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Crime Prevention Through Environmental Design Report

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for Maitland City Council

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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 Tenambit.

1.1 Purpose

The purpose of this report is to identify and assess crime risk associated with the proposed Tenambit Community Centre located at Tyrell and Kenneth Street, Tenambit formally described as Lot 272, DP755237.

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 demolition of the existing Tenambit Community Hall and construction of a new and larger community facility. The new community facility will have a floor area of 470 m², will accommodate a variety of community uses and will include a room for leased tenancy.

The proposal includes the following works:

- Demolition of the existing Tenambit Community Hall, public toilet block and playground facilities.
- Construction of a new community facility including:
 - Two multipurpose rooms.
 - Meeting room.
 - Leased tenancy room.
 - Interior circulation.
 - Bin room.

- Cleaner rooms.
- Privately accessible and publicly accessible amenities including a 24/7 MLAK accessible facility.
- Construction of exterior spaces including:
 - Playground.
 - Space for exercise.
- Construction of a fully enclosable outdoor area with a turfed area.
- Three additional 90-degree carparking spaces on Kenneth Avenue including two compliant accessible parking spaces.
- Earthworks as part of construction work due to the slope on the site.
- Landscaping works.

Proposed Operations

The Tenambit Community Centre will have the proposed hours of operation:

Sunday – Thursday	8 am to 10 pm
Friday – Saturday	8 am to Midnight
Public Holidays	Closed

No Council staff will be located on site at the community facility. Building security features will include keypad swipe access to the facility with remote arming and disarming of security available for the site. The site will be cashless, removing threats to safety regarding cash handling.

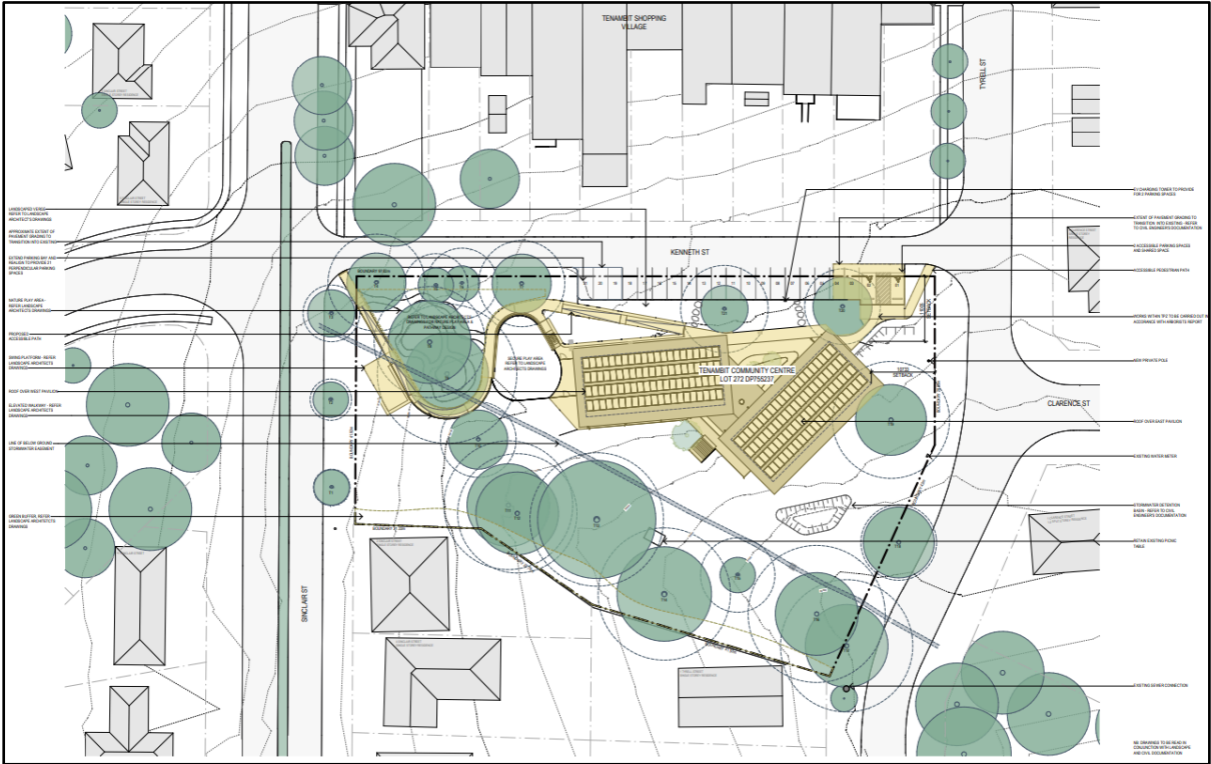


Figure 1 Proposed Site Plan. Source: Source: AJC Architects dated 23 April 2024.

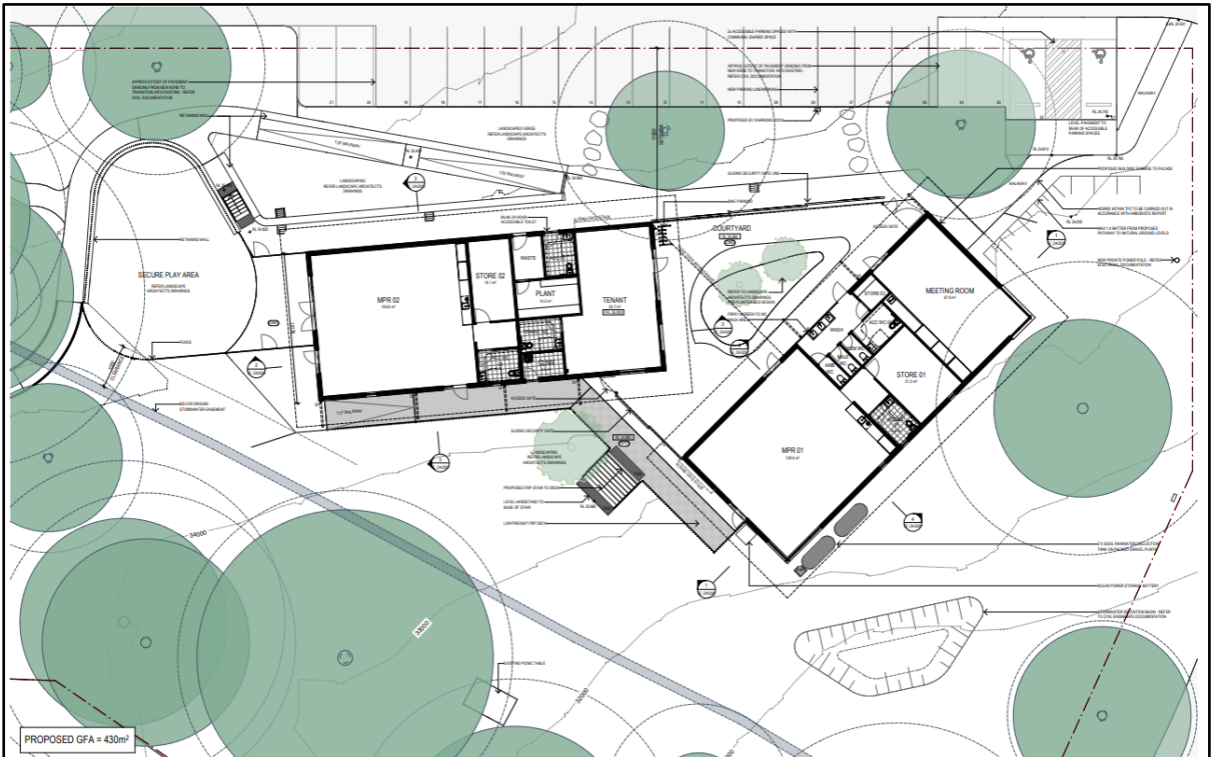


Figure 2 Proposed Ground Floor Plan. Source: AJC Architects dated 23 April 2024.



Figure 3 Elevations - East Pavilion. Source: AJC Architects dated 23 April 2024.

