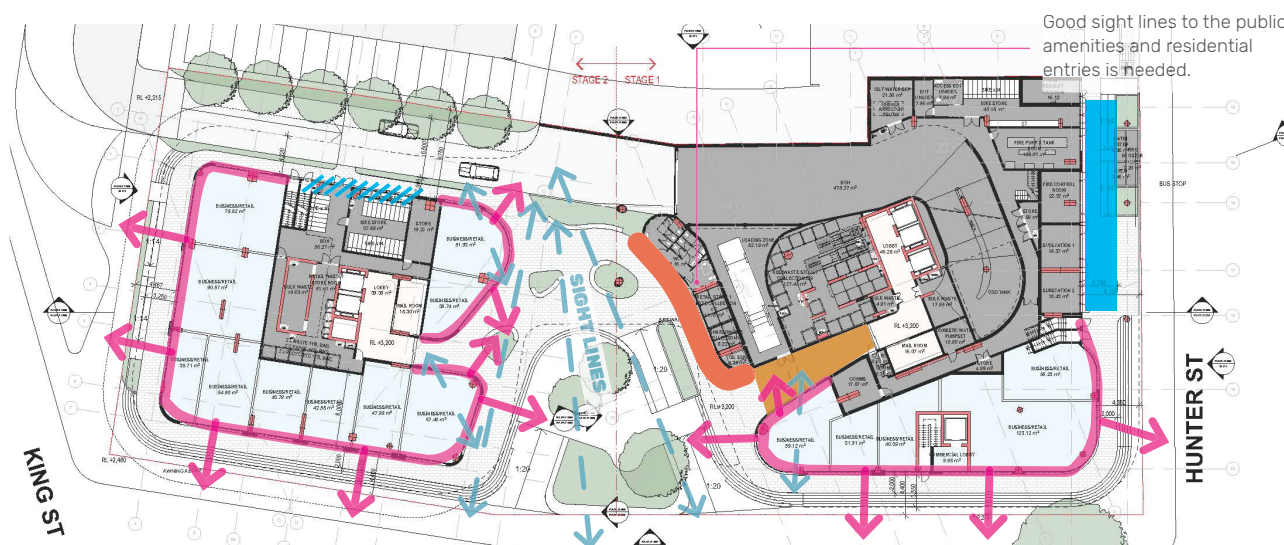


Figure 20: Ground floor plan highlighting surveillance considerations (Plus Architecture 2022). Pink arrows shows good surveillance. Blue dashed arrow show areas where landscape and internal fitouts need to protect sight lines, in particular to the residential entry and amenities (shown in orange).

5.2 RECOMMENDATIONS

5.2.1 Natural Surveillance and Sight lines

Sight line considerations are multi-directional. They are important for the public looking into the development and for those within the development looking out into the public domain.

The ground floor uses comprising the retail and commercial uses and the plaza have the opportunity to provide surveillance over the street and its own public and semi-private spaces. Natural surveillance and sight lines can be impacted by the extent of glazing, internal fitouts and landscaping treatments and requires long term management.

Table 2 is a guide to assist with the planning and the long term care of the development.

Table 2: Sight lines	
1.	The application of displays, decals, signage and posters on ground level glazing should be minimised so as not to obstruct sight lines.
2.	Seating, shelving and other internal built elements within the ground floor retail and commercial premises are encouraged to remain low or transparent to improve views.
3.	Sight lines can be impacted by light levels. Lighting within the plaza, driveway, carpark entry, residential and commercial lobbies and carpark should be designed to maximise internal sight lines. Painting the walls, columns and ceilings white or in a lighter colour in the carpark can boost lighting outputs. Refer to 6. Lighting.
4.	Any future activations, events and public art elements within the plaza are encouraged to consider sight lines.
5.	Sight lines between the street, plaza and the rear driveway should be considered e.g. keep large areas of concealment to a minimum.
6.	Design and maintain landscaping to preserve sight lines between building entries and movement corridors.
7.	Protect sight lines in the carparks by locating objects such as cages against walls.



Figure 21: Sight lines blocked by displays. Examples of sight lines that are blocked by decals and displays such as the example above. The extent of glazing concealment is recommended to be minimised to the developments retail and commercial premises.

5.2.2 Vegetation and Landscaping

The proposed development will benefit from new landscaping treatments within the plaza, street and in podium and rooftop communal spaces. The design and installation of trees and landscaping can improve the amenity and CPTED outcomes for the development. However, if they are not designed, installed and maintained to CPTED principles they can create new issues.

Table 3 is a guide to assist with the planning, design and long term care of the landscape spaces.

Table 3: Vegetation and landscaping	
1.	Landscaping is recommended to be limited to ground covers, shrubs and taller trees. Lower trees limbs should be above average head height and shrubs should not provide concealment opportunities. The creation of pockets which facilitate concealment should also be avoided by consistent planting and replacing dead plants which can result in gaps.
2.	Shadowy spaces are created where the trees obscure light fall from light poles and internal lighting. Consider the location of lighting and trees so as not to block the fall of light. This is particularly important at the residential and commercial entries where good lighting at night is important.
3.	Future advice on lighting design, in conjunction with the landscape design (during the construction documentation and construction phase) is recommended. This may include modelling of proposed lighting in conjunction with landscaping which is recommended to test light spill and shadows.
4.	Undertake a regular review of the vegetation and landscaping to ensure that it has not grown to create new or re-establish former spaces of concealment and entrapment.
5.	Design landscaping in the plaza to allow for sight lines from the street (and within the Plaza) to the driveway entry.
6.	Design the temporary site of Stage 2, so as not to create sight lines or concealment issues as the space waits for its development.

5.2.3 Places of Concealment and Entrapment

Places of concealment and entrapment can be easily created in the public and private domain. These are spaces which may enable someone to hide or trap a person. These spaces can be formed through design decisions or are the result of vegetation growth and poor maintenance.

Table 4 is a guide to assist with the planning, design and long term care of buildings and landscape.

Table 4: Places of concealment and entrapment	
1.	As the design is developed, minimise alcoves and reassesses which can conceal a person. Where recesses are unavoidable, use lighting, splays and mirrors to reduce concealment opportunities.
2.	Consider reducing depth of Tower 1 entry. Provide good lighting at the residential entry to Tower 1 as it is deeply recessed. Encourage low furniture arrangements within the adjacent commercial premises to allow for views through to the entry which will improve sight lines and reduce concealment.
3.	Keep the height of the wall adjacent the vehicular ramp low (not full height) or with openings to allow to improve sight lines.
4.	In design development, arrange storage cages to maximise sight lines and reduce areas of concealment. Place taller cages against walls and lower cages adjacent aisles which can be viewed over eg. lower cages that will contain bikes.



Figure 22: Sight lines and landscaping

Example of tree and shrub clearance zones for good sight lines. The diagram shows a clear space between tops of shrubs and lower limbs of branches to provide clear sight lines.

6 LIGHTING & TECHNICAL SUPERVISION

Lighting and Technical Supervision refers to the role that lighting and products such as CCTV have in improving safety in the public domain. Many public spaces have lighting however, the specified products are often inappropriate, or are not wisely located. Often lighting creates new issues, as poorly located lighting can create shadows that previously didn't exist. Likewise, CCTV can often be a waste of money if there is low risk of crime, is poorly located or if no one is monitoring the footage. The following assessment and recommendations identifies methods to use lighting and technical supervision to achieve the best outcome.

6.1 Assessment

At this stage detailed designs have not been prepared. This assessment and the following recommendations provide guidance for the future development of the site.

6.1.1 Existing Conditions Assessment

Existing lighting surrounding the development is identified as follows:

- Street light on the corner of Hunter and National Park Street.
- Two street lights on National Park Street, one which is partially obscured by street trees.
- Street light on the corner of King Street and National Park Street.
- Street light on the corner of National Park Street King Street.

6.1.2 Proposed Conditions Assessment

Lighting design has not been undertaken at this stage and will be further developed during the construction documentation phase.

The plaza is likely to experience use in the evening, while food and beverage premises are in operation. Therefore, the lighting design and maintenance program for the development will be important to assist with both actual and perceived safety.

