

Huntlee Arcare

CPTED Report

Kesterton Rise
North Rothbury
NSW 2335

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ACKNOWLEDGMENT OF COUNTRY

Studio 26 Urban Design acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation. We acknowledge the Wonnarua People as the Traditional Owners and Custodians of the land within the Cessnock Local Government Area that this project is located within.

We pay our respects to Aboriginal Elders, past and present. Studio 26 Urban Design is committed to honouring Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society.

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HAMILTON LANDSCAPE ARCHITECTS PTY LTD
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1.0 INTRODUCTION

1.1 BACKGROUND

Studio 26 Urban Design (Studio 26) has been commissioned by Knowles Group to prepare a Crime Prevention Through Environmental Design (CPTED) report for the proposed Huntlee Arcare at Kesterton Rise, Branxton. This CPTED report will support the development application for the proposal, lodged for assessment under State Environmental Planning Policy (Housing) 2021, Cessnock Development Control Plan (2010) and Huntlee Development Control Plan (2013).

The assessment is based on on-site inspections carried out on the 7th of September 2023 and a review of the proposed Architectural and Landscape Architect Plans. The report details the results of the fieldwork, documents the evaluation of the landscape design and surrounding setting, and assesses potential CPTED risks and mitigations associated with the proposal.

Furthermore, the report will provide detailed recommendations for the implementation of CPTED principles into the design. This information aims to assist the approval process by providing a better understanding of the likely impacts and how they can be managed to ensure that the positive experience of the immediate area and surrounding visual landscape are not overly diminished.

1.2 DOCUMENTS CONSULTED

In the preparation of this assessment report, the following documents were reviewed:

- Architectural plans prepared by Marcheses Partners dated 13 August 2024, revision F. The package included Site Analysis, plans, elevations, sections, material finishes and renders of the community centre.
- Landscape Plan prepared by Hamilton Landscape Architects Pty Ltd dated 15 June 2024, Revision A. The package included overall plan, courtyard design and planting and surface finishes examples.
- Operational Plan of Management prepared by Arcare dated 14 February 2024.

Esther Hermans from Studio 26 Urban Design completed the NSW Police Force Safer By Design Course in October 2012.

2.0 CRIME PREVENTION THROUGH ENVIRONMENTAL PRINCIPLES

This report has been prepared with reference to the Crime Prevention and the Assessment of Development Applications Guidelines as required by the SEARs. The report utilises qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located. It also recommends actions to mitigate crime opportunities in accordance with the *Crime prevention and the assessment of development applications. Guidelines under section 79C of the Environmental Planning and Assessment Act 1979*, Crime prevention clauses are contained in Chapter E17: Huntlee; and Crime Prevention Through Environmental Design Guidelines, Department of Urban Affairs and Planning, 2001 and relevant seniors housing provisions of State Environmental Planning Policy (Housing) 2021.

The aim of the CPTED strategy is to influence the design of buildings and places by:

- Maximising the effort required to commit crime by increasing the time, energy and resources required to commit crime.
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'.
- Minimising excuse-making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).
- Removing conditions that create confusion about required norms of behaviour.
- Considerations for the design and planning of seniors development with a focus on crime prevention and security. This contributes to increased resident awareness and security and participation in passive surveillance of public space.
- Reviewed crime prevention strategies to promote good design principles, in accordance with NSW Police Force policy and practice.
- Review of the Safer by Design Manual by the NSW Police Force.
- Review of Cessnock City Council CPTED guidelines.
- Collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR).
- The Crime Risk Rating considers the development as proposed in the Architectural and Landscape Drawings prepared within the site's environment.
- A crime risk assessment, in accordance with the current NSW policy and practice, of the following regulation assessment principles:
 - Surveillance Through Design, Definition and Designation
 - Lighting and Technical Supervision
 - Territorial reinforcement
 - Space and Environmental Management
 - Access control

3.0 THE SITE

The project location for the development is classified as a State Significant Development under Section 28 of Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021. The site is situated adjacent to 97 Kesterton Rise, North Rothbury and is known as Lot 4150 DP 1275574.

3.1 SITE DESCRIPTION

The site is within 500m from the new Huntlee commercial centre See Figure 1 Overall Plan Prepared by Marchese Partners. There is approval for a further subdivision of sub-stage 16 to create a new local road and five (5) development lots, one of which is the site of the proposed development. The lot upon which the residential care facility is proposed to be sited is outlined in blue. The site of the proposed residential care facility development has an area of approximately 12,434m².

The proposed plan prepared for Huntlee Arcare development is for the construction of a residential care facility that will consist of:

- A residential care facility containing a total of 96 single bed rooms.
- The building will comprise two levels. The ground floor will contain the 96 bed rooms and common areas. The lower ground floor will contain car parking spaces and back of house facilities.
- The site has existing vegetation but this is to be removed prior to construction for the site and the proposed road. This will be undertaken by others under Major Project 10_0137 (as modified) to create the development site. New driveway crossings are proposed as part of the SSDA.

3.2 SITE CONTEXT

The traditional owners of the land and the surrounding area of the site are the Wonnarua People. The site is located within the Cessnock Local Government Area (LGA), approximately a 3-minute drive to Huntlee Commercial Center and 45 minutes from Newcastle City Centre.

The Cessnock LGA is characterised by low-density development, with farming and vineyards prevalent in the region. The landscape features low open pastures interspersed with native vegetation on surrounding low ranges, along with key natural landmarks. Much of the Cessnock LGA has been cleared of native vegetation historically, due to land clearing practices for timber, mining, vineyards, and urban development. The fertile soils are suitable for vineyards, crops, and grazing.

The Huntlee Arcare site is situated within the Huntlee development area, surrounded by existing and proposed low-density residential communities on medium to small-sized lots, as depicted in Figure 1 - Proposed Site Locality Plan. Directly to the north of the site, large lots are expected within a mixed-use zone. To the west, residual uses are predominant, and to the east lies rural zoned land, not part of the Huntlee New Town.

The proposal involves the construction of a residential care facility that includes the following key components:

Construction of a Huntlee Arcare comprising:

- Ground floor - 96 bedrooms and common areas
- Lower Ground floor - office for on-site manager and administration staff
- Lower ground floor - on-site kitchen and ancillary services and multipurpose rooms; and
- Lower ground floor - car parking spaces and back of house facilities including loading dock.

Building identification signage and wayfinding:

- To be provided for clear direction for residents and visitors. This will be referenced on the architectural plans during the design development phase.

Associated landscaping comprising:

- Outdoor passive recreational spaces including APZ area, public art and open landscape areas for residents, staff and visitors to access.

Civil Works:

- The establishment of vehicular access from the new public road to the north of the site being constructed under MP10_0137;
- Infill and removal of bulk earthworks; and
- Installation of utilities and associated infrastructure to connect the site to utilities installed in the public domain.



Figure 1 - Proposed Site Locality Plan

3.3 ACCESS TO SITE

Entry control aims to decrease access opportunities for criminals through the use of physical and symbolic barriers. Access barriers can be created through building configuration, pathways, landscaping, as well as more direct forms such as fences, gates, and the use of intercoms. These elements help reduce opportunistic crimes often facilitated by unclear spatial boundaries.

The design of Huntlee Arcare's pedestrian and vehicle access is intended to deter potential offenders and discourage unauthorised access and actions. The proposal clearly defines public and private spaces within the site and provides effective access control through:

- Vehicular access to the basement parking level via the future northern 16.2m wide access road, with access to the basement restricted by a roller door during evening hours.
- A dedicated pick-up/drop-off zone and ambulance bay located off a one-way driveway (porte cochère) on the future northern road frontage, designed to facilitate smooth traffic flow and emergency access.
- Pedestrian entry to the building at ground level via the future northern road, with an accessible footpath integrated into the porte cochère arrangement for safe pedestrian access, clearly separated from vehicle movement areas.
- The main entry and foyer featuring a waiting area strategically located for surveillance, including a reception desk, administration office, and facilities manager's office.
- Pedestrian access points via the main entry and basement accessible to visitors during operational hours, with after-hours access restricted to staff using key cards for security.
- The basement car park serving staff and visitors, with lift and stair access to the ground floor reception. All visitors must pass through reception before proceeding to residents' rooms, and after-hours lift access is restricted to staff with swipe keys.
- A main entry design including an entry statement wall, public artwork, pathways, lighting, and landscape planting to discourage uninvited guests and enhance security.
- Pedestrian access to internal courtyard spaces at ground level restricted to residents, staff, and visitors only.
- Areas designated for staff-only or requiring supervision secured with swipe card or security code access. CCTV cameras installed in various internal and external spaces, monitored 24/7 from the main reception desk. Notably, residents' private rooms will not be covered by CCTV.

These comprehensive security and access control measures aim to provide a safe and secure environment for residents, staff, and visitors at the Huntlee Arcare facility. They ensure efficient traffic flow while maintaining residents' privacy and comfort.

3.4 NATURE OF RECORDED CRIME

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. A review of the local statistics over the last 12 months to March 2024 found that the most commonly occurring crimes relevant to CPTED within the suburb of Cessnock LGA in no particular order were:

- Incidents of Assault (Domestic assault)
- Incidents of Assault (Non-domestic assault)
- Incidents of Malicious (Damage to property)
- Incidents of Theft (Motor vehicle theft)
- Incidents of Theft (Steal from motor vehicle)
- Incidents of Theft (Break and enter dwelling)
- Incidents of Theft (Steal from dwelling)

The frequency of the above crimes at a NSW state level, Cessnock LGA, Post Code 2335 Scale, between April 2019 and March 2024 are detailed below in Tale 1, Pages 11 and 12.

Table 1 BOCSAR reported incidents in NSW vs Cessnock LGA vs Postcode 2335

April 2019 - March 2024

(The rate illustrates the relative rate of crime per 100,000 people of the residential population)

Incident	Year to March 2020	Year to March 2021	Year to March 2022	Year to March 2023	Year to March 2024	60 month Trend
Incidents of Homicide (Murder) NSW	0.9	0.8	0.8	1.8	1.8	n.c.
Incidents of Homicide (Murder) Cessnock LGA	0	1.6	0	1.5	1.5	n.c.
Incidents of Homicide (Murder) Postcode 2335	0	0	0	0	0	n.c.
Incidents of Homicide (Attempted murder) NSW	0.4	0.3	0.2	0.1	0.2	n.c.
Incidents of Homicide (Attempted murder) Cessnock LGA	0	3.2	0	0	0	n.c.
Incidents of Homicide (Attempted murder) Postcode 2335	0	0	0	0	0	n.c.
Incidents of Assault (Domestic assault) NSW	391.0	397.5	398.6	423.8	447.1	up 3.7%
Incidents of Assault (Domestic assault) Cessnock LGA	437.2	499.5	480.5	516.1	736.2	up 16.4%
Incidents of Assault (Domestic assault) Postcode 2335	189.2	373.1	473.1	268.0	361.2	n.c.
Incidents of Assault (Non-domestic assault) NSW	395.9	362.9	346.5	396.7	423.0	up 1.9%
Incidents of Assault (Non-domestic assault) Cessnock LGA	393.9	378.8	448.7	469.0	464.5	up 6.4%
Incidents of Assault (Non-domestic assault) Postcode 2335	265.2	230.9	217.8	186.4	233.0	n.c.
Incidents of Theft (Motor vehicle theft) NSW	165.4	138.6	130.5	157.5	177.8	up 2.1%
Incidents of Theft (Motor vehicle theft) Cessnock LGA	504.1	446.1	329.4	432.6	440.2	stable
Incidents of Theft (Motor vehicle theft) Postcode 2335	262.0	243.8	288.4	256.4	314.6	n.c.
Incidents of Theft (Steal from motor vehicle) NSW	465.9	330.3	338.5	335.9	350.9	down 6.6%
Incidents of Theft (Steal from motor vehicle) Cessnock LGA	708.2	439.6	425.2	544.1	488.8	stable
Incidents of Theft (Steal from motor vehicle) Postcode 2335	265.2	268.3	326.5	337.9	349.6	n.c.

