



CRIME RISK ASSESSMENT

Mixed Use Development (SSD 103780)

42 Honeysuckle Drive, Newcastle NSW 2300

KDC



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1 INTRODUCTION

The purpose of this report is to identify and assess crime risk associated with the proposed Mixed Use Development at 42 Honeysuckle Drive, Newcastle NSW 2300 and to identify proactive and preventative design measures to minimise opportunities for crime.

The report has been prepared in accordance with the Crime Prevention Through Environmental Design (CPTED) guidelines prepared by the NSW Police in conjunction with the Department of Planning and Environment (formerly Department of Urban Affairs and Planning).

CPTED is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

There are four CPTED principles that need to be considered when designing developments:

- + Surveillance;
- + Access Control;
- + Territorial Reinforcement; and
- + Space Management.

This report considers these principles, in the context of the proposed development and the surrounding locality.

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2 DESCRIPTION OF PROPOSAL

The proposal is for a mixed-use State Significant Development along Honeysuckle Drive, facing out towards Newcastle Harbour. The development proposes a 38.83m high development composing two towers providing the following:

- + Commercial floor space;
- + 187 room hotel with communal hotel areas;
- + Café tenancy;
- + Bar and Terrace; and
- + Associated car parking, end of trip facilities, and other ancillary components.

Further detail provided within the associated EIS and Architectural Plans provided in Appendix C.

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3 LOCAL CONTEXT

3.1 SITE DESCRIPTION AND LOCALITY

The site is described as 42 Honeysuckle Drive Newcastle, situated within the Local Government Area (LGA) of Newcastle. The site is legally described as Lot 22 DP 1072217 and has a site area being 3,728m². The site is currently under development, aligned with the approved SSD application of 2018. At this stage, only earthworks have been undertaken on the land. The site is under the ownership of DOMA Group Pty Limited, who purchased the land from the Hunter Central Coast Development Corporation.

The site is a regular quadrilateral configuration, with its boundaries shared with public space on three sides, being Honeysuckle Drive (north), public reserve (west), Light Rail Corridor (south). Private land that supports a three-storey commercial building is located to the immediate east.

The Newcastle Transport Interchange is located approximately 200 metres west of the site, with the new Light Rail Corridor extending along the rear, southern boundary of the site.

The site exists within the western end of the Honeysuckle Precinct in the Newcastle City Centre, which is yet to realise its redevelopment and revitalisation potential. To the north of the site exists 5 Lee which is identified for revitalisation. Currently development works have been undertaken by HCCDC to redevelop the waterfront, in particular the 75-year-old seawalls.

To the west, land is undeveloped within a commercial core zoning; and to the east, land has been developed for commercial land uses with intermittent ground floor activation along Honeysuckle Drive. Directly east of the site is Hunter Water headquarters which is located within a three (3) storey development. Further east running along Honeysuckle Drive are further commercial premise ranging in height with the commercial building at the corner of Worth Place and Honeysuckle Drive reaching nine (9) storeys.

Bordering the south of the site is the newly developed Light Rail Corridor which connects the Newcastle Centre with the beaches. Further south of the light rail corridor are further commercial and retail premises. Of note in the area is the newly developed residential Verve apartment blocks along King Street. Overall the surrounding developments in the vicinity of the site land supports a mix of commercial and residential development typical for its city centre location. Refer to the below photographs for the sites surrounds and developments.

Figure 1 - Locality Plan (SixMaps)



3.2 CRIME STATISTICS

The crime statistics for the area have been sourced from the NSW Bureau of Crime Statics and Research.

Data for Newcastle indicates the following:

- + Incidents of robbery in Newcastle are above state average;
- + Incidents of theft in Newcastle are above state average with 6% occurring at licensed premises but are relatively stable; and
- + Incidents of malicious damage have been decreasing in the past two years.

Figures 2, 3 and 4 show graphs extracted representing the above date from the BOSCAR mapping system.

