



Crime Risk Assessment

Proposed Manufactured Home Estate

Mavid Development Pty Ltd

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Basis of Report

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1.0 Introduction

The purpose of this Crime Risk Assessment (CRA) is to identify and assess crime risk associated with the proposed Manufactured Home Estate located at 16 Denton Close and 10 River Road, Windella, NSW 2320. The CRA seeks to identify any design elements of the proposed development that may contribute to opportunities for crime, so that these may be 'designed out' to maximise safety during operation of the premises. Where appropriate, this CRA recommends proactive and preventative design measures in **Section 7** to minimise opportunities for crime.

The CRA has been prepared in accordance with the Crime Prevention Through Environmental Design (CPTED) guidelines prepared by the NSW Police in conjunction with the Department of Planning and Environment

CPTED is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

There are four CPTED principles that need to be considered when designing developments:

- Surveillance;
- Access control;
- Territorial Reinforcement; and
- Space Management.

This CRA considers these principles, in the context of the proposed development and the surrounding locality.

2.0 Description of Proposal

The proposed development scheme provides for a manufactured home estate and associated facilities which comprises of a total of 282 lots. The estate will include a community facilities area including clubhouse, swimming pool and outdoor recreation facilities, along with internal roads and site landscaping. Construction of the development will be undertaken under 18 stages, progressing from the site entry off River Road and finishing at the northern end of the site.

3.0 Local Context

The site is located across two lots within the Maitland Local Government Area (LGA), which are legally described as Lot 9 in DP553872 and Lot 1 in DP245953, with street addresses of 16 Denton Close and 10 River Road, Windella, NSW 2320 respectively.

The site has an area of approximately 14.2 hectares in total, of which 16 Denton Close comprises approximately 9.9 hectares, and 10 River Road approximately 4.34 hectares. (refer to **Figure 1**). The site has a 455m frontage to New England Highway to the south, and a 109m frontage to River Road to the west.



The site sits within a RU2 Rural Landscape zone and is surrounded by a range of zoning areas including R5 Large Lot Residential, E3 Productivity Support, and SP1 Aerodrome zoned land. Maitland Airport is located within the SP1 zone immediately to the east of the site, and the New England Highway (SP2 Classified Road) borders the south of the site.

Figure 1 Aerial Photograph (Source: Nearmap)



4.0 Crime Opportunity

Given the relatively low density area in which the site is located, there is minimal opportunity for increased crime and/or anti-social behaviour (e.g. vandalism, graffiti, litter, excessive noise, anti-social after hours activity).

5.0 Crime Statistics

The crime statistics for the area have been sourced from the NSW Bureau of Crime Statics and Research (*Crime Maps | BOCSAR, 2023*). Rate maps have been relied upon for extracting and analysing the below statistics. Rate maps illustrate the relative rate of crime per head of residential population for areas across NSW. Users can choose to compare crime rates across council areas. For the chosen level of geography, the map shows areas with high, low and moderate crime rates computed by dividing the number of recorded incidents/victims/offenders by the residential population for each area.



Rates are calculated using population data provided by the Australian Bureau of Statistics (ABS). The crime mapping tool rates on the maps, tables and column and pie graphs are for 12 monthly periods. Rates on the trend graph and for trend tests are for monthly periods. Monthly rates are calculated by applying the corresponding ABS population to the monthly count and then multiplying the result by 100,000.

SLR assessed crime statistics for the suburb of Windella, however minimal data is available for this area due to its low population size of 845 (ABS 2021 Census). Therefore, crime statistics for the Maitland LGA have been assessed to provide a representation of crime rates in the area. This may not provide an exact reflection of the crime statistics for the suburb of Windella, however it is the most accurate level of assessment that can be conducted with the data available.

Relevant to the site and proposal, SLR have identified that the most relevant forms of criminal activity are as followed:

- **Drug Offences:** Possessing, selling, dealing, trafficking, importing, manufacturing or cultivating illicit drugs and misuse of licit prescription drugs.
- **Malicious damage to property:** Wilful and unlawful destruction, damage or defacement of public or private property or the pollution of property or a definable entity held in common by the community (ANZSOC, 2011). Includes the police incident categories of graffiti, malicious damage to property, public place - damage fountain/wall etc and public place - damage shrine/monument.
- **Theft and stealing:** Unlawful taking or obtaining of money or goods not involving the use of force, threat of force or violence, coercion or deception, with the intent to permanently or temporarily deprive the owner or possessor of the use of the money or goods, or the receiving or handling of money or goods obtained unlawfully.
- **Robbery:** Unlawful taking of property, with intent to permanently deprive the owner of the property, from the immediate possession, control, custody or care of a person, accompanied by the use, and/or threatened use of immediate force or violence (ANZSOC, 2011). 'Robbery' is further categorised as robbery without a weapon, robbery with a firearm or robbery with a weapon not a firearm. Includes the police incident categories of robbery, robbery with aggravation, demand money with menaces, robbery with wounding, other robbery, and armed robbery.

Source: Crimetool.bocsar.nsw.gov.au. (2023).

Data for the site and proposed development is indicated through the following points:



- **Incidents of Drug Offences on Residential Premises** in Maitland LGA, from July 2022 to June 2023 are above the NSW average in the year to June 2023 with a rate of 173.4 per 100,000 population, compared to the NSW average which comprises a rate of 109.8 per 100,000 population in year to June 2023. Maitland LGA comprises a rate for drug offences in general which is statistically lower than the NSW average. The data is indicating that the year to June 2023 accounts for a rate of 462.7 incidents within Maitland LGA per 100,000 population, is significantly lower than the NSW average of 541.0 incidents per 100,000 population. Refer to **Figures 2 and 3**. There is no evidence to suggest that development of a new manufactured home estate at the site would attribute to an increase in incidents of drug offenses at the site or within the immediate vicinity. The site is located within a sprawling low-density residential area, with close proximity to Maitland Airport, and is located away from licensed liquor venues and other late night trading premises.
- **Incidents of Non DV Related Malicious damage to property on Residential Premises** from July 2022 to June 2023 in Maitland LGA were above the NSW average. The data is indicating that the year to June 2023 accounts for a rate of 269.5 incidents within the Maitland LGA per 100,000 population, compared to the NSW average of 220.9 incidents per 100,000 population. Maitland LGA comprises a rate for non-dv related malicious damage to property incidents in general which is statistically higher than the NSW average. The data is indicating that the year to June 2023 accounts for a rate of 550.0 incidents within Maitland LGA per 100,000 population, higher than the NSW average of 467.4 incidents per 100,000 population. Refer to **Figures 4 and 5**. It is also worth noting that Maitland LGA has experienced over the past 5-year trend a stable rate for incidents of non DV related malicious damage to property on Residential Premises. The development of a manufactured home estate and associated facilities is unlikely to affect this due to the site's location away from busy areas and late-night trading premises. The fact that the development of a manufactured home estate and associated facilities is unlikely to impact this stability is a key consideration. The location of the site away from busy areas and late-night trading premises plays a crucial role in mitigating potential risks associated with malicious activities. This geographical aspect suggests that the community is strategically planning and zoning areas to maintain a harmonious living environment. The decision to establish a manufactured home estate away from bustling areas indicates a deliberate effort to prioritise the safety and well-being of residents. By avoiding proximity to busy locales and late-night trading premises, the development minimises the likelihood of attracting undesirable activities that might lead to property damage or other security concerns. Furthermore, this planned development aligns with a proactive approach to community safety.
- **Incidents of Theft to property on Residential Premises** from July 2022 to June 2023 were above the NSW average. This was indicated with a rate of 1385.9 (1255 counts) per 100,000 population, which was greater than the NSW rate of 1029.8 (83,348 counts). Maitland LGA statistically experienced a generally stable count of this criminal activity over the past 5-year trend. It is also worth noting that both NSW and Maitland LGA have experienced over the past 5-year trend, a decrease of 4.6% and 6.1 % respectively in incidents of theft in general. The data is indicating that the year to June 2023 accounts for a rate of 2875.7 incidents of theft in general within Maitland LGA per 100,000 population, higher than the NSW average of 2297.4 incidents per 100,000 population. Refer to **Figures 6 and 7**. Within manufactured home estates it is noteworthy to consider that the decrease in theft over the past 5 years would be even less at the proposed development. The proposed development is situated in a strategic location to mitigate security concerns. This decline in theft incidents is particularly significant when considering the context of the estate being situated away from both late-night trading areas and along highways with limited stopping traffic.

The fact that theft incidents on residential premises have decreased by 4.6% suggests that the security measures implemented within the manufactured home estates are having a positive impact. The community's focus on creating a safe and secure environment for



residents is evident, and the decline in theft incidents underscores the success of these efforts. This trend could be attributed to enhanced surveillance, community awareness programs, and the implementation of effective security protocols within the estates. Additionally, the broader decrease of 6.1% in incidents of theft in general reflects a comprehensive approach to security management within the area and will be increasingly less within the manufactured home estates. Through the implementation of crime prevention strategies tailored to the sites specific characteristics the estates' location away from late-night trading areas and highways further contributes to reducing the opportunities for theft, as these tend to be associated with increased foot traffic and potential criminal activity.

- **Incidents of Robbery to property on Residential Premises** from July 2022 to June 2023 were slightly below the NSW average. This was indicated with a rate of 4.4 per 100,000 population, which was greater than the NSW rate of 5.2 per 100,000 population. The data is indicating that in Maitland LGA, the year to June 2023 accounts for a rate of 32.0 incidents of robbery in general per 100,000 population, slightly higher than the NSW average of 24.0 incidents per 100,000 population. Refer to **Figures 8 and 9**. The likelihood of incidents involving robbery on residential premises within manufactured home estates is relatively low for several reasons. One primary factor contributing to this reduced risk is the nature of these estates themselves. This manufactured home estate is designed with a focus on fostering a sense of community and security. Manufactured home estates are often designed with limited through traffic, reducing the presence of unknown individuals in the area. This controlled access makes it more challenging for potential robberies to occur and enter the premises unnoticed. Natural surveillance is increased as residents in manufactured home estates often take pride in ownership, and there is a heightened sense of responsibility for the well-being of the community. This shared interest encourages residents to be more vigilant, and they may implement surveillance measures. The location of the manufactured home estate has been chosen strategically to avoid high-crime areas. The management of this manufactured home estate will implement security measures, such as well-lit common areas, and CCTV cameras. These measures contribute to an environment that is less conducive to criminal activities like robbery.

Figure 2 to Figure 9 rate maps represent the above data (extracted from the BOSCAR mapping system).



Figure 2 Incidents of Drug Offences in Maitland LGA, from July 2022 to June 2023 (Source: NSW Bureau of Crime Statistics and Research)