Table 1 BOCSAR reported incidents in NSW vs Cessnock LGA vs Postcode 2335

April 2019 - March 2024

(The rate illustrates the relative rate of crime per 100,000 people of the residential population)

Incident	Year to March 2020	Year to March 2021	Year to March 2022	Year to March 2023	Year to March 2024	60 month Trend
Incidents of Theft (Break & enter dwelling) NSW	312.7	228.1	215.0	232.8	249.1	stable
Incidents of Theft (Break & enter dwelling) Cessnock LGA	548.5	325.0	223.0	314.2	332.4	down 9.9%
Incidents of Theft (Break & enter dwelling) Postcode 2335	386.5	292.9	142.9	163.1	244.7	n.c.
Incidents of Theft (Break & enter non-dwelling) NSW	123.1	83.2	89.4	82.6	105.3	stable
Incidents of Theft (Break & enter non-dwelling) Cessnock LGA	312.7	170.0	113.2	180.6	233.8	stable
Incidents of Theft (Break & enter non-dwelling) Postcode 2335	181.1	127.4	170.6	23.3	81.6	n.c.
Incidents of Theft (Steal from dwelling) NSW	471.9	200.9	197.8	187.2	197.1	down 9.3%
Incidents of Theft (Steal from dwelling) Cessnock LGA	233.3	200.9	197.8	187.2	197.1	stable
Incidents of Theft (Steal from dwelling) Postcode 2335	308.9	252.1	241.8	186.4	268.0	n.c.
Incidents of Malicious damage to property NSW	694.5	651.3	596.5	601.1	605.3	down 3.1%
Incidents of Malicious damage to property Cessnock LGA	888.3	906.1	880.4	918.4	959.3	up 4.1%
Incidents of Malicious damage to property Postcode 2335	362.3	525.7	605.7	396.2	524.4	stable

* n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences

Table 1 - The frequency of the above crimes within the State of NSW, Cessnock LGA and Postcode 2335, between April 2019 and March 2024

4.0 MATTERS FOR CONSIDERATION

4.1 ASSESSMENT AGAINST CPTED PRINCIPLES

The crime statistics obtained from BOCSAR have been evaluated through hotspot mapping and incident graphs (Appendix A). It is evident from the evaluation that there are hotspots within the immediate area of Huntlee Arcare. The 5-year comparisons within the State, LGA scale, and Postcode scale have been illustrated in Table 1, on pages 11 and 12. The table indicates that incidents of malicious damage to property in Postcode 2335 are stable, while trend information is not calculated if at least one 12-month period in the selected time frame has fewer than 20 incidents.

However, hotspot mapping at the Cessnock LGA scale (Appendix A BOSCAR, Figures 5 to 10) indicates opportunities for crime or antisocial behaviour within a 15km radius of the site. Investigating hotspots within the North Rothbury suburb level (Appendix A BOSCAR, Figures 11 to 16) highlighted the following:

- Domestic Assault (Domestic assault) - located within 600 meters, centered around the Huntlee Shopping Centre and a medium hotspot between Kesterton Rise and Triton Boulevard.
- Domestic Assault (Non-domestic assault) - classified as low and centered around the Huntlee Shopping Centre, approximately 600 meters west of the site.
- Theft (Break & enter dwelling) - classified as low to medium in the immediate vicinity of the site.
- Theft (Motor vehicle theft) - classified as low to medium in the immediate vicinity of the site in Branxton centre.

Areas such as assault, whether domestic or non-domestic, is inherently complex as it is more closely linked to social behaviour than physical environments. While built form and design have limited direct impact on such crimes, creating supportive and safe environments can indirectly influence social interactions. Addressing assault is particularly challenging due to its social nature.

Even though malicious damage has not appeared as a hotspot, its incidence rate is statistically relevant (Appendix A BOSCAR, Table 5 to 10). This report will also include considerations for managing malicious damage, recognising its significance alongside the other highlighted crime types.

The report and approach acknowledge that any design strategy proposed cannot operate effectively in isolation and is one element of a broader approach to a crime prevention strategy that includes social and community inputs, as well as complementary strategies.

4.2 SURVEILLANCE

Surveillance aims to deter potential offenders through both natural and passive methods, limiting opportunities for crime. Proper surveillance includes adequate lighting of public spaces and streets, and clear sight lines within the landscape and between public and private areas.

The proposed design enhances surveillance through a combination of natural and passive methods. Staffing at the entry lobby during operational hours, swipe card and intercom access outside of these hours, orientation of the building towards the proposed street, well-lit pathways, and minimising concealment opportunities all contribute to improved surveillance. The design also enhances natural surveillance through appropriate lighting, landscape treatments, and retention of existing landscape features, creating a safe environment for residents and visitors.

Specifically, the design for Huntlee Arcare facilitates effective natural and passive surveillance through the following measures:

- **Building Orientation:** The building is strategically oriented towards the entry road and future northern road, optimising visibility.
- **Vehicle Access:** There are two vehicle access points. The main entry/porte cochère includes a pick-up and drop-off point and emergency vehicle parking, with natural surveillance from the street and main entry to the building. Staff, delivery, and visitor parking is located in the basement, with a roller door closing outside operational hours. Access for staff is via swipe cards, and visitors use an intercom system monitored by CCTV after hours.
- **Pedestrian Access:** Main access into the development is through the foyer, which includes an administrative/staff room providing direct sight lines for residents and visitors. Outside operational hours, visitors use the intercom/CCTV to contact the Site Manager/Administrator for access.
- **Pathway Network:** The layout minimises concealment and entrapment opportunities, with pathways designed to encourage regular movement and well-illuminated throughout. They connect passive green spaces and the APZ area, enhancing natural surveillance.
- **Landscaping:** Vegetation consists primarily of upper canopy species with a minimum 1800mm high clearance stem and minimal mid-storey species, ensuring good sight lines and minimising concealment opportunities. Landscape treatments in internal courtyards, APZ garden, boundary plantings, and streetscape enhance natural surveillance.
- **Sight Lines:** Within the development, the foyer provides visibility to the main entry/porte cochère, while residential rooms and common living areas have visibility to outdoor spaces and some residential rooms have views to the street.
- **Internal Courtyards:** Access to internal courtyards is restricted through the building, acting as a control point. These landscaped areas are accessible only to residents, visitors, and staff.
- **APZ garden and Internal Courtyard Landscape Treatment:** Proposed landscape treatments in internal courtyards, APZ garden, boundary plantings, and streetscape settings promote natural surveillance of those spaces.

The design of Huntlee Arcare addresses the identified crime risks related to Theft (Break & enter dwelling) and Theft (Motor vehicle theft), as illustrated in Appendix A Boscar Mapping by reducing opportunities for these crimes by incorporating natural and passive surveillance methods to create an open and secure environment. Key features include strategic building orientation, controlled access points, well-lit pathways, and thoughtful landscaping. These elements are intended to deter crime and enhance safety. The integration of operational plans and continuous evaluation of surveillance technologies will further strengthen and sustain these security measures.

4.3 LIGHTING AND SUPERVISION

Effective lighting and the use of discreet CCTV supervision can reduce fear, increase the community's perceived sense of security, improve visibility, and enhance the likelihood of detecting offenders. Lighting and CCTV supervision at key access points and public open spaces are crucial for enhancing safety. All proposed lighting within Huntlee Arcare should meet Australian Lighting Standard AS/NZ 1158 for public streets, car parks, and pedestrian areas, specifically addressing crime prevention and fear reduction.

- **Vehicle and Pedestrian Entry/Exit:** Bright and evenly distributed lighting should be installed at all building entrances, exit points, and throughout the basement, including lift lobbies.
- **Ground Floor Building Areas:** Bright and evenly distributed lighting should be installed at all building entrances, exit points, and throughout the basement, including lift lobbies. At the ground level of the community centre and apartment buildings, where lobby and reception areas are located, CCTV placement should cover areas where multiple user groups share space or points of access.
- **Building External Lighting:** External building lighting and associated open spaces and access points should incorporate bright and evenly distributed lighting at all building entrances, exit points, and areas where people may gather.
- **Publicly accessible Areas:** These areas should be well-suited for facial recognition, informal surveillance, and minimising the risk of predatory crime. Section 3 of the Huntlee POM, titled "Access and Security," details the access methods, security measures, and CCTV installations in all publicly accessible areas to improve technical supervision of the site.
- **Landscape Pathway Network:** The landscaped pathway network throughout the site has been designed with lighting to ensure good visibility, reduce fear, and create safe public areas at all times. Additionally, landscaping along internal footpaths should be selected and positioned to maintain clear sightlines and minimise opportunities for concealment. Huntlee POM Section 3.4 identifies external lighting treatment areas. These areas should meet the minimum Australian Lighting Standard AS/NZ 1158 for public use. Lights will be sensor-driven from dusk to allow night time access to the pathway network for staff if required. Huntlee POM Section 3.4.
- **Landscape Open Space:** Huntlee Arcare features several passive open spaces. These areas should meet the minimum Australian Lighting Standard AS/NZ 1158 for public use and should be turned off at 8 pm to minimise potential antisocial behaviour. Lighting should be of high quality and vandal-resistant, with design and management tailored to maximise effectiveness within the open space context.

The combination of effective lighting and discreet CCTV surveillance creates a proactive security approach that complies with Australian Lighting Standard AS/NZ 1158 to help reduce crime and enhance safety by preventing and decreasing incidents of theft, break-ins, and motor vehicle theft, as illustrated in Appendix A -Boscar Mapping.

4.4 TERRITORIAL REINFORCEMENT

Territorial reinforcement aims to define public and private spaces and foster a sense of ownership among users. This can be achieved through building design, paving finishes, tactile surfaces, screening, fencing, lighting, landscaping, signage, and, where appropriate, CCTV. Well-maintained and well-designed places often attract regular visitors and cultivate a sense of community ownership. Figure 2 - Entry Points indicates pedestrian and vehicle entry points to the development.