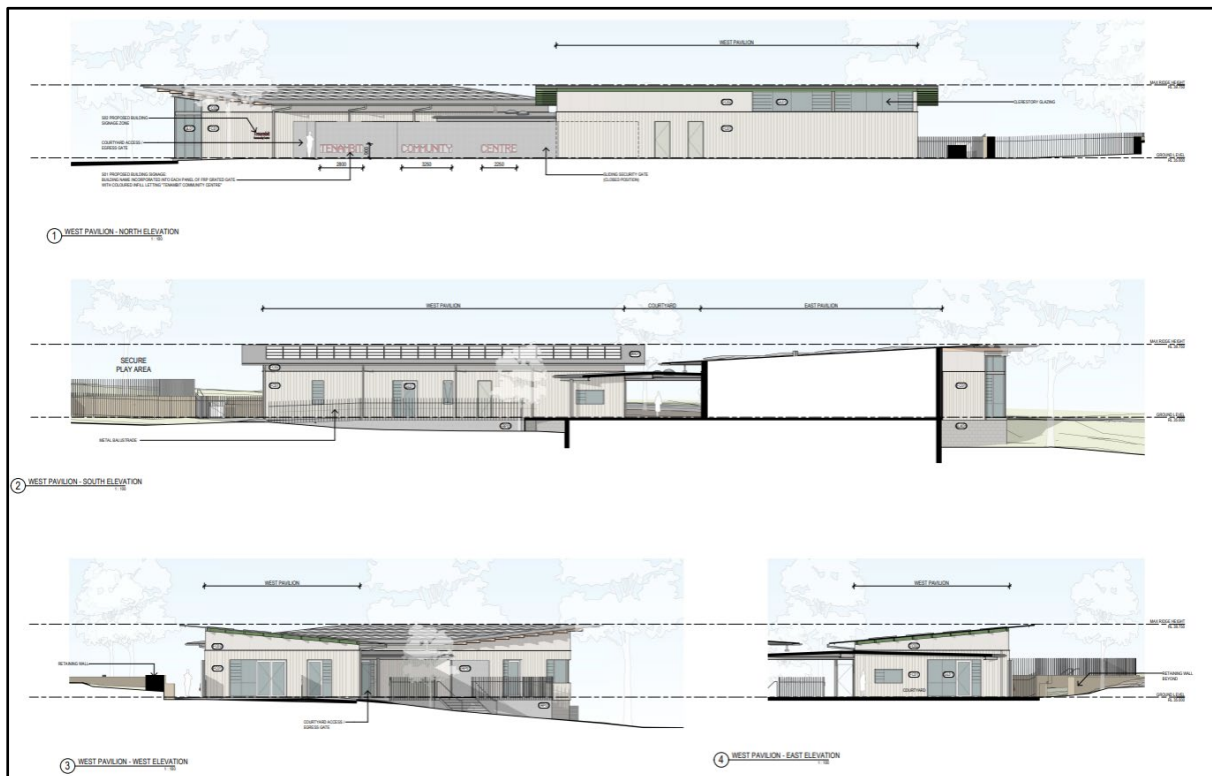


Figure 4 Elevations - West Pavilion. Source: AJC Architects dated 23 April 2024.

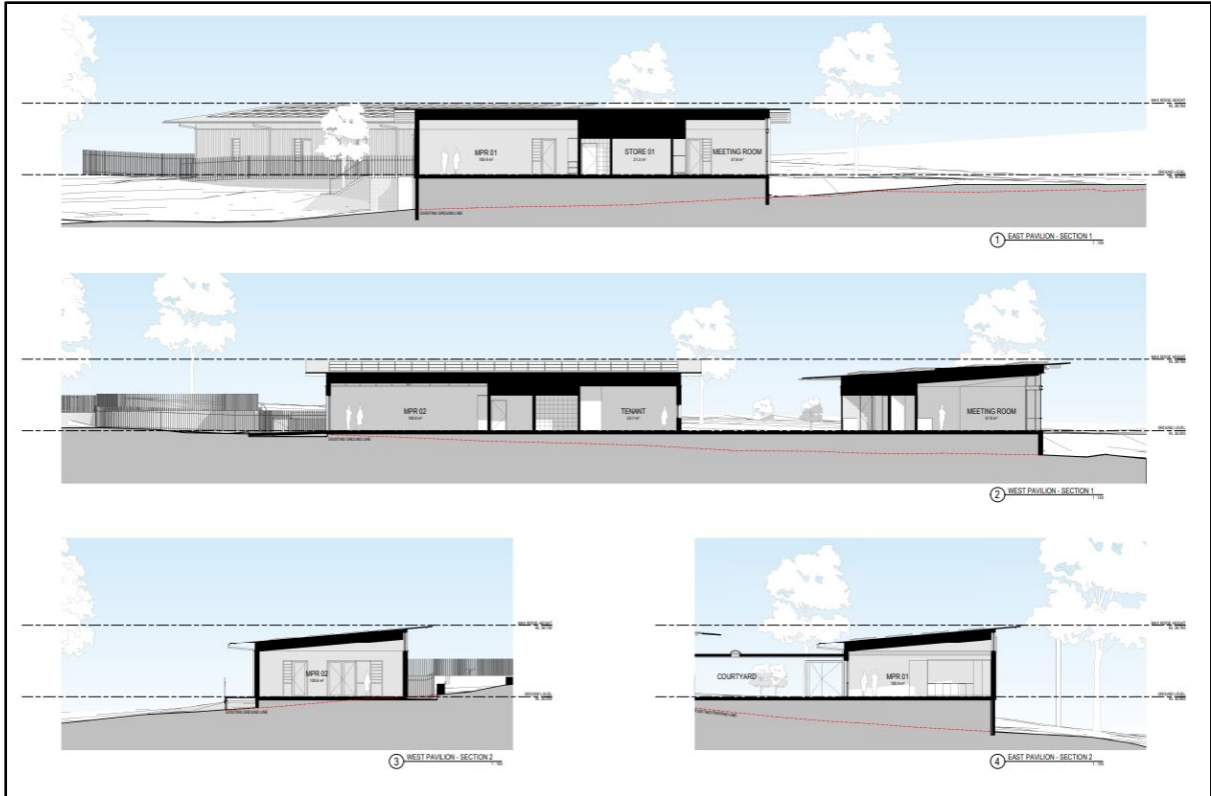


Figure 5 Sections. Source: AJC Architects 23 April 2024.

2 Existing Conditions

2.1 Site Analysis

The site of the development is within Lot 272, DP 755237 located on the corner of Tyrell and Kenneth Street, Tenambit (the site). The site is zoned as RE1 Public Recreation and has an approximate area of 5,000 m². The existing community centre is located towards the north-eastern corner of the site and has a brick base, weatherboard facades and Colorbond roofing. There is a metal fenced-off area to the south of the building containing a tarpaulin and kids play equipment. Tenambit Community Hall is utilised as a bookable space which operates on weekdays from 8:30 am to 5 pm Monday to Thursday and 8:30 am to 4:30 am on Fridays. The Maitland City Council website site states that the community hall contains a canteen, parking, play equipment, shaded cover, and toilets.



Figure 6 Zoning Map. Source: NSW spatial Viewer (April 2023)

The site is known as Lena Obrien Park which includes the existing Tenambit Community Hall. To the west of the Tenambit Community Hall there is a small playground and an associated brick public amenities building with metal sheet roofing. There are benches and a swing set further west from the existing community centre and various large mature trees, benches and tables scattered across the site. The trees roughly form a ‘green corridor’ starting in the northwest and extending through the golf course to the southeast. The site is sloped with a steep fall of 8 metres from the northwest to the southeast corner.

The surrounding land uses are generally low-density single storey dwellings. The hall is also adjacent to local shops and the nearby Tenambit Public School to the north, along with a nearby a variety of recreational spaces including Tenambit Sports field 606 m east of the site, Maitland Golf Course 185 m south of the site, and Centennial Park 344 m southwest of the site.



Figure 7 Locality Plan. Source: Nearmaps 2023

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. Criminal activity and implemented crime prevention measures are evident on the site and in the surrounding environment. Figure 12 shows lockable public toilet block to restrict out of hours access whilst Figure 14 shows caged fencing to air conditioning units and hot water system to prevent defacement and damage to property.

Graffiti in the area is evident as shown in Figures 14, 15, 16 and 17. These areas display public defacement of the site and surrounding properties particularly the retail shops north of the site. Crime prevention measures in the form of painting over graffiti to maintain the appearance of properties is evident surrounding the site.



Figure 8 Tenambit Community Hall viewed from the north. Source: Barr Planning 2023



Figure 9 Tenambit Community Hall viewed from the west. Source Barr Planning 2023



Figure 10 Tenambit Community Hall viewed from the south. Source: Barr Planning 2023



Figure 11 Tenambit Community Hall viewed from the east. Source: Barr Planning 2023



Figure 12 Public Bathroom on the site located west of Community Hall. Source: Barr Planning 2023



Figure 13 Rear of retail shops located north of the site. Source: Barr Planning 2023



Figure 14 West side of Tenambit Community Hall. Source: Barr Planning 2023



Figure 15 Rear of retail shops located north of the site. Source: Barr Planning 2023



