



PM Anderson Consulting

Crime Prevention through Environmental Design Assessment

Proposed Multi Dwelling Housing Development

39 & 41 Fairfax Street, Rutherford

December 2023

© Copyright Barker Ryan Stewart Pty Ltd
2023 All Rights Reserved

Project No.	230888
Author	BM
Checked	LW
Approved	BM

Rev No.	Status	Date	Comments
1	Draft	8/11/2023	
2	Final	15/12/2023	

COPYRIGHT

Barker Ryan Stewart reserves all copyright of intellectual property in any or all of Barker Ryan Stewart's documents. No permission, licence or authority is granted by Barker Ryan Stewart to any person or organisation to use any of Barker Ryan Stewart's documents for any purpose without the written consent of Barker Ryan Stewart.

REPORT DISCLAIMER

This report has been prepared for the client identified in section 1.0 only and cannot be relied on or used by any third party. Any representation, statement, opinion or advice, expressed or implied in this report is made in good faith but on the basis that Barker Ryan Stewart are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in any respect of any representation, statement, or advice referred to above.



SYDNEY
P (02) 9659 0005
E sydney@brs.com.au

CENTRAL COAST
P (02) 4325 5255
E coast@brs.com.au

HUNTER
P (02) 4966 8388
E hunter@brs.com.au

COFFS HARBOUR
P (02) 5642 4222
E coffs@brs.com.au

NORTHERN RIVERS
P (02) 6681 6696
E northernrivers@brs.com.au

SOUTH EAST QUEENSLAND
P (07) 5582 6555
E seqld@brs.com.au

Table of Contents

1	Introduction	4
1.1	Overview	4
1.2	Site and Locality	4
1.3	Proposed Development	6
2	Crime Statistics	9
2.1	Assault (Domestic)	10
2.2	Break and Enter (Dwelling)	11
2.3	Robbery	12
3	CPTED Principles	13
3.1	Surveillance	13
3.2	Access Control	14
3.3	Territorial Reinforcement	15
3.4	Space Management	16
4	Conclusion	17

List of Figures

Figure 1:	Aerial imagery of site (Nearmap, 2023)	5
Figure 2:	Extract from land use zone map (ePlanning, 2023)	5
Figure 3:	Extract from Site Plan (Agcad, 2023)	6
Figure 4:	Extract from Perspectives SH2 (Agcad, 2023)	7
Figure 5:	Extract from Landscape Plan (Agcad, 2023)	8
Figure 7:	Assault (Domestic), 2019	10
Figure 8:	Assault (Domestic), 2023	10
Figure 9:	Rates of Assault (Domestic) – July 2019 to May 2023	10
Figure 10:	Break & Enter (Dwelling), 2019	11
Figure 11:	Break & Enter (Dwelling), 2023	11
Figure 12:	Rates of Break and Enter (Non Dwelling) – July 2019 to May 2023	11
Figure 13:	Robbery, 2019	12
Figure 14:	Robbery, 2023	12
Figure 15:	Rates of Robbery – July 2019 to May 2023	12

List of Tables

Table 1:	Crime Levels in Rutherford and Maitland LGA	9
Table 2:	Surveillance issues and recommendations	13
Table 3:	Access control issues and recommendations	14
Table 4:	Territorial reinforcement issues and recommendations	15
Table 5:	Space management issues and recommendations	16

1 Introduction

1.1 Overview

The purpose of this report is to consider the potential crime risk generated by the proposed residential development and to identify proactive and preventative building design measures to minimise opportunities for crime.

The report 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.

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the '*planning, design and structure of cities and neighbourhoods*'. The main aims of the policy are to:

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

The NSW Police guidelines provide four key principles in limiting crime through design. These are:

1. Surveillance;
2. Access control;
3. Territorial re-enforcement; and
4. Space/activity management.

We have inspected the site and undertaken a preliminary assessment of the architectural plans against the above guidelines. This report recommends principles for the residential development to reduce the potential for crime.

1.2 Site and Locality

The real property description is Lots 10 and 11 DP 806354 located at 39 & 41 Fairfax Street, Rutherford.

The site is currently vacant of structures and slopes heavily from the rear of the site to the Fairfax Street road reserve frontage. A driveway exists along the access handle and northern boundary of the site. Refer to an aerial image of the site at Figure 1.

The combined site area is approximately 9,260m².

The site is zoned R1 General Residential pursuant to Maitland Local Environmental Plan 2011 as shown in Figure 2.

The surrounding locality is characterised by a mix of residential, community and recreation developments. Development and land surrounding the subject site include the following:

- North: residential development of varying densities including townhouses and single dwellings orientated to Fairfax Street with larger remnant land holdings fronting the open space areas in the west;

- East: large area of maintained vacant R1 zoned land;
- South: residential development of varying densities including townhouses and single dwellings, Norm Chapman Oval and the Rutherford Tennis Centre; and
- West: residential development of varying densities including townhouses and single dwellings with the Bradford Hotel and fast food/ retail offerings beyond.



Figure 1: Aerial imagery of site (Nearmap, 2023)

