

25 August 2021

OUR REF: 10339

Lake Macquarie City Council
 Box 1906
 HUNTER REGION MAIL CENTRE NSW 2310

Attention: Amy Regado

Dear Amy,

**RE: DA/872/2020 - 62 HILLSBOROUGH ROAD, HILLSBOROUGH - RECREATION FACILITY
 (MAJOR) - INDOOR BASKETBALL STADIUM
 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN CONSIDERATIONS**

I refer to the recent request for information and the resulting amendments to the proposed built form. The following changes between the initial and revised schemes are noted:

- Reduction in the number of show court seats from 3,764 to 2,200.
- Co-location of one of the regular playing courts and the proposed retractable seating.
- Changes to the external materials and colours.
- Parking layout.

I note that the following elements are generally consistent between the initial and revised schemes:

- Building footprint
- Location and layout of main building entry and forecourt
- Emergency egress points
- Bar / alcohol service.

Revised landscape plans have not been provided.

I have reviewed the amended Architectural Plans against the Crime Prevention Through Environmental Design (CPTED) principals:

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

I consider that the recommendations of the original CPTED report remain valid for the revised scheme. The recommendations are provided again below:



- 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.
- 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.

In the absence of any landscape plans to review, the following matters should be considered when preparing a revised landscape design:

- Plants should be 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. This is particularly relevant for landscaping with and around the parking area.
- Landscape features should be designed to activate spaces and encourage social interaction (e.g. external bench seating).

We trust this additional information addresses Council's request for information. We look forward to your positive assessment. Should you have any questions please do not hesitate to contact Emma Mason on 4942 5441.

Yours sincerely
de WITT CONSULTING PTY LTD

Emma Mason



PRINCIPAL TOWN PLANNER