



BARR
PLANNING

Crime Prevention Through Environmental Design Report

Prepared by Barr Planning

for Maitland City Council

May 2024



Document Control

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Signed



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1 Introduction

This Crime Prevention through Environmental Design (CPTED) Report has been prepared by Barr Planning on behalf of Maitland City Council to accompany a development application lodged to Maitland City Council for the construction of a new community facility in Chisholm.

1.1 Purpose

The purpose of this report is to identify and assess crime risk associated with the proposed construction of the new Chisholm Community Centre located at Heritage Drive, Chisholm described as Lot 720 DP1210544, Lot 721 DP1210544, and Lot 7273, DP 1187087.

The purpose of this report is to assess the proposed development against the *Crime prevention and the assessment of development application Guidelines under section 79C (now section 4.15) of the Environmental Planning and Assessment Act (EP&A Act) 1979* prepared by the Department of Urban Affairs and Planning. This report also addresses the requirements of Section C.12 - Crime Prevention through Environmental Design of the Maitland Development Control Plan 2011 (MDCP 2011).

This report does this by undertaking an assessment of the crime profile of the area and the likely crime risks associated with the development to ensure that the proposal adequately minimises the opportunity for crime through the Crime Prevention Through Environmental Design (CPTED) principles.

This report should be read in conjunction with the Statement of Environmental Effects prepared by Barr Planning and the Architectural Drawings prepared by AJC Architects dated 31/10/2023, contained in Appendix A.

1.2 The Proposal

The proposal is for the construction of the new community facility in Chisholm. The centre will provide a range of small, local level activities, and programs that will meet the social, educational, cultural, and recreational needs of the community. The development will include the following facilities:

- Multi-purpose hall.
- Leased tenancy opportunity.
- Enclosed outdoor lawn area.
- Kitchen and bathroom amenities.
- Landscaping.
- Additional car parking.

The development plans are shown in Figures 1 to 4 below.

