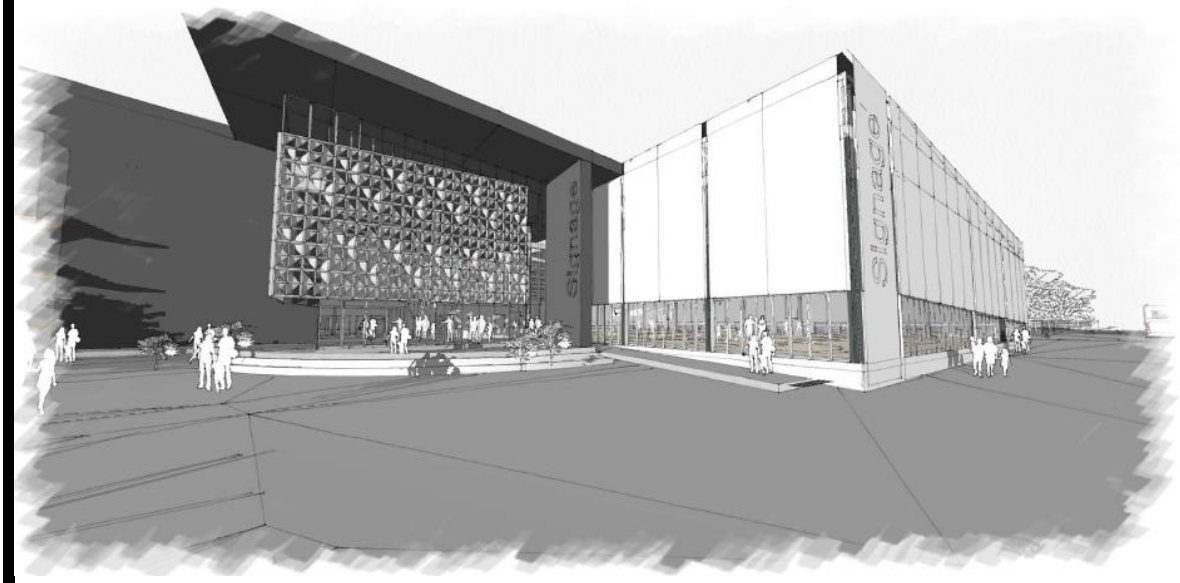
CRIME RISK ASSESSMENT REPORT

PROPOSED INDOOR STADIUM



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1. INTRODUCTION AND BACKGROUND

1.1 PURPOSE

The purpose of this report is to assess the crime risk relating to a proposed recreation facility (major) at 62 and 62A Hillsborough Road, Hillsborough and 109 Waratah Avenue, Charlestown (Lot 12 DP 879281 and Lot 6, 7 & 8 DP 9594) (the site). This Crime Risk Assessment uses qualitative and quantitative measures of the physical and social environment to analyse and minimise crime opportunity. The assessment reviews the proposed development against Crime Prevention Through Environmental Design (CPTED) principles and provides recommendations for the design, construction and future management practices of the development.

1.2 SITE AND SURROUNDING AREA

The site has an area of approximately 6.78ha and has direct street frontage to Waratah Avenue with a length of approximately 177m (refer to Aerial Map in **Figure 1** and Location Plan in **Figure 2**). No.62 Hillsborough Road (Lot 12 DP 879281) has direct access to the Newcastle Inner City Bypass via a left in left out bitumen sealed road, located just off the Hillsborough Road exit ramp heading south towards Belmont. This road currently provides the entry point to Newcastle Junior School with the exit located on Hillsborough Road.

Figure 1: Aerial Photo (Source: SixMaps)