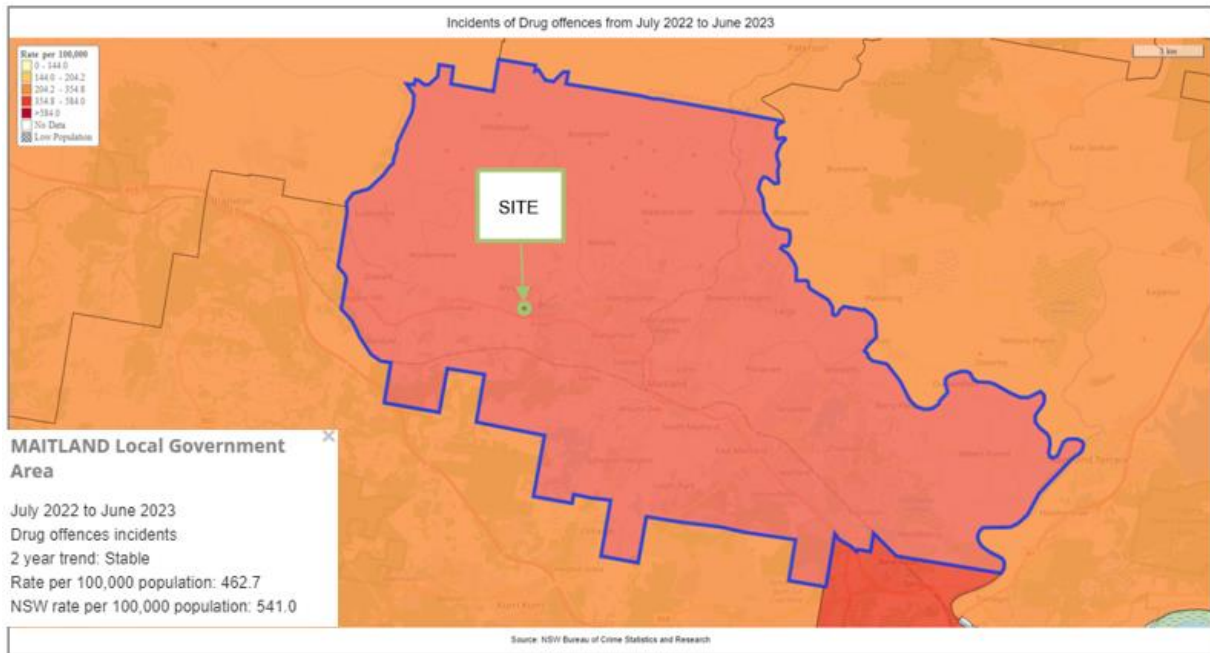


Figure 3 Incidents of Drug Offences on Residential Premises in Maitland LGA, from July 2022 to June 2023 (Source: NSW Bureau of Crime Statistics and Research)

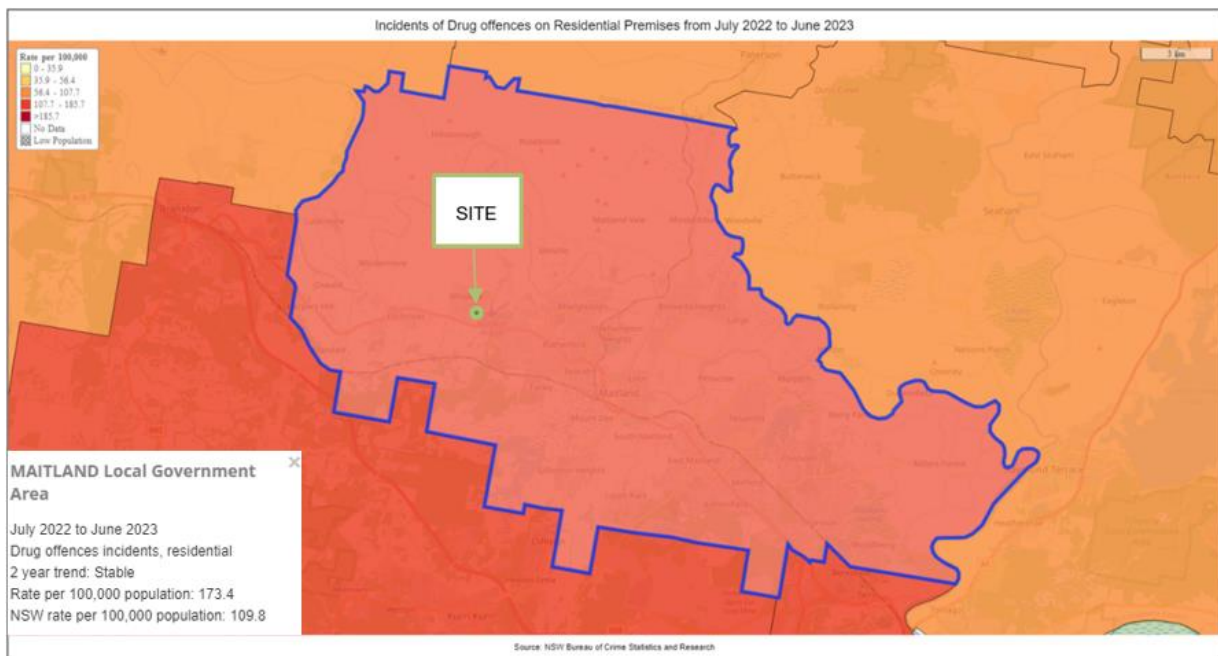


Figure 4 Incidents of Non DV Related Malicious damage to property in Maitland LGA from July 2022 to June 2023 (Source: NSW Bureau of Crime Statistics and Research)

