

beam

Assessment Report
Crime Prevention Through
Environmental Design

Mixed-Use Development
10 Dangar Street, Wickham

Prepared for UPG Wickham Pty Ltd

24.04.26
25081

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

Author:	Alicia Baker Associate	abaker@beamplanning.com.au
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Reviewed by:	Ashleigh Ryan Director	aryan@beamplanning.com.au
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Contents

1.0	Introduction	5
1.1	Background.....	5
1.2	CPTED Principles	5
1.3	Methodology.....	6
1.4	Disclaimer.....	6
2.0	The Site	7
2.1	Site Location.....	7
2.2	Existing Site Conditions	7
2.3	Surrounding Development	10
3.0	Existing Crime Environment	13
3.1	Local Crime Statistics	13
3.2	Crime Generators and Attractors.....	20
3.3	Existing Crime Prevention Strategies.....	21
3.4	Crime Risk Rating	22
4.0	The Proposed Development.....	25
4.1	State Significant Development Application	25
4.2	Rezoning Proposal	30
5.0	CPTED Assessment	31
5.1	Matters for Consideration in the Design Phase	31
5.2	Assessment of the Proposed Development.....	31
6.0	Recommendations	35
6.1	Surveillance.....	35
6.2	Access Control	36
6.3	Territorial Reinforcement.....	37
6.4	Environmental Management.....	37

Figures

Figure 1	Aerial image of the site (identified in red outline).....	7
Figure 2	Site photos	9
Figure 3	Public transport in the immediate vicinity of the site (identified in red).....	10
Figure 4	Surrounding development.....	12
Figure 5	Wickham (suburb) incident count by offence category (main) January 2022 to December 2025.....	15
Figure 6	Newcastle West (suburb) incident count by offence category (main) January 2022 to December 2025	15
Figure 7	Wickham (suburb) incident count by offence category/sub-category (with Hotspot mapping) January 2022 to December 2025.....	17
Figure 8	Newcastle West (suburb) incident count by offence category/sub-category (with Hotspot mapping) January 2022 to December 2025.....	17
Figure 9	Hotspot mapping for January 2022 to December 2025	19
Figure 10	Render of the proposed development	25
Figure 11	Public domain plan	26
Figure 12	CGI of the proposed through-site link, looking west to Station Street.....	26
Figure 13	Built form programs and uses.....	27
Figure 14	Axonometric - South	27
Figure 15	Ground floor plan.....	28
Figure 16	Level 1 plan (hotel).....	28
Figure 17	Level 6 plan (hotel and residential communal open space)	29
Figure 18	Level 7 plan (co-living housing and co-living communal facilities).....	29
Figure 19	Level 17 plan (residential)	30

Tables

Table 1	CPTED principles	6
Table 2	Newcastle LGA, Wickham and Newcastle West Police Crime Statistics (main offence categories) January 2022 to December 2025 (<i>Source: NSW BOCSAR 2026</i>).....	14
Table 3	Wickham and Newcastle West Police Crime Statistics (offence sub-categories with Hotspot mapping) January 2022 to December 2025 (<i>Source: NSW BOCSAR 2026</i>).....	16
Table 4	Identified crime risks (actual and perceived).....	24

1.0 Introduction

This Crime Prevention through Environmental Design (CPTED) Assessment Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of UPG Wickham Pty Ltd (the applicant) to support a State Significant Development Application (SSDA) and concurrent Rezoning Report for the construction of a 43-storey mixed-use development at 10 Dangar Street, Wickham (the site). The site is located within the Newcastle local government area (LGA) and occupies a prominent corner position immediately north of the Newcastle Interchange.

This CPTED Assessment Report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and the Guidance for Concurrent Rezoning Report: SSD Housing issued for the project, which require a "Crime Risk Assessment including analysis to Crime Prevention Through Environmental Design".

CPTED is a situational crime prevention strategy that focuses on the design, management, and use of the built environment to reduce crime and the fear of crime and to promote public health, sustainability, and quality of life. CPTED aims to:

- Increase the risk to offenders, including the possibility of detection, and the likelihood of being caught.
- Increase the effort required to commit a crime, including time, energy, and resources.
- Reduce the potential reward and perceived benefit of crime.
- Reduce provocations and excuse-making conditions that lead to confusion about required norms of behaviour.

Traditional approaches to crime prevention often focus solely on law enforcement and punitive measures, neglecting the role of the built environment in shaping human behaviour and influencing crime patterns. The CPTED principles offer a holistic and proactive approach to crime prevention by addressing opportunities in the physical environment to deter criminal activity and enhance community safety.

In accordance with the *Crime Prevention and the Assessment of Development Applications Guidelines* (2001) (the Guidelines), this CPTED Assessment Report provides a review of the site and the proposed development against the principles of CPTED and includes recommendations (refer to **Section 6.0**) for the detailed design, management and use of the site and future development. The recommendations made in this report are in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009 and International Standard ISO 22341:2021.

This CPTED Assessment Report has undergone a technical review by an accredited NSW Police Crime Risk Assessor.

1.1 Background

The project has been selected by the NSW Housing Delivery Authority (HDA) as a key development to help accelerate the delivery of well-located, diverse and affordable housing in New South Wales. Commencing in early 2025, the HDA plays a coordinating role across government agencies, focusing on unlocking complex sites through strategic planning, infrastructure coordination, and streamlined assessment pathways.





Following the Applicant's expression of interest (EOI 240837), the HDA considered and recommended to the Minister for Planning and Public Spaces (the Minister) that the project be declared SSD under Section 4.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) on 23 June 2025. Following this recommendation, the development was declared by the Minister to be SSD pursuant to the *State Significant Development Declaration Order 2025 (No 10)*, Part 2, Section 1(a), dated 30 June 2025.

1.2 CPTED Principles

CPTED is an approach aimed at reducing crime and enhancing safety by thoughtfully designing the physical environment. The premise of CPTED is that the design and management of environments can influence human behaviour and deter criminal activity. The CPTED principles focus on creating environments that are conducive to positive social interactions, natural surveillance, and territoriality, thereby discouraging criminal behaviour. This involves strategies such as controlling access points, enhancing lighting, optimising visibility, and fostering a sense of ownership among residents.

The four principles of CPTED are outlined in **Table 1** below.

Table 1 CPTED principles

 <p>Surveillance</p>	<p>Surveillance can reduce the opportunities for crime. Effective surveillance focuses on maximising visibility of and within a space to increase the likelihood of potential criminal activity being observed. This principle can be achieved through:</p> <ul style="list-style-type: none"> • Natural surveillance, where environments are designed in a way that allows resident, workers or passersby to easily see and monitor their surroundings ‘naturally’ or ‘routinely’; or • Passive surveillance, where people observe an area whilst engaged in another activity such as sitting on a public bench, or walking the dog; and • Formal (technical) surveillance, where people or products are present in areas to maintain safety and security, such as security guards and CCTV.
 <p>Access Control</p>	<p>Access control involves the use of physical and symbolic barriers to attract, channel, or control legitimate access and movement of people and vehicles in, out and through a space, to reduce the opportunities for crime. This principle can be achieved through gates, locks, fencing, signage and landscaping to control access and create a clear distinction between public and private spaces. Additionally, designing pathways and circulation routes strategically can guide movement and discourage loitering or antisocial behaviour.</p>
 <p>Territorial Reinforcement</p>	<p>Territorial reinforcement aims to establish a sense of ownership and responsibility among residents or users of a space. By clearly defining and demarcating boundaries, such as property lines or community landmarks, individuals develop a sense of ownership and are more likely to actively protect and monitor their territory. Physical cues such as fences, landscaping, signage, and lighting can be used to delineate territories and signal to potential offenders that the area is actively monitored and cared for.</p>
 <p>Environmental Management</p>	<p>Environmental management aims to ensure that the physical environment is well-maintained, clean, and orderly. A well-maintained environment signals to users of a space and potential offenders that the area is actively cared for and monitored, thereby deterring criminal activity. Regular upkeep of landscaping, lighting, signage, and building façades help prevent the accumulation of litter, graffiti, and other signs of neglect that can attract crime. Furthermore, community involvement and partnerships with local authorities are essential for the ongoing management and stewardship of the environment.</p>

1.3 Methodology

The following tasks were undertaken in the preparation of this CPTED Assessment Report:

- A site visit was undertaken on 3 April 2026 between 10:45 and 11:15am
- Collection and analysis of crime data for the Newcastle LGA and the suburbs of Wickham and Newcastle West from the Bureau of Crime Statistics and Research (BOCSAR).
- Review of local crime prevention strategies, namely the *Newcastle Safe City Plan (2017-2020)*, the *Newcastle After Dark Strategy (2018-2022)*, and the Newcastle Development Control Plan (Newcastle DCP 2023).
- Review of the Architectural Plans prepared by SJB Architecture dated 24 April 2026, the Urban Design Report prepared by SJB Architecture and dated 24 April 2026, the Landscape Plans and Landscape Design Report prepared by Land + Form and dated April 2026.
- A crime risk assessment of the site and the proposed development against the CPTED principles and key matters for consideration in the design phase (informed by the Guidelines, the Newcastle DCP 2023 and other supporting information).

1.4 Disclaimer

CPTED strategies are required to work alongside other crime prevention strategies and police enforcement. In carrying out the operation and implementing the recommendations set out in **Section 6.0** of this CPTED Report, the applicant and consent authority must acknowledge that:

- No definitive measure of ‘safety’ exists. This CPTED Assessment Report cannot be used as proof of a definitive measure of ‘safety’.
- This document does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed.
- This CPTED Assessment Report does not guarantee safety for the wider community, or public and private property.
- This CPTED Assessment Report has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.
- This CPTED Assessment Report has been prepared with respect to the documentation provided at the time this document is dated.

2.0 The Site

This section describes the site which is the subject of this SSDA and concurrent rezoning application and the surrounding locality.

2.1 Site Location

The site is located at 10 Dangar Street, Wickham, within the Newcastle LGA. It is legally described as Lot 1 in DP 11973377, and has an area of approximately 2,904m². The site benefits from triple street frontages, with a primary street frontage of approximately 64m to Dangar Street, and secondary street frontages of approximately 61m to Hannell Street and 50m to Charles Street.

The site's frontage to Hannell Street, a major arterial road, supports high levels of vehicular connectivity to the broader metropolitan area. The site is located immediately north of the Newcastle Interchange, providing bus, rail and light rail services.

Figure 1 below provides an aerial image of the site.



NOT TO SCALE



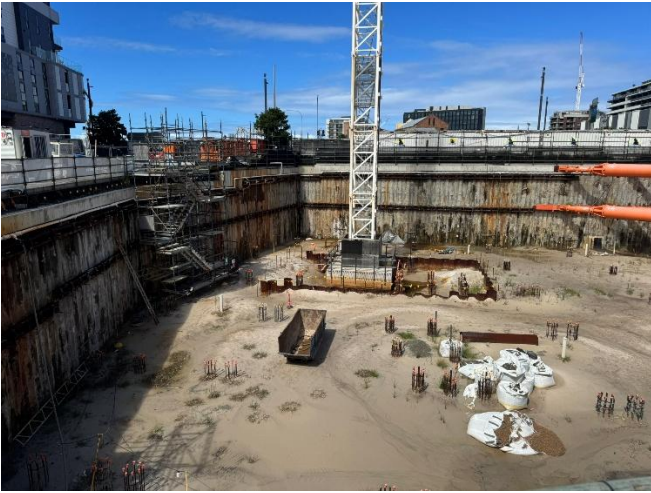
Figure 1 Aerial image of the site (identified in red outline)

Source: Beam Planning

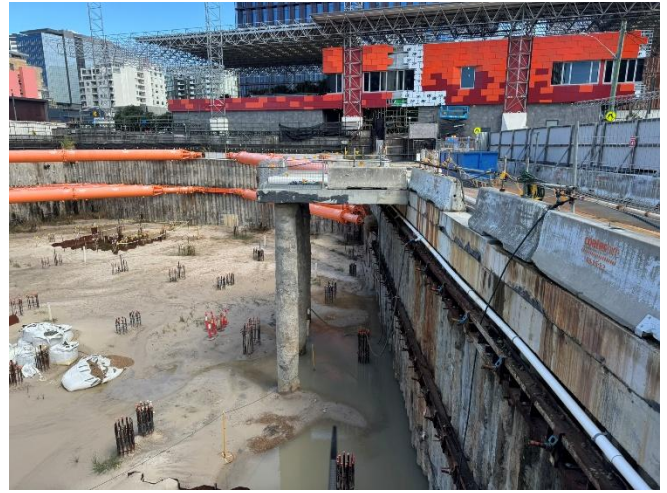
2.2 Existing Site Conditions

The site is currently vacant and undergoing site preparation works, following the demolition of structures all approved under DA2018/01197 (as amended). The site is therefore flat and devoid of vegetation.

A site visit was undertaken on 3 April 2026 between 10:45am and 11:15am. **Figure 2** below depicts the existing site conditions.