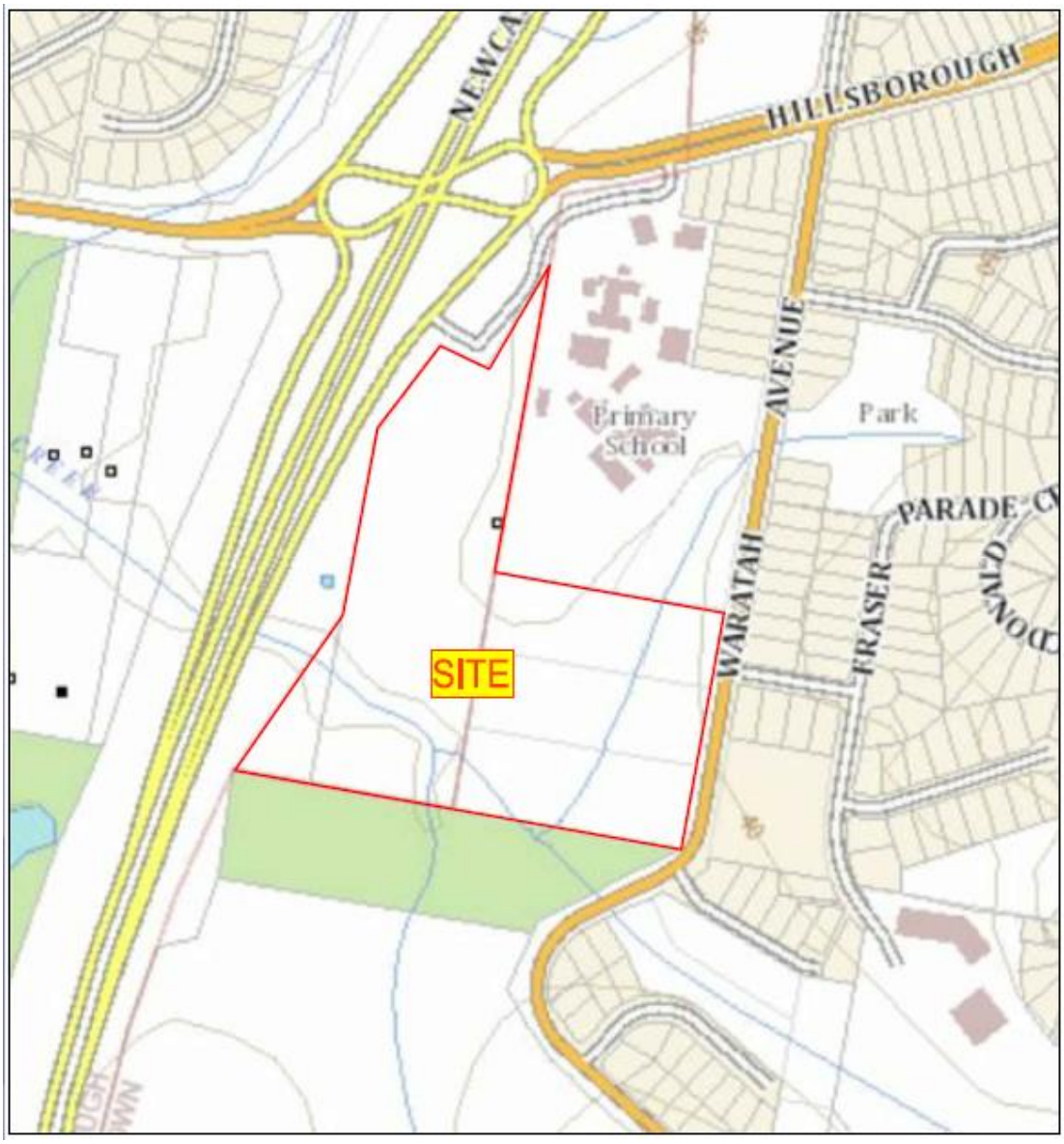

Figure 2: Location Plan (Source: SixMaps)

The site is located approximately 1.5km to the south-west of the Charlestown commercial precinct and approximately 3.5km to the north-east of Warners Bay within the local government area (LGA) of Lake Macquarie, south of Newcastle. The site is located immediately to the south of Hillsborough Primary School and Newcastle Junior School and is located to the east of the Newcastle Inner City Bypass.

Charlestown Golf Course is located further to the west of the site, on the opposite side of the Newcastle Inner City Bypass. There are two large parcels of land located to the south of the site which contain native vegetation and are subsequently zoned E2 Environmental Conservation under LMLEP 2014. Other land use in the vicinity of the site consists of low-density residential dwellings in the suburbs of Charlestown and Hillsborough which are zoned R2 Low Density Residential pursuant to LMLEP 2014.

1.3 PROPOSED DEVELOPMENT

The proposed development is a new indoor basketball facility to replace the existing facility located in Broadmeadow (Newcastle LGA). The proposed facility incorporates 10 full size courts including one show court with seating for 3,764 people (the maximum building capacity is 4,014). The proposed development includes:

- Reception and retail space;
- Changes rooms / amenities for players, coaches, staff and spectators;

- Canteen, kitchen and bar;
- Storage spaces;
- Office, administration and staff areas;
- Physiotherapy treatment room;
- Parking for 200 vehicles, 10 motorbike parking spaces and 12 bicycle parking spaces;
- Bus parking / drop off;
- Landscaping, drainage infrastructure and associated services.

The site is accessible via the Newcastle Inner City Bypass. Investigations are underway for an emergency egress path to Waratah Avenue. The plans are shown in Figures 3-7 below. Please refer to full architectural plan set appended to the Statement of Environmental Effects for further detail.

The development would be best described as a recreation facility (major) when considering the Lake Macquarie Local Environmental Plan 2014 (LMLEP 2014).

A plan of management will be prepared post DA approval and will provide guidance on matters such as security, responsible service of alcohol, crowd management (for special events), traffic management and noise.

The site is expected to have a variety of visitors to the site including:

- Basketball players, coaches and officials;
- Members of the general community;
- National Disability Insurance Scheme (NDIS) participants;
- School groups;
- Affiliated sporting clubs.

The facility will operate from 6am to 11pm, 7 days a week. It is considered that larger events will be subject of a site-specific management plan.

The facility will be managed and supervised by staff at all times during operational hours. It is understood that staff will be located at key points throughout the site to provide assistance and maintain a security presence. It is further understood that security staff will be stationed within the on-site retail shop with additional security staff available to monitor CCTV.

