

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REPORT

**MULTI-DWELLING HOUSING (10
ATTACHED DWELLINGS) AND STRATA
TITLE SUBDIVISION (INCLUDING
REMOVAL OF EXISTING SLABS AND
ASSOCIATED EARTHWORKS FOR
DWELLINGS)**

107 – 117 SWAN STREET, MORPETH, NSW, 2321
(LOT 1 DP 521620, LOT 1 and 3 DP 538510 and LOT
321 DP 1226896)



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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by GHT Holdings Pty Ltd (the client) to prepare a Crime Prevention Through Environmental Design (CPTED) Report for the construction of a Multi-Dwelling Housing development comprising of ten dwellings, and associated strata title subdivision at 107 – 117 Swan Street, Morpeth, NSW, 2321, legally identified as LOT 1 DP 521620, LOT 1 and 3 DP 538510 and LOT 321 DP 1226896 referred to as 'the site' for the purpose of this CPTED Report.

The characteristics of the development include:

1. Removal of existing slabs and associated earthworks for dwellings.
2. Construction of 10 x new dwellings (multi-dwelling housing) fronting Swan Street in three blocks of attached dwellings, comprising of:
 - Block 1: Dwelling 1 – 3
 - Block 2: Dwelling 4 – 7
 - Block 3: Dwelling 8 – 10
3. The built form will incorporate:
 - a. 6 x two storey dwellings including three bedrooms (Dwelling 1, 3, 4, 7, 8, and 10), with the following floor plan details:

Dwelling 1, 4, 8, 11:

 - **Ground floor (GF):** staircase, double lock up garage, courtyard, bedroom (with ensuite), open plan kitchen, dining and living area and laundry.
 - **First floor (FF):** two bedrooms, bathroom and sitting room.
 - b. 4 x three-storey dwellings (Dwelling 2, 5, 6, and 9) with the following floor plan details:
 - **GF:** staircase, double lock up garage, courtyard, open plan kitchen, dining and living area, laundry, powder room and storeroom.
 - **FF:** staircase, deck, three bedrooms (one with ensuite and WIR), bathroom and deck
 - **Third floor (TF):** loft.
4. Driveway access and egress via William and Market Street;
5. Upgrade of central utilities and services to cater for the new dwellings/development of the site;
6. Landscaping to the entire site;
7. Strata Title Subdivision of the proposed dwellings and associated common property.

The CPTED Report has considered the crime impacts as a result of the development against the crime baseline established for the locality and the Maitland City Council LGA. The

proposed development can reduce the potential of crime occurring through the following recommendations:

Recommendation 1 – Installation of security lighting

Recommendation 2 – Installation of automated garage doors

Recommendation 3 – Alteration of fencing to ensure a minimum of 25% transparency

Recommendation 4 – Management of the landscape vegetation.

Recommendation 5 – Installation of CCTV to protect thoroughfares.

The following information provides a detailed review of the proposed development against the CPTED principles to enable assessment and determination by Council.

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1 BACKGROUND AND SITE ANALYSIS

1.1 PURPOSE

The purpose of this Crime Prevention Through Environmental Design (CPTED) Report is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

The CPTED Report examines the existing development and site location, the crime statistics within the area and how the proposed development incorporates measures that meet established crime and safety principles with respect to the relevant legislation, regulation and other requirements.

1.2 SITE DETAILS

Site Characteristics	
Lot/DP and address	107 – 117 Swan Street, Morpeth, NSW, 2321 LOT 1 DP 521620, LOT 1 and 3 DP 538510 and LOT 321 DP 1226896
Area	2,712.4 m ²
Slope	The existing topography of the site is relatively flat, with levels on site falling between RL 14.7 and RL 13.7 from the rear to the front Swan Street boundary
Consent Authority	Maitland City Council
Current Use	The site contains various built elements of workshops, sheds and a residence that are partly demolished and in poor condition and vacant concrete and brick slab
Zoning	R1 – General Residential
Site Constraints	Minimum lot size – 450m ² . Class 5 ASS Heritage – Morpeth Heritage Conservation Area

1.3 SITE DESCRIPTION

The site is located at 107 – 117 Swan Street, Morpeth, NSW 2321 (**'the site'**) and has a total area of 2,712.4m² (**Figure 1**). The site is located within the township of Morpeth, within the Maitland Local Government Area (LGA). Photos of the site are provided within **Photo 1 – 3** below.