Figure 2 – Recorded Incidents of Robbery in New South Wales and Newcastle LGA

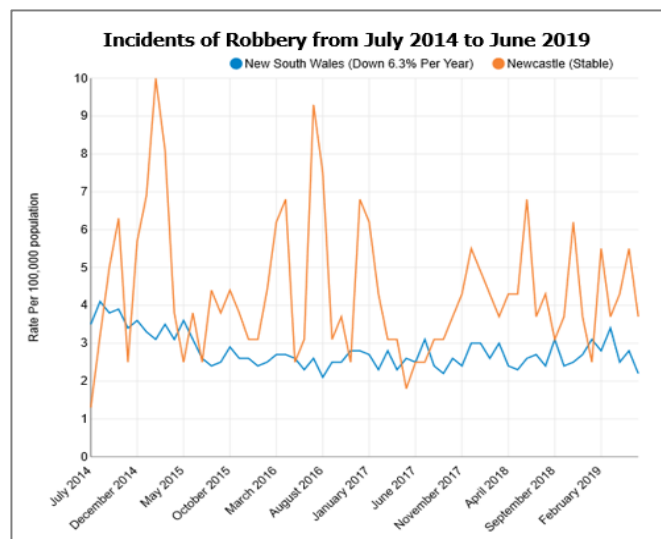


Figure 3 – Recorded Incidents of Theft in Newcastle LGA by Premises

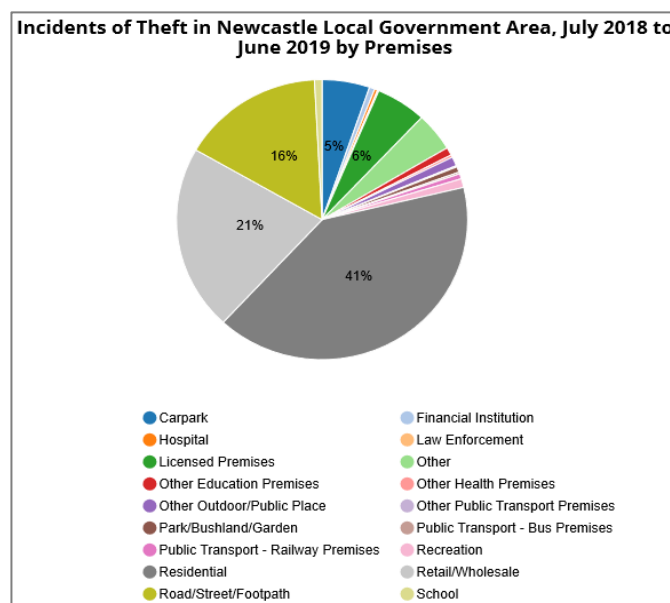
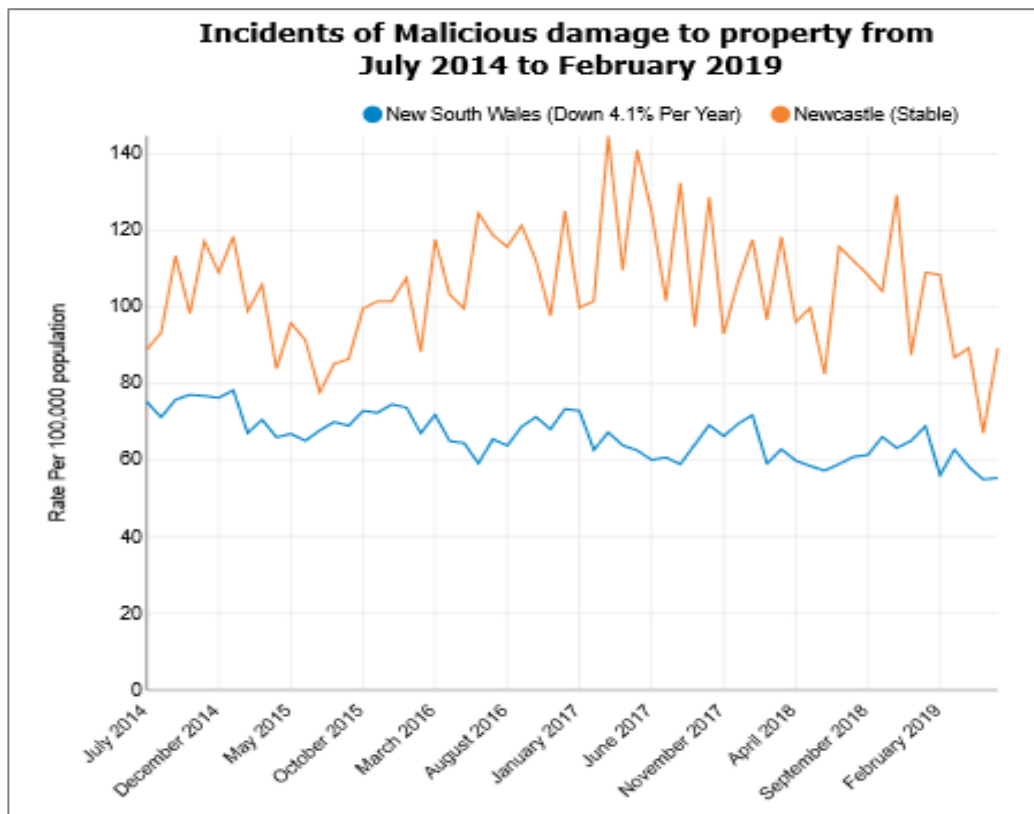


Figure 4 – Recorded Incidents of Malicious damage to property in New South Wales and Newcastle LGA



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4 ASSESSMENT AGAINST CPTED PRINCIPLES

4.1 CRIME OPPORTUNITY

Given the statistics above, it is evident that there is an opportunity for crime or anti-social behaviour at the proposed artisan food and drink venue. The following provides an assessment of the development against the CPTED Principles and provides recommendations to further improve the safety and security of the development.