Consequently, well-used spaces reduce opportunities for crime. In line with this approach, the proposal includes:

- **Boundary Perimeter:** The fencing around Huntlee Arcare will include a mix of 1.5m and 1.8m high palisade fencing, providing both security and visibility into and out of the property. Some sections will feature palisade fencing combined with stone-clad pillars, measuring 0.6m by 0.6m in width and ranging from 1.7m to 2.0m in height, to enhance the boundary's appearance at key locations. Additionally, there will be solid 1.8m high fences installed on the proposed retaining walls.
- **Main Entry Point:** The development's main entry point is clearly defined for private and public access through a single entry point installation. This minimises unauthorised entry and ensures users understand how and where to enter, exit, and seek assistance. The porte cochère and foyer with reception provide natural passive surveillance, strategically placing administration offices and reception. Additional access is available through onsite parking located in the basement but visitors have to pass through reception.
- **Wayfinding:** Wayfinding signage installed at pedestrian and vehicle entrances aims to eliminate uncertainty, confusion, and vulnerability for legitimate visitors to the site.
- **Public/Private Open Space:** Clear delineation between public and resident areas using landscaping, boundary walls, and planted areas discourages potential offenders from inappropriate actions. These areas will be maintained by Huntlee Arcare management.
- **Site Maintenance:** Establishing an ongoing maintenance program in Section 5.1 of the Huntlee Arcare Plan of Management (POM) for buildings, associated outdoor spaces, and overall development landscape is crucial. This program balances safety and aesthetics, clarifies ownership, and enhances positive community experiences.
- **Parking:** Dedicated off-street parking provided within the basement level of the development, coupled with natural surveillance from the level of activity in the basement, reduces opportunities for vehicle theft.
- **Parking Ceiling Height:** Ceiling heights in the basement car parking areas ensure even distribution of lighting across the entire car park, providing a perception of spaciousness and comfort.
- **Basement Access:** During operational hours, facilities in the basement will be accessible to visitors, staff, and deliveries. Outside of operational hours, access will be restricted to staff only, enhancing security.

These measures in the Huntlee Arcare design integrate territorial reinforcement principles to enhance safety, security, and community cohesion. By emphasising clear boundaries, effective surveillance, and ongoing maintenance, the project aims to create a secure and inviting environment for residents and visitors alike. With the aim to effectively manage the potential opportunities for crime or antisocial behaviour such as theft and malicious damage.

4.5 SPACE MANAGEMENT AND ENVIRONMENTAL MAINTENANCE

The activity and environmental upkeep of an area can significantly influence feelings of safety versus danger, impact social confidence, and affect individual decisions to engage or withdraw from community life.

The design of the proposed development, featuring a variety of open spaces and facilities, aims to naturally attract residents and visitors to use these areas, encouraging longer stays rather than merely passing through. This increased presence is expected to enhance passive surveillance and promote natural community policing.

Key aspects of the project that support varied activities and environmental maintenance include:

- **High-Quality Materials:** Using durable materials and established planting not only enhances the development's aesthetic appeal but also reduces maintenance costs over time. This approach underscores a commitment to long-term sustainability and attractiveness.
- **Main Entry Point:** The dedicated pick-up/drop-off zone and ambulance bay, situated off the porte cochère on the future northern road frontage, ensure efficient vehicle access while maintaining smooth traffic flow and site safety. Figure 2—Entry Points shows pedestrian and vehicle entry points to the development.
- **Site Maintenance:** Huntlee Arcare's on-site manager will oversee site maintenance responsibilities. Effective space management has been included in section 5.1 of the Huntlee Arcare (POM) and maintenance plan for building and landscape infrastructure, detailed in future operations manuals for both public buildings and open spaces.
- **Vehicular Access:** Clear delineation of vehicular access to the basement parking via the future northern road, with controlled access outside operational hours through security swipe cards, ensures security and convenience. Similarly, pedestrian entry points are designed for accessibility during operational times, enhancing user convenience and safety.
- **Pedestrian Entry Points:** External pedestrian entry will be from the future northern road, allowing access via the main entry foyer. This proposed footpath will be accessible to all during operational times.
- **APZ Landscape Area:** Various spaces within the APZ landscape area will be designated for passive and active recreational activities exclusively for residents, staff, and visitors, not accessible to the public.

The proposed strategies for space management and environmental maintenance at Huntlee Arcare demonstrate a proactive approach to creating a vibrant, secure, and sustainable community environment. By focusing on high-quality materials, efficient site management, and well-maintained communal spaces, the project aims to enhance safety perceptions and encourage community engagement. Addressing these considerations will strengthen the overall effectiveness of the strategies and help manage or reduce the likelihood of increasing hotspot opportunities for theft break and enter dwelling and motor vehicle and malicious damage.

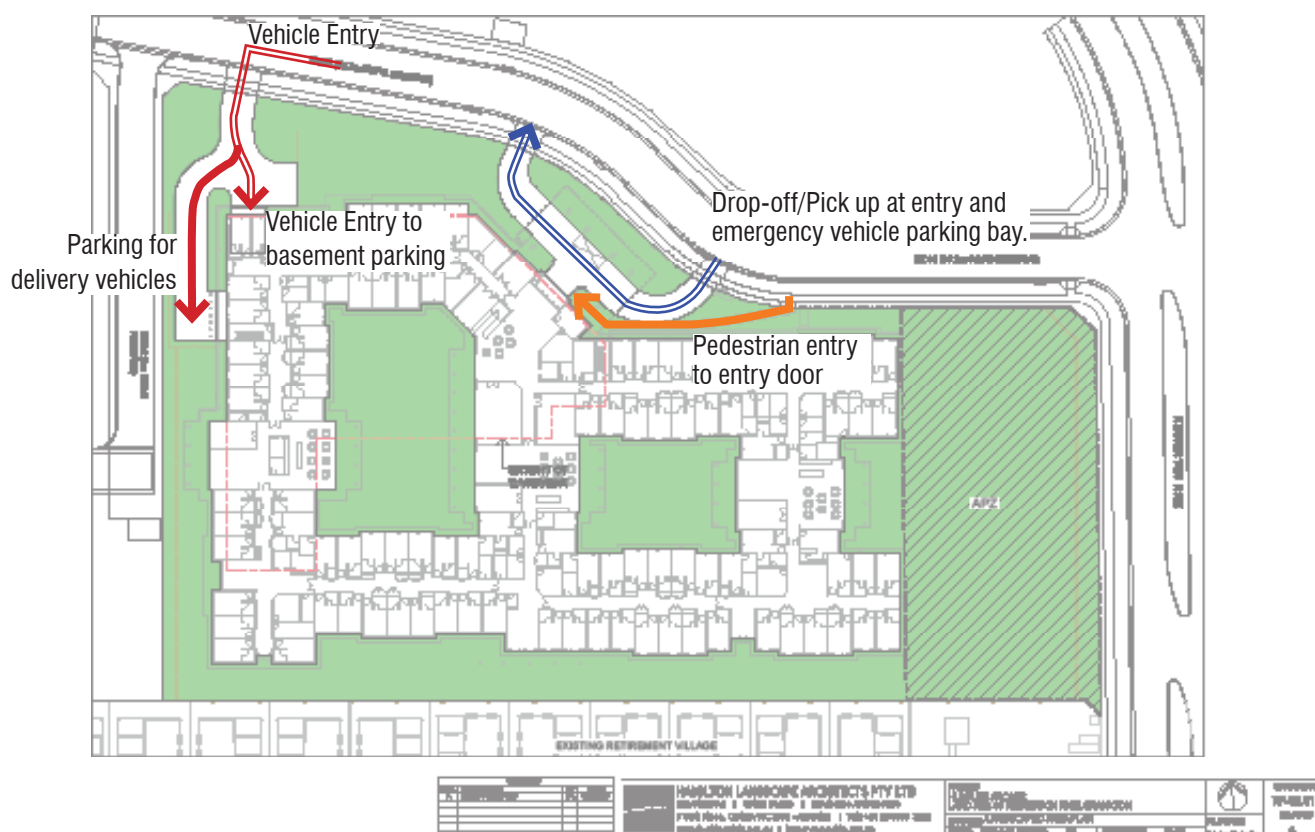


Figure 2 - Entry Points

Plan prepared by Hamilton Landscape Architects (July 2024)

4.6 ACCESS CONTROL

Entry control aims to decrease access opportunities for criminals through the use of physical and symbolic barriers. Access barriers can be created through building configuration, pathways, landscaping, as well as more direct forms such as fences, gates, and the use of intercoms. These elements will help reduce opportunistic criminals who often exploit areas with unclear spatial boundaries.

The design of Huntlee Arcare focuses on effective entry control measures to decrease access opportunities for potential criminals. The proposed elements aim to create clear spatial boundaries, discourage uninvited guests, and enhance security throughout the development. The key entry control features include:

- **Boundary Perimeter Fencing:** The fencing will be a mixture of 1.5m and 1.8m high Palisade fencing with stone clad pillars, 1.5m Palisade Fence, 1.8m high solid fencing on retaining walls and 1.8m high solid fencing.
- **Vehicular Pick-up/Drop-off Zone and Ambulance Bay:** Dedicated locations off a one-way driveway (porte cochère) on the future northern road frontage, providing direct access for visitors and emergency personnel to the foyer area and admin/staff offices.
- **Parking Access:** Access to the basement parking level is via the future northern road. There will be a roller shutter door that will be open during operational hours. Outside operational hours, basement access will require a security swipe card.
- **Formal Pedestrian Access Point:** The Huntlee Arcare POM specifies that all staff, residents, and regular visitors (such as family members) will be given a swipe card or password for building entry. Non-regular visitors will use an intercom system to request access, depending on their location. Facility access will be controlled, and other visitors or deliveries will need prior approval for entry.
- **Wayfinding and Entrance Features:** Clearly marked entrance points with wayfinding features including pathways, lighting, and signage. Distinctive landscape planting, lighting, and public art will assist in defining the entry point and discouraging illegitimate entry.
- **Access Control for Outside Operational Hours:** Installation of swipe card access with CCTV located at the entry foyer and underground carpark. Swipe cards are for staff only, with an intercom for visitors to Huntlee Arcare to communicate with staff/security on duty.
- **Passive Surveillance:** The main entry to the development features an admin office that visitors pass through, located in the lobby. The internal footpath network between buildings and open spaces allows pedestrians to move through the site easily, fostering a connected community with access to various amenities and facilities. The palisade fencing located on the road frontages will permit visibility into the site.
- **Emergency Vehicle Access:** Designated location at the front entry of the development for emergency vehicles.

The entry control measures proposed for Huntlee Arcare are comprehensive and aligned with best practices in CPTED principle design. By focusing on creating clear boundaries, enhancing passive and active surveillance capabilities, and fostering a sense of community ownership among staff and residents, the project aims to provide a safe and secure living environment for its residents, visitors and staff.