The subject site is by far the largest undeveloped site in the main portion of the Morpeth Town Centre, comprising of 4 lots with an area total of 2,713m². The site was formerly known as Sim's Foundry and Griffins Garage and currently contains various built elements of workshops, sheds and a residence (western portion) that are partly demolished and in poor condition and vacant concrete and brick slab (eastern portion). The primary frontage is to

Swan Street (main street) and secondary street frontages to both William and Market Streets. An excavation around the concrete building slab to approximately 1m depth has generated a stockpile of material (placed on building slab in the north-eastern corner of the site).

The existing topography of the site is relatively flat, with levels on site falling between RL 14.7 and RL 13.7 from the rear to the front Swan Street boundary. The site contains areas of contamination and archaeological importance.

Adjoining the site in all directions comprise single and two storey residences, with the Hunter River located to the north adjacent to dwelling houses fronting the River and Swan Street. The neighbouring site to the east comprises the former Post Office, a heritage listed building. Further to the west on Swan Street is the Morpeth Town Centre, with numerous heritage listed buildings including the former Court House which is now utilised as a museum.



Photo 1 - The site viewed from the corner of Swan & William Streets (Source: JCHD, 2021)



Photo 2 - The site viewed from the corner of Swan & Market Streets (Source: JCHD, 2021)



Photo 3 - Shop and residence viewed from the corner of Swan & Market Streets (Source: JCHD, 2021)



Figure 1 - Locality Plan (Source: SixMaps, 2015)

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The proposed development is for the construction of multi dwelling housing comprising ten attached dwellings, and associated strata title subdivision (the development). This development is enabled through Maitland City Council Local Environmental Plan 2011 (MLEP) and Maitland City Council Development Control Plan 2011 (MDCP).

The characteristics of the development include:

1. Removal of existing slabs and associated earthworks for dwellings.
2. Construction of 10 x new dwellings (multi-dwelling housing) fronting Swan Street in three blocks of attached dwellings, comprising of:
 - Block 1: Dwelling 1 – 3
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 - **FF:** staircase, deck, three bedrooms (one with ensuite and WIR), bathroom and deck
 - **Third floor (TF):** loft.
4. Driveway access and egress via William and Market Street;
5. Upgrade of central utilities and services to cater for the new dwellings/development of the site;
6. Landscaping to the entire site;
7. Strata Title Subdivision of the proposed dwellings and associated common property.

The proposed development is shown in **Figure 2** and **Figure 3**.

