



# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

MAITLAND CITY COUNCIL – CITY  
ADMINISTRATION CENTRE

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PREPARED FOR MAITLAND CITY COUNCIL



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# EXECUTIVE SUMMARY

This Crime Prevention through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of Maitland City Council (the applicant) for a proposed new City Administration Centre and 'Civic Precinct' at 263-283 High Street, Maitland (the site).

This CPTED assessment is undertaken to analyse and identify potential improvements to the design which may help to reduce crime and antisocial behaviour.

This report has been prepared in line with the *Maitland Development Control Plan 2011* (MDCP 2011), *Part C Design Guidelines, C.12 Crime Prevention through Environmental Design*.

## CPTED ASSESSMENT

The proposed development has been assessed against the four CPTED principles:

- Surveillance
- Access control
- Territorial reinforcement
- Site and activity management

Based on the assessment the following priority areas have been identified. A full assessment and recommendations are provided in Section 5 of this report.

### Entry and Exit Points

The proposal incorporates principles of surveillance and access control to improve ease of access to entry and entry points within the site.

The proposal will incorporate clear sightlines to and from the City Administration Building and 'Civic Precinct', with entry and exit points that have been orientated towards the street and public spaces for enhanced surveillance. Car parking exit and entry points maintain a clear line of sight to reduce conflicts between vehicle and pedestrian movements for improved safety.

Due to the civic role of the building, swipe card access is proposed to control access to staff only areas, during and after business hours.

### External Layout

The City Administration Building and 'Civic Precinct' improvements will facilitate surveillance by encouraging mobility, activation and visibility into the external layout. The proposal includes upgrades to the car parking area including the removal of existing buildings and landscape improvements to facilitate pedestrian path networks throughout the 'Civic Precinct'. Clearly defined pathways will enhance permeability and wayfinding for improved safety.

The 'Civic Precinct' will be activated through the provision of public spaces and seating areas for passive surveillance. The 'Civic Precinct' has been designed to encourage clear sight lines within public spaces to reduce opportunities for concealment and antisocial behaviour.

### Landscaping

Landscaping can play an important role in enhancing site boundaries and creating a sense of ownership. The southern portion of the site is currently devoid of landscaping and contains unmaintained vegetation. The proposed landscape strategy prepared by Urbis will create natural site boundaries and wayfinding throughout the 'Civic Precinct' to enhance territorial reinforcement and creating an environment which supports social interaction. Improvements to the 'Civic Precinct' include external seating areas, maintained garden beds and new tree plantings to establish a sense of place.

### Maintenance and Management

The proposal will implement space management CPTED principles through the incorporation of new and improved perimeter landscaping, the definition of pathways and provision of a sense of ownership of the

space. Recommendations to include a maintenance schedule for landscaping, lighting and management of graffiti have been made to reduce crime risks and maintain the sense of place.

The City Administration Building and 'Civic Precinct' will be patrolled by a security contractor at night, who will undertake a walkthrough of the site twice a night to monitor activity.

## RECOMMENDATIONS

Based on the above assessment the following recommendations are made to improve the proposed development performance against the CPTED principles and reduce the identified crime and safety risks:

- Provision of signage at key entry and exit points to delineate public and private space.
- The semi-circular seating area located at the rear of the senior citizens centre presents an opportunity for concealment. It is recommended that the height of the wall be reduced so that casual surveillance is enhanced, and concealment opportunities are reduced.
- Consider applying low maintenance and graffiti resistant materials wherever possible on surfaces that might be susceptible to graffiti. Installing green wall or vertical planting on blank walls can also deter graffiti and vandalism.
- Street furniture installed in areas of high pedestrian activity and within the lawns will maximise surveillance opportunities and to maintain ownership of the space.
- Prepare and implement a plan of management for the City Administration Building and 'Civic Precinct' that includes, but is not limited to:
  - A maintenance schedule for the landscaping to maintain sight lines along pedestrian paths and public domain areas to reduce opportunities for concealment. Landscaping around the car park entry and exit point should not restrict visibility between vehicles and pedestrians.
  - A lighting strategy to provide safe pedestrian movements at night. Lighting must comply with relevant Australian Standards.
  - Management of rubbish and graffiti removal, and maintenance of lighting within a timely manner.
- The Construction Management Plan (CMP) should include measures to manage pedestrian, cyclist and vehicle movements during construction.

## CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime and anti-social behaviour.

The assessment has found that the proposed development incorporates CPTED principles and will improve the current site in terms of activation, surveillance and safety. The implementation of lighting, signage and management measures will further enable the proposal to adequately incorporate CPTED principles. The recommendations made in this report are considered appropriate to minimise crime related risk to the future occupation of the proposal on site.



# 1. INTRODUCTION

This Crime Prevention through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of Maitland City Council (the applicant) for a proposed new City Administration Centre and 'Civic Precinct' at 263-283 High Street, Maitland (the site).

This CPTED assessment is undertaken to analyse and identify potential improvements to the design which may help to reduce crime and antisocial behaviour. *Maitland Development Control Plan 2011 (MDCP 2011), Part C Design Guidelines, C.12 Crime Prevention through Environmental Design.*

## 1.1. AIM OF THIS REPORT

A CPTED assessment identifies and analyses potential improvements to design which may help to reduce crime and anti-social behaviour. The design of a proposed development is assessed against the four key CPTED principles.

Where CPTED risks are identified, the report makes recommendations to reduce the likelihood of the crime from occurring.