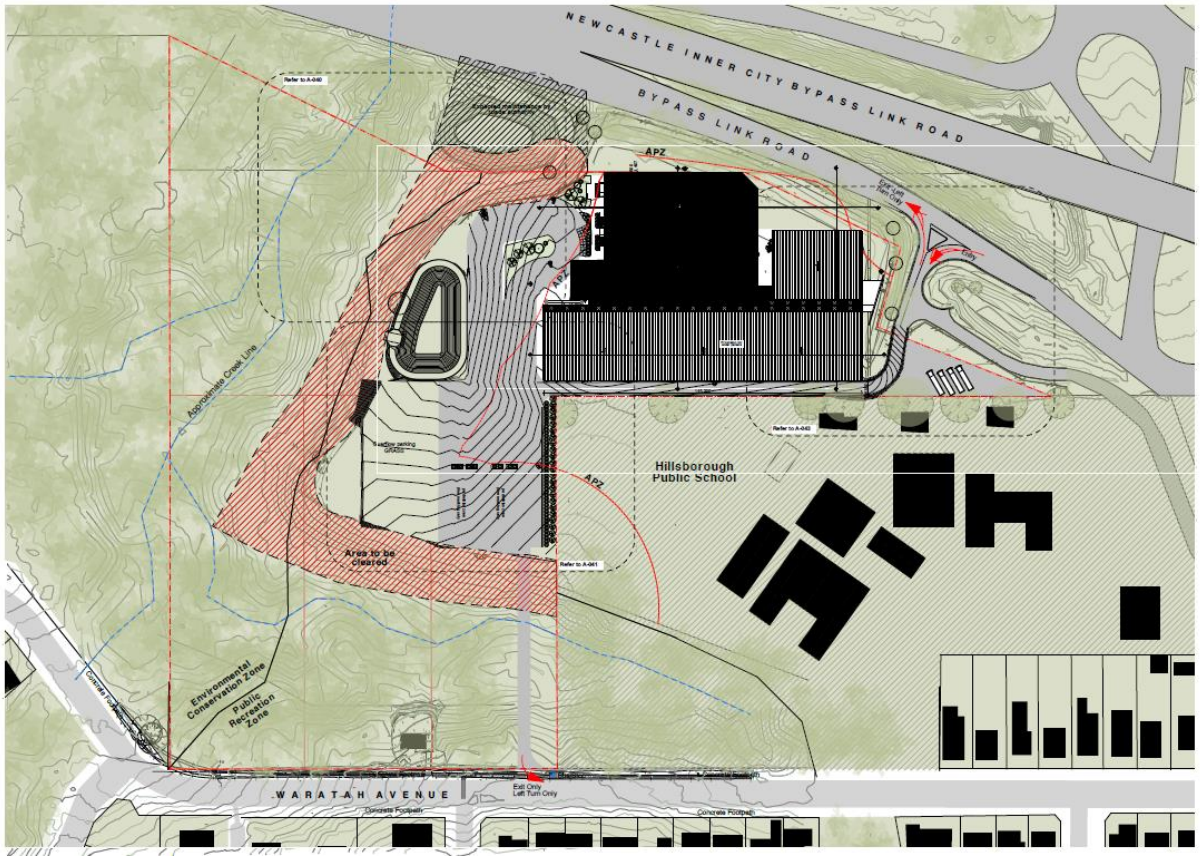

Figure 3: Site Layout (Source: BKA Architecture)

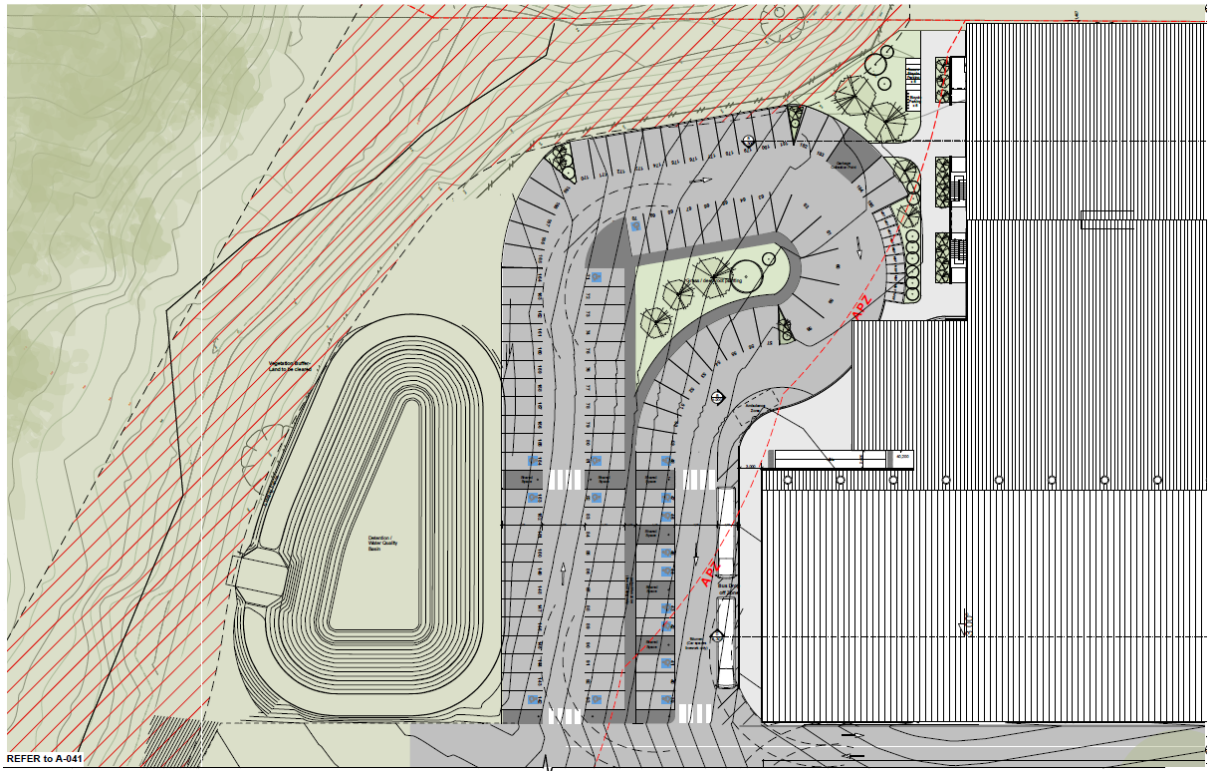

Figure 4: Parking Layout – Part 1 (Source: BKA Architecture)

Figure 5: Parking Layout – Part 2 (Source: BKA Architecture)