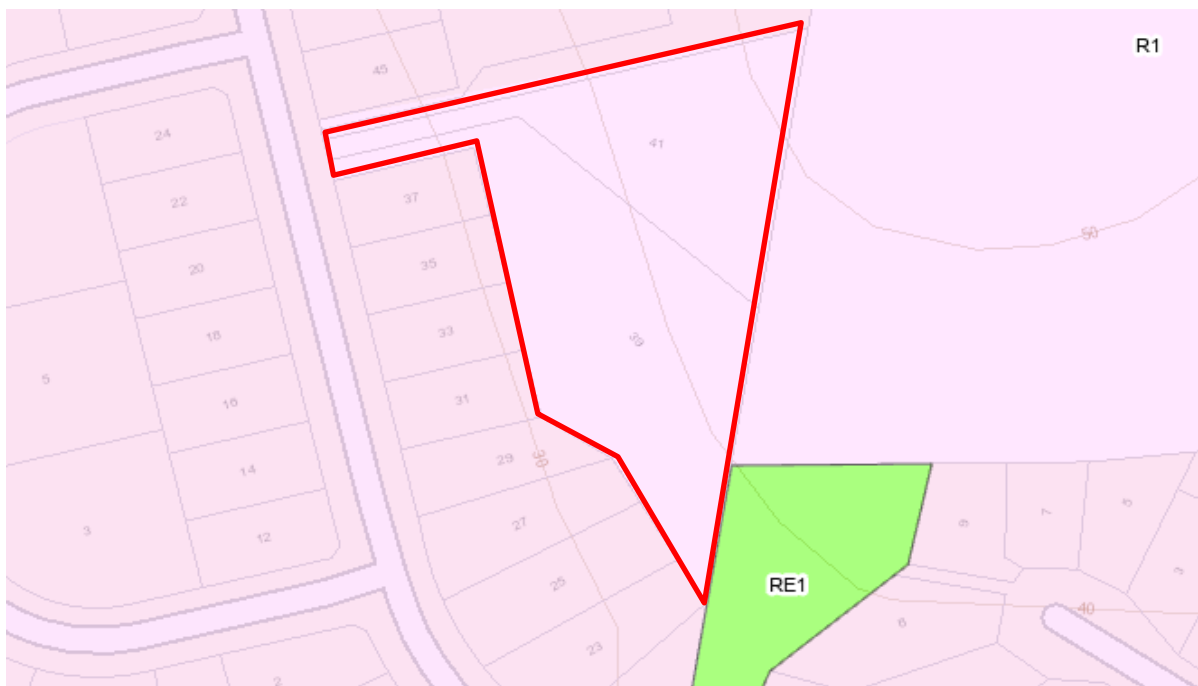


Figure 2: Extract from land use zone map (ePlanning, 2023)

1.3 Proposed Development

The proposed development incorporates the construction of a multi dwelling housing development comprising the following:

- 21 detached townhouse style dwellings containing internal garages.
- High quality landscaped private open space areas.
- Central communal open space with children’s play equipment and a dedicated caravan parking area.

An extract from the Site Plan is provided at Figure 3 and specific elements of the development are discussed in headings below.

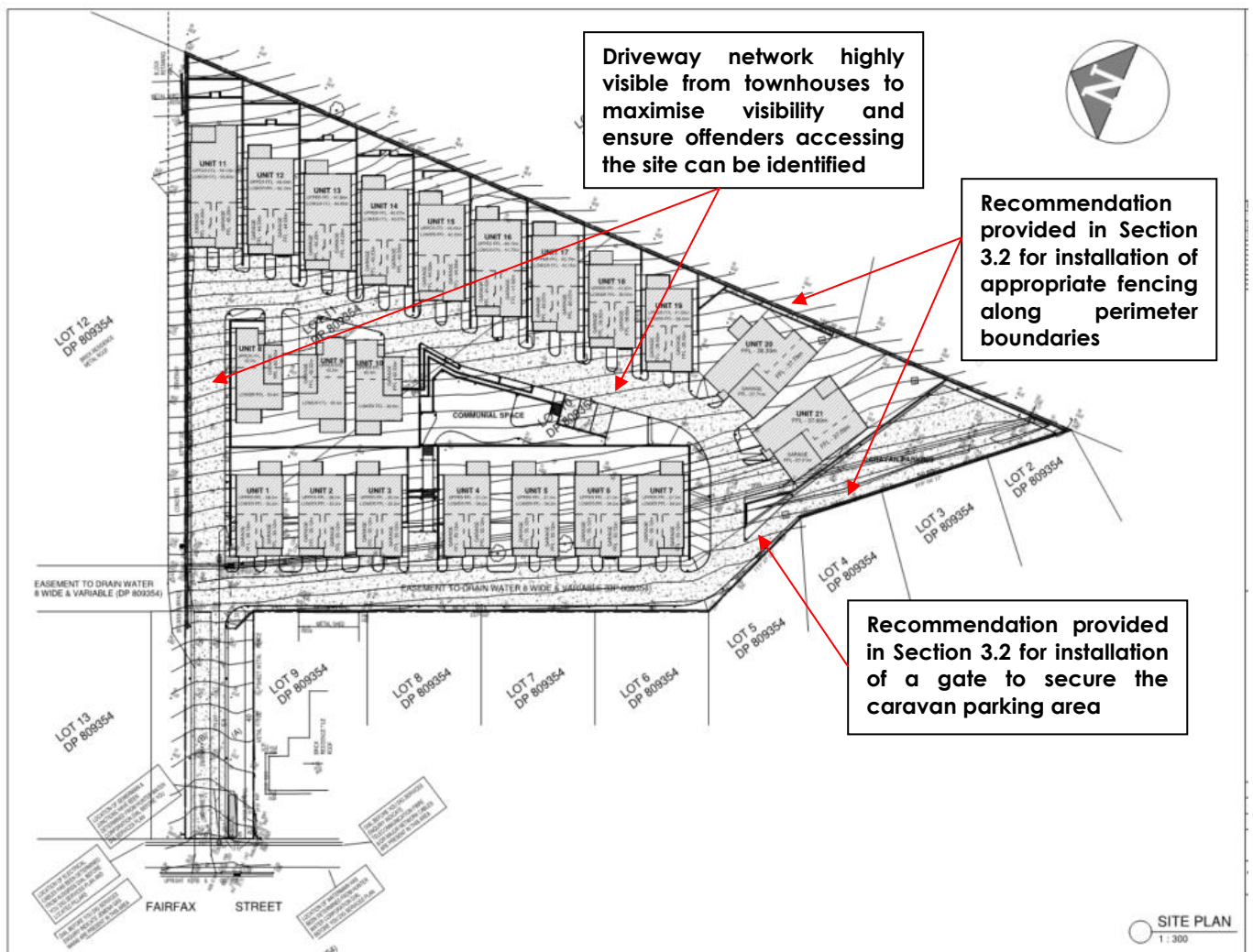


Figure 3: Extract from Site Plan (Agcad, 2023)

Built Form Design and Access

Vehicular access to the site is to be provided via a driveway and crossover from Fairfax Street. The driveway will facilitate ingress/ egress through the site and channel vehicles through one access point to maximise the natural security of this area.

