

Dated: April 2024

# CRIME RISK ASSESSMENT



## PROPOSED DEVELOPMENT AND SUBJECT LOCATION:

Residential Flat Building  
6-8 Grant Street, Maitland Lot 3 and 4 DP38006

## Introduction

The purpose of this report is to undertake a crime risk assessment and safety check of the proposal including a residential flat building against the provisions of the NSW Police Guidelines 'Safer by Design' and the Department of Planning and Environment's *Crime Prevention and the Assessment of Development Applications: Guidelines*.

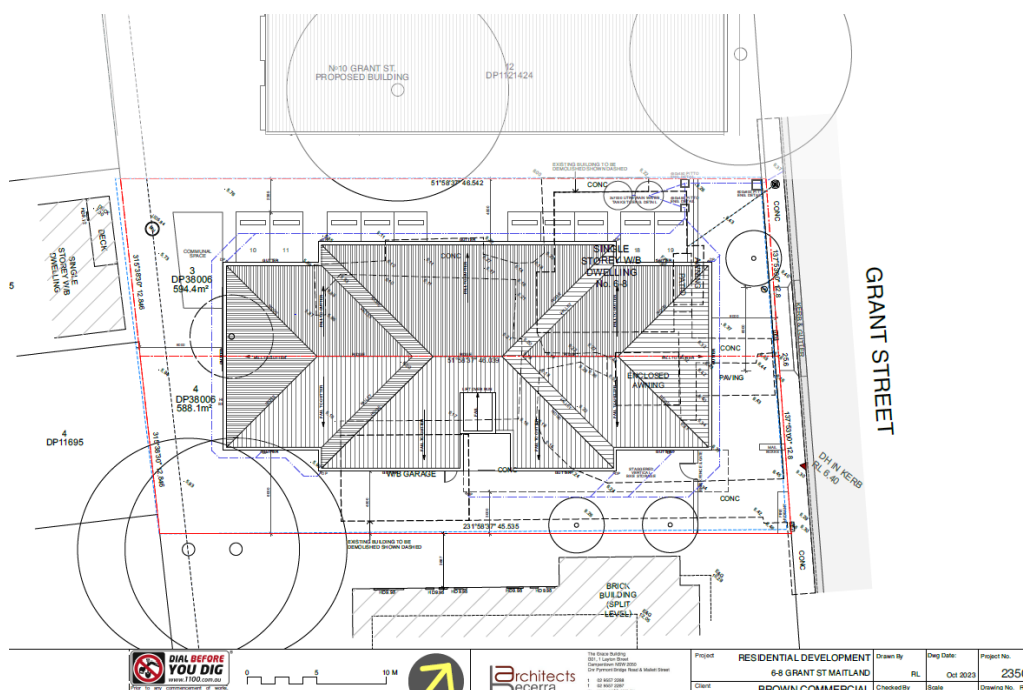
This report briefly outlines the crime profile of Maitland, and the risks associated with this specific development. The proposal demonstrates the positive surveillance opportunities, as well as the ability to implement mitigation measures to further promote on site safety.

## Description of the Proposal

The proposal involves the following works:

- Construction and use of a 15 Unit Residential Flat Building and associated works.

The Site Plan is reproduced in **Figure 1**.



**Figure 1: Site Plan**

## Crime Statistics

According to the NSW Bureau of Crime Statistics and Research (BOCSAR), Maitland between the dates of October 2022 and September 2023, had the following rates;

- Homicide – 0.0 per 100,000, lower than NSW average of 1.
- Domestic assault – 753.2 per 100,000, higher than NSW average of 436.5.
- Robbery incidents – 26.5 per 100,000, higher than NSW average of 24.7
- Theft – 2943 per 100,000, higher than NSW average of 2360.5.
- Drug offences – 461.6 per 100,000, lower than NSW average of 534.7.

These rates demonstrate that Maitland experiences on average slightly higher domestic assault, robbery and theft rates than the rest of NSW. Conversely, Maitland experiences lower rates of homicide and drug offences than the rest of NSW. The main crime issues that pertain to the proposed development are as follows.

- Theft;
- Vandalism; and
- Damage to property.

To eliminate or deescalate these risks, the design of the development has incorporated the four principles of Crime Prevention Through Environmental Design (CPTED), utilizing the following design features:

- Territorial re-enforcement – the placement of buildings, paths, signs, lighting and landscaping will help express ownership and define public and private spaces within the development allowing staff and customers to recognize where they should and shouldn't be;
- Technical Surveillance (CCTV) across the site will allow visibility in areas that would otherwise be hard to monitor for example the ground floor car park area.
- Security lighting to be provided in accordance with Australian Standard 1158 - Lighting for roads and public spaces and Australian Standard 4282 - Control of the obtrusive effects of outdoor lighting;
- Access control – clear delineation of access routes and effective way finding signage; and
- Space/activity management – Good maintenance of the buildings and landscaping to reduce the likelihood of crime or vandalism and good management to maximise community safety (further details provided in the Plan of Management).

## **Assessment Against the CPTED Principles**

### **Territorial Re-enforcement**

Places that feel owned and cared for are likely to be used, enjoyed, and revisited. 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.

Positive territorial re-enforcement features of the development include:

- A clear differentiation between the boundaries of the site and the public areas adjoining the development;
- Maintenance of landscaping so that it communicates an alert and active presence; and
- Provision of signage that will assist in controlling activities and movements throughout the premises (knowing how and where to enter/exit and find assistance can impact perceptions of safety, victim vulnerability and crime opportunity).

### **Surveillance**

People feel safe in public areas when they can see and interact with others. Criminals are often deterred from committing crime in places that are well supervised. The proposed development has been designed to maximise visibility within the site and promote natural surveillance such as:

- The building layouts, orientations, landscaping and lighting are well designed and increase awareness that people can be seen
- Technical surveillance is achieved through video surveillance CCTV.
- Effective lighting of external areas; and
- Hidden spots avoided in the design of the layout.

### **Access Control**

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations. Access controls included in the development include:

- Lighting of access routes to Australian Standard (AS 1158); and
- Clear delineation of the property boundary with landscape treatment.

### **Space/Activity Management**

Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control, and care of the development. Places that are infrequently used are commonly abused. Space/activity management features included in the development include:

- Good management and maintenance to create a seeming safe and cared for development;
- Robust materials used to deter vandalism/graffiti; and

## Recommendations

1. Secure access to be provided to all buildings.
2. CCTV to be include for each tenancy to be designed and installed in compliance with *Australian Standard 806.1: Closed Circuit Television (CCTV) Management and Operation*.
3. External lighting to be provided in accordance with *Australian Standard 1158 - Lighting for roads and public spaces and Australian Standard 4282 - Control of the obtrusive effects of outdoor lighting*.
4. Regular maintenance of landscaping and external areas of the site.
5. Vandalism/graffiti repaired quickly to reduce repeat offending and further anti-social behavior.
6. Provision of way finding signage and advertisement of CCTV surveillance for deterrence benefit.

## **Conclusion**

The safety of all people on site and protection of the building is important in the design of the development. The measures outlined in this report, responding to the four principles of CTPED, will assist in deterring criminal activity at the site and within all tenancies promoting staff and customers feeling safe within the development.