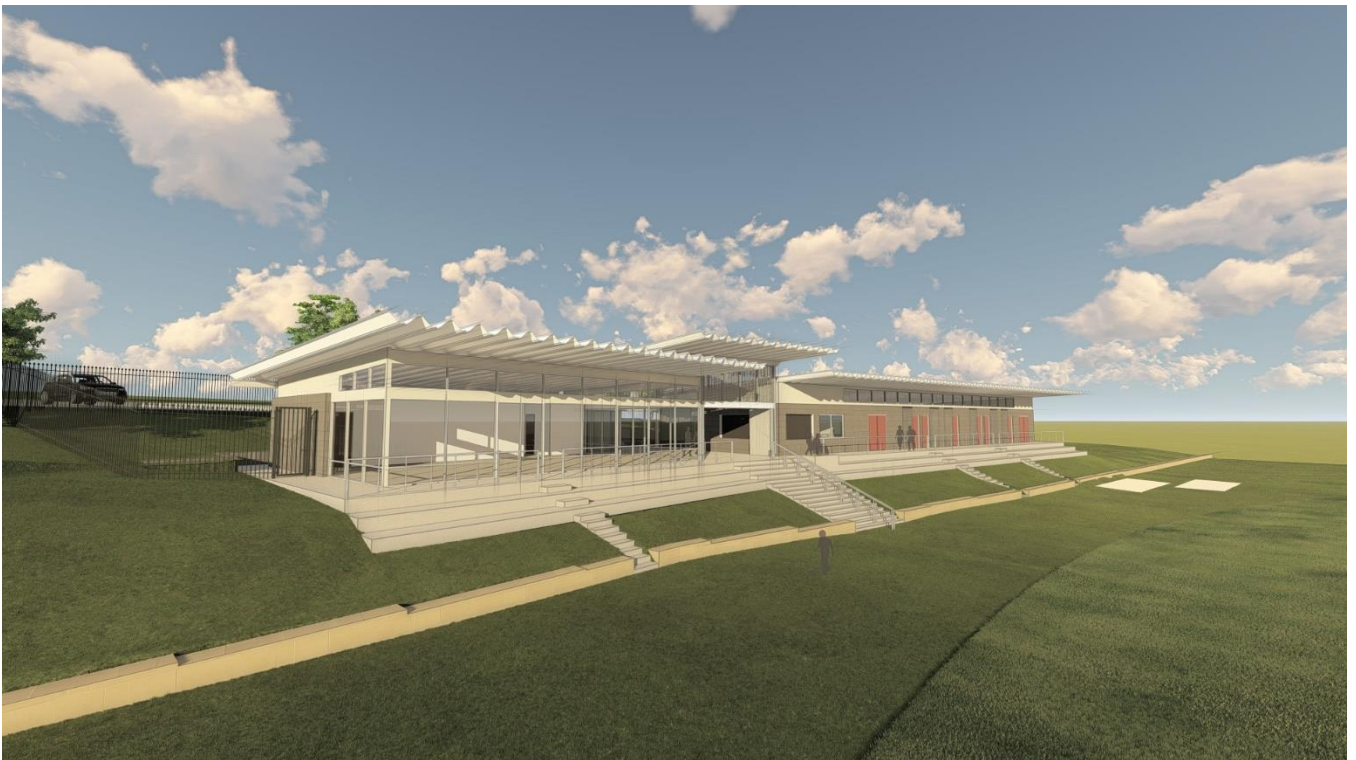


CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

MAX MCMAHON OVAL AMENITIES REDEVELOPMENT

MAX MCMAHON OVAL, RUTHERFORD NSW 2320 (LOT 3 DP232261, LOT 2 DP1146822 AND LOT 96 DP232769)



CLIENT: Maitland City Council

DATE: 27 September 2023

PREPARED BY:



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REFERENCE DOCUMENTS



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| Appendix 1: | Architectural Plans prepared by EJE Architecture dated 27/09/2023 |
| Appendix 2: | Landscape Plans prepared by Terras Landscape Architects dated 27/09/2023 |

DECLARATION

This Crime Risk Assessment Report has been reviewed and approved by a person who has undertaken the NSW Police Service (Safer By Design) course (or equivalent).

Certification

I certify that I have reviewed the contents of this report including its recommendations and to the best of my knowledge the report has been prepared in accordance with:

- 'Crime Prevention and the Assessment of Development Applications: Guidelines under Section 79C [4.15] of the *Environmental Planning and Assessment Act 1979*'.

Signed

Josh Taylor-Real
SENIOR TOWN PLANNER
ACCREDITED CPTED CONSULTANT

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1. INTRODUCTION

1.1. PURPOSE

The purpose of this report is to assess the crime risk relating to the proposed redevelopment of the amenities facilities at Max McMahon Oval, Rutherford NSW 2320 (Lot 3 DP232261, Lot 2 DP1146822, and Lot 96 DP232769) (the site). This Crime Risk Assessment accompanies a development application (DA) made under Part 4 of the *Environmental Planning and Assessment Act (EP&A) 1979*. Maitland Council (Council) is the determining authority for this application.

This 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 for Council's consideration.

1.2. SITE AND SURROUNDING AREA

The site is within the Maitland Local Government Area (LGA) and on land owned and maintained by Council. The site is zoned as RE1 Public Recreation and part R1 General Residential. The site is identified as Max McMahon Oval, also known as Rutherford Oval, at Alexandra Avenue, Rutherford NSW 2320 (Lot 3 DP 232261, Lot 2 DP 1146822 and Lot 96 DP 232769). *Figures 1, 2, and 3* shows the location of the project site. The site photos are Section 1.2.1 provide an appreciate for the state of the buildings and site generally.