Temporary lighting may be required during Stage 1, within the Stage 2 component, so as not to create shadowy spaces or areas of concealment. The relationship between Stage 1 and 2, prior to completion of Stage 2 will be important to the development.

The driveway area has some level of surveillance from the proposed commercial premises however, is setback from the street. Lighting that supports CCTV will be important.

The following recommendations can be used by the project architects and the consultant team to incorporate lighting and lighting enhancing features into their designs.

6.2 Recommendations

Table 5 is a guide to assist with the planning, design and long term care of lighting.

Table 5: Lighting Design	
1. General	<ul style="list-style-type: none"> Ensure no shadowy spaces are created by the buildings, the gaps between the lights themselves and the landscape. Any signage should be as legible at night as it is during the day. Lighting strategy and design is recommended to be undertaken by a qualified lighting engineer for the development to test light spill and identify any spaces of shadow and concealment. Future advice on lighting design, during the construction documentation and construction phase is recommended. This may include modelling of proposed lighting in conjunction with landscaping is recommended to test light spill and shadows. Landscaping is recommended to be limited to ground covers, shrubs and taller trees. The landscaping should not provide concealment opportunities created by shadows. Trees and landscaping can block street and park lighting, forming shadows
2 The Plaza	<ul style="list-style-type: none"> The plaza lighting should provide lighting that encourages its use. This could be a combination of functional and creative lighting. The plaza is proposed to be constructed in Stage 1 however, Tower 2 is proposed in Stage 2. Lighting design should consider staging to ensure that the plaza has good lighting until Stage 2 is constructed and can benefit from Tower 2's lighting.
3. Lighting and CCTV	<ul style="list-style-type: none"> The street, the plaza and the driveway should have effective lighting which improves visibility and as a result reduces fear. Bollard lighting is discouraged as it is prone to vandalism and is not particularly effective at illuminating faces. All lighting should comply with relevant Australian Standards, particularly AS 1158. Avoid using low-pressure sodium lamps. Vandal-resistant lamps are recommended. Avoid the use of coloured lighting Lighting can lose up to 20% capacity within 12 months, resulting in inadequate light levels. This should be considered when selected lighting type and brightness. Given the nature of the development, CCTV is recommended particularly at the residential lobby entries, commercial entries, the Plaza and the driveway. CCTV within the residential and commercial lobbies and lift areas is also recommended. CCTV and lighting should be considered in tandem to ensure the lighting outputs are adequate for usable footage.
4. Building Entries and other ingress/egress points	<ul style="list-style-type: none"> The entries to the residential and commercial lobbies should be bright and even to identify signage, the building name and number to assist with emergency services finding the building. Lighting inside and outside the entries should be designed to avoid mirroring which can obstruct sight lines. Design lighting to allow for eyes to adjust after leaving a transitional space - as it can take up to half an hour for eyes to adjust
5. Communal Spaces	<ul style="list-style-type: none"> Lighting is recommended in residential communal spaces to encourage their use, however should not impact on privacy and amenity of neighbouring units. Lighting should align with hours of operation.

7 TERRITORIAL REINFORCEMENT

Territorial Reinforcement recognises the importance of ownership of public spaces. Spaces that are well used and cared for are less likely to attract crime and anti-social behaviour. The role the community plays is often important to the success of the public space.

This principle seeks to remove the confusion from the public domain – to make the purpose of each space clear. This includes the definition of boundaries, function and operation of a space.

7.1 Assessment

At this stage detailed designs have not been prepared. This assessment and the following recommendations provide guidance for the future development of the site.

7.1.1 Existing Conditions Assessment

The existing site comprises two buildings on a single lot. The former Spotlight and Anaconda building is built to boundary and its facade acts as boundary edge. The buildings fronting King Street are similarly are built to the boundary and also reinforce their street edge. In both cases this is a clear distinction between public and semi public uses. The interface between the two buildings is not clear in its boundary definition. This is due to the publicly accessible carpark and the design of both building's back of house.

7.1.2 Proposed Design Assessment

The new development will significantly change the current Territorial Reinforcement framework of the site. The development will change from retail and public carpark uses to a mixed use development with both public and private activities – comprising commercial, retail, public plaza, residential and carparking. The site will also be under a new management arrangement. These entities are yet to be determined. The introduction of new site uses will require new management and maintenance requirements.

The following is a detailed analysis of the spaces and their uses.

Management

The new development will be formally managed by an entity with a good track record for developments of this kind. Individually, the new residents and staff of the mixed use development, will provide collective and informal 'ownership' over the site and its shared spaces.

Plaza

Although perceived to be part of the public domain, the plaza will be under the control of the strata management. This 'perception' can be positive as it can increase informal community ownership by neighbouring developments and visitors to the F&B and commercial premises. The F&B proposed along the edges of the plaza will have strong ownership over the space, achieved by alfresco dining and good sight lines. The role and function of the space will be clearly defined through its design, landscape treatment and operation.

Communal Spaces

A number of communal spaces are proposed at various levels of the towers. They are intended for the use by residents and are not publicly available. Access to these spaces is controlled at the lifts and fire stairs. It is anticipated that the spaces will be booked for major gatherings such as birthday parties and the like .

Carpark

Security of the podium carpark is very important in this area, for both *vehicle theft* and *steal from vehicle*. *Non-domestic assault* is also recorded in the area which could take place in the carpark. *Break and Enter* and *Steal from Dwelling* crimes are also a consideration for the carpark as there are access points to lifts in the commercial and visitor parking areas and there are residential storage cages in the commercial parking area.

Due to the opportunity for late trading hours of the F&B, the Territorial Reinforcement of the carpark will need to be considered in future design development (construction documentation) and in management planning.

7.2 Recommendations

Table 6: Territorial Reinforcement

General	
1.	Lighting Lights in the ground can be used to reinforce paths of travel within the development, such as the entries to the residential lobbies. Refer to Section 6 for detailed recommendations regarding lighting
2.	Maintenance Maintenance of the development is a powerful tool in Territorial Reinforcement. A Maintenance Plan should form part of the Plan of Management. The Maintenance Plan should include the selection of durable materials and plant species that do not require extensive maintenance.
3.	Signage Signage should be used to clarify ownership and responsibility. In the case of damage, signage should assist the public in reporting damage. Clear signage should be installed throughout the development. Overuse of signage is not supported as it becomes less effective. Consistency of design will add to the overall sense of a cohesive community and sense of place.
4.	Working Group A working group comprising the commercial and retail tenants and residents to identify issues and incidents to identify possible solutions.
Specific	
5.	Pedestrian Entry point Ensure there is clarity of entry to the residential towers so they are not confused with commercial entries.
6.	Activations and Public Art Implement a program of activations and public art that assist in establishing 'connections' and community ownership. Prior to the commencement of construction consider updating the promotional films applied to the vacant Spotlight building with artwork that activate and improve the current state of decay in the space. The new artworks should use colours and patterns that discourage graffiti.

8 ENVIRONMENTAL MAINTENANCE

Environmental Maintenance is the maintenance and management of physical assets. This takes place during the operational stage of the Precinct. The assessment and recommendations provided below are guidance for the current design process and for future management. Public spaces that are poorly maintained, damaged, vandalised, appear abandoned and full of rubbish are unlikely to attract positive user groups. These types of spaces show a lack of pride by the community. Well maintained spaces send a positive message and tells potential offenders that people are watching and using this space. It is a good deterrent. Good design can help with maintenance in the future.

8.1 Assessment

Environmental Maintenance will generally occur in the detailed design and operational stage however, there are opportunities to integrate solutions during the design phase which will assist in the management of the new development. The aim is to create a development that is easy to maintain. The recommendations in the following section may be issued as conditions of consent at Council's discretion.

8.1.1 Existing Conditions Assessment

At present, the site comprises one vacant building and one occupied building. Both are managed by the owner of the site. The vacant Spotlight building experiences extensive graffiti and presents a poor image which reinforces the decay experienced in Newcastle West. Although this part of the city is expected to experience renewal, it's important to remember that the planning, design and construction phase still has a responsibility to ensuring good CPTED outcomes.