The site excavation, looking east



The site excavation, looking south to the Newcastle Interchange



The site, western access point and Newcastle Interchange entry at the corner of Station and Charles Street, looking southwest



The site, western access point and Stella Apartments, looking northeast



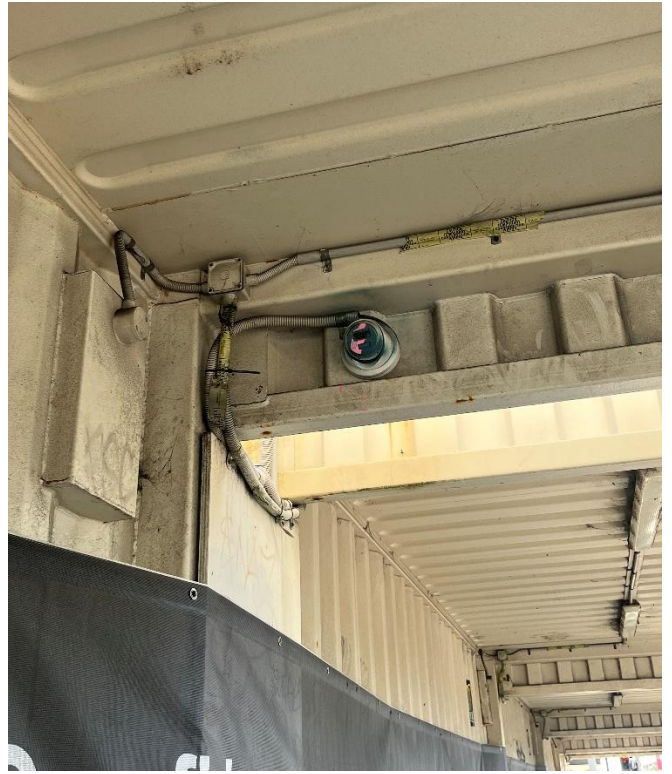
Site boundary and pedestrian link to Newcastle Interchange, looking east



Site boundary and Hannell Street pedestrian walkway, looking north



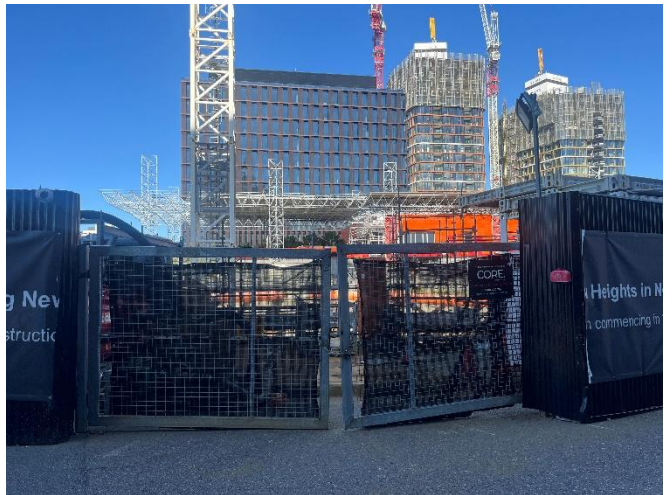
Graffiti, Hannell Street pedestrian walkway, looking northeast



Security cameras and lighting, Hannell Street pedestrian walkway



Site access, Hannell Street, looking northwest



The site and northeastern access point at the corner of Charles and Dangar Street, looking southeast



The site viewed from Hannell Street, looking west

Figure 2 Site photos

Source: Beam Planning

Transport and Access

Pedestrian and vehicular access: Fencing has been erected at the site’s boundaries to prevent unauthorised public access during the ongoing construction works.

Public transport: The site is adjacent to the Newcastle Interchange, serviced by the Hunter Line providing direct train connections to regional centres such as Maitland, and the Central Coast & Newcastle Line providing direct train connections to the Central Coast and Sydney CBD. During peak periods train services run every 10 minutes. The Newcastle Interchange also provides access to bus, coach and light rail services.

Figure 3 below depicts the closest train, light rail and bus stations in the vicinity of the site.

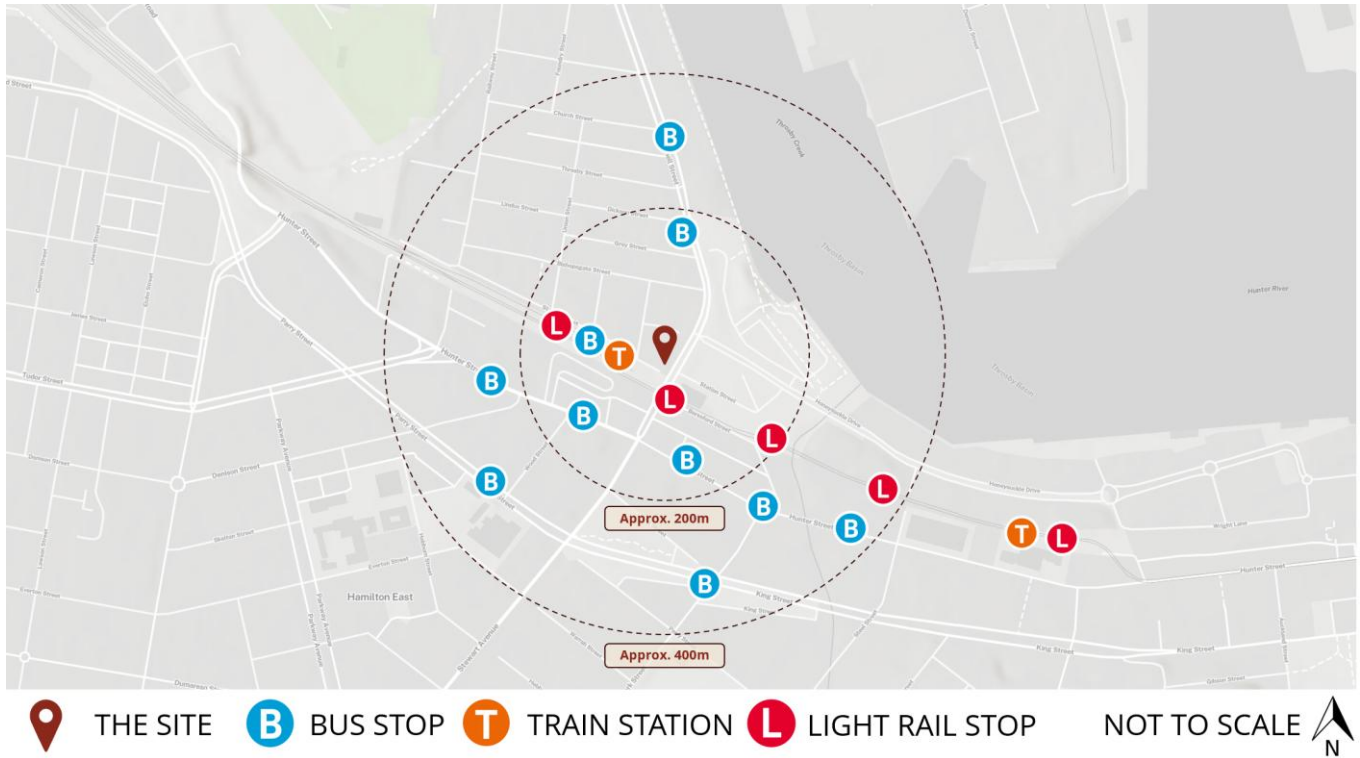





Figure 3 Public transport in the immediate vicinity of the site (identified in red)

Source: Beam Planning

2.3 Surrounding Development

The surrounding locality comprises a diverse mix of land uses including residential, commercial, and light industrial uses, reflecting the area’s ongoing transition, as described below and shown in **Figure 4** below.

 North	The northern interface of the site fronts Dangar Street, which is characterised by a mix of low- and high-density residential development. There are three single-storey detached dwellings to the east of Dangar Street and the Stella Apartments are located to the west of Dangar Street. The Stella Apartments comprise two residential towers (16 storeys) above a shared podium.
 South	To the south, the site is directly bordered by the Newcastle Interchange and the Newcastle City Centre Heritage Conservation Area. Beyond the Interchange, the built form transitions to the emerging mixed-use Newcastle West End Precinct which has been identified as the gateway to the Newcastle City Centre and is earmarked to accommodate the future CBD. This Precinct is currently undergoing significant renewal and is expected to support and increased density of large-scale mixed-use development.
 East	The eastern boundary of the site frontage Hannell Street, a major arterial road providing a key north-south connection between the Newcastle CBD and surrounding suburbs. Located directly opposite Hannell Street is the former School of Arts Building Wickham, a locally heritage listed item, and the Newcastle Light Rail Maintenance Depot. A large on-grade parking lot is also situated to the east of the site, approximately 80m. The area to the east, across Hannell Street, forms part of the Honeysuckle Precinct, which is undergoing long-term urban renewal and will be characterised by high-density residential and

commercial buildings, including restaurants, hotels, and office spaces that activate the city's harbour edge.

<
West

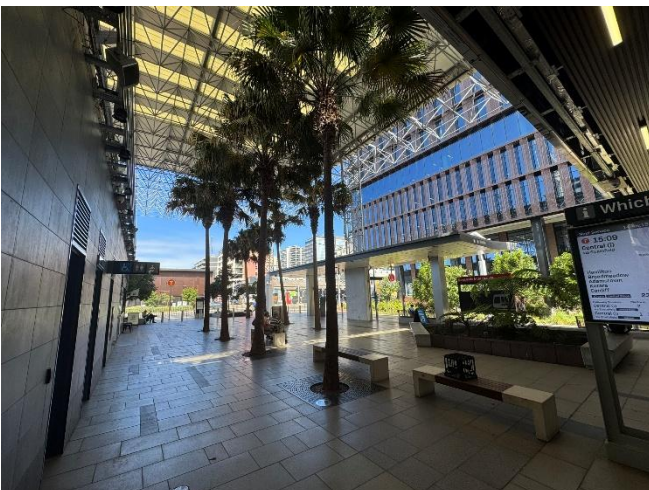
The western interface of the site fronts Charles Street, which is characterised by a mix of low- and high-density residential development. There is one single-storey detached dwelling to the south of Charles Street, and an 11-storey mixed-use building to the north. The mixed-use building comprises residential apartments above ground-level commercial uses and a medical centre.



Temporary through-site link, looking west



Temporary through-site link and stairs to Newcastle Interchange, looking southeast



Newcastle station forecourt, looking southeast



Café, Newcastle station



Newcastle Interchange at the corner of Station and Charles Streets, looking southeast



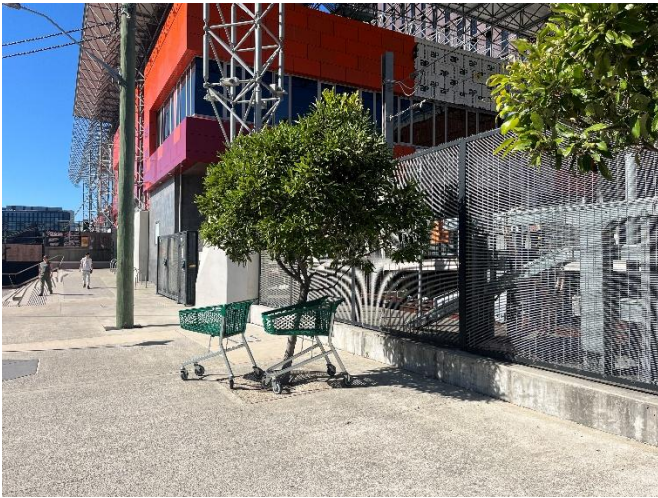
Commercial and residential development at the corner of Station and Charles Streets, looking northwest



Station Street, looking west



Graffiti and vandalism, Station Street



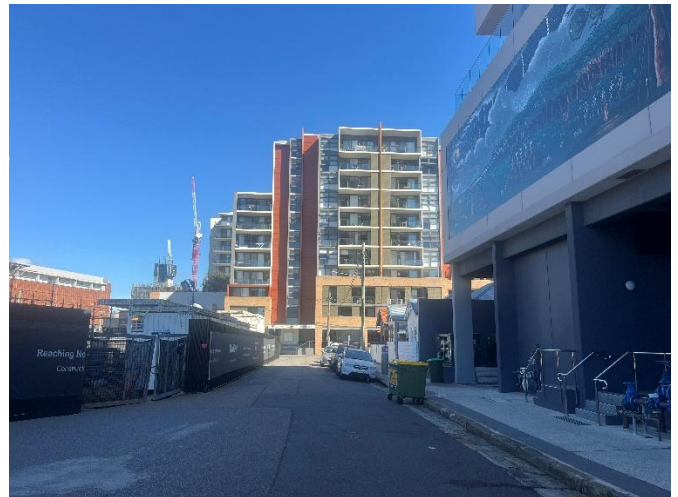
Abandoned shopping trolleys, Station Street



Dwelling house on Charles Street, looking west



Charles Street development, looking southwest



Dangar Street, looking west

Figure 4 Surrounding development

Source: Beam Planning

3.0 Existing Crime Environment

This section provides an indication of the likely magnitude, and type, of crime based on recorded crime data and hotspot analyses, both of which have been published by the NSW Bureau of Crime Statistics and Research (BOCSAR). Supporting this statistical data has been a site visit to understand the existing conditions of the site, and a review of crime generators and attractors. This systematic evaluation allows for a crime risk rating to be provided for the current site in the existing context, which informs the choice and appropriate mix of CPTED strategies to be employed.

3.1 Local Crime Statistics

The BOCSAR publishes detailed, location-based crime data collected by the NSW Police including recorded offences by type, time (monthly, quarterly, annual), and geography (LGA, suburb, and postcode). The data is often presented as both incident counts and population-adjusted incident rates. It also includes demographic breakdowns (e.g. age, sex), trend data over time, and tools such as interactive maps and rankings to compare crime patterns across localities. Raw incident counts tell you which and where the most incidents occur. This is helpful for identifying hotspots, however, can be misleading because higher-population areas naturally generate more incidents. Population-adjusted rates i.e., rates per 100,000 people standardise the data, allowing comparison of risk levels across areas fairly.

A review of BOSCAR crime data for the Newcastle LGA and the suburbs of Wickham (in which the site is located) and Newcastle West (to which the site adjoins) has been undertaken. Crime data by incident count and population-adjusted incident rate for key offence categories and sub-categories is presented in **Section 3.1.1**. Hotspot mapping is presented in **Section 3.1.2**. A summary is provided in **Section 3.1.3**.

3.1.1 Crime Data

The number of incidents for each of the main offence categories (Assault, Homicide, Robbery, Sexual offences, Theft, Malicious damage to property, Against justice procedures, Disorderly conduct, Drug offences, and Intimidation, stalking & harassment) over the most recently recorded four years (January 2022 to December 2025) is shown in **Table 2** below. The charts at **Figure 5** and **Figure 6** are representative of the incident counts in **Table 2** but aim to visualise the trend for each crime category over the four years.

It is important to consider all the main offence categories in this CPTED Assessment Report to ensure all aspects of vulnerability are considered in the implementation of CPTED strategies. However, Hotspot data is not available for each of the main offence categories shown in **Table 1**. It is only available for certain categories and sub-categories (Domestic assault, Non-domestic assault, Robbery, Break & enter dwelling, Break & enter non-dwelling, Motor vehicle theft, Steal from motor vehicle, Steal from dwelling, Steal from person, and Malicious damage to property). The number of incidents for each of the available offence categories over the most recently recorded four years (January 2022 to December 2025) is shown in **Table 2** below. The charts at **Figure 7** and **Figure 8** are representative of the incident counts shown in **Table 3** but aim to visualise the trend for each crime category over the four years. Corresponding Hotspot mapping (for the period of January 2025 to December 2025 only) is provided in **Section 3.1.2** below.