These measures align with CPTED (Crime Prevention Through Environmental Design) principles to enhance security and create a safe living environment. By clearly defining boundaries, improving surveillance, and fostering a sense of community, Huntlee Arcare aims to manage and reduce the likelihood of Theft (Break & enter dwelling) and Theft (Motor vehicle theft), as illustrated in Appendix A - BOCSAR Mapping.

4.7 RECOMMENDATIONS AND MITIGATION MEASURES

The recommendations aim to enhance the visual integration of Crime Prevention through Environmental Design (CPTED) measures in the proposed development by considering the context and nature of the development and its surrounding area. According to the assessment in of the development against CPTED Principles outlined in the report, the crime risk of the proposed development is low, as indicated by stable or decreasing incidents of theft, assault, and homicide over the past 5 years. The design of the development clearly defines private and public spaces, making it difficult for potential offenders to justify their presence and actions, thus further reducing the crime risk. Appendix A - BOCSAR Mapping provides hotspot maps and graphs for reference.

The design of the development clearly defines the purpose of private and public spaces, thereby delineating who should be there and who should not. This makes it difficult for potential offenders to justify their presence and actions.

The recommendations below aim to further improve the safety and security of the proposed Huntlee Arcare:

- **Illumination:** Ensure vehicular access to delivery and the basement car park, as well as pedestrian paths, are illuminated after daylight hours this to be incorporated into the Huntlee Arcare POM.
- **CCTV Surveillance:** Install a CCTV surveillance system to monitor internal and external spaces appropriately, linked to real-time on-site monitoring staffed at the reception and office spaces within the building. This to be incorporated into the Huntlee Arcare POM.
- **Wayfinding and Signage:** Provide appropriate wayfinding and identification signage within and around the development to aid legibility and promote territorial reinforcement.
- **Building Identification Signage:** Install building identification signage from the street and wayfinding for residents and visitors within the development. This is to reinforce safety perceptions and legibility within the development and promote territorial reinforcement and reduce entry from unauthorised visitors to the development.
- **Lighting and Pedestrian Access:** Ensure that main pedestrian access points, building facades, basement areas, external courtyards, and areas beneath awnings are well-lit after daylight hours. This will provide clear visibility from street frontages and surrounding areas, and be compatible with CCTV operation. All external fixtures should be as vandal-proof as possible and comply with lighting standard AS/NZS 1158. Lighting should be automatically controlled by time clocks and/or sensors where appropriate.
- **Landscaping:** Limit landscaping to ground covers, low shrubs, and scattered canopy trees with no lower-level branches to obstruct direct lines of sight throughout open spaces and internal courtyards surrounding the buildings. The maintenance regime for species with low and mid canopies to be incorporated into the Huntlee Arcare POM.

These recommendations for enhancing safety and security at Huntlee Arcare through CPTED principles are comprehensive and aligned with industry best practices. By focusing on natural surveillance, clear sight lines, effective lighting, CCTV surveillance, thoughtful landscaping, and signage, the proposal aims to create a secure and inviting environment for residents, staff, and visitors alike. Addressing integration with plan of management will further enhance the effectiveness and longevity of these security measures.

APPENDIX A - BOCSAR MAPPING

HOTSPOT MAPPING - CESSNOCK LGA

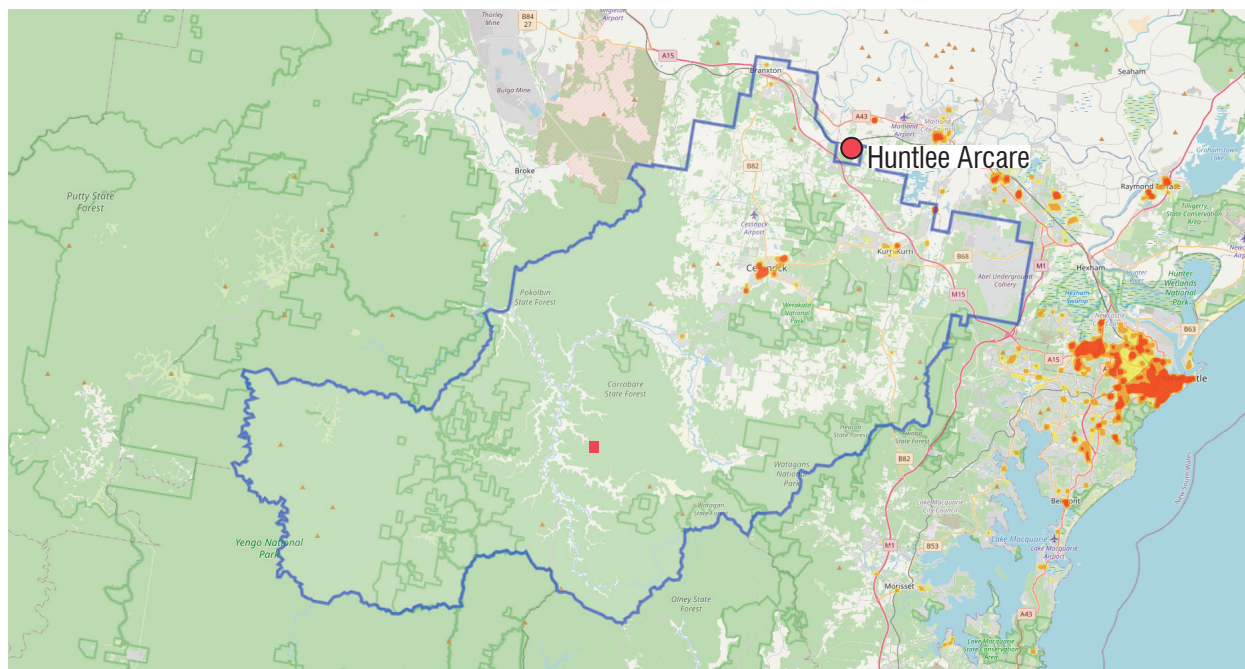


Figure 3 - Recorded Crime Incidents of Theft (Break and enter dwelling) in Cessnock LGA (January 2022 - December 2023)

New South Wales - Up 7.0% per year, Cessnock LGA – Stable with North Rothbury n.c.

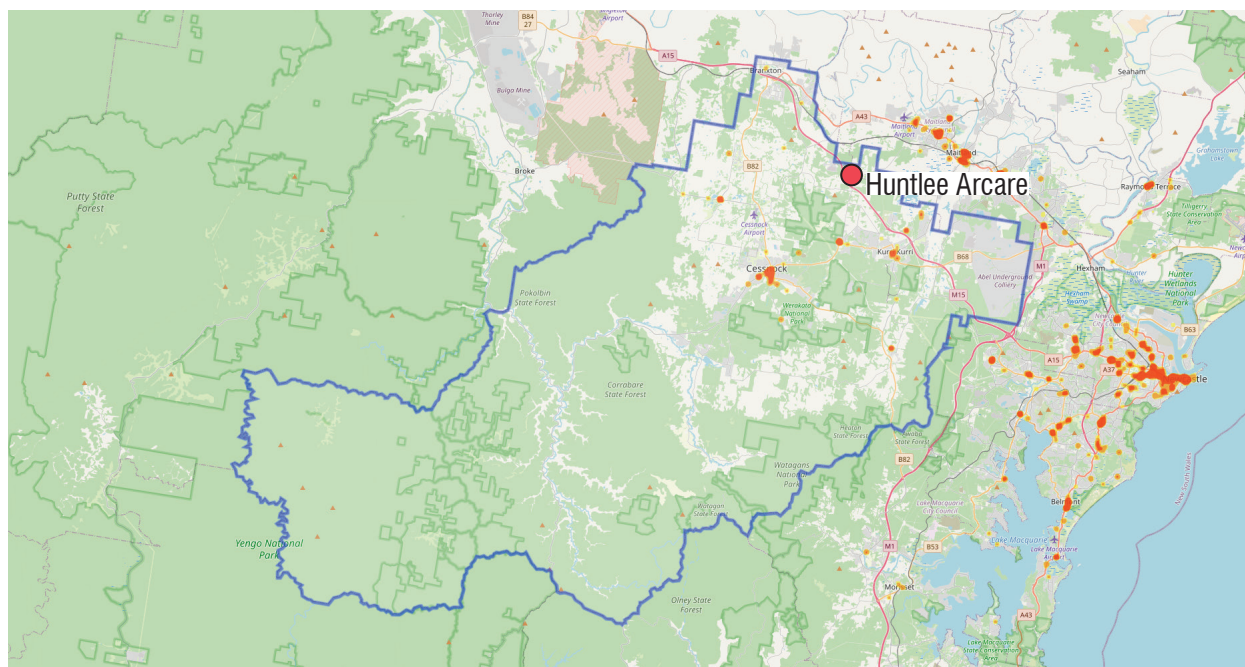


Figure 4 - Recorded Crime Incidents of Theft (Break and enter non-dwelling) in Cessnock LGA (January 2022 - December 2023)

New South Wales - Up 13.9% per year, Cessnock LGA – Stable with North Rothbury n.c.

* n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences

HOTSPOT MAPPING - CESSNOCK LGA

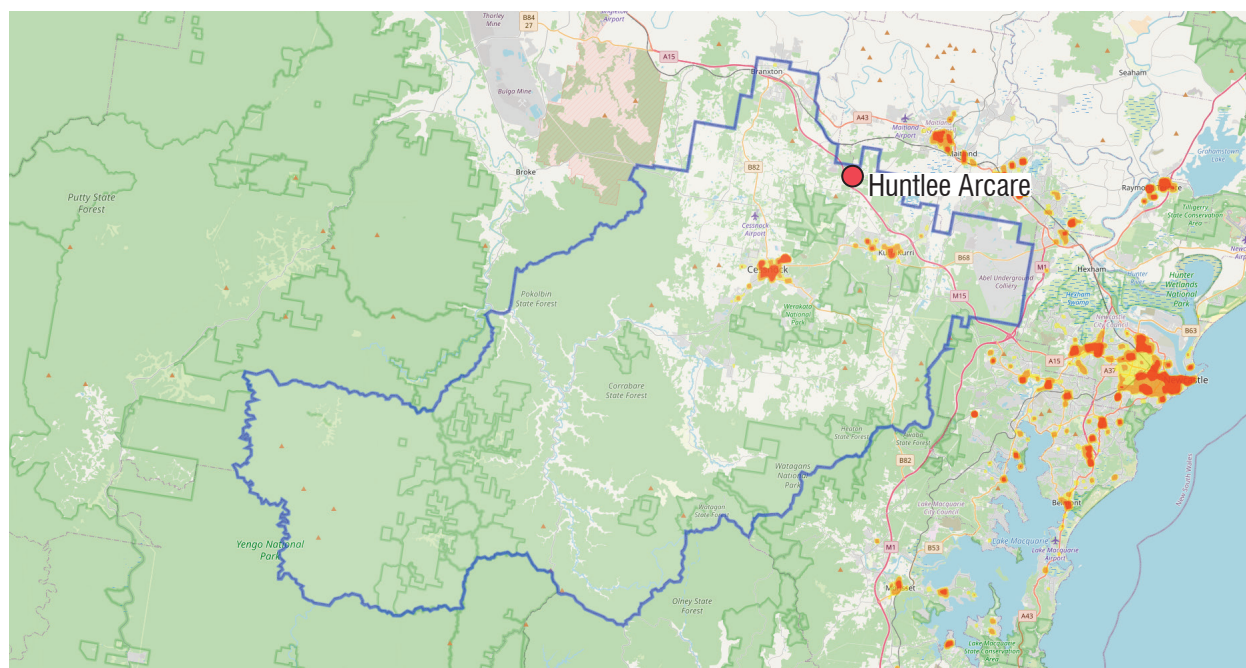


Figure 5 - Recorded Crime Incidents of Malicious damage to property in Cessnock LGA (January 2022 - December 2023)

New South Wales - Up 7.0% per year, Cessnock LGA – Stable with North Rothbury n.c.