Townhouse style detached dwellings have been designed with an appropriate address to the internal driveway. The internal driveway network acts as a throughfare through the site and separation between dwellings assists in the maintenance of sightlines to building perimeters.

Car Parking

Parking is to be provided within individual garages in each dwelling. Garages will be secured with an electronic roller door to prevent unauthorised access.

Caravan parking is provided within the south eastern fringe of the site. Recommendations are provided in Section 3.2 of this report to assist with access control to this area.

Landscaping

Landscaping is to be provided as per the extract from the design plan in Figure 5. Site topography requires the construction of retaining walls along the rear of the site and planter boxes are provided to maximise privacy in these areas without creating areas of concealment.

Lower level shrub planting along the southern and western boundaries will assist in the maintenance of sightlines to driveways and the caravan parking area.

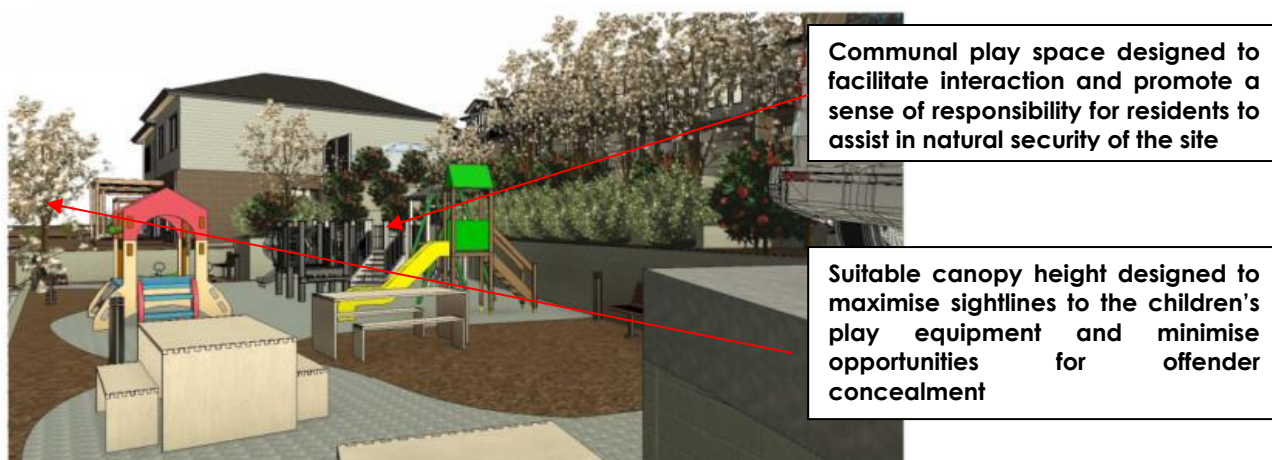


Figure 4: Extract from Perspectives SH2 (Agcad, 2023)