Figure 16 Retail store located north of the site. Source: Google Streetview 2021

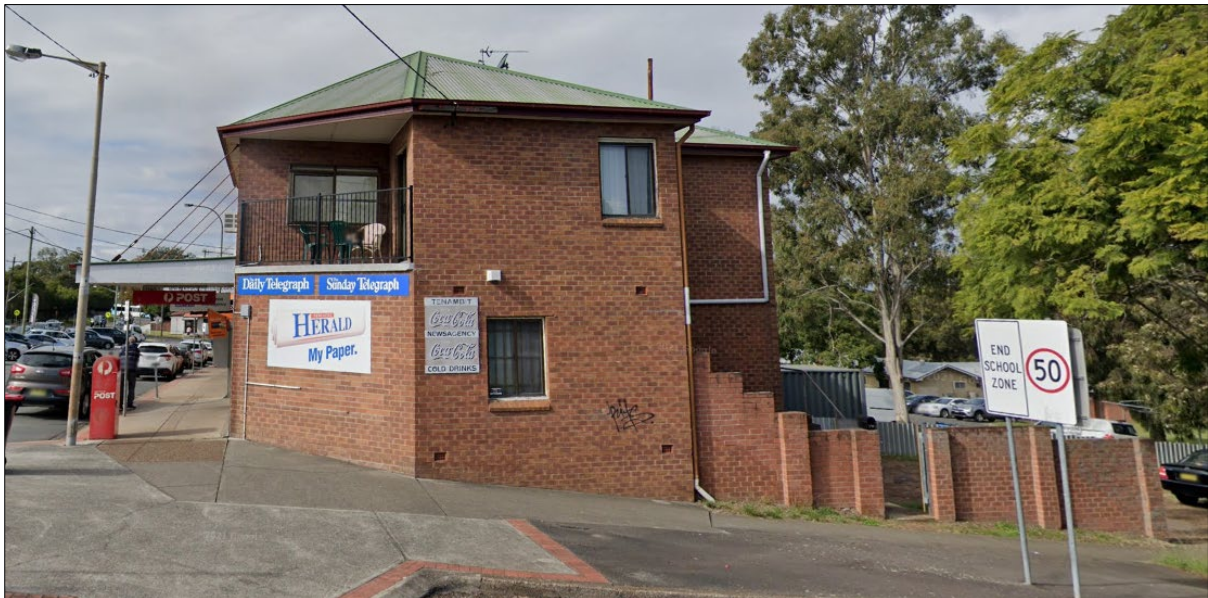


Figure 17 Retail building located north of the site. Source: Google Streetview 2021

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 Tenambit with respect to Maitland City Council (LGA) and the state of NSW.

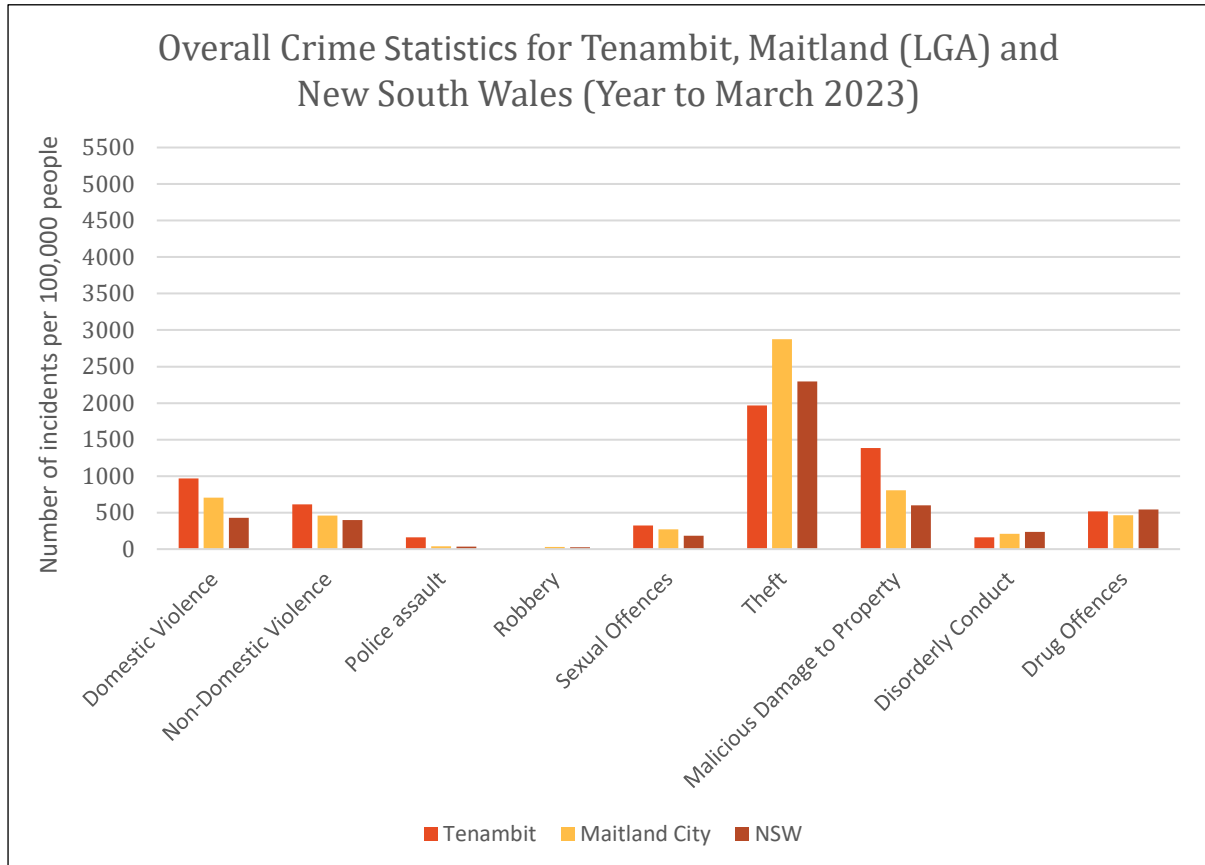


Figure 18 Comparative Crime Statistics Year to July 2023. Source: NSW BOSCAR 2023

The highest level of crime was reported in the category ‘theft’ where the incidence of crime was less than both the Maitland LGA average and the NSW State average. The second highest level of crime was reported in the category of ‘malicious damage to property’ which was almost double the average crime incidence of Maitland LGA and greater than double the NSW State average. The third highest level of crime was related to ‘domestic violence which is higher than the average crime rate in Maitland LGA and more than double the NSW State average. The crime incidence rates in Tenambit generally reflect higher incidence rates than the State and LGA averages.

A breakdown of incidents of theft in Tenambit indicates that most thefts occurred during the day as shown below in Table 1.

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

	2020	2021	2022	2023
Day	1,815.2	1,615.5	1,450.2	1,160.2
Night	2,042.4	1,033.3	773.4	805.7

The data in Table 2 reveals that over the four years to 2023, theft occurred predominantly as stealing from dwellings and motor vehicles. Stealing from retail stores comprised between 6 and 17 percent of reported incidents during the observed period whilst stealing from person comprised 3 percent of less of reported incidents. The relatively low rates of retail theft can likely be attributed to the residential nature of Tenambit and the corresponding lack of retail stores.

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

	2020	2021	2022	2023
Steal from retail store	N/A	6%	17%	11%
Steal from motor vehicle	50%	56%	19%	47%
Steal from dwelling	50%	38%	61%	42%
Steal from person	N/A	N/A	3%	N/A

Crime levels in Tenambit over the four-year period between 2020 and 2023 has remained generally stable across crime categories apart from domestic and non-domestic violence which have trended upwards whilst theft and drug offences have trended downwards. Rates of domestic violence and non-domestic violence almost doubled over the observed period whilst theft and drug offences have displayed an inverse trend, decreasing by almost half over the observed period.

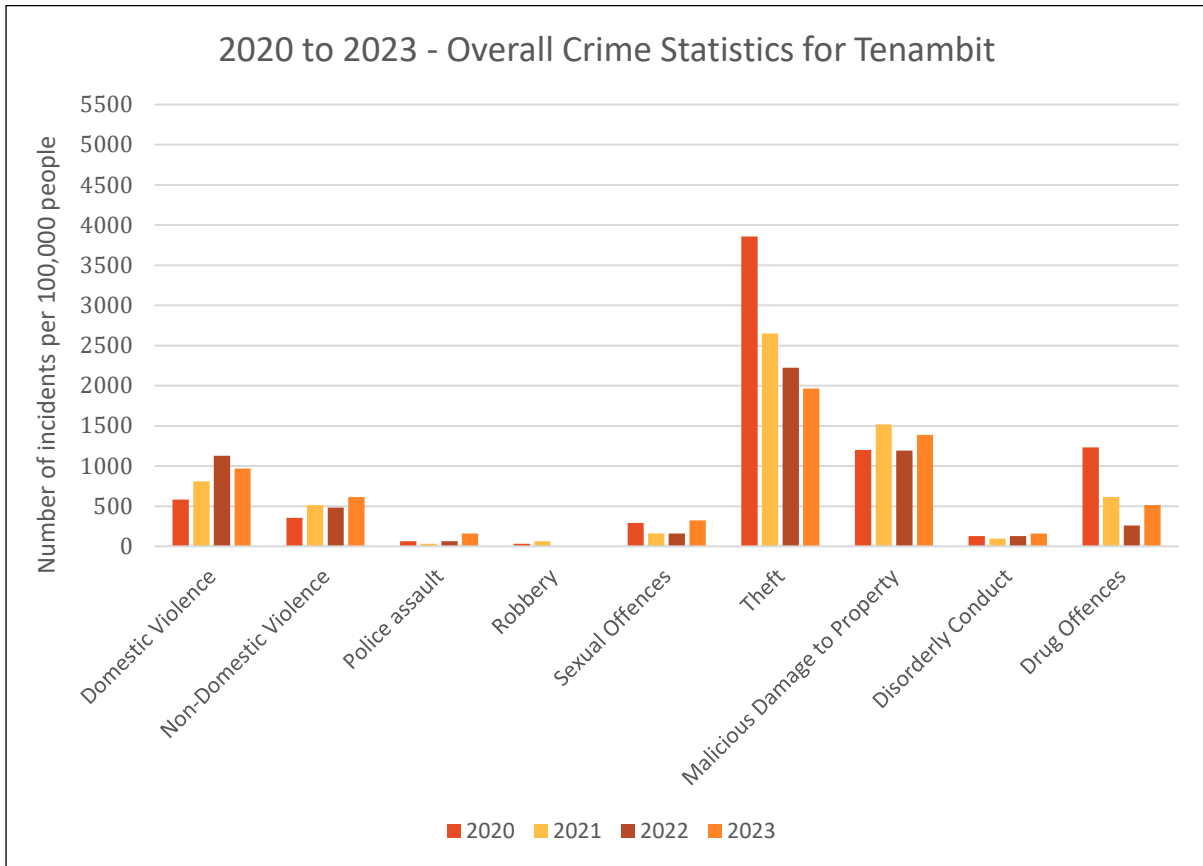


Figure 19 Overall Crime Statistics for Tenambit (2020 to 2023). Source: NSW BOSCAR 2023