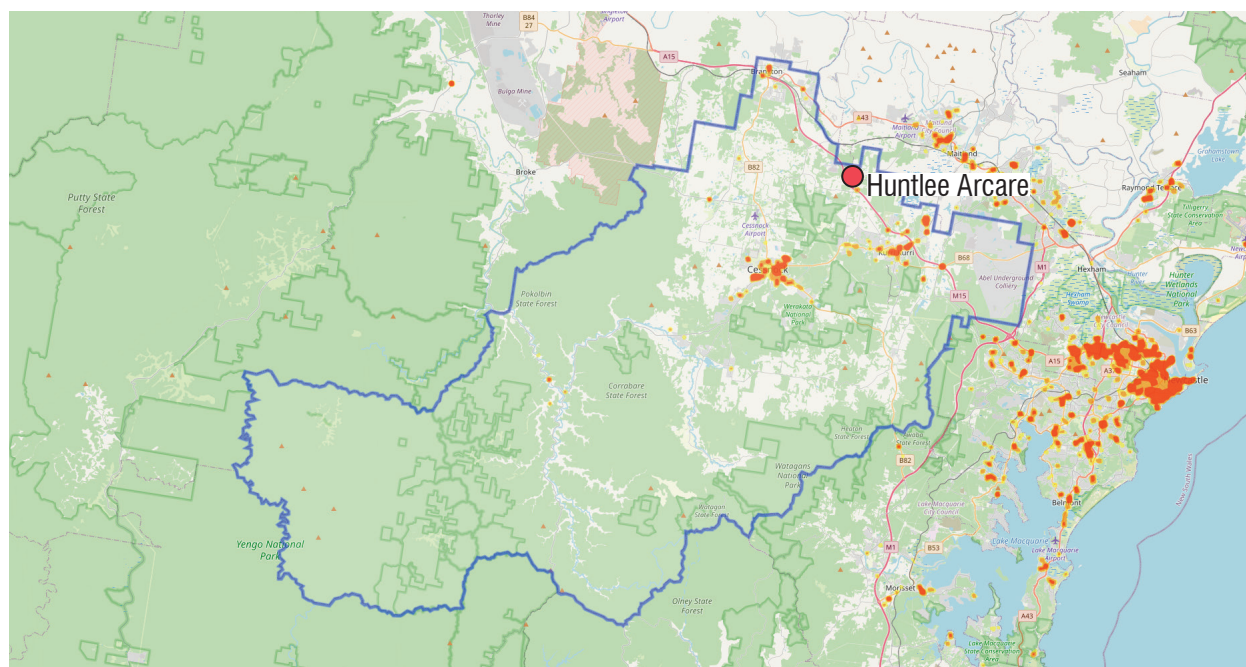


Figure 6 - Recorded Crime Incidents of Theft (Motor vehicle theft) in Cessnock LGA (April 2023 - March 2024)

New South Wales - Up 13.9% per year, Cessnock LGA – Stable with North Rothbury n.c.

* n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences

HOTSPOT MAPPING - CESSNOCK LGA

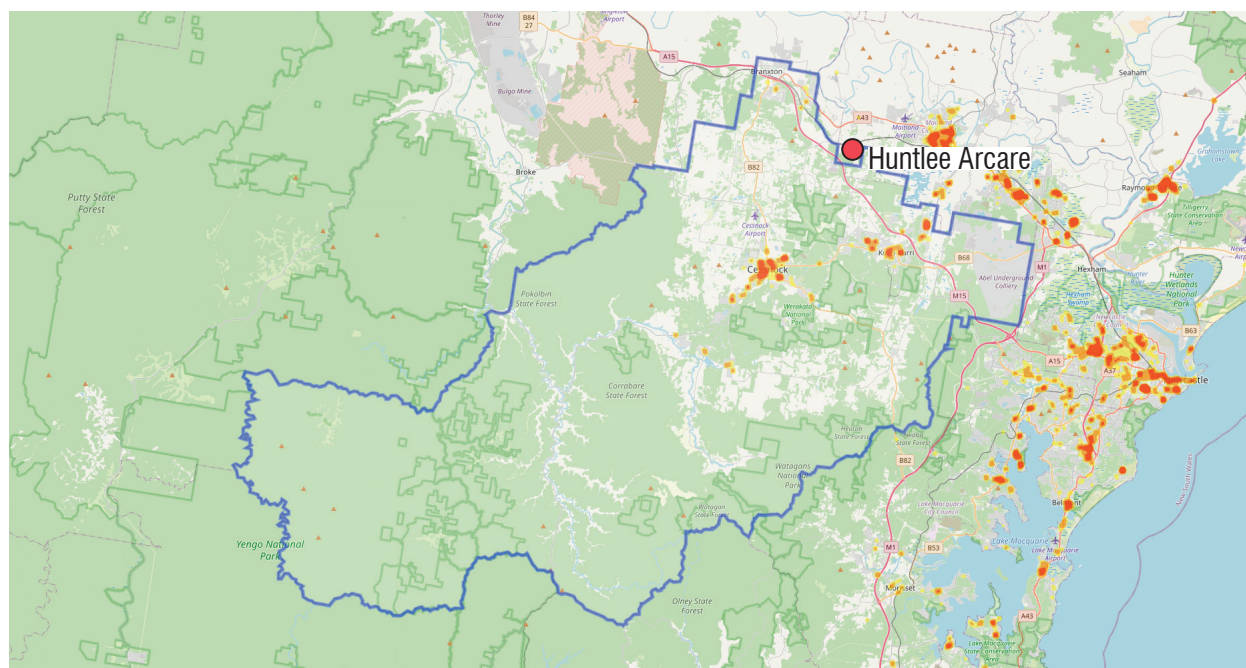


Figure 7 - Recorded Crime incidents of Assault (Domestic assault) in Cessnock LGA (January 2022 - December 2023)

New South Wales - Up 5.5% per year, Cessnock LGA – Up 42.6% per year with North Rothbury n.c.

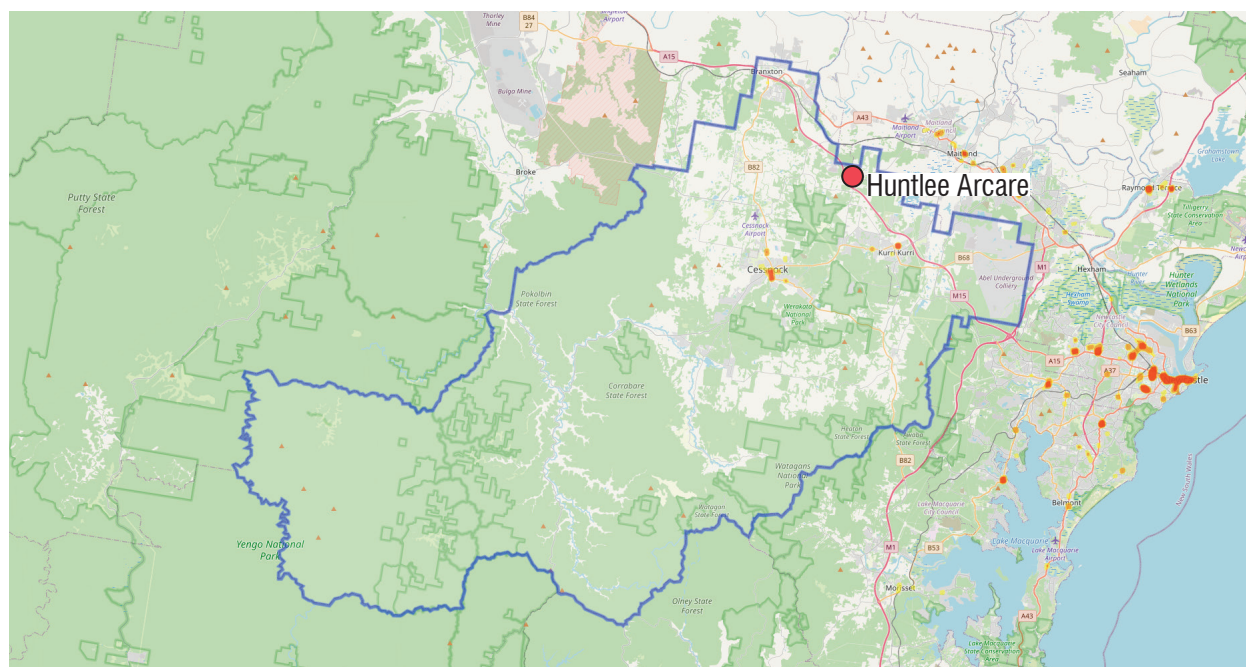


Figure 8 - Recorded Crime Incidents of Assault (Non-domestic assault) in Cessnock LGA (January 2022 - December 2023)

New South Wales - Up 6.6% per year, Cessnock LGA – Stable with North Rothbury n.c.