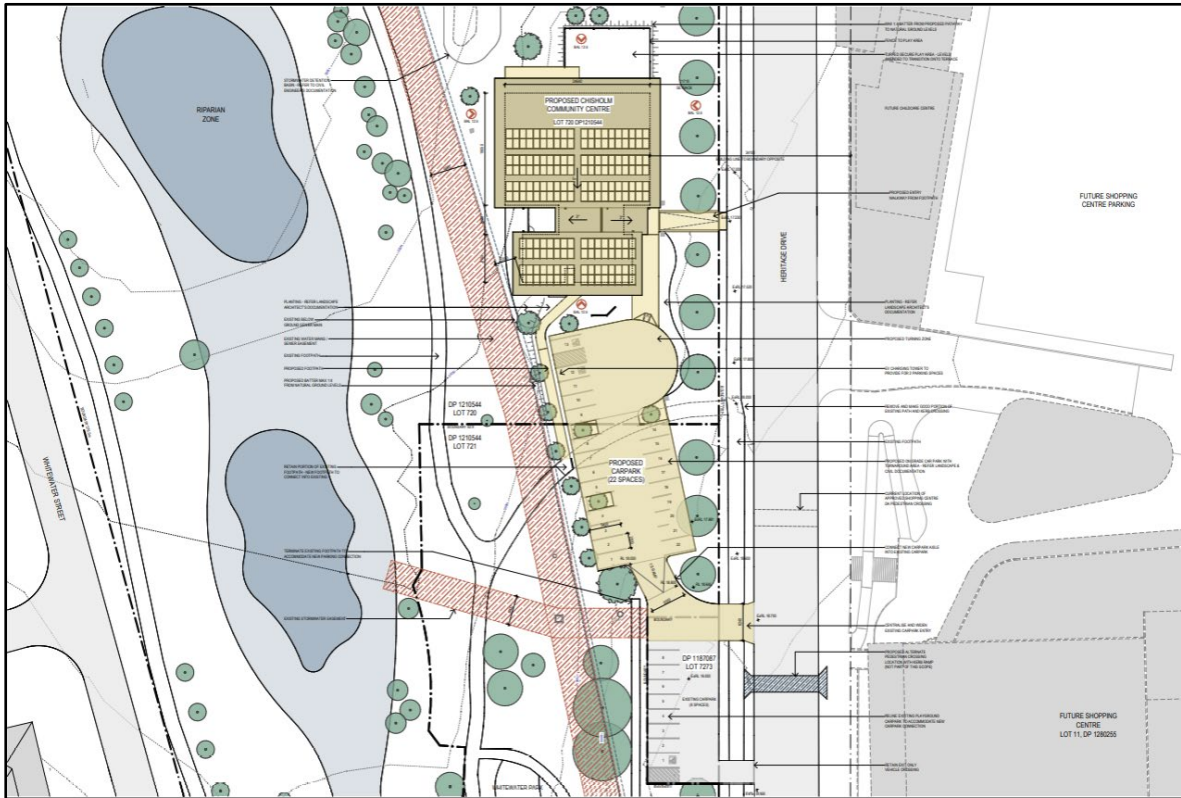


Figure 1 Proposed Site Plan. Source: AJC Architects dated 23 April 2024

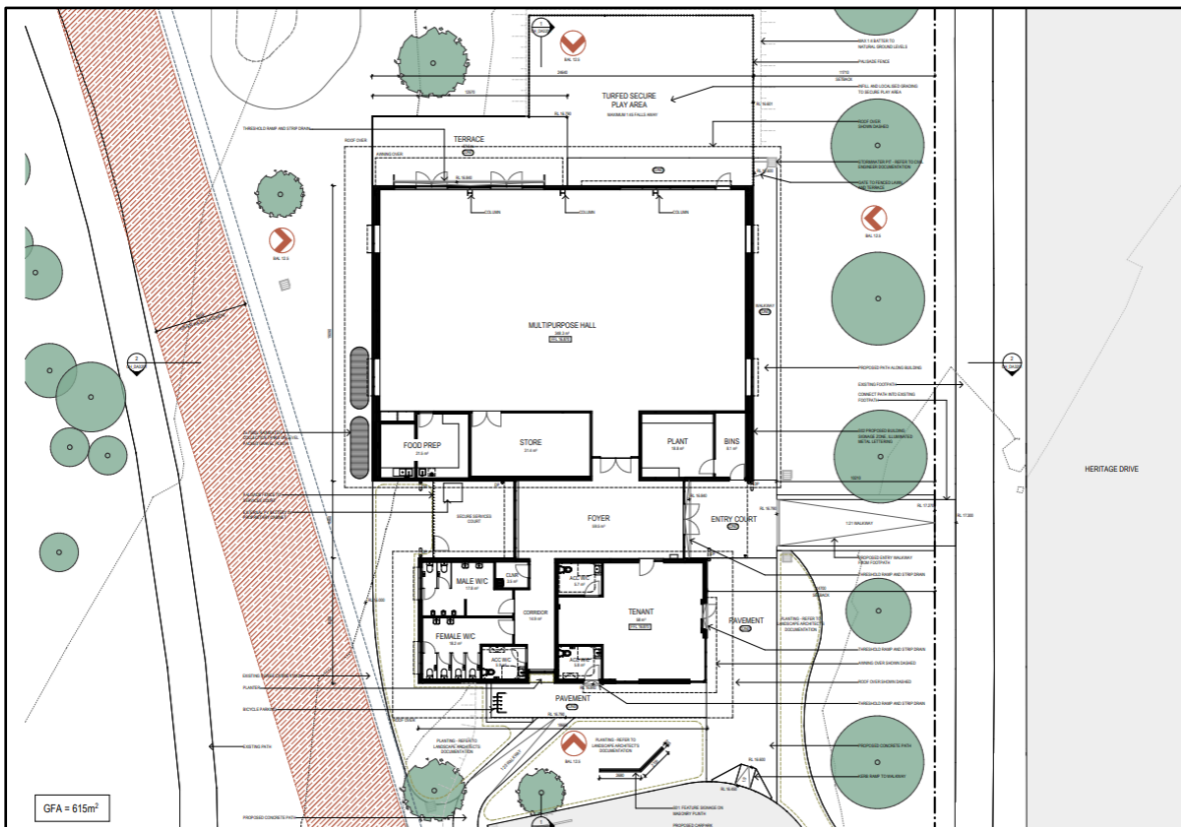


Figure 2 Proposed Ground Floor Plan. Source: AJC Architects dated 23 April 2024

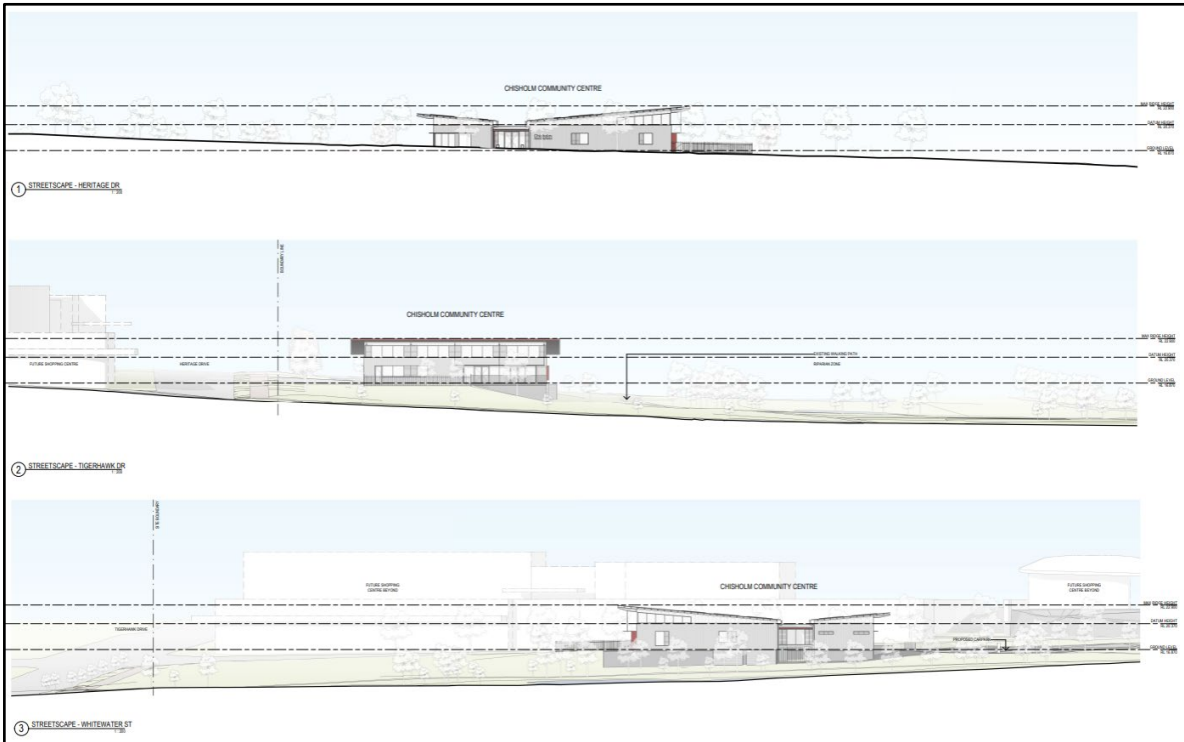


Figure 3 Proposed Streetscape Elevations. Source: AJC Architects dated 23 April 2024

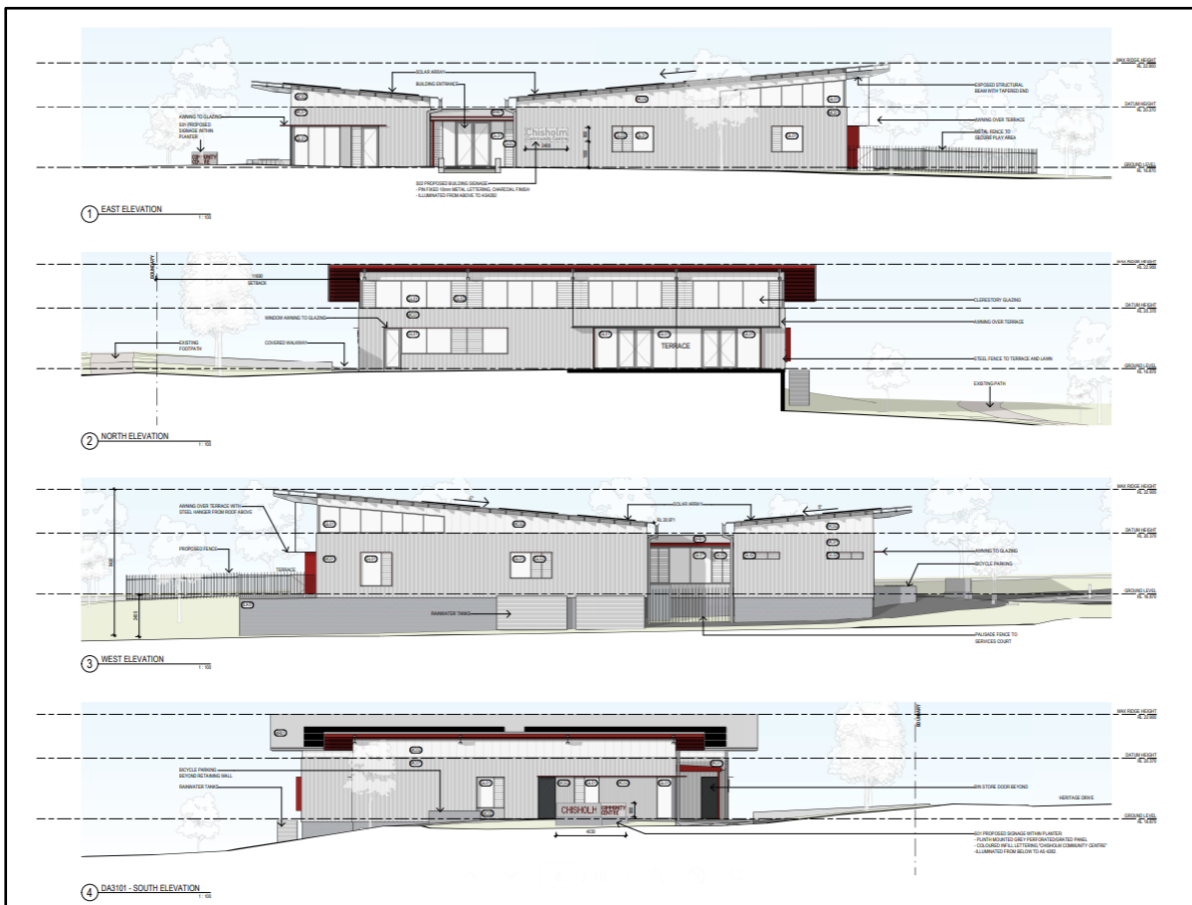


Figure 4 Elevations. Source: AJC Architecture dated 23 April 2024

2 Existing Conditions

2.1 Site Analysis

The site of the development is located at Lot 720 DP1210544, Lot 721 DP1210544, and Lot 7273, DP 1187087 on Heritage Drive, Chisholm ('the site'). The site is irregular in shape, has an area of approximately 3.6 hectares and is zoned as 'R1 – General Residential' under Maitland Local Environmental Plan 2011 (MLEP2011). The site has frontage to three streets being Tigerhawk Drive to the north, Whitewater Street to the west and Heritage Drive to the east.



Figure 5 Locality Plan, Source: Nearmaps (May 2023).

The surrounding land uses to the north, south, and west of the site are predominantly single-story residential dwellings. Two educational facilities are located north-east of the site, identified as Saint Aloysius Catholic Primary School and Saint Bede's Catholic College. Land to the east of the site is zoned E1 Local Centre and is currently vacant. It is noted that this land received DA approval under DA-2021-1702 in September 2022 for mixed-use development including recreational facilities, health services facilities, childcare facilities, food and drink premises and new shopping and retail. Upon completion, the Chisholm Shopping Village is envisioned to provide a focal point for the community by providing goods, services, and employment opportunities to serve the rapidly growing residential population of Chisholm.

2.2 Site Visit

A site visit was conducted on Thursday 11 May 2023. The following images show the current state of the existing community centre and the surrounding locality. No evidence of public defacement was identified during this site visit. It is noted that the site is located within Chisholm which is a relatively new suburb within the Maitland City Council LGA, established in the early 2000s.



Figure 6 View of playground and picnic area looking east Source: Barr Planning 2023



Figure 7 View of playground and picnic area looking towards the west. Source: Barr Planning



Figure 8 View of playground and picnic area looking northwest. Source: Barr Planning



Figure 9 View of playground and picnic area looking north. Source: Barr Planning



Figure 10 View looking over site to Heritage Drive towards the east. Source: Barr Planning 2023



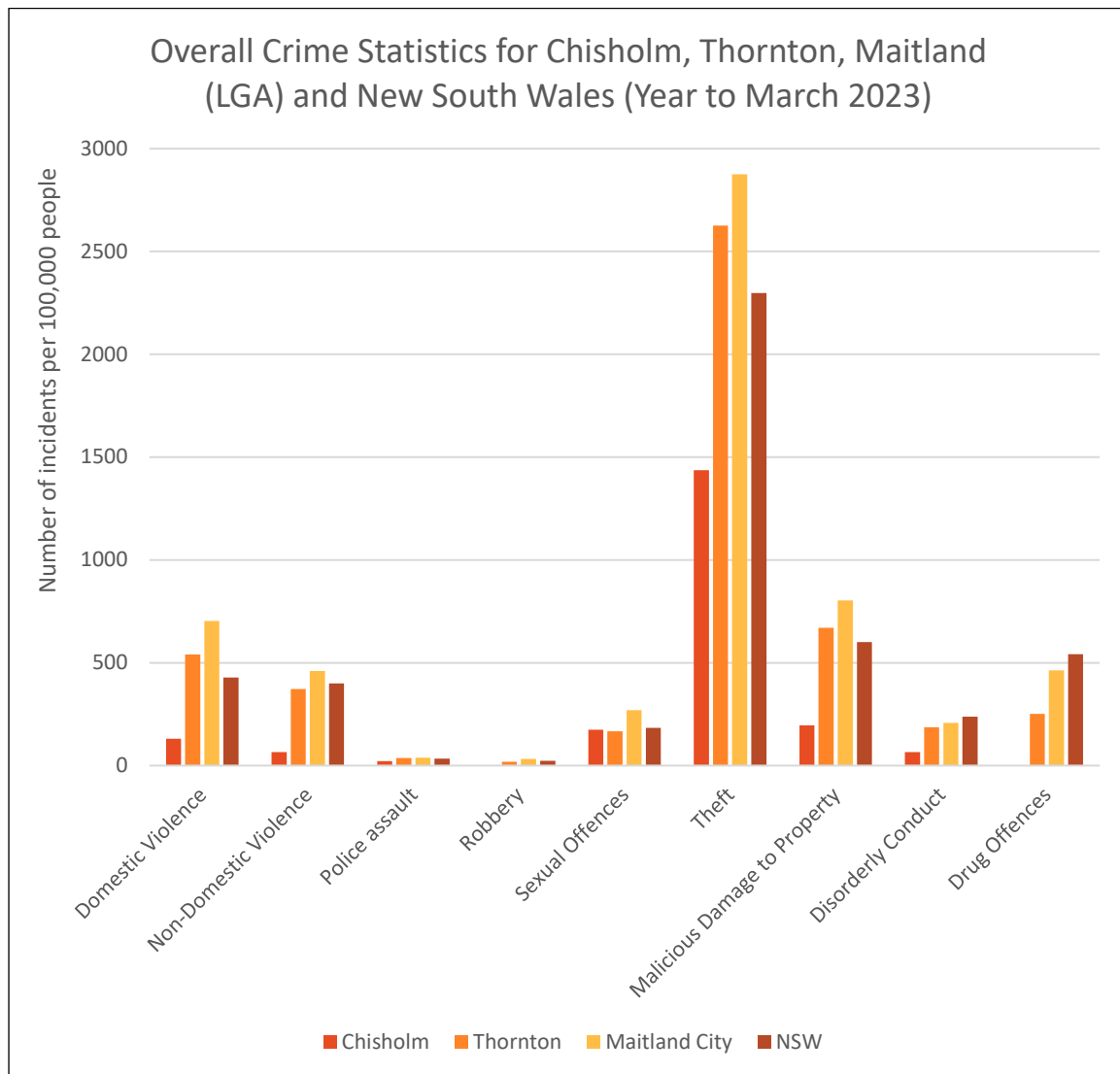
Figure 11 View looking west from site towards Whitewater Street. Source: Barr Planning 2023