8.1.2 Proposed Design Assessment

The Development Application documentation does not provide detail for an Environmental Maintenance assessment. However, the following recommendations are provided to assist with the next stage of design development.

8.2 Recommendations

Table 7: Environmental Maintenance

Design Stage	
1.	Walls and fences at the street and along the driveway edge are at risk of malicious damage. The use of anti-graffiti coatings is recommended. Murals and other forms of public art can also assist in deterring graffiti, as per the Public Art Plan prepared by Art Pharmacy.
2.	Select materials that are robust and durable. Materials/elements should not be easily removed.
3.	Provide rubbish bins in the plaza and communal spaces and plan for regular removal to avoid build up of waste.
4.	Specify low maintenance and drought-resistant plant species.
5.	Avoid the use of porous materials in areas with the greatest risk of graffiti tagging.
6.	Prior to the commencement of construction consider updating the promotional films applied to the vacant Spotlight building with artwork that activate and improve the current state of decay in the space. The new artworks should use colours and patterns that discourage graffiti.
Management & Operational	
7.	Establish an Environmental Maintenance Plan as part of the Plan of Management.
8.	Graffiti should be removed quickly. The longer tags are left on display, the greater the reward for offenders.
9.	Establish a reporting system that allows users and visitors to quickly report damage or anti social behaviour.

9 ACTIVITY & SPACE MANAGEMENT

Activity and Space Management identifies strategies to establish natural community control.

These strategies include:

- Formal supervision
- Control of the space
- Maintenance of the space.

Activity and Space Management has strong correlations to earlier sections of this report. For instance, poor Environmental Maintenance results in urban decay which sends a negative image. This section explores how to improve community safety by increasing visitation and use of a space

9.1 Assessment

Activity and Space Management will generally occur in the operational stage however, there are opportunities to integrate solutions during the design phase which will assist in the management of the new development. The aim is to create opportunities for natural community control. The recommendations in this section may be issued as conditions of consent at Council's discretion.

9.1.1 Existing Conditions Assessment

The management of the subject site will change significantly following the construction of the new development. The new mix of residents, patrons, visitors and staff will require a higher level of Activity and Space Management.

9.1.2 Proposed Design Assessment

The proposed design will change the development from a mix of vacant and operational retail spaces and public carpark to a mixed use development with a significant residential component. The development will have a combination of public, semi-public and private spaces. The management company has yet to be determined however, they will play an important role in the functionality and operations of the development. Despite good design - which has been able to separate many uses - there are still areas of overlap which will need to be managed to ensure the development does not become a target. The Plan of Management will need to address CPTED matters in the developments operations.

9.2 Recommendations

The design should enforce clarity of land use - making it clear what is public (where the visitors to the development can go), semi-private (where delivery and waste personnel can go) and what is private (where residents and retail staff can go).

Table 8: Activity & Space Management

Managing public, semi public & private space

- | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Use different paving treatments between the different spaces within the development such as the plaza from the residential lobby entries, driveway and loading areas. Define the pedestrian entries to the development with entry features/statements/structures. |
| 2. | Clearly identify areas which are not accessible to visitors such as storage areas and waste rooms. However, be cautious of the over use of signage as it may become less effective. |
| 3. | Use CCTV, signage, controlled access (pin or eqv.) to manage public access. |
| 4. | Provide security patrols of the public amenities located in the plaza. |

Plan of Management

- | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. | Develop a Plan of Management that integrates CPTED guidelines for surveillance, access control, hours of operation and maintenance recommendations. Review the current trends in crime in the area with the local Police and regularly update Plan of Management. |
| 6. | Establish a Maintenance Plan, forming part of the Plan of Management, that ensures the site remains clean and well maintained. The Maintenance Plan should include routines for rubbish removal and actions when rubbish accumulation exceeds the norm. |

10 ACCESS CONTROL

Access Control identifies methods to manage access to and within a site. Methods may range from site restrictions, through to helping people leave a site safely.

Three methods are generally used: Natural Control, Technical or Mechanical Control and/or Formal Access Control. Natural Control Solutions seek to restrict and channel people into specific areas. Restrictions/channelling can be a good deterrent for criminals as it increases the risk of being caught.

Methods are typically Natural Control solutions which may include:

- Landscape site planning such as fencing, water features, paths and vegetation
- Building site planning
- Wayfinding signage
- Control of lines of sight

Technical or Mechanical Control Solutions may include the use of Closed Circuit Television (CCTV) equipment. Lastly, Formal Access Control solutions would be the use of security officers.

10.1 Assessment

Access Control is determined during the design and operational stage which will assist in the management of the development. The recommendations in the following section may be issued as conditions of consent at Council's discretion.

10.1.1 Existing Conditions Assessment

At present, the site comprises a two buildings of retail and public parking uses. Access Control is independent for each of the individual premises. Driveway access to the public carpark is located between the two buildings and is accessed from National Park Street. Vehicular and pedestrian access is gated and capable of being secured.

10.1.2 Proposed Design Assessment

Residential Access

Each tower has its own independent access to residential units. Both entry points are from the plaza and are proposed to be secured at the entry to the lobby and at each lift.

Commercial Access

Commercial premises are proposed on the ground floor around the perimeter of Plaza, fronting Hunter Street, National Park Street, King Street and the proposed driveway. Many of these commercial premises are likely to become F&B. Each of the premises has independent access. The commercial premises (and F&B) will have access to public amenities for staff and patrons and is located in the plaza.

Commercial uses are also proposed on the first floor of the podium, overlooking the corner of Hunter and National Park Streets. These premises have their own secure lift access and amenities.

Commercial premises have their own rear access to waste areas and building services which is not connected to residential uses.

Carpark Access

Access to podium parking is from the King Street driveway. The entry to the carpark and the loading area (located at the base of the podium ramp) is proposed to be gated and secured.

Due to the limited number of commercial spaces, it is envisaged that the commercial parking spaces will only be for staff. The goal is to reduce

public access to the podium carpark. This limits carpark access to residents and staff who will have a unique fob or card to gain access. This means hours of operation need not be set for the carpark.

Fire Stairs and Egress Doors

Fire stairs are opportunities where access can be illegally obtained, for instance by a fire door propped open by a resident or staff member. Fire stairs are generally located in areas with good surveillance with the exception of the egress exiting adjacent the driveway.

Loading Areas

The loading areas behind the security door to the podium carpark is separated and secured with a security door.

10.2 Recommendations

Table 9: Access Control	
Semi public and private space	
1.	Secure the podium carpark with a door that prohibits access for both vehicles and pedestrians.
2.	Secure access to building services in particular the ground floor uses. Ensure the commercial back of house remains separate from residential lobbies as the design is developed.
3.	Provide swipe card/fob access and CCTV at the entries to the residential lobbies.
4.	Use door closers and alarms on fire exits to ensure fire doors are not left open. Use signage to warn people of penalties in propping doors open which leaves the building unsecured. CCTV is proposed around these exit points.
5.	Regularly review the Plan of Management to address issues as they arise.
6.	Secure the public amenities (for commercial/F&B) after hours and use security patrols.

11 3 D's : DESIGN/DEFINITION/DESIGNATION

It is important for the design, definition and definition of a public space to be in harmony. If a space comprises uses that conflict with another use, dangerous situations could arise. Offenders often exploit situations that are confusing.

This can be described as the three D's.

Designation

- What is the designated purpose of this space?
- What this its original purpose?
- How well does the space support its current or its intended use?
- Is there a conflict between its current and intended use?

Definition

- How is space defined?
- Who owns the space and is it clear?
- Where are its borders?
- Is the space defined by social or cultural factors – does this affect how space is used?
- Are the legal or administrative rules clearly set out and reinforced in policy?
- Are there signs?
- Is there conflict or confusion between designation and definition?

Design

- Does the physical design support the intended function?
- Does the physical design support the desired or accepted behaviour?
- Does the physical design conflict with proper functioning of the space?
- Is there confusion or conflict in the physical design which is intended to control behaviour?

11.1 Assessment

If the recommendations in previous sections are carried out it will be clear which spaces are semi public and which are semi-private.

Ongoing maintenance by strata and a clear plan for maintenance work will be beneficial.