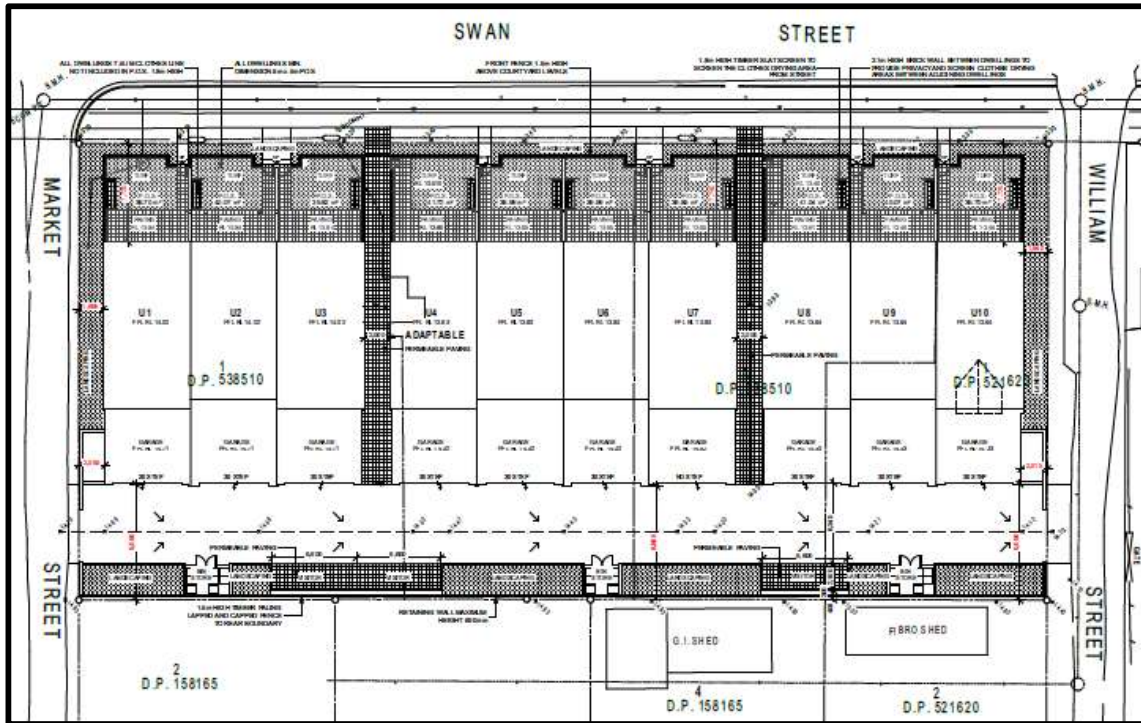


Figure 2 - Proposed development layout (Sorensen Design, 2021)

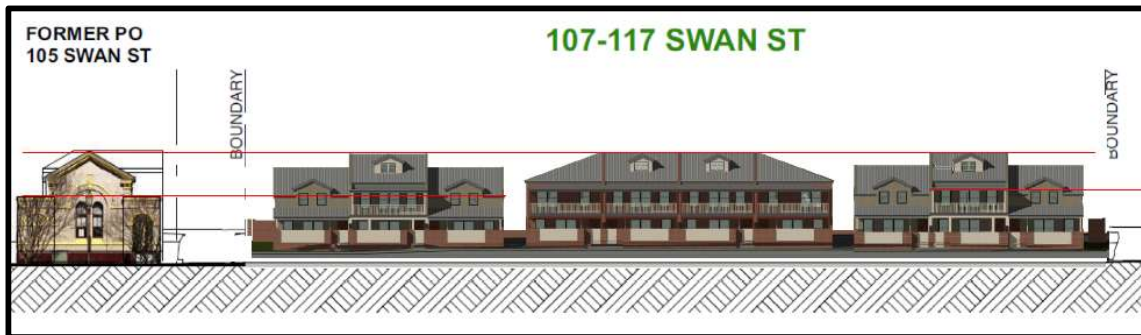


Figure 3 - Proposed development fronting Swan St (Sorensen Design, 2021)

3 CRIME AND SAFETY CONTEXT

A review of crime and safety issues identified in the suburb of Morpeth, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR), provide a relevant baseline of crime and safety data. It is important to point out that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR i.e. Recorded Incidents (RI), not necessarily all crimes committed in the suburb of Rathmines.

Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity. In addition, it is pointed out that crime data must be interpreted with caution as many factors may influence apparent trends. Police “crackdowns”, for example, on particular types of offences may push up recorded crime rates for those categories of offences. The increase in figures therefore does not

necessarily translate to an increase in that type of crime, but rather an increase in convictions for that type of crime.