4.2 NATURAL SURVEILLANCE

Natural surveillance limits the opportunity for crime by increasing awareness that people can be seen. Potential offenders therefore feel increased scrutiny and limitations on their escape routes.

Good surveillance is achieved by:

- a) Clear sightlines between private and public spaces;
- b) Effective lighting of public places; and
- c) Landscaping that makes places attractive, but not a place to hide.

The artisan food and drink premises will maximise visibility within the site and increase natural surveillance. The specific design elements include:

- + Installation of vandal lighting to relevant Australian Standards to facilitate surveillance and reduce opportunity for crime.
- + The use of technical supervision, such as CCTV cameras, should be considered to provide an additional layer of comfort for users of the space.
- + Broken light fixtures and bulbs should be replaced within 24 hours.
- + Landscaping should be regularly maintained to ensure clear sightlines remain on site. If not maintained appropriately it may offer concealment opportunities and reduce the opportunity for surveillance.

4.3 NATURAL ACCESS CONTROL

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space.

Good access control for the movement of people is achieved by:

- a) Landscapes and physical locations that channel and group pedestrians into target areas;
- b) Public spaces that attract rather than discourage people from gathering; and
- c) Restricted access to internal or high risk areas (e.g. car parks).

The site has been designed to limit access and control flow by:

- + Clear pedestrian access points to the building; and
- + Appropriate lighting and signage for customers.

4.4 TERRITORIAL REINFORCEMENT (COMMUNITY OWNERSHIP)

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern, i.e. it makes the normal user feel safe and makes the potential offender aware of a substantial risk of apprehension or scrutiny. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs.

Community ownership (territorial reinforcement) makes people feel comfortable in a place and is achieved by:

- a) A design that encourages people to gather in public spaces;
- b) Having a clear transition between boundaries of public and private spaces; and,
- c) Having clear design cues as to who is to use the space and what it is to be used for.

Positive territorial reinforcement features of the development include:

- + The premises will be maintained such that it communicates an alert and active presence occupying the space; and
- + The boundaries of the development will be clearly defined.

4.5 SPACE AND ACTIVITY MANAGEMENT

Space and Activity Management strategies such as site maintenance, target hardening, and target removal are included in the development.

4.5.1 MAINTENANCE

Management and maintenance are closely linked to a sense of ownership. Good management and maintenance of a place, or property, is often the difference between it seeming safe or unsafe and it being cared for or uncared for. Deterioration indicates less control by the users of a site and indicates a greater tolerance of disorder.

It is in the proposed sites self-interest to maintain the venue to a high standard so that customers continue to visit the site. Routine maintenance checks and reporting will be carried out to ensure the property is maintained and to reduce the likelihood of crime or vandalism.

Furthermore, robust materials (including graffiti resistant materials) have been used where appropriate. Any vandalism or graffiti is repaired and removed promptly by personnel or contractors.

4.5.2 TARGET HARDENING AND REMOVAL

Target hardening and removal is the use of 'design out crime' strategies to make it harder for a crime to be committed and reduces the gains of crime. While this is the most long-established and traditional approach to crime prevention, it can create a 'fortress mentality' and imagery whereby users of the development withdraw behind physical barriers and the self-policing capacity of the built environment is damaged. This is effectively working against CPTED strategies that rely on surveillance, territoriality and positive image management.

The proposal includes the use of some physical barriers associated with target hardening; however, the site allows opportunities for natural surveillance from within the site, with clearly defined boundaries, and allows opportunities for natural access control. The site design has ensured that there is a safe environment for customers and workers within the site.

5 CONCLUSION

The above assessment of the proposal in accordance with the CPTED principles confirms the proposal can be managed to minimise the potential risk of crime. The proposal is considered to be consistent with the Department of Planning and Environment (former Department of Urban Affairs and Planning) Crime Prevention and the Assessment of Development Applications, 2001.

Yours sincerely,



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KDC Pty Ltd