Figure 12 View looking over site from Tigerhawk Drive towards the southeast. Source: Barr Planning 2023

2.3 Community Crime Profile

Information published by the NSW Bureau of Statistics between July 2020 and June 2023 has been gathered to provide a crime profile of Chisholm with respect to Maitland City Council (LGA) and the state of NSW. It is noted that Chisholm is a relatively new suburb which was established in the early 2000s and is undergoing substantial development and change. As such, the current crime profile of the suburb may not be a reflective of the surrounding area or future character of the locality. On this basis, the crime profile of Thornton, an established and adjoining suburb to the northwest of the site has been included for comparison.



The highest incidence of crime in Chisholm was reported in the category ‘theft’. It is noted that crime levels were less than half that of Maitland LGA and less than the NSW State and Thornton average. The second highest incidence of crime was reported in the category of ‘malicious damage to property’. This was substantially lower than average crime levels of Thornton, Maitland LGA, and the NSW State average. The recorded crime incidence rates in Chisholm across all categories were consistently lower

rates than the LGA and State averages as well as levels recorded in the adjoining suburb of Thornton. It is noted, however, that similarly to Thornton, the highest incidences of crime in Chisholm occurred in the categories of ‘theft’ and ‘malicious damage to property’.

A breakdown of incidents of theft is provided in Table 1. The data indicates that daytime theft generally trended downwards whilst night-time theft trended upwards over the observed period. Overall, however, theft levels trended downwards over the observed period.

Table 1 Comparison of Night vs. Day Theft Breakdown Chisholm. Source: NSW BOSCAR 2023

	2020	2021	2022	2023
Day	1,407.1	651.1	652.7	587.5
Night	678	491.2	848.6	848.6

The data in Table 2 reveals that over four years, most of the theft occurred as stealing from motor vehicles. This reflected approximately two thirds of all reported incidents over the observed period. The remaining theft generally occurred as theft from dwellings which comprised approximately one third of all reported theft during the observed period. Despite the prior absence of recorded retail theft in Chisholm, it is noted that theft from retail stores was recorded in 2023 which was likely due to the introduction of new commercial retail premises within Chisholm, which is otherwise predominantly residential in nature.

Table 2 Comparison of Theft Breakdown Chisholm. Source: NSW BOSCAR 2023

	2020	2021	2022	2023
Steal from retail store	N/A	N/A	N/A	5%
Steal from motor vehicle	69%	59%	80%	74%
Steal from dwelling	31%	41%	20%	21%
Steal from person	N/A	N/A	N/A	N/A

Crime levels in Chisholm over the four-year period between 2020 and 2023 have generally decreased or remained stable across crime categories. Further detail is provided in Figure 13 which provides a summary of changes in the incidence of crime across major crime categories over the observed period.

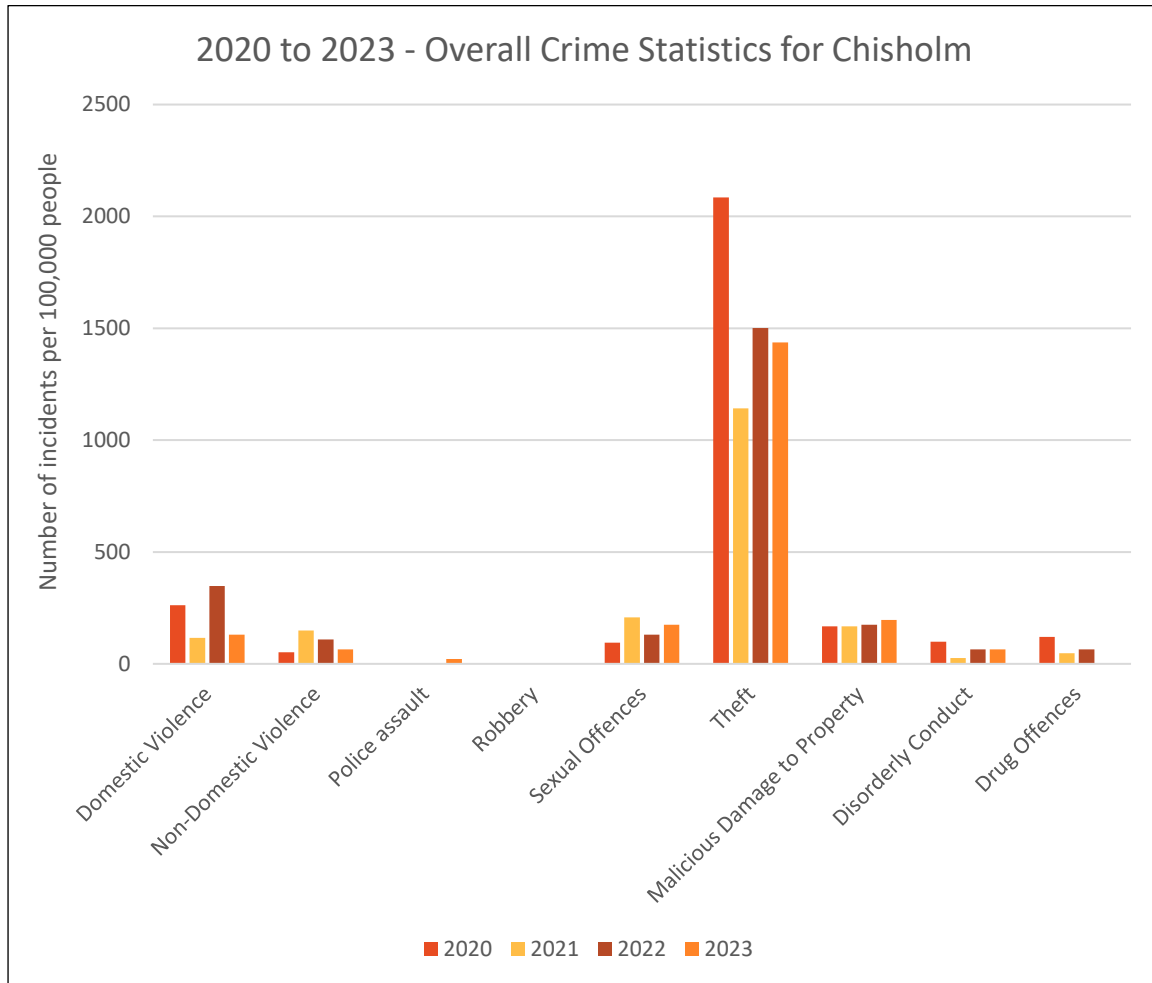


Figure 13 Overall Crime Statistics for Chisholm (2020 to 2023). Source: NSW BOSCAR 2023

2.4 Crime Opportunity

Based on the provided information, theft was identified as the primary category of crime in the Chisholm catchment. This was consistent with the primary crime category in the adjoining suburb of Thornton. As such, the proposed development will be most susceptible to theft. The risk of theft may occur from surrounding dwellings as well as theft from private motor vehicles parked at the site. The remaining categories of crime in the Chisholm catchment were substantially lower than theft, with domestic violence, sexual offences, and malicious damage to property all occurring at a similar incidence rate over the observed period. Whilst these crime categories require consideration, they are not considered to be distinctive crime risks for the site.

2.5 Maitland City Council Vandalism Reporting Policy

Maitland City Council adopted the current Vandalism Reporting Policy in May 2023 to facilitate the reduction of vandalism in the Maitland and to encourage community involvement in identifying and prosecuting vandals through reward incentives. Under this policy, Council will offer a standing reward of up to a maximum of \$6,000 for information including court evidence which leads to the conviction of persons vandalising Council property. The vandalism reward scheme will be subject to an annual

cap of \$20,000 per financial year. Once this cap has been reached no further reward applications will be paid. This policy only applies to vandalism or illegal use of bush trail bikes on land or buildings owned or controlled by Council. This includes the site which will be owned and managed by Maitland City Council.

3 Crime Prevention Through Environmental Design Principles

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. There are four main principles of CPTED – natural surveillance, access control, territorial reinforcement, and space management.

3.1 Natural Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. 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. Would be offenders are often deterred from committing crime in areas with high levels of surveillance.

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

- Clear sightlines between public and private places
- Effective lighting of public places
- Landscaping that makes places attractive but does not provide offenders with a place to hide or entrap victims.