Spatial boundaries throughout the site will reinforce intended function if the recommendations in this report are carried out.

11.2 Recommendations

- Undertake a 3 D's assessment regularly.
- Implement recommendations from Sections 5 – 11.

12 CONCLUSION

The proposed development will change the current use of the site - from retail and public carpark uses to a mixed use development comprising commercial, F&B, parking and residential. Analysis of BOCSAR data for the locality identifies a number of hotspots at the site for thefts related to vehicles, non-domestic assault, malicious damage, thefts relating to dwellings and retail premises. The rates for these crime activities are of concern for the proposed development as Newcastle West records more incidents of crime than neighbouring areas including Newcastle East and the area between Newcastle East and West which is identified as 'Newcastle' in BOCSAR data.

The nature of the crimes are relevant to this assessment as the development will contain new residential units, commercial premises as well as a large number of vehicles in both semi-public and private arrangements - all of which could become targets. These crime activities require careful design and management of the carpark and the control of access points to the residential units and communal spaces. One of the challenges of this development is its management after the daytime activities have ceased for the day and the F&B continues to trade into the evening. However, the building has been well designed to provide good separation between public and private uses, where practical. Although the hours of operation are yet to be determined, this review has provided recommendations that can assist in the preparation of the Plan of Management and the future management of the development.

Another important challenge to consider is the staging of the development and the construction process itself. The construction process - hoardings and construction tunnels - can block sight lines, and create shadowy pockets or are a canvas for graffiti. All can increase negative perceptions. The delay between Stage 1 and 2 also creates a vacant

site which should be 'designed' to ensure the vacancy still contributes to the street and plaza.

Noting that steal from vehicle is of concern in the area, the carpark will be vulnerable. Assault is also a concern and managing this risk, through methods such as security patrols, good quality lighting, CCTV, maintenance and access control (including hours of access control) will need to become part of the long term management of the building and form part of a Plan of Management.

The documentation is at a Development Application level. Therefore, many specific details are yet to be fully established and will be documented during future stages. However, this report endeavours to provide recommendations to guide the plans for future design development, to ensure the development is set in the right direction. The key recommendations address all principles including Surveillance (including Lighting), Territorial Reinforcement, Environmental Maintenance, Activity and Space Management and Access Control. The proposed design has the opportunity to be attractive and will be a contribution to evolving nature of Newcastle West.

A high level of consistent maintenance and the delivery of high quality finishes will demonstrate to patrons and visitors that this is a well loved development - demonstrating there is guardianship over the development. Therefore, it is important that there is a strong visible presence of people and the limiting of opportunities for criminal behaviour, so there is no perception of vulnerability which could turn this site into a target. Consultation with local area police is highly recommended to monitor the area and the proposed development.

The key recommendations are summarised below however, the recommendations and guidelines from the CPTED principles in Section 5 – 11 should be used to guide the design development and management of the development :

Surveillance, Sight Lines and Lighting

- Protect sight lines from commercial premises and F&B into the plaza. Limit the use of decals, signage and posters and tall furniture and shelving which can reduce sight lines. Careful design of the internal fitouts of the commercial units adjacent the residential entries is important as they have the opportunity to provide sight lines between the entries and the street/plaza.
- Use appropriate and high quality lighting designed by a lighting engineer.
- Use lighting that supports and enhances CCTV and allows for images to be captured.
- Provide CCTV in alcoves and recesses.
- Use high quality lighting in the carpark that meets the CPTED guidelines including painting the walls white or a light colour, ensuring a person can see inside a parked car and a person's face from 15 metres.
- Design landscaping in the plaza, along the driveway and on the street edge to be limited to ground covers, shrubs and taller trees with no significant branches below the average head height. Shrub species and their maintenance are recommended to be kept low to avoid the creation of concealment spaces.
- Obtain advice on lighting design, in conjunction with the landscape design (during the construction documentation and construction phase). This may include modelling of proposed lighting in conjunction with landscaping is recommended to test light spill and shadows.
- Design the temporary site of Stage 2, so as not to create sight lines or concealment issues as the space waits for its development.
- The plaza is proposed to be constructed in

Stage 1 however, Tower 2 is proposed in Stage 2. Lighting design should consider staging to ensure that the plaza has good lighting until Stage 2 is constructed and can benefit from Tower 2's lighting.

- Any future activations, events and public art elements within the Plaza are encouraged to consider sight lines.
- Arrange storage cages to maximise sight lines and reduce areas of concealment. Place taller cages against walls and lower cages adjacent aisles which can be viewed over eg. lower cages that will contain bikes.

Territorial Reinforcement

- Provide clarity between public, semi-public and private spaces using signage, lighting and material changes.
- Implement a program of activations and public art that assist in establishing 'connections' and community ownership with the plaza.
- Establish a working group comprising residents and business owners.
- Secure the public amenities located within the plaza when the F&B ceases trading in the evening. Security patrols are recommended.
- Implement a program of activations and public art that assist in establishing 'connections' and community ownership.
- Prior to the commencement of construction consider updating the promotional films applied to the vacant Spotlight building with artwork that activate and improve the current state of decay in the space. The new artworks should use colours and patterns that discourage graffiti.

Environmental Maintenance

- Establish and implement a Maintenance Plan as part of the Plan of Management. This includes inspecting the grounds to identify new CPTED issues that have arisen and liaising regularly with local police.

- Using anti-graffiti coatings, fast removal of graffiti and rubbish.

Activity and Space Management.

- Clearly identify each building and their entries they can be easily identified by emergency services and users of the facility.
- Develop a Plan of Management that integrates CPTED guidelines for surveillance, access control, hours of operation and maintenance recommendations. Review the current trends in crime in the area with the local Police and regularly update Plan of Management.
- Establish a Maintenance Plan, forming part of the Plan of Management, that ensures the site remains clean and well maintained. The Maintenance Plan should include routines for rubbish removal and actions when rubbish accumulation exceeds the norm.

Access Control

- Provide security door for the entry to the carpark and loading area. Security door should prevent pedestrian and vehicular access.
- Provide a security door between the visitor and commercial users carpark on level 1 and the residential parking area on level 2. Security door should prevent pedestrian and vehicular access.
- Alarm the doors and use door closers on fire stairs. Use signage to warn tenants and visitors of the penalties of leaving doors open.
- Secure the commercial F&B amenities after hours and use security patrols.

13 REFERENCES

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Survey of Social Attitudes, 2009

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NSW Police Force, Safer by Design Companion Version 2.0, 2012

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NSW Police Force, Safer by Design Manual Version 3.0, 2012

APPENDIX A - DESIGN DRAWINGS

ADDENDUM 1 - DESIGN AMENDMENTS

ADDENDUM 1 - DESIGN AMENDMENTS

Following the review of the Development Application by Council, the Design Integrity Panel (DIP) and the Urban Design Review Panel (UDRP), the following comments were provided specifically to CPTED.

- The amended plans must incorporate the recommendations of any specialist report supporting the application. For example, the submitted CPTED report makes numerous recommendations regarding the layout and operation of the proposal which have not been incorporated into the architectural plans (e.g., lobbies to each tower and separation of commercial and residential elements (including parking and storage cages)).*
- The UDRP noted, and fully concurred with the concerns raised by the DIP in respect to the lack of CPTED consideration demonstrated in the layout of the residential pedestrian entrances at ground level. The proposed staging of the towers and the consequential partitioning of the landscaped communal space between them, has potential to further exacerbate the condition that the DIP raised concerns about in respect to CPTED. Both the design for the eventual completed central space, and especially the reduced area available in stage one, need to be further considered in respect to providing safe and welcoming all-hour access to residential lobby spaces.*

Kristy Cianci of The Design Partnership met with St Hilliers and Plus Architecture to discuss changes to the design, and the following is a list of the amendments and supporting recommendations.

1 Staging

The project team have confirmed the original intent to allow flexibility in staging. While the goal is for both stages to be developed concurrently, St Hilliers must consider staging a possibility. Stage 1 will include the northern podium and tower, and

Stage 2 will include the southern podium and tower.

