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Crime Risk Assessment

**Proposed Redevelopment of Existing Legacy Seniors Living Village
involving Demolition, Construction of 54 Self Contained Apartments
including Administration and Community Facilities, Landscaping and
Car Parking, and Subdivision of the Land**



**Lot 1 DP1082633 & Lot 8 DP218157
51-57 & 59 MASONS PARADE
POINT FREDERICK**

Landowner & Applicant:
Brisbane Water Legacy
July 2021
JWP Ref # 11533



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1.0 Introduction

This Crime Risk Assessment has been prepared to inform and accompany a Development Application for the redevelopment of an existing Seniors Housing Village at 51-7 & 59 Masons Parade, Point Frederick.

This report should be read in conjunction with the Development Application report and Social Impact Assessment prepared by JW Planning Pty Ltd.

1.1 Background

Legacy is a nationally recognised charity, being in existence for 98 years across Australia, caring for the families of veterans. Brisbane Water (NSW) Legacy (BWL) has operated since 1951 on the NSW Central Coast.

BWL is a Company Ltd by Guarantee, registered with the Australian Charities and Not for profit Commission (ACNC). All Company Members are Volunteers, and in accordance with the BWL Constitution, no Legacy member can be paid a wage or benefit.

Brisbane Water Legacy has owned and operated the existing village providing affordable seniors' accommodation to War Widows and Veterans at their Mason Road Gosford site since 1964.

1.2 Existing Site

Currently, the accommodation is in a mix of single and two story buildings spread throughout a 1.2ha site. The site consists of 64 x 20sqm bedsit apartments and nine (9) marginally larger two-bedroom units. Supporting the accommodation is Legacy Hall for functions and gatherings, and the BWL Administration Office (refer **Figure 1**).

Figure 1 The Site



Source: SIX map annotated by JWP

The accommodation and facilities within the existing Village is no longer appropriate for the needs of ageing War Widows and Veterans, and this application seeks Development Consent for the redevelopment of the existing Village (refer **Figure 2**).

Figure 2 Existing Seniors Housing



Source: Integrated Design Group

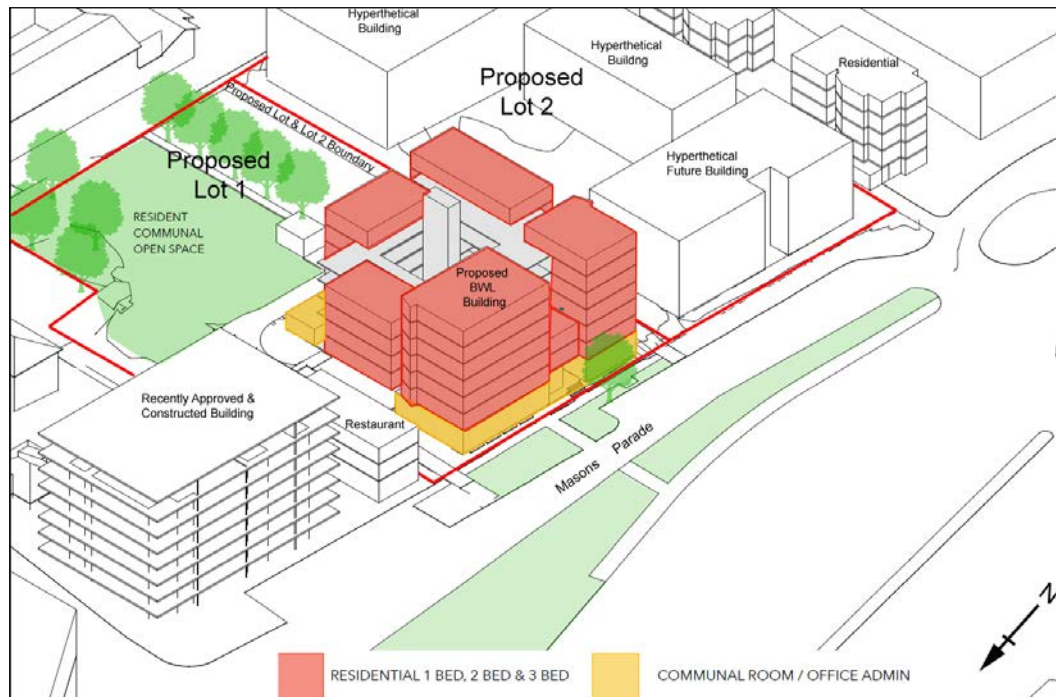
1.3 The Proposal

In 2018, BWL commenced a masterplan for the site with the following key objectives:

- To provide lifetime, affordable, dignified accommodation for Legacy Widows, Beneficiaries and Veterans, with appropriate facilities for Legacy Welfare operations and Village support
- To operate within the NSW Retirement Village Act, as a self-funding component of BWL.
- All considerations for any development will be based on low financial risk for Brisbane Water (NSW) Legacy
- Maintenance of current funding streams to support operations of BWL.
- Maintaining permanency for Legacy beneficiaries and Veterans currently residing in Units

The resulting proposal is to redevelop the site to provide 54 Seniors housing units in the form of dignified, high quality contemporary accommodation in combinations of 1, 2 or 3 bedroom self-contained apartments that are no less than 60sqm in area. To rationalise the use of the land, the apartments are proposed within a multi-story building up to seven (7) floors in height which will occupy (with parking and landscaping) less than 50% of the 1.2ha site ('the Proposal') (refer to **Figure 3** to **Figure 8** inclusive):

Figure 3 Proposed Use and Built Form



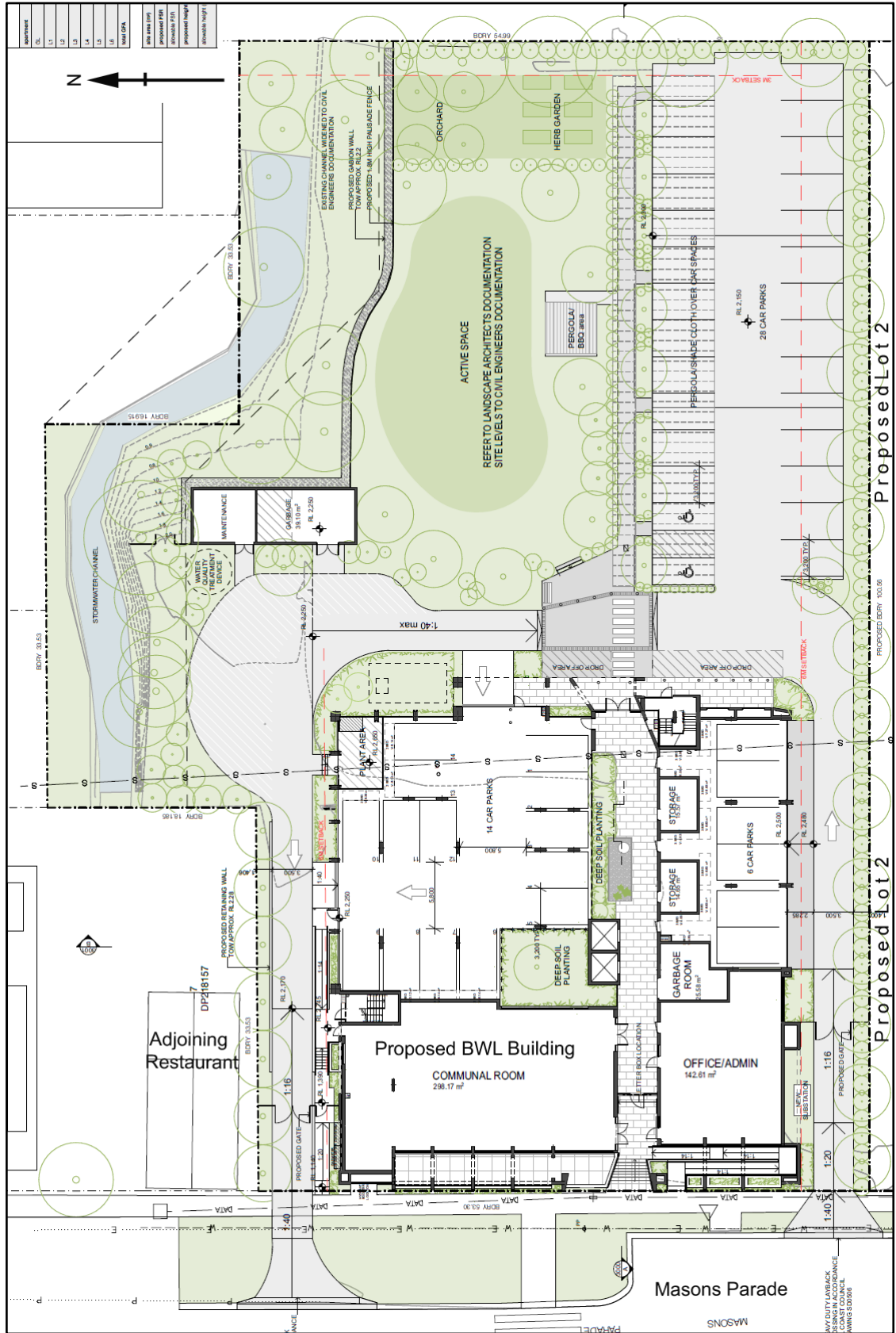
Source: Integrated Design Group

Figure 4 West Elevation (Street Facade)



Source: Integrated Design Group

Figure 5 Site Plan & Ground floor – Redevelopment in Proposed Lot 1



Source: Integrated Design Group

Figure 6 South-West Elevation



Source: Integrated Design Group

Figure 7 North-West Elevation



Source: Integrated Design Group

Figure 8 South-West Elevation



Source: Integrated Design Group

The Proposal replaces existing accommodation with 30 x one-bedroom apartments that will be rented to War Widows and Veterans at a maximum of \$90 per week, (CPI adjusted annually) based on pensioner assessments. An additional 24 Retirement Village units will be leased in accordance with the NSW Retirement Village Act, with the entire building remaining owned and operated by BWL.