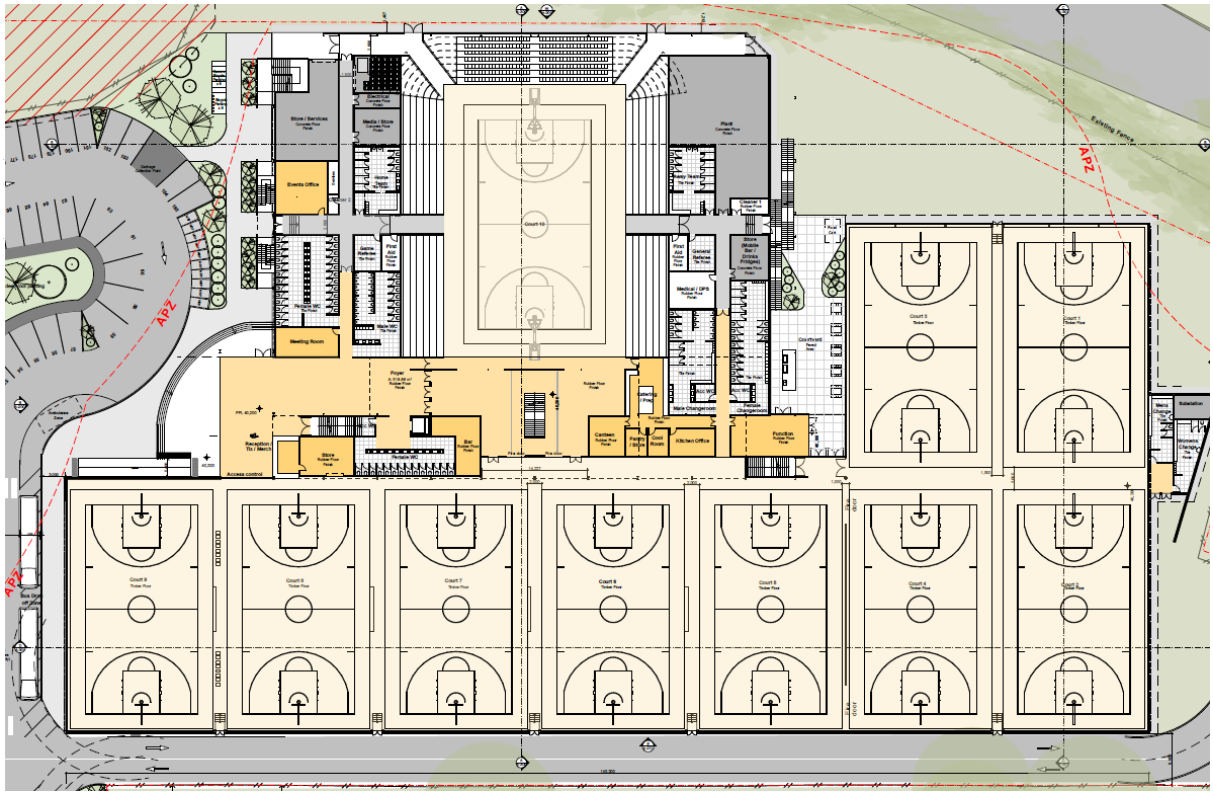

Figure 6: Ground Floor Plan (Source: BKA Architecture)

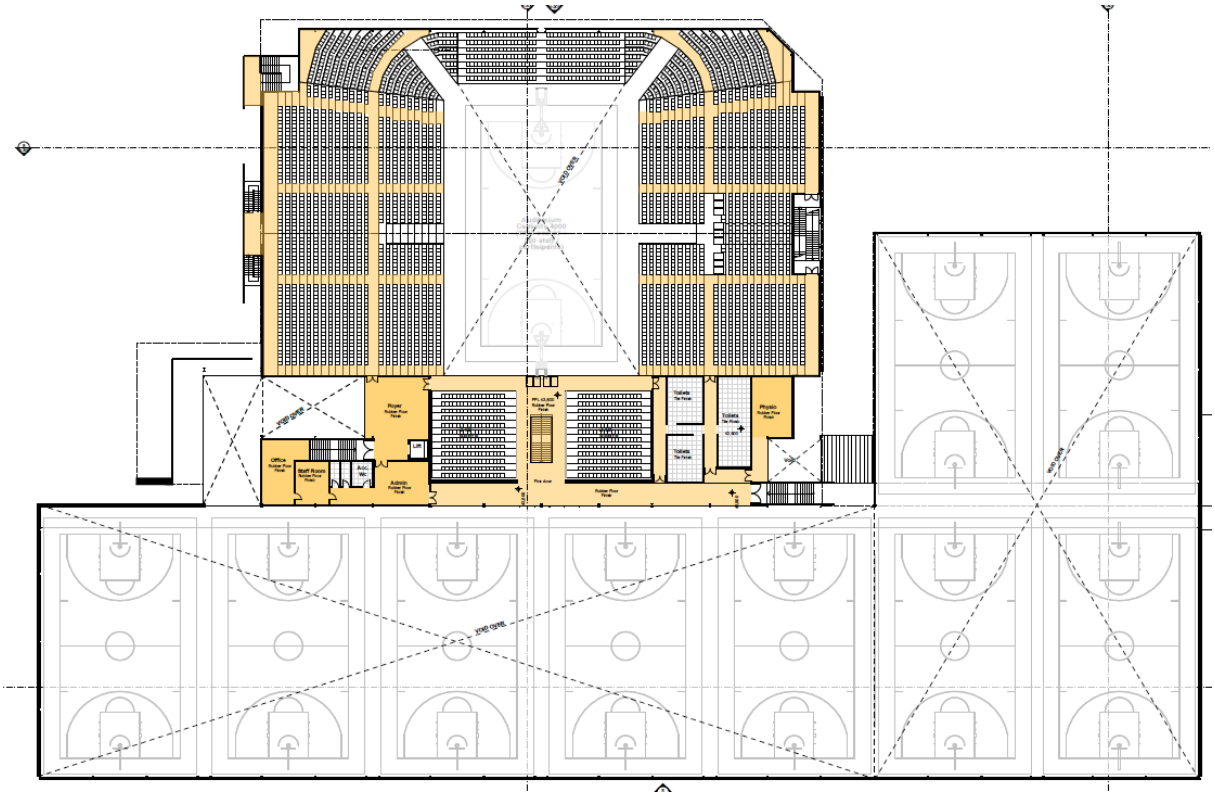

Figure 7: Mezzanine Plan (Source: BKA Architecture)

2. CRIME RISK ASSESSMENT

2.1 METHODOLOGY

The methodology applied for the conduct of this crime risk assessment is based upon the Safer By Design program provided by the NSW Police Force and involved:

- Reviewing crime statistics for the local area
- Undertaking a site inspection
- Liaising with the project architect
- Assessing the design against Safer By Design / CPTED principles; and
- Recommending any additional crime mitigation measures that can be employed in the project.

The assessment is based on the information as contained in the development application that may be subject to amendment through the development assessment process that could affect some of the recommended measures. In this regard the report has been prepared based on the proposed development as detailed in the architectural plans prepared by BKA Architecture (project reference 20004 Revision A) and landscape plans prepared by Urban Sanctum (project reference 2039 Issue A).