The site exists within an urban and managed greenspace context and is bound by the local roads of Avery Street to the east, Alexandra Street to the south and Weblands Street to the west. Primary vehicle access to the site is via Weblands Street where there is a formal vehicle crossover which leads to a sealed bitumen car park. The access driveway and car park do not have kerb and gutter, and there is no line marking of any spaces, although Council indicate the car park provides parking for approximately 50 vehicles. An unsealed gravel area to the northwest looks to provide for informal overflow car parking. There are timber bollards located around the perimeter of the car park and accessway to stop unauthorised access to the grassed areas and onto the sports field. At the time of the site inspection the car park pavement appeared to be in good condition, with only a small portion of damaged pavement noted in the northern extent of the carpark. There is a narrow pedestrian footpath which runs along the east, south and west side boundaries to the site. There is no pedestrian footpath located along the northern extent of the site which would connect these concrete paths. There is currently no accessible path of travel from the car park to the existing amenities, with steep stairs providing the only formal access downslope from the car park.

The extant facility is comprised of four buildings, numbered 1 to 4 in *Figure 1* below. Building No. 1 located along the north side boundary is the cricket storage shed. Building No. 2 is the detached athletics storage building and is also located in the north part. Building No. 3 is the changeroom amenities, including two changerooms equipped with shower and urinals, male and female bathrooms, a referee's room and hot water cylinder and services. Building No. 4 is the canteen and a two-story timekeeping and scoring facility. Buildings 3 and 4 appear fortress like, comprised of brick, concrete block walls and concrete floor slabs. There is also stepped steel / wooden seating to the east of Building No. 3 with narrow and steep grades. There is also a narrow and steep staircase leading down to the field from this area. A limited amount of shade / weather protection is provided underneath the awnings of Building No. 3.



Figure 1: Aerial Photo (Source: Aerometrex, 2023)

Topographically, the site slopes from the west to the east, generally. Site drainage would drain from the boundary at Weblands Street, across the site and toward Avery Street.

With regards to green elements, the site has a large, grassed sports field and grassed areas generally extend to all boundaries. The quality and extent of the grass outside the regularly maintained and watered sports field would vary depending on the season and local climate conditions. There are several groupings of mature trees located in the northeast portion the site and the southwest corner, opposite the roundabout. There are several other scattered mature trees located within the boundaries, including a large tree just to the west of Building No. 3 and dotted along the northwest and west boundaries.

Existing overhead power lines and power poles exist over the car park and adjoining Building No. 3. The site has existing sewer, stormwater and water infrastructure, and a water tank for the oval irrigation that sits within a fenced area next to Building No. 4. There is also the same open palisade fencing provided around the western side of Building No. 3 to deter people from jumping on the roof of the building and presenting significant safety risks.

The site is located within the Western Precinct of Maitland. Surrounding land uses include mostly residential dwellings to the east, south and west. Directly adjoining the site to the north is the Rutherford Technology High School and Rutherford Public School. The Rutherford Mall and Marketplace is located just southwest of the site. The suburbs of Aberglasslyn are located to the north, Oakhampton Heights to the west, Telarah to the south, and Rutherford Industrial further west. More generally, the site is located approximately 5.5km northwest of Maitland City centre.

A zoning plan is below in *Figure 2*. A Location Plan is provided in *Figure 3* below.



Figure 2: Zoning Plan. Site outlined in red (Source: ePlanning Spatial Viewer)

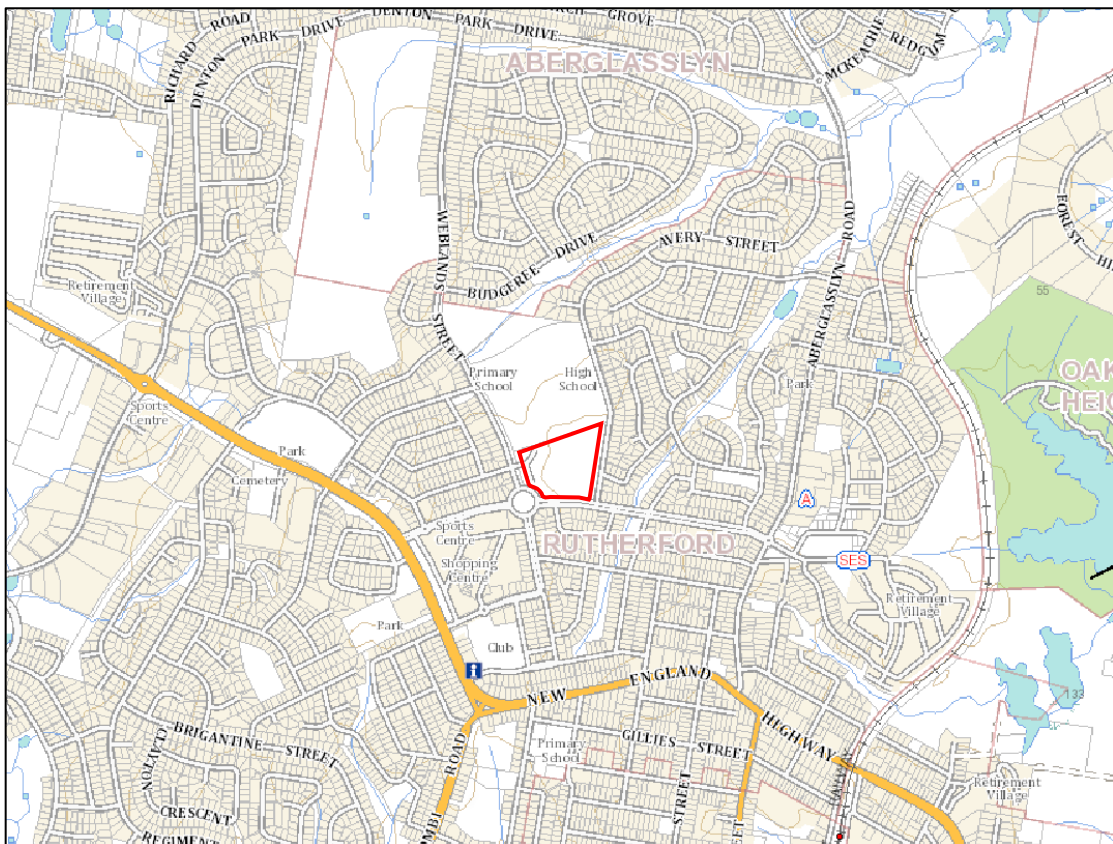


Figure 3: Location Plan. Site outlined in red (Source: ePlanning Spatial Viewer)