The BOSCAR data indicates that, whilst relatively stable, the rate of crime in Wickham and Newcastle West is comparatively high compared to the broader Newcastle LGA (and New South Wales). Theft is the dominant offence category, followed by malicious damage to property and assault.

Table 2 Newcastle LGA, Wickham and Newcastle West Police Crime Statistics (main offence categories) January 2022 to December 2025 (Source: NSW BOCSAR 2026)

Offence Category (Main)	Trend: 4 year (to December 2025)			Incident Count (Rate per 100,000 people)											
				Year to December 2022			Year to December 2023			Year to December 2024			Year to December 2025		
	Newcastle LGA	Wickham	Newcastle West	Newcastle LGA	Wickham	Newcastle West	Newcastle LGA	Wickham	Newcastle West	Newcastle LGA	Wickham	Newcastle West	Newcastle LGA	Wickham	Newcastle West
Assault	Up 1.9% per year	No change	No change	1,912 (1,114.6)	33 (1,900.9)	114 (7,781.6)	1,986 (1,139.6)	29 (1,585.6)	120 (8,026.8)	2,073 (1,172.1)	24 (1,257.2)	137 (8,726.1)	2,239 (1,266)	28 (1,466.7)	125 (7,961.8)
Homicide	No change	No change	No change	5 (2.9)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	3 (1.7)	0 (0)	0 (0)	4 (2.3)	0 (0)	0 (0)
Robbery	Stable	No change	No change	91 (53.1)	1 (57.6)	4 (273)	90 (51.6)	1 (54.7)	6 (401.3)	91 (51.5)	1 (52.4)	4 (254.8)	83 (46.9)	3 (157.2)	6 (382.2)
Sexual offences	Up 9.1% per year	No change	No change	454 (264.7)	4 (230.4)	20 (1,365.2)	605 (347.2)	1 (54.7)	21 (1,404.7)	526 (297.4)	9 (471.5)	21 (1,337.6)	608 (343.8)	6 (314.3)	23 (1,465)
Theft	Stable	No change	No change	7,188 (4,190.4)	92 (5,299.5)	306 (20,887.4)	8,250 (4,733.9)	172 (9,404)	336 (22,474.9)	8,200 (4,636.4)	141 (7,386.1)	495 (31,538.7)	7,967 (4,504.7)	153 (8,014.7)	364 (23,184.7)
Malicious damage to property	Stable	No change	No change	1,714 (999.2)	37 (2,131.3)	93 (6,348.1)	1,643 (942.8)	26 (1,421.5)	91 (6,087)	1,711 (967.4)	34 (1,781)	117 (7,452.2)	1,628 (920.5)	31 (1,623.9)	129 (8,216.6)
Against justice procedures	Up 8.3% per year	No change	No change	2,227 (1,298.3)	23 (1,324.9)	29 (1,979.5)	2,491 (1,429.3)	19 (1,038.8)	41 (2,742.5)	2,959 (1,673.1)	23 (1,204.8)	82 (5,222.9)	2,914 (1,647.6)	22 (1,152.4)	37 (2,356.7)
Disorderly conduct	Stable	No change	No change	432 (251.8)	8 (460.8)	25 (1,706.5)	406 (233)	4 (218.7)	25 (1,672.2)	451 (255)	10 (523.8)	37 (2,356.7)	424 (239.7)	10 (523.8)	25 (1,592.4)
Drug offences	Up 7.5% per year	No change	No change	840 (489.7)	53 (3,053)	33 (2,252.6)	860 (493.5)	18 (984.1)	35 (2,341.1)	1,070 (605)	23 (1,204.8)	52 (3,312.1)	1,077 (609)	28 (1,466.7)	30 (1,910.8)
Intimidation, stalking & harassment	Up 6.4% per year	No change	No change	1,068 (622.6)	14 (806.5)	33 (2,252.6)	986 (565.8)	17 (929.5)	30 (2,006.7)	1,122 (634.4)	21 (1,100.1)	39 (2,484.1)	1,327 (750.3)	16 (838.1)	47 (2,993.6)

Notes: Assault includes domestic and non-domestic assault and assault of police. Sexual offences include sexual assault and sexual touching, sexual act and other sexual offences. Theft includes (but not limited to) break and enter (dwelling and non-dwelling), motor vehicle theft, steal from motor vehicle, retail store, dwelling, and/or person. Disorderly conduct includes trespass, offensive conduct, offensive language and criminal intent.

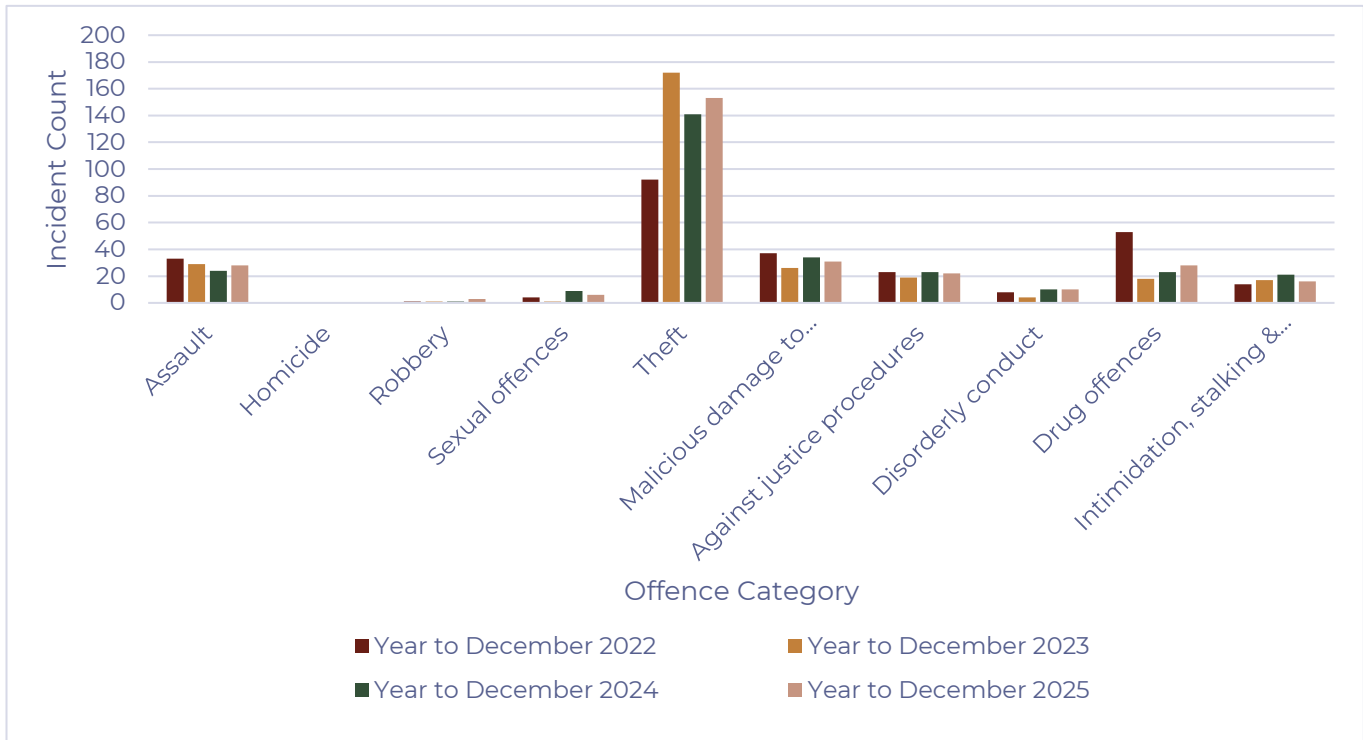


Figure 5 Wickham (suburb) incident count by offence category (main) January 2022 to December 2025

Source: NSW BOCSAR 2026 presented by Beam Planning

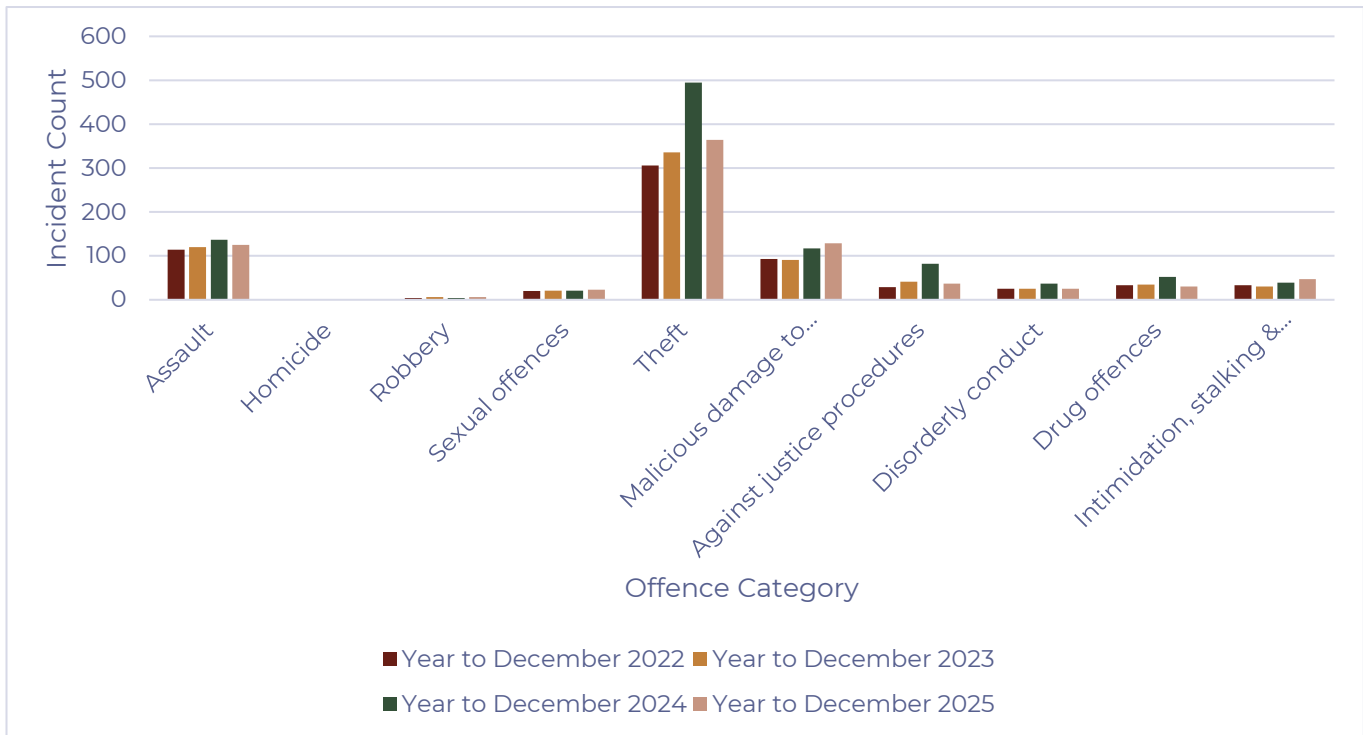


Figure 6 Newcastle West (suburb) incident count by offence category (main) January 2022 to December 2025

Source: NSW BOCSAR 2026 presented by Beam Planning

Table 3 Wickham and Newcastle West Police Crime Statistics (offence sub-categories with Hotspot mapping) January 2022 to December 2025 (Source: NSW BOCSAR 2026)

Offence Sub-category	Trend: 4 year (to December 2025)			Incident Count (Rate per 100,000 people)											
				Year to December 2022			Year to December 2023			Year to December 2024			Year to December 2025		
	Newcastle LGA	Wickham	Newcastle West	Newcastle LGA	Wickham	Newcastle West	Newcastle LGA	Wickham	Newcastle West	Newcastle LGA	Wickham	Newcastle West	Newcastle LGA	Wickham	Newcastle West
Domestic assault	Stable	No change	No change	800 (466.4)	14 (806.5)	14 (955.6)	802 (460.2)	10 (546.7)	22 (1,471.6)	805 (455.2)	3 (157.2)	18 (1,146.5)	944 (533.8)	11 (576.2)	18 (1,146.5)
Non-domestic assault	Stable	No change	No change	1,064 (620.3)	17 (979.3)	98 (6,689.4)	1,131 (649)	17 (929.5)	94 (6,287.6)	1,204 (680.8)	19 (995.3)	113 (7,197.5)	1,199 (677.9)	16 (838.1)	98 (6,242)
Robbery	Stable	No change	No change	91 (53.1)	1 (57.6)	4 (273)	90 (51.6)	1 (54.7)	6 (401.3)	91 (51.5)	1 (52.4)	4 (254.8)	83 (46.9)	3 (157.2)	6 (382.2)
Break & enter dwelling	Stable	No change	No change	850 (495.5)	12 (691.2)	9 (614.3)	1,016 (583)	29 (1,585.6)	11 (735.8)	912 (515.7)	22 (1,152.4)	6 (382.2)	978 (553)	19 (995.3)	9 (573.2)
Break & enter non-dwelling	Stable	No change	No change	341 (198.8)	10 (576)	20 (1,365.2)	365 (209.4)	7 (382.7)	26 (1,739.1)	380 (214.9)	2 (104.8)	20 (1,273.9)	335 (189.4)	3 (157.2)	25 (1,592.4)
Motor vehicle theft	Stable	No change	No change	581 (338.7)	11 (633.6)	9 (614.3)	647 (371.3)	20 (1,093.5)	4 (267.6)	640 (361.9)	18 (942.9)	9 (573.2)	732 (413.9)	23 (1,204.8)	12 (764.3)
Steal from motor vehicle	Stable	No change	No change	1,588 (925.8)	11 (633.6)	29 (1,979.5)	1,976 (1,133.8)	30 (1,640.2)	40 (2,675.6)	1,730 (978.2)	39 (2,043)	43 (2,738.9)	1,701 (961.8)	34 (1,781)	47 (2,993.6)
Steal from dwelling	Up 5.8% per year	No change	No change	573 (334)	17 (979.3)	16 (1,092.2)	584 (335.1)	21 (1,148.2)	8 (535.1)	662 (374.3)	14 (733.4)	20 (1,273.9)	699 (395.2)	19 (995.3)	14 (891.7)
Steal from person	Stable	No change	No change	77 (44.9)	1 (57.6)	4 (273)	67 (38.4)	0 (0)	1 (66.9)	82 (46.4)	0 (0)	9 (573.2)	67 (37.9)	2 (104.8)	8 (509.6)
Malicious damage to property	Stable	No change	No change	1,714 (999.2)	37 (2,131.3)	93 (6,348.1)	1,643 (942.8)	26 (1,421.5)	91 (6,087)	1,711 (967.4)	34 (1,781)	117 (7,452.2)	1,628 (920.5)	31 (1,623.9)	129 (8,216.6)

Notes: Domestic assault and Non-domestic assault are in the Assault main offence category. Break & enter dwelling, Break & enter non-dwelling, Motor vehicle theft, Steal from motor vehicle, Steal from dwelling and Steal from person are in the Theft main offence category.