1.1 Interim Park

Should staging be required the plan is to provide an interim park. This is supported as it provides activation of the Stage 2 site. It will also act as a 'site warming' exercise for the future plaza and a lot can be learnt from how its used or misused. The park's design allows for the reuse of planters and vegetation on the communal landscape areas of Stage 2, which minimises waste.

Maintenance of the park will be essential. Maintenance must include the rapid removal of graffiti, replacing or repairing damaged furniture and waste disposal. The selection of products and materials should consist of items that are easy to clean and easily replaceable. Flame retardant bins are recommended. CCTV is recommended for the park. A record of issues that occur in the park is recommended as that can help in future management of the plaza.

1.2 Hoarding

When Stage 2 commences, the interim park will need be dismantled and the construction site implemented. Hoarding required for the construction site is recommended to be skinned with public art as this assists in improving the image of the area and discourages graffiti. Artworks are recommended in place of marketing images of the proposed development as they are less likely to experience graffiti. Artworks by local artists telling local stories should be prioritised as they have a greater connection to the community, improving Territorial Reinforcement and community ownership.

Should hoarding be designed as tunnels, sufficient openings and good lighting are required to provide sight lines. Tunnels should not be overly long, which can trap people, and any exits should be into a safe area with good sight lines and lighting.

2 Ground Floor Lobby

The doors to the Stage 1 lobby have been moved closer to the plaza, reducing the recess depth. Additional windows have been provided on the eastern wall of the food and drink premises, adjacent to the entry. These windows allow improved sight lines through the food and drink premises to the doors. While these are not significant views, they can enhance the perception of surveillance from patrons and people in the plaza. Similarly, glazing has been provided in the retail premises adjacent to the Stage 2 lobby entry. The internal fit out of the food and drink premises should consider sight lines in tandem with limiting any decals, signage and graphics on the glass, which could impact views. Internal fit-outs and window treatments should be documented in the Plan of Management.

Both residential lobbies will rely on good lighting inside the residential lobby and externally to minimise mirroring of the glass, which prevents view lines.

3 Parking Levels

The documentation provides clarity that the residential lobbies are secure and contain only residential lifts, particularly on the visitor and commercial parking level. Visitors arriving at this level will need permission for access by a resident into the lift lobby and the lift. A residential vehicular gate is shown at this level, preventing vehicle and pedestrian access to the residential levels above. This gate must be full height and not a boom gate.

Commercial parking spaces are recommended for staff and should not be accessible by patrons. The documentation clarifies the provision of a separate commercial lift secured by an independent commercial lobby. The door between the commercial lobby of Level 1 and the carpark should be secured and not accessible by patrons (public). The commercial roof top bar has no access to the residential parking level.

A lift in the Stage 2 core is not included within the lift lobby on the visitor/commercial parking level. Visitors will use this lift to access the units above. Including the lift in this lobby will permit access to residential units at this level which is not desirable. However, the lift should be included in the lift lobby for the above levels where this is less risk.

3.1 Storage Cages

The storage cages have been relocated from the visitor/commercial parking level to the private residential levels above. CCTV is recommended in these areas, particularly where sight lines are reduced.

4 Carpark Design

The internal finishes of the carpark can improve perceptions of safety and provide better wayfinding. The project team have identified opportunities for lighting along the perimeter of the walls, which will improve lighting overall.

The lift core can be painted or finished in a different colour/material, assisting with wayfinding. As identified in this CPTED report, using lighter colours in the carpark will improve lighting outputs.

ADDENDUM 1 - DESIGN AMENDMENTS

Design Presentation to the DIP including CPTED Changes

711 HUNTER ST, NEWCASTLE

DESIGN INTEGRITY PANEL 2A

12th of May 2023



4.3. PROJECT STAGING

Due to the size of the site the project is to be designed as two sites that can be joined together should the site be built at the same time.

The intention is to submit the DA for both towers at the same time to enable flexibility of construction timelines. The following guidance is provided:

- The JV are wanting to have flexibility around the tower construction timeframes and the ability to build one tower should the market conditions change and both towers at the same time is not viable. The northern tower will form Stage 1, should the towers not be built concurrently.
- Each tower must have podium floor plates that can connect and form a seamless development. If the towers were to be built separately the northern tower would be built first and as such the essential services for both towers would be contained within this building. The design needs to allow for the southern tower to be constructed in Stage 2.
- The northern tower is to contain all the essential services for both towers including fire tanks and fire control room.
- Design of the upper podium is to be considered carefully to take into consideration constructability should the towers be built at different times.
- The JV is looking to submit a DA for each of the towers concurrently.
- The competitors should show 3D imagery for both a Stage 1 only development (needs to include the existing southern building remaining) and also when both towers were complete.
- The competitors are to consider the treatment of the southern edge of the Stage 1 podium should it be built independently to Stage 2. The competitors should also consider any public domain improvements required for Stage 2, should the stages process independently.

BUILDABILITY & STAGING CONSIDERATIONS

Plus Architecture

- Efficient structural design but parking floor plate requires resolution
- Floor plate efficiency requires resolution
- Staging considered but does effect water play area until Stage 2 complete
- Substation near bus stop to be resolved
- Retention of façade, construction consideration