1.2.1 Site Photos

The following site photos were taken by de Witt Consulting on 23/06/2022 at approximately 2pm. The area was noted as being quiet, with limited pedestrian and vehicle activity in the immediate area.





2. THE PROPOSAL

The new building will include the following features:

Stage 1

- 4 change rooms
 - Space for massage bench / strapping table within each change room for use by physiotherapists for player rehabilitation with appropriate screening for flexible usage
 - Hand washing, showers (x4), and 1 accessible toilet amenities per change room
 - Bench seating (19 seats per change room)
- Store room (x2) - General storage of merchandise, kiosk bulk stock and chairs
- Service room
- Public toilets
 - 10 toilets (2 ambulant)
 - Urinal trough
 - 1 accessible WC
- 2 umpire amenities - Hand washing, shower and toilet amenity
- Cleaner room
- First aid room
- Kiosk allowing serving of hot and cold food and beverages through serving windows to the concourse area and BBQ space
- Control room
- Waste storage area adjacent existing storage shed with 2 x 10,000L rainwater tanks

Stage 2

- Multipurpose room
 - Intended for team meetings and functions, including video and teleconferencing activities
 - Flexible to potentially cater for a variety of community uses as well
 - Store and services room
 - 2 accessible WC

Security fencing, gates and roller shutters will be provided.

Grandstand seating for 150 spectators with retaining wall and battered lawn will be facilitated adjoining the field. New stairs and ramp, retaining walls, fencing and landscaping will adjoin the car park.

3. CRIME RISK ASSESSMENT

3.1 METHODOLOGY

Crime risk assessment aims to analyse the types of crime that may be prevalent in the area and to which the development may be susceptible; provide information as to how the design was informed by the CPTED principles; and inform the design, construction or future management practices of the development (e.g; building materials, signage, lighting, landscaping, maintenance, accessibility and facilities).

The methodology applied for the conduct of this crime risk assessment draws on the following documents:

- Crime Prevention and the Assessment of Development Applications: Guidelines under Section 79C (4.15) of the *Environmental Planning and Assessment Act 1979*.
- ISO 22341:2021 – Security and resilience — Protective security — Guidelines for crime prevention through environmental design.
- Companion to Safer by Design Crime Risk Assessment, *NSW Police Safer by Design*.

The Safer By Design program provided by the NSW Police Force summarises the accepted methodology, which this assessment implements and involves:

- A desktop and visual site inspection assessment of the site and surrounding area.
- Review and summarise the proposed development plans and key operational details.
- Reviewing crime statistics for the local area.
- Review the Architectural Designs and other supporting plans against CPTED principles in accordance with relevant Guidelines.
- Identify practical crime mitigation measures and/or design recommendations that can be employed in the project, as required.
- Prepare a CPTED Report that summarises these findings and recommendations.

The assessment is based on the information as contained in the Architectural Plans dated 27/09/2023 (**Appendix 1**).

Having regard to the setting, scale and context of the development, the assessment and recommendations in this 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.

Further, the assessment and recommendations in this report do not factor matters such as broader social, environmental or economic impacts. The assessment and recommendations are made only in relation to mitigating the risk of crime, antisocial behaviour and fear of crime for the proposed development.

3.2 RISK CONTEXT

3.2.1 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) and assessment of the above-mentioned plans. Note that the statistics are generally provided for the most recent 2-year period, depending on available data. 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; and
- drug offences.

3.3 CRIME TRENDS AND STATISTICS

3.3.1 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, April 2021 – March 2023 provides crime trend data for NSW and the Maitland Local Government Area (LGA). These are described in *Table 3-1* below.

Table 3-1: Recorded incidents of selected offences in NSW and the Maitland LGA (annual totals and 24-month trend from April 2021 to March 2023)

| Offence | | Year to March 2022 | Year to March 2023 | Trend | Percentage Change |
|---|--------------|--------------------|--------------------|------------------|-------------------|
| Murder | NSW | 61 | 48 | Stable | ** |
| | Maitland LGA | 0 | 0 | Not Calculated * | * |
| Domestic assault | NSW | 32,329 | 34,017 | Up | 5.2% |
| | Maitland LGA | 463 | 666 | Up | 43.8% |
| Non-domestic assault | NSW | 28,060 | 31,707 | Up | 13% |
| | Maitland LGA | 339 | 414 | Up | 22.1% |
| Sexual assault | NSW | 7,202 | 7,809 | Stable | ** |
| | Maitland LGA | 134 | 134 | Stable | ** |
| Sexual touching, sexual act and other sexual offences | NSW | 7,185 | 7,465 | Stable | ** |
| | Maitland LGA | 100 | 114 | Stable | ** |
| Robbery without a weapon | NSW | 891 | 1,027 | Stable | ** |
| | Maitland LGA | 11 | 11 | Not Calculated | * |
| Robbery with a firearm | NSW | 91 | 107 | Stable | ** |
| | Maitland LGA | 2 | 2 | Not Calculated | * |
| Robbery with a weapon not a firearm | NSW | 730 | 749 | Stable | ** |
| | Maitland LGA | 14 | 10 | Not Calculated | * |
| Break and enter - dwelling | NSW | 17,446 | 18,938 | Up | 8.6% |
| | Maitland LGA | 217 | 244 | Stable | ** |
| Break and enter - non-dwelling | NSW | 7,252 | 7,534 | Stable | ** |
| | Maitland LGA | 103 | 111 | Stable | ** |
| Motor vehicle theft | NSW | 10,586 | 12,836 | Up | 21.3% |
| | Maitland LGA | 139 | 223 | Up | 60.4% |
| Steal from motor vehicle | NSW | 27,465 | 27,387 | Stable | ** |
| | Maitland LGA | 434 | 454 | Stable | ** |
| Steal from retail store | NSW | 17,588 | 24,207 | Up | 37.6% |
| | Maitland LGA | 277 | 367 | Stable | ** |
| Steal from dwelling | NSW | 16,049 | 15,213 | Stable | ** |
| | Maitland LGA | 271 | 234 | Stable | ** |
| Steal from person | NSW | 1,693 | 2,054 | Up | 21.3% |
| | Maitland LGA | 26 | 13 | Not Calculated | * |
| Fraud | NSW | 44,845 | 47,505 | Stable | ** |