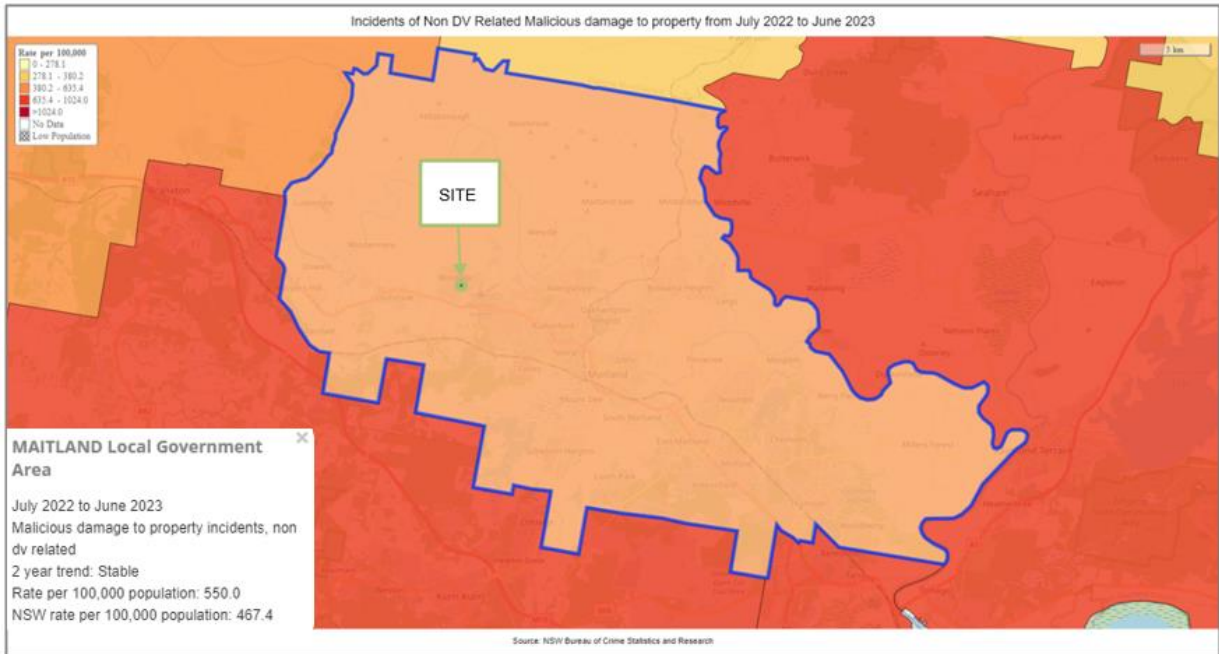


Figure 5 Incidents of Non DV Related Malicious damage to Residential Premises in Maitland LGA from July 2022 to June 2023 (Source: NSW Bureau of Crime Statistics and Research)

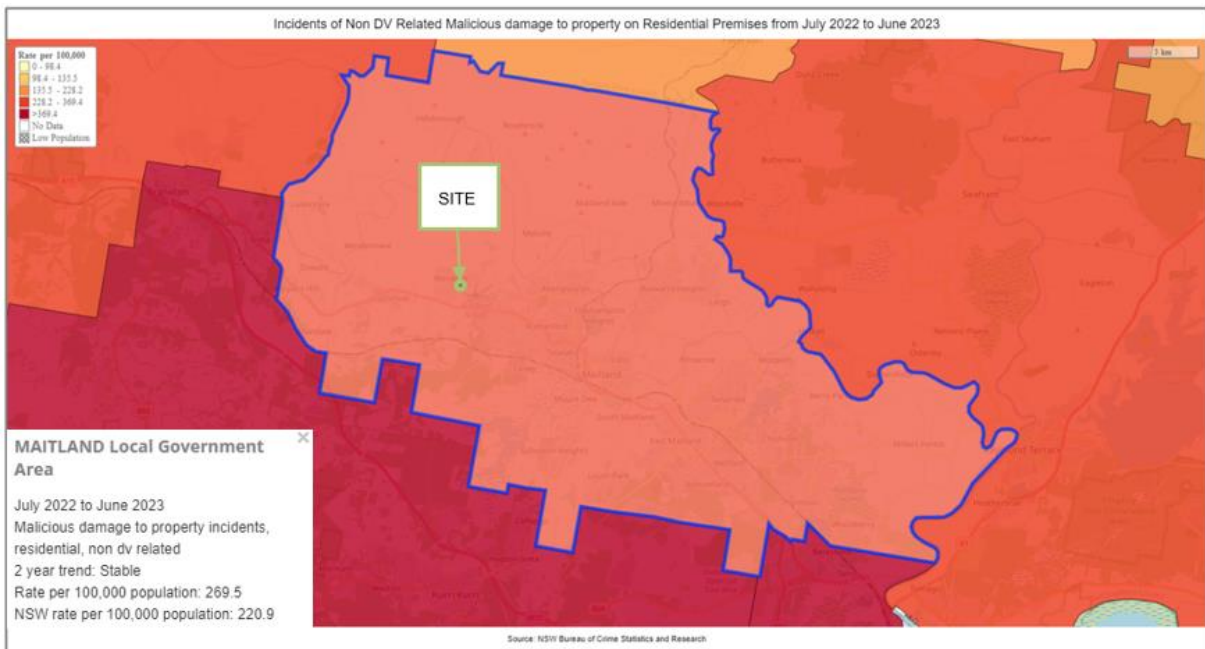


Figure 6 Incidents of theft in Maitland LGA, from July 2022 to June 2023 (Source: NSW Bureau of Crime Statistics and Research)

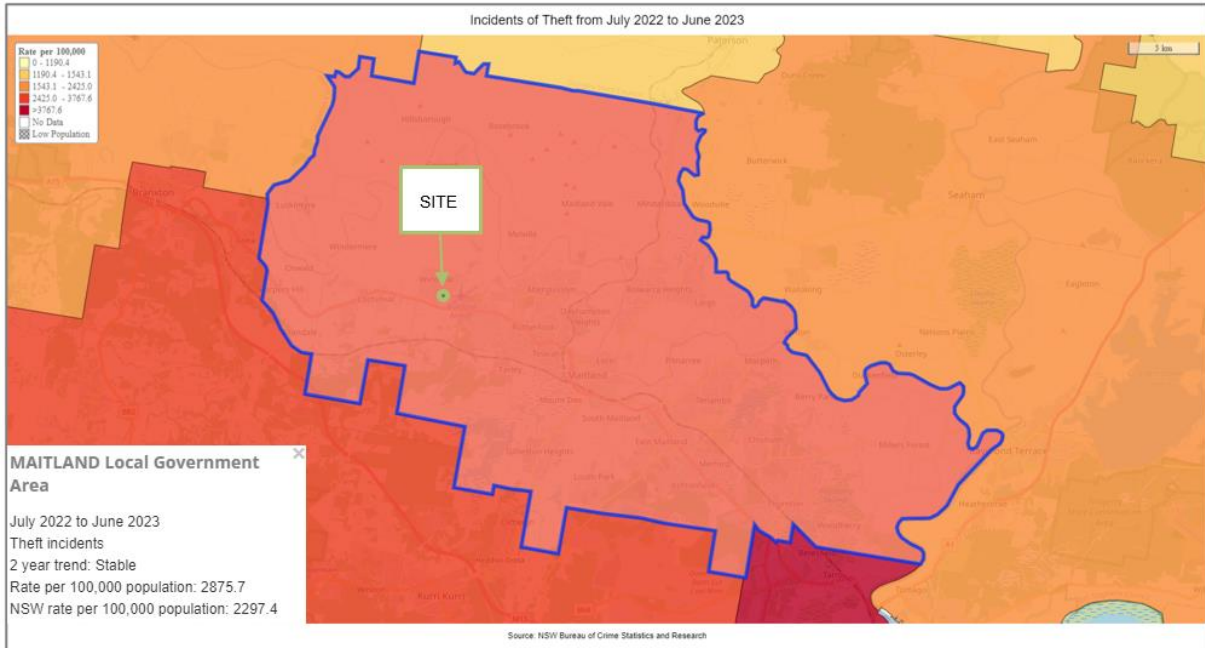


Figure 7 Incidents of theft to Residential Premises in Maitland LGA, from July 2022 to June 2023 (Source: NSW Bureau of Crime Statistics and Research)