2.4 Crime Opportunity

Based on the provided information, the two largest categories of crime in the Tenambit catchment relate to theft and malicious damage to property. As such, the proposed development will be most susceptible to these potential crimes. The risk of theft may occur from the community facility as well as theft from private motor vehicles parked at the site. Malicious damage to property may occur within the site. This is most likely to occur at the external boundaries of the site and to the proposed buildings on the site which are publicly accessible. A review of existing site conditions and photos shown in Section 2.1 indicates evidence of graffiti and vandalism in proximity to the subject site which will need to be managed through implementation of CPTED principles detailed in Section 3.

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 is owned and managed by 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 supports natural surveillance in the following ways:

- Site frontage to three streets along western, northern and eastern boundary is provided by Sinclair, Kenneth, and Tyrell Streets respectively. This facilitates passive surveillance from pedestrian and vehicular activity in the public domain and supports with natural surveillance to the rear of the site behind the community facility.
- Provision of additional parking along northern façade of development supports natural surveillance to front of community facility.
- Proximity of site to commercial and retail development to north of site supports passive surveillance during commercial operating hours.
- Demolition and removal of existing public toilet block improves visibility within public reserve and removes potential for concealed hiding spot on the site.
- Building design supports good sightlines around the building and excludes entrapment locations.
- Landscaping strategy including retained trees maintains visibility through to site with vegetation generally clear of low to mid-storey canopy supporting natural surveillance.
- Existing picnic tables on the site encourage use of the public domain and support passive surveillance during daytime hours.

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 and present 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 along north and northwest aspects of site.
Multiple entry points to building present natural surveillance risk.	<ul style="list-style-type: none"> ▪ Consider installation of CCTV to carpark area to assist in crime detection and reporting. ▪ Consider installation of CCTV to building entry points to assist in crime detection and reporting.
New landscaping species 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 within site.

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 supports access control in the following ways:

- Public toilets are consolidated into single location and with access control within the central facility amenities.
- Access to public toilets will be controlled out of hours via a MLAK key for registered users only. Public toilets will not be accessible to the public out of hours.
- Pathways from the Kenneth Street frontage to the site are clearly delineated with pavement and retaining walls directing pedestrian access to the building along clearly defined paths.

- Children’s outdoor play area is fenced with access controlled via gates.
- Building design incorporates concrete block walls and fibreglass reinforced plastic (FRP) at sub-ground level to prevent unauthorized access beneath building.
- Sliding security gate is provided to northern and southern elevations of the building with gates controlling access to the facility after hours. Out of hours access to the landscaped courtyard is restricted preventing unauthorised access.
- Building security will include keypad swipe access to the facility with remote arming and disarming of security to control site access.

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
The proposed nature play trail fronts Kenneth Street and situates a children’s play area adjacent to an active road frontage. No access control of fencing is shown, and this presents safety risk for children.	▪ Access control to road frontage such as fencing should be considered to mitigate safety risks to children.
Risk of theft from facility storerooms and cupboards.	▪ Implement locks and/or operational control measures to prevent theft from property.
Landscape design not to provide natural ladders that facilitate climbing access to doors or windows or roof spaces.	▪ Trees close to buildings, gates, walls, and fences should be maintained so that the canopy or limbs minimise climbing potential.

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 supports territorial reinforcement in the following ways:

- The built form of the development is clearly defined and distinct within the landscape context as a separate land use from the streetscape and public domain.
- Security gates to front and rear of building clearly signal entry points to facility from public domain.
- Development provides clearly defined spaces for social gathering including the landscaped courtyard and children’s enclosed play space.
- Development includes clear building identification signage identifying Tenambit Community Centre within the built environment.

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

Table 5 Territorial Reinforcement Risks and Recommendations

Territorial Reinforcement Risk	Recommendation
Territorial ambiguity created by absence of clear signage.	<ul style="list-style-type: none"> ▪ Provide clear directional signage for pedestrians and visitors at key entry points to site including within carpark and at street frontage during development of detailed design. ▪ Provide clear wayfinding signage within facility to meeting rooms and amenities during development of detailed design.

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 space management in the following ways:

- Cash will not be stored on the premises removing threat of theft from the premises.
- Bike racks are contained within the facility security gates to reduce theft of items after hours.
- Development incorporates shared spaces such as enclosed children’s play area and landscaped courtyard promoting pride and sense of place for the community.

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
Waste management	<ul style="list-style-type: none"> ▪ Ensure garbage bins and waste storage receptacles are regularly emptied to prevent overflowing rubbish.
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. ▪ 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 CPTED 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 and children’s play facilities 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 within site are well lit at night, particularly along north and northwest aspects of site.
- Consider formal surveillance measures such as installation of CCTV or security to carpark area to assist in crime detection and reporting.
- Consider formal surveillance measures such as installation of CCTV or security to building entry points to assist in crime detection and reporting.
- Landscaping species to be confirmed to maintain clear sightlines within site.
- Access control to road frontage such as fencing should be considered to mitigate safety risks to children.
- Implement locks and/or operational control measures to prevent theft from property.
- Consider additional operational security requirements during evening hours for functions and events.
- Provide clear wayfinding signage within facility to meeting rooms and amenities.
- Ensure garbage bins and waste storage receptacles are regularly emptied to prevent overflowing rubbish.
- 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

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DEVELOPMENT APPLICATION TENAMBIT COMMUNITY CENTRE

FOR DA APPROVAL

WONNARUA COUNTRY

TYRELL STREET
 TENAMBIT NSW 2323

DRAWING LIST

TE_DA0001	COVER SHEET
TE_DA1001	PROPOSED SITE PLAN
TE_DA1002	SITE ANALYSIS PLAN / DEMOLITION PLAN
TE_DA1003	PROPOSED STREETScape ELEVATIONS
TE_DA1101	CUT AND FILL DIAGRAM
TE_DA2101	PROPOSED GROUND FLOOR PLAN
TE_DA2102	PROPOSED ROOF PLAN
TE_DA3101	ELEVATIONS - EAST PAVILION
TE_DA3102	ELEVATIONS - WEST PAVILION
TE_DA3201	SECTIONS
TE_DA3901	PERSPECTIVES

ABBREVIATIONS

A/C	AIR CONDITIONING	J	JOINERY
AL	ALUMINIUM	KB	KEWB
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	MPR	MULTI-PURPOSE ROOM
BLDG	BUILDING	MRS	METAL ROOF SHEETING
BLK	BLOCKWORK	MSB	MAIN SWITCHBOARD
BWK	BRICKWORK	MW	METALWORK
CB	CONCRETE BLOCK	NGL	NATURAL GROUND LEVEL
CFC	COMPRESSED FIBROUS CEMENT	NO	NUMBER
CL	CENTRE LINE	NOM	NOMINAL
CLNR	CLEANER	NTS	NOT TO SCALE
COL	COLUMN	OF	OVERFLOW-RAINWATER
CONC	CONCRETE	OF	OFF-FORM CONCRETE
CPD	CUPBOARD	OH	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
DM	DIMENSION	RAD	RADIUS
DN	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
ESSB	ELECTRICAL SWITCHBOARD	SCR	SUNSCREEN
EX	EXISTING (PRIOR TO)	SKL	SKYLIGHT
EXT	EXTERNAL	SNK	SINK
F	FIXED GLAZING	SPEC	SPECIFICATION
FB	FACE BRICK	SS	STAINLESS STEEL
FBL	FACE BLOCK	ST	STONE
FC	FIBROUS CEMENT	SW	STORM WATER
FEN	FENCE	SWP	STORM WATER PIT
FFL	FINISHED FLOOR LEVEL	T	TILE
FHR	FIRE HOSE REEL	TEL	TELEPHONE
FIP	FIRE INDICATOR PANEL	TGSI	TACTILE INDICATORS
FLR	FLOOR	TMB	TIMBER
FP	FIBROUS PLASTER	TK	TOP OF KERB
FRL	FIRE RESISTANCE LEVEL	TOW	TOP OF WALL
GALV	GALVANISED	TP	TAP
GD	GRATED DRAIN	TYP	TYPICAL
GL	GLAZING	UG	UNDERGROUND
GND	GROUND	UB	UNIVERSAL BEAM
GT	GATE	UC	UNIVERSAL COLUMN
HYD	HYDRANT	UR	URINAL
HR	HANDRAIL	V	VINYL
HWU	HOT WATER UNIT	W	WINDOW
INCL	INCLUDE	WB	WEATHERBOARD
INT	INTERNAL	WC	WATER CLOSET