Figure 1 – CPTED principles

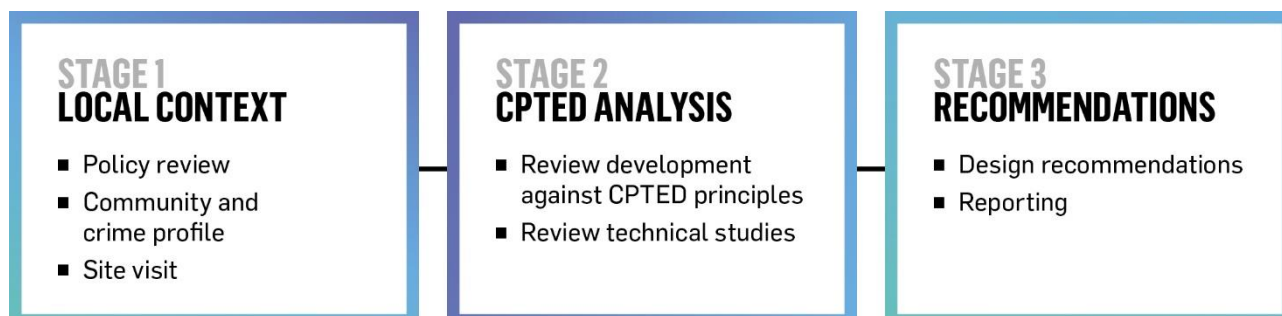


## 1.2. CPTED CERTIFICATION

This report has been reviewed by a suitability qualified consultant who has completed the NSW Police Safer by Design Course. Urbis have prepared CPTED's for a range of land uses including schools, residential and mixed-use developments, liquor and gaming, commercial centres and entertainment premises.

## 1.3. METHODOLOGY

The following tasks have been undertaken as part of this CPTED Assessment.



## 2. THE PROPOSED DEVELOPMENT

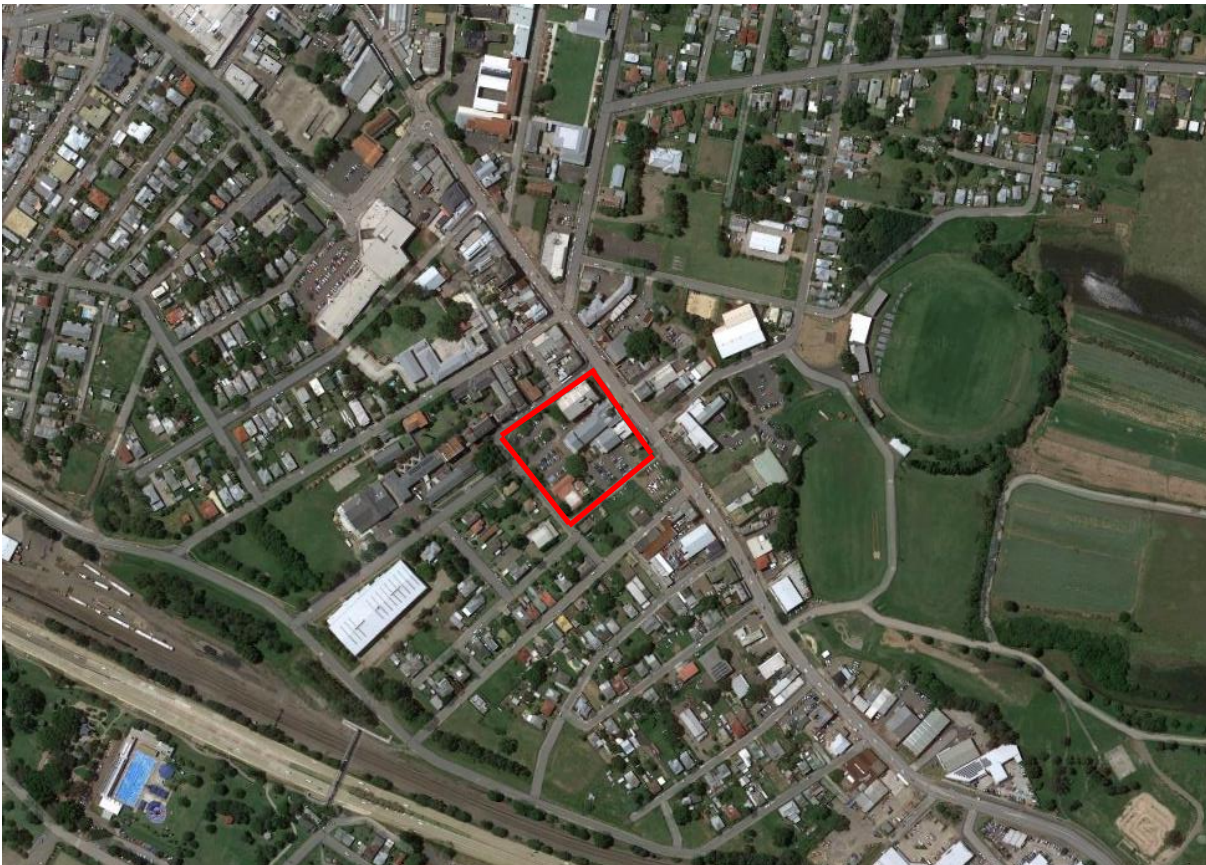
### 2.1. SITE CONTEXT

The site is located within the Maitland LGA at 263-285 High Street, Maitland.

The site fronts High Street and is bound by Devonshire Street on the east, Grant Street to the south and Albert Street to the west. The site comprises of varying landscape units located adjacent to the existing Maitland City Administration Centre and includes the state heritage listed Town Hall building and the historic Town Hall Café building. The Maitland City Council Citizens Centre is located adjacent to the car park and Grant Street. Lot 1 DP 1145290 and Lot 5 DP 56486 retains residential houses that will be removed as part of the proposal. A large portion of the site is comprised of bitumen sealed car park and gravel car park, while other areas are open space and vacant land, having been cleared of former structures.

The site is positioned within a broader civic precinct containing the Maitland Regional Art Gallery and the Maitland Sportsground which is currently being developed as part of a \$27m staged redevelopment. The proposed development of the City Administration Centre and 'Civic Precinct' help to enhance the significance of the site as a core civic location and will improve amenity for users of the site.

Figure 2 – Aerial photo of site.