| Offence | | Year to March 2022 | Year to March 2023 | Trend | Percentage Change |
|------------------------------|--------------|--------------------|--------------------|--------|-------------------|
| | Maitland LGA | 540 | 635 | Up | 17.6% |
| Malicious damage to property | NSW | 48,395 | 48,889 | Stable | ** |
| | Maitland LGA | 724 | 739 | 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 10 August 2023)

As indicated in Table 3-1 above, the most common offences within the Maitland LGA between April 2021 and March 2023 are (listed from most common):

1. Malicious damage to property
2. Domestic assault
3. Fraud
4. Theft – steal from motor vehicle
5. Non-domestic assault

Table 3-1 above also highlights that statically, crime rates for the most common offences are generally up in the Maitland LGA.

The rates for crime (per 100,000 head of the population) are relatively higher for the Maitland LGA when compared to the NSW average.

3.3.2 Crime Statistics

The following series of tables demonstrate the crime statistics during a 1 or 2-year trend period of either year to March 2022 or year to March 2023 (whichever has had the most recent data) for the suburb of Rutherford and the Maitland LGA (for comparison), including:

- Table 3-2: Overview of crime statistics
- Table 3-3: Incidents of theft
- Table 3-4: Types of assault incidents
- Table 3-5: Incidents of malicious damage

Table 3-2: Overview of crime statistics in Rutherford and Maitland LGA

| Crime | Location | Trend (2 year) | Year to March 2022 | | Year to March 2023 | |
|-----------------------|--------------|----------------|--------------------|---------|--------------------|---------|
| | | | Count | Rate | Count | Rate |
| Assault | Maitland LGA | Up 34.3% | 833 | 919.9 | 1,119 | 1,235.7 |
| | Rutherford | Stable | 178 | 1,352.0 | 226 | 1,716.5 |
| -Domestic Assault | Maitland LGA | Up 43.8% | 463 | 511.3 | 666 | 735.0 |
| | Rutherford | Up 56.5% | 85 | 645.6 | 133 | 1,010.2 |
| -Non-domestic Assault | Maitland LGA | Up 22.1% | 339 | 374.4 | 414 | 457.2 |
| | Rutherford | Stable | 85 | 645.6 | 87 | 660.8 |
| -Assault police | Maitland LGA | Stable | 31 | 34.2 | 39 | 43.1 |
| | Rutherford | n.c | 8 | 60.8 | 6 | 45.6 |
| Homicide | Maitland LGA | n.c | 0 | 0.0 | 0 | 0.0 |
| | Rutherford | n.c | 0 | 0.0 | 0 | 0.0 |
| Robbery | Maitland LGA | Stable | 27 | 29.8 | 23 | 25.4 |
| | Rutherford | n.c | 7 | 53.2 | 4 | 30.4 |
| | Maitland LGA | Stable | 134 | 148.0 | 134 | 148.0 |

| | | | | | | |
|------------------------------|--------------|--------|-------|---------|-------|---------|
| Sexual assault | Rutherford | Stable | 26 | 197.5 | 35 | 265.8 |
| Theft | Maitland LGA | Stable | 2,334 | 2,577.5 | 2,589 | 2,859.1 |
| | Rutherford | Stable | 444 | 3,372.3 | 499 | 3,790.1 |
| Malicious damage to property | Maitland LGA | Stable | 724 | 799.5 | 739 | 816.1 |
| | Rutherford | Stable | 118 | 896.2 | 123 | 934.2 |
| Trespass | Maitland LGA | Stable | 102 | 112.6 | 128 | 141.4 |
| | Rutherford | n.c. | 15 | 113.9 | 7 | 53.2 |
| Offensive conduct | Maitland LGA | Stable | 33 | 36.4 | 29 | 32.0 |
| | Rutherford | n.c. | 3 | 22.8 | 5 | 38.0 |
| Offensive language | Maitland LGA | n.c. | 12 | 13.3 | 13 | 14.4 |
| | Rutherford | n.c. | 1 | 7.6 | 1 | 7.6 |

(Source: BOCSAR Crime Mapping Tool, accessed 10 August 2023).

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 <20.

³ stable means there is no significant upward or downward trend.

Having regard to the BOCSAR crime statistics, the rates of crime in Rutherford are considered higher in comparison to the greater Maitland LGA. This is also evident in comparison to the crime statistics and rates of crime for NSW.

The following are the most likely offences in Rutherford for which specific mitigation measures should be designed and implemented for the proposal:

1. Theft.
2. Assault.
3. Malicious damage to property.

Each of these three crimes are reviewed in more detail in Tables 3-3 to 3-6 on the following pages.