The proposed development has considered and addressed natural surveillance principles as follows:

- The proposed development fronts Heritage Drive and benefits from passive surveillance from the pedestrian and vehicular activity along the street.
- The proposed development is situated in proximity to a mixture of land use activities including residential development to the west, educational establishments to the northeast, future commercial and retail development to the east and playground and passive outdoor recreation activity to the south. The mixture of land use activities will active the public realm during different hours of the day and will support passive surveillance of the development.
- The proposed development is situated adjacent to new carparking will be generate activity pedestrian activity to the community facility during events and functions.
- The proposed development is situated adjacent to an existing pedestrian footpath traversing the central portion of Whitewater Park which supports passive surveillance on its western elevation at the rear of the building.
- Design treatment has been incorporated to western elevation of building with palisade fencing mitigating entrapment risk to the services court area.

- Existing landscaping and tree plant species along Heritage Drive are free from low to mid-storey canopy thus maintaining natural surveillance.

Notwithstanding the above, the table below identifies residual ‘natural surveillance’ risks and recommended strategies to minimise the crime risk.

Table 3 Natural Surveillance Risks and Recommendations

Natural Surveillance Risk	Recommendation
Development plans do not show proposed lighting which reduces natural surveillance risk during evening and nighttime hours.	<ul style="list-style-type: none"> Ensure building entry points are well lit at night. Ensure footpaths are well lit at night, particularly from car park to facility.
Building has multiple frontages to public domain including rear frontage to park with limited surveillance opportunity.	<ul style="list-style-type: none"> Consider installation of CCTV to each building elevation to detect crime including at front entry, landscaped forecourt, terrace and enclosed lawn area and rear of building.
Landscaping species for landscaped forecourt has not been confirmed and needs to be carefully considered to avoid creating natural surveillance risk.	<ul style="list-style-type: none"> Landscaping species to be confirmed to maintain clear sightlines and avoid creating concealed places for assailants to hide.
Proposed operating hours extend to midnight and creates natural surveillance risks during nighttime hours.	<ul style="list-style-type: none"> Consider additional operational security requirements during evening hours for functions and events.

3.2 Access Control

Physical and symbolic barriers can be used to attract, channel, or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

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.
- Restricted access to internal areas or high-risk areas (like carparks or other rarely visited areas). This is often achieved using physical barriers.

The proposed development has considered and addressed access control principles as follows:

- The proposed development centralises building access via front foyer at front entry to the building. No building access is provided from the rear.
- Enclosed lawn area is fenced, and access controlled via gates to limit use of these areas by patrons of the community facility.
- Design treatment has been incorporated to western elevation of building with palisade fencing controlling access to the services court area.
- Building security will include keypad swipe access to the facility with remote arming and disarming of security to control site access.
- Access to the public toilets will be controlled out of hours with MLAK key access for registered users only.

Notwithstanding the above, the table below identifies residual ‘access control’ risks and recommended strategies to minimise the crime risk.

Table 4 Access Control Risks and Recommendations

Access Control Risk	Recommendation
Risk of theft from facility storerooms and cupboards.	<ul style="list-style-type: none"> ▪ Implement locks and/or operational control measures to prevent theft from property.
Use of glazed louvres at ground level may be unsuitable and may present access control risk to building and risk of damage or tampering.	<ul style="list-style-type: none"> ▪ Review materials selection at ground level to minimise tampering, damage, and access control risk. Consider use of Crim-safe mesh or alternate suitable product to be confirmed during detailed design.
Water tank located on the western elevation, beside window, providing a natural ladder to the louvered section of the window.	<ul style="list-style-type: none"> ▪ Relocate the louvered section to the other side of the fixed panel.

3.3 Territorial Reinforcement

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals.

If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:

- 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.

- 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.

The proposed development has considered and addressed territorial principles as follows:

- The proposed development incorporates low height retaining walls at the frontage to the building to delineate a distinct land use activity within the public realm.
- The proposed development’s terrace and enclosed lawn area is delineated with fencing and balustrade to identify separate community facility use within the public park.
- Development includes clear building identification signage identifying Chisholm Community Centre within the built environment.

Table 5 Territorial Reinforcement Risks and Recommendations

Territorial Reinforcement Risk	Recommendation
Territorial reinforcement principles have been adequately addressed in development design as identified above.	No further recommendations.

3.4 Space Management

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.

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned-out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

The proposed development supports good management by providing self-contained garbage room to conceal waste storage in single location and support cleanliness of the site. Notwithstanding the above, the table below identifies residual ‘space management’ risks and recommended strategies to minimise the crime risk.

Table 6 Space Management Risks and Recommendations

Space Management Risk	Recommendation
Graffiti	<ul style="list-style-type: none"> ▪ A 24-hour graffiti management regime should be implemented to minimise potential for cumulative graffiti and vandalism actions.

Space Management Risk	Recommendation
	<ul style="list-style-type: none"> ▪ Consider using graffiti resistant building materials where possible such as polycarbonate laminates instead of glass, selection of injection moulded seating instead of other materials, graffiti resistant paint finishes. ▪ Install vandal resistant lighting. ▪ Incentivise reporting of vandalism through Council’s Vandalism Reporting Policy.
Theft	<ul style="list-style-type: none"> ▪ Install signage to assist in universal education to reduce theft from motor vehicles (‘avoid leaving valuables in unattended’).
Lighting repair	<ul style="list-style-type: none"> ▪ Management regime should ensure that lighting is repaired as soon as possible after any lighting failures or damage.
Cleanliness and maintenance	<ul style="list-style-type: none"> ▪ The management regime shall ensure that the site is always kept clean and tidy.

4 Conclusion

This Crime Risk Assessment has been prepared by Barr Planning in line with the *Crime prevention and the assessment of development application Guidelines*. It is considered the proposed new community facility will have a positive impact on crime in the locality. The development will provide a new community facility incorporating public gathering spaces within a public park which will improve passive surveillance and community use of the surrounding environment.

The recommended strategies to minimise potential criminal or anti-social behaviour can be implemented as appropriate conditions of consent. The recommended strategies are summarised as follows:

- Ensure building entry points are well lit at night.
- Ensure footpaths are well lit at night, particularly from car park to facility.
- Consider installation of CCTV to each building elevation at front entry, landscaped forecourt, terrace and enclosed lawn area and rear of building.
- Landscaping species to be confirmed to maintain clear sightlines and avoid creating concealed places for assailants to hide.
- Consider additional operational security requirements during evening hours for functions and events.
- Implement locks and/or operational control measures to prevent theft from property.
- Review louvres materials selection at ground level to minimise tampering, damage, and access control risk. Consider use of Crim-safe mesh or alternate suitable product to be confirmed during detailed design.
- A 24-hour graffiti management regime should be implemented to minimise potential for cumulative graffiti and vandalism actions.
- Consider using graffiti resistant building materials where possible such as polycarbonate laminates instead of glass, selection of injection moulded seating instead of other materials, graffiti resistant paint finishes.
- Install vandal resistant lighting.
- Incentivise reporting of vandalism through Council's Vandalism Reporting Policy.
- Install signage to assist in universal education to reduce theft from motor vehicles ('avoid leaving valuables in unattended').
- Management regime should ensure that lighting is repaired as soon as possible after any lighting failures or damage.
- The management regime shall ensure that the site is always kept clean and tidy.

5 Appendix A – Architectural Plans

PUBLISH DATE: 23/04/2024 14:30:39
 THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND BEING IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DRAWING SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR CONSTRUCTION UNLESS THE DIMENSIONS AND BEING IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DRAWING SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR CONSTRUCTION UNLESS THE DIMENSIONS AND BEING IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DRAWING SET.



DEVELOPMENT APPLICATION CHISHOLM COMMUNITY CENTRE FOR DA APPROVAL

WONNARUA COUNTRY

CORNER OF HERITAGE & TIGERHAWK DRIVES, CHISHOLM NSW 2322

DRAWING LIST

CH_DA0001	COVER SHEET
CH_DA1001	PROPOSED SITE PLAN
CH_DA1002	SITE ANALYSIS PLAN/EXISTING SITE PLAN
CH_DA1003	PROPOSED STREETSCAPE ELEVATIONS
CH_DA1101	DA CUT AND FILL DIAGRAM
CH_DA2101	PROPOSED GROUND FLOOR PLAN
CH_DA2102	PROPOSED ROOF PLAN
CH_DA3101	ELEVATIONS
CH_DA3201	SECTIONS
CH_DA3901	PERSPECTIVES