Source: Google Earth

### 2.2. THE PROPOSAL

The proposal seeks consent for the following works:

- Demolition of existing car parking and two residential buildings at Devonshire and Grant Streets.
- Construction of a four-storey purpose-built council administration centre, including:
  - A two-storey public entry reception space located where the two buildings connect



- Retainment and integration of some existing structures, including the heritage listed Maitland Town Hall and a two-storey 1840's shop at 273 High Street
- The development offers approximately 7,415m<sup>2</sup> of gross floor area
- A shared 'at-grade' car park at the southern portion of the site
- Landscaping improvements within the car park and 'Civic Precinct'.

As the Development Application (DA) is for Maitland City Council, it will be referred to the Hunter and Central Coast Regional Panel for determination.

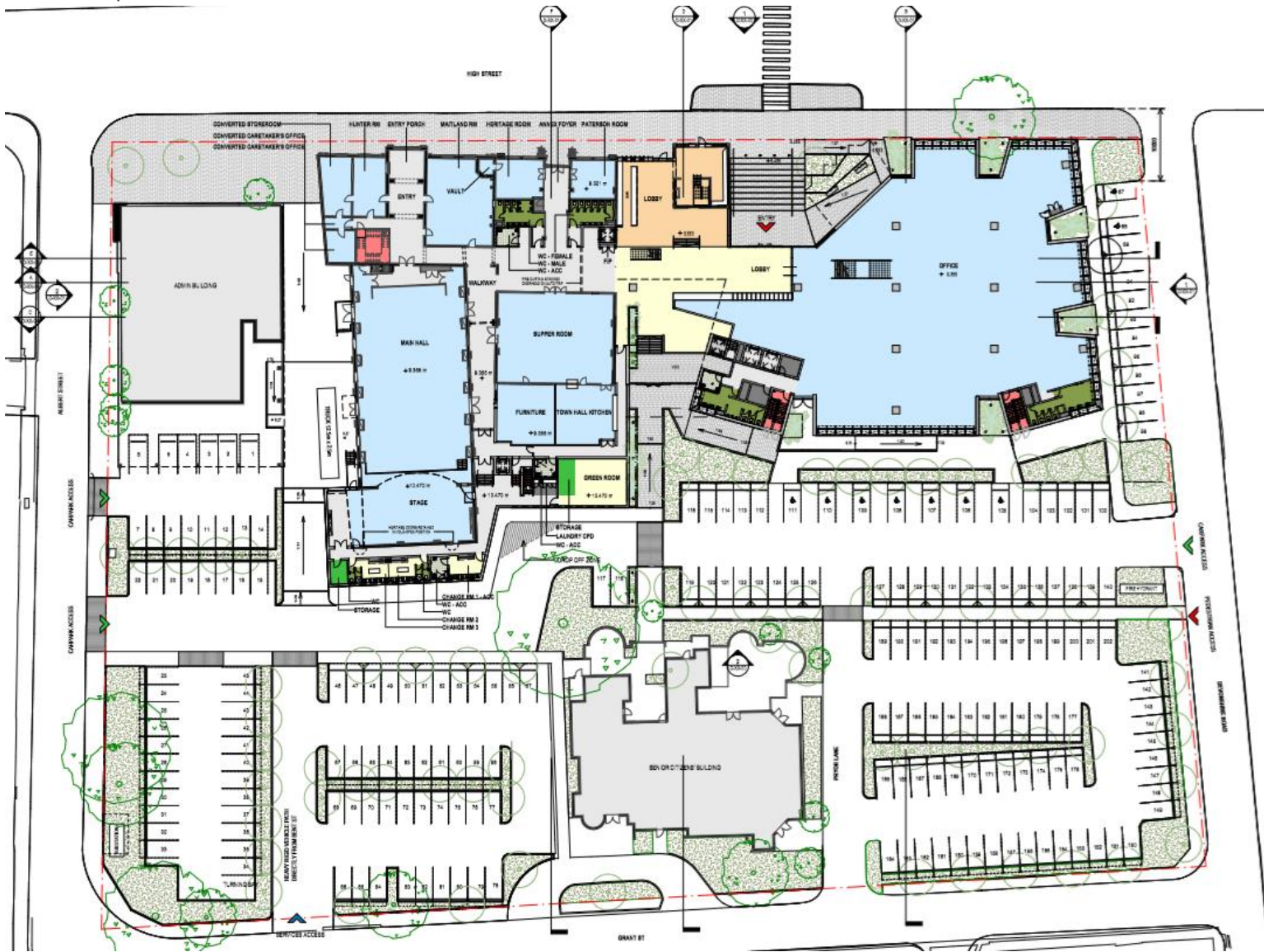
## 2.3. SITE VISIT

A site visit was conducted by Urbis on 6 March 2019 between 12.30pm and 1.30pm. The site visit involved a perimeter inspection of the site conditions, how the site interfaces with the surrounding land uses and the vehicle and pedestrian activity surrounding the site.

A summary of the site visit observations is provided below:

- Some minor pedestrian activity undertaken along High Street with people visiting Council chambers and adjacent community facilities such as the art gallery during lunch time.
- High Street is a regional road that contains traffic and pedestrian movements that were primarily passing through to other locations.
- All Saints College and the Metropolitan Hotel are located on Albert Street adjacent to the site. Both of these uses appeared quiet during the site visit despite it being lunch time.
- The Maitland Senior Citizens Centre is located along Grant Street at the rear of the Council building. The Centre appeared to be unused at the time of the site visit.
- Observation of one area containing graffiti Town Hall building.
- The southern portion of the site is devoid of vegetation. Landscaping at the rear of the Seniors Centre is currently unmaintained.
- There is no CCTV on site. Council chooses to use CCTV only in areas where passive surveillance cannot be achieved.
- The Maitland Sportsground is currently under major construction and some civic buildings along High Street have recently undergone renovations and restorative works.

Figure 3 – Ground floor plan



Source: BVN Architecture

Figure 4 – Street view



Source: BNV Architecture



Figure 5 – Site visit photos. Source: Urbis.