Table 3-3 (below) further assesses the incidents of theft in Rutherford with respect to different types of premises. *Residential* represents the largest targets of theft in Belmont with *Recreation* being very minor.

Table 3-3: Incidents of theft in Rutherford and Maitland LGA

| Crime | 2-Year Trend | Year to March 2022 | | Year to March 2023 | | |
|--------------------------------------|--------------|--------------------|-------|--------------------|-------|---------|
| | | Count | Rate | Count | Rate | |
| Total (no specified premises) | | | | | | |
| | Maitland LGA | Stable | 2,334 | 2,577.5 | 2,589 | 2,859.1 |
| | Rutherford | Stable | 444 | 3,372.3 | 499 | 3,790.1 |
| Other premises: | | | | | | |
| Retail/ Wholesale | Maitland LGA | Up 48.2% | 465 | 513.5 | 689 | 760.9 |
| | Rutherford | Up 98.7% | 76 | 577.2 | 151 | 1,146.9 |
| Financial Institution | Maitland LGA | n.c. | 1 | 1.1 | 8 | 8.8 |
| | Rutherford | n.c. | 0 | 0.0 | 1 | 7.6 |
| Recreation | Maitland LGA | n.c. | 8 | 8.8 | 18 | 19.9 |
| | Rutherford | n.c. | 1 | 7.6 | 3 | 22.8 |
| Residential | Maitland LGA | Stable | 1,222 | 1,349.5 | 1,234 | 1,362.7 |
| | Rutherford | Stable | 239 | 1,815.3 | 224 | 1,701.4 |
| Road/ Street/ Footpath | Maitland LGA | Stable | 284 | 313.6 | 294 | 324.7 |
| | Rutherford | Stable | 54 | 410.1 | 42 | 319.0 |
| Park/ Bushland /Garden | Maitland LGA | n.c. | 8 | 8.8 | 7 | 7.7 |
| | Rutherford | n.c. | 0 | 0.0 | 2 | 15.2 |

| | | | | | | |
|------------------------------|--------------|--------|----|------|----|-------|
| Other Outdoor / Public Place | Maitland LGA | n.c. | 7 | 7.7 | 10 | 11.0 |
| | Rutherford | n.c. | 0 | 0.0 | 0 | 0.0 |
| Carpark | Maitland LGA | Stable | 74 | 81.7 | 89 | 98.3 |
| | Rutherford | n.c. | 13 | 98.7 | 27 | 205.1 |
| School | Maitland LGA | n.c. | 15 | 16.6 | 14 | 15.5 |
| | Rutherford | n.c. | 5 | 38.0 | 1 | 7.6 |
| Other Education Premises | Maitland LGA | n.c. | 4 | 4.4 | 5 | 5.5 |
| | Rutherford | n.c. | 0 | 0.0 | 2 | 15.2 |
| Hospital | Maitland LGA | n.c. | 3 | 3.3 | 6 | 6.6 |
| | Rutherford | n.c. | 0 | 0.0 | 0 | 0.0 |
| Other Health Premises | Maitland LGA | n.c. | 11 | 12.1 | 3 | 3.3 |
| | Rutherford | n.c. | 2 | 15.2 | 0 | 0.0 |

(Source: BOCSAR Crime Mapping Tool, accessed 10 August 2023).

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 <20.

³ stable means there is no significant upward or downward trend.

As demonstrated in Table 3-4 (below), the recorded incidents of assault in Rutherford is higher for domestic than non-domestic related. Notably these statistics (per 100,000 head of population) are higher for Rutherford than those for the greater Maitland LGA and more broadly NSW.

No incidents of assault occurred for *recreation* in the year to March 2023 and only 1 incident in the year to March 2022.

Table 3-4: Types of assault incidents in Rutherford and Maitland LGA

| Crime | | 2-Year Trend | Year to March 2022 | | Year to March 2023 | |
|-----------------------|---------------|--------------|--------------------|---------|--------------------|---------|
| | | | Count | Rate | Count | Rate |
| Assault | Maitland LGA | Up 34.3% | 833 | 919.9 | 1,119 | 1,235.7 |
| | Rutherford | Stable | 178 | 1,352.0 | 226 | 1,716.5 |
| -Domestic assault | Maitland LGA | Up 43.8% | 463 | 511.3 | 666 | 735.5 |
| | Belmont South | Up 56.5% | 85 | 645.6 | 133 | 1,010.2 |
| -Non-domestic assault | Maitland LGA | Up 22.1% | 339 | 374.4 | 414 | 457.2 |
| | Rutherford | Stable | 85 | 645.6 | 87 | 660.8 |
| -Assault Police | Maitland LGA | Stable | 31 | 34.2 | 39 | 43.1 |
| | Rutherford | n.c | 8 | 60.8 | 6 | 45.6 |
| Total (Recreation) | | | | | | |
| | Maitland LGA | n.c. | 7 | 7.7 | 2 | 2.2 |
| | Rutherford | n.c. | 1 | 7.6 | 0 | 0.0 |

(Source: BOCSAR Crime Mapping Tool, accessed 10 August 2023).

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 <20.

³ stable means there is no significant upward or downward trend.

Table 3-5 (below) further assesses the incidents of malicious damage to property in Rutherford. Malicious damage is considered the intentional destruction or defacement of public or private property and can include vandalism and graffiti. As demonstrated in Table 3-5, Rutherford recorded varied incident rates (some being higher others lower) compared with the Maitland LGA, with the majority of incidents occurring on *residential premises*.