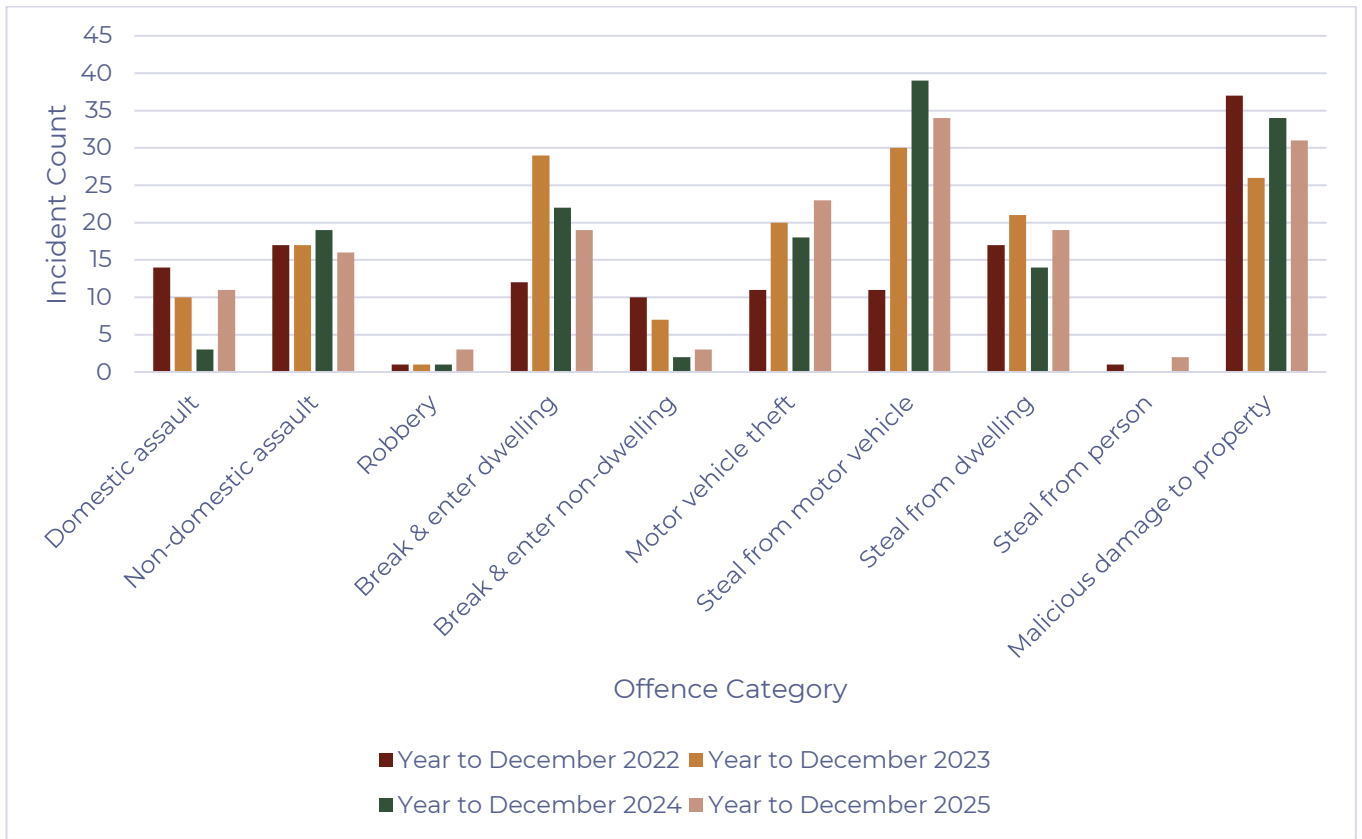


Figure 7 Wickham (suburb) incident count by offence category/sub-category (with Hotspot mapping) January 2022 to December 2025

Source: NSW BOCSAR 2026 presented by Beam Planning

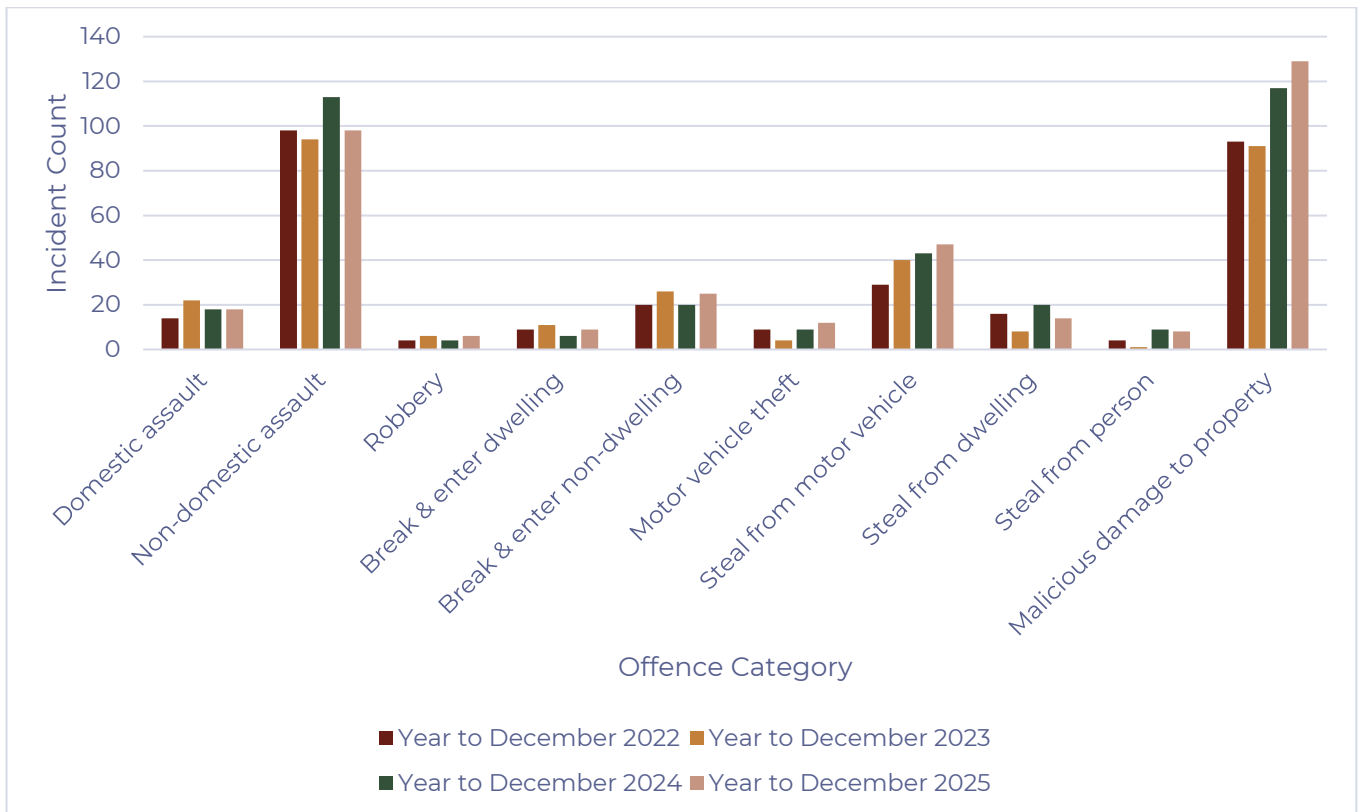


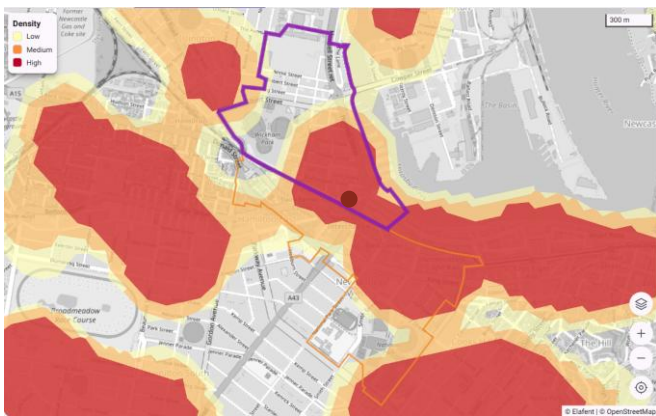
Figure 8 Newcastle West (suburb) incident count by offence category/sub-category (with Hotspot mapping) January 2022 to December 2025

Source: NSW BOCSAR 2026 presented by Beam Planning

3.1.2 Hotspot Mapping

Hotspot maps display where specific criminal offences occur. Data for such maps come from the NSW Police Force’s Computerised Operational Policing System (COPS), where each crime incident is geocoded and mapped according to the locational information recorded. Hotspots are determined by crime density as opposed to raw crime counts. BOSCAR create these maps as weighted counts of crime incidents per 50 metres by 50 metres, and thus it should be noted that a hotspot can be shown from very few incidents if they occur in a concentrated area. Additionally, hotspots are based on relative concentrations across NSW and do not consider population density or trip generation. They are not adjusted for the number of people residing in or visiting an area and therefore don’t reflect areas where people have a higher-than-average risk of victimisation. BOSCAR note that although hotspot boundaries have been clearly defined for ease of a viewer, crime density varies gradually in reality and incidents within 500 metres from the hotspot boundaries are also used in the calculations for the purpose of identifying hotspots.

Hotspot maps of the offence categories and sub-categories shown in **Table 2** above for the period January 2025 to December 2025 only, are shown in **Figure 9** below. The site is identified by a dark red dot. The Wickham suburb boundary is outlined in purple and the Newcastle West suburb boundary is outlined in orange. The yellow, orange and red shading represents a low, medium and high density of crime occurrence, respectively.



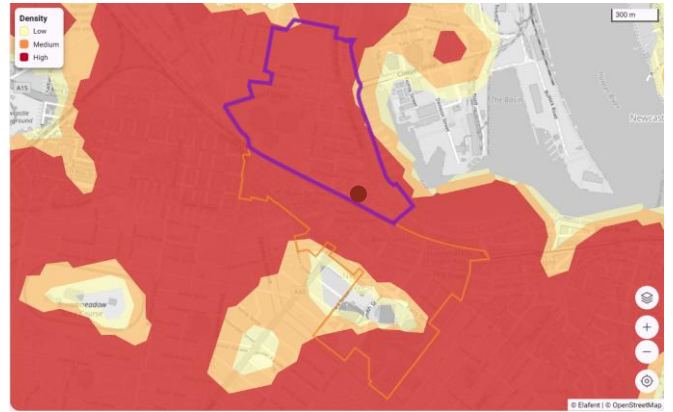
Domestic assault (January 2025 to December 2025)



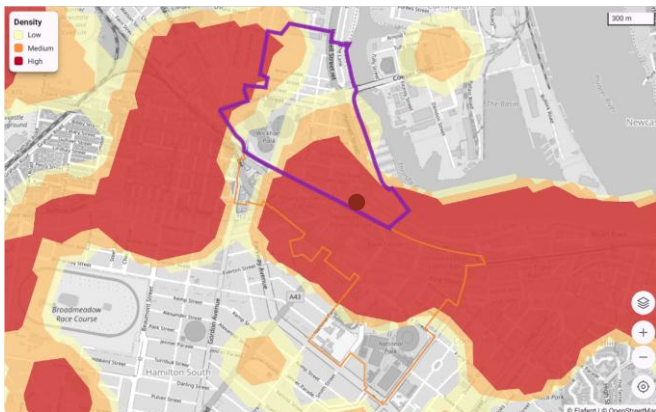
Non-domestic assault (January 2025 to December 2025)



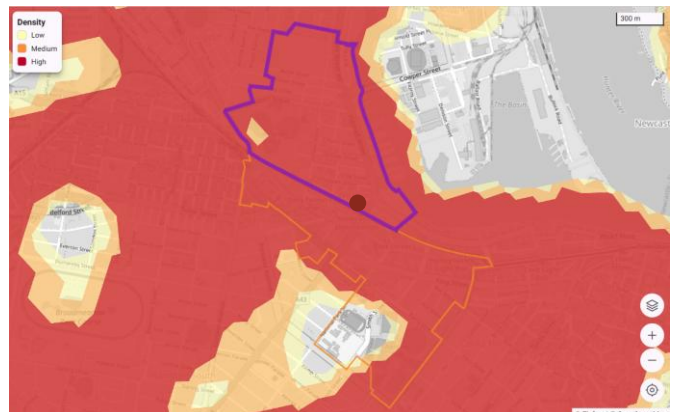
Robbery (January 2025 to December 2025)



Break & enter dwelling (January 2025 to December 2025)



Break & enter non-dwelling (January 2025 to December 2025)



Motor vehicle theft (January 2025 to December 2025)