Picture 1 – Rear of the existing Town Hall building to be retained with addition of City Administration building.



Picture 2 – Location of the proposed new Town Hall back of house entrance. Existing buildings will be retained.



Picture 3 – Existing car park and existing Town Hall Café building with mural.



Picture 4 – Existing outdoor seating area behind the Senior Citizens Centre to be retained and modified to reduce height of the brick screen wall.



Picture 5 – Existing Senior Citizens Centre landscaping proposed to be replaced and revitalised.



Picture 6 – Pedestrian entrance to Council car park located off High Street to the west of the existing Town Hall.



### 3. STRATEGIC CONTEXT

The following section provides a summary of relevant state and local policies in relation to crime and safety.

#### **NSW Crime Prevention and Assessment of Development Applications (2001)**

In April 2001, the former NSW Department of Infrastructure, Planning and Natural Resources introduced the Crime Prevention Legislative Guidelines (the Guidelines) to Section 79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The Guidelines introduce the four CPTED principles which are used in the assessment of development applications. These are: surveillance, access control, territorial reinforcement and space management.

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments seeks to influence the design of buildings and places by:

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

#### **Maitland Development Control Plan 2011, Part C, Clause 12 – Crime Prevention Through Environmental Design**

The MDCP 2011 provides detailed planning and design guidance to support the planning controls in the Local Environmental Plan (LEP).

Part C (Design Guidelines), Clause 12 (Crime Prevention Through Environmental Design) of the Maitland DCP 2011 addresses CPTED principles and states the following objectives:

- The security of buildings and public spaces is achieved through the application of Crime Prevention through Environmental Design principles.
- Territorial reinforcement is achieved through good quality, well maintained buildings and spaces and the delineation of public and private areas.
- Good natural surveillance is achieved by the position of buildings and the orientation of uses toward public areas.
- Landscaping and lighting contribute to the safety of an area.
- Mechanical surveillance (e.g. CCTV) is only used where passive surveillance cannot be achieved or in isolated, high risk areas.
- Way-finding, desire lines and formal/informal routes are reinforced by physical and symbolic barriers that channel and group pedestrians into areas.
- Activity in public spaces is promoted by providing and maintaining high-quality public areas and promoting a diversity of uses that encourage activity throughout the day and night.
- Perception of crime is minimised by maintenance of public areas and the rapid response to vandalism and graffiti.

#### **Maitland Community Safety Plan (2013-2016)**

The Maitland Community Safety Plan aims to produce and encourage a safer and more inclusive community. It includes a Crime Prevention Action Plan which specifically aims to “reduce the opportunity and prevalence of malicious damage, and to target associated patterns of alcohol-related antisocial behaviour”. It also includes internal measures for Council to improve the implementation of CPTED in design, planning and compliance functions.

## **Maitland +10, Maitland City Council, Community Strategic Plan (2018-2028)**

The Maitland +10 Community Strategic Plan provides a clear set of strategies to achieve the LGA's vision of the future. It contains a framework with five strategic directions.

Of relevance to this assessment are the strategic directions 'proud people, great lifestyle' and 'a prosperous and vibrant city'. Applicable objectives under these directions include:

- The need to work together to make sure that all of Maitland's citizens feel safe, valued, skilled and connected; and
- Central Maitland will be vibrant, safe and easy to get around whether visiting by day or night.

### **3.1. IMPLICATIONS FOR THIS ASSESSMENT**

Key policy implications for consideration in the assessment include:

- The Maitland DCP 2011 seeks to prevent and reduce the incidence of crime by implementing the CPTED principles of territorial enforcement, surveillance, access control and space/activity management.
- The Maitland DCP 2011 outlines eight development requirement objectives in relation to implementing the CPTED principles. These objectives focus on reducing crime through:
  - Appropriate lighting and landscaping.
  - Natural surveillance.
  - Maintaining public areas.
  - Promoting uses that encourage activity throughout the day and night.
- The Maitland Community Safety Plan 2013-2016 identifies malicious damage as a priority area for crime reduction in the Maitland LGA. Targeted strategies to reduce this crime include:
  - Installation of CCTV systems in identified hotspots.
  - Operating a graffiti management and community education program.
  - Youth space activation in identified areas to encourage recreational activities and make places safer.

## 4. COMMUNITY PROFILE

### 4.1. DEMOGRAPHICS

The profile of a community can influence the type and likelihood of crime that may impact a development. The following section contains a brief analysis of the characteristics of Maitland suburb and provides a comparison with the City of Maitland Local Government Area and the Hunter Valley excluding Newcastle SA4 area. Data has been obtained from the Australian Bureau of Statistics (ABS) and the Department of Planning and Environment.

The full demographic summary table is provided in **Appendix A**.

In 2016, Maitland had a population of 1,885 people, representing 2.4% of the Maitland LGA population. Key findings of the suburb's population include:

- Maitland has an **ageing population**, with around 10% of the population (10.5%) aged 75 years and over, compared with 5.9% for Maitland LGA and 7.2 for Hunter Valley exc. Newcastle. The older population of Maitland is also reflected in the median age of persons being 43, compared with Maitland LGA (36 years) and the Hunter Valley exc. Newcastle SA4 (39 years).
- The large majority of residents of Maitland were born in Australia (82.3%), indicating that the suburb is **not culturally diverse**. This is also evident with in the number of persons that speak only English at home being 87.2% speaking only English.
- There is a **high proportion of rented dwellings** in Maitland (37.2%), compared with Maitland LGA (29.5%) and Hunter Valley exc. Newcastle SA4 (28.3%). This is likely due to Maitland town centre being situated on a flood plain.
- Maitland residents are **less likely to own more than one motor vehicle** – 41% of residents own two or more motor vehicles while this figure is 60.3% for the Maitland LGA and 59.1% for the Hunter Valley exc. Newcastle SA4.
- Socio-Economic Indexes for Areas (SEIFA) data indicates the suburb is **extremely disadvantaged**, as the Maitland LGA is in the top 40% of disadvantaged LGAs in NSW.