The proposal has been the subject of a pre-DA meeting with Central Coast Council and two (2) pre-DA meetings with the DPIE (Hunter & Central Coast). The Proposal was subsequently refined over the course of three (3) design workshops in consultation with the DPIE City of Gosford Design Advisory Panel (CoGDAP).

The CogDAP Design Review Panel subsequently reviewed the proposal and formed the opinion that the development has the ability to demonstrate Design Excellence and should proceed to the development assessment (DA) pathway. In particular, the Panel advised:

- *The proposed scale, built form, use of materials and landscaping will positively contribute to the existing and local character; and*
- *The building layout provides good levels of residential amenity and opportunities for social interaction.*

The proposal has evolved through an exhaustive design process that will improve the standard of affordable seniors housing available to the War Widow and Veteran community.

1.4 This Report

This assessment is prepared by a qualified urban planner, Kayla Edwards, who is duly accredited by the NSW Police in 'Safer by Design' practice.

The assessment is based on crime information collated for the Gosford City Centre area, along with a review of the plans of the proposal and a site inspection of the existing building and its context.

The assessment concludes that the proposed development is not likely to be the target of significant crime risk, and is unlikely to increase the level of crime experienced in the sites immediate and overall context.

2.0 Assessment of Crime Risk

2.1 Current Crime Trends and Response

The NSW Bureau of Crime Statistics and Research (BOCSAR) monitors and reports crime trends and statistics in NSW. BOSCAR provides analysis and evaluation on a number of crime categories and geographic locales. The most recent report of NSW Recorded Crime Statistics, 2018 – 2021 provides crime trend data for Gosford Local Government Area (LGA)

Given the proposed mix of uses and the site location, the crime risk assessment focuses on non-domestic violence, steal from motor vehicle, fraud and Intimidation, stalking and harassment.