ABBREVIATIONS

A/C	AIR CONDITIONING	J	JOINERY
AL	ALUMINIUM	KB	KERB
AO	ACCESS OPENING	KIT	KITCHEN
AP	ACCESS PANEL	L	LOUVRE
B	BOLLARD	LS	LOUVRE SCREEN
BAL	BALUSTRADE	MC	METAL CLADDING
BDY	BOUNDARY	MISC	MISCELLANEOUS
BK	BRICK	MRS	METAL ROOF SHEETING
BLDG	BUILDING	MSB	MAIN SWITCHBOARD
BLK	BLOCKWORK	MW	METALWORK
BWK	BRICKWORK	NGL	NATURAL GROUND LEVEL
CB	CONCRETE BLOCK	NO	NUMBER
CFC	COMPRESSED FIBROUS CEMENT	NOM	NOMINAL
CL	CENTRE LINE	NTD	NETWORK TERMINATION DEVICE
CLNR	CLEANER	NTS	NOT TO SCALE
COL	COLUMN	OFR	OVERFLOW-RAINWATER
CONC	CONCRETE	OFC	OFF-FORM CONCRETE
CPD	CUPBOARD	OHD	OVERHEAD DOOR
CPT	CARPET	OP	OPAQUE
CR	CEMENT RENDER	P	PAINT (FINISH)
CTR	CENTRE	PAV	PAVING
D	DOOR	PB	PLASTERBOARD
DB	DISTRIBUTION BOARD	PC	PRECAST CONCRETE
DIA	DIAMETER	PLY	PLYWOOD
DIM	DIMENSION	RAD	RADIUS
DP	DOWNPIPE	RC	REINFORCED CONCRETE
DRG	DRAWING	RL	REDUCED LEVEL
EA	EACH	ROW	RIGHT OF WAY
EDB	ELECTRICAL DISTRIBUTION BOARD	RW	RETAINING WALL
EQ	EQUAL	SC	STEEL COLUMN
ESB	ELECTRICAL SWITCHBOARD	SCR	SUNSCREEN
EX	EXISTING (PRIOR TO)	SKL	SKYLIGHT
EXT	EXTERNAL	SMH	SEWER MAN HOLE
F	FIXED GLAZING	SNK	SINK
FB	FACE BRICK	SPEC	SPECIFICATION
FBL	FACE BLOCK	SS	STAINLESS STEEL
FC	FIBROUS CEMENT	ST	STONE
FEN	FENCE	SW	STORMWATER
FFL	FINISHED FLOOR LEVEL	SWP	STORMWATER PIT
FHR	FIRE HOSE REEL	T	TILE
FIP	FIRE INDICATOR PANEL	TEL	TELEPHONE
FLR	FLOOR	TGSI	TACTILE INDICATORS
FP	FIBROUS PLASTER	TIMB	TIMBER
FRL	FIRE RESISTANCE LEVEL	TOK	TOP OF KERB
GALV	GALVANISED	TOW	TOP OF WALL
GD	GRATED DRAIN	TP	TAP
GL	GLAZING	TYP	TYPICAL
GND	GROUND	UG	UNDERGROUND
GT	GATE	UB	UNIVERSAL BEAM
HYD	HYDRANT	UC	UNIVERSAL COLUMN
HR	HANDRAIL	UR	URINAL
HWU	HOT WATER UNIT	V	VINYL
INCL	INCLUDE	W	WINDOW
INT	INTERNAL	WB	WEATHERBOARD
INV	SOLAR INVERTER	WC	WATER CLOSET

GRAPHICS LEGEND

FILLS

	EXISTING STRUCTURE TO REMAIN
	PROPOSED STRUCTURE
	EXISTING STRUCTURE TO BE DEMOLISHED
	TEMPORARY STRUCTURE
	PROPOSED WORK
	FIRE WALL
	BOUNDARY LINE

TAGS

	MATERIAL TAG
	REVISION TAG

SYMBOLS

	EXISTING TREE
	PROPOSED TREE

MATERIALS LEGEND

INDICATIVE COLOUR / MATERIAL SWATCH	REPRESENTATIVE BUILT EXAMPLE	CODE	DESCRIPTION
		BLK01	CONCRETE BLOCKWORK
		CON01	EXTERNAL CONCRETE FLOORING
		BAL	STEEL BALUSTRADE GALVANISED FINISH
		GL01	ALUMINIUM FRAMED CLEAR GLAZING AND GLAZED DOORS
		GL02	ALUMINIUM FRAMED CLEAR GLAZED LOUVRES
		MC01	ZINCALUME PROFILED METAL CLADDING
		MC02	ZINCALUME PROFILED METAL CLADDING
		MC03	ZINCALUME METAL ROOF SHEETING
		MR01	ZINCALUME PROFILED METAL ROOF SHEETING

NOTES:

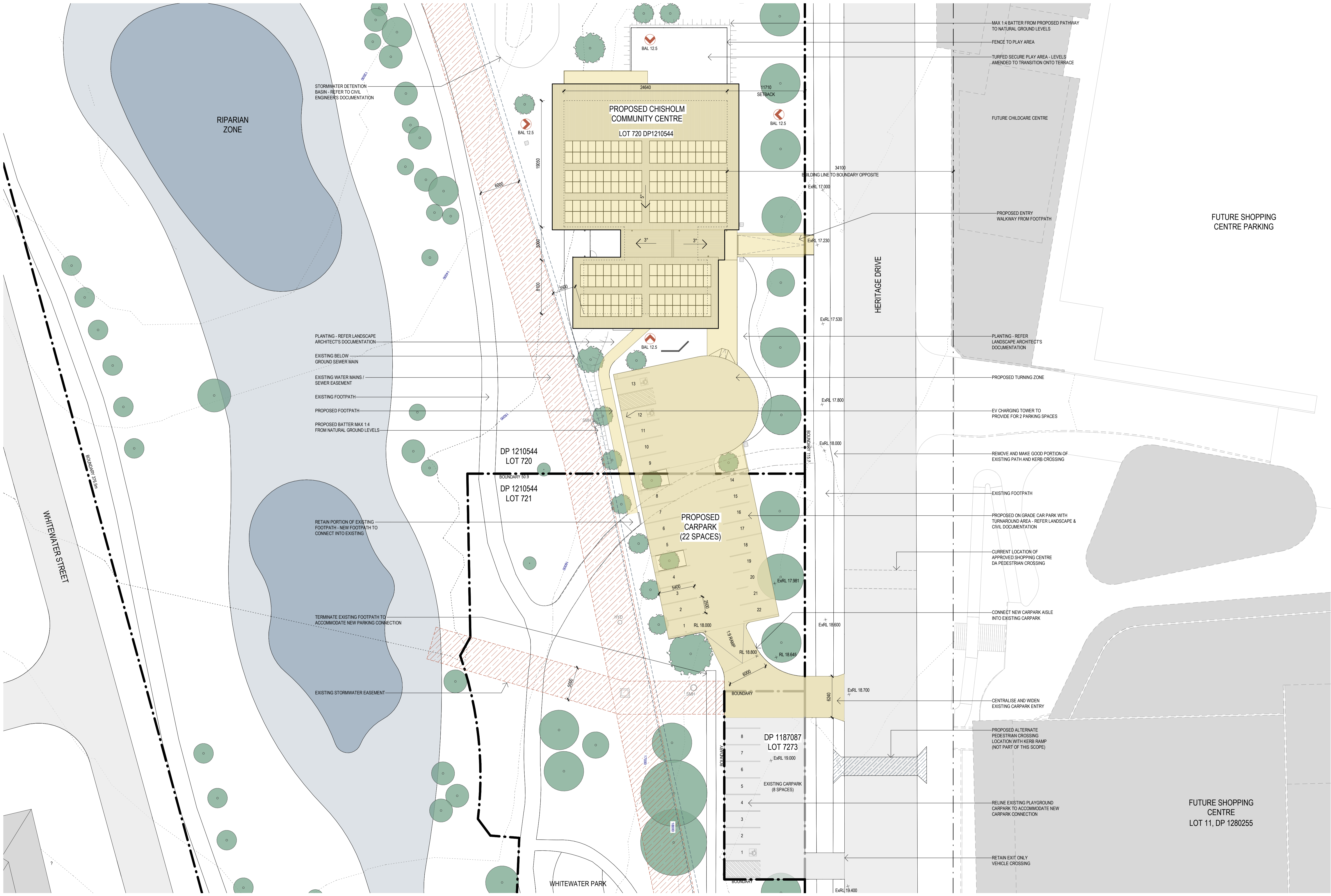
- REFER TO ARCHITECTURAL ELEVATION DRAWINGS FOR DETAILED APPLICATION OF FINISHES
- FINISHES AND COLOURS ARE INDICATIVE ONLY AND SUBJECT TO CHANGE BASED ON AVAILABILITY AND DESIGN DEVELOPMENT
- ALL OPERABLE PORTIONS OF WINDOWS TO INCLUDE PROTECTIVE METAL SCREENING COMPLIANT WITH THE REQUIREMENTS OF BAL12.5 CONSTRUCTION

SIGNAGE LEGEND

INDICATIVE EXAMPLE

	S01	PLINTH MOUNTED GREY PERFORATED/GRATED PANEL WITH COLOURED INFILL LETTERING - "CHISHOLM COMMUNITY CENTRE" ILLUMINATED FROM BELOW TO AS4282.
	S02	PIN FIXED 10mm METAL LETTERING, CHARCOAL FINISH - "CHISHOLM COMMUNITY CENTRE". ILLUMINATED FROM ABOVE TO AS4282.

PUBLISH DATE: 23/04/24 14:00:00
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IMAGE 01: CORNER OF GRASSHAWK DRIVE AND WHITEWATER STREET SHOWING RELATIONSHIP OF WHITEWATER PARK WITH THE RESIDENTIAL DEVELOPMENT OPPOSITE



IMAGE 02: WHITEWATER PARK PLAYGROUND, SITUATED ADJACENT TO PEDESTRIAN PATH ALONG RIPARIAN ZONE AND TO THE SOUTH OF THE PROPOSED DEVELOPMENT