The following section provides a brief analysis of the projected population for the Maitland LGA, based on data from the NSW Department of Planning and Environment. The full demographic table is contained in **Appendix A**.

City of Maitland is expected to increase from 78,200 in 2016 to 104,850 in 2036. Key demographic trends of relevance to this assessment include:

- Maitland LGA will experience strong population growth, with the LGA expected to increase by 34% from 2016 to 2036.
- The LGA will continue to have an ageing population, with the number of people aged 75 years and over increasing from 5.9% in 2016 to 10.5% in 2036.

### 4.2. CRIME

Crime data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile of Maitland LGA. For comparison purposes, data for both Maitland LGA and the Hunter Valley exc. Newcastle SA4 average has been used to help assess risk compared to LGA and state wide averages. The full crime profile is contained in **Appendix B**.

Crime rate data (per 100,000 persons) from BOCSAR for Maitland (suburb) is unavailable as its population is less than 2,000 persons. Key crime findings of relevance to this assessment include:

- Over the past two years (September 2016 to September 2018), the crime type 'steal from motor vehicle' has declined significantly in the Maitland LGA. All other relevant crime types have remained stable.
- The five most common crime types in Maitland between September 2017 and September 2018 were:
  - Malicious damage to property;

- Non-domestic assault;
  - Steal from motor vehicle;
  - Break and enter (non-dwelling); and
  - Sexual offences.
- BOCSAR publishes ‘hotspot’ maps to illustrate areas of high crime density relative to crime concentrations across NSW. The subject site is in hotspots or within the vicinity of hotspots for several crime types including:
    - Non-domestic assault;
    - Break and enter (non-dwelling);
    - Malicious damage to property;
    - Motor vehicle theft; and
    - Steal from motor vehicle.

## **Implications for this Assessment**

The crime profile indicates that Maitland (suburb) has lower rates of crime compared to the Maitland LGA, which may be attributed to the suburb’s small land area and low residential population.

Crime in Maitland is generally opportunistic and can be reduced through the adoption of CPTED principles. Based on crime rates and crime hotspot maps, it is important that the proposal incorporates appropriate CPTED measures in its design to reduce opportunities for non-dwelling break and enter, theft from motor vehicles, malicious damage to property and non-domestic assault.



## 5. CPTED ASSESSMENT

### 5.1. PRIORITY AREAS

The discussion below sets out a detailed assessment and recommendations for the following CPTED priority areas:

- Entry and exit points.
- External layout.
- Maintenance and management.
- Landscaping.

#### 5.1.1. Entry and Exit Points

Entry and exit points are a key consideration for CPTED assessments because of the interface they provide with the surrounding area. Entry and exit points are seen as a potential risk area in the local context given that 'break and enter non-dwelling' is one of Maitland suburb's top-ranking crimes, and that 'steal from retail store' was up 44% over the two-year period.

##### Assessment of proposed development

The proposal incorporates a number of principles to ensure ease of access to entry and entry points within the site. The following are CPTED principles that have been applied to the design:

- Line of site at car park entry and exit points will be clear to reduce conflicts between vehicle and pedestrians.
- The proposal incorporates landscaping elements in the car park that will encourage permeability and mobility throughout the 'Civic Precinct' through physical barriers that channel pedestrians to entry and exit points to the building. Landscaping will clearly delineate the pedestrian areas from the car parking areas.
- A secure line of separation between publicly accessible and staff areas with swipe card access control for staff members during and after business hours.

##### Recommendations

- Provision of signage at key entry and exit points to delineate public and private space.

#### 5.1.2. External Layout

External layouts can resolve safety conflicts and improve activation of the urban environment. Key external layout considerations in regard to CPTED include visibility and activation and prevention of vandalism and graffiti. External layouts are considered a potential risk area as Maitland's top crimes include 'break and enter non-dwelling', 'steal from motor vehicle' and 'malicious damage to property'.

##### Assessment of proposed development.

The proposal incorporates several principles that relate to activation and visibility within the external layout. The external space will improve the car park and 'Civic Precinct' and will encourage permeability for mobility and enhanced surveillance.

CPTED principles are summarised below:

- The proposed City Administration Building is positioned towards existing community facilities and light industrial businesses along High Street for increased surveillance. This complies with the MDCP 2011 for buildings to be orientated towards streets and public areas.

- Permeability of pedestrian pathways that use landscaping to delineate the public and private areas has been established.
- Clear sight lines have been implemented throughout the public domain for enhanced surveillance and public safety.

### Recommendations

- The semi-circular seating area located at the rear of the senior citizens centre presents an opportunity for concealment. The height of the wall should be reduced to increase casual surveillance and reduce concealment opportunities.
- Apply low maintenance and graffiti resistant materials wherever possible on surfaces that might be susceptible to graffiti.
- Pedestrian paths should be well maintained and comply with relevant width requirements of Australian Standards.

### 5.1.3. Landscaping

Landscaping can play an important role in enhancing site boundaries and creating a sense of ownership. The proposed development contains various landscaped features, around the site boundary and within the site. Landscaping is considered a priority area for this CPTED as it is central to enhancing territorial reinforcement within the public domain and creating an environment which supports social interaction.

#### Assessment of proposed development

The proposed landscape plan prepared by Urbis proposes upgrades to the 'Civic Precinct'. Improvements will enhance the visual appearance of the car park and increase surveillance and the perception of safety. The following CPTED principles have been incorporated as part of the landscape strategy.

- Retention and planting of new street trees, as well as the creation of garden beds along Devonshire, Grant and Albert Streets for territorial reinforcement.
- Removal of some trees on the site will improve pedestrian and vehicle safety and has potential to enhance visibility of sight lines.
- The creation of landscaped external seating areas on High Street and Devonshire Street can encourage surveillance and activation of the site.
- The landscaped design will improve the permeability of pedestrian activity and wayfinding, particularly within the car park area and within the 'Civic Precinct'.