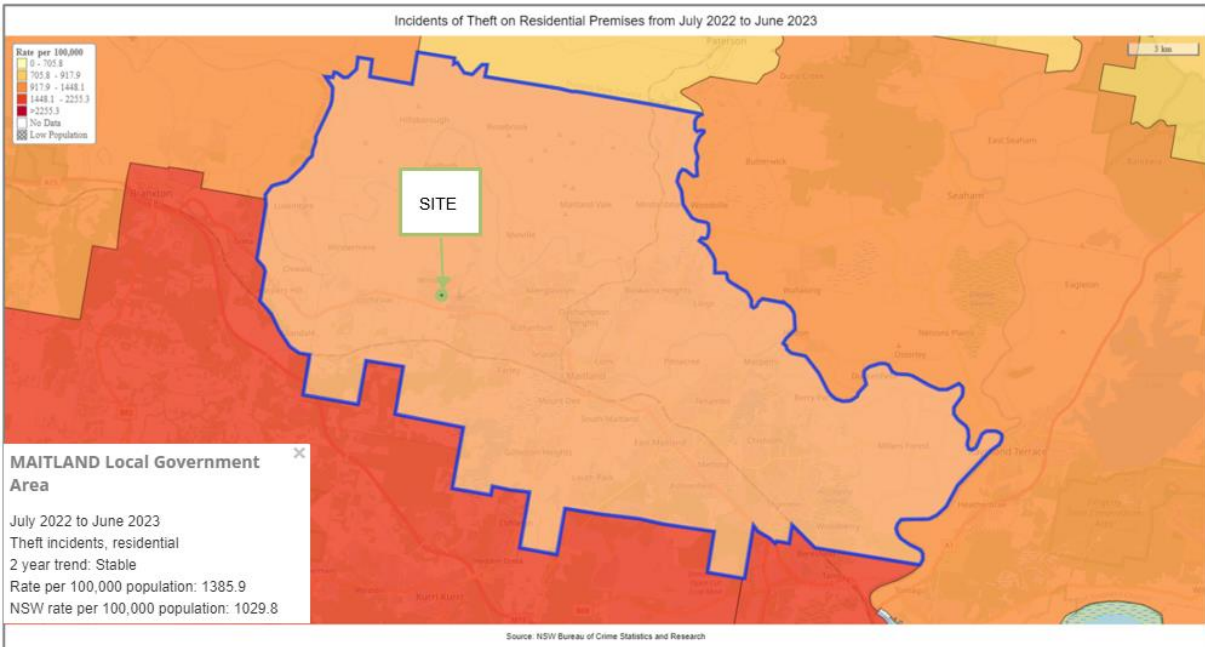


Figure 8 Incidents of robbery in Maitland LGA, from July 2022 to June 2023 (Source: NSW Bureau of Crime Statistics and Research)

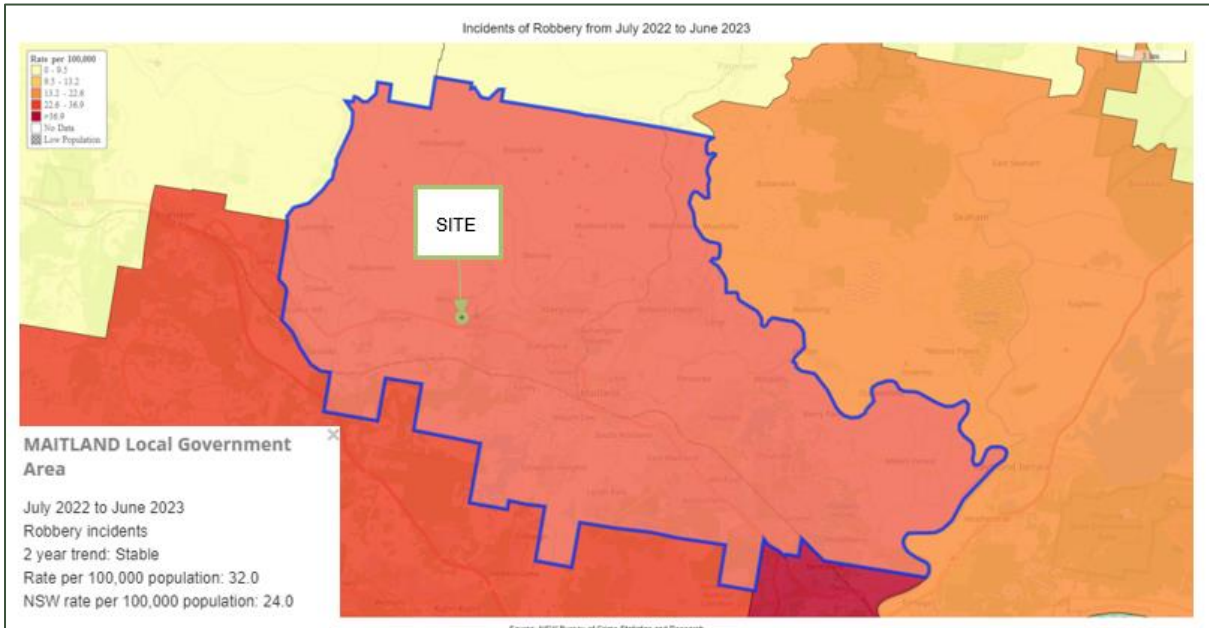
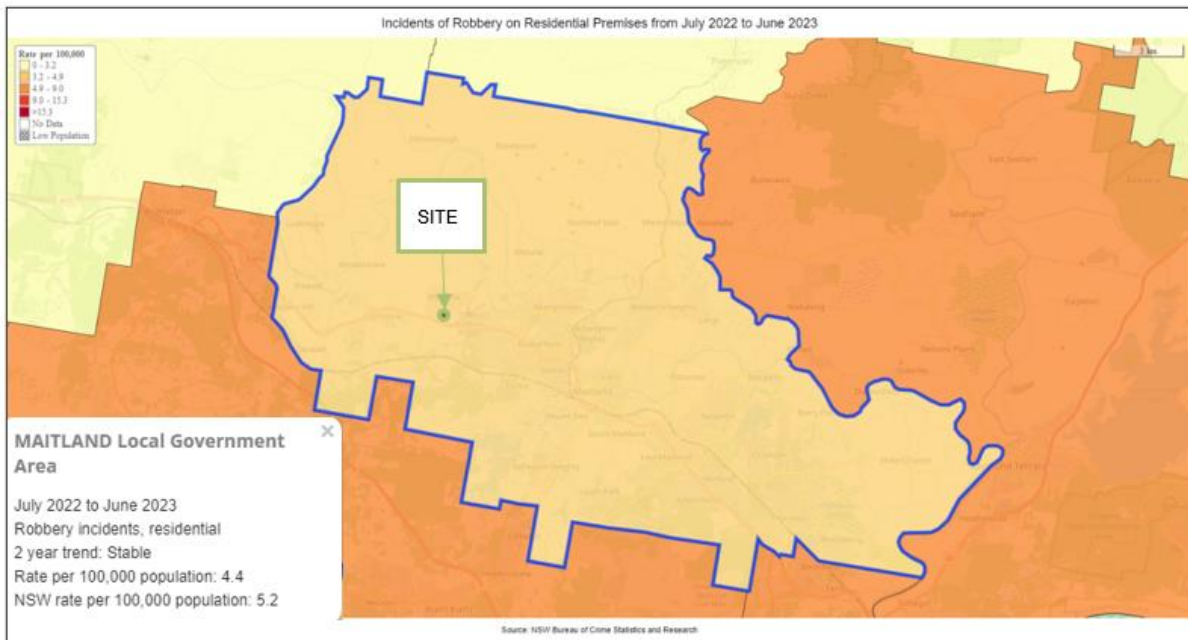