Table 3-5: Incidents of malicious damage to property in Rutherford and Maitland LGA

| | | 2-Year Trend | Year to March 2022 | | Year to March 2023 | |
|---|--------------|--------------|--------------------|-------|--------------------|-------|
| | | | Count | Rate | Count | Rate |
| Total (no specified premises) | | | | | | |
| | Maitland LGA | Stable | 724 | 799.5 | 739 | 816.1 |
| | Rutherford | Stable | 118 | 896.2 | 123 | 934.2 |
| Other premises: | | | | | | |
| Retail/ wholesale | Maitland LGA | Stable | 75 | 82.8 | 70 | 77.3 |
| | Rutherford | n.c. | 10 | 76.0 | 8 | 60.8 |
| Financial Institution | Maitland LGA | n.c. | 2 | 2.2 | 2 | 2.2 |
| | Rutherford | n.c. | 2 | 15.2 | 0 | 0.0 |
| Recreation | Maitland LGA | n.c. | 4 | 4.4 | 14 | 15.5 |
| | Rutherford | n.c. | 0 | 0.0 | 5 | 38.0 |
| Residential | Maitland LGA | Stable | 444 | 490.3 | 473 | 522.3 |
| | Rutherford | Stable | 81 | 615.2 | 82 | 622.8 |
| Road/ Street/ Footpath | Maitland LGA | Stable | 68 | 75.1 | 68 | 75.1 |
| | Rutherford | n.c. | 8 | 60.8 | 10 | 76.0 |
| Park/Bushland/ Garden | Maitland LGA | n.c. | 4 | 4.4 | 2 | 2.2 |
| | Rutherford | n.c. | 0 | 0.0 | 1 | 7.6 |
| Other outdoor/ public places | Maitland LGA | n.c. | 3 | 3.3 | 3 | 3.3 |
| | Rutherford | n.c. | 0 | 0.0 | 0 | 0.0 |
| Carpark | Maitland LGA | Stable | 39 | 43.1 | 21 | 23.2 |
| | Rutherford | n.c. | 5 | 38.0 | 2 | 15.2 |
| Law Enforcement | Maitland LGA | n.c. | 3 | 3.3 | 1 | 1.1 |
| | Rutherford | n.c. | 0 | 0.0 | 0 | 0.0 |
| Public Transport – Bus premises | Maitland LGA | n.c. | 3 | 3.3 | 5 | 5.5 |
| | Rutherford | n.c. | 1 | 7.6 | 0 | 0.0 |
| Public Transport – Railway premises | Maitland LGA | n.c. | 17 | 18.8 | 22 | 24.3 |
| | Rutherford | n.c. | 0 | 0.0 | 0 | 0.0 |
| Other Public Transport Premises | Maitland LGA | n.c. | 0 | 0.0 | 0 | 0.0 |
| | Rutherford | n.c. | 0 | 0.0 | 0 | 0.0 |
| School | Maitland LGA | n.c. | 16 | 17.7 | 16 | 17.7 |
| | Rutherford | n.c. | 5 | 38.0 | 6 | 45.6 |
| Other Education Premises | Maitland LGA | n.c. | 8 | 8.8 | 0 | 0.0 |
| | Rutherford | n.c. | 0 | 0.0 | 0 | 0.0 |
| Hospital | Maitland LGA | n.c. | 1 | 1.1 | 0 | 0.0 |
| | Rutherford | n.c. | 0 | 0.0 | 0 | 0.0 |
| Other health | Maitland LGA | n.c. | 2 | 2.2 | 1 | 1.1 |
| | Rutherford | n.c. | 2 | 2.2 | 1 | 1.1 |

(Source: BOCSAR Crime Mapping Tool, accessed 10 August 2023).

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 <20.

³ stable means there is no significant upward or downward trend.

3.3.3 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 3-8 to 3-11 below.

Table 3-6: 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 3-7: 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 |

Table 3-8 below identifies the likelihood and consequence of the identified offences in order to identify the corresponding level of risk.

Table 3-8: 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 3-9 below.

Table 3-9: Risk Rating

| Crime/issue | Likelihood | Consequence | Rating |
|-------------------------|---------------|--------------------|--------|
| Theft | L3 (Possible) | C1 (Insignificant) | Low |
| Assault | L3 (Possible) | C3 (Moderate) | High |
| Malicious damage | L3 (Possible) | C1 (Insignificant) | Low |

Theft has been given a **low** rating. Whilst theft is the most prevalent type of crime in Rutherford, the rate for *recreation* specifically is extremely low.

Assault has been given a **high** rating as a result of consequence and not necessarily likelihood of occurrence. The likelihood of occurrence is very low for *recreation*.

Malicious damage has been given a **low** rating. The rates of malicious damage to *recreation* in Rutherford is very low despite being the broader rates for other premises.

Summary. We do note that a level of professional judgement should be used when using the risk matrix. For example, the rating of moderate has been achieved for the crime of "assault". This has been achieved based on the higher consequence rating given to such a crime and the serious type of harm and injury that this crime can inflict. So, even when considering the unlikely chance that this crime would occur



(based on the crime statistics which suggest there is a low rate of “assault” occurring for *recreation*), this increases the overall risk rating to an unrealistic degree.

In this regard and taking into consideration crime statics, we are of the view that the level of risk applied to the entire project is better described as being **moderate** given the overall crime rates for other premises and upwards trend in most categories.

As stated, specific mitigation measures should be designed and implemented for the proposal to reduce the risk rating where practicable. This can be promoted through the incorporation of CPTED principles as discussed in Section 3.4 of this report.

3.3.4 Site Opportunity and Analysis

Overall, the excessive use of hardstand, poor offering of shade and weather protection, lack of accessibility, poor CPTED outcomes and overall aged state of the fortress like buildings presents a significant issue for the site and users.

The number of amenities and the current standard falls short of the minimum standards. Importantly, due to the current building design, the sportsground and amenities are subject to significant antisocial behaviour and vandalism resulting in members of the community feeling unsafe or at risk when using the site. The site visits noted poor passive surveillance within the site with a number of concealment places.

The site has become a hot spot for theft and incidents of assault.