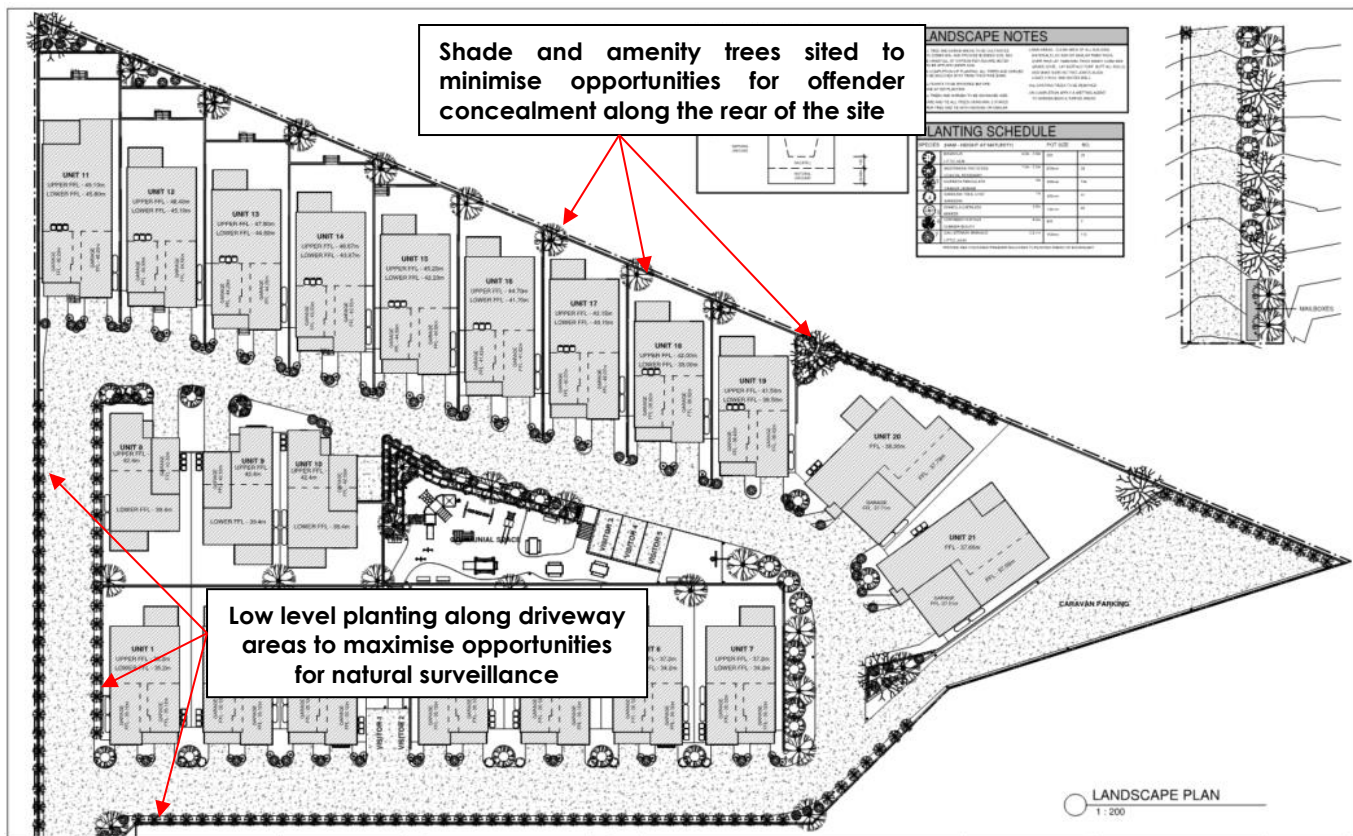


Figure 5: Extract from Landscape Plan (Agcad, 2023)

2 Crime Statistics

The NSW Bureau of Crime Statistics and Research provides an overview of the crime profile during the previous calendar year. The data can assist in identifying specific crimes prevalent in an area and guide design to limit the recurrence of anti-social behaviour.

The following table identifies the threat levels in Rutherford and Maitland LGA for crimes relevant to the proposed residential development. BOCSAR data ranks crime rates out of 5 levels with one being the lowest and five being the highest.

As shown in Table 1, the Maitland LGA generally exhibits higher levels of most relevant crimes. Notwithstanding, the Rutherford suburb exhibits high levels of Steal from Dwelling and recommendations are provided in Section 3 of this report to assist in the mitigation of opportunistic theft crimes.

Table 1: Crime Levels in Rutherford and Maitland LGA

Crime Type by Location		
Level of Crime	Rutherford	Maitland LGA
HIGHEST LEVEL CRIME	No relevant crimes	No relevant crimes
HIGH LEVEL CRIME	Steal from Dwelling	Steal from Dwelling Motor vehicle Theft Robbery Steal from Dwelling
MEDIUM LEVEL CRIME	Domestic Assault Break and Enter (Dwelling)	Domestic Assault Break and Enter (Dwelling) Assault (Domestic) Malicious Damage to Property Offensive Conduct
LOW LEVEL CRIME	Motor Vehicle Theft	Steal from Person
LOWEST LEVEL CRIME	Malicious Damage to Property Robbery Trespass Offensive Conduct Steal from Person	Trespass

Refer to hotspot density assessment of most relevant mixed use crimes in Sections 2.1 – 2.3 below.

The subject site is identified by the blue star.