IMAGE 03: SINGLE STOREY RESIDENTIAL DEVELOPMENTS OPPOSITE WHITE WATER PARK ON WHITEWATER STREET



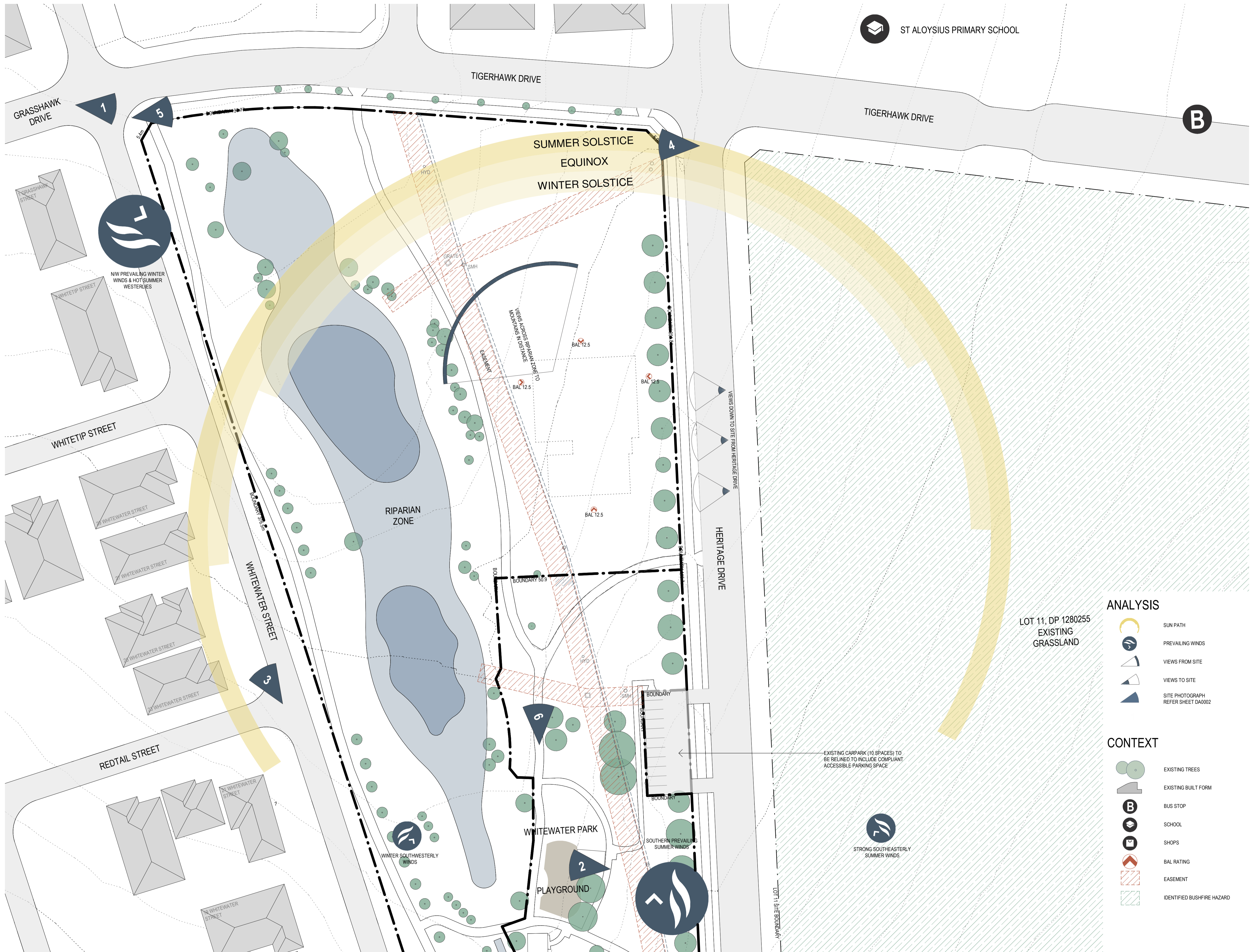
IMAGE 04: VIEW OUT OVER CHISHOLM FROM CORNER OF HERITAGE DRIVE AND TIGERHAWK DRIVE



IMAGE 05: NORTHERN SIDE OF WHITEWATER PARK AT CORNER OF TIGERHAWK DRIVE AND WHITEWATER STREET



IMAGE 06: VIEW FROM PEDESTRIAN PATH LOOKING NORTH INTO WHITE WATER PARK SHOWING QUALITY OF PLANTING ALONG RIPARIAN CORRIDOR AND EXPANSIVE VIEWS OUT OVER CHISHOLM TO THE NORTH



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PROJECT
 CHISHOLM COMMUNITY CENTRE

LOCATION
 WONNARUA COUNTRY
 CORNER OF HERITAGE &
 TIGERHAWK DRIVES,
 CHISHOLM NSW 2322

PROJECT NO
 21107

REV DATE	DESCRIPTION	DN AP
10 23.04.24	DA ISSUE	FS JW
9 24.11.23	ISSUE FOR DA	JR FS

SHEET STATUS
 NOT FOR CONSTRUCTION

SHEET TITLE
 SITE ANALYSIS
 PLAN/EXISTING SITE
 PLAN

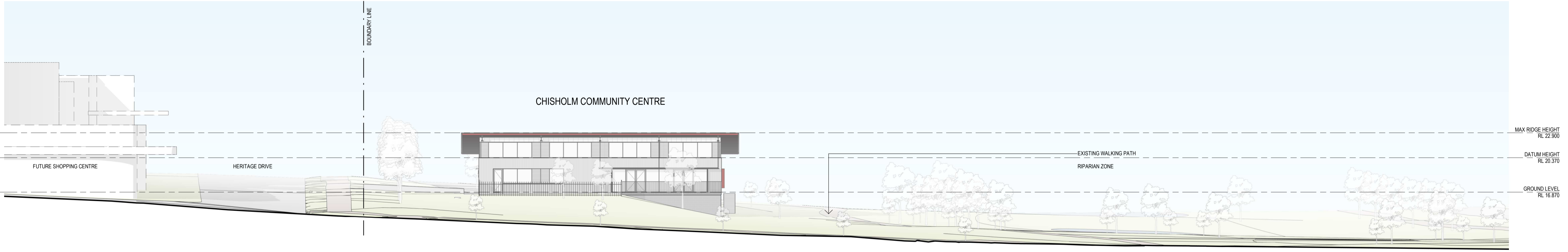
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SHEET NUMBER
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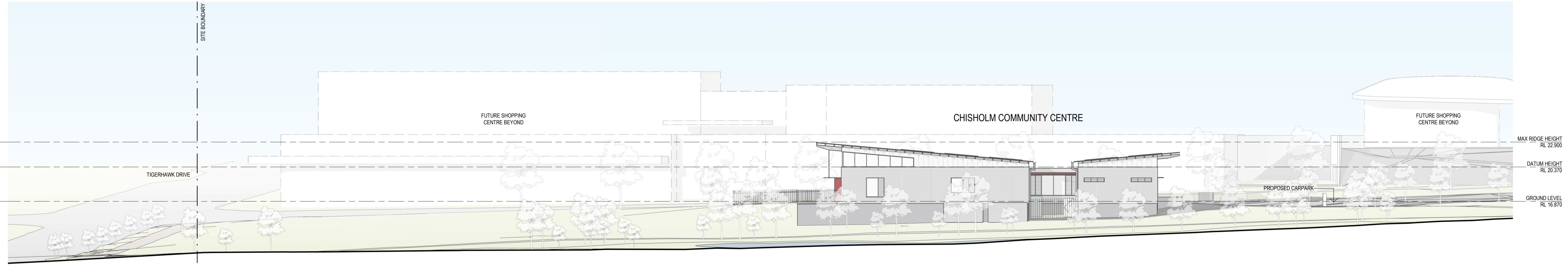
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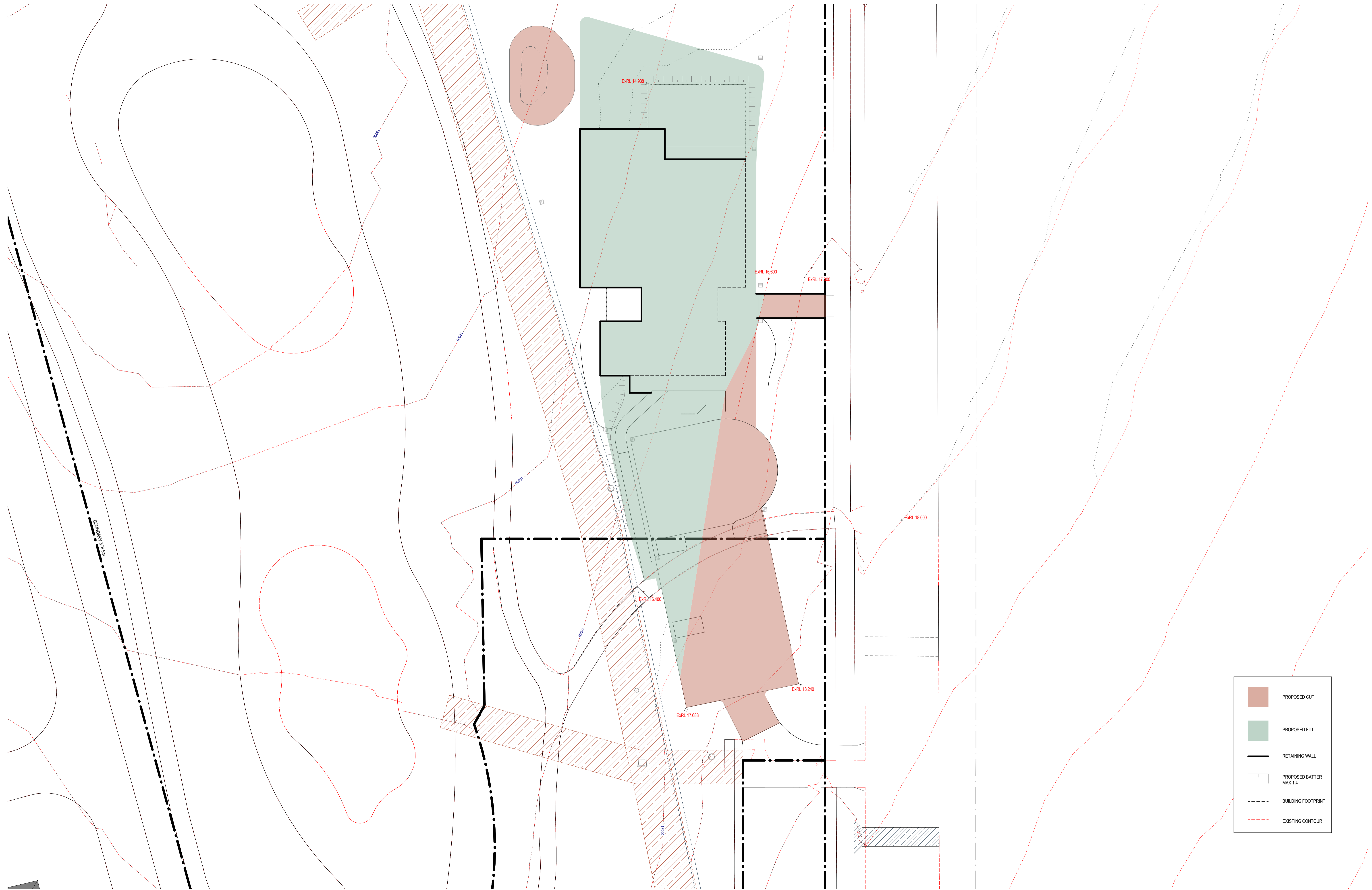
1 STREETScape - HERITAGE DR
1:200