GRAPHICS LEGEND

	EXISTING STRUCTURE TO REMAIN
	PROPOSED STRUCTURE
	EXISTING STRUCTURE TO BE DEMOLISHED
	TEMPORARY STRUCTURE
	PROPOSED WORK
	FIRE WALL
	BOUNDARY LINE
	MATERIAL TAG
	REVISION TAG
	EXISTING TREE
	PROPOSED TREE

MATERIALS LEGEND

INDICATIVE COLOUR / MATERIAL SWATCH	REPRESENTATIVE BUILT EXAMPLE	CODE	DESCRIPTION
		BAL01	METAL BALUSTRADE
		BLK01	CONCRETE BLOCKWORK
		CON01	CONCRETE FINISH
		FC01	FIBRE CEMENT CLADDING WITH LIGHT COLOUR PAINT FINISH
		FC02	COLOURED, TEXTURED FIBRE CEMENT CLADDING
		FRP	FIBREGLASS REINFORCED PLASTIC MESH
		GL01	ALUMINIUM FRAMED CLEAR GLAZING AND GLAZED DOORS
		MC01	PERFORATED METAL
		MR01	ZINCALUME 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
- TREE NUMBERS AS PER ARBORIST REPORT

SIGNAGE LEGEND

INDICATIVE EXAMPLE	CODE	DESCRIPTION
	S01	BUILDING NAME INCORPORATED INTO EACH PANEL OF FRP GRADED GATE WITH COLOURED INFILL LETTERING - "TENAMBIT COMMUNITY CENTRE"
	S02	PIN FIXED 10mm METAL LETTERING, RED FINISH - "TENAMBIT COMMUNITY CENTRE". ILLUMINATED FROM ABOVE TO AS4282.



1. RAISED LOCAL HOUSES TO ACCOMMODATE TOPOGRAPHY



2. TENAMBIT SHOPPING VILLAGE



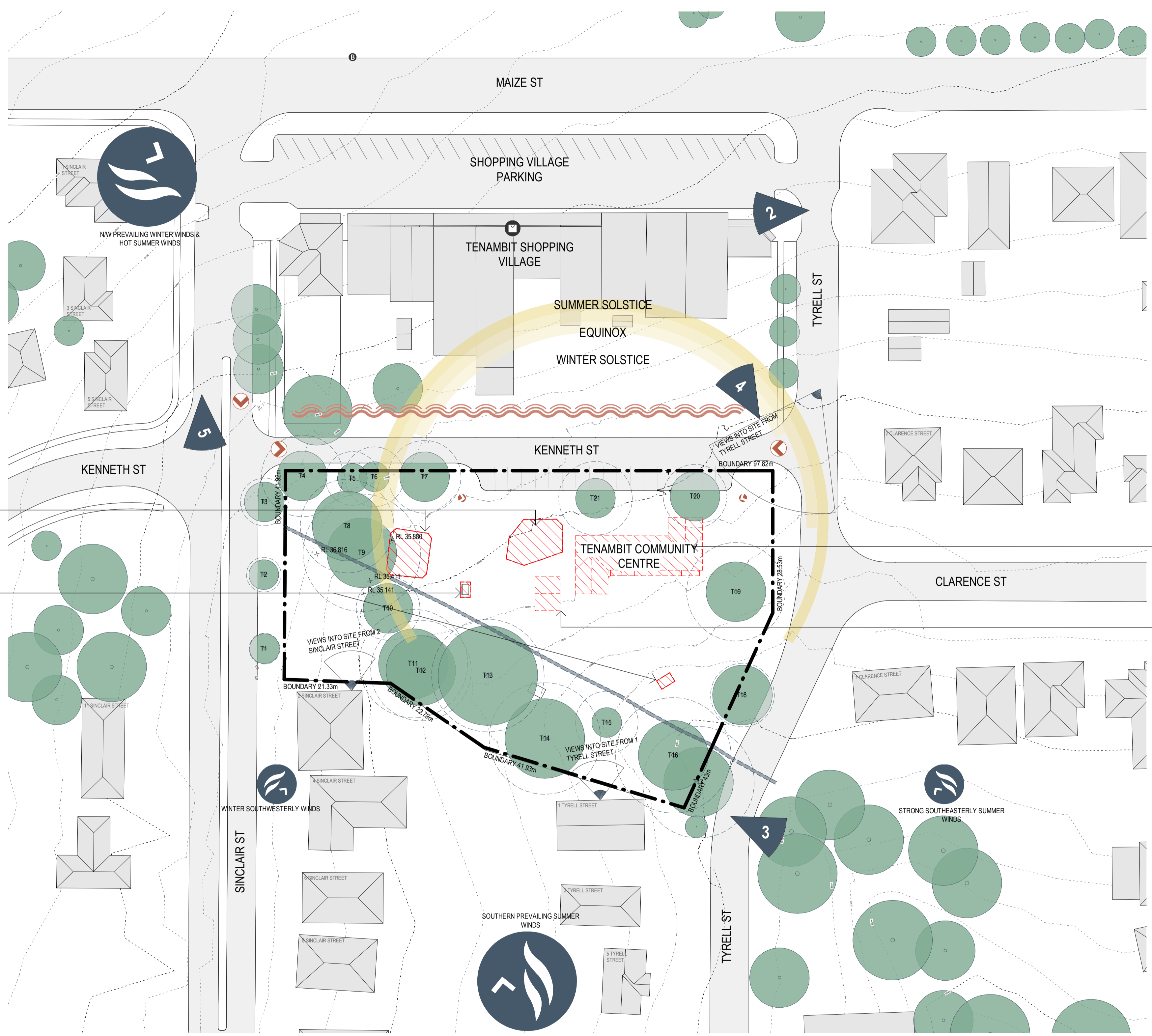
3. VEGETATION



4. POOR OUTLOOK TO BACK OF SHOPS



5. VIEW DOWN SINCLAIR STREET



1 SITE ANALYSIS PLAN 1:500

ANALYSIS

- SUN PATH
- PREVAILING WINDS
- VIEWS FROM SITE
- VIEWS TO SITE
- NOISE SOURCE
- SITE PHOTOGRAPH
- OVERLOOKING NEIGHBOURING WINDOW

CONTEXT

- EXISTING TREES
- EXISTING BUILT FORM
- BUS STOP
- SHOPS
- PEDESTRIAN ACCESS
- VEHICLE ACCESS
- EASEMENT
- FUTURE PLANTING BUFFER