2.1 Assault (Domestic)

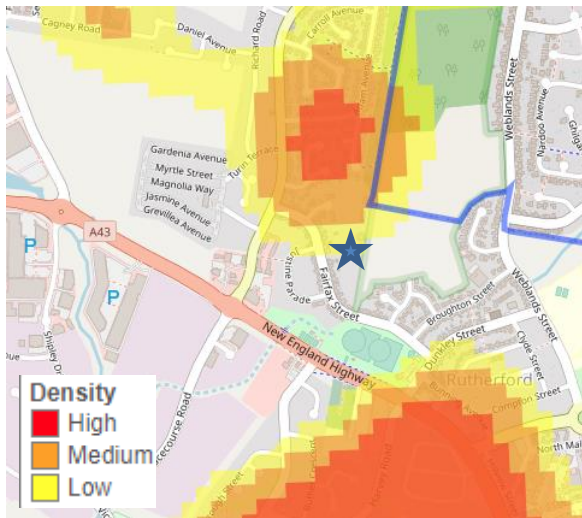


Figure 6: Assault (Domestic), 2019

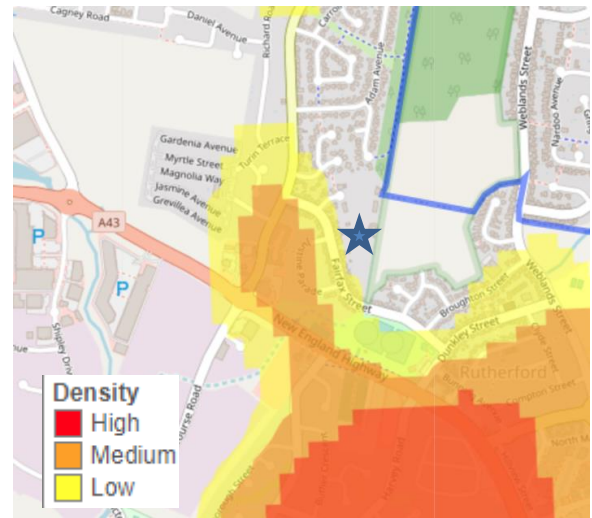


Figure 7: Assault (Domestic), 2023

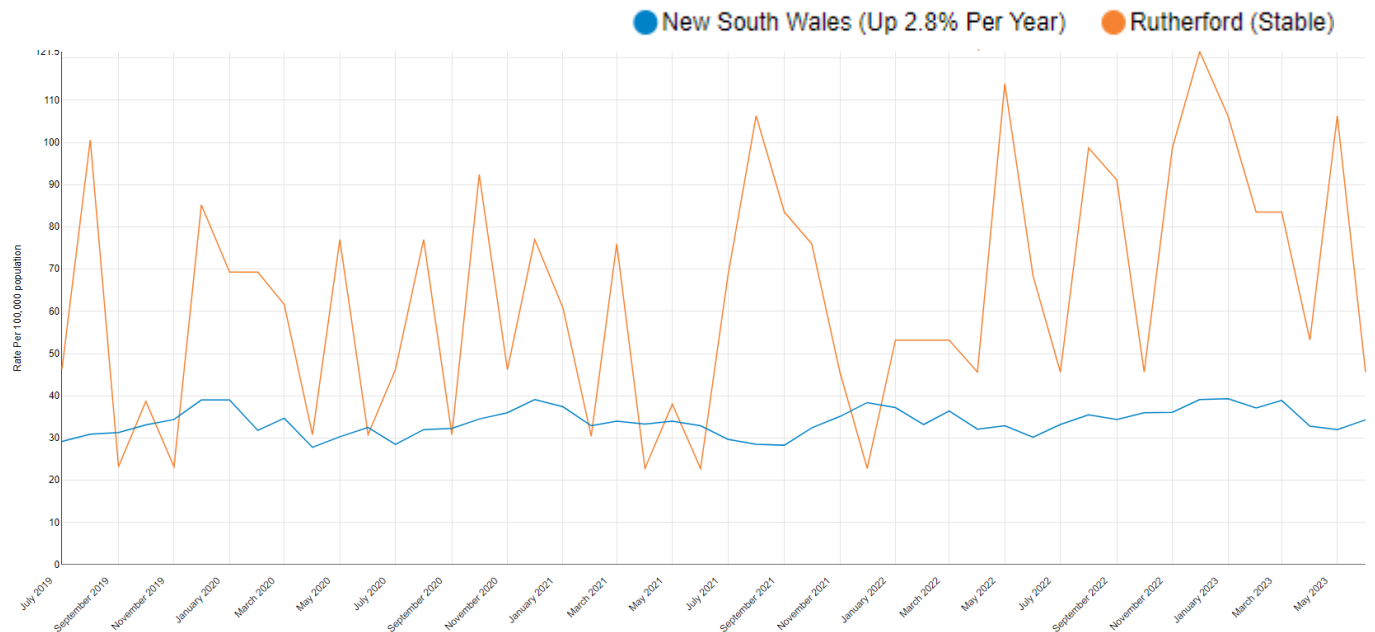


Figure 8: Rates of Assault (Domestic) – July 2019 to May 2023

Figures 7 and 8 show changes to the hotspot rating of Assault (Domestic) in Rutherford from 2019 to 2023. Hotspot areas have generally shifted further to the south and the subject site is not located within a non-hotspot area in 2023.

Figure 9 represents a graph of the rates of Assault (Domestic), with comparisons between NSW and Rutherford. The graph provides statistics between July 2019 and May 2023 where the rate of this crime in NSW has increased by 2.8% whilst the suburb of Rutherford has remained stable.

Crime statistics do not identify the need for any specific CPTED mitigation measures to be implemented in order to further mitigate Assault (Domestic).

