



Corona Projects

Development Application

**CRIME PREVENTION THROUGH
ENVIRONMENTAL DESIGN ASSESSMENT**

Change of use from retail premises to medical centre including internal fit out works

99-101 Newcastle Street East Maitland

March 2024

CONTENTS

PROJECT DETAILS	3
1.0 INTRODUCTION	4
2.0 PROPOSAL	5
3.0 NATURE OF RECORDED CRIME	6
4.1 SURVEILLANCE.....	8
4.2 ACCESS CONTROL	9
4.3 TERRITORIAL REINFORCEMENT	9
4.4 SPACE MANAGEMENT	10
4.5 ADDITIONAL CRIME PREVENTION MEASURES	11
5.0 CRIME RISK RATING AND CONCLUSION.....	11

PROJECT DETAILS

Client: Health Design Australia
Subject land: 99-101 Newcastle Street East Maitland
Lot Description: Lot 2 in Deposited Plan 785381
Proposed development: Change of use from retail premises to medical centre including demolition works, internal fit out, new rear carpark and signage

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1.0 INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared in accordance with the Crime Prevention and the Assessment of Development Applications Guidelines (2001) for Health Design Australia to accompany a Development Application to Maitland City Council Change of use from retail premises to medical centre including internal and external works.

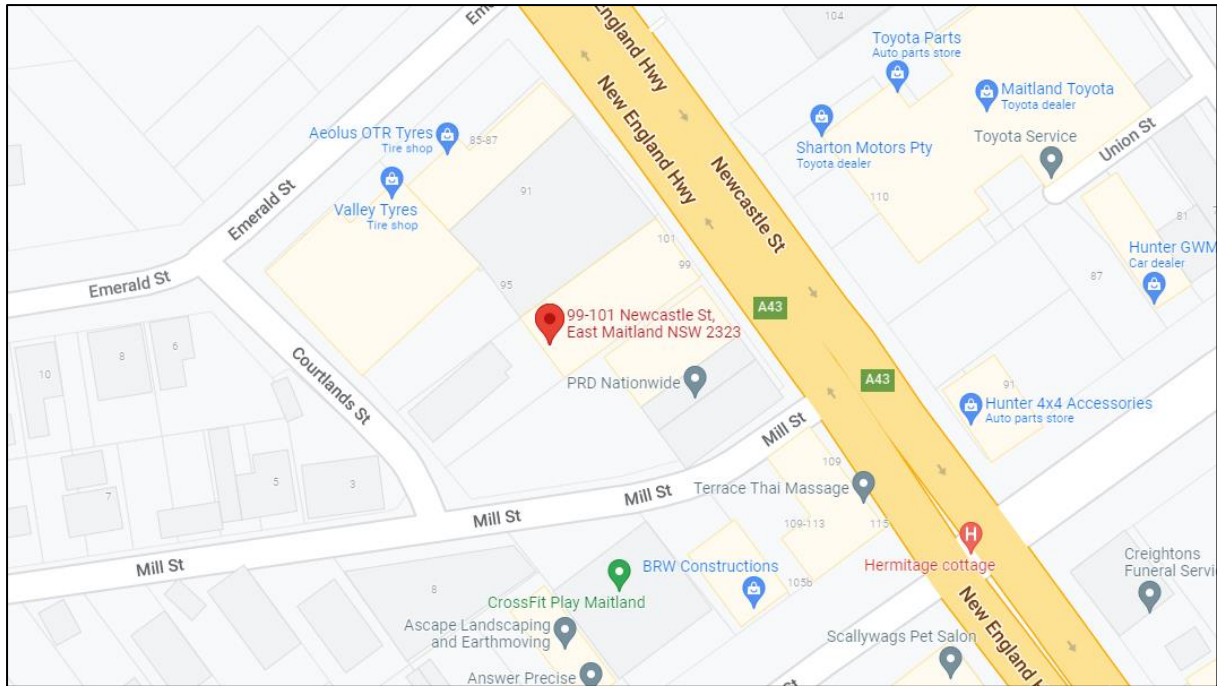


Figure 1: Site locality map - Source: Google Maps

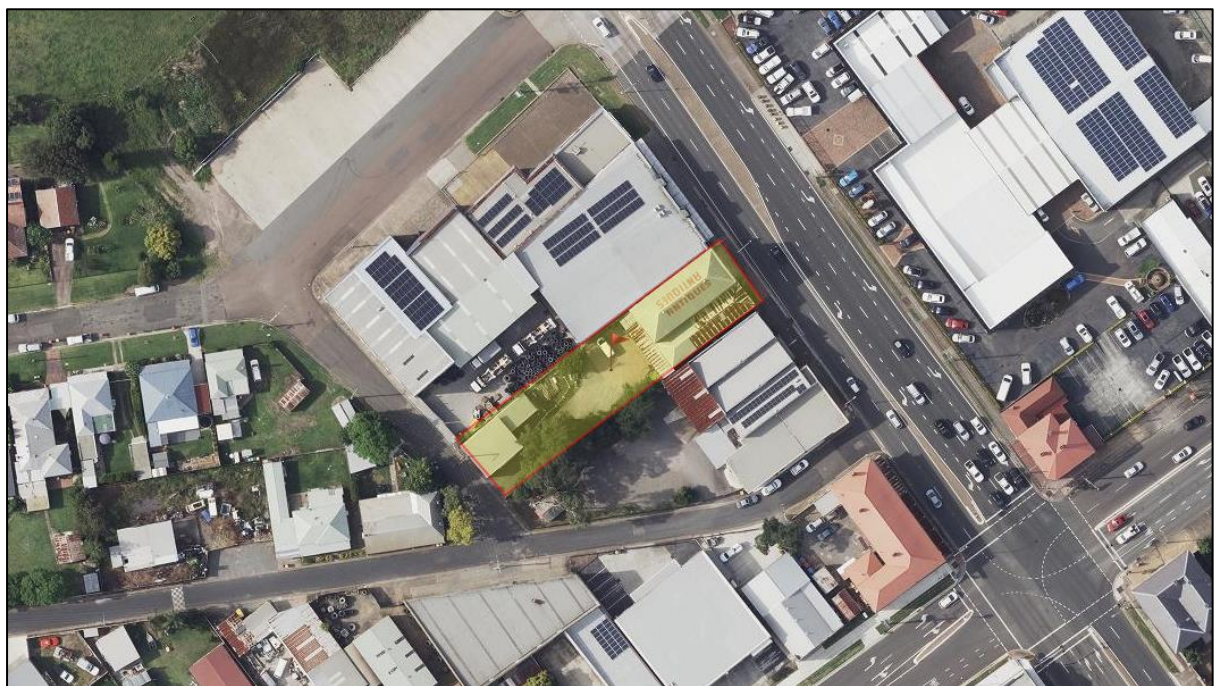


Figure 2: Aerial map - Source: NSW LPI, SIX Map

CPTED is a situational crime prevention strategy that concentrates on the design, planning and structure of the built and natural environment. As per the NSW Department of Planning, Industry and Environment (former NSW Department of Urban Affairs and Planning) CPTED seeks to influence the design of buildings and places by:

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

The key assessment principles of the CPTED strategy include:

- Surveillance;
- Access control;
- Territorial reinforcement;
- Space management.

The purpose of this report is to assess the elements of crime, and the fear of crime that may be associated with the operational change of use to a medical centre and associated construction works at 99-101 Newcastle Street East Maitland and the surrounding area against the CPTED principles.