2 STREETScape - TIGERHAWK DR
1:200

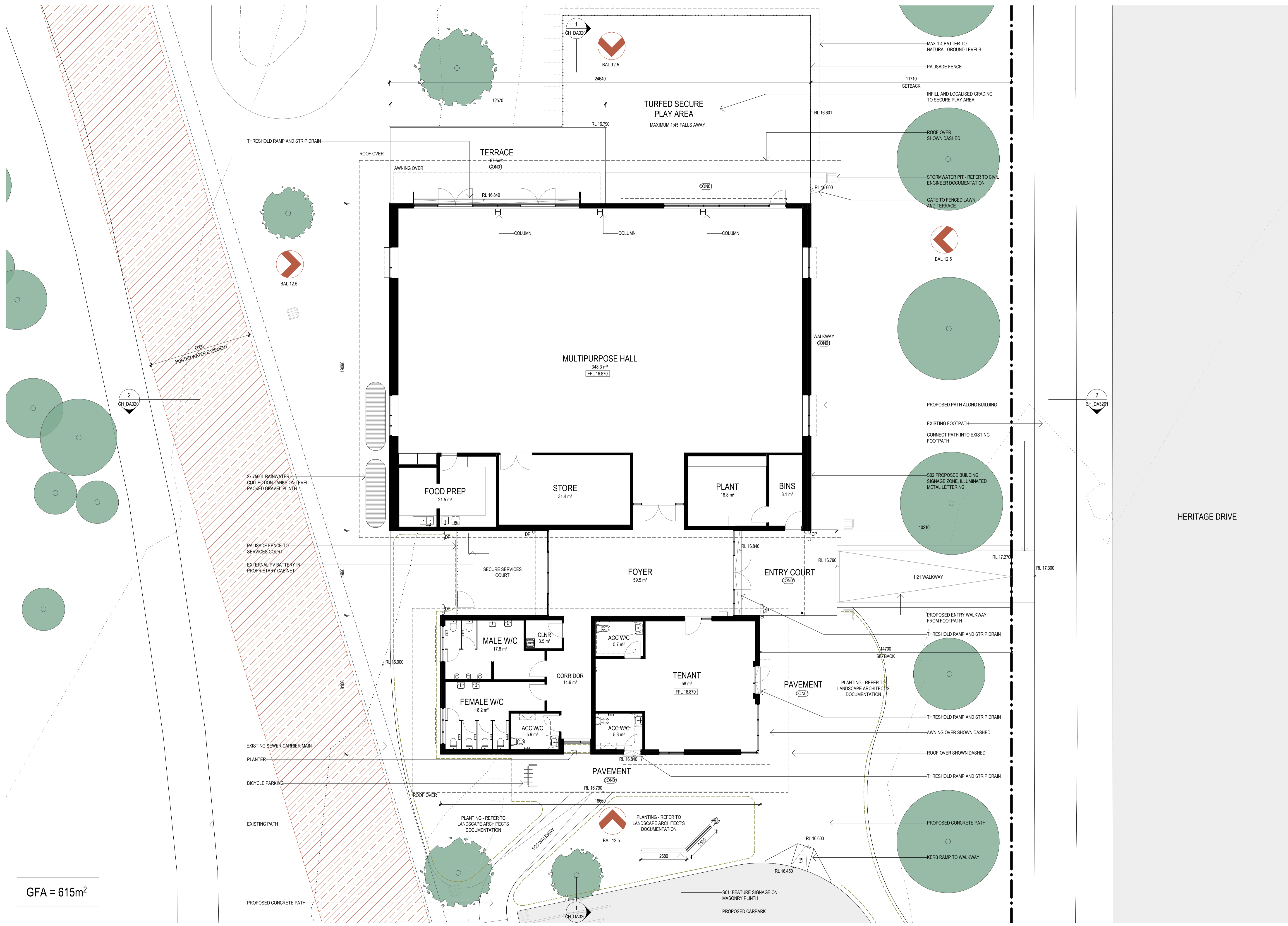


3 STREETScape - WHITEWATER ST
1:200



	PROPOSED CUT
	PROPOSED FILL
	RETAINING WALL
	PROPOSED BATTER MAX 1:4
	BUILDING FOOTPRINT
	EXISTING CONTOUR

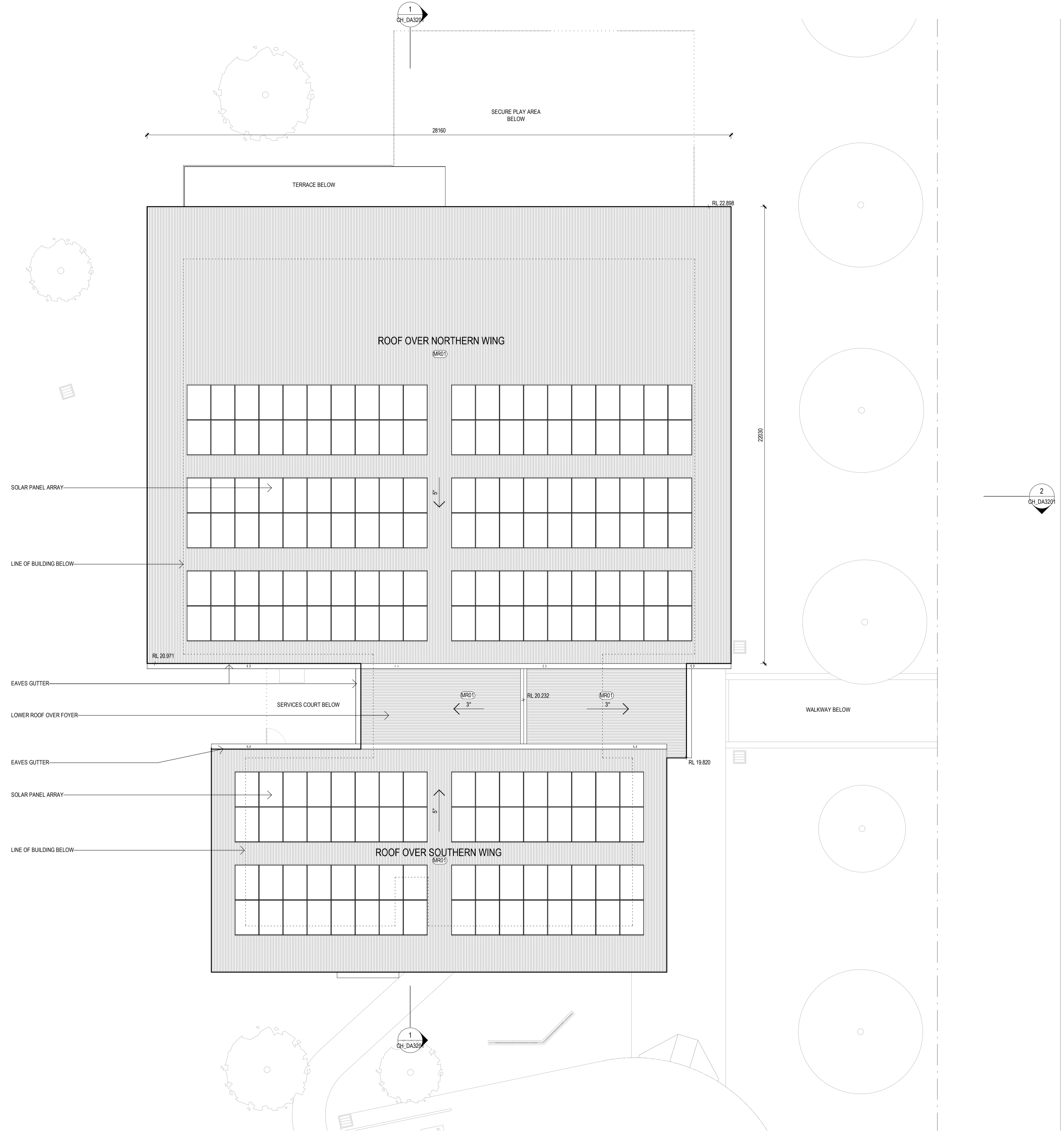
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GFA = 615m²