** n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences*

HOTSPOT MAPPING - NORTH ROTHBURY

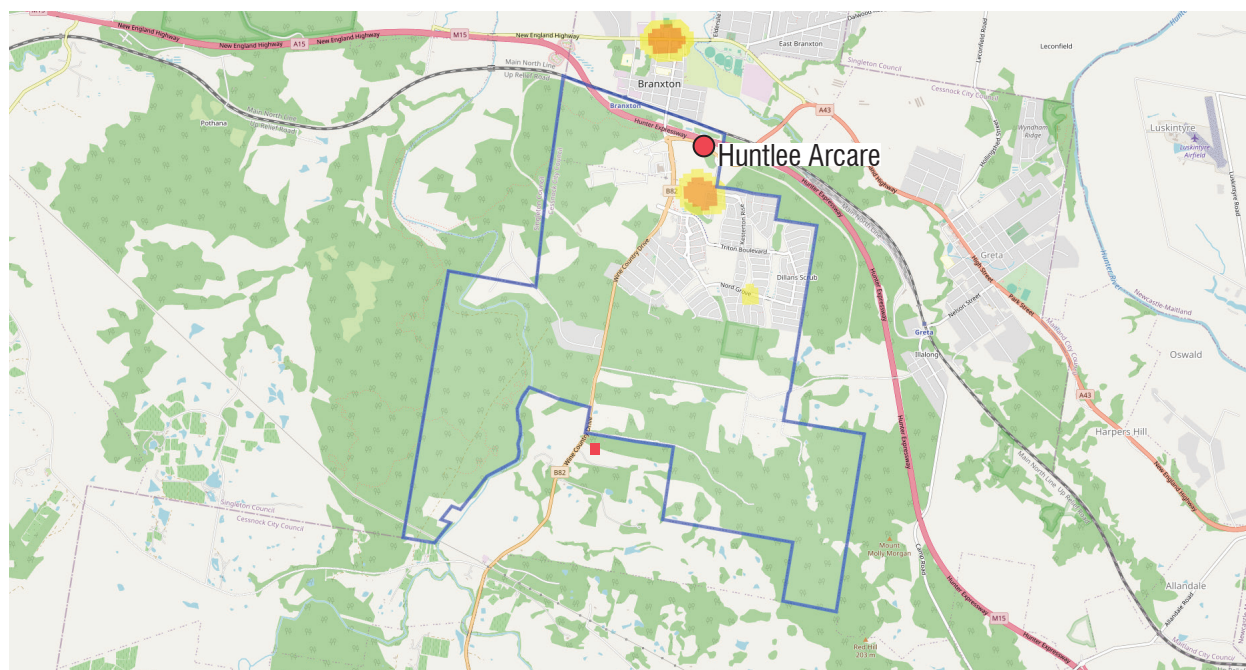


Figure 9 - Recorded Crime Incidents of Theft (Break and enter dwelling) in North Rothbury (January 2022 - December 2023)

New South Wales - Up 7.0% per year, Cessnock LGA – Stable with North Rothbury n.c.

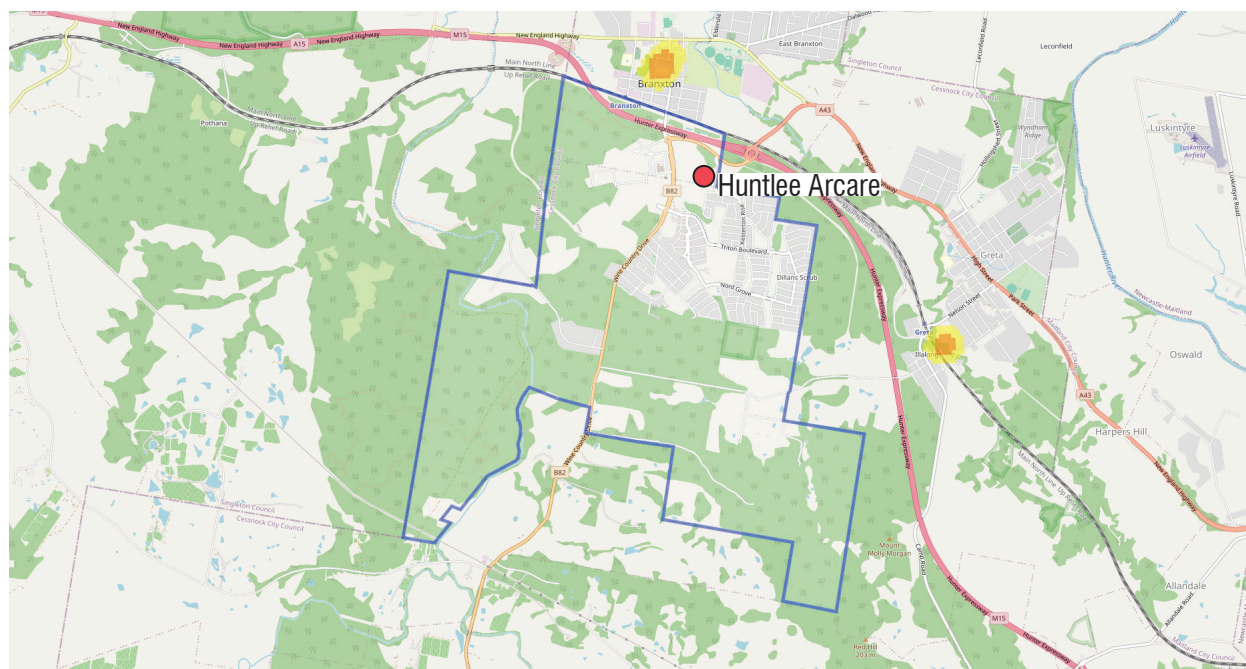


Figure 10 - Recorded Crime Incidents of Theft (Break and enter non-dwelling) in North Rothbury (January 2022 - December 2023)

New South Wales - Up 13.9% per year, Cessnock LGA – Stable with North Rothbury n.c.

* n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences

HOTSPOT MAPPING - NORTH ROTHBURY



Figure 11 - Recorded Crime Incidents of Malicious damage to property in North Rothbury (January 2022 - December 2023)

New South Wales - Up 7.0% per year, Cessnock City Council – Stable with North Rothbury n.c.

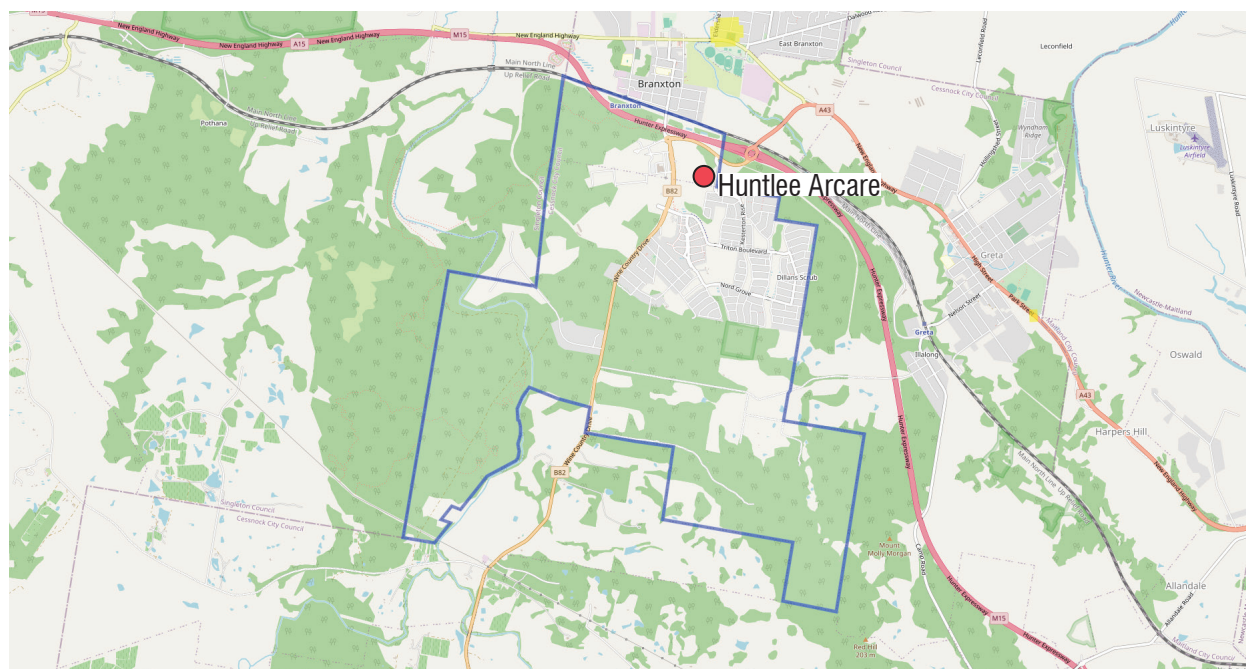


Figure 12 - Recorded Crime Incidents of Theft (Motor vehicle theft) in Cessnock LGA (April 2023 - March 2024)

New South Wales - Up 13.9% per year, Cessnock LGA – Stable with North Rothbury n.c.

* n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences

HOTSPOT MAPPING - NORTH ROTHBURY

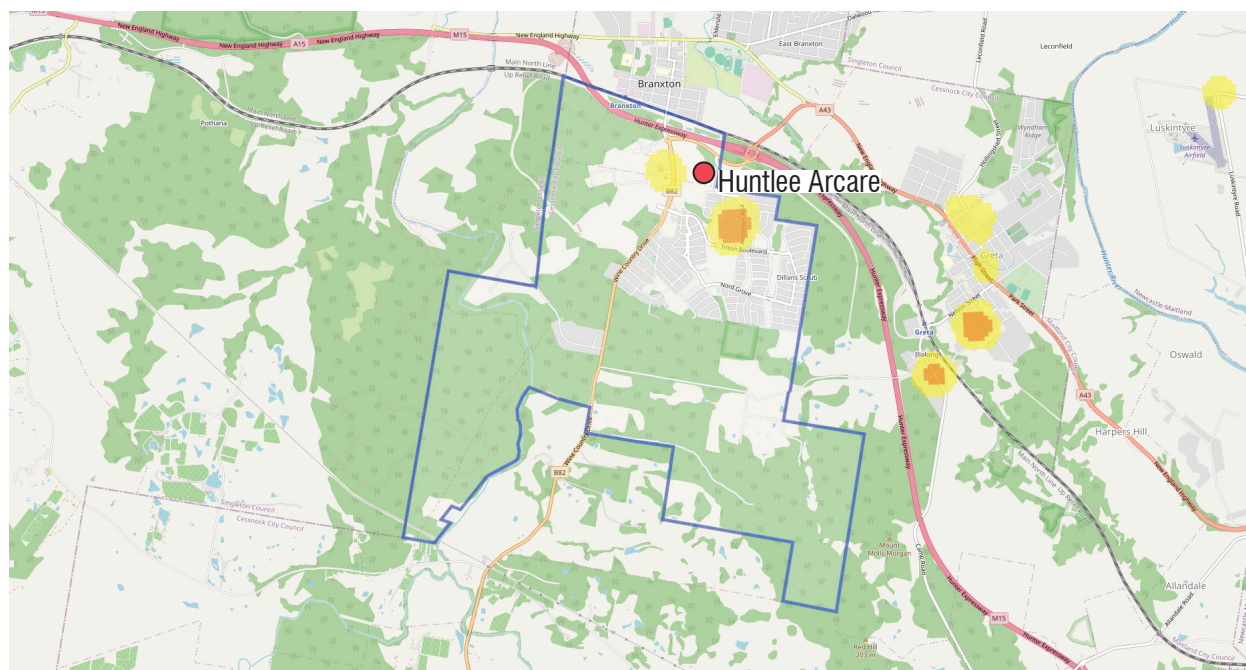


Figure 13 - Recorded Crime Incidents of Assault (Domestic assault) in North Rothbury (January 2022 - December 2023)

New South Wales - Up 5.5% per year, Cessnock City Council – Up 42.6% per year with North Rothbury n.c.