### Recommendations

- Landscaping within public areas should be maintained so sight lines and passive surveillance opportunities are upheld and opportunities for concealment are reduced.
- Consider installing vertical planting on blank walls to deter graffiti and vandalism.
- Landscaped external seating areas in areas of high pedestrian activity and within the external seating areas will maximise surveillance opportunities and maintain ownership of the space.

### 5.1.4. Maintenance and Management

Developments that are well managed and maintained are less likely to attract criminal activity through establishing a sense of ownership and pride for those who live and work close by. Proper maintenance of landscaping, lighting treatment and other features can assist in the prevention of crime.

Maintenance and management are considered a priority area as 'malicious damage to property' is amongst the top-ranking crimes in Maitland suburb.

## Assessment of proposed development

During the site visit some minor graffiti was noted on the Town Hall. Council have a security contractor that carries out a walkthrough of the site and the adjacent art gallery and sportsground twice a night to monitor activity.

The proposal also incorporates CPTED principles to deter anti-social behaviour and vandalism that include:

- Visually appealing building design and façade treatments that will improve the visual appearance of the site. Improvements to the public realm can have the benefit of contributing to the sense of place and pride in the area, therefore reducing incidence of graffiti and vandalism.

## Recommendations

- Preparation of a lighting strategy to provide safe pedestrian movements at night. Lighting must comply with relevant Australian Standards.
- Prepare and implement a plan of management for the site that includes but is not limited to the following:
  - A maintenance schedule for the landscaping to maintain sight lines along pedestrian paths and public domain areas to reduce opportunities for concealment. Landscaping around the car park entry and exit point should not restrict visibility between vehicles and pedestrians.
  - A lighting strategy to provide safe pedestrian movements at night. Lighting must comply with relevant Australian Standards.
  - Management of rubbish and graffiti removal, and maintenance of lighting within a timely manner.
- The Construction Management Plan (CMP) should include measures to manage pedestrian, cyclist and vehicle movements during construction.

## 6. CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime and anti-social behaviour.

The assessment has found that the proposed development incorporates CPTED principles and will improve the current site in terms of activation, surveillance and safety. The implementation of lighting, signage and management measures will further enable the proposal to adequately incorporate CPTED principles. The recommendations made in this report are considered appropriate to minimise crime related risk to the future occupation of the proposal on site.



# DISCLAIMER

This report is dated 13 March 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Maitland City Council (**Instructing Party**) for the purpose of CPTED Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# **APPENDIX A      DEMOGRAPHIC PROFILE**

Demographic table – 2016 ABS Census data

<b>Data item</b>	<b>Maitland (Suburb)</b>	<b>City of Maitland (LGA)</b>	<b>Hunter Valley exc. Newcastle SA4</b>
Population	1,885	77,305	263,416
Median age	43	36	39
Average people per household	2.2	2.7	2.6
<b>Age distribution (%)</b>			
Aged 0-4	5.6%	7.5%	6.6%
Aged 5-9	4.7%	7.6%	7.1%
Aged 10-14	4.4%	6.8%	6.6%
Aged 15-19	4.3%	6.4%	6.2%
Aged 20-24	7.5%	6.2%	5.7%
Aged 25-29	7.0%	6.8%	5.9%
Aged 30-34	5.9%	6.9%	6.1%
Aged 35-39	6.3%	6.5%	5.9%
Aged 40-44	6.6%	6.7%	6.5%
Aged 45-49	7.7%	6.6%	6.6%
Aged 50-54	6.9%	6.3%	6.6%
Aged 55-59	6.4%	6.1%	6.6%
Aged 60-64	6.8%	5.4%	6.1%
Aged 65-69	5.2%	4.9%	5.9%
Aged 70-74	4.1%	3.6%	4.5%
Aged 75-79	2.8%	2.5%	3.1%
Aged 80-84	2.3%	1.7%	2.1%
Aged 85+	5.4%	1.7%	2.0%
<b>Country of birth and Indigenous identification (%)</b>			
Australia	82.3	86.7%	84.2%
England	1.9%	1.8%	2.4%

Data item	Maitland (Suburb)	City of Maitland (LGA)	Hunter Valley exc. Newcastle SA4
New Zealand	1.2%	1.0%	1.2%
Aboriginal or Torres Strait Islander	5.8%	5.3%	5.7%
<b>Language spoken at home (%)</b>			
English only	87.2%	91.1%	89.9%
Language other than English #1	Malayalam: 1.1%	Mandarin: 0.2%	Mandarin: 0.2%
Language other than English #2	Bengali: 0.6%	Cantonese: 0.2%	German 0.2%
Language other than English #3	German: 0.4%	Tagalog: 0.2%	Tagalog: 0.2%
<b>Family composition (%)</b>			
Couple family without children	41.1%	35.6%	39.3%
Couple family with children	31.7%	44.9%	41.9%
One parent family	25.2%	18.1%	17.5%
Other family	2.1%	1.4%	1.2%
<b>Household composition (%)</b>			
Family households	58.5%	75.8%	73.3%
Lone person households	35.7%	21.7%	24.2%
Group households	5.8%	2.4%	2.5%
<b>Dwelling structure (%)</b>			
Separate house	71.4%	87.1%	86.1%
Semi-detached	15.1%	8.9%	9.3%
Flat or apartment	8.6%	2.2%	2.7%
Other dwelling	3.3%	0.4%	1.1%
<b>Tenure (%)</b>			
Owned outright	30.1%	28.9%	33.3%
Owned with mortgage	28.0%	38.3%	34.7%