2.2 Break and Enter (Dwelling)

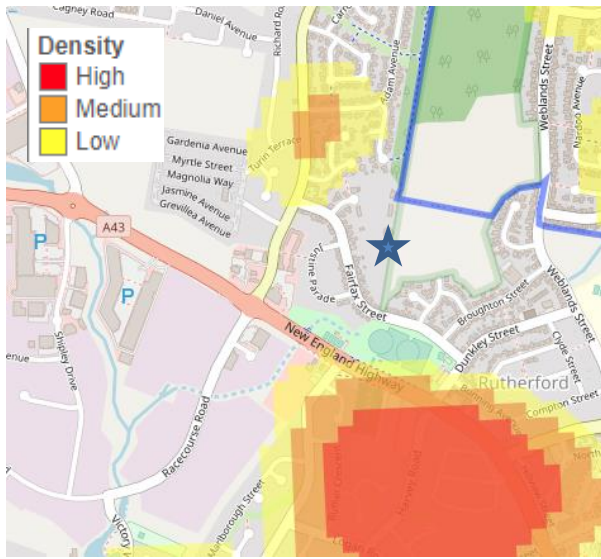


Figure 9: Break & Enter (Dwelling), 2019

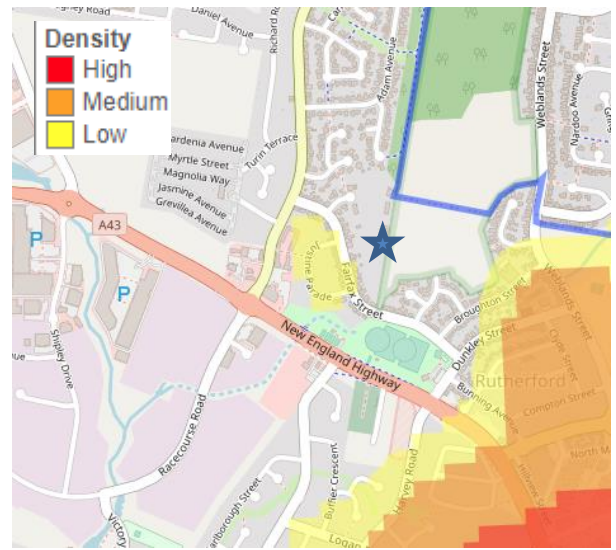


Figure 10: Break & Enter (Dwelling), 2023

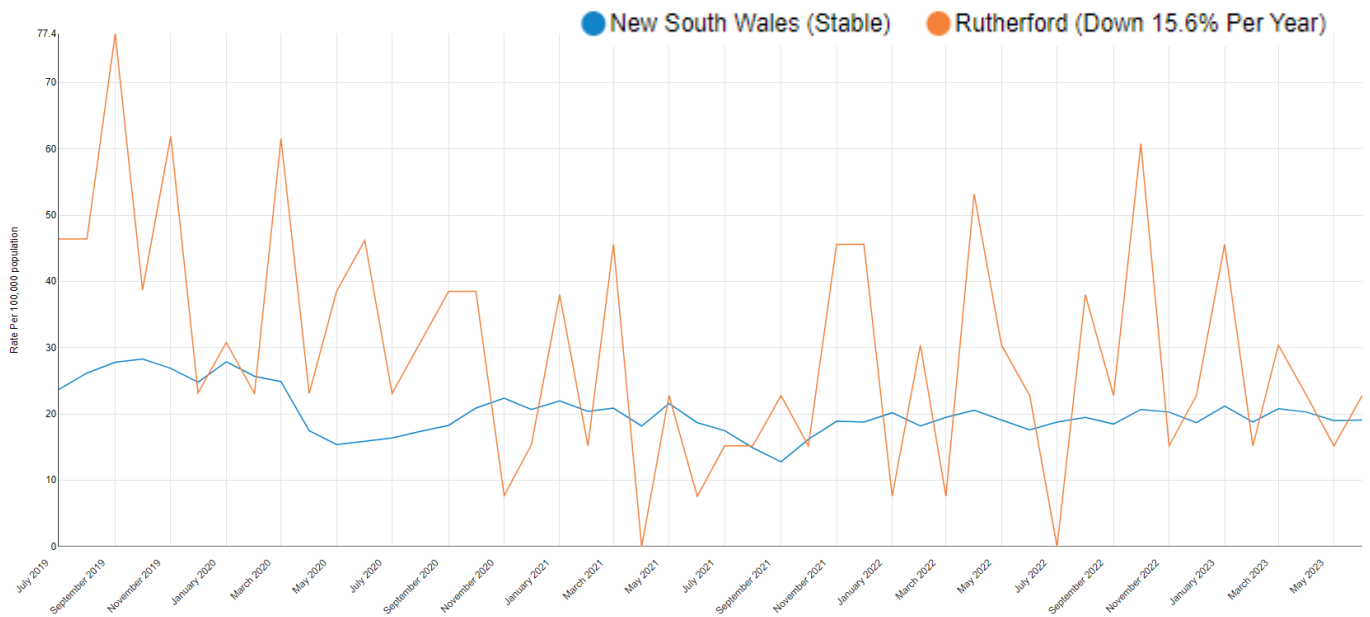


Figure 11: Rates of Break and Enter (Dwelling) – July 2019 to May 2023

Figures 10 and 11 show changes to the hotspot rating of *Break & Enter (Dwelling)* in Rutherford from 2019 to 2023. Hotspot areas have reduced in the north of the suburb whilst a low hotspot is now identified in 2023 to the west of the site. The site is not located within a hotspot rating for this crime in 2023.

Figure 12 represents a graph of the rates of *Break & Enter (Dwelling)*, with comparisons between NSW and Rutherford (suburb). The graph provides statistics between July 2019 and May 2023 where the rate of this crime in NSW is stable whilst it has decreased in Rutherford by 15.6% per year.