Proposal 2

Comments omitted

Proposal 3

Comments omitted





DESIGN RESPONSE

PROPOSED STAGING

1 PROPOSED STAGING
STAGE 1 - STREET VIEW - DA SUBMISSION



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



FIXED SCREENING



SOFT EDGES



PUBLIC AMENITY



LANDSCAPE CHARACTER

1 PROPOSED STAGING

STAGE 1 - STREET VIEW - PROPOSED AMENDMENT



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



FIXED SCREENING



SOFT EDGES



PUBLIC AMENITY



LANDSCAPE CHARACTER

GROUND LEVEL - INTERIM OPEN SPACE PLAN



711 HUNTER ST, NEWCASTLE

DESIGN INTEGRITY PANEL 2A

PROGRAMS AND ACTIVATION



NATIVE GROUNDCOVERS



LICENSEE ICE CREAM/COFFEE CART**



CITRUS TREES IN PLANTERS*



FLEXIBLE CAFE SEATING



FREE PLAY

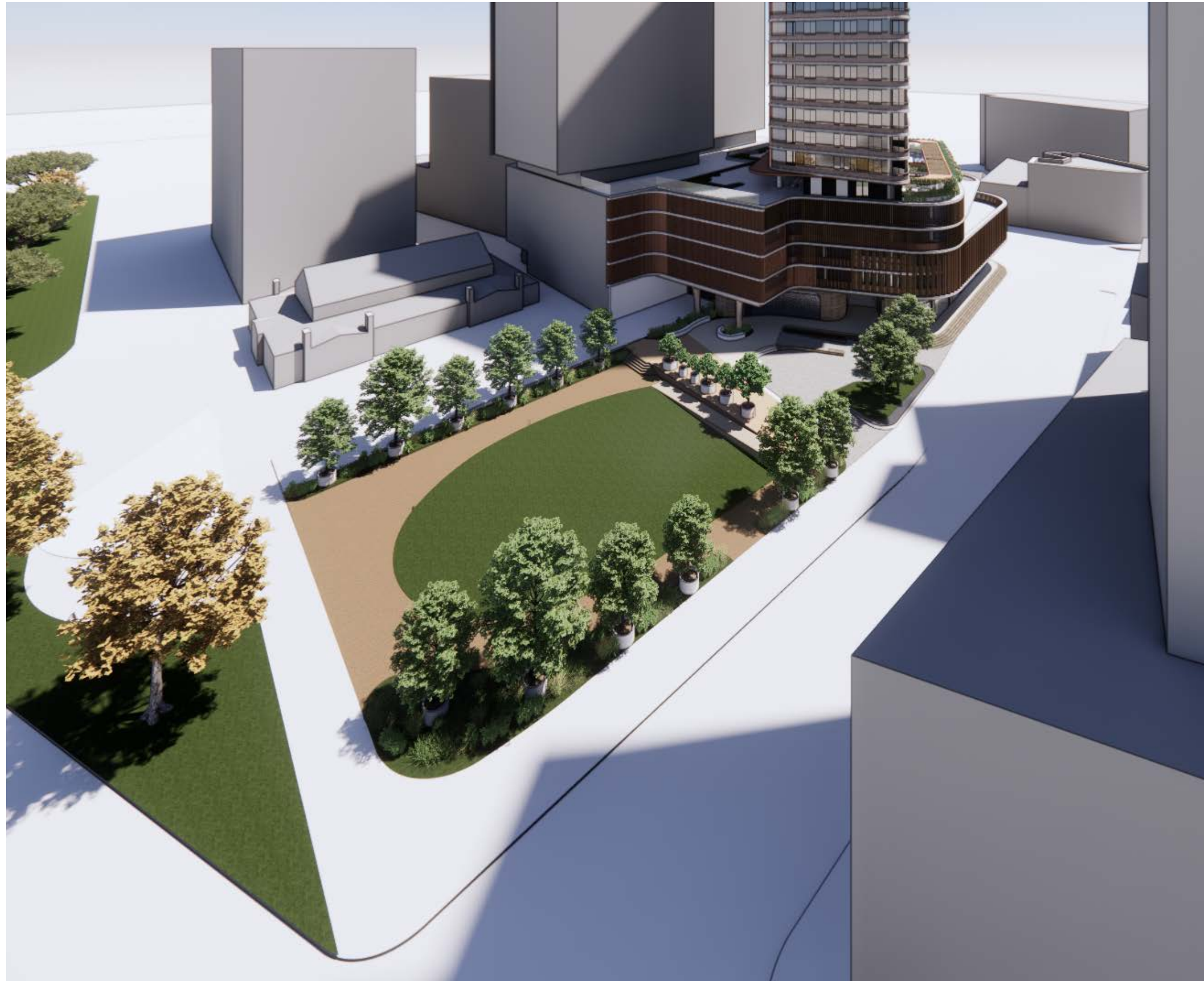


GRC PLANTER*



*NOTE: TREES IN PLANTERS TO BE RE-LOCATED ON LEVEL 5 PODIUM AS PART OF STAGE 2

STAGE 1 - STREET VIEW - PROPOSED AMENDMENT



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



FIXED SCREENING