Having regard to the setting, scale and context of the development the assessment and recommendations in the report are measures that may further mitigate the risk of crime within the proposed development. These measures alone however, cannot eliminate the risk of crime and no guarantee is given or implied that the implementation of any measures identified in this report will render the development free from criminal activity.

2.2 RISK CONTEXT

2.2.1 Overview

The risk context for the proposal has been developed from a review of existing crime statistical data (NSW Bureau of Crime Statistics and Research, Recorded Crime Statistics 2017-2019) and assessment of the plans. In considering statistical information, it should be noted that only reported offences are captured and often a significant level of certain offences will be unreported and not reflected in the findings. The types of criminal offences most likely to be committed (or attempted) in or around a typical urban environment include:

- theft of / from motor vehicle
- assault and / or robbery (with or without a weapon)
- stealing
- malicious damage
- drug offences.

Other offences (homicide, sexual assault etc) may be possible but are less likely given the demographics of the area and the nature of the proposed development.

2.2.2 Crime Trends and Statistics

Crime Trends

The NSW Bureau of Crime Statistics and Research (BOCSAR) monitors and reports crime trends and statistics in NSW. BOCSAR provides analysis and evaluation on a number of crime categories and geographic locales. The most recent report of NSW Recorded Crime Statistics, 2018 – 2020 provides crime trend data for the Lake Macquarie Local Government Area (LGA). These are described in Table 1 below.

Table 1: Recorded incidents of selected offences in the Lake Macquarie LGA (annual totals and 24-month trend from April 2018 to March 2020)

Offence	April 2018 to March 2019	April 2019 to March 2020	Trend	Percentage Change
Murder	5	3	Not Calculated*	**
Assault - domestic violence related	747	798	Stable	**
Assault - non-domestic violence related	671	658	Stable	**
Sexual assault	201	248	Stable	**
Indecent assault, act of indecency and other sexual offences	264	244	Stable	**
Robbery without a weapon	18	20	Not Calculated	**
Robbery with a firearm	3	4	Not Calculated	**
Robbery with a weapon not a firearm	19	31	Not Calculated	**
Break and enter - dwelling	697	577	Stable	**
Break and enter - non-dwelling	303	338	Stable	**
Motor vehicle theft	522	484	Stable	**
Steal from motor vehicle	1136	1047	Stable	**
Steal from retail store	774	739	Stable	**
Steal from dwelling	469	401	Stable	**
Steal from person	56	57	Stable	**
Fraud	1146	1415	Stable	**
Malicious damage to property	1659	1508	Stable	**

* A trend is not calculated if at least one 12 month period in the selected timeframe had less than 20 incidents.
** No annual percentage change is given if the trend is stable or if a trend has not been calculated.

Source: BOCSAR Crime Trends Tool, accessed 15 June 2020, Reference number: 2020-1284971-3

Crime Trends

The crime trends for Lake Macquarie during the period April 2018 – March 2020 indicate that crime trends are stable. There were no upward or downward trends (or trends have not been calculated due to the very small number of reported offences) in all offence categories.

Statistics obtained for the suburb of Hillsborough are provided in Table 2 below. The table also includes statistics for New South Wales (NSW) to enable comparison and provide context for the statistics.

Table 2: Crime Statistics April 2018 to March 2020, Hillsborough and NSW

Crime	Hillsborough			NSW		
	Trend (2 year)	Count (Year to March 2020)	Rate (Year to March 2020) [1]	Trend (2 year)	Count (Year to September 2019)	Rate (Year to September 2019) [1]
Assault	n.c.	2	n.c.	Up 2.3%	65804	823.8
Homicide	n.c.	0	n.c.	Stable	112	1.4
Robbery	n.c.	0	n.c.	Stable	2473	31.0
Sexual offences	n.c.	0	n.c.	Stable	14496	181.5
Theft	n.c.	16	n.c.	Stable	223746	2800.9
Malicious damage to property	n.c.	1	n.c.	Stable	56060	701.8

Source: BOCSAR Crime Mapping Tool, accessed 15 June 2020

[1] rate is per 100,000 head of population
[2] n.c means "not calculated". This generally occurs if the 12-monthly totals in the series have a value of less than 20.
[3] stable means there is no significant upward or downward trend

Having regard to the BOCSAR crime statistics the rates of crime in Hillsborough are considered very low. This is also evident in comparison to the rates for NSW. The crime trends for Hillsborough are not calculated due to the low number of reported offences.

The following are the most likely offences for which specific mitigation measures should be designed and implemented for the proposed development:

- Theft;
- Assault; and
- Malicious damage to property.

2.2.3 Risk Rating

The risk rating is determined by identifying the likelihood of an incident taking place and measuring the consequence should the incident take place. The likelihood and risk are then checked against the Risk Rating Matrix based on the International Risk Management Standard AS/NZ/ISO:31000. Description of 'likelihood' and 'risk' are outlined in Tables 3 – 6 below.

Table 3: Measurement of Likelihood

L1	Rarely likely	Rarely likely to happen
L2	Unlikely	Unlikely to happen at some stage
L3	Possible	Possibly will happen at some stage
L4	Likely	Likely to happen at some stage
L5	Almost certain	Almost certain to happen at some stage

Table 4: Measurement of Consequence

C1	Insignificant	Very minor harm or injury to people, financial loss ($<2000) or damage to property, reputation or operation
C2	Minor	Minor harm or injury to people requiring on site medical treatment, financial loss (>$2000) or damage to property, reputation or operation
C3	Moderate	Some harm or injury to people requiring medical treatment, financial loss or damage to property, reputation or operation
C4	Major	Serious harm or injury to people requiring hospitalisation, financial loss or damage to property, reputation or operation
C5	Catastrophic	Death, serious harm or injury to people, significant financial loss or damage to property, reputation or loss of operation

The following table identifies the likelihood and consequence of the identified offences in order to identify the corresponding level of risk.