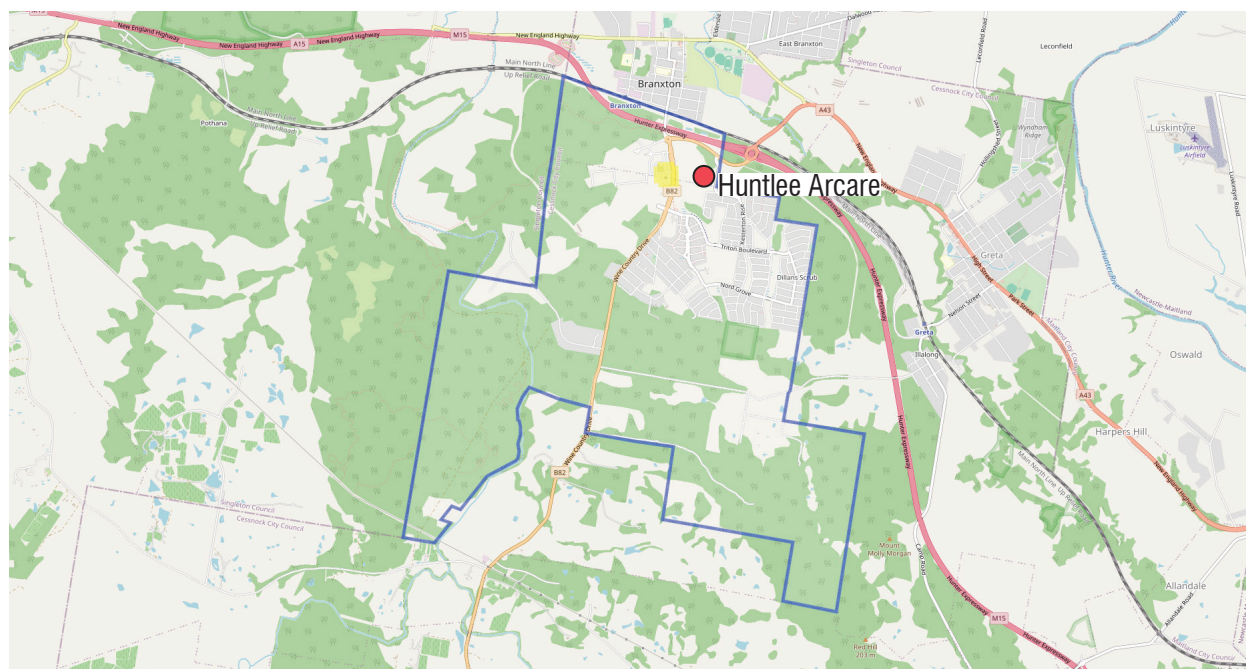


Figure 14 - Recorded Crime Incidents of Assault (Non-domestic assault) in North Rothbury (January 2022 - December 2023)

New South Wales - Up 6.6% per year, Cessnock City Council – Stable with North Rothbury n.c.

* n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences

BOCSAR INCIDENT GRAPHS

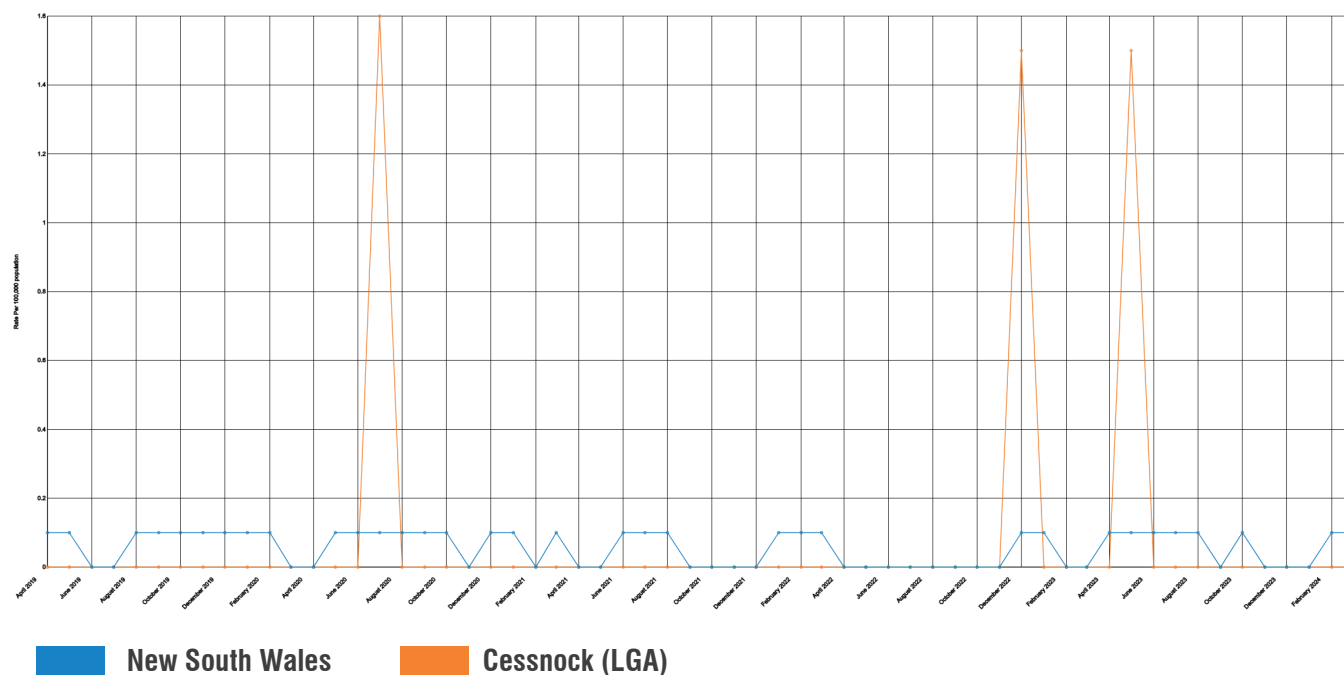


Figure 15 - Recorded Crime Incidents of Homicide (Murder) in Cessnock LGA (April 2019 - March 2024)

New South Wales - Down 1.7% per year with Cessnock City Council – n.c.

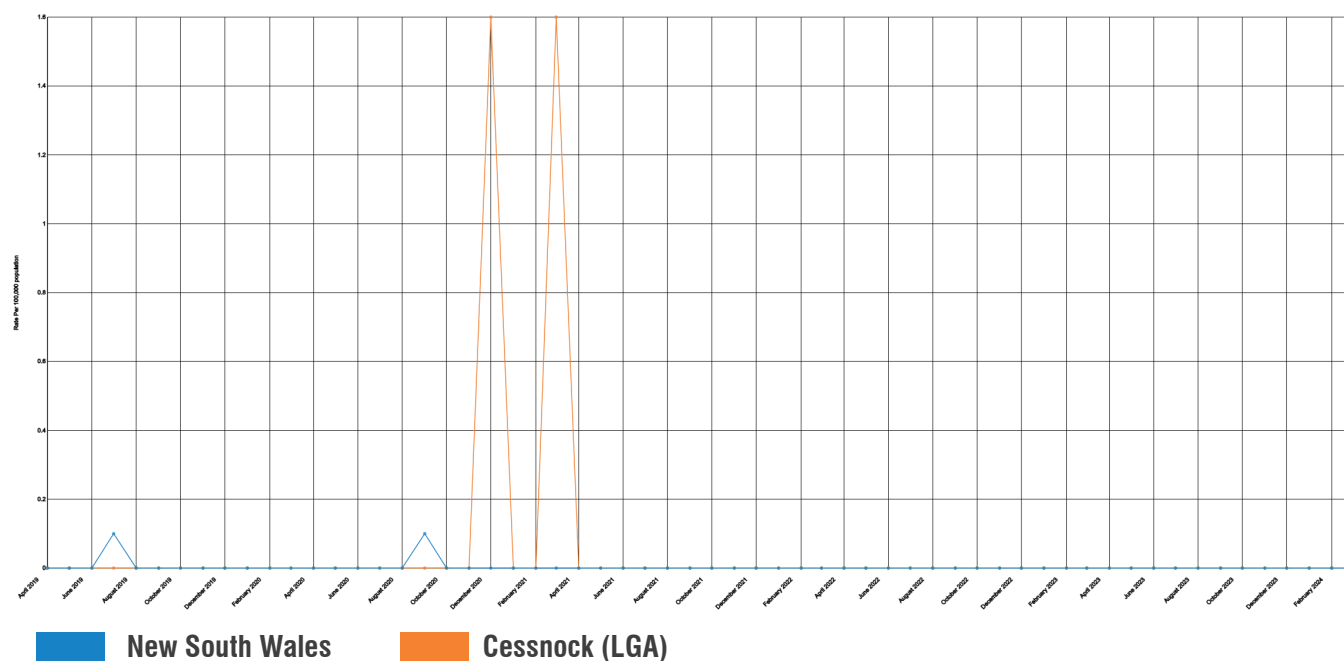


Figure 16 - Recorded Crime Incidents of Homicide (Attempted murder) in Cessnock LGA (April 2019 - March 2024)

New South Wales - n.c. per year with Cessnock City Council – n.c.

* n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences

BOCSAR INCIDENT GRAPHS

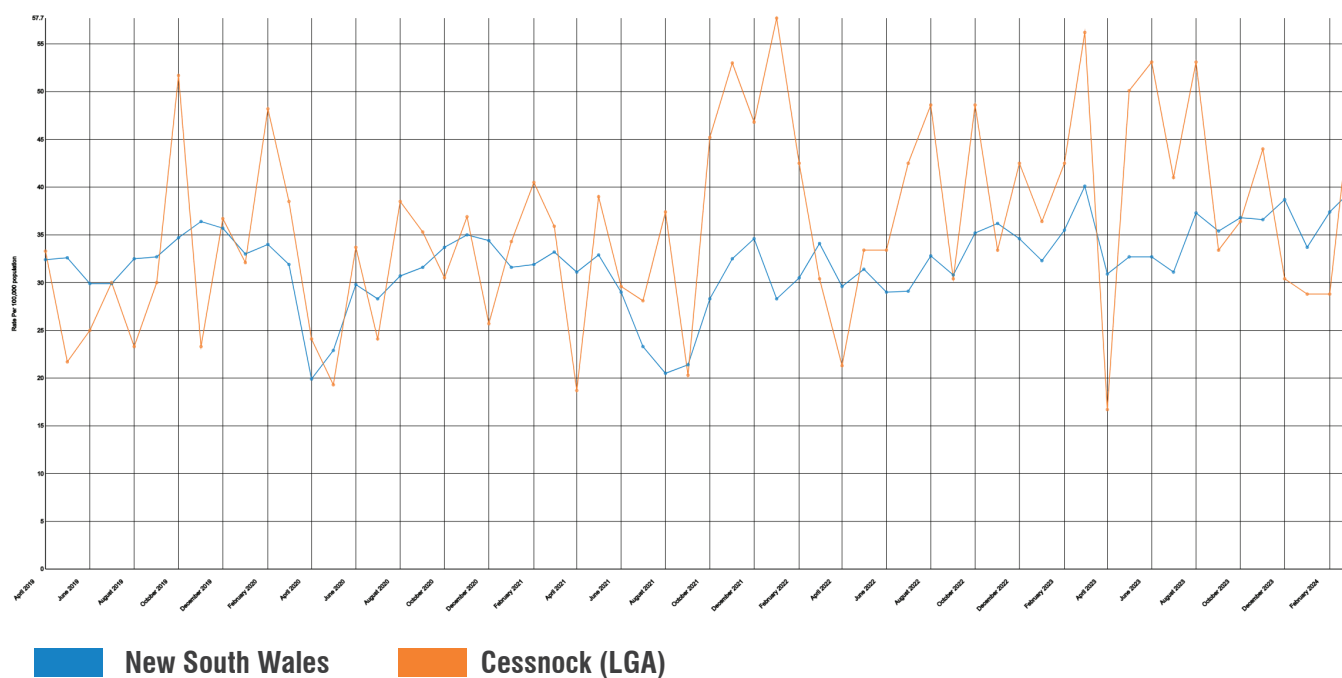


Figure 17 - Recorded Crime Incidents of Assaults (Non-domestic) in Cessnock LGA (April 2019 - March 2024)