DEMOLISH EXISTING COMMUNITY CENTRE AND ASSOCIATED OUTDOOR AREAS

DEMOLISH EXISTING AMENITIES BLOCK

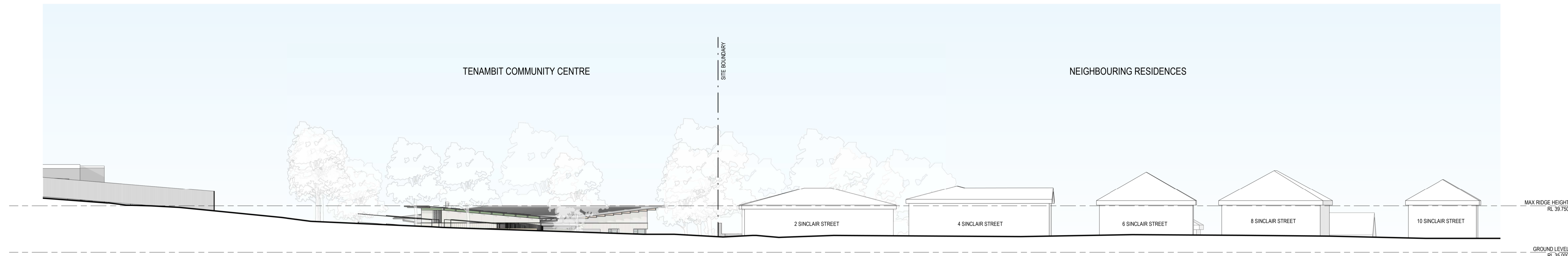
TENAMBIT COMMUNITY CENTRE



1 NORTH ELEVATION - KENNETH STREET
1:200

TENAMBIT COMMUNITY CENTRE

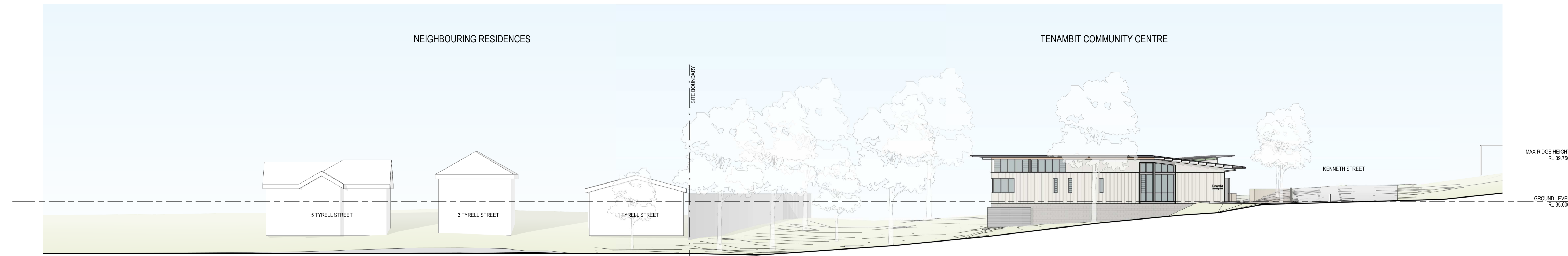
NEIGHBOURING RESIDENCES



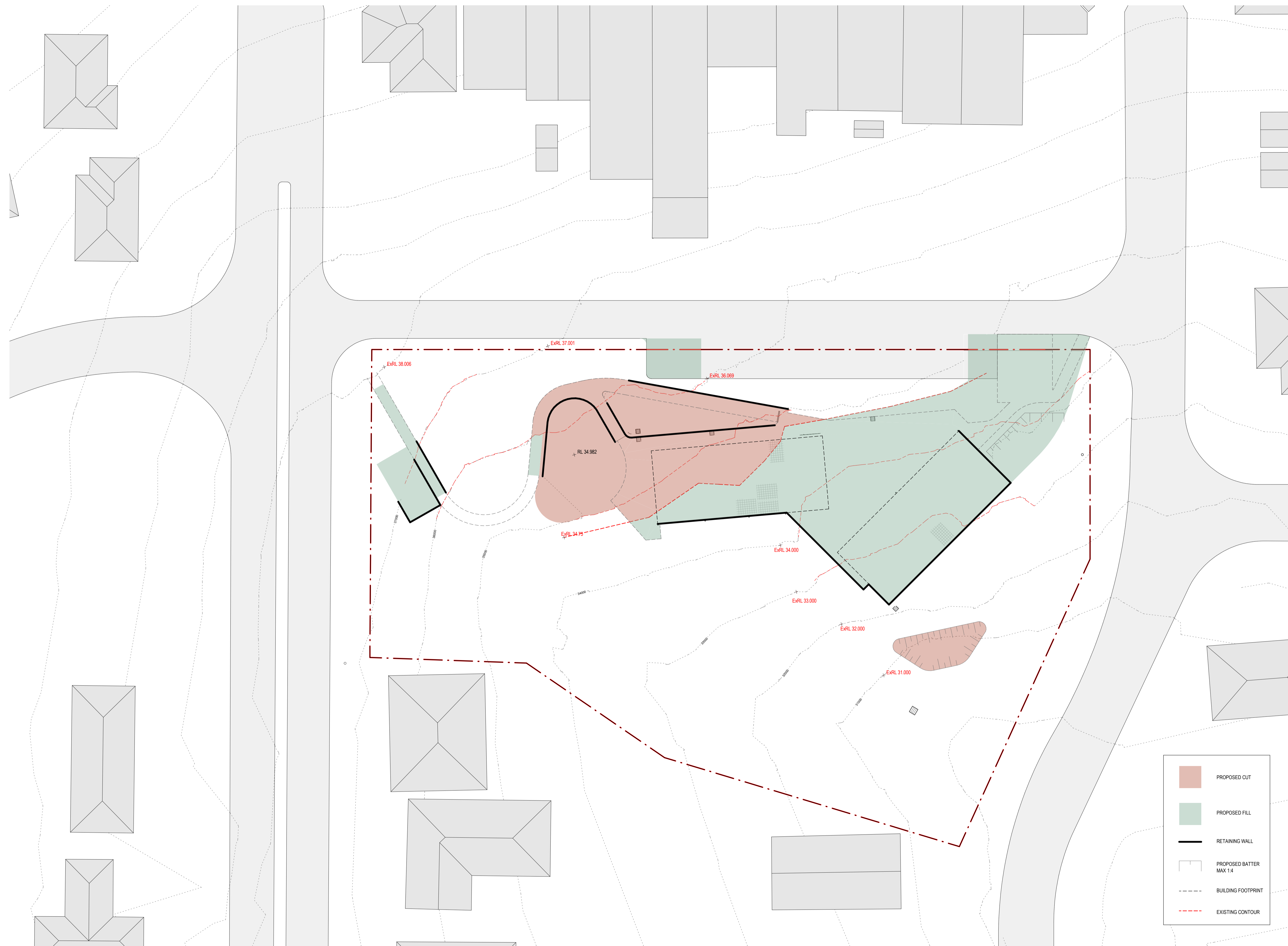
2 WEST ELEVATION - SINCLAIR ST
1:200

NEIGHBOURING RESIDENCES

TENAMBIT COMMUNITY CENTRE

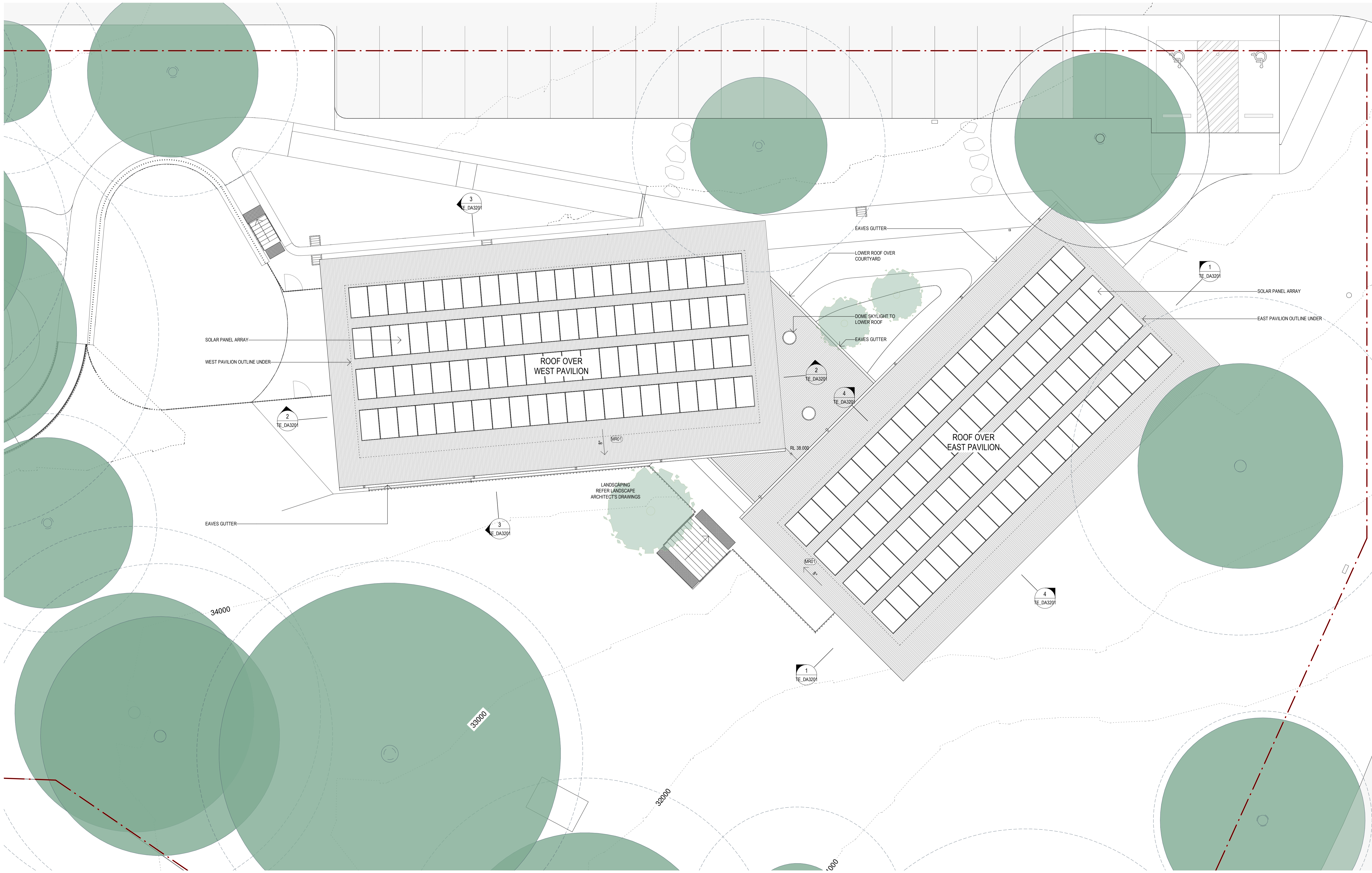


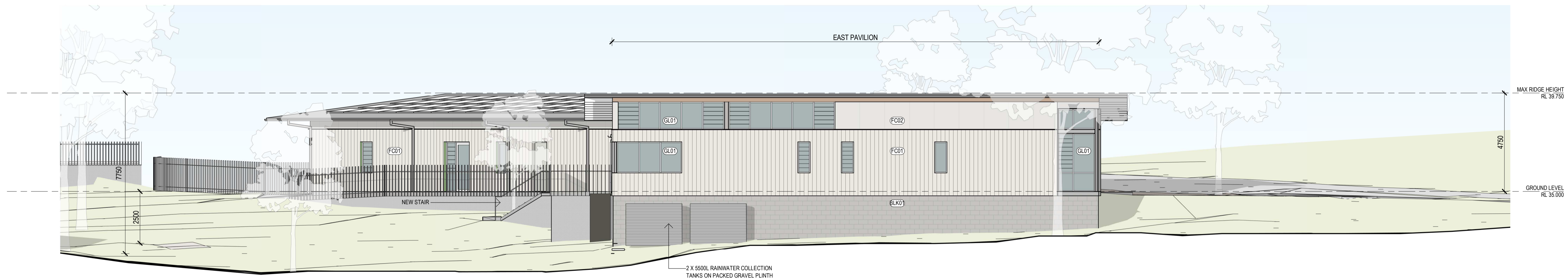
3 EAST ELEVATION - TYRELL ST
1:200



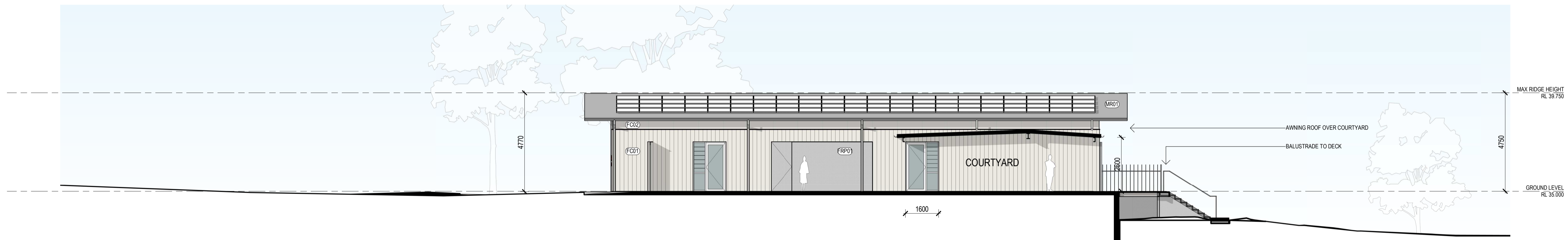
- PROPOSED CUT
- PROPOSED FILL
- RETAINING WALL
- PROPOSED BATTER MAX 1:4
- BUILDING FOOTPRINT
- EXISTING CONTOUR

PUBLISH DATE: 23/04/24 15:43 PM
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 DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. IF IN DOUBT, CONTACT FACT FOR CLARIFICATION.