Table 5: Risk Rating Matrix

Likelihood	**Consequence**				
	Insignificant (C1)	Minor (C2)	Moderate (C3)	Major (C4)	Catastrophic (C5)
Rare (L1)	Low	Low	Moderate	High	High
Unlikely (L2)	Low	Low	Moderate	High	Extreme
Possible (L3)	Low	Moderate	High	Extreme	Extreme
Likely (L4)	Moderate	High	High	Extreme	Extreme
Almost Certain (L5)	High	High	Extreme	Extreme	Extreme

The level of risk is summarised in Table 6 below.

Table 6: Risk Rating

Crime/issue	Likelihood	Consequence	Rating
Theft	L1 (Rare)	C2 (Minor)	Low
Assault	L1 (Rare)	C3 (Moderate)	Moderate
Malicious damage	L1 (Rare)	C2 (Minor)	Low

As demonstrated in the table above, the risk of crime is low to moderate. The measures identified in this report will focus on limiting opportunities for these three types of crime.

2.2.4 Site Opportunity

The site is located with frontage to Waratah Avenue (a local road) and with primary access via the Newcastle Inner City Bypass (a major road running north to south from New Lambton to Gateshead and providing connection between Lake Macquarie and Newcastle through to the north coast). The primary ingress and egress point is located at the most northern portion of the site adjacent to the frontage of No.62 Hillsborough Road. The ingress / egress point is also used by Newcastle Junior School located immediately north east of the site. Hillsborough Primary School is also located immediately to the north east.

The site is currently vacant having previously been used as an outdoor recreation facility known as Mount Hutton Equestrian Grounds. It is characterised by cleared (approximately 3.484ha) and vegetated (approximately 4.269ha) areas. The proposal itself is located within the cleared area however a small amount of tree removal is required to accommodate drainage infrastructure and asset protection zones.

Existing low (approx. 1m) height steel mesh fencing is located along the eastern and southern boundary of the Hillsborough Primary School grounds. The fencing is in poor condition. Low height steel tube fencing (also in poor condition) is located along the southern boundaries of the site while chain wire mesh fencing is located along the western and northern boundaries.

Visibility of the site from the public domain is limited due to established vegetation along the eastern boundary along Waratah Avenue and western boundary. The site's location proximate to Newcastle Junior School and Hillsborough Primary School also limits the site's visibility.

2.3 CPTED PRINCIPLES

Design alone cannot eliminate the risk of crime and the application of the principles and strategies of Safer By Design, including the particular outcomes identified in this report, will mitigate the risk of the offences occurring. In considering mitigation strategies and remedial actions there are four basic CPTED principles:

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

This report provides an assessment of the proposed development against each of these principles.

2.3.1 Surveillance

Good surveillance reduces the attractiveness of potential targets by increasing the risk of detection. This can be achieved through a combination of technical and natural surveillance including sightlines, lighting, closed-circuit television (CCTV) monitoring, and guardians of space.

Objectives

(a) Ensure that there is good surveillance to and from the development to reduce opportunities for crime.

(b) Ensure that there is good surveillance throughout the development to reduce opportunities for crime.

(c) Ensure that lighting in and around the development complies with the Australian Standard – Lighting to increase surveillance opportunities during the hours of darkness.

(d) Ensure that lighting in and around the development is commensurate with the CCTV requirements.

Assessment

A review of floor plans and supporting information identified the following:

- The proposed development encourages casual surveillance of the internal circulation areas by providing wide, straight corridors and open floor plan.
- A design objective, as described by the project architect, is to keep the inside areas of the building *"as open as possible with planning of circulation being simple enabling any occupant to clearly identify way finding - these areas are kept low in ceiling height to accentuate trajectory and volumes of playing*

areas meaning that the player gets to experience the building in a dynamic way with all service functions exposed".

- CCTV is proposed. The use of CCTV is beneficial particularly in any areas where casual surveillance is limited including internal and external site areas. The effectiveness of CCTV is substantially improved where there is an on-site manager available to monitor and review CCTV footage and act in the event of criminal behaviour being observed.
- The building is designed for purpose with circulation areas kept as open as possible in design and material selection and with good lighting – these elements assist natural surveillance throughout the development.
- The building entry is large, open, visual and transparent, providing a high level of natural surveillance.
- Lighting is a key component of the functionality of the basketball facility, and will assist with security purposes by promoting a high level of visibility, limit concealment opportunities and improve surveillance.
- Lighting must be installed throughout the carparking area in accordance with Australian Standard AS/NZS1158.
- It is recommended that security patrols of the site occur after hours to maintain a continual security presence, increase the risk of detection (or perceived risk), and thereby deter potential offenders.

2.3.2 Access control

Access control reduces crime risk by attracting, channelling or restricting movement. This can occur through natural, technical or organised control such as landscaping, physical barriers, signage, security control etc. The tactical use of design features including building configuration, security hardware, pathways, landscaping, fencing, gardens and on site guardians (e.g. site manager and staff) can control access and help to reduce opportunities for anti-social or criminal behaviour.

Objectives

(a) Ensure that access to the property is controlled to reduce opportunities for crime.

(b) Ensure that access to restricted areas within the property is controlled to reduce opportunities for crime.

Assessment

- Public access to the proposed development is via a single entry point from the car park. No side or rear access is proposed.
- Fire doors throughout the building provide emergency egress but are not used for access.
- The proposal should include ample signage at the site entry to improve wayfinding and to limit 'excuse making behaviour'.
- A reception area inside the entrance provides opportunity for staff to monitor and control access.
- New fencing will be provided to the full surrounds of the site.
- Palisade style boundary fencing and or chain wire mesh fencing are appropriate fencing types to delineate the boundaries and prevent unauthorised access.
- Consider the continuation of chain wire fencing currently in place on the western boundary, along the southern and eastern boundaries.

Details regarding access control measures can be incorporated in the detailed design phase.