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HERITAGE DRIVE



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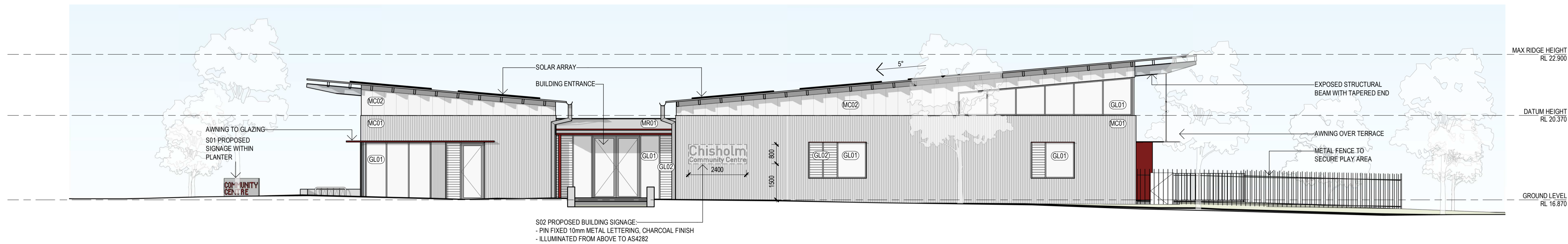
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SHEET TITLE
PROPOSED ROOF PLAN

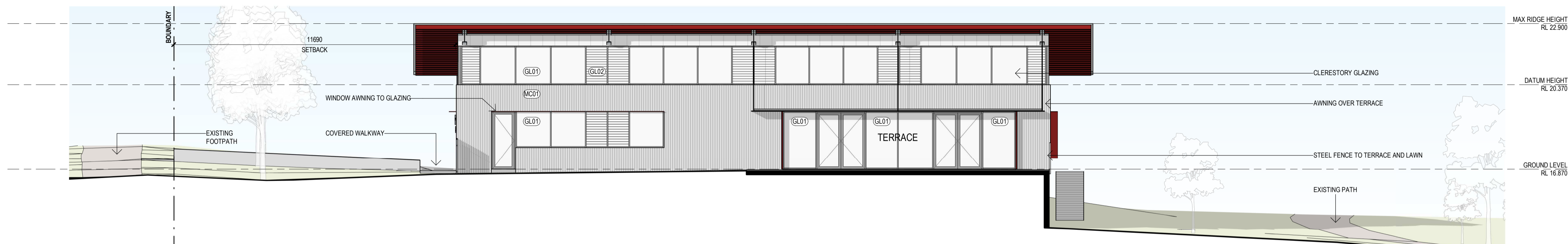
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CH_DA2102
REVISION
11

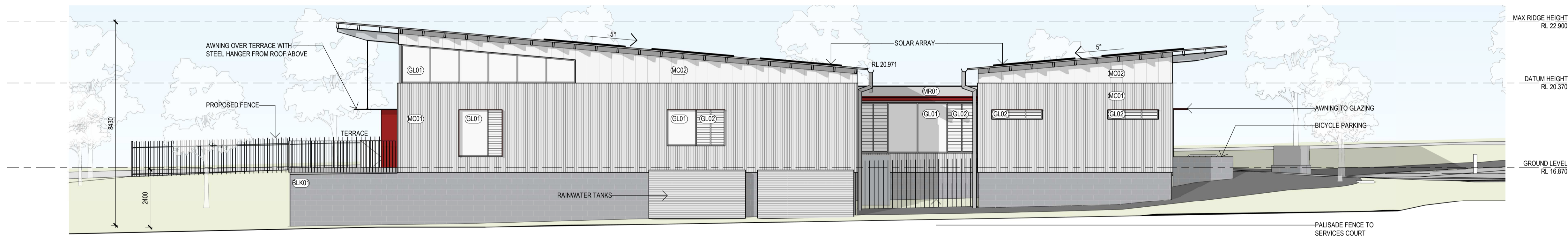
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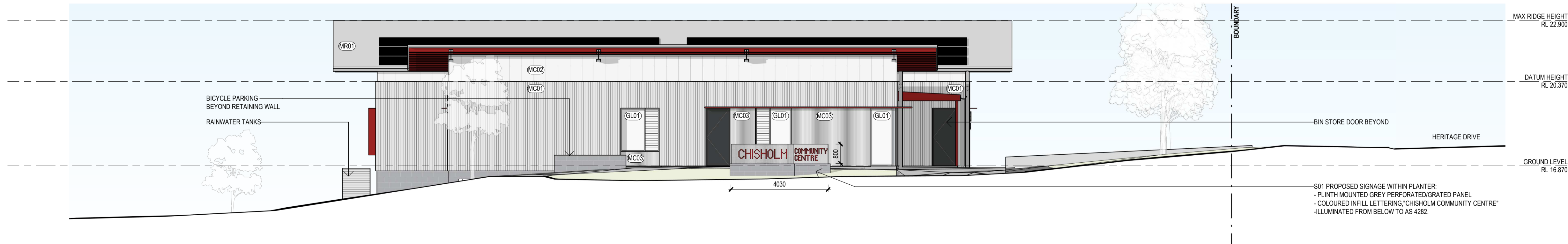
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2 NORTH ELEVATION 1:100

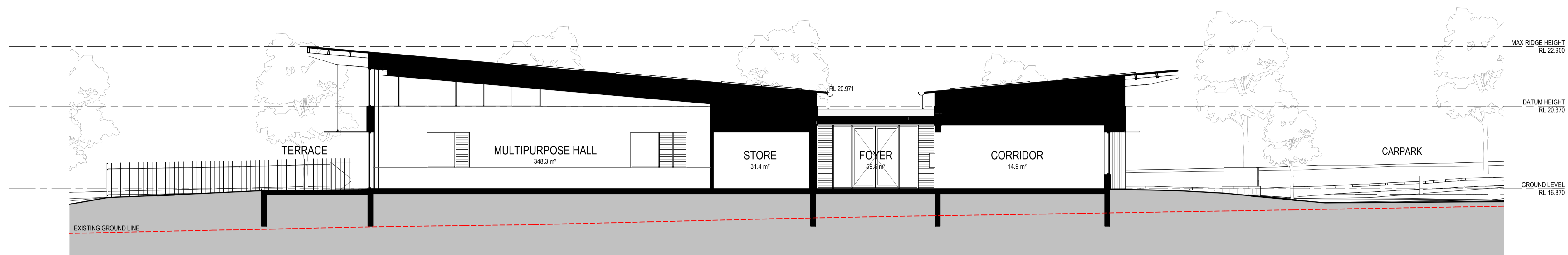


3 WEST ELEVATION 1:100

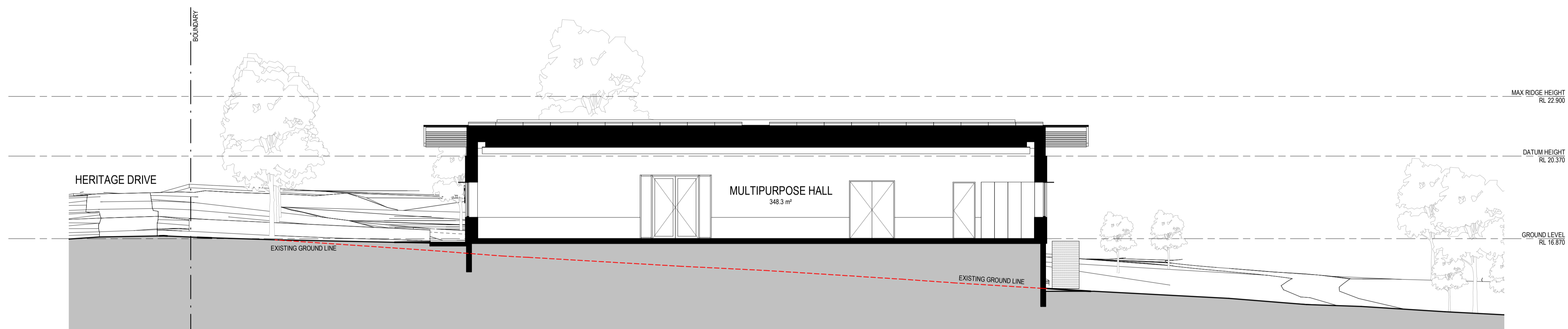


4 DA3101 - SOUTH ELEVATION 1:100

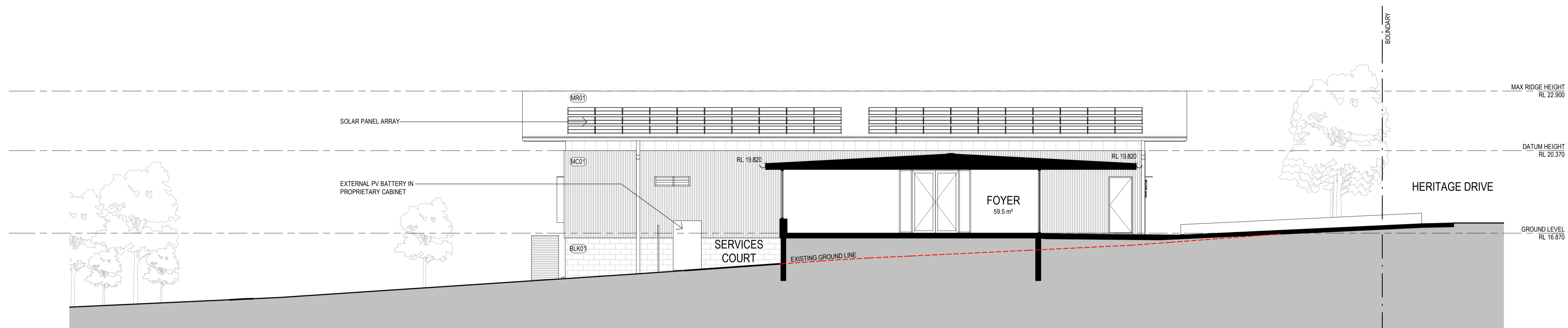
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1 SECTION 1
1:100



2 SECTION 2
1:100



3 SECTION 3
1:100



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SHEET TITLE
SECTIONS

SCALE
1:100
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1 PERSPECTIVE - NORTHERN FAÇADE
1:1



2 PERSPECTIVE - EASTERN FAÇADE FROM HERITAGE DRIVE
1:1



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