Table 1 below shows crime trends within Morpeth between April 2020 and March 2021. It is assumed that the majority of incidences would occur with the residential suburb rather than the industrial estate. The data indicates most recorded crimes were stable, however the 24 month trend was not calculated (n.c) by the BOCSAR.2

Table 1: Summary of Crime Statistics for the Suburb of Rathmines

	Up to Sept 2020	Up to Sept 2021	24 month trend
Assault	10	12	n.c.
Domestic Assault	6	6	
Non-domestic Assault	3	4	
Robbery	0	0	n.c.
Theft	36	26	n.c
Break and enter - dwelling	7	5	n.c.
Break and enter non-dwelling	5	3	n.c.
Steal from motor vehicle	6	1	n.c.
Steal from a dwelling	4	4	n.c
Malicious damage to property	14	14	n.c.

The most prevalent crimes within the Morpeth suburb are identified as Theft (break and enter dwelling), Malicious Damage to Property and Assault (domestic). **FIGURE 4** through to **FIGURE 6** show the hotspots within the suburb where crime occurs more often. It is noted that the crime statistics, when looked at on a suburb level on the interactive mapping shows that the general hot spot where crime takes place is within the neighbouring suburb of Tenambit. It is observed that a pocket of malicious damage to property occurs near the corner of Tank and Swan Streets, this is away from the location of the development site.

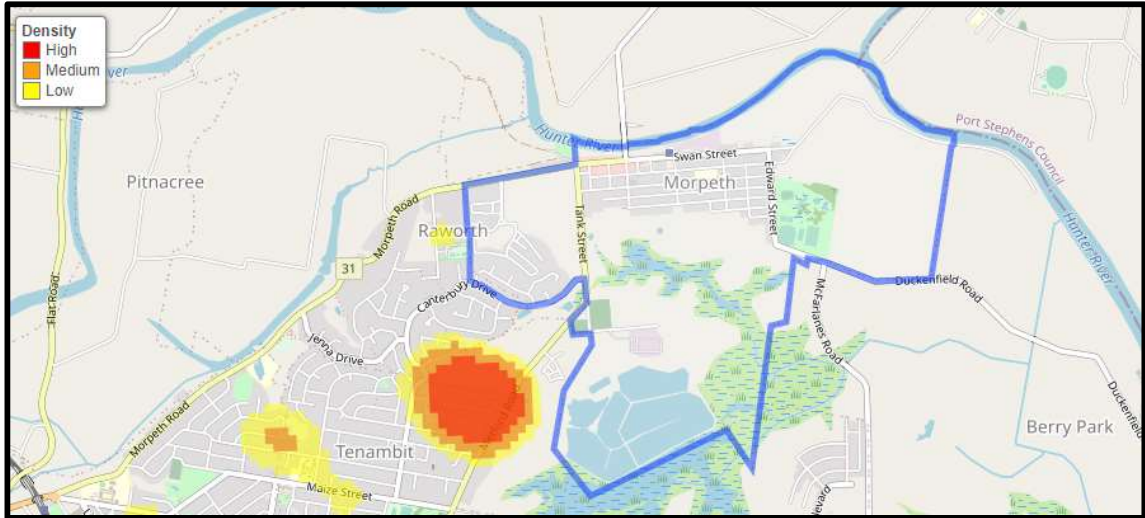


Figure 4 – Theft – Break and Enter Dwelling (BOCSAR, 2021)