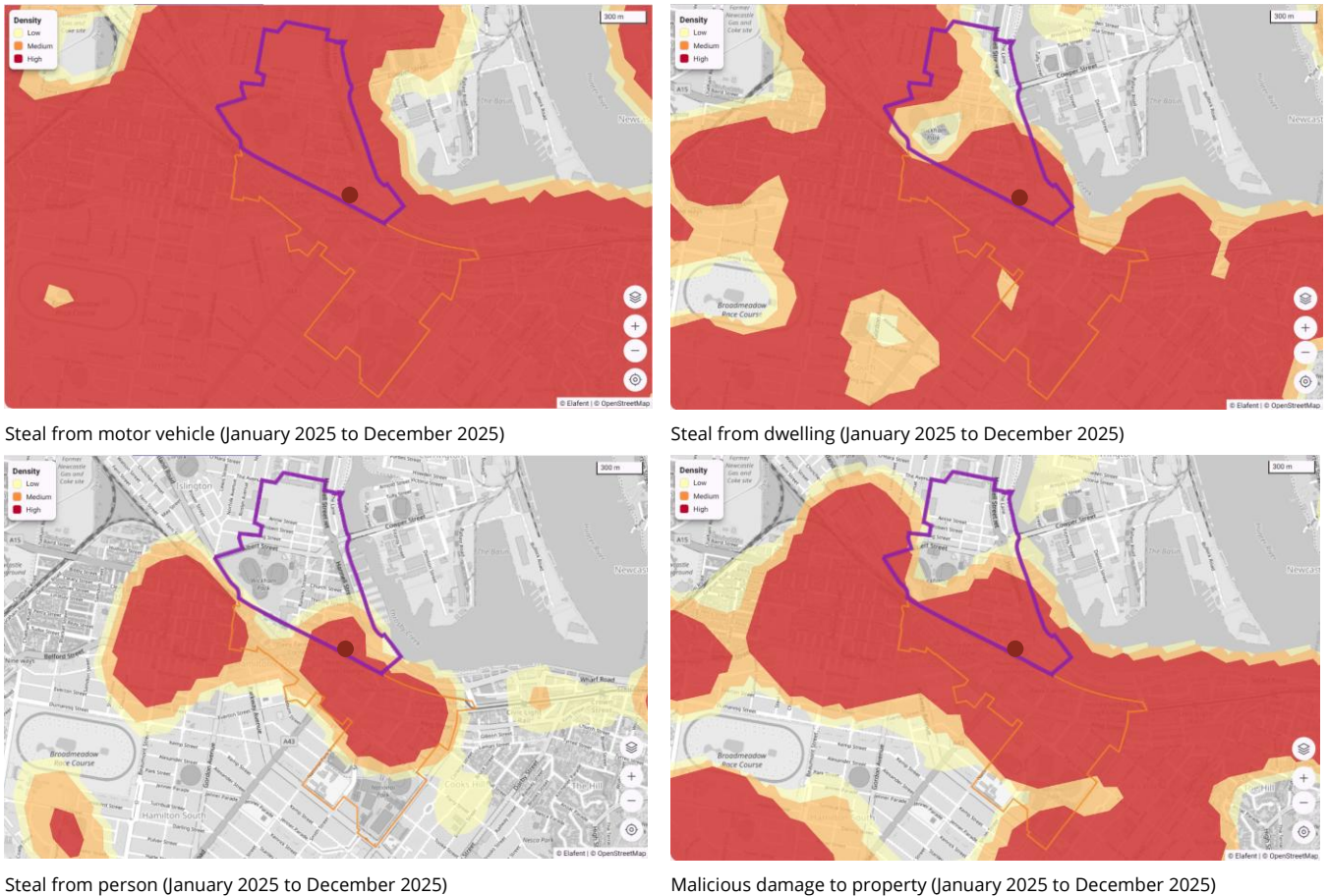


Figure 9 Hotspot mapping for January 2022 to December 2025

Source: NSW BOCSAR 2026 presented by Beam Planning

The BOSCAR hotspot mapping concludes that there is a high density of occurrences for all ten of the crime categories/sub-categories for the January 2025 to December 2025 period.

3.1.3 Summary

A summary of the crime data for each suburb is provided below.

Wickham

Wickham exhibits a comparatively high recorded crime incidence rate, compared to the broader Newcastle LGA. This is driven largely by its small residential population and high transient activity around the Newcastle Interchange and surrounding commercial spaces. Property crime, especially theft, is the most prominent non-regulatory category, with incidents concentrated in retail areas, transport corridors, and around licensed premises. Crime is relatively evenly distributed across the day, though violent and disorder-related offences are more prevalent at night, reflecting the influence of night-time activities. A noticeable increase of theft occurred between 2022 and 2023, remaining high but stable in 2024 and 2025. Motor vehicle theft, steal from a motor vehicle and steal from a dwelling are the highest sub-categories. Notably, steal from a person is low. Assault, sexual offences and robbery are present but less frequent compared to theft and transport-related offences. However, there has been an overall rise of crimes against a person, particularly linked to night-time activity. Assault incidents have fluctuated and suggest a moderate upward drift in violent incidents. Incidences of drug offences have reduced significantly since 2022.

Overall trends indicate gradual growth in both property and personal crime. Wickham’s crime profile reflects a busy mixed-use and transit-oriented environment where high transient movement (especially around the Newcastle Interchange), mixed land use, and a relatively small residential population can skew per-capita crime statistics upward. Unlike larger suburban districts, incidents such as theft and public disorder occur at higher rates due to the interaction of commuters, visitors, and local residents.

Newcastle West

Newcastle West (located to the south of the site) presents a more intense urban crime environment, with very high volume of crime incidents, with theft being the dominant offence category. Crime has risen significantly in recent years,

particularly in retail and commercial precincts, which dominate in this area, as well as in public streets and car parks, where opportunistic theft is most common. While incidents occur throughout the day, theft is more associated with daytime economic activity, whereas assault and public order offences are more concentrated at night. Crimes against a person, such as assault, robbery, sexual offences and intimidation and stalking are present though have remained fairly consistent across the four-year period from January 2022 to December 2025. Notably, incidences of robbery and sexual offences remain lower. Malicious damage to property shows an upward trend, having increased considerably across the four-year period. Compared to Wickham, Newcastle West demonstrates a stronger retail-driven crime pattern and higher overall incident volume, reinforcing its profile as a dense urban centre.

3.2 Crime Generators and Attractors

A crime generator is a place that attracts large numbers of people for legitimate reasons, which unintentionally increases the opportunity for crime simply due to volume, movement, and anonymity. For example, transport hubs. Crime is not the primary purpose of the location, but the concentration of users creates more opportunities for offending. A crime attractor is a place that specifically draws offenders because it offers known or perceived opportunities for crime. For example, shopping centres or ATMs. Offenders may deliberately travel to these locations. Crime tends to be concentrated at certain locations where there are increased opportunities, extenuating circumstances or incentives for committing crime. At times a place can be both a crime generator and an attractor.

The site, and its immediate surrounds, reflects a convergence of high accessibility (generators) and valuable/active land uses (attractors) common in mixed-use areas. This overlap elevates risk of:

- Opportunistic theft
- Vehicle-related crime
- Night-time disorder and assault.

A summary of the relevant crime generators and attractors is provided below.

- **Newcastle Interchange (major transport hub):** The Newcastle Interchange integrates heavy rail, light rail and bus networks, generating high daily pedestrian volumes with some 2,800-3,400 daily users. A high volume and turnover of transient users increases anonymity and opportunity for theft and antisocial behaviour. These areas offer more opportunities for criminals to blend in and exploit distractions. Crowds may overwhelm and weaken existing security measures which increase social dynamics that can encourage antisocial behaviour. Interchange forecourt spaces and surrounding public domain offer open, accessible gathering areas (refer to **Figure 2**) which can attract loitering, congregation and opportunistic offending. The current link between Station Street and Hannell Street on the northern boundary of the interchange is a restrictive passage as a result of the construction fencing. Overtime offenders learn peak times, vulnerable targets and areas with low surveillance and escape routes, making the Interchange a generator and an attractor for crime.
- **Active streets and commuter pathways:** Concentrated pedestrian and vehicle movement during peak periods, for example along Hannell Street (refer to **Figure 2**), creates conditions for movement-related offences and opportunistic crime.
- **Parking areas and transport interfaces:** On-street and commuter parking, kiss-and-ride zones, road crossing and waiting areas create high utilisation and extended dwell times, which can generate vehicle-related crime, including theft from vehicles. These spaces are also crime attractors, often with low night-time activity and predictable targets for theft and vandalism.
- **Parks and open space:** Parks and open spaces, such as Wickham Park (and ovals) and the Honeysuckle foreshore, are temporal generators, often presenting low risk during the daytime and higher risk at night. Attracting different social groups across the day, and night, these spaces can generate opportunities for minor theft and antisocial behaviour (time-dependent). They can also become attractors for crime due to low levels of surveillance.
- **Retail and commercial activity nodes:** Ground-floor tenancies and nearby businesses generate consistent foot traffic, increasing the likelihood of theft and minor property offences. Active frontages attract both legitimate users and potential offenders.
- **Transitional urban environment:** The Wickham area is undergoing progressive urban renewal, presenting a mix of residential, commercial and light industrial uses. Mixed-use areas offer increasing footfall and new targets. They can create inconsistent surveillance and activity gaps, especially after hours. However, over-time they can offer increased surveillance through daytime and night-time activities.
- **Nearby clubs and licensed premises (night-time economy):** Licensed premises have a legal obligation to remain compliant with Responsible Service of Alcohol (RSA) and Responsible Conduct of Gambling (RCG), which includes the removal of patrons once they have been cut off from service. Various pubs and clubs exist in the vicinity of the site. These venues attract night-time activity, and can increase the risk of assault, disorder and loitering within the vicinity of the site. Given the proximity to the Newcastle Interchange, patrons leaving licensed premises further afield may

also pose a risk of loitering around the area. On the other hand, the presence of employees and patrons in the area outside of standard daylight operating hours increases casual surveillance over the site and its surroundings.

- **Existing affordable and social housing:** Existing affordable/social housing dwellings as well as planned affordable housing with new developments are in the vicinity of the site, as well as in the proposed development. These developments contribute to a mixed-tenure urban renewal precinct rather than a concentrated social/affordable housing area. The presence of social or affordable housing does not inherently increase crime risk. Whilst potential turnover of residents, individual experiences of social isolation or lack of community cohesion, can reduce informal social controls and create an environment for crime, CPTED outcomes are primarily influenced by building design, management, and levels of resident stability. Appropriate design and operational measures ensure effective surveillance, territoriality, and safety regardless of tenure type or tenant profile.
- **Short-term accommodation:** Multiple forms of short-term accommodation, including hotels and student accommodation, exist or are planned in the vicinity of the site, as well as in the proposed development. Such uses can increase the likelihood of crime hotspots occurring, specifically those considering opportunistic crimes as a high turnover of guests or residents reduces the familiarity one has with the community. Criminals will often use the opportunity with increased anonymity and lack of long-term ties to engage in crime. If not managed correctly, high turnover can result in weaker territoriality as people are less likely to take ownership of shared spaces, and reduced informal surveillance as neighbours don't know each other.
- **Transitional zones/edge spaces:** These spaces include rail corridors, underpasses, and inactive frontages that offer poor visibility and lower natural surveillance (refer to **Figure 4**). They are attractors for vandalism and concealment-based offences.
- **Vacant and/or construction sites:** A lack of regular supervision encourages theft of materials and equipment as well as vandalism. Security may be minimal or easily avoided. The vacant nature of the site may attract criminals to pursue opportunities to commit crimes where no formal surveillance or security is present (refer to **Figure 2**). The site is enclosed in semi-permeable fencing which has attracted vandalism and graffiti.

3.3 Existing Crime Prevention Strategies

The City of Newcastle does not currently have an in-force crime prevention plan, rather it adopts a multi-layered approach to crime prevention, combining strategic planning, for example the Newcastle 2040 Community Strategic Plan, the former Newcastle Safe City Plan and After Dark Strategy, and statutory planning controls within the Newcastle DCP 2023. The Council also works with the NSW Police, State government and community organisations to implement local safety programs and place-based interventions.

3.3.1 Newcastle 2040

The Newcastle 2040 Community Strategic Plan establishes a strategic framework that promotes community safety through the creation of well-designed, inclusive and activated public environments. While the document does not explicitly reference CPTED, its emphasis on vibrant public spaces, walkability, connectivity and social inclusion directly aligns with key CPTED principles, particularly natural surveillance, accessibility and the activation of the public domain. At an implementation level, these strategic directions are supported by the Newcastle DCP 2023, which translates the overarching vision into specific built form and safety provisions consistent with CPTED principles, including surveillance, access control, territorial reinforcement and ongoing management.

3.3.2 Newcastle Safe City Plan

The former Newcastle Safe City Plan (2017-2020) was Council's primary crime prevention strategy, focused on reducing crime and the fear of crime through partnership with NSW Police, community groups, and government agencies. It was informed by community consultation that identified the following key crime related issues:

- The use of drugs and alcohol was identified to be a significant issue and key contributors to assaults, robberies, and people consuming alcohol in public spaces.
- Malicious damage due to the presence of graffiti, unrepaired damage to property, syringes in public spaces and a lack of adequate lighting at night.
- Break and enter into commercial premises, theft (both steal from person and steal from motor vehicle) were other issues of concern.

The Safe City Plan emphasises CPTED, improved public space management, and targeted responses to crime related issues like those identified above. It outlines the following key crime prevention strategies:

- Strategy 1.2: Increase natural surveillance and perceptions of safety within the Newcastle Community.

- Strategy 1.3: Implementation of target-hardening measures in car parks in hotspot areas to reduce theft from motor vehicles.
- Strategy 3.2: Provide open space community assets that facilitate positive social interaction and wellbeing.
- Strategy 3.3: Improve perceptions of safety within the Newcastle LGA.
- Strategy 3.4: Contribute to a reduction in malicious damage including vandalism, graffiti and illegal bill posters in the Newcastle LGA.
- Strategy 4.2: Utilise emerging technologies to improve perceptions of safety and lighting.

These strategies are relevant in informing crime prevention measures that are applicable to the site and the proposed development, maintaining the relevance of the Newcastle Safe City Plan.

3.3.3 Newcastle After Dark Strategy

The Newcastle After Dark Strategy (2018-2022) is a dedicated framework for guiding the development of a vibrant and safe night-time economy. It focuses on creating active, well-managed, and inclusive urban environments that reduce opportunities for crime and enhance the perception of safety. The Strategy's priorities and actions aim to balance entertainment and public safety by improving lighting, transport access, and late-night activation, while addressing risks associated with alcohol-related harm and antisocial behaviour in nightlife areas. The Strategy identifies the site as being within the West End precinct, which has been given a red rating (traffic light system) by survey participants for safety.