New South Wales - Up 1.7% per year with Cessnock City Council – Up 4.2% per year

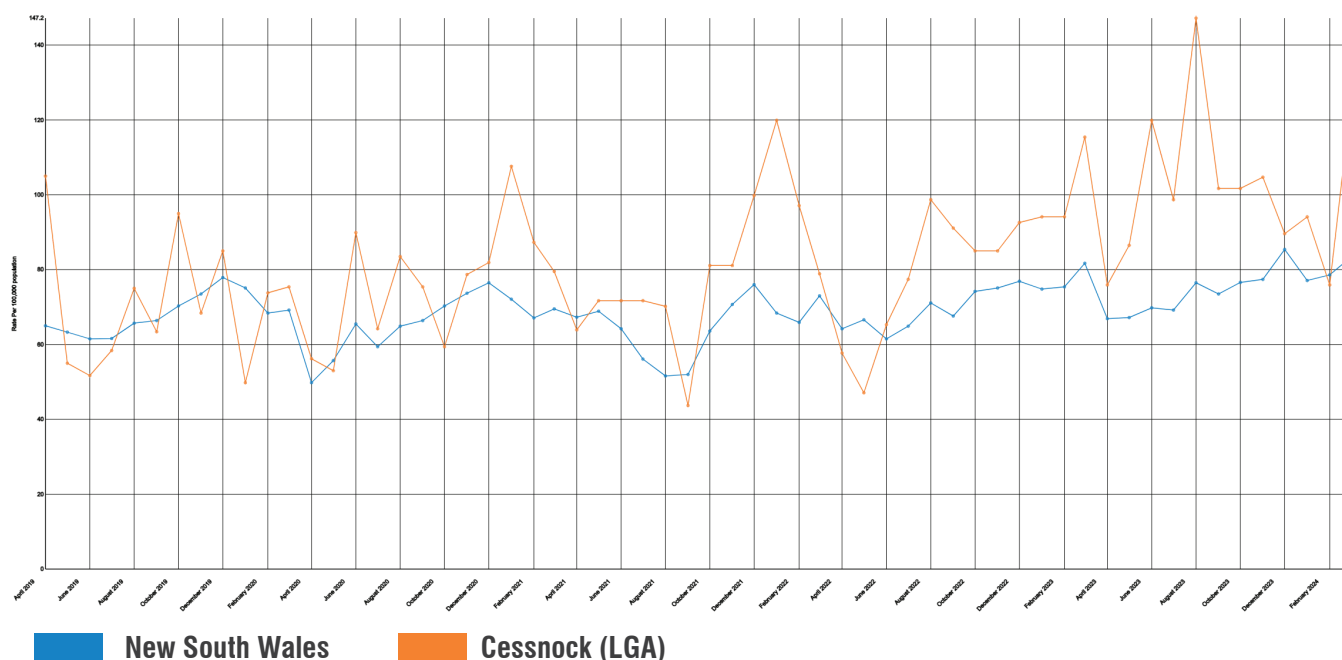


Figure 18 - Recorded Crime Incidents of Assaults (Domestic) in Cessnock LGA (April 2019 - March 2024)

New South Wales - Up 2.5% per year with Cessnock City Council – Up 9.3% per year

* n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences

BOCSAR INCIDENT GRAPHS

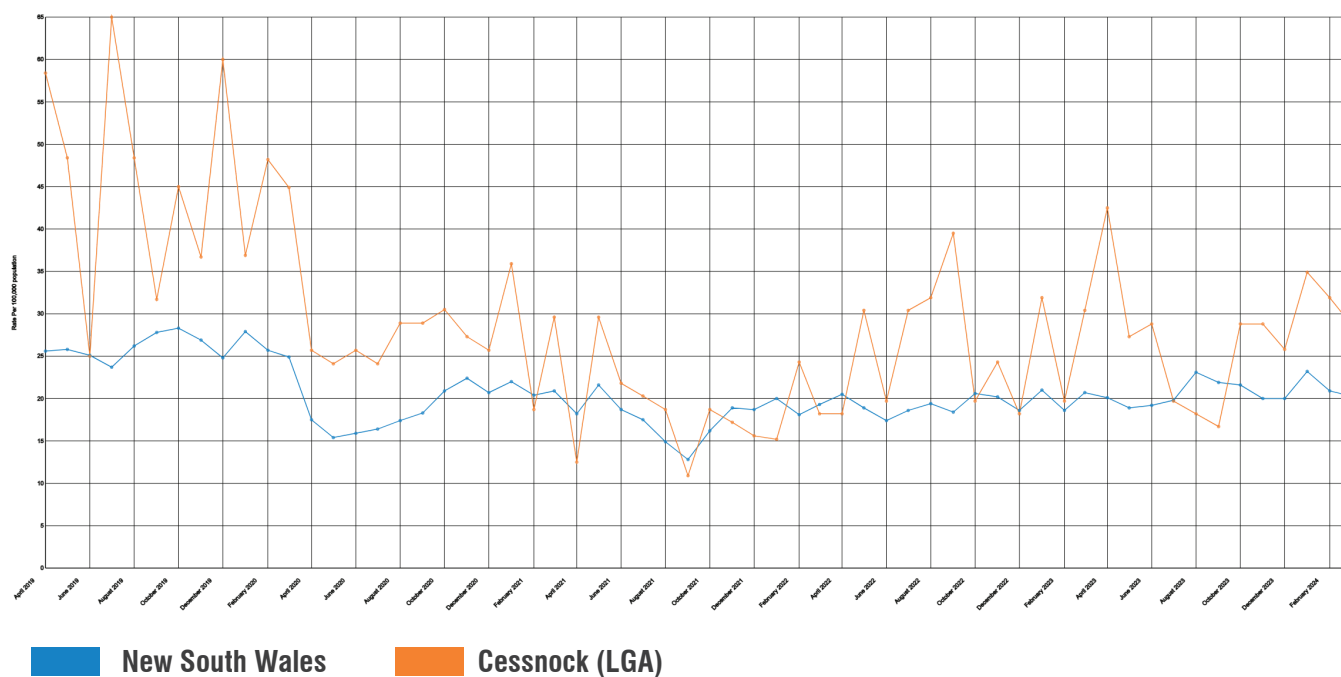


Figure 19 - Recorded Crime Incidents of Theft (Break and entering of dwelling) in Cessnock LGA (April 2019 - March 2024)

New South Wales - Stable with Cessnock City Council – Down 11.8% per year

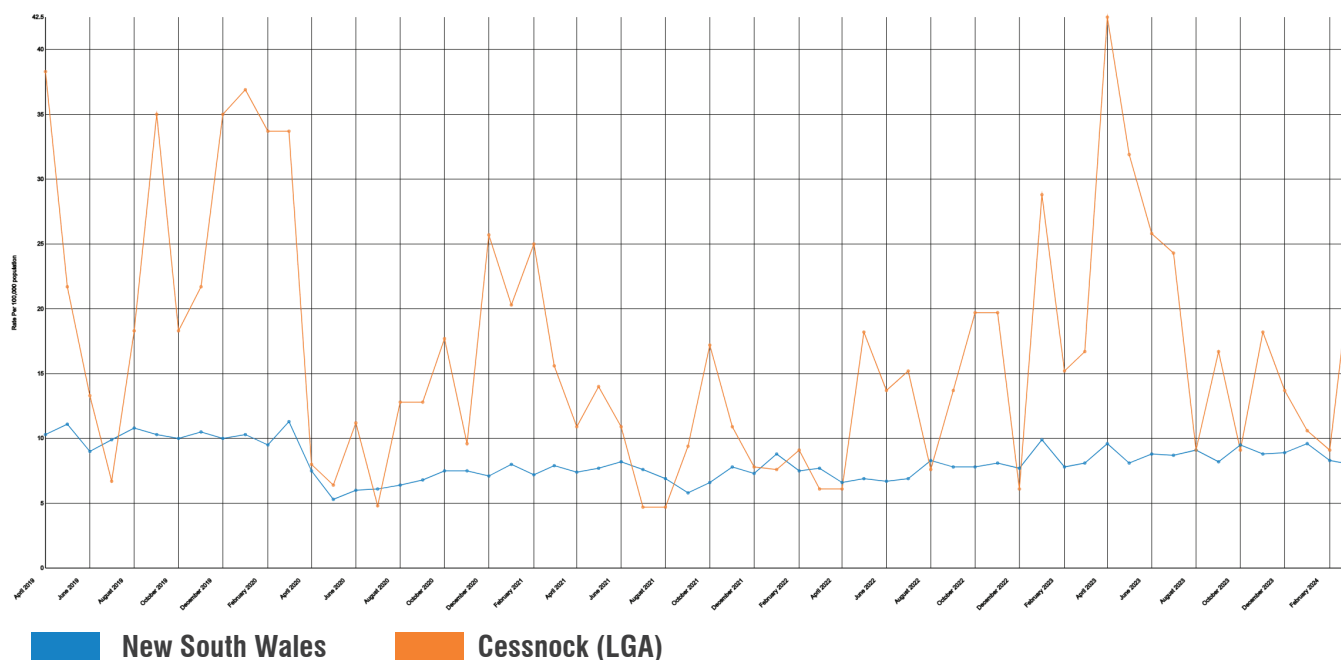


Figure 20 - Reordered Crime Incidents of Theft (Break & entering of non-dwelling) in Cessnock LGA (April 2018 - March 2023)

New South Wales - Stable with Cessnock City Council – Stable

* n.c. - Trend information is not calculated if at least one 12-month period in the selected time frame has less than 20 incidences

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