Figure 9 Incidents of robbery to Residential Premises in Maitland LGA, from July 2022 to June 2023 (Source: NSW Bureau of Crime Statistics and Research)



It is considered that although Maitland LGA experiences various counts of criminal activity as per the figures above, this is not dissimilar to many other suburbs/areas in NSW. The majority of the crime activity is identified as Moderate within the suburb and crime involving robbery and theft is considered Low when attributed to a criminal activity upon “Residential Premises”.



Given the site is located in a largely low-density residential area (refer **Figure 10**), it is considered that the site, once developed for the purpose of a manufactured home estate facility is unlikely to attract increased criminal behaviour. The facility will employ its own crime deterrent strategies and practices through design and management (as detailed in **Section 7**).

Figure 10 Site Location Map – Surrounding Area (Source: Nearmap 2023)



6.0 Socio Economic Indexes for Areas

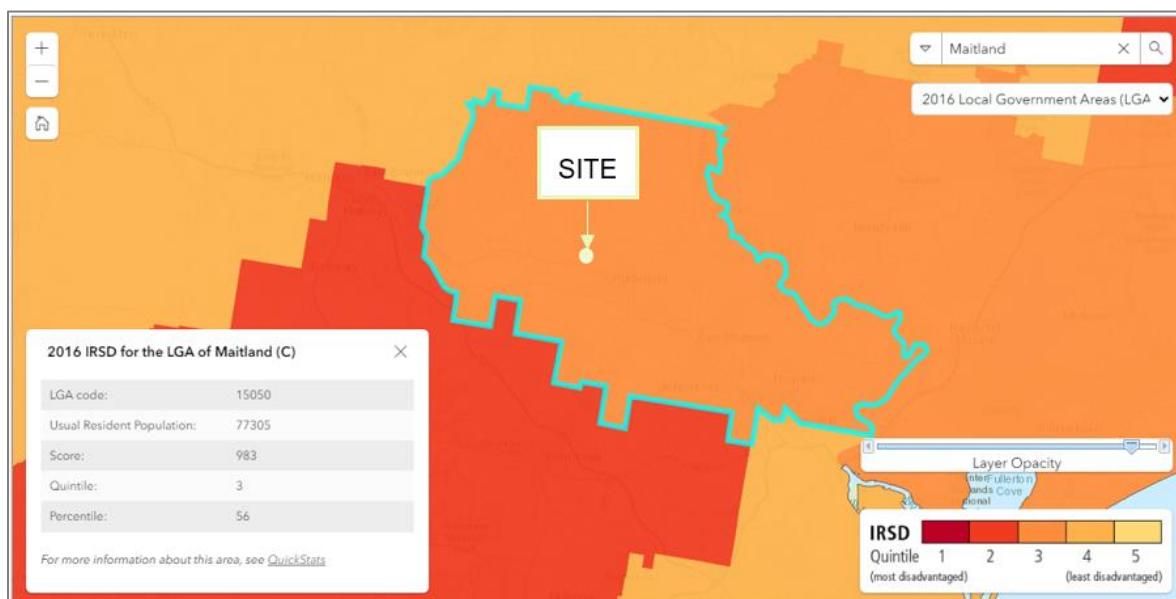
The Socio-Economic Indexes for Areas (SEIFA) is a tool used for measuring the social and economic conditions of Australian communities. SEIFA uses a broad definition of relative socio-economic disadvantage in terms people's access to material and social resources, and their ability to participate in society.

A higher index value (higher rank) indicates an area has a high proportion of people with high incomes and a skilled workforce. Conversely a low index value (lower rank) indicates an area has a high proportion of people unemployed and/or with low incomes and more employees in unskilled occupations.