Data item	Maitland (Suburb)	City of Maitland (LGA)	Hunter Valley exc. Newcastle SA4
Rented	37.3%	29.5%	28.3%
Other tenure type	0.4%	0.9%	0.9%
<b>Employment (%)</b>			
Unemployed	10.6%	7.3%	7.2%
<b>Occupation (%)</b>			
Professionals	18.7%	16.6%	14.0%
Technicians and Trades Workers	13.8%	17.3%	17.7%
Clerical and Administrative Workers	12.5%	13.2%	12.1%
Managers	8.3%	9.6%	10.6%
Sales Workers	8.2%	10.2%	9.6%
Labourers	9.9%	10.7%	11.8%
Community and Personal Service Workers	16.4%	11.2%	11.3%
Machinery Operators and Drivers	9.4%	9.8%	11.4%
<b>Income (\$)</b>			
Median personal weekly income	\$537	\$644	\$599
Median family weekly income	\$1,323	\$1,664	\$1,548
Median household weekly income	\$1,040	\$1,415	\$1,286
<b>Level of highest educational attainment (%)</b>			
Year 9 or below	13.0%	11.1%	11.6%
Year 10	14.6%	17.2%	17.2%
Year 11	3.7%	4.1%	4.0%
Year 12	11.1%	11.3%	10.7%
Certificate level I-IV	18.5%	23.1%	23.1%



Data item	Maitland (Suburb)	City of Maitland (LGA)	Hunter Valley exc. Newcastle SA4
Advanced Diploma and Diploma level	8.4%	8.7%	8.0%
Bachelor Degree level and above	13.9%	12.7%	10.6%
<b>Motor vehicles (%)</b>			
None	12.5%	5.1%	4.7%
1 motor vehicle	41.7%	31.4%	32.3%
2 motor vehicles	28.8%	40.1%	38.3%
3 or more vehicles	12.2%	20.2%	20.8%

## Socio Economic Indexes for Areas (SEIFA)

The Socio-Economic Indexes for Areas (SEIFA) has been developed by the Australian Bureau of Statistics (ABS) to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. Four indices have been developed:

- Index of Relative Socio-Economic Disadvantage: focuses primarily on disadvantage, and is derived from Census variables like low income, low educational attainment, unemployment, and dwellings without motor vehicles.
- Index of Relative Socio-Economic Advantage and Disadvantage: is a continuum of advantage (high values) to disadvantage (low values), and is derived from Census variables related to both advantage and disadvantage.
- Index of Economic Resources: focuses on financial aspects of advantage and disadvantage, using Census variables relating to residents' incomes, housing expenditure and assets.
- Index of Education and Occupation: includes census variables relating to the educational attainment, employment and vocational skills.

**Scores:** A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. The area with the lowest score is given a decile of 1, the area with the second lowest score is given a decile of 2 and so on, up to the area with the highest score is given the highest decile.

Table 1 – SEIFA Index, 2016

	<b>Advantage and Disadvantage</b>	
	Score	Decile
City of Maitland (LGA)	966	6
Maitland (suburb)	925	2

Population projections for City of Maitland (LGA)

City of Maitland (LGA)	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	5,650	6,150	6,450	6,750	6,850	6.5%	21.2%
Aged 5 to 9	5,600	6,000	6,550	6,900	6,800	6.5%	21.4%
Aged 10 to 14	5,300	5,900	6,350	6,900	7,000	6.7%	32.1%
Aged 15 to 19	5,300	5,500	6,100	6,550	6,850	6.5%	29.2%
Aged 20 to 24	4,950	5,050	5,250	5,800	5,800	5.5%	17.2%
Aged 25 to 29	5,350	5,450	5,550	5,800	5,800	5.5%	8.4%
Aged 30 to 34	5,650	6,250	6,400	6,550	6,350	6.1%	12.4%
Aged 35 to 39	5,200	6,150	6,800	7,000	6,750	6.4%	29.8%
Aged 40 to 44	5,300	5,500	6,500	7,150	7,000	6.7%	32.1%
Aged 45 to 49	5,100	5,400	5,600	6,600	7,050	6.7%	38.2%
Aged 50 to 54	4,850	5,200	5,450	5,700	6,500	6.2%	34.0%
Aged 55 to 59	4,800	4,900	5,250	5,550	5,600	5.3%	16.7%
Aged 60 to 64	4,150	4,800	4,950	5,300	5,400	5.2%	30.1%
Aged 65 to 69	3,700	4,150	4,750	4,950	5,150	4.9%	39.2%
Aged 70 to 74	2,700	3,600	4,050	4,700	4,800	4.6%	77.8%
Aged 75 to 79	1,900	2,550	3,350	3,850	4,400	4.2%	131.6%
Aged 80 to 84	1,400	1,650	2,200	2,950	3,300	3.1%	135.7%
Aged 85 +	1,350	1,600	1,950	2,550	3,400	3.2%	151.9%
Total persons	78,200	85,750	93,500	101,550	78,200	-	-
Change	8,300	7,550	7,750	8,050	3,300	-	-
Growth rate (%)	2.3%	1.9%	1.7%	1.7%	0.6%	-	-

Source: 2016 ABS Census data, Department of Planning and Environment

## **APPENDIX B      CRIME PROFILE**

Table 2 – Crime rates per 100,000 people (September, 2017 – September, 2018).

<b>Crime type</b>	<b>Maitland (Suburb)</b>	<b>City of Maitland (LGA)</b>	<b>NSW</b>
Assault – non-domestic violence related	n.c. (63)	450.0	414.7
Break and enter – non-dwelling	n.c. (22)	186.5	133.3
Liquor offences	n.c. (17)	44.1	149.8
Malicious damage to property	n.c. (69)	1019.7	765.8
Motor vehicle theft	n.c. (15)	242.0	166.5
Robbery	n.c. (3)	29.0	32.5
Sexual offences	n.c. (21)	231.9	174.7
Steal from motor vehicle	n.c. (39)	599.9	490.5
Steal from persons	n.c. (12)	42.9	55.0
Trespass	n.c. (6)	134.9	128.7

Source: BOCSAR

The following table contains the two year crime trends for City of Maitland and NSW. BOCSAR does not calculate crime trends at a suburb level.