3.3.4 Newcastle Development Control Plan – Section C7 (Safety & Security)

Section C7 of the Newcastle DCP 2023 embeds crime prevention into the planning system by requiring all new developments to apply CPTED principles. Specifically, the DCP requires the preparation of a CPTED Assessment Report to identify crime risks of a development, and the appropriate level of CPTED treatments to remove or, at a minimum, minimise or mitigate risk of crime.

3.4 Crime Risk Rating

Based on the nature, type and hotspot activity of crime (actual and perceived) in the local context, and considering the key characteristics of the existing site, a **‘moderate’ crime risk rating** is considered appropriate, based on the following (refer also to **Figure 2** and **Figure 4**):

- The site is currently vacant and undergoing site preparation works.
 - It is secured by perimeter fencing, with vehicle and pedestrian entry/exit points at Dangar Street and Charles Street. The steel mesh fencing used at the entry/exit points is easily scalable allowing unauthorised access to the site.
 - Graffiti is present on the Hannell Street fencing.
 - Signage was observed at the site boundary and entry/exit points, indicating ownership, access and safety considerations. This includes notice of formal CCTV surveillance.
- The site fronts Hannell Street, a major arterial road, Station Street, Charles Street and Dangar Street, all local streets.
 - These frontages support high levels of vehicular and pedestrian access to the site, increasing natural/passive surveillance.
 - Dangar Street is a no-through road, offering pedestrian access only to Hannell Street.
 - Pedestrian footpaths are present on all streets, including a temporary undercover walkway on Hannell Street in place during construction.
 - The through-site link connecting Station Street and Hannell Street on the southern boundary of the site with the Interchange is a restrictive temporary passage because of the construction fencing. The nature and poorly lit nature of the through-site link promotes feelings of enclosure and entrapment.
 - Limited vegetation (with the exception of the Dangar Street/Hannell Street interface) facilitates visual permeability and passive surveillance.
 - Intermittent overhead street lighting is present on all streets. Building lighting is present at the Interchange, and surrounding residential and commercial buildings, including the Stella Apartments (to the north of the site).
 - Traffic cameras are present along Hannell Street at the intersections with Honeysuckle Drive and Beresford Road.
 - Security cameras are present in the vicinity of the site including at the Newcastle Interchange (to the south), the Light Rail Maintenance Depot (to the east), and the Stella Apartments (to the north).
- Surrounding development is a mix of residential, commercial and transport uses. Active ground floor uses and upper residential balconies offer passive surveillance.

- The site is located at the interface between a high-flow transport generator, active commercial and residential development and low-surveillance edge conditions, producing a compounded opportunistic and targeted crime risk typical of transport-oriented urban regeneration areas (refer to **Section 3.2**).
 - The Newcastle Interchange’s high volume and turnover of transient users generate opportunistic crime and antisocial behaviour by increasing anonymity and potential targets. Overtime offenders may learn peak times, vulnerable targets and areas with low surveillance and escape routes, making the Interchange a generator and an attractor for crime.
 - The Newcastle Interchange, surrounding public domain, active streets, parks and open space, are crime generators which combine people and movement.
 - Graffiti and vandalism was observed on the bus stop structures on Station Street.
 - Parking areas, transitional areas (including transport corridors, edge spaces, vacant and/or construction sites) and night-time economy spillover, surrounding the site, are attractors for crime due to increased opportunity and low surveillance/guardianship.
- Community feedback (refer to the Community Engagement Report) has raised crime and antisocial behaviour, such as theft, vandalism, graffiti, loitering, verbal abuse and aggressive behaviour, as a key concern.
- The site is characterised by high-likelihood, moderate-impact offences such as theft and disorder, alongside lower-frequency but high-consequence risks including assault (refer to **Table 3** below). This reflects its location within a high-activity transport node, where crime risk is driven by pedestrian movement, mixed land use, and temporal variations associated with night-time activity (refer to **Section 3.2**).

Table 4 Identified crime risks (actual and perceived)

Crime Risk	Type	Likelihood	Consequence/ Impact	Reasoning	Who May be Affected
Theft (personal property, retail, vehicles)	Actual	High	Medium-High	High pedestrian movement and proximity to the Interchange (refer to Section 3.2). Opportunistic theft from residents, visitors, commuters. High frequency historically (refer to Section 3.1).	Residents, visitors (residential, hotel and retail), staff (co-living, hotel and retail), commuters, passersby
Assault / Physical altercations	Actual	Medium	Medium-Very high	Evening/night-time activity may see conflicts, particularly near licenced premises and the Interchange. The After Dark Strategy rated the West End precinct poorly in terms of safety (refer to Section 3.3.2).	Residents, visitors, staff, commuters, passersby
Robbery (armed or opportunistic)	Actual	Low	High	Rare but possible, particularly at night; low frequency historically (refer to Section 3.1).	Residents, visitors, staff, commuters, passersby
Sexual offences (harassment, assault)	Actual	Low	High-Very high	Low frequency (refer to Section 3.1) but proximity to transport and late-night activity increases perceived risk.	Residents, visitors, staff, commuters, passersby
Malicious damage to property	Actual	Medium	Medium-High	Likely to be minor (graffiti, vandalism) due to the adjacency to the Interchange, surrounding commercial activity and currency vacancy/construction of the site and others. This is linked to edge conditions and surveillance gaps (refer to Section 3.2).	Property owners (including vehicle owners), residents, retail operators
Disorderly conduct / public nuisance	Actual	Medium	Medium	A mixed-use environment with high transient population and nightlife spillover (refer to Section 3.2).	Residents, visitors, staff, commuters, passersby
Drug-related offences	Actual	Low-Medium	Medium	Transport hubs, transient uses or individuals can attract illicit drug use; visible activity may increase perceived risk (refer to Section 3.2).	Residents, visitors, staff
Intimidation, stalking & harassment	Actual / Perceived	Low-Medium	Medium-Very high	Potential in high-density pedestrian areas or perceived in poorly lit or secluded spaces. Predicative movement patterns of individuals increase opportunity.	Residents, visitors, staff, commuters
Fear of crime / perceived insecurity	Perceived	High	Medium	Poor lighting, inactive edges, or lack of natural surveillance increases perception of vulnerability. However, formal surveillance including cameras, adequate lighting and the presence of people can reduce fear of crime. Community consultation has raised crime concerns, including impact of mixed-tenure accommodation, and subsequent transient populations which result in a lack of social cohesion and higher perceptions of crime risk (refer to the Community Engagement Report).	Property owners, residents, visitors, staff, commuters, passersby

Notes: Explanation of risk ratings

Likelihood (Probability of Occurrence)		Consequence (Impact if Occurs)	
Very low	Rare: highly unlikely	Very low	Insignificant: minimal harm or inconvenience
Low	Unlikely: could occur but no expected	Low	Minor: limited impact, easily managed
Medium	Possible: might occur occasionally	Medium	Moderate: noticeable harm or loss
High	Likely: will probably occur at some point	High	Major: serious harm or disruption
Very high	Almost certain: expected to occur frequently	Very high	Severe: critical impact (injury, trauma)

4.0 The Proposed Development

This section describes the proposed development.

4.1 State Significant Development Application

The SSDA seeks approval for the comprehensive redevelopment of the site, including:

- Construction of a 43-storey (+ plant) mixed-use building, comprising:
 - 3 levels of basement car parking, providing 215 car parking spaces.
 - 6 storey podium comprising ground floor retail premises, a hotel including 171 rooms, restaurant / bar, recreation areas and function facilities, and podium rooftop communal open space for the residential apartments above.
 - 245 apartments located in the residential tower, including 40 affordable dwellings to be managed by a registered Community Housing Provider (CHP) for a minimum of 15 years, in addition to 99 co-living housing units with associated communal amenities.
- Associated landscaping and public domain improvements, including the provision of a through-site link that runs east/west adjacent to the Newcastle Interchange.
- Extension and augmentation of physical infrastructure and utilities as required.
- The prospective use of permanently built elements undertaken under DA2018/01197 following the excavation of the site under DA2018/01197, which is limited to already completed shoring works, and the construction of a basement capping beam, which will be completed prior to determination of the SSDA.
- Operation of the hotel and function facilities.

Demolition, early and site works, and bulk excavation are subject to a separate DA, (DA2018/0119, as amended by DA2022/00448), which was approved by the City of Newcastle on 23 December 2022. Works in accordance with the approved development consent have commenced.

For a detailed description of the proposed development, refer to the Environmental Impact Statement (EIS) prepared by Beam Planning, and the Architectural Drawings and Urban Design Report prepared by SJB Architecture.

Figure 10 depicts a render of the proposed development



Figure 10 Render of the proposed development

Source: SJB Architecture

Public Domain

The proposed development includes significant public domain improvements including a through-site link and public plaza along the southern site boundary which will provide connectivity from Station Street to Hannell Street and direct access to the Newcastle Interchange (refer to **Figure 11** and **Figure 12**). Active frontages along the through-site link and Hannell Street will enhance the station interface and activate the public domain. Public seating and tree planting as well as outdoor dining areas are proposed along the through-site link to enrich the space. Planting will extend through to the northeast corner, reinforcing the hotel and co-living lobby entrances fronting Dangar Street (refer to **Figure 11**).



Figure 11 Public domain plan

Source: Land and Form



Figure 12 CGI of the proposed through-site link, looking west to Station Street

Source: SJB Architecture

Built Form

The proposed 6 storey podium comprises ground floor retail premises, a hotel including 171 rooms, restaurant / bar, recreation areas and function facilities and podium rooftop communal open space for the residential apartments above. The podium form is moulded to create varying heights and planes that accommodate the different uses. The ground floor retail tenancies address the Station Street to Hannell Street through-site link around to the northeast plaza. Vehicular access, loading and back-of-house services, including waste, are in the northwest corner of the ground floor and ground floor mezzanine.

The hotel is located from Level 1 to Level 6. Level 1 comprises hotel rooms, function facilities and back-of-house areas (refer to **Figure 16**). Level 2 to Level 5 comprises a range of hotel rooms and back-of-house areas. Level 6 comprises dining, indoor fitness, pool and back-of-house areas (refer to **Figure 17**). The podium façade has been developed to provide texture, depth and repetition, creating a play of light and shadow, both privacy and relief for the hotel rooms and protection of the glazing.

The tower is carved into a circular form to minimise view obstruction and overshadowing to neighbouring areas. The form is shifted eastward to further improve solar access and daylight penetration. Co-living units are located from Level 7 to Level 11 (refer to **Figure 18**). Private residential apartments are located from Level 12 to Level 42. Communal indoor and outdoor space is provided for the apartment and co-living residents over various levels (see below).

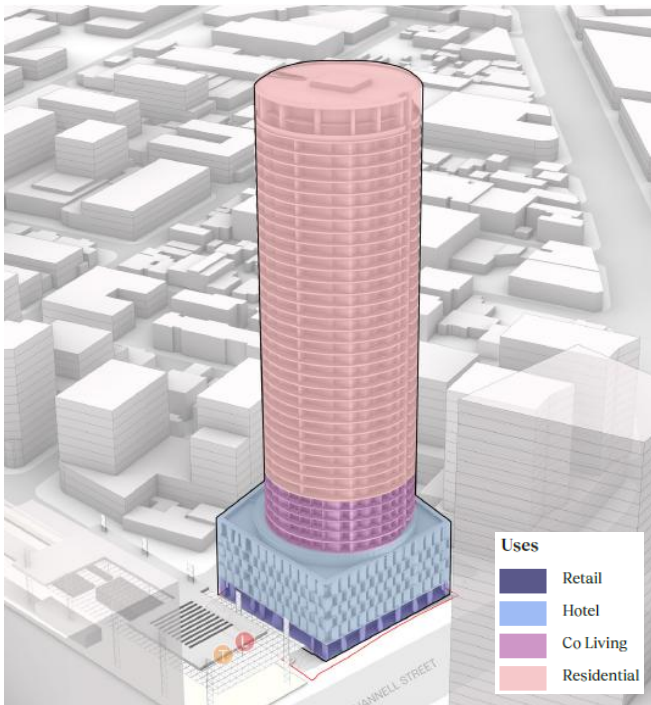


Figure 13 Built form programs and uses
Source: SJB Architecture



Figure 14 Axonometric - South
Source: SJB Architecture



Figure 15 Ground floor plan

Source: SJB Architecture



Figure 16 Level 1 plan (hotel)

Source: SJB Architecture



Figure 17 Level 6 plan (hotel and residential communal open space)
 Source: SJB Architecture

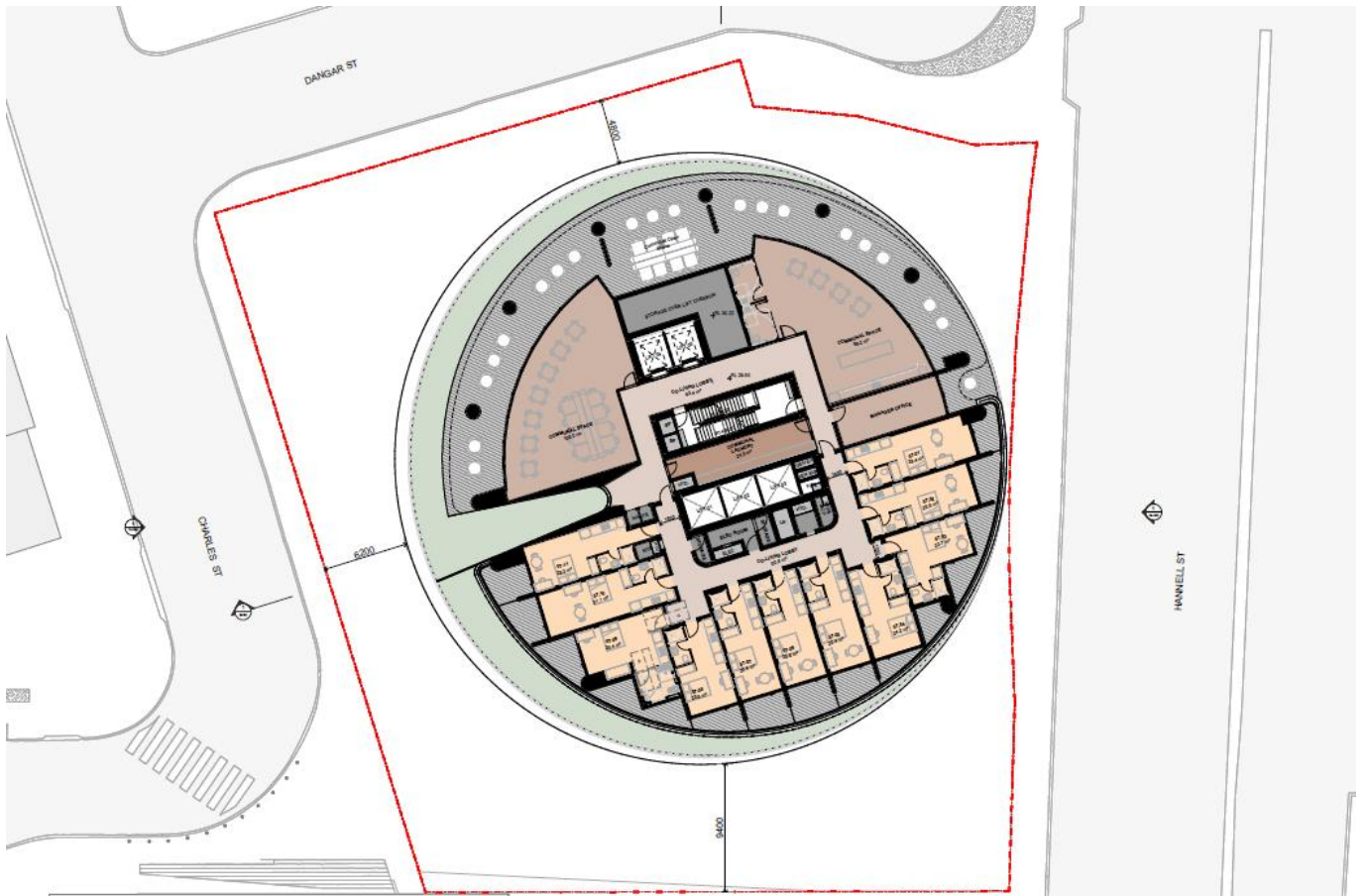


Figure 18 Level 7 plan (co-living housing and co-living communal facilities)
 Source: SJB Architecture