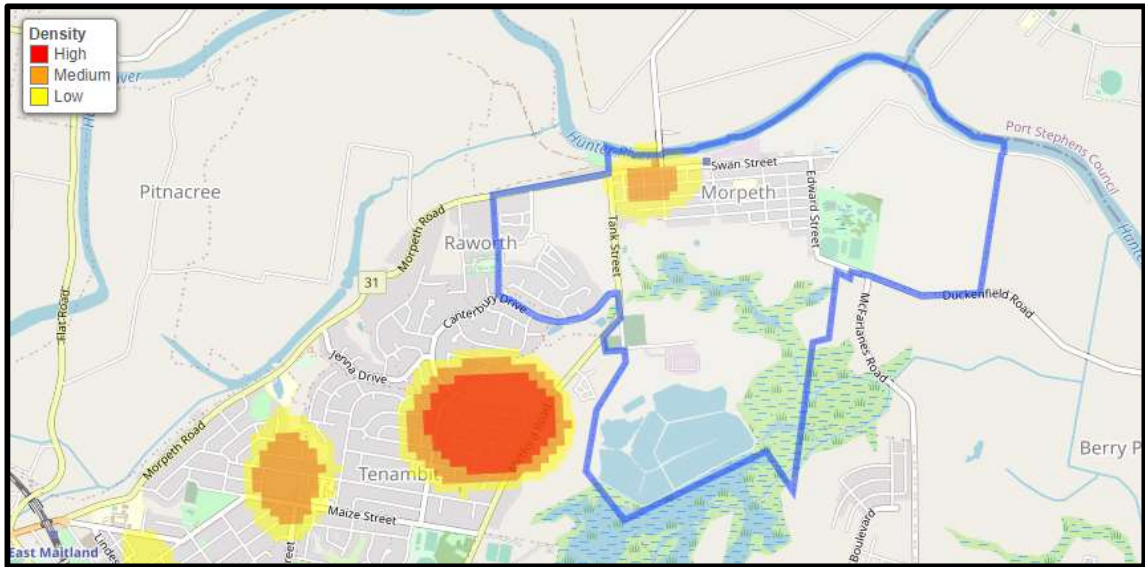


Figure 5 - Malicious damage to property (BOCSAR, 2021)

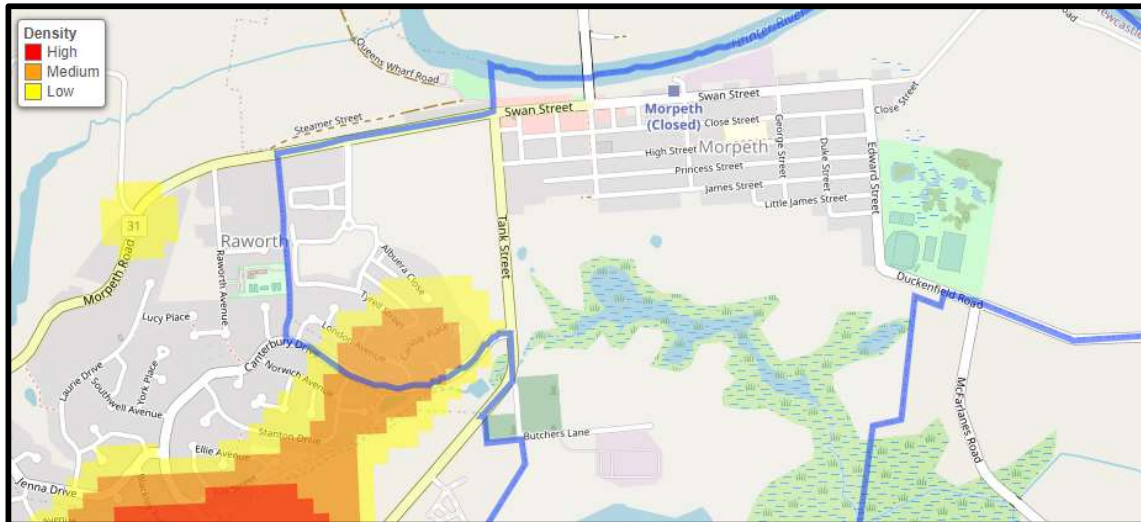


Figure 6 - Assault (domestic) hotspots (BOCSAR, 2021)

Evidence which would suggest frequent and localised crime includes but not limited to graffiti, broken windows, damaged facades and dumping of rubbish. Minor evidence of criminal activity (graffiti and damaged facades) can be observed within **Photo 1 – 3**.