SOFT EDGES



PUBLIC AMENITY



LANDSCAPE CHARACTER

711 HUNTER ST, NEWCASTLE

DESIGN INTEGRITY PANEL 2A

STAGE 1 - STREET VIEW - PROPOSED AMENDMENT



BIRDWOOD PARK VIEW

711 HUNTER ST, NEWCASTLE

DESIGN INTEGRITY PANEL 2A



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



PUBLIC AMENITY



LANDSCAPE CHARACTER



BIRDWOOD PARK



BIRDWOOD PARK

1 PROPOSED STAGING
STAGE 1 - PODIUM FORM



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



PUBLIC AMENITY



LANDSCAPE CHARACTER



MILL PARK
 INTERIM ACTIVATION



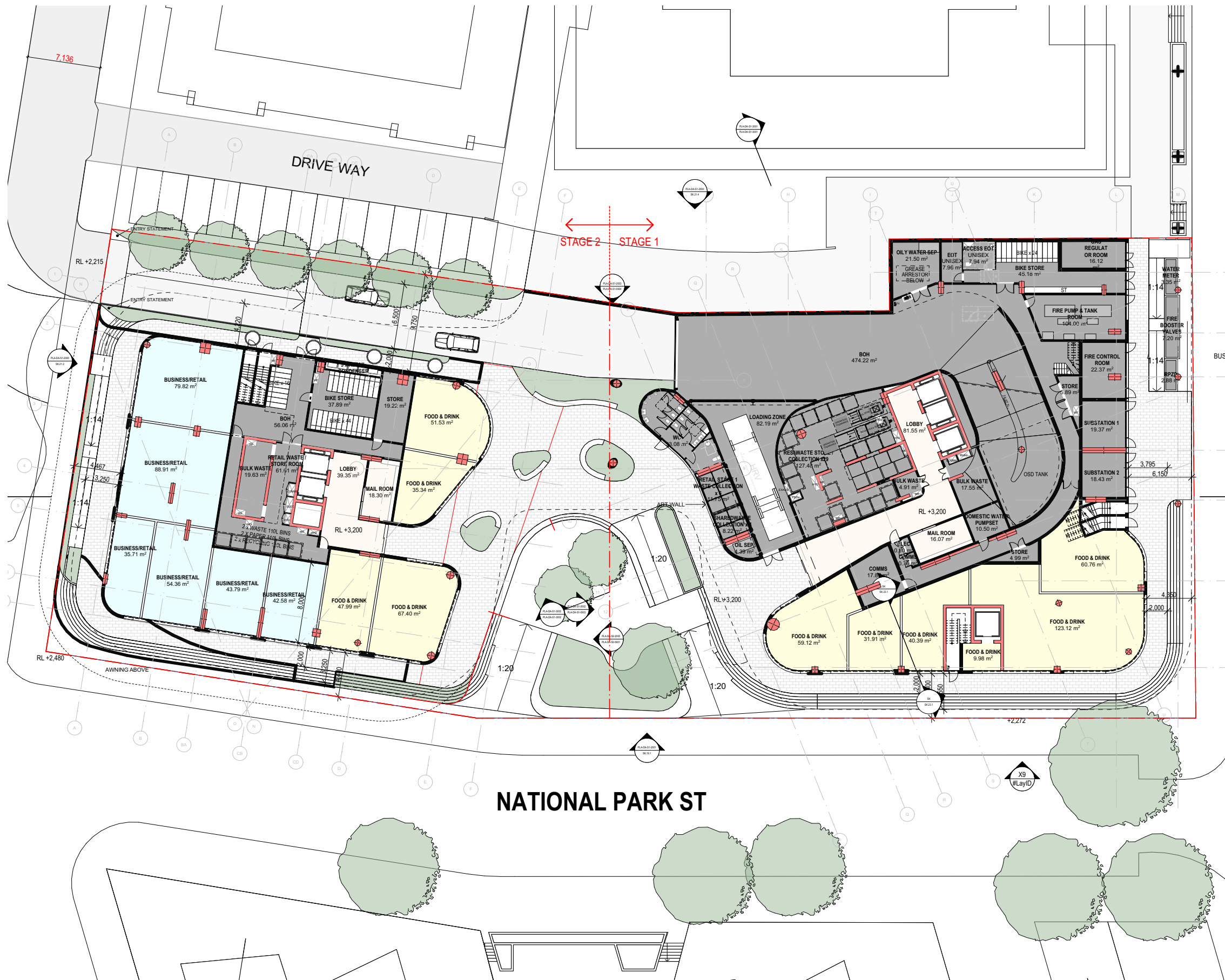
TALLAWONG INTERIM ACTIVATION AREA

DESIGN RESPONSE

CPTED RECOMMENDATIONS



GROUND FLOOR - PROPOSED AMENDMENT TO LOBBY ENTRY



RETAIL ACTIVATION



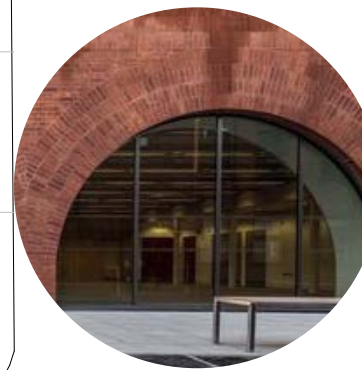
A SENSE OF GATHERING



ARMY DRILL HALL ACTIVATION



PLAY



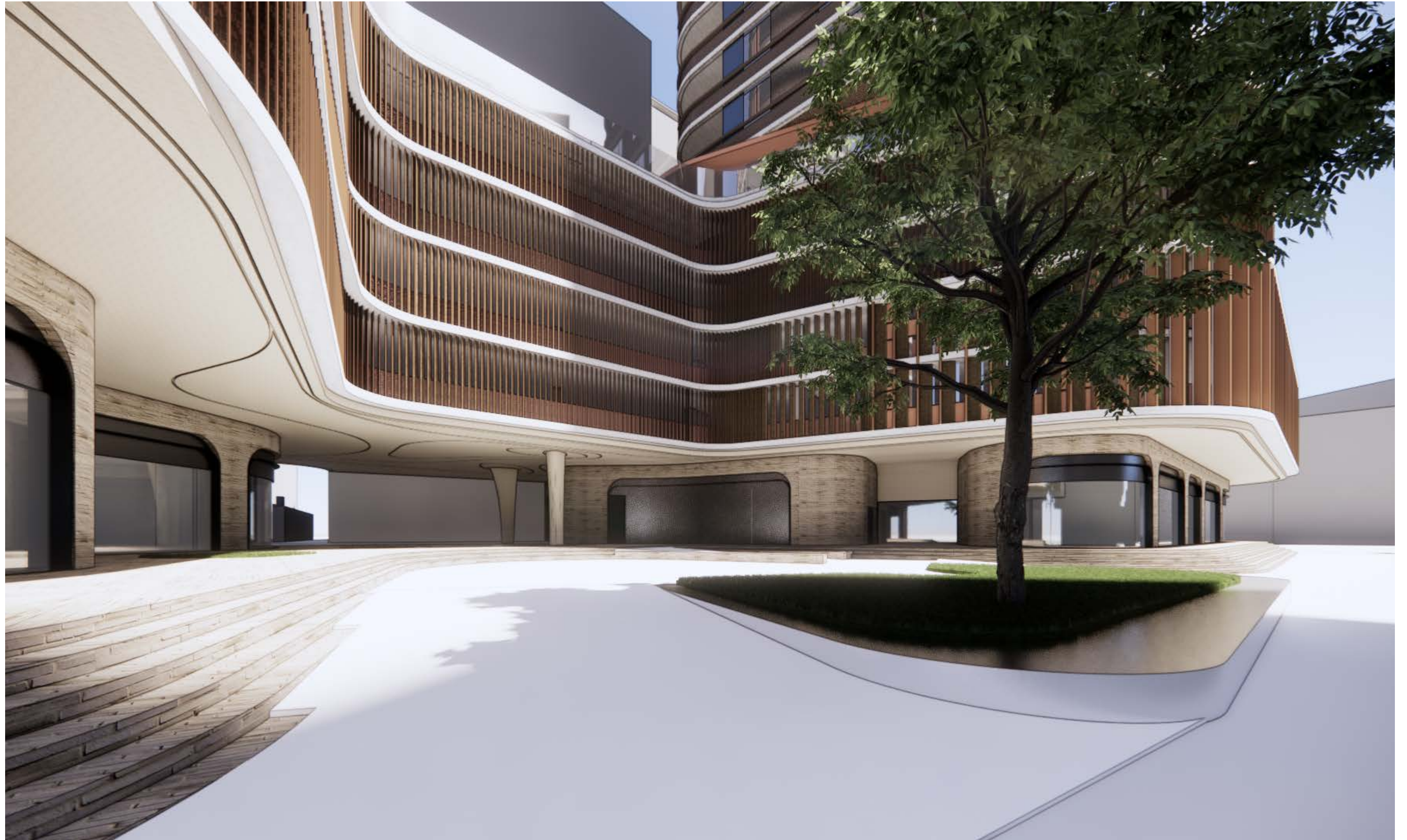
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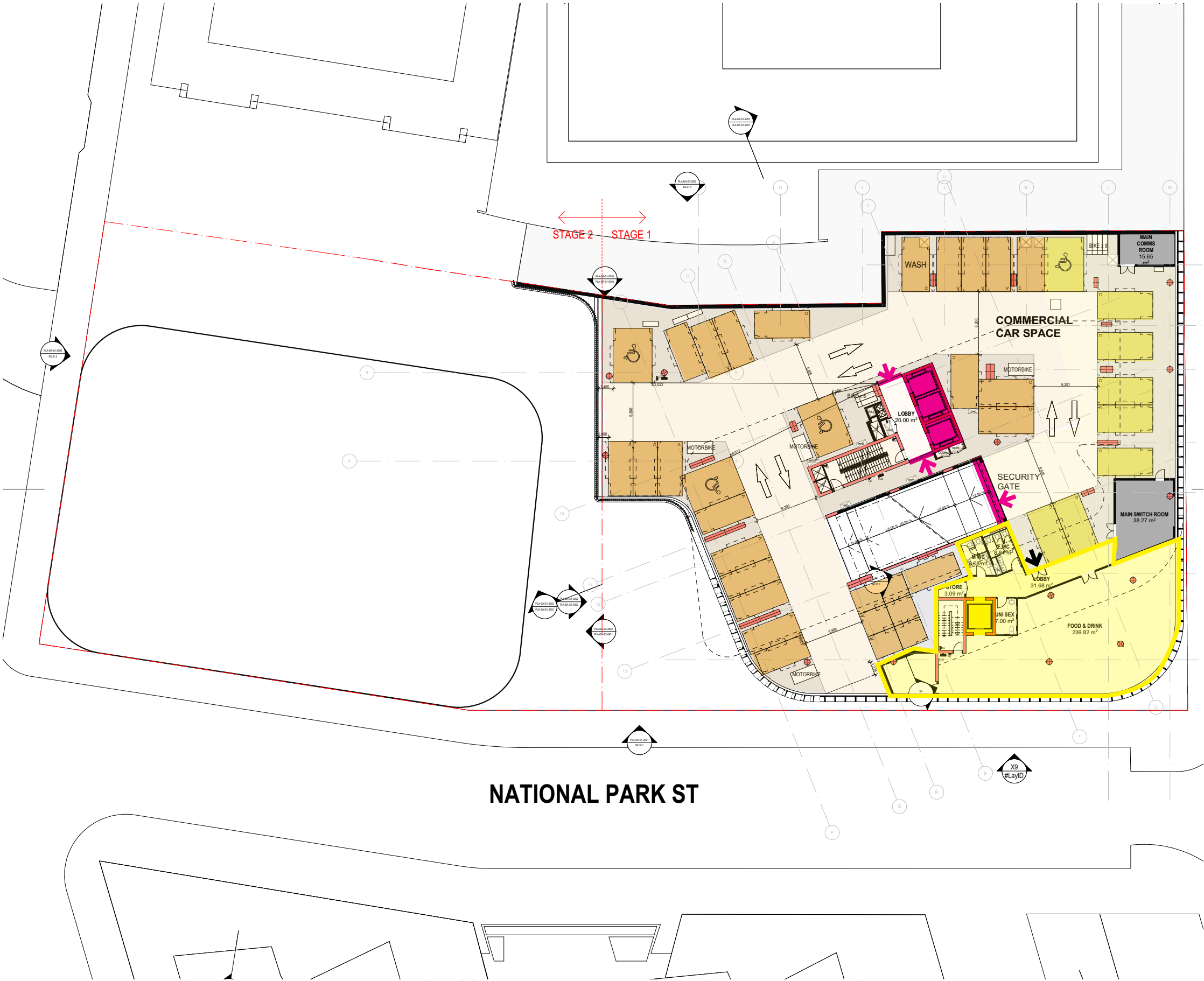
CONNECTING WITH COUNTRY