3.4 CPTED PRINCIPLES

The ‘Crime Prevention and the Assessment of Development Applications: Guidelines under Section 79C (s4.15) of the *Environmental Planning and Assessment Act 1979*’ state that:

“Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- *increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture*
- *increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended*
- *reducing the potential rewards of crime by minimising, removing or concealing ‘crime benefits’*
- *removing conditions that create confusion about required norms of behaviour.”*

Importantly, 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.
- Environmental (space and activity) management.

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

3.4.1 Surveillance

Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. In this way, 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.

Surveillance objectives and strategies include:

- Ensure that there is good surveillance both to and from and throughout the development to reduce opportunities for crime.
- Ensure clear sightlines between public and private places.
- Ensure that lighting in and around the development complies with relevant Australian Standards to increase surveillance opportunities during the hours of darkness.
- Ensure that lighting in and around the development is commensurate with CCTV requirements (if applicable).
- Ensure that landscaping makes places attractive but does not impede surveillance or provide offenders with a place to hide or entrap victims.

Assessment of proposal and recommendations – Surveillance

A review of the supporting information identified the following:

Natural Surveillance – existing

The angles and lack of openings/glazing on the existing building creates concealment opportunities within the site, particularly with the pedestrian thoroughfare to the grandstand.

Natural Surveillance – proposed development

The overall size of the amenities facilities on site will increase as a result of this proposal potentially blocking sightlines such as near the existing storage shed and proposed rainwater tank and waste storage area. However the clearer design with less angles removes concealment opportunities as well as a significant increase in glazing and openings, particularly with the multipurpose room. The pedestrian thoroughfare between the two aspects provides a more open path than the current arrangement.

The proposed landscaping largely relates to turf area that would not impede visibility. The slope from the car parking area to the building is such that the low mass planting adjoining the entrance stairs/ramp will likewise not significantly impede visibility. It is specifically noted in the landscape plans that the proposed tress will be high canopy to maintain sightlines.

Technical Surveillance

Overt CCTV is likely to deter some crimes. In many instances however, they passively record events rather than prevent them. As such, natural and passive surveillance through the effective design of buildings is taken to be more effective to deter crime and when crime is actually occurring. This is particularly important as the capability of guardians to respond to incidents as they happen is more likely, such as the internal area of the building looking out into the street, especially if CCTV is not monitored.

Lighting

Lighting should be in accordance with relevant Australian Standards. Lighting should help maintain sightlines and illuminate potential concealment areas. Poorly illuminated spaces or even the colour of lighting can negatively affect spaces and discourage users, which increases risk of crime, as well as poorly lit spaces providing opportunities for concealment or vandalism.

Assessment

The proposed security measures are considered appropriate for the site and proposed development. Consideration should be given to the installation of CCTV within the amenities building with signage identifying that CCTV is operating on site.

3.4.2 Access Control

Access control reduces crime risk by attracting, channelling or restricting movement. By making it clear where people are permitted or not permitted to go, it limits the ability for potential offenders to reach and victimise people or the property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. Access control can be established through natural, technical or organised controls such as landscaping, physical barriers, signage, security control etc.

Access control objectives and strategies include:

- Ensure that access to the development is controlled to reduce opportunities for crime.
- Ensure that access to restricted areas within the property is controlled to reduce opportunities for crime.
- Establish landscapes and physical locations that channel and group pedestrians into target areas.
- Encourage public spaces which attract, rather than discourage people from gathering.

Assessment of proposal and recommendations – Access control

Confusion resulting from ambiguous entry design can legitimise exploration, trespassing and excuse making by opportunistic criminals.

Substantial access control is proposed for every opening including:

- Palisade fencing and gates between the car park and proposed building
- Sliding lockable security gates to the referee amenities
- Roller door and lockable security gates to services room
- Sliding lockable security gates to the change rooms
- Sliding lockable and security gates to the toilet facilities
- Roller shutters and security grille over kiosk and control room windows
- Sliding lockable security gate to the first aid room
- Bi fold lockable security gates at either end of the pedestrian thoroughfare. The western bi fold gate can be locked in place.
- Security roller shutters for the multipurpose room glazing

Assessment

The proposed security measures are considered appropriate for the site and proposed development. The fencing and gates are of a sufficient height (over 2.1m generally) such that perpetrators would not be able to climb them easily.

3.4.3 Territorial reinforcement

Territorial reinforcement is linked to the principle of access control. 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 such as buildings, fences, signs, pavements or other objects to express ownership and to clearly delineate transition between public and private space; and appropriate environmental maintenance to promote ownership and use of spaces.

Territorial reinforcement objectives and strategies include:

- Ensure that the boundaries of the development are clearly defined to reduce excuse making and crime opportunities.
- Ensure that signage is displayed to provide guidance to users of the development and reduce excuse making opportunities.
- Promote design that encourages people to gather in public space and to feel some responsibility for its use and condition.
- Promote design with clear transitions and boundaries between public and private space.

Assessment of proposal and recommendations – Territorial reinforcement

The use of fencing, landscaping and ramp/stairs adjacent the carpark provides barriers symbolising the edge of the building area and public access afterhours. This is achieved to a lesser extent with the retaining walls, stairs and lawn on the field side of the building.

Assessment

The degree of territorial reinforcement proposed with the development is deemed appropriate for the public to semi-public and open use nature of the space. Access points appear as legible, though signage should be provided to assist with directing users of the site. Signage will also strengthen ownership cues on site.

3.4.4 Environmental (space and activity) management

Activity and space management involves the supervision, control and care of space. Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. 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.

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of damaged/inoperative lighting and the removal or refurbishment of deteriorated physical elements. Other space management objectives and strategies include that staff are aware of their obligations in regards to site management.