4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED is the term that encompasses the philosophical theory and practical application of design practices for buildings and places that seek to prevent crime. A building or place designed with CPTED principles in mind achieves:

- deterring crime by increasing the perception and chance of crime being detected, witnessed, challenged or criminals captured;
- making the opportunities for crime occurrence more difficult; and
- limiting or concealing opportunities for crime.

The NSW Police Force describe the “Safer by Design” approach in the following manner:

“Crime Prevention through Environmental Design (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 that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space. Predatory offenders often make cost-benefit assessment of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- *Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension);*

- *Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime);*
- *Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards); and*
- *Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour)."*

CPTED employs four key strategies, including; surveillance, access control, territorial re-enforcement and space/activity management. All CPTED strategies aim to create the perception or reality of capable guardianship.

The four key strategies have been applied to the development proposal and analysis and commentary is provided in below and within the following pages.

4.1 SURVEILLANCE

Crime can be reduced by providing opportunities for effective surveillance. In areas with high levels of natural and passive surveillance offenders are deterred from committing a crime. Natural and passive surveillance in relation to the proposal needs to be understood at the macro / site level and the individual occupant level.

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space. Technical/mechanical surveillance is achieved through mechanical and/or electronic measures such as CCTV, help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high risk locations.

Formal (or organised) surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors, e.g. security guards at higher risk locations.

Macro / Site Level

The scale of the subject site and the proposed development results in the need for the introduction of a series of frontages to public places (streets and open space) and the creation of internalised private open space and movement spaces. The following passive surveillance attributes are demonstrated in the proposal:

- The building entry has been designed to provide an appropriate, identifiable, secure, safe and accessible entry. Separate entries are provided for pedestrians and vehicles.
- Through this, clear pathway links are provided from the public domain to the private spaces of each dwelling. Narrow thoroughfares are provided between each set of units providing connection between Swan Street to the communal driveway. The narrow thoroughfares have limited passive surveillance and likely to be shadow much of the day (shown on the architectural plans). Lighting and CCTV installation of these thoroughfares is recommended to reduce the risk of vandalism and or surprise attacks from shade lines.

- Sight lines from the public spaces are generally to the external outer edges of the proposed building and fencing. The sight lines from the FR siting room toward Swan Street are clear and are not overly complicated or blocked by landscaping.
- Landscaping provides for designation of spaces without creating “blind” spots or concealment areas.

Individual Occupant Level

The proposal includes communal driveway access from Market Street through to William Street with access to private lock-up garages providing safe passage to individual dwellings. The proposal is also characterised by courtyards that create individual address and sense of ownership. The following passive surveillance attributes are demonstrated:

- A series of entry and exit points to the buildings with living areas and balconies designed to overlook the street frontage.
- Bedrooms located at the rear of the dwelling provide passive surveillance over the communal driveway;
- Clear sight lines to the building from the street and from the building to the street are provided. However, it is noted that the front fence is 1.9m tall with solid finish. The timber panelling should provide 25% transparency to limit areas where offenders can hide;
- Landscaping does not result in “blind” spots or areas for hiding with the proposed landscape plantings design to enable clear sightlines to entry points to the building. Future management of vegetation should include low lying shrubs to be pruned to a maximum of 500mm. Tree branches should be pruned to clear branches to a height of 2m;
- The apartments are orientated toward the street and provide numerous opportunities for passive surveillance of public spaces to act as a deterrent for criminal activity;
- The ‘eyes on the street’ approach to the street frontage and communal area will serve to discourage anti-social behaviour;
- Concealment opportunities are limited, and appropriate lighting will be provided to publicly accessible areas; and
- The series of individual entry points to the building assist in creating ownership of each space and improved recognition and familiarity with fellow resident’s peculiar to each unit. Accordingly, it is more likely that non-residents are likely to be identified and subject to additional surveillance.