CPTED RECOMMENDATIONS
GROUND FLOOR - PROPOSED AMENDMENT TO LOBBY ENTRY



CPTED RECOMMENDATIONS
SEPARATION OF USES - STAGE 1 LEVEL 1



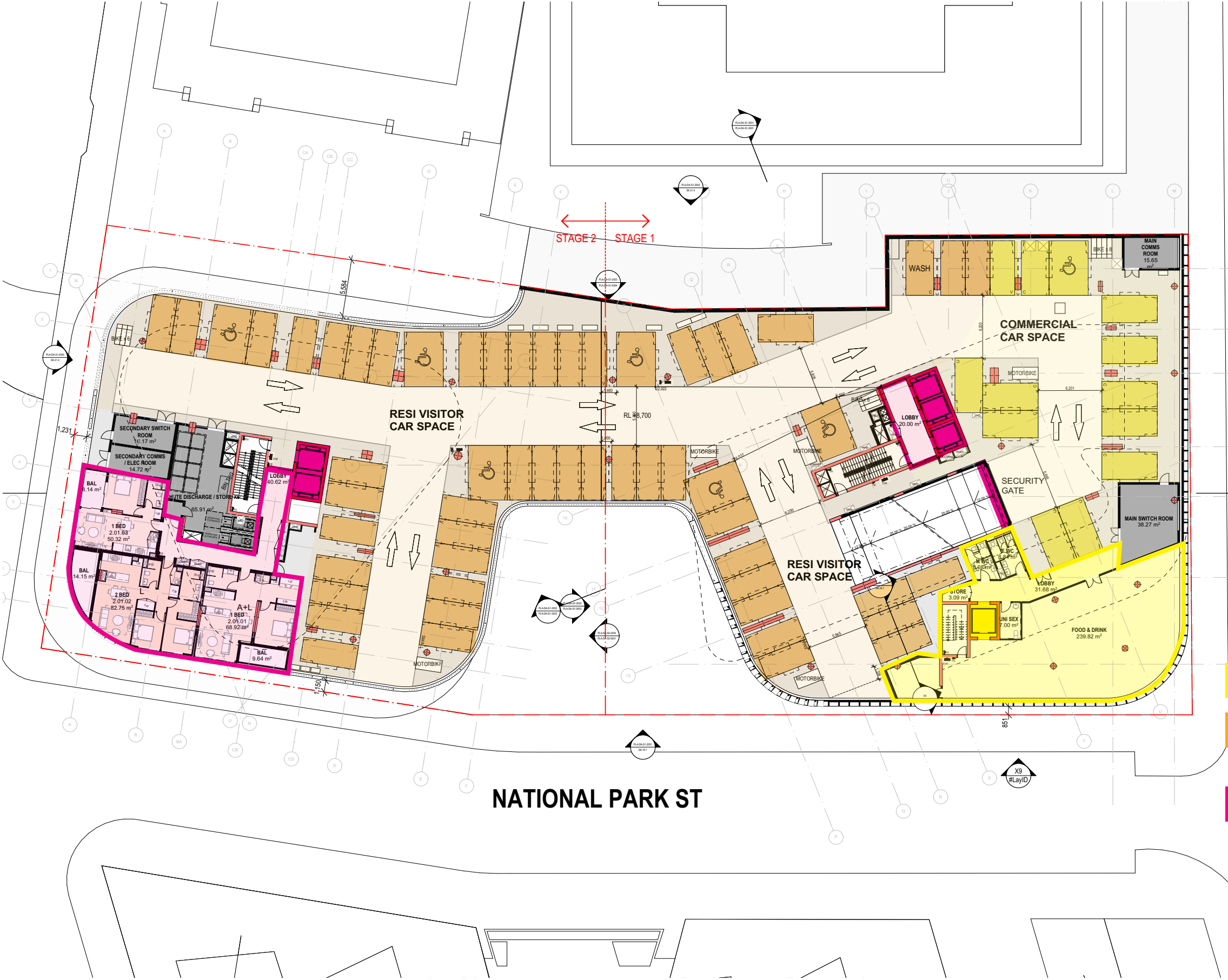
LEVEL 1 ACCOMMODATES THE REQUIRED CAR PARKING SPACES FOR COMMERCIAL AND RESIDENTIAL VISITORS ONLY.

SEPARATE COMMERCIAL AND PRIVATE RESIDENTIAL LOBBIES ARE PROVIDED TO THEIR RESPECTIVE LIFT SERVICES.

PRIVATE RESIDENTIAL PARKING ARE SEPARATED VIA A SECURITY GATE TO UPPER LEVELS. ALL PRIVATE STORAGE CAGES ARE RELOCATED TO THE UPPER LEVELS TO MAINTAIN A GOOD LEVEL OF SECURITY AND SEPARATION BETWEEN THE SHARED AND PRIVATE USES

- SHARED PARKING COMMERCIAL
- VISITORS
- PRIVATE RESIDENTIAL

CPTED RECOMMENDATIONS
SEPARATION OF USES - STAGE 2 - LEVEL 1



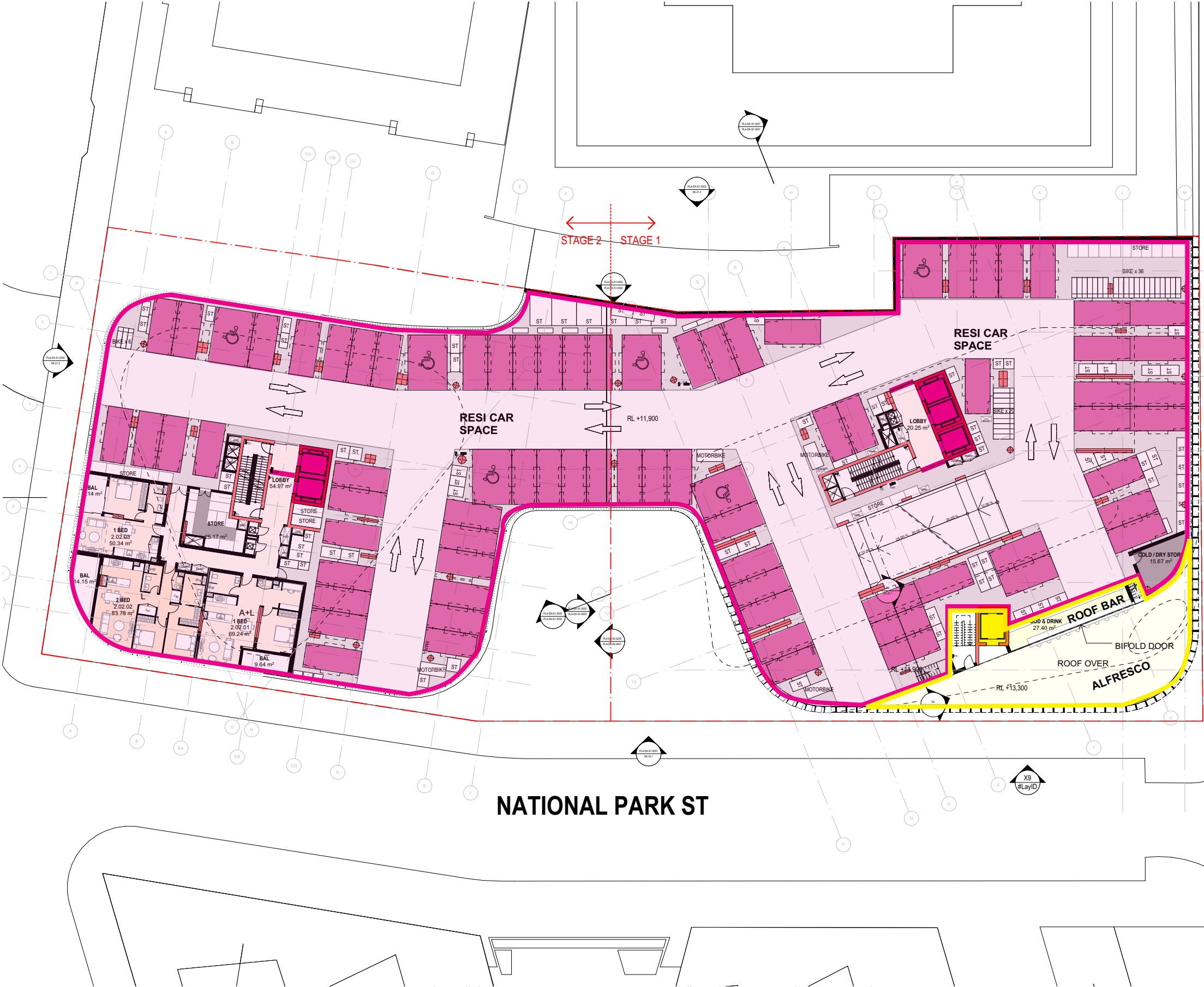
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- SHARED PARKING COMMERCIAL
- VISITORS
- PRIVATE RESIDENTIAL

CPTED RECOMMENDATIONS
SEPARATION OF USES - STAGE 2 - LEVEL 2



LEVEL 1 ACCOMMODATES THE REQUIRED CAR PARKING SPACES FOR COMMERCIAL AND RESIDENTIAL VISITORS ONLY.

SEPARATE COMMERCIAL AND PRIVATE RESIDENTIAL LOBBIES ARE PROVIDED TO THEIR RESPECTIVE LIFT SERVICES.

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