2.3.3 Territorial reinforcement

Territorial reinforcement establishes a hierarchy of spaces that clearly identifies and aligns the design, definition and designation of areas. This can be achieved by a range of measures including appropriate design for use; territorial markers to reinforce the designation of areas; and appropriate environmental maintenance to promote ownership and use of spaces.

Objectives

(a) Ensure that the boundaries of the development are clearly defined to reduce excuse making and crime opportunities.

(b) Ensure that signage is displayed to provide guidance to users of the development and reduce excuse making opportunities.

Assessment

- Site boundaries are to be clearly defined through the use of fencing and landscaping.
- Areas for specific uses (pedestrian movement areas, car parking, activity spaces etc) are clearly designated through the design of each space, landscape treatments and access restrictions.
- Transition between internal and external areas of the site areas are open and free flowing, providing clear designation of active and passive spaces.
- Access control measures will be put in place to manage / restrict the movement of visitors to the playing courts. Details to be provided as part of the Construction Certificate documentation.
- Access control measures should be used to restrict access to plant room, staff areas, and other non-public spaces. Details to be provided as part of the Construction Certificate documentation.
- An overall maintenance plan for the site should be implemented to ensure timely repair of damaged property and lighting and for the removal of graffiti. Good environmental maintenance will promote a sense of ownership and help deter crime by increasing the perceived risk of detection.

2.3.4 Activity and space management

Activity and space management involves the supervision, control and care of space. Activity and space management, while identified at the design stage through allocation of uses, are heavily dependent on management and enforcement. Space and activity management strategies are an important means of developing and maintaining *natural* community control.

Objectives

(a) Ensure that management are aware of their obligations under the Work, Health and Safety Act 2011 & Regulations.

(b) Ensure that staff are aware of their obligations under the Work, Health & Safety Act & Regulations.

(c) Ensure that management are aware of their obligations in relation to fire safety.

Assessment

- The architectural and landscape plans demonstrate a high level of consideration for the appropriate allocation of spaces. Additional details regarding space management can be detailed at the construction certificate stage and / or as part of the management plan to be implemented for the site.
- Good management will promote activity to assist natural surveillance, guardianship, and crime mitigation.
- Clear and consistent signage is to be used throughout the site to provide clear wayfinding. Security signs are needed in areas which are restricted, prohibited or under surveillance.
- Staff should be provided appropriate training to deal with security risks.
- With regard to events where alcohol is served, all staff should be trained in Responsible Service of Alcohol.
- Additional security staff should be provided for special events where the number of visitors on site may increase.

2.4 SPECIFIC DESIGN ELEMENTS

2.4.1 Building design and orientation

The building is designed with large glass panels providing clear visual connection between the internal and external entrance areas. Landscaping features and outdoor seating are located in a way to provide casual surveillance within the site. The building is designed for purpose with hard surfaces in playing court areas and circulation areas kept as open as possible in design and material selection. The entry is large, open, visual and transparent – oriented towards the forecourt and parking area.

Lockers are incorporated in the change rooms and incorporated into the court seating areas adjacent to the playing courts. Additional lockers will be made available throughout the site for spectators and players.