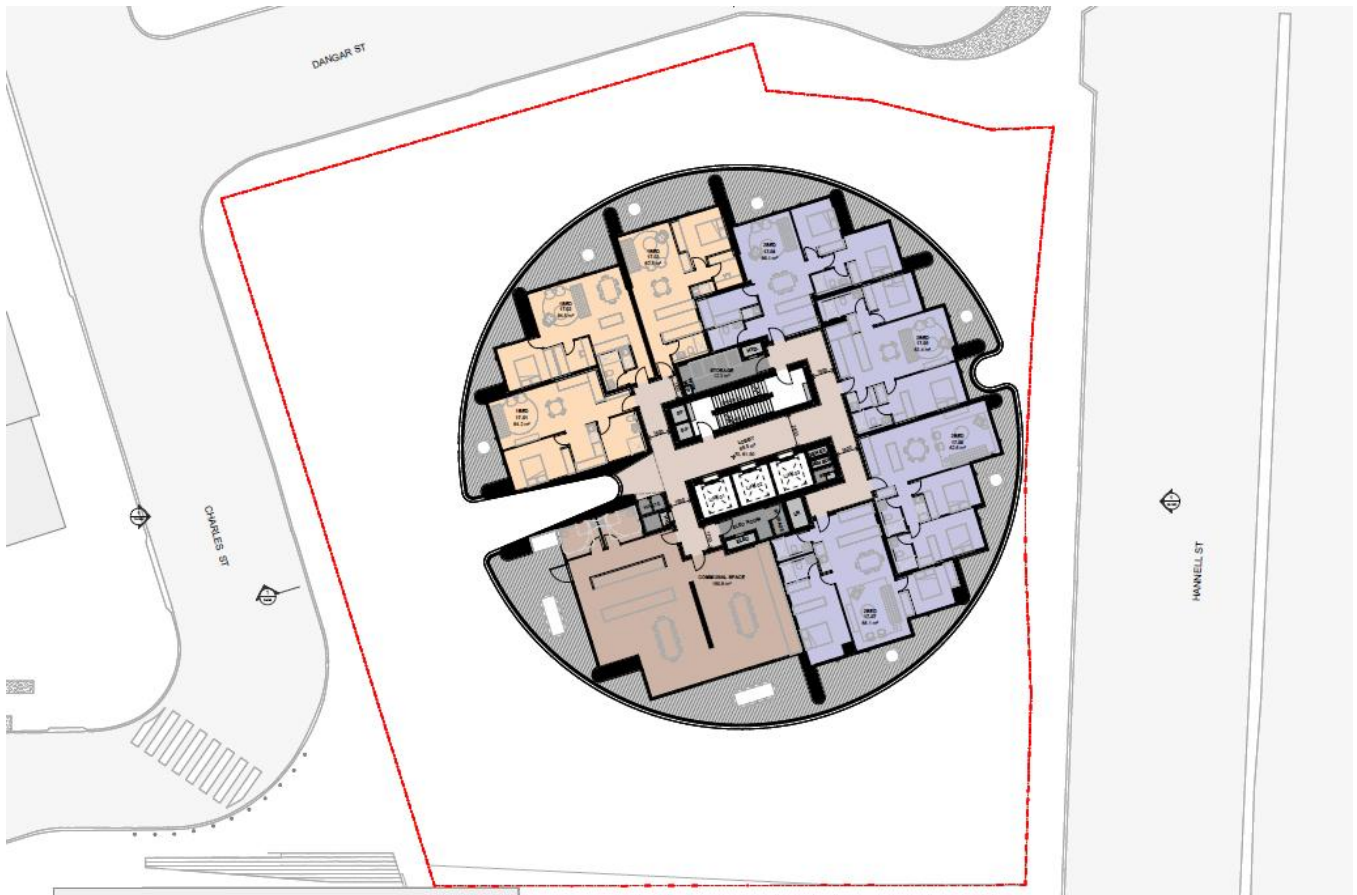


Figure 19 Level 17 plan (residential)

Source: SJB Architecture

Communal Space

The proposed development includes communal open space on Levels 6 and 17 for apartment residents and on Levels 7 to 11 for co-living residents. The Level 6 communal open space, for use by apartment residents, comprises lawn space, BBQ and outdoor dining area, seating, outdoor cinema, viewing deck, and non-trafficable green roof (refer to **Figure 17**). The Level 17 open space is balcony areas adjoining the indoor communal space. The Level 7 communal open space, for use by co-living residents, features seating, study spaces, BBQ and outdoor dining area, and social terrace (refer to **Figure 18**). A small communal open space for co-living residents is provided in the northwest corner of Levels 8 to 11.

The proposed development also includes communal indoor space for the hotel guests at Levels 1 and 6 and co-living residents at Levels 7 to 11. The hotel areas comprise function facilities, dining, and indoor fitness and pool. The co-living areas comprise a kitchen, multi-purpose rooms, and study spaces. Level 17 includes a multi-purpose communal space for apartment residents (refer to **Figure 19**).

Access

Pedestrian access is supported on all frontages. The proposed through-site link will connect Station Street to Hannell Street, interfacing with the Newcastle Interchange. The retail colonnade will connect the through-site link to the northeast arrival plaza fronting Dangar and Hannell streets. Access to the hotel and co-living lobbies is via the northeast plaza. Access to the residential lobby is via the through-site link. Vehicle access is provided to and from Dangar Street and Charles Street. Private vehicles will enter/exit via Dangar Street. Waste and service vehicles will enter via Dangar Street and exit via Charles Street. Basement carparking is provided across three levels, accommodating 215 car spaces.

4.2 Rezoning Proposal

To facilitate the proposed development described above, a concurrent Rezoning Proposal is sought to make the following amendments to the *Newcastle Local Environmental Plan 2012* (Newcastle LEP 2012) in relation to the site:

- Amend clause 7.9 to permit a maximum building height of RL152m on the site; and
- Amend the clause 7.9A to permit a maximum FSR of 14.4:1 on the site.

5.0 CPTED Assessment

This section provides an assessment of the proposed development against the CPTED principles in the context of the existing site conditions, crime environment and crime risk rating. It also outlines the key matters considered in the design phase of the project which address the CPTED principles.

5.1 Matters for Consideration in the Design Phase

5.1.1 Entrapment Spots

An entrapment spot is an area where individuals might be at risk of becoming trapped or isolated, making them vulnerable to criminal activity. Environments should be designed to minimise the risk of entrapment by improving visibility, increasing natural surveillance, and enhancing accessibility to reduce opportunities for crime. Whilst the impacts of entrapment spots can be mitigated using other CPTED implementations, it is integral that if they can be removed in the design process, they are.

5.1.2 Blind Spots

A blind spot is an area within the physical environment that is not visible or easily surveyed from other areas. Certain architectural designs can create corners, nooks and narrow pathways that sightlines do not directly intersect with which causes a blind spot. Blind spots can be combatted using lighting and technical surveillance but should be addressed in the design phase of the development if possible. Frequently blind spots are entrapment spots; however, a blind spot can simply be a dog-leg corner in a lobby as opposed to being a small space where one might feel isolated.

5.1.3 Movement Predictions

Movement predictions enable planners and architects to anticipate the interactions people have with spaces and how they move through them. By utilising movement predictions, mitigation measures for crime prevention are not blindly implemented into developments but instead capitalise on existing knowledge of human behaviour. Where it is expected that a person will travel through a space, surveillance, lighting and signage should all be specifically implemented.

5.1.4 Landscaping

Landscaping is an important consideration in both the design and ongoing operation of the development. Sightlines are integral to the effectiveness of other CPTED matters for consideration such as casual and technical surveillance. In creating a landscape design, the size of species needs to be considered to ensure that casual and technical surveillance can adequately occur. Coupled with an adequate vegetation maintenance strategy, the selection of plant species will maintain sightlines utilised in both casual and technical surveillance.

5.1.5 Material Palette

Areas and buildings that appear degraded and unmaintained are more likely to be hotspots for criminal activity. A material palette has implications to the urban design framework but can also significantly contribute to the prevention of crime. Adopting a palette that appears fresh and new allows for the one to identify the building as occupied, maintained and surveyed. Moreover, using materials that are easily maintained is integral. As per the recommendations made in **Section 6.0**, a plan of management is recommended to include provisions that hold the future operator accountable for the removal of graffiti and vandalism in a timely manner. This ensures that criminals don't observe the development as an easy target to carry out criminal behaviour.

5.2 Assessment of the Proposed Development

An assessment of the proposed development has been undertaken against the four CPTED principles – surveillance, access control, territorial reinforcement and environmental management, as described in **Section 1.2**. The assessment has considered the implementation of the CPTED principles in key aspects of the proposed development, including, the proposed public domain, podium design, ground floor uses, and communal open spaces. To further enhance safety and deter crimes of opportunity, it is recommended that the measures outlined below and in **Section 6.0** be implemented.

5.2.1 Public Domain

The proposed development includes significant public domain enhancements, including a through-site link and public plaza connecting Station Street to Hannell Street, interfacing with the Newcastle Interchange, and the northeast arrival plaza fronting Dangar and Hannell streets. These elements unify the site within its context and increase permeability and activation, supporting the principles of CPTED. Specifically:

- The proposed public domain has been designed to reduce blind spots and minimise opportunities for concealment and entrapment. However, consideration should be given to the configuration of columns, landscape and public domain furniture so to maintain adequate clearances and support clear pedestrian movement through the site.
- Multiple access points have been provided between the Newcastle Interchange and the development, increasing permeability and sightlines, creating a more accessible and clearer public domain interface between the two sites and buildings. The public domain steps down towards the transport Interchange, clearly demarcating the two.
- Active retail edges (as described below), regular gathering areas, and continuous movement through the site enable high levels of natural and passive surveillance. It is noted that these areas can also support loitering and antisocial behaviour, particularly during the night, which should be mitigated through measures such as lighting, technical surveillance, and environmental management.
- The pedestrian through-site link enables seamless and intuitive transitions across the ground plane, supporting wayfinding. The landscaping and materiality of this link should clearly demarcate public and private areas, supporting access control and territorial reinforcement.
- Continuous activity helps prevent underused or isolated areas, which are more susceptible to crime, and contributes to a perception of safety in the broader urban environment.
- Planting edges and walls are proposed at or below seated heights to preserve sightlines, whilst canopy trees frame spaces without obstructing views to or from the street, increasing surveillance and limiting opportunities for concealment. Appropriate materials and regular upkeep of landscaping, lighting, and signage should be considered to help prevent the accumulation of litter, graffiti, and other signs of neglect that can attract crime.

5.2.2 Podium Design, Ground Floor Uses and Public Domain Interface

The podium form is moulded to create varying heights and planes that accommodate ground floor retail uses, lobby entries and service areas, hotel accommodation and shared amenities. These elements support the principles of CPTED in that:

- The column profiles and spacing of the colonnades at ground level promote pedestrian movement and minimise CPTED impacts, by increasing surveillance and limiting opportunities for concealment. The 3m wide colonnade creates semi-protected space. It is noted that the width of the column profiles may provide opportunities for concealment, which should be mitigated through measures such as lighting, technical surveillance, and environmental management and maintenance.
- The proposed podium setback, removing the overhang from the approved development which resulted in a dark and narrow pedestrian link zone, creates a larger, more open through-site link at the interface with the Interchange (as described above).
- The proposed setback of the retail frontage at the southeast corner of the podium improves pedestrian flows and sightlines to/from Hannell Street.
- The retail tenancies and associated outdoor dining areas contribute to activation and natural/passive surveillance of the public domain, improving safety and amenity along the through-site link and street frontages.
- The retail tenancies are identifiable and accessible. Glass windows should be used to promote visual connection between the retail tenancy and public domain.
- Entry points are rationalised to reduce unauthorised access.
 - The hotel, co-living and residential lobby entries are clear and accessible from the public domain, increasing natural/passive surveillance and the sense of safety for residents and visitors when entering and exiting the building.
 - The residential lobby addresses the through-site link and Newcastle Interchange entries/exits, providing clear sightlines. The hotel and co-living lobbies address the northeast plaza and Dangar Street.
 - The atypical column splay marks the entry to the residential lobby. The hotel and co-living lobbies are marked by the northeast plaza.
 - Staff (for example: concierges, onsite management, security) are positioned in a location that can be clearly seen from the public domain.
- The northwest corner of the podium at ground level fronting Charles Street and Dangar Street has been articulated to improve sightlines.