The existing area crime ranking for the Central Coast LGA indicates the following most common crime types:

- Intimidation stalking and harassment
- Fraud
- Non- domestic violence related assault
- Steal from motor vehicle

Table 1 Offence trends in the Gosford Area

LGA	Category	Aril 2018- Mar 2019	April 2019- Mar 2020	Apr 2020 - Mar 2021
Central Coast	Domestic violence related assault	1683	1589	1431
Central Coast	Non-domestic violence related assault	1447	1468	1425
Central Coast	Assault Police	122	103	106
Central Coast	Sexual assault	274	319	393
Central Coast	Indecent assault, act of indecency and other sexual offences	421	373	425
Central Coast	Abduction and kidnapping	9	12	5
Central Coast	Robbery without a weapon	44	45	32
Central Coast	Robbery with a firearm	6	12	4
Central Coast	Robbery with a weapon not a firearm	30	33	26
Central Coast	Blackmail and extortion	1	0	1
Central Coast	Intimidation, stalking and harassment	2032	1990	2020
Central Coast	Other offences against the person	58	43	61
Central Coast	Break and enter dwelling	1050	927	769
Central Coast	Break and enter non-dwelling	397	332	257
Central Coast	Receiving or handling stolen goods	289	305	227
Central Coast	Motor vehicle theft	704	714	510
Central Coast	Steal from motor vehicle	1632	1959	1298
Central Coast	Steal from retail store	953	1125	791
Central Coast	Steal from dwelling	726	688	556
Central Coast	Steal from person	142	127	89
Central Coast	Stock theft	4	1	1
Central Coast	Fraud	2238	2305	1997
Central Coast	Other theft	981	895	718

Source Bureau of Crime Statistics and Research (Accessed 23/7/2021)

2.2 Crime Risk Rating

The risk rating is determined by identifying the likelihood of an incident taking place and measuring the consequence should the incident take place. The likelihood and risk is then checked against the Risk Rating Matrix based on the International Risk Management Standard As/NZ/ISO:31000. Description of 'likelihood' and 'risk' are outlined in Tables 2.2.3a to 2.2.3d below.

Table 2 Measurement of Likelihood

L1	Rare likely	Rarely Likely to happen
L2	Unlikely	Unlikely to happen at some stage
L3	Possible	Possibly will happen at some stage
L4	Likely	Likely to happen at some stage
L5	Almost Certain	Almost certain to happen at some stage

Table 3 Measurement of Consequence

C1	Insignificant	Very minor harm or injury to people, financial loss (\$<2000) or damage to property, reputation or operation
C2	Minor	Minor harm or injury to people requiring on site medical treatment, financial loss (>\$2000) or damage to property, reputation or operation
C3	Moderate	Some harm or injury to people requiring medical treatment, financial loss or damage to property, reputation or operation
C4	Major	Serious harm or injury to people requiring hospitalisation, financial loss or damage to property, reputation or operation
C5	Catastrophic	Death, serious harm or injury to people, significant financial loss or damage to property, reputation or loss of operation

Table 4 Risk Rating Matrix

Consequence					
Likelihood	Insignificant (C1)	Minor (C2)	Moderate (C3)	Major (C4)	Catastrophic (C5)
Rare (L1)	Low	Low	Moderate	High	High
Unlikely (L2)	Low	Low	Moderate	High	Extreme
Possible (L3)	Low	Moderate	High	Extreme	Extreme
Likely (L4)	Moderate	High	High	Extreme	Extreme
Almost Certain (L5)	High	High	Extreme	Extreme	Extreme

Table 5 Risk Rating

Crime	Likelihood	Consequence	Rating
Non-Domestic Violence Related Assault	Possible (L3)	C3 (Moderate)	High
Intimidation, stalking and harassment	Possible (L3)	C2 (Minor)	Moderate
Steal from motor vehicle	Possible (L3)	C2 (Minor)	Moderate
Fraud	Possible (L3)	C2 (Minor)	Moderate

In considering the crime type of the area and the risk rating from **Table 5** (above), in collaboration with the architectural plans prepared for the proposal, and the site context, it has been determined that the Proposal could be exposed to a moderate to high crime risk.

2.3 Crime Risk Management

The proposed development is required to respond to the threat of the above crime types when applying Crime Prevention through Environmental Design principles, and the existing site and its environment must be considered for the purposes of this assessment (refer **Figure 9**).

Figure 9 Site Context



Source: Integrated Design Group

A response to CPTED Principles is provided in **Section 2.4** and **Table 6**.