Overall, in 2016 (most recent SEIFA data), the SEIFA index showed that the Maitland LGA was identified with a 983 Index score, placing it within the 56th percentile. The percentile column indicates the approximate position of this area in a ranked list of Australia's suburbs and localities. It gives an indication of where the area sits within the whole nation. A higher number indicates a higher socio-economic status. For instance, within the Index of Relative Socio-Economic Disadvantage (IRSD) Maitland's percentile of 56 indicates that approximately 56% of Australia's suburbs have a SEIFA index lower than this area (more disadvantaged), while 44% are higher. To provide a further holistic review, neighbouring areas including Cessnock LGA's IRSD is identified as 21st percentile, and Newcastle LGA's IRSD is identified as 67th percentile. **Figure 11** illustrates the findings of data captured in 2016 ABS data.



Figure 11 SEIFA Index Mapping Extract Index of Relative Socio-Economic Disadvantage (IRSD) (Source: Australian Bureau of Statistics, Census of Population and Housing 2016)



The site falls within an area identified as moderate under the SEIFA index, however assumptions cannot necessarily be drawn that there will be an increase or reduction in the amount of crime within that particular area. SEIFA scores are useful for understanding the distribution of socio-economic conditions across different areas. As part of the assessment within this report, it is noted that the proposed manufactured home estate is providing additional opportunity for growth and development within the area.

7.0 Crime Prevention Through Environmental Design

The following provides an assessment of the proposed development against CPTED principles and documents recommendations to further improve the safety and security of the manufactured home estate.

As stated in Section 1, CPTED is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. CPTED aims to influence the design of buildings and places by:

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

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

In accordance with the 4 key strategies, the principals of crime prevention and public safety are addressed below in relation to the proposed development.



7.1 Natural Surveillance

Natural surveillance limits the opportunity for crime by increasing awareness that people can be seen. Potential offenders therefore feel increased scrutiny and limitations on their escape routes.

Good surveillance is achieved by:

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

The design of the proposed development affords natural surveillance by the strategic placement of physical features and buildings to maximise visibility within the site, particularly across the community facilities and outdoor recreation areas. The specific design elements include:

- Clear sight lines from dwelling lots across River Road and its intersection with New England Highway allowing maximum surveillance of pedestrians and vehicles.
- Clear sightlines are provided between the dwelling lots and the community facilities.
- Arranged manufactured homes in a way that promotes visibility between neighbouring residences.
- Passive surveillance is achieved at the community facility with large glazed windows and outdoor recreation facilities.
- Access to the closed estate through a single, gated entry point will assist with natural surveillance of the entry and early identification of suspicious activity;
- The community facility car park encourages passive surveillance during the daytime and operational hours and incorporates active measures including CCTV cameras and external lighting;
- Additional passive surveillance through the inclusion of paths, activity locations, and a central clubhouse, creating activity within the estate on a natural and ongoing basis;
- No 'hidden spots' have been created within the site. The site promotes activity throughout the overall development with the inclusion of the central recreation area, perimeter walking track and associated ancillary informal recreation spaces.

Recommendations:

- Landscaping should be regularly maintained to ensure clear sightlines. If not maintained appropriately it may offer concealment opportunities and reduce the opportunity for natural surveillance;
- Lighting in streets and pathways in the manufactured home estate is to be designed to a minimum standard of AS1158 and AS4282 Outdoor Lighting Obtrusive Effects;
- External lighting should be provided around the community facility, entrances to the estate, pedestrian pathways, landscape areas and car parking areas to enable clear vision and should be designed in such a manner to minimise concealment opportunities and reduce shadowing. The standard of lighting should also serve to provide clear identification of activity using CCTV cameras;
- Relevant internal areas of the clubhouse building should comprise CCTV; and



- Lighting should be appropriately maintained, and management is to ensure that the systems are in good working order. Broken light fixtures and bulbs should be replaced within 24-48 hours.

7.2 Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space.

Good access control for the movement of people is achieved by:

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

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

- One clear entry point on River Road, providing the main access for the site;
- Clear delineation of the property boundaries with landscape treatment and fencing;
- Appropriate lighting and wayfinding signage for residents;
- A well-positioned community facility, with visibility to the main entrance;
- Planned residential streets which minimises through traffic and discourages speeding, creating a safer environment for pedestrians;
- Restricted the number of access points to the estate to make it easier to monitor and control entry; and
- Building and wayfinding identification signage advising the community of the facilities and location of amenities on the site.

Recommendations:

- Regular maintenance of signage, landscaping and pathways;
- A monitored intruder alarm system on the community facility should be installed to enhance security measures by incorporating a duress facility into the system.
- Clearly denoted pedestrian walkway areas;

7.3 Territorial Reinforcement (Community Ownership)

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern, i.e. it makes the normal user feel safe and makes the potential offender aware of a substantial risk of apprehension or scrutiny. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs.

Community ownership (territorial reinforcement) makes people feel comfortable in a place and is achieved by:

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



Elements of territorial reinforcement included in the design and management of the proposed development include:

Design that clearly delineate spaces that are to be used for congregation and areas that are not. This ensures that any potential intruders or people who are not part of the operation stand out and be easily identified;

- Clearly defined boundaries of the development. This can be seen through landscaping and boundary fencing;
- Provision of directional signage and information display around the site, predominately at the community facility location and access points along Denton Close and River Road, controlling activities and movements throughout the estate;

Recommendations:

- Identify / advertise the presence of CCTV for deterrence benefit;
- The premises and landscaping should be maintained such that it communicates an alert and active presence occupying the space.

7.4 Space Management

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

7.4.1 Maintenance

Management and maintenance are closely linked to a sense of ownership. Good management and maintenance of a place, or property, is often the difference between it seeming safe or unsafe and it being cared for or uncared for. Deterioration indicates less control by the users of a site and indicates a greater tolerance of disorder. It is in the interest of the manufactured home estate to maintain the site to a high standard so that people utilise the offering at the site.