2.3 Robbery

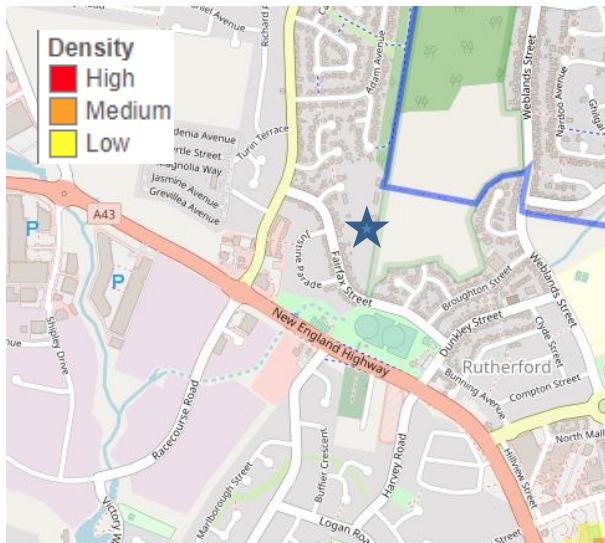


Figure 12: Robbery, 2019

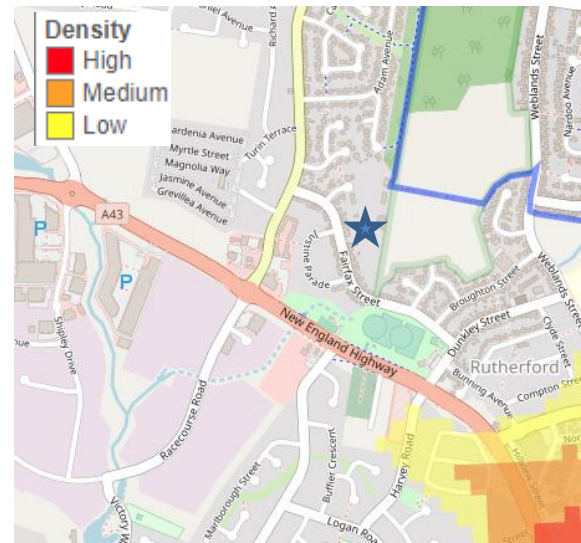


Figure 13: Robbery, 2023

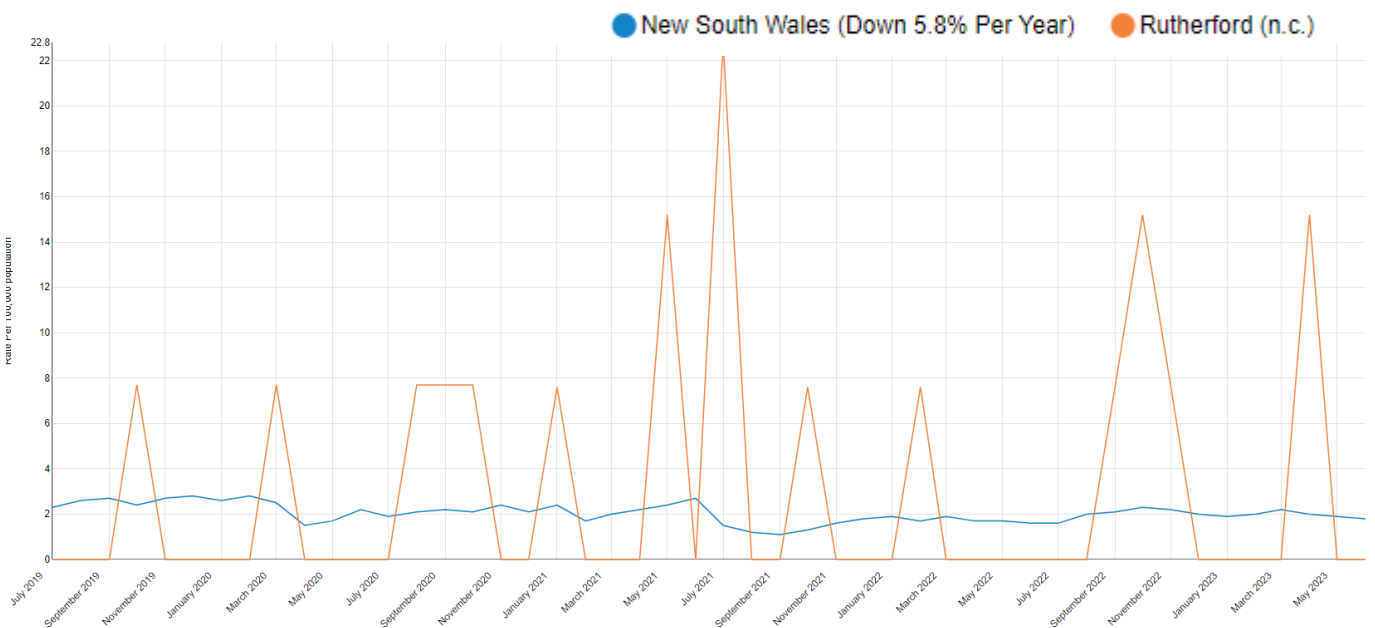


Figure 14: Rates of Robbery – July 2019 to May 2023

Figures 13 and 14 show changes to the hotspot rating of Robbery in Rutherford from 2019 to 2023. The site has remained well outside a hotspot rated area for this crime with incidence centred to the southeast around the New England Highway.

Figure 15 represents a graph of the rates of Robbery, with comparisons between NSW and Rutherford (suburb). The graph provides statistics between July 2019 and May 2023 where the rate of this crime in NSW has decreased by 5.8% whilst Rutherford has experienced no change.

3 CPTED Principles

3.1 Surveillance

The Crime Prevention and the Assessment of Development Applications states that ‘the attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical’.

From a design perspective, ‘deterrence’ can be achieved by:

- clear sightlines between public and private places;
- effective lighting of public places; and
- landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Positive surveillance features of the development include:

- Opportunities for passive surveillance of site perimeters and the vehicle entrance are provided from balconies, windows and the streetscape;
- Clear sightlines facilitated by suitable landscaped canopy height along the vehicle driveway; and
- Townhouses are designed with an appropriate address to the vehicle driveway network and the communal open space area to maximise the surveillance of these areas.

Table 2 lists potential ‘surveillance’ issues and recommended strategies to minimise crime risk.

Table 2: Surveillance issues and recommendations

Surveillance Issues	Recommendation
Perimeter	<ul style="list-style-type: none"> • Minimise density of planting around perimeter to maintain clear sightlines. • Consideration should be given to the installation of Closed Circuit TV (CCTV) at the vehicle entry point.
Entrances	<ul style="list-style-type: none"> • All entrances should be well lit at night especially in alcoves and corners. • Entrances should be well defined and clearly sign posted.
Car Parking	<ul style="list-style-type: none"> • Minimise density of planting in the caravan and visitor parking areas to maintain clear sightlines. • The visitor car park should be well lit at night. • Consideration should be given to the installation of Close Circuit TV (CCTV) in this area also.
Positioning of CCTV cameras	<ul style="list-style-type: none"> • Position CCTV at places where the offender/s is most likely to have to pass or want to access, such as building entry/exit points or areas where high value items are kept. • CCTV should be: <ul style="list-style-type: none"> ○ Clearly visible to deter potential offenders. ○ Placed at a height that captures a full view of the offenders face whilst not being obscured by other interferences. ○ In areas where image capture will not be compromised by insufficient lighting
Lighting	<ul style="list-style-type: none"> • Lighting should be vandal resistant. • Lighting should satisfy the relevant Australian standard.

Surveillance Issues	Recommendation
	<ul style="list-style-type: none"> • Effective illumination at ground level should reduce any opportunity for shadowing along pedestrian access points. • The visitor car park should be illuminated to provide for increased visibility. • Street numbers on buildings / site should be illuminated to promote site identification.
General Recommendations	<ul style="list-style-type: none"> • Signs should be erected in areas which are restricted prohibited or under surveillance to discourage criminal or anti-social activity.

3.2 Access Control

Access Control can be defined as physical and symbolic barriers that are used to ‘attract, channel or restrict the movement of people’.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas;
- public spaces which attract, rather than discourage people from gathering; and
- restricted access to internal areas or high-risk areas (like car parks or other visited areas). This is often achieved through the use of physical barriers.

Positive access control aspects of the design include:

- Driveway limited to single point of ingress/ egress from Fairfax Street;
- Private open spaces areas are clearly defined and landscaped to minimise unauthorised access; and
- All townhouses provided with secure garage areas to limit opportunities for unauthorised access to vehicles.

Table 3 lists potential ‘access control’ issues and recommended strategies to minimise crime risk.

Table 3: Access control issues and recommendations

Access Control Issues	Recommendation
Perimeter	<ul style="list-style-type: none"> • Secure fencing should be constructed to prevent access from neighbouring properties. • Install sensor lighting where required, particularly in the caravan parking area where it will be uncommon for persons to access the area at night.
Caravan Parking	<ul style="list-style-type: none"> • Explore opportunities to secure this area with a gate and ensure that keys are issued only to residents who own use the area for caravan storage.
Landscaping	<ul style="list-style-type: none"> • Avoid planting large trees adjacent to buildings to prevent use of “natural ladders” for access to roofs. • Vegetation should be maintained to allow for clear sightlines.
Entrances	<ul style="list-style-type: none"> • Entrances should be secured and controlled via electronic cards and intercom.
Communal Space	<ul style="list-style-type: none"> • Signage should be present identifying nominated hours for use for common areas. Signage should confirm that communal spaces are accessible by residents and their guests only.