1 EAST PAVILION - SE ELEVATION
1:100

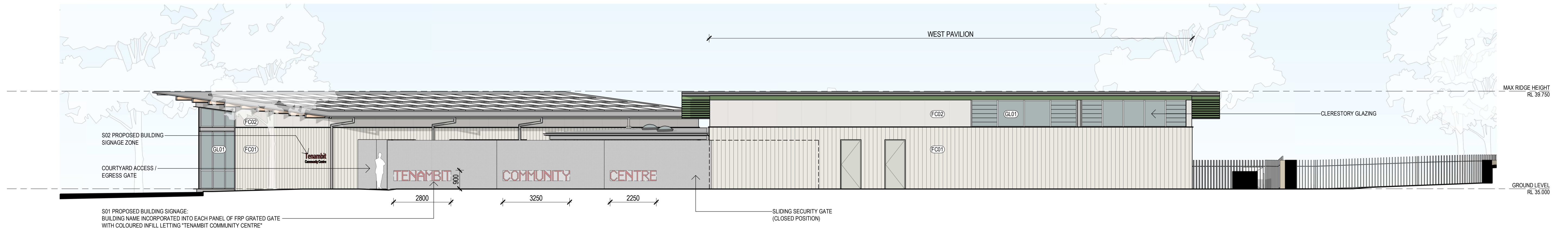


2 EAST PAVILION - NW ELEVATION
1:100

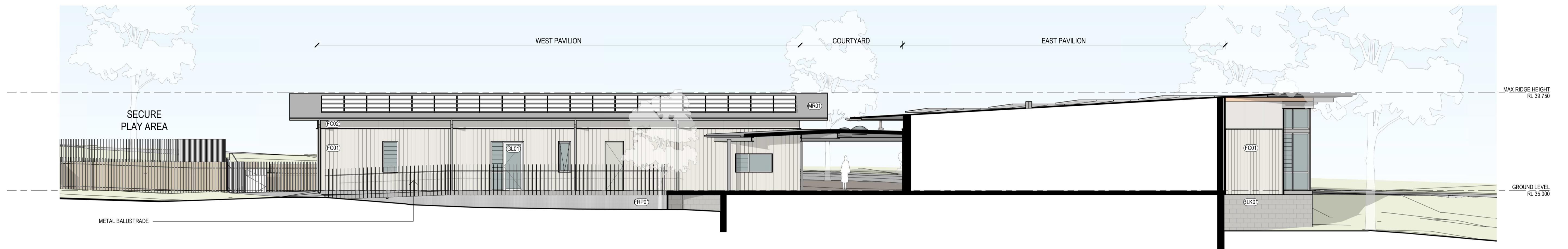


3 EAST PAVILION - NE ELEVATION
1:100

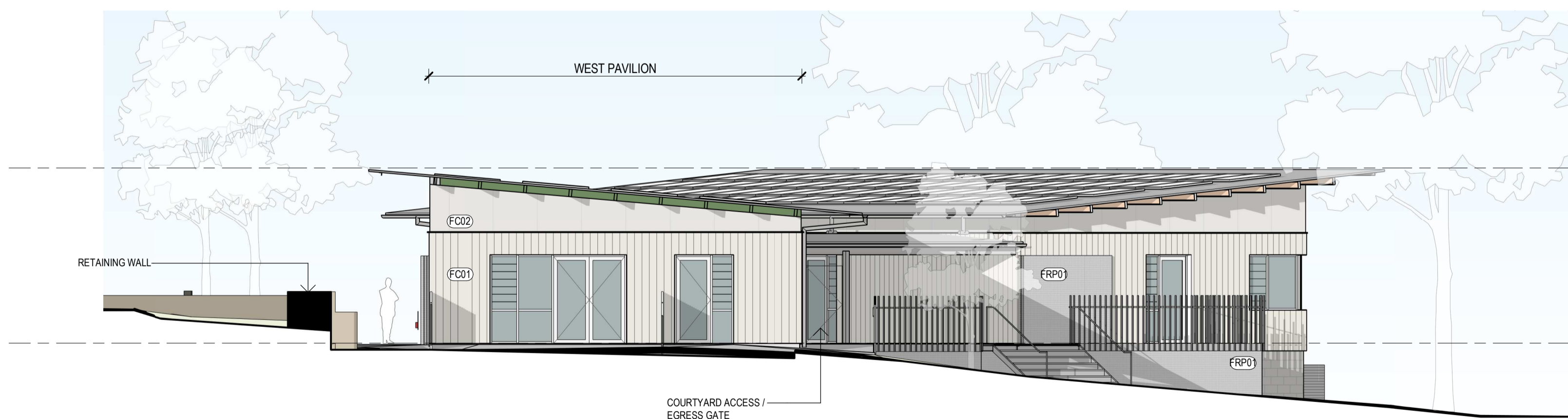
4 EAST PAVILION - SW ELEVATION
1:100



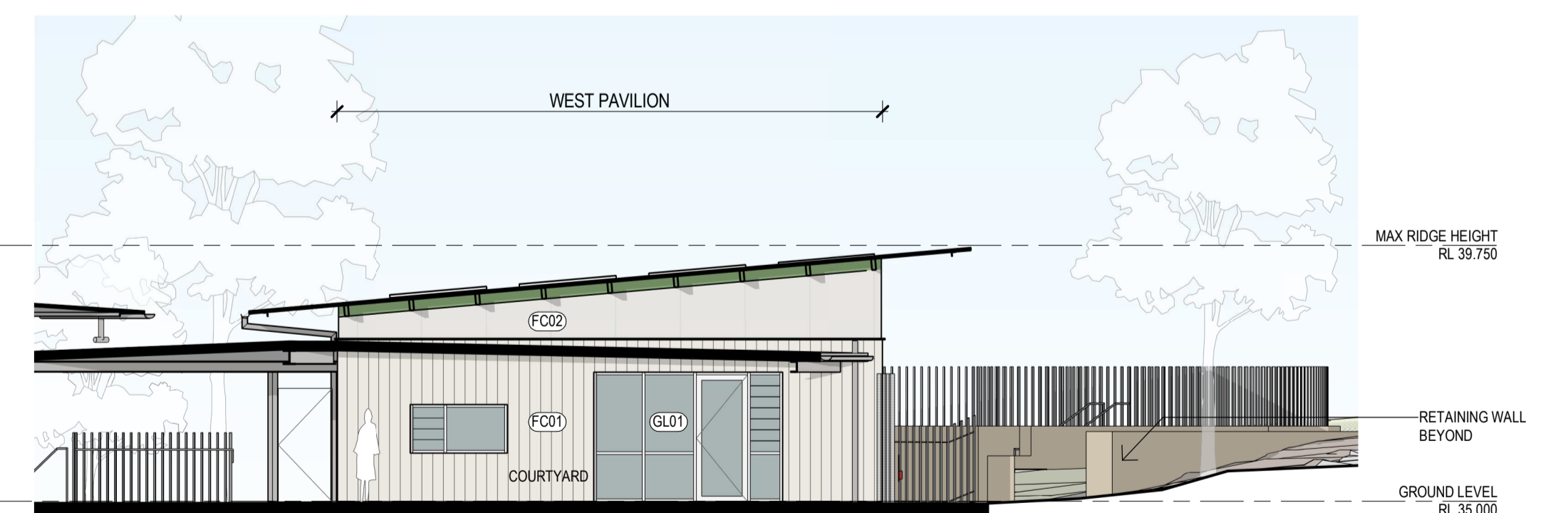
1 WEST PAVILION - NORTH ELEVATION
1:100



2 WEST PAVILION - SOUTH ELEVATION
1:100



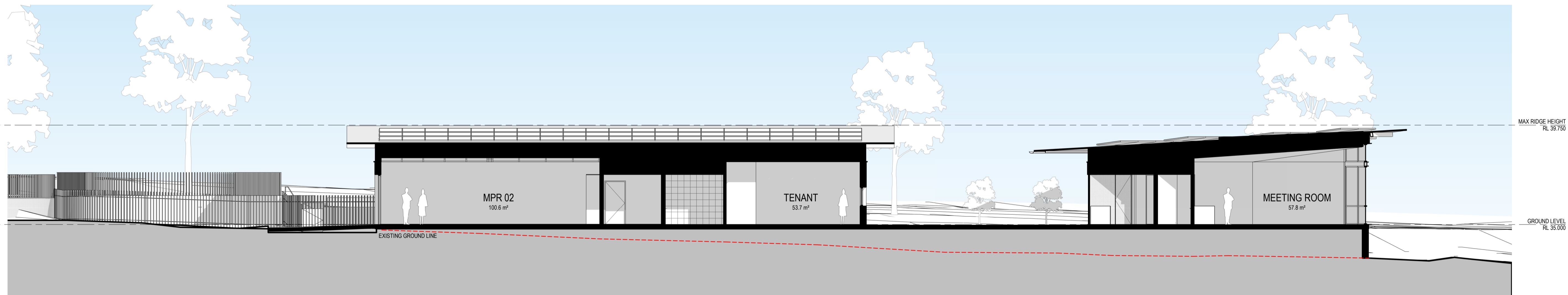
3 WEST PAVILION - WEST ELEVATION
1:100



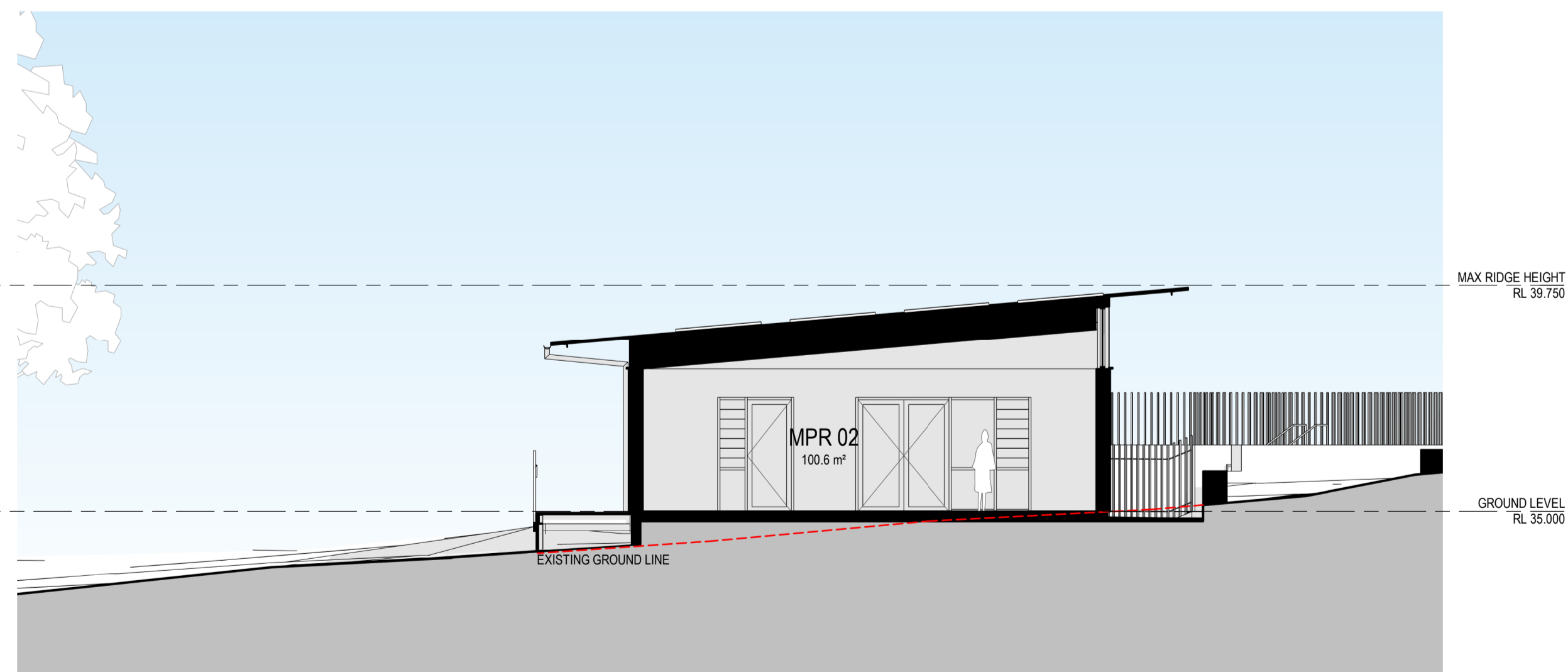
4 WEST PAVILION - EAST ELEVATION
1:100



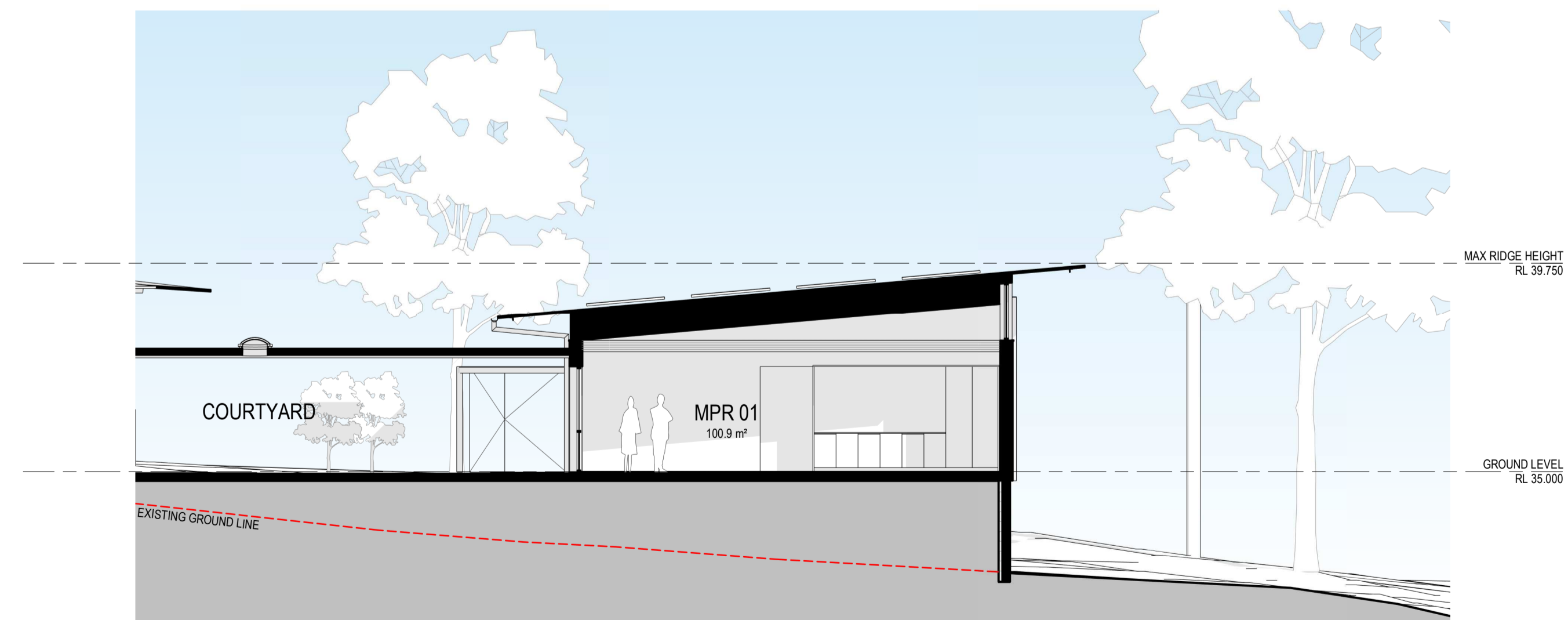
1 EAST PAVILION - SECTION 1
1:100



2 WEST PAVILION - SECTION 1
1:100



3 WEST PAVILION - SECTION 2
1:100



4 EAST PAVILION - SECTION 2
1:100



1 PERSPECTIVE - VIEW FROM KENNETH STREET



2 PERSPECTIVE - VIEW FROM SOUTH WEST OF SITE