The proposed development will have a permanent on-site manager and with the expectation that a large number of residents will be permanent and/or long term occupants the sense of ownership is inherent within the proposal.

7.4.2 Target Hardening and Removal

Target hardening and removal is the use of 'design out crime' strategies to make it harder for a crime to be committed and reduces the gains of crime. While this is the most long-established and traditional approach to crime prevention, it can create a 'fortress mentality' and imagery whereby users of the development withdraw behind physical barriers and the self-policing capacity of the built environment is damaged. This is effectively working against CPTED strategies that rely on surveillance, territoriality and positive image management.

The proposed development includes the use of some physical barriers associated with target hardening; however, the design and layout allows ample opportunities for natural surveillance. It provides clearly defined boundaries through the built form, materials and landscape and encourages natural access control. The design has ensured that there is a safe environment for the local community utilising the site.

Recommendations:

- The main entrances are monitored with CCTV cameras;
- The pedestrian pathways are well lit;
- Perimeter fencing is sufficiently maintained to create a clear boundary



- Trim vegetation and trees near buildings and entry points to eliminate potential hiding spots for criminals;
- Use landscaping to enhance visibility, ensuring that there are no blind spots for surveillance;

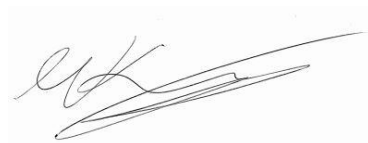
In summary, the proposed development meets the CPTED principles and the recommendations made within this report are suggested for further crime prevention as part of the design and management of the facility.

8.0 Conclusion

The above crime risk assessment of the manufactured home estate proposed at 16 Denton Close and 10 River Road, Windella. This Crime Risk Assessment confirms the proposal can be built and managed to minimise the potential risk of crime. The proposed development will maintain a safe environment for everyone utilising the site as well as passersby. Implementation of the above-mentioned measures into the design of the proposal will create an environment that will dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur.

The proposed operation is considered to be consistent with the Department of Planning and Environment (former Department of Urban Affairs and Planning) Crime Prevention and the Assessment of Development Applications, 2001.

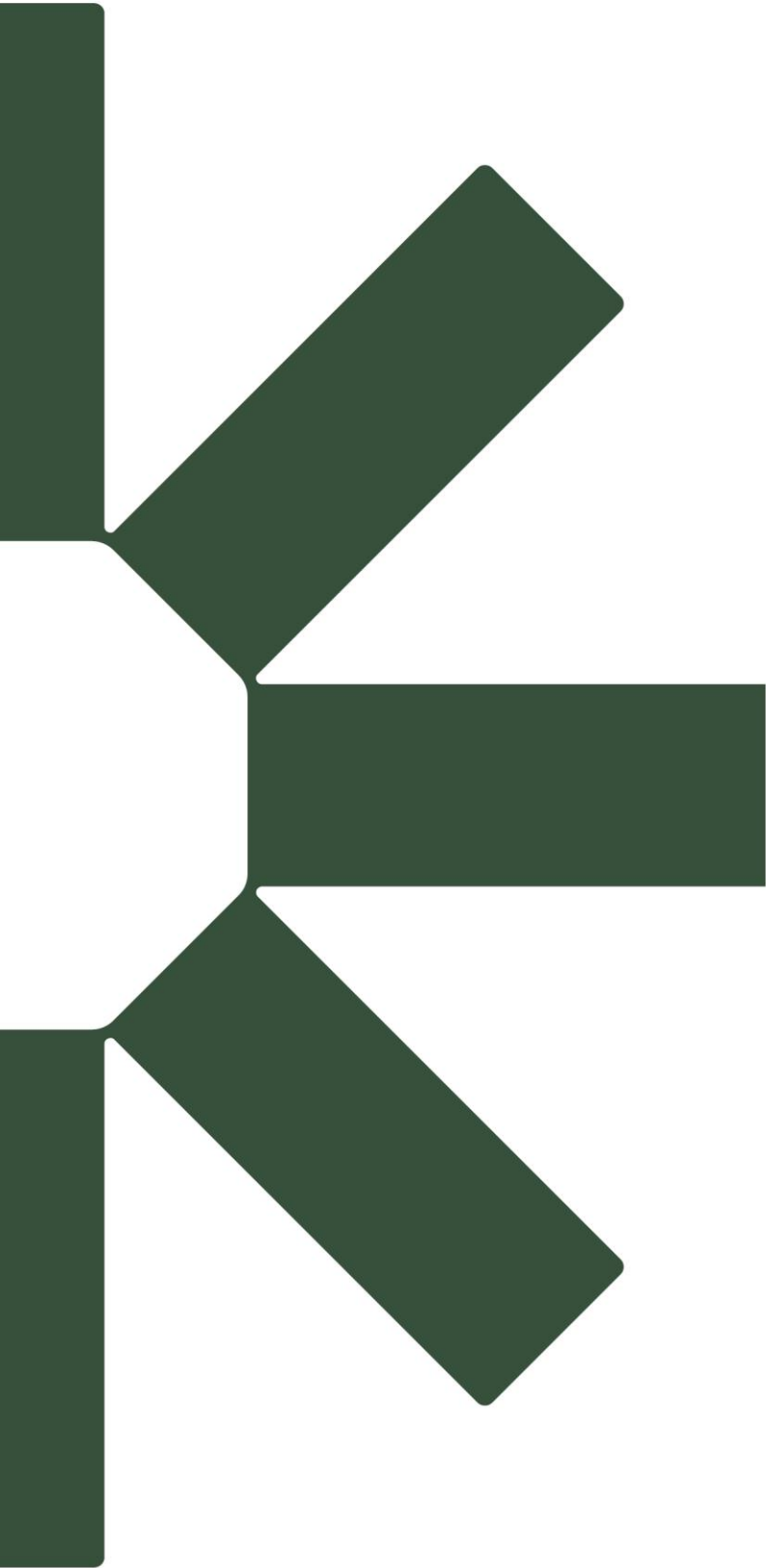
Sincerely,



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Making Sustainability Happen