Access Control Issues	Recommendation
General Matters for Consideration	<ul style="list-style-type: none"> • Fully secure all external doors and windows with good quality locking devices. Make sure they are regularly maintained. All doors should be of solid construction and well fitted. • Make use of signage and stickers promoting security measures such as: security alarms, video surveillance and security contractors.

3.3 Territorial Reinforcement

Territorial reinforcement can be achieved by enhancing 'community ownership of public space' as it sends positive signals and reduces opportunities for crime.

Effective territorial reinforcement and community ownership can be achieved by creating:

- design that encourages people to gather in public space and to feel some responsibility for its use and condition;
- design with clear transitions and boundaries between public and private space; and
- clear design cues on who is to use space and what it is to be used for.

Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.

Positive territorial reinforcement aspects of the proposal include:

- High quality landscaped communal area that will promote residential interaction;
- Entrance design to the site provides a clear demarcation between public and semi-private space; and
- Townhouse access points are clearly defined and separated from neighbouring buildings to minimise any conflict.

Table 4 lists potential 'territorial reinforcement' issues and recommended strategies to minimise crime risk.

Table 4: Territorial reinforcement issues and recommendations

Territorial Reinforcement Issues	Recommendations
Creating a sense of place/ownership	<ul style="list-style-type: none"> • Communal open space areas should allow some resident maintenance and inclusion, in conjunction with a designated environmental contractor maintenance plan. • Clear distinction should be provided in landscaping and paving to identify separation between public and private spaces. • Signage should clearly identify private areas so as to minimise conflict between residents and the general public and prevent unintentional access.
Neighbouring properties	<ul style="list-style-type: none"> • Maintain quality fencing to define boundaries and restrict access from neighbouring properties.
Way Finding	<ul style="list-style-type: none"> • Provide clear signage for pedestrians and motorists. • Clearly identify entry and exit points.
General Recommendations	<ul style="list-style-type: none"> • Consider installation of a monitored security alarm system for townhouses. • Prominently display any signs indicating the presence of a

Territorial Reinforcement Issues	Recommendations
	<p>security system, the continual surveillance of the premises and any other security measures present.</p> <ul style="list-style-type: none"> • Explore opportunities for implementation of a Plan of Management that details site security, access control and hours of operation.

3.4 Space Management

Space management 'ensures that space is appropriately utilized and well cared for'. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements.

Table 5 lists potential 'space management' recommendations to minimise crime risk. The objective should be to minimise the perception of urban decay by maintaining clean and undamaged areas to minimise the fear of crime and avoidance behaviour.

Table 5: Space management issues and recommendations

Space Management Issues	Recommendations
Waste storage	<ul style="list-style-type: none"> • The designated waste storage areas should be secured for authorised access only. • Garbage bins and waste storage receptacles should be regularly emptied to prevent overflowing rubbish.
Graffiti	<ul style="list-style-type: none"> • Remove graffiti as quickly as possible to minimise potential for cumulative graffiti and vandalism actions. • Install vandal resistant lighting where applicable.
Lighting Repair	<ul style="list-style-type: none"> • The management regime should ensure that lighting is repaired as soon as possible after any lighting failure or damage.
Cleanliness and Maintenance	<ul style="list-style-type: none"> • The management regime shall ensure that the site is kept clean and tidy at all times. • Clear all building perimeters including fences of rubbish and potential climbing aids. • Ensure the communal area and caravan parking is well kept. • Maintain well-built and adequately secured boundary and fences. • Implement a Landscape Management Plan to ensure sightlines are maintained to key access points. Visual audits should be conducted to ensure landscaping is being maintained in accordance with CPTED principles.

4 Conclusion

Our assessment of the proposal in accordance with the CPTED principles confirms that the development can be managed to minimise the potential risk of crime and a re-design of the proposal is not required.

The recommended strategies are summarised as follows:

Surveillance

- *Lighting*: Entrances, communal areas, vehicle driveways and the visitor parking area should be well lit at night;
- *Natural Surveillance*: Promote natural surveillance via balconies and windows overlooking the street, vehicle driveway and communal areas;
- *Landscaping*: Maintain sight lines wherever possible via effective landscaping techniques using CPTED principles;
- *Concealment*: Reduce the opportunity for hiding in bushes and landscaping in secluded areas via low planting or taller trees and canopies, particularly around building entry points; and
- *CCTV*: Explore options for installation of CCTV at the site entry point and other relevant points including visitor parking area.

Access Control

- *Fencing*: Fencing should be provided to secure perimeters and private open space areas;
- *Caravan parking*: Explore opportunities for the installation of a gate to secure this area;
- *Landscaping*: Large trees should not be planted immediately adjacent to balconies or glazing to prevent vegetation being used as a “ladder”;
- *Communal Area*: This area should be clearly designated with signage confirming restrictions like hours of operation;
- *Signage*: Provide signage identifying restricted and monitored areas, including visitor car parking, caravan parking and communal areas; and
- *Security*: Ensure use of high quality locking systems, reinforced glass, clear signage and stickers.

Territorial Reinforcement

- *Landscaping*: Engage a landscape contractor to maintain perimeter and communal areas;
- *Visitor Car Park*: Clearly delineate spaces through signage, line marking and other security measures;
- *Alarm*: Consideration should be given to the installation of an alarm and dedicated CCTV system within the precinct; and
- *Signage*: Provide signage for visitors to the site which outline access control measures, emergency evacuation measures and procedures.

Space Management

- Implementation of an on-going maintenance plan for waste, vandalism, communal facilities including the caravan parking, landscaping and lighting.

This report can be relied on as guide for security management across the site.