2.0 Proposal

The Development Application proposes change of use of the existing site currently being used as a retail plant and antique shops to be used as a medical centre. More specifically the premises will be used to service the local area with General Practitioners, pathology services, allied health and specialist services. Internal fit out works are required in order to make the building suitable for the proposed use.

More specifically, the proposed development comprises of:

- **Change of use** from a retail premises to a medical centre;
- **Demolition** of existing shed located at the rear of the site and external toilet to accommodate stormwater drainage;
- **Reconfiguration** of car parking layout;

- **Associated landscaping works** for the rear of the site to accommodate the car parking;
- **Proposed** business identification signage for the subject premises;
- **Construction** of disabled ramp at the rear of the premises
- **Internal reconfiguration** of the existing floor plan with demolition of an internal walls to amalgamate the ground floor premises; and
- **Installation of a lift** to provide access to each level.

Refer to plans which accompany this application, prepared by Health Design Australia.

3.0 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOSCAR) represents criminal incidents recorded by NSW Police. A review of the local statistics for October 2022 – September 2023 found that the most commonly occurring major offence crimes within the Maitland LGA (rates per 100,000 persons) were:

- Motor vehicle theft (248.5)
- Other theft (296)
- Break & enter dwelling (303.7)
- Steal from retail store (440.6)
- Breach AVO (442.8)
- Drug offences (461.6)
- Steal from motor vehicle (514.6)
- Fraud (665.9)
- Domestic Assault (753.2)
- Breach Bail Conditions (783.0)
- Malicious damage to property (826)

The above rates are generally lower or similar in comparison with the City of Sydney LGA and the whole New South Wales state population who reported higher or similar figures per 100,000 persons for most offences.