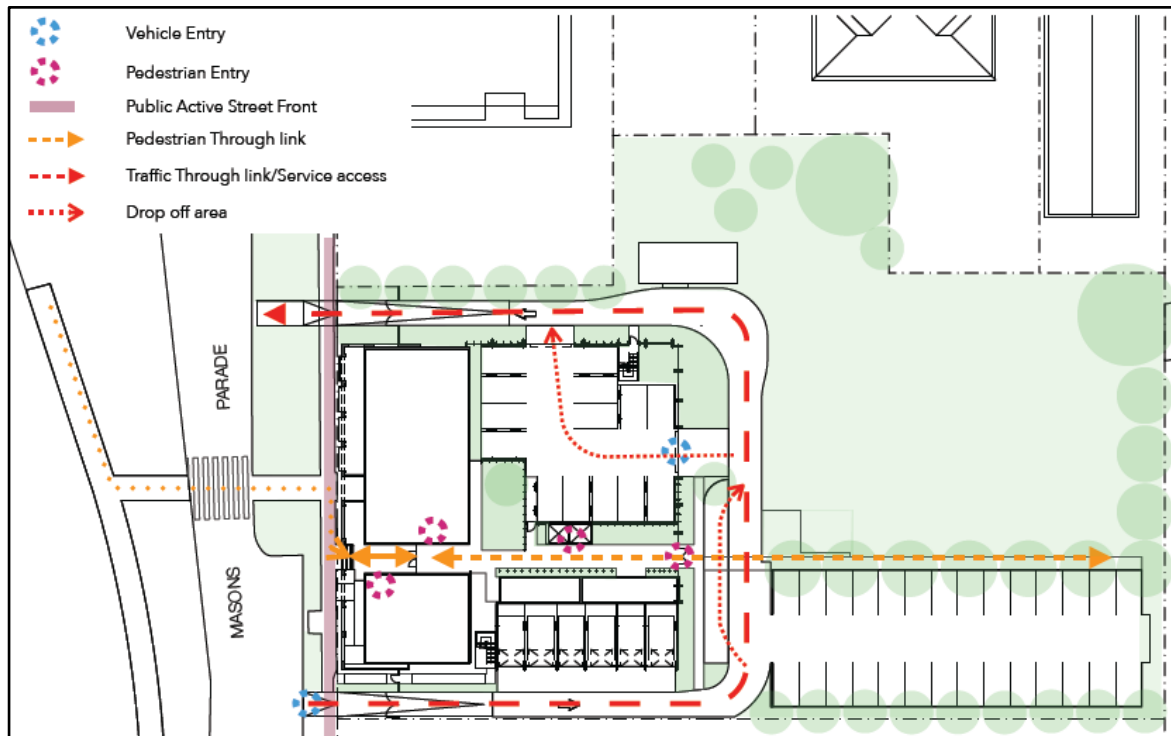
In assessing the threat of the above crime types, the principle risk for crime events is considered to be from persons loitering/ stalking or causing intimidating unacceptable behaviour from the public domain of Mason's Parade. Consequently, the proposed access and egress points to the proposed building are considered most important to manage (refer **Figure 9** and **Figure 10**).