Assessment of proposal and recommendations – Environmental management

Good consistent management of the premises will contribute to natural surveillance and guardianship to reduce the overall risk of crime.

The presence of rubbish signals a lack of care and guardianship. This may stimulate interest in potential offenders and avoidance behaviour in others. In this regard, the DA should include appropriate measures for waste management and minimisation. Waste storage areas should also be kept clean and well managed.

Space management includes recommendations generally and good practices, which should be adopted as part of an overall site management plan (or similar):

- Provisions for staff to promptly replace any vandalised, damaged, or defective equipment / property – to avoid what is known as the “broken windows theory”. This theory is a principle adopted by crime prevention specialists worldwide. The theory is that the presence of a broken window will entice vandals to break more windows in the affected building and even in neighbouring buildings. The sooner broken windows are repaired, the less likely it is that such vandalism will occur in the future. Graffiti and other forms of vandalism fall into this same category and should be managed effectively and quickly through the ‘rapid removal’ strategy.
- Landscaped area should be well maintained to help communicate care and guardianship. Generally, landscaping is maintained to an appropriate height to limit concealment and promote a well-maintained space to further increase natural community control and guardianship. As part of this assessment, landscaping should be maintained at a height of <600mm.
- The presence of rubbish signals a lack of care, and guardianship. Prompt rubbish removal should occur by staff to reinforce strong territorial cues, which can be achieved via regular surveillance / maintenance checks of the site throughout the day. Waste should be kept contained with the designated waste storage area, secured and out of site.
- The public entrance off the car park should be clean and well-maintained to encourage regular use and reinforce strong territorial cues.

It is expected that appropriate site maintenance will occur to support appropriate space management.

4. RECOMMENDATIONS

As stated, the assessment and recommendations in this report do not factor matters such as broader social, environmental or economic impacts. The assessment and recommendations are made only in relation to mitigating the risk of crime, antisocial behaviour and fear of crime for the proposed development. Should the proposal be altered significantly, these recommendations may require amendment under a revised CPTED assessment.

Following a review of the site context, the proposed development is deemed to have an overall medium risk of crime, subject to adopting the recommendations outlined in this report. The proposal integrates measures to mitigate the risk of crime including:

- Surveillance through building design including natural and passive surveillance to the frontage, open sightlines along the streetscape, appropriately maintained landscaping (recommended), appropriate lighting (assumed and recommended) and CCTV (recommended).
- Access control through physical barriers such as locks/alarms (assumed) and fencing (provided), and as well as symbolic barriers such as transitional zones.
- Territorial reinforcement through the appropriate delineation of spaces both internal and external.
- Activity and space management through designation of space and provision of opportunities to enhance and maintain spaces.

A summary of the above-mentioned recommendations to reduce the risk of crime is as follows:

- Remove any obstructions to any windows and doors to maintain surveillance.
- CCTV is preferred for the site (although not a requirement of this report).
- Any landscaping should be limited to low growing ground covers or garden shrubs (<600mm high), to ensure views in and views out toward the oval.
- Lighting (in addition to the decorative lighting) should be provided to all areas in accordance with relevant Australian Standards and should be installed high to avoid vandalism.
- Signposting is required to enhance wayfinding and prevent unauthorised access to any restricted area of the site whether internal or external. All internal and external signage and directions should be built / installed in accordance with the Australian standards.
 - Signage should be provided along boundaries to the public domain.
 - Signage should also be used to keep people out of areas such as service or staff only areas.
- Ensure timely repair of damaged property and lighting, and 'rapid removal' approach to unauthorised graffiti. Consideration should be given to the use of graffiti resistant materials and surface treatments which are easy to clean / remove graffiti.

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

5. CONCLUSION

This Crime Risk Assessment has been prepared to assess the crime risk relating to the proposed redevelopment of the amenities at Max McMahon Oval, Rutherford NSW 2320. This report identifies that there is a **medium** risk of crime occurring within and around the proposed development, based upon a review of crime statistics, trends and observations made at the time this assessment was conducted. Recommendations are summarised in Section 4 of the report to mitigate the risk of crime, antisocial behaviour and fear of crime for the proposed development.

Following implementation of recommendations, an overall crime risk category of **moderate** has been given to the development considering the following:

- Rates and risk of crime is high in Rutherford when compared to the greater Maitland LGA and NSW generally.
- The proposed amenity facilities is entirely appropriate for this area, being compatible with the existing facilities. The premise would not alter the current demographics of the area to a degree that could result in increased or altered crime trends.
 - *Table 3-3* assesses the incidents of theft in Rutherford with respect to different types of premises. *Residential premises* represent the largest targets of theft. *Recreation* had a very low degree of incidents.
 - *Table 3-4* recorded incidents of assault. These rates are higher for Rutherford specifically than those for the greater Maitland LGA and more broadly NSW. Rates for assaults occurring for *recreation* are nil for Blacksmiths and negligible for the LGA generally.
 - *Table 3-5* suggests that the highest incidents of malicious damage occur on *residential premises*. *Recreation* has five recorded instances of malicious damage in the Rutherford area, and low rates in the LGA generally.
- The surrounding residential land uses will provide surveillance for the premises outside of standard opening hours, particularly at night, and vice versa when people are less likely to be home during the day when the premises is open and spaces activated.
- The building and spaces on site have been designed to ensure that there is a level of passive surveillance orientated toward the public space. The transition between public and semi-public space has been well delineated on this site. Space management should be kept up through the operational phase of this development.

The community value an urban lifestyle when it is safe, appropriate and well-managed. This report demonstrates that the proposal can achieve the aims and objectives of the strategic and policy context where social and crime risk is concerned, in as far as it recommends consideration of the CPTED principles and promotes safe and vibrant communities.

It is considered that by implementing the recommendations contained in this assessment, criminal activity will be reduced and the safety of 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, even if the recommendations are implemented.



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