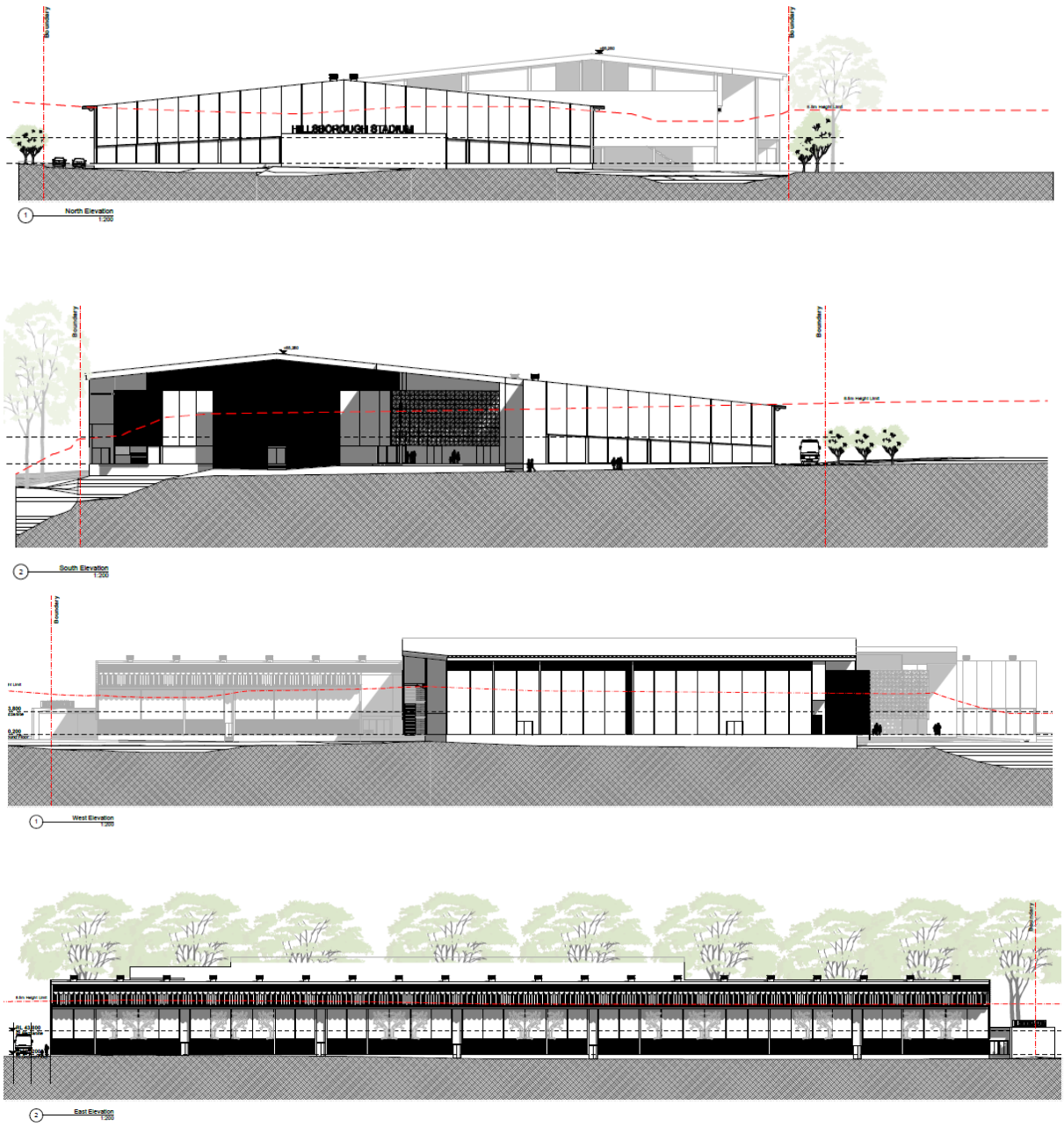

Figure 4: Elevations (source: BKA Architecture)

2.4.2 Lighting

Lighting enables individuals to see and respond to their environment increasing the risk of detection for those engaged in criminal activity and heightening awareness for people who may be the target of crime. When combined with surveillance and access control, lighting is an important element in crime mitigation. Although generally detailed in the plans the following general principles should apply:

- Vehicular and pedestrian circulation areas should have continuous illumination.
- Outdoor areas should be lit to promote surveillance, aid identification and mitigate potential entrapment or hiding areas.
- External lighting is to be directed toward approaches to buildings rather than illuminating observers or vantage points (windows and doors).
- The design and location of external lighting should mitigate the likelihood of malicious damage.

Construction and occupation should reinforce lighting through the following measures:

- Ensuring landscaping is designed and managed to avoid reduction in the effectiveness of lighting.
- Ensuring lighting is maintained, including timely repair of any malicious damage.
- Using low energy consumption lighting that is energy efficient but maintains safety and security.

2.4.3 Car Parking

Access to general parking does not require access control but designation of space (drop off zones, parking areas, pedestrian movement areas, disabled parking spaces etc) should be delineated using signage, marker paint, reflective devices, surface treatments etc. Designation of use will remove any excuse for unauthorised use of the site. Access to service and loading areas should be clearly signposted. Any access restrictions to those areas should be clearly defined through signage or the use of physical barriers if required.

2.4.4 Fencing

New fencing should promote surveillance as well as prevent access / escape routes for anyone who may be involved in criminal activity. Colour can be used to raise or lower surveillance. It is easier to see through dark slatted fences, for example, than light slatted fences. White/pale finishes reflect light towards the observer restricting the eye's ability to focus on objects beyond the screen. Dark perimeter fencing is effective where access control and natural surveillance are important. The use of black palisade style fencing and chain mesh fencing is encouraged. Suitable fencing types for this form of development include palisade or chain wire mesh fencing.

2.4.5 Landscaping

The landscape plans prepared by Urban Sanctum have considered the following general principles during the design stage:

- Plants are selected, sited and maintained so as not to reduce the effectiveness of lighting or interpretation of signage. Such measures include using low hedges, shrubs, ground covers and creepers in combination with high canopy species to maintain sight lines.
- Maintenance promotes natural surveillance with pruning of low branches to approximately 2 metres high, and the pruning of ground cover and hedges at around waist height.
- Vegetation type and location has been chosen to limit the ability for natural 'ladders' to promote access to upper building levels or to scale fencing.
- Landscape features have been designed to activate spaces and encourage social interaction (e.g. bench seating and grandstands).
- Landscaping on site is characterised by low height planting to parking areas and outdoor courtyard areas to maintain natural surveillance.

These factors are consistent with the CPTED principles of activity and space management, access control and territorial reinforcement and assist with providing ecological benefits and maintaining the amenity and privacy of residents.

3. RECOMMENDATIONS

Following a review of the site context and the preliminary design the development is deemed to have a low risk of crime. The proposed development integrates a range of measures to mitigate the risk of crime.

This report recommends the following measures to further reduce the risk of crime:

- Evenly distributed lighting throughout the site will limit concealment opportunities. Lighting should provide continuous illumination of public areas such as pathways. Lighting should also promote surveillance, aid identification, and mitigate potential entrapment or hiding areas. Details of proposed lighting should be provided as part of the construction certificate application. Lighting within the parking area should be designed in accordance with AS/NZS1158.
- The proposal should include signage to restricted areas to limit 'excuse making behaviour' through the unauthorised entry or use of the site.
- Details regarding proposed access control measures should be provided at the construction certificate stage.
- Landscaping maintenance should promote natural surveillance with pruning of low branches to approximately 2 metres high, and the pruning of ground cover and hedges at around waist height.
- Consideration should be given to the use of maintenance plans to ensure timely repair of damaged property, lighting and removal of graffiti.
- Activity and space management is proposed through a combination of technical measures (i.e. access restrictions, CCTV) and on site 'guardians' (i.e. staff employed to provide general assistance and security staff). It is recommended that Newcastle basketball prepare and implement a management plan further considers the management of activities throughout the site, particularly for special events.
- Staff associated with the food and drinks premise and catering for special events should be trained in Responsible Service of Alcohol.

Where necessary the consent authority may provide conditions of consent to ensure the provision of crime reduction and safety measures identified in this report or elsewhere through the assessment.

4. CONCLUSION

This report identifies that there is a low risk of crime occurring within and around the development site, based upon the information and observations made at the time the assessment was conducted. It is hoped that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of staff and visitors and the security of the subject site will be increased. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if the recommendations are followed.

5. REFERENCES

- Guidelines for Section 79C of the *Environmental Planning and Assessment Act 1979* – Department of Urban Affairs and Planning 2001
- Safer By Design program – NSW Police July 2015
- Annual Crime Report, NSW Bureau of Crime Statistics and Research (www.bocsar.nsw.gov.au)
- NSW Crime Tool, NSW Bureau of Crime Statistics and Research (www.crimetool.bocsar.nsw.gov.au)