4.2 ACCESS CONTROL

The use of physical and symbolic barriers to attract, channel or restrict the movement of people assists in minimising opportunities for crime and increases the effort required to commit a crime. In this regard the proposal provides:

- Enclosed private courtyards on the ground level assist in clearly identifying public and private access points;
- The design allows for ease in clearly marking entrance points and way finding features such as doors, pathways and lighting;

- Opportunity exists to incorporate automatic garage access doors which could be controlled by keys allowing safe passage into the garage without having to step out of the vehicle.

4.3 TERRITORIAL REINFORCEMENT

Places that are well maintained and designed are often more regularly visited and endowed with a sense of community ownership. Accordingly, well used spaces reduce crime opportunities. In this instance the redevelopment of the site and habitation of the proposed dwellings is likely to reduce crime occurring in this locality due to the increased passive surveillance and pedestrian movements. In this regard the proposal provides:

- Fostering of ownership of open space areas given allocation to units;
- Delineating between public and private areas using front fencing; and
- The provision of front and rear access allow for increased opportunity for familiarisation with neighbours and occupants.

4.4 SPACE / ACTIVITY MANAGEMENT

Well maintained and cared for spaces discourage crime as they tend to be more actively used and unwelcome persons are readily identified. In this regard the proposal provides:

- For the establishment of a body corporate (given strata title subdivision is proposed) is required and responsible for space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of lighting and the maintenance of common areas.
- As addressed, the privatisation of open space areas visible to the street will encourage a sense of ownership and ensure ongoing maintenance by residents.

5 RECOMMENDATIONS

Upon review of the crime data available for the locality (BOCSAR and visual assessment) and the proposed development plans, the following recommendations are made to reduce the risk of crime potential at the site.

Recommendation 1 – Installation of security lighting

Installation of security lighting increase visibility at night when occupants are moving from their Unit to the bin store or for visitors moving to the visitor parking. Lighting of the thoroughfares is required to reduce the risk of vandalism during night hours. Additionally, lighting at night will deter potential break and enter crimes as the intruder will be clearly visible to people within the public domain.

Recommendation 2 – Installation of automated garage doors

A double lock-up garage is proposed for each unit on the architectural plans. It is recommended that the garage door is automated to allow safe movement of the vehicle from the common area into the garage without the need to step out of the vehicle. The inclusion of a mechanised system can reduce the risk of intruders accessing the garage or engaging in surprise attacks.

Recommendation 3 – Fencing

The fence proposed along the front boundary consists of solid brick work and timber panelling. It is recommended that the timber panelling allows for at least 25% transparency to allow residents exiting the courtyard to observe any potential intruder lurking at the front on the dwelling. The inclusion of semi-transparent can reduce the opportunity for surprise attacks.

Recommendation 4 – Management of the landscape vegetation.

In order to ensure clear sightlines can be achieved, low lying shrubs should be pruned to a maximum of 500mm and tree branches should be pruned to clear branches to a height of 2m.

Recommendation 5 – CCTV

The development creates narrow thoroughfares between each set of units. These thoroughfares result in secluded areas that are likely the target of small criminal acts such as vandalism and surprise theft or assault attacks. It is recommended that CCTV is installed to improve safety of these thoroughfares.

6 CONCLUSION

Having regard to the design of the proposal; its inter-relationship with the public domain; and its provision of secure privatised spaces, it is noted that the design of the development proposal incorporates CPTED measures and demonstrably improves the safety of unit residents, while at the same time diminishing opportunities for crime. The safer by design theory has been appropriately applied at the design stage, provided that the recommendations made within this report are installed, this will avoid retro fitting post construction, which tends to be more costly and less effective.

Through the provision of the measures identified in Section 5 of the report, it is considered that the site and proposed development is acceptable from a crime risk perspective.