Figure 9 Front Façade – Street Interface and Entry



Source: Integrated Design Group JW Annotation

Figure 10 Pedestrian, Cycle Vehicular Service Access



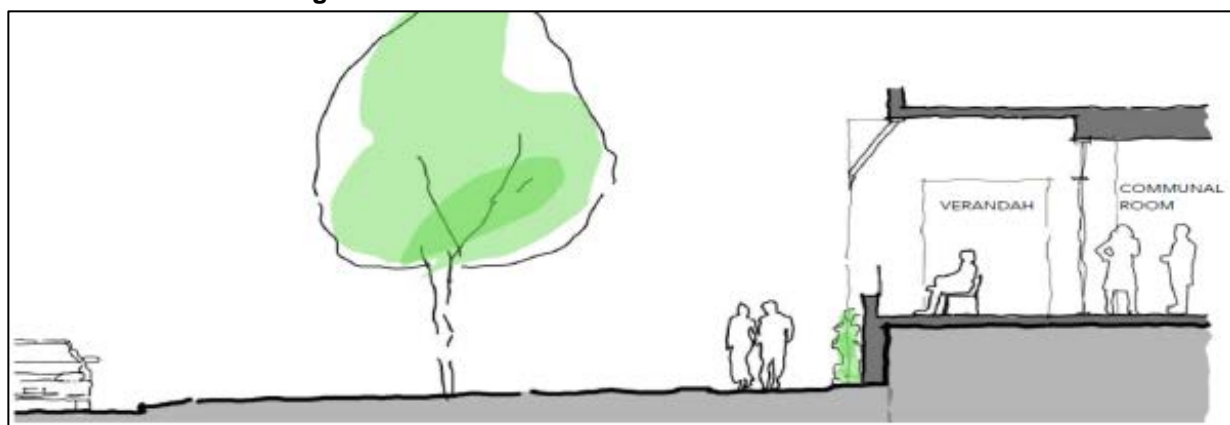
Source: Integrated Design Group

2.3.1 Passive Crime Risk Management

The risk of loitering and unsociable behaviour is deterred passively by virtue of the high levels of passive surveillance inherent to the design. The proposed building comprises a Ground floor that is elevated about 1m above the street to comply with flood requirements (refer **Figure 11**).

In addition, the frontage of the Ground floor comprises a veranda in the form of a colonnade which provides a semi-private street interface, with space for residents to passively overlook the street and interact with the public while enjoying the views of Brisbane Water.

Figure 11 Passive Street Observation and Interaction

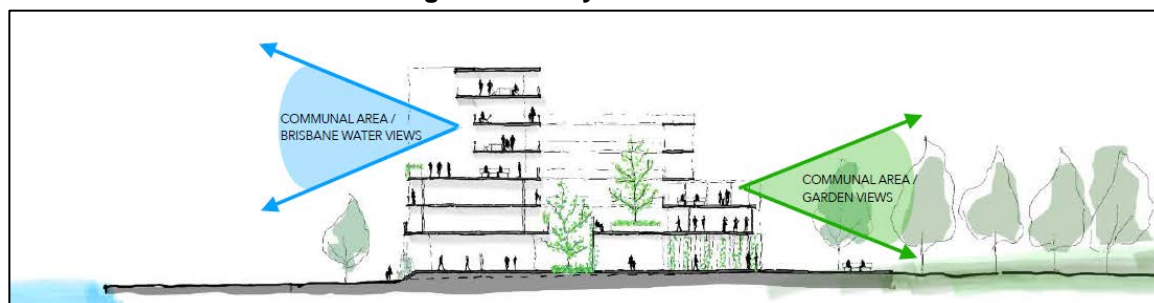


Source: Integrated Design Group

The front entrance is adjacent this space, between the colonnade and the BWL Offices, and the Ground floor façade consists predominately of glazed areas to facilitate casual observation by staff in the office, occupants of the colonnade, and the adjacent communal room.

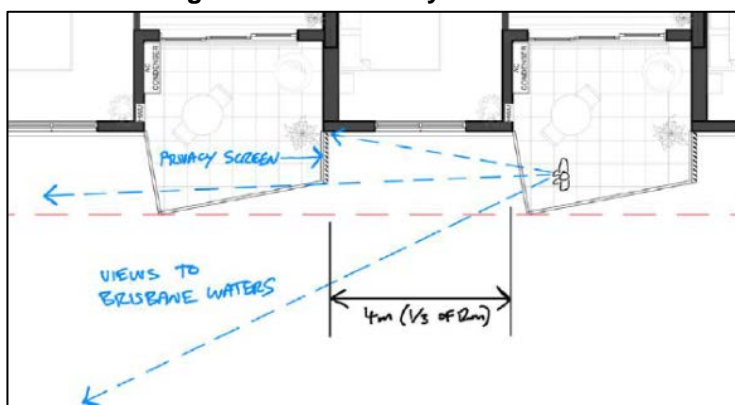
Beyond the Ground floor street entrance, the floor plan on each level of the building provides passive supervision of the foreshore, the street, the service access, the car parking and the rear landscaped gardens. Views are available from resident windows and balconies on all sides of the building; that is, facing Brisbane Water, both sides of the building, and at the rear. In terms of casual surveillance of the internal lobby on all floors, views are afforded and encouraged across the internal communal courtyard between residential floors.

Figure 1 Courtyard and Views



Source: Integrated Design Group