- Waste and service functions limit the provision of active frontages on Charles Street and Dangar Street. The materiality of this façade should be considered to minimise the graffiti and other property damage. Technical surveillance along the façade and to service entries should also be considered.
- All fire exits are positioned adjacent to key pedestrian paths and street edges, enabling safe, efficient and clearly legible egress and evacuation routes when required.
- The public domain (see above) is overlooked by hotel balconies above promoting passive surveillance.
- The hotel floorplans include windows to allow daylight into the corridors to avoid areas that are poorly lit by daylighting.

5.2.3 Communal Space

The proposed development includes communal open space on Levels 6 and 17 for residential users and on Levels 7 to 11 for co-living users. The communal open space has been designed to address the CPTED principles in that:

- The residential and co-living communal open space areas are segregated between levels, allowing separation between the varying users. Physical and visual access is restricted between these areas and users. Signage and access control measures, such as key fobs (or similar devices), should be utilised to adequately address access control and territorial reinforcement principles.
 - The residential core lobby has direct access to the northwest facing communal space on Level 6.
 - The hotel lifts provide direct access to hotel the adjoining indoor facilities only.
- The spaces have been intentionally consolidated and designed to encourage social behaviour in an open environment with passive surveillance opportunities available. Technical surveillance measures should also be considered.
- The hotel façade adjoining the residential communal area at Level 6 is passive, ensuring privacy. However, this does reduce opportunities for natural/passive surveillance.
- Planting edges and walls are proposed at or below seated heights to preserve sightlines, increasing surveillance and limiting opportunities for concealment. Appropriate materials and regular upkeep of landscaping, lighting, and signage in communal open spaces should be considered to help prevent the accumulation of litter, graffiti, and other signs of neglect that can attract crime. This will support the principles of territorial reinforcement and environmental management.

The proposed development also includes communal indoor space for the hotel guests at Levels 1 and 6, co-living residents at Levels 7 to 11 and apartment residents on Level 17. These spaces have been designed to address the CPTED principles in that:

- The co-living indoor communal areas have been designed to deter undesirable behaviours such as large and inappropriate gatherings. Given the presence of on-site management and the uses, it is anticipated that any potential issues can be easily managed.
- The hotel areas, for example function rooms, dining, indoor fitness and pool areas will be access controlled, with access limited to some users depending on time and location of the space.
- Access control measures such as key fobs, signage (territorial reinforcement), booking systems and formal surveillance should be utilised to ensure that users are not provided access to areas they are not authorised/permitted.

5.2.4 Basement, Plant and Service Areas

The proposed development includes basement parking, waste storage at ground and mezzanine levels and other plant and back-of-house services areas at Levels 2, 3, 4, 5 and the roof. These areas have been designed to address the principles of CPTED in that:

- The basement is accessible via the ground level vehicular entrance to Dangar Street. Access is gated and will only be accessible to residents, visitors and service workers through a regulated security system. Signage and access control measures, such as key fobs (or similar devices), should be utilised to prevent unauthorised access from the basement to hotel, co-living or residential areas.
- The carpark layout aims to minimise opportunities for concealment and entrapment. Two points of egress are provided. However, technical surveillance is recommended to further deter crime in these areas.
- Waste storage is secured to prevent unauthorised access for bin savaging and unintended littering. The majority of waste will be deposited by residents and staff into chutes on the appropriate floors. Waste storage areas have also been identified as potential concealment and entrapment spots. Mitigation measures focused on territorial reinforcement, technical surveillance, and access control measures should be implemented to ensure was storage areas will be effectively protected against criminal activity.

- Access to the plant and services contained throughout the building are recommended to be restricted to authorised personal. Access to these areas should also be managed by a control strategy.

5.2.5 Land Use Mix

The proposed development integrates a diverse mix of uses – retail, hotel, co-living and private residential, including affordable housing – within a single built form. The proposed land use mix reinforces the principles of CPTED in the following ways:

- Surveillance is significantly enhanced through round-the-clock occupation, with different user groups (residents, visitors, customers and staff) generating natural/passive surveillance at varying times of day and night, reducing periods of inactivity and increasing oversight of public and semi-public spaces.
- Access control is improved by clearly delineating entrances and circulation paths for each use (e.g. separate lobbies for hotel guests, co-living and apartment residents), while maintaining legibility and minimising opportunities for unauthorised access.
- Territorial reinforcement is strengthened by defining distinct domains within the development—public retail frontages, semi-public communal areas, and private residential areas—through design cues such as materials, signage and spatial transitions, which foster a sense of ownership and responsibility among users.
- Environmental management is supported by the presence of multiple stakeholders (e.g. building management, retail operators, hotel staff), ensuring ongoing maintenance, oversight and activation of spaces, thereby reducing the likelihood of neglect and contributing to a safer, well-managed environment.

6.0 Recommendations

This CPTED Assessment Report supports the SSDA and concurrent Rezoning Report for the proposed development of the site. The proposed development has been assessed against the four principles of CPTED in the context of relevant crime and observational data for the site and the locality, which have been identified as having a `moderate` crime risk rating.

This section details the recommendations made to inform the design, management and use of the proposed development to remove or, at a minimum, minimise or mitigate risk of crime. It is suggested that these recommendations be implemented into the development by way of a plan of management, which a consent authority should apply to approval of the proposed development.

It is noted that despite the implementation of the recommendations, the crime risk rating for the site would still remain within the `moderate` category. Even robust application of CPTED principles cannot always reduce the overall crime risk rating of a place because that rating is influenced by a range of external and systemic factors beyond the control of site design. CPTED primarily addresses opportunity-based crime through environmental design, but it does not change broader drivers such as the underlying crime profile of the surrounding area, proximity to major transport interchanges or late-night economy uses, or established patterns of antisocial behaviour. While CPTED can significantly mitigate, manage and reduce the likelihood and impact of crime at the site level, it is not always sufficient to alter the broader risk classification, which accounts for context, land use intensity, and external influences beyond the development boundary.

6.1 Surveillance

6.1.1 Casual (Natural/Passive) Surveillance

- Maintain landscaping to ensure that vegetation including trees and other plantings reduce the chance of obstruction of views or the creation of hiding places. Low, well-maintained plantings are preferable to high shrubs or dense vegetation that can block sightlines.
- Minimise obstructions within the through-site link ensure sightlines are maintained and to reduce opportunities for concealment and entrapment, this includes ensuring that there is sufficient circulation space around wider architectural columns.
- Ensure glazing is provided where appropriate along the through-site link and street frontages to retail spaces and lobby areas.
- Ensure sightlines from lobbies to the public domain are maintained and free of obstructions.
- Design and fit out internal spaces with clear and direct access routes that are visible to the user and to others. Avoid creating isolated or hidden areas where individuals can easily commit crimes without being seen.
- Ensure that communal spaces are accessible to all residents, including those with disabilities. Inclusive design promotes the use of these spaces and ensures that all community members can participate in and contribute to natural surveillance.

6.1.2 Technical Surveillance

- Install CCTV in the public domain, at entry points, at the perimeter of the building, letter box, waste facilities, fire exits, and shared communal areas, where relevant.
 - CCTV footage must be recorded appropriately, maintaining privacy of non-communal areas.
 - Cameras should be focused on high-traffic areas such as parking lots, pathways, and communal spaces where people are likely to congregate. Increased visibility in these areas can deter potential criminals.
 - Coordinate the location of cameras within the development and surrounding areas, for example at the Newcastle Interchange, to ensure that camera fields of view overlap to minimise blind spots and ensure continuous coverage.
 - Utilise high-resolution cameras to ensure clear and detailed footage. Higher resolution helps in identifying individuals and reading details, such as license plates. Additionally, cameras with good low-light performance or infrared capabilities should be selected to ensure effective monitoring in low-light conditions or at night.
- Conduct regular maintenance checks to ensure cameras are functioning correctly, lenses are clean, and recordings are being properly stored.
- Implement a reliable data storage solution for recording footage, ensuring that it is backed up and securely stored. The future operator is required to determine how long footage needs to be retained based on legal and operational requirements.

- Implement signs indicating that CCTV surveillance is in operation. This can act as a deterrent to potential criminals who are aware that they are being monitored. The future operator is to ensure that residents and visitors are aware of the CCTV system and its purpose. This can enhance the perceived security of the area and encourage vigilance.
- It is recommended that a security consultant with a class 2A license under the *Security Industry Act 1997* is engaged to provide specific advice on placement, installation, monitoring and maintenance of the CCTV network.
- An interim operational plan such as CCTV/Security Management Plan may be required as a condition of development consent.

6.1.3 Lighting

- Install bright, consistent lighting in and around the building, including entrances, vehicular entry/exit points, and basement parking areas.
 - Ensure that lighting is consistent across the entire property to avoid creating pockets of darkness where criminal activity could occur.
 - Use pathway lights to illuminate walkways leading to the building's entrances. This not only improves safety for residents but also reduces areas where someone could hide.
 - Identify and light up any potential blind spots around the building, such as corners, alcoves, and areas behind vegetation. Ensuring these areas are visible reduces opportunities for concealment.
- Lighting should meet the relevant Australian Standards.
- Lighting should be planned to reduce the environmental impact of outdoor lighting by reducing excess light, shadows, and glare through efficient use of energy.
- Lighting must be sufficient to support images to be obtained from CCTV footage.
- Light switches for all lights must be in a secure area within the premises.
- Perform regular maintenance on all lighting fixtures, including cleaning bulbs and replacing broken lights. Malfunctioning or missing lights can create dark spots that attract criminal behaviour.
- Use timers to ensure that exterior lights are on during times of lower visibility, such as late at night. Timers can be programmed to turn lights on and off at specific times or based on daylight hours.
- A Lighting Plan may be required as a condition of development consent.

6.2 Access Control

- Implement access control measures to ensure that residents and staff are provided restricted access to the different portions of the building dedicated to front / back of house. Access control measures such as key fobs, signage (territorial reinforcement) and surveillance should be utilised to ensure that users of the space are not provided access to areas they are not authorised/permitted.
- Manage key distribution carefully. Use key control systems to track who has access and replace locks if keys are lost or stolen.
- Implement systems for managing visitors, such as intercoms and call boxes. Ensure visitors are logged and monitored while on the property.
- All areas should be fitted with doors that comply with the relevant Australian Standards. External doors and frames must be of solid construction and fitted with quality locks. External door hinges must be mounted so they cannot be removed.
- Use high-quality, tamper-resistant locks on all doors and windows, especially those at ground floor entrances that comply with the relevant Australian Standards. Consider locks with keypads or card readers for added security.
- All areas should be fitted with doors that comply with the relevant Australian standards. External doors and frames must be of solid construction and fitted with quality locks. External door hinges must be mounted so they cannot be removed.
- Install alarm systems that trigger when unauthorised access is detected. Ensure alarms are connected to a monitoring service that can alert emergency responders if needed.
- Ensure appropriate pathways, line markings and signage defining areas of access and circulation are maintained during construction and are in place at the completion of the development.
- Include information on how to access emergency services or contact security personnel on wayfinding signs. This ensures that individuals can quickly find help if needed.
- Perform regular maintenance and checks on all access control systems, barriers, and locks to ensure they are functioning properly and have not been compromised.

- Stay updated with advancements in security technology and consider upgrading systems as needed to address emerging threats or vulnerabilities.

6.3 Territorial Reinforcement

- Use materials, levels changes, landscaping, and signage to define public, semi-public and private areas and create a cohesive navigational system throughout the development.
- Ensure clear signage, including street address and company branding is provided for retail, hotel, co-living and residential entries.
- Ensure appropriate pathways, line markings and signage defining areas of access and circulation are maintained during construction and at the completion of the development.
- Provide hotel concierge/reception and building management offices at the ground floor to introduce formal guardians to the area.

6.4 Environmental Management

- Use durable, vandal-resistant materials to maintain a high-quality appearance over time.
- Use branding, lighting, and design consistency to signal managed, cared-for environments.
- Facilitate regular activation of spaces (e.g. retail hours, programmed communal areas) to avoid dead zones.
- Ensure mechanisms are in place to facilitate the on-going maintenance of the building.
 - Regularly inspect and repair building exteriors, including walls, fences, and windows. Repaint surfaces as needed to maintain a fresh and appealing appearance. Well-maintained buildings are less likely to attract vandalism or neglect.
 - Regularly clean communal spaces and public-facing elements of the development. Remove litter, graffiti, and other signs of disrepair. A clean environment signals that the area is cared for and monitored, which can deter criminal activity.
 - Ensure that facilities such as lighting, and security cameras are well-maintained. Repair broken or malfunctioning equipment promptly to prevent it from becoming a target for vandalism or misuse.
 - Clean light fixtures periodically to ensure they are not obstructed by dirt or debris, which can reduce their effectiveness.
 - Maintain accessible design features for all users, including ramps, handrails, and clear pathways. Inclusive environments encourage use and contribute to overall safety.
 - Keep signage and wayfinding elements clean and free from obstructions. Ensure that graffiti, dirt, or other elements do not obscure important information.
 - Promptly address any damage to property, such as broken windows, graffiti, or damaged fences. The longer damage remains, the more likely it is to attract further vandalism or criminal activity.
 - Address any hazardous conditions such as uneven surfaces, or poor drainage that could pose risks to residents or visitors. Ensuring safety in communal spaces promotes proper use and enjoyment.
- Keep vegetation well-trimmed to maintain clear sightlines and reduce concealment spots for potential criminals. Regular pruning helps ensure that plants do not obstruct visibility around entry points, pathways, or surveillance cameras.
- Ensure that there are sufficient waste disposal facilities, such as garbage and recycling bins, throughout the public domain and shared communal spaces. Proper waste management helps prevent littering and the accumulation of waste, which can attract criminal activity.
- Ensure regular and adequate waste collection schedules to prevent overflow and maintain cleanliness in communal areas.
- Implement loading/service management plans to control deliveries and reduce conflict points.
- A Plan of Management for the operation of the co-living housing is required as a condition of the development consent.
- A Plan of Management for the operation of the hotel and retail components, particularly if they comprise licensed premises or operating with large patron capacity or late-night trading (subject to future development consent) is recommended.
- A Plan of Management, or similar management plan(s), for the operation of communal areas is recommended to address strata-by-laws, usage, security, noise, and waste.