The site has been identified as located in, or within a 500m catchment of a medium-density hotspot for at least the following crimes by the BOSCAR database: domestic assault, robbery, malicious

damage to property, and theft from a person. Refer to figures 3 – 7 for further detail. It is to be noted that their premise operates as a cashless system, with no physical cash kept on site.

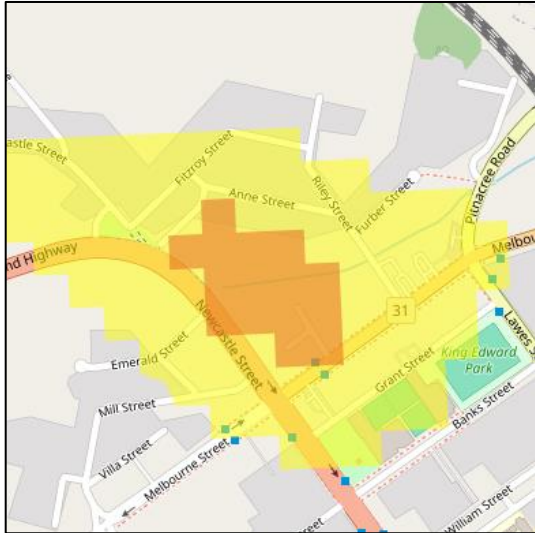


Figure 3 and 4: Domestic Assault Hotspot Map (Left) - Break and enter dwelling Hotspot Map (Right)

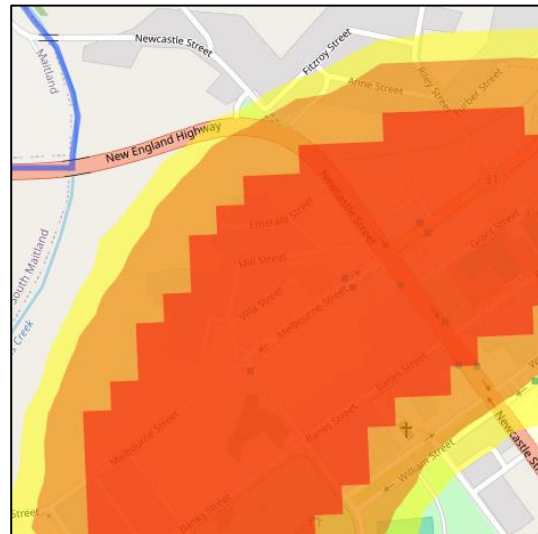
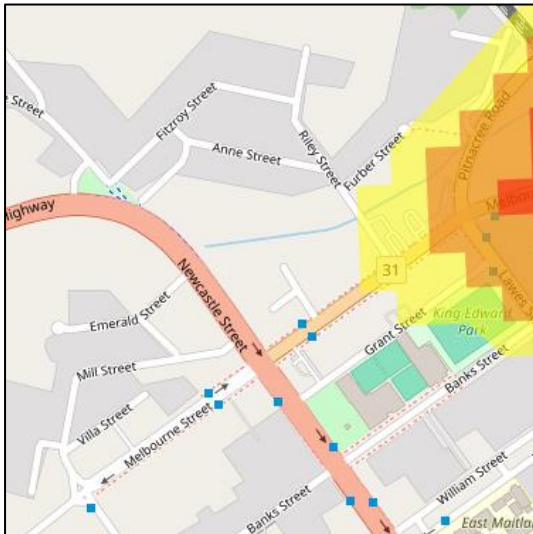


Figure 5 and 6 – Robbery Hotspot Map (Left) - Motor Vehicle Theft (Right)