Table 3 – Two year crime trends (September 2016 – September, 2018)

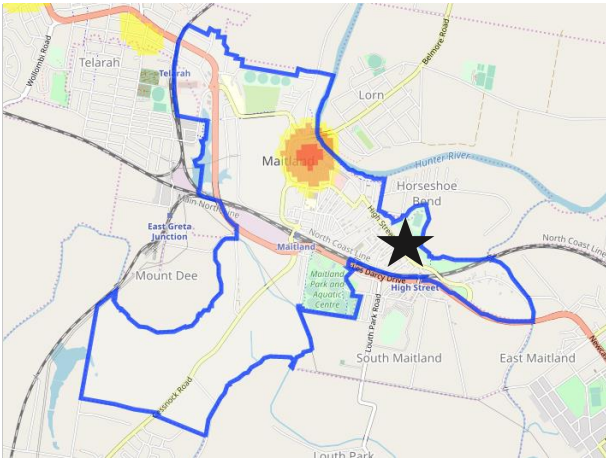
<b>Crime type</b>	<b>City of Maitland (LGA)</b>	<b>NSW</b>
Assault – non-domestic violence related	Stable	Stable
Break and enter – non-dwelling	Stable	Down 4.1% per year
Liquor offences	Stable	Down 3.6% per year
Malicious damage to property	Stable	Down 3.6% per year
Motor vehicle theft	Stable	Down 3.2% per year
Robbery	Stable	Stable
Sexual offences	Stable	Stable
Steal from motor vehicle	Down 41.5% per year	Down 2.8% per year
Steal from persons	Stable	Down 8.4% per year
Steal from retail store	Up 44.0% per year	Stable

<b>Crime type</b>	<b>City of Maitland (LGA)</b>	<b>NSW</b>
Trespass	Stable	Stable

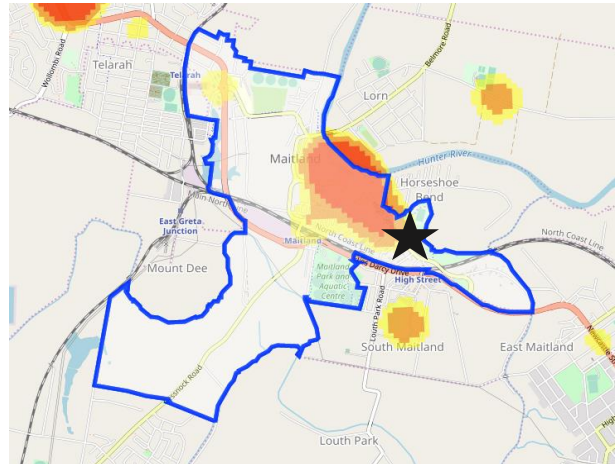


BOCSAR publishes 'hotspot' maps to illustrate areas of high crime density relative to crime concentrations across NSW. The maps overleaf show that there are hotspots for a range of crimes in the vicinity of the subject site.

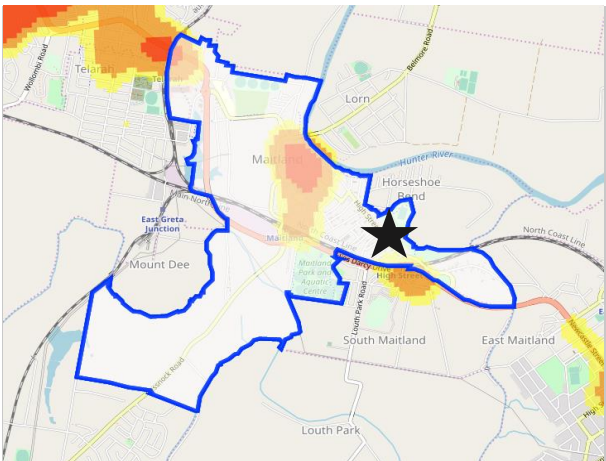
Figure 6 – Crime hotspots, October 2017 – September 2018. Site indicated by the black star. Source: BOCSAR



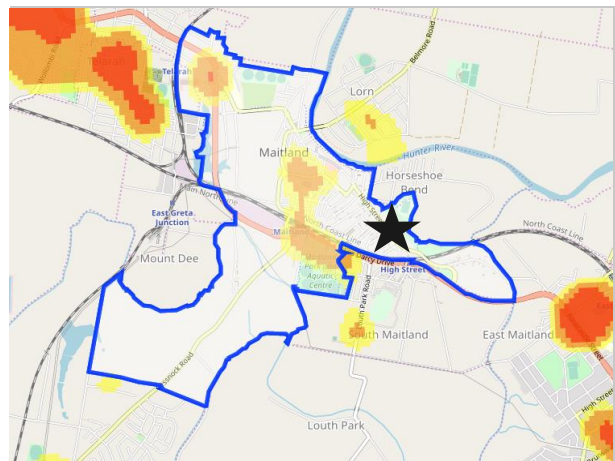
Picture 7 – Non-domestic assault



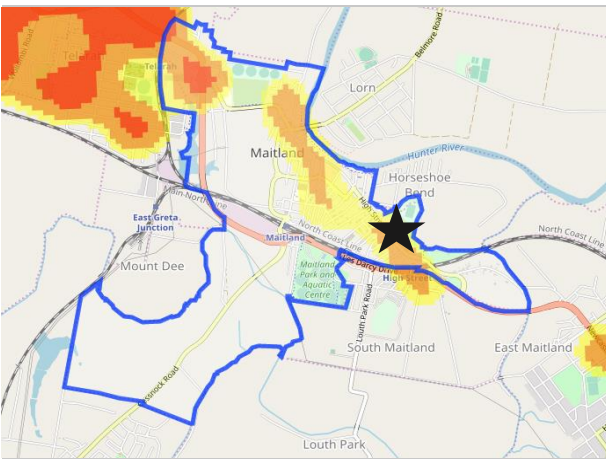
Picture 8 – Break and enter (non-dwelling)



Picture 9 – Malicious damage to property



Picture 10 – Motor vehicle theft





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