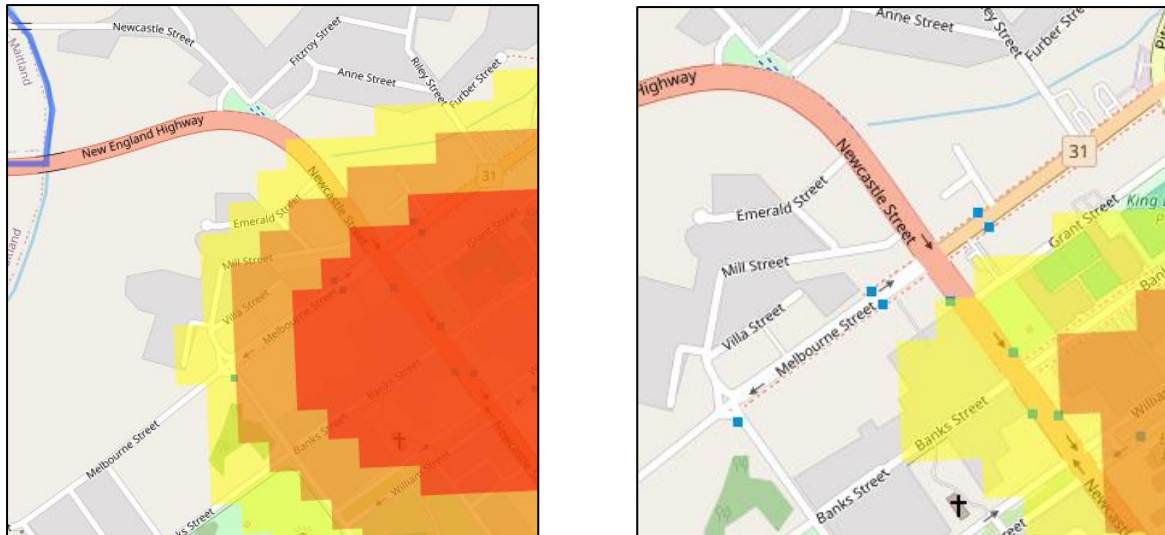


Figure 5 and 6 – Steal from motor vehicle (Left) - Steal from dwelling (Right)

4.0 Matters for Consideration

The following section of this CPTED assessment provides a review of the proposed design against the 4 key CPTED principles. The proposal additionally addresses the Maitland Development Control Plan (MDCP) 2011 *Part C – Design Guidelines* CPTED-related controls to determine to what extent the change of use to a medical centre at 99-101 Newcastle Street East Maitland has implemented crime mitigation measures.

4.1 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; and*
- *landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.”*

– NSW Department of Planning, Industry and Environment, 2001

Comment:

Surveillance is achieved within the subject development by clear sightlines between public and private areas by way of entirely transparent front façade glazing and ample lighting at all entryways. These provide the design with adequate natural/passive surveillance. Additional 24/7 surveillance in the form of CCTV monitoring cameras can be installed to record entries/exits and internal areas where appropriate. These cameras can be made visible to alert persons of their presence and deter anti-social behaviour.

4.2 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 through the use of physical barriers.”*

– NSW Department of Planning, Industry and Environment, 2001

Comment:

Access control is achieved within the proposed development as clear signage and provision of unobstructed front entry channels to the premises from Newcastle Street and Courtlands Street. Areas reserved for staff only will be locked to the public.

4.3 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.”*

– NSW Department of Planning, Industry and Environment, 2001

Comment:

Territorial reinforcement is achieved within the proposed medical centre by providing a high quality and pleasant front façade for entry which encourages its respectful and frequent use, and by clearly differentiating between public and private spaces with signage.

4.4 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.”

– NSW Department of Planning, Industry and Environment, 2001

Comment:

Space management is achieved within the proposed medical centre primarily by way of a Plan of Management that details any ongoing waste disposal will be the occupier’s responsibility to sort waste into general, recycling and green waste bins that will be available to all units. The plan of management details procedures around site cleanliness and repair of site facilities.

4.5 Maitland Development Control Plan 2011

MDCP 2011 – Part 19. Security, Site Facilities and Services		Comment
19.2	Buildings adjacent to a public or communal space shall be designed to maximise natural surveillance, having at least one (1) habitable room window per dwelling facing that area.	Compliance – The proposed medical centre allows for views between the inside of the premises and the public street outside through transparent glazing along the front façade.
19.3	Low intensity lighting (eg. bollard lighting) shall be provided to all shared pedestrian paths, parking areas and building entries.	Compliance – Low intensity lighting is capable of being provided to all shared pedestrian paths, parking areas, and building entries.

4.5 Additional Crime Prevention Measures

Additional design elements that will assist in the prevention and deterrence of crime on site includes, but is not limited to the open plan and rectangular format of the proposed medical centre which allows for clear sightlines to all publicly accessible areas of the site and the street outside.

5.0 Crime Risk Rating and Conclusion

Combining the site context and an understanding of the development of the surrounding area in conjunction with an assessment of the issues discussed in previous sections of this report, the Crime Risk Assessment of the proposed change of use to a medical centre at 99-101 Newcastle Street is 'low'.

The proposed development is anticipated to result in the following positive crime-prevention benefits:

- Increase passive surveillance of the Newcastle Street and Courtlands Street frontages which will contribute to the cumulative surveillance from neighbouring commercial premises and public spaces.
- Increase pedestrian traffic in the locality which will assist the local community to feel safer overall; and
- Upgrade the visual quality and durability of materials on site, contributing to an overall upgrade of the character of the locality.

The proposal responds to the crime problems faced by low to moderate income earners in the area by way of skilful environmental design and the incorporation of all four CPTED principles. The proposal at 99-101 Newcastle Street East Maitland can therefore be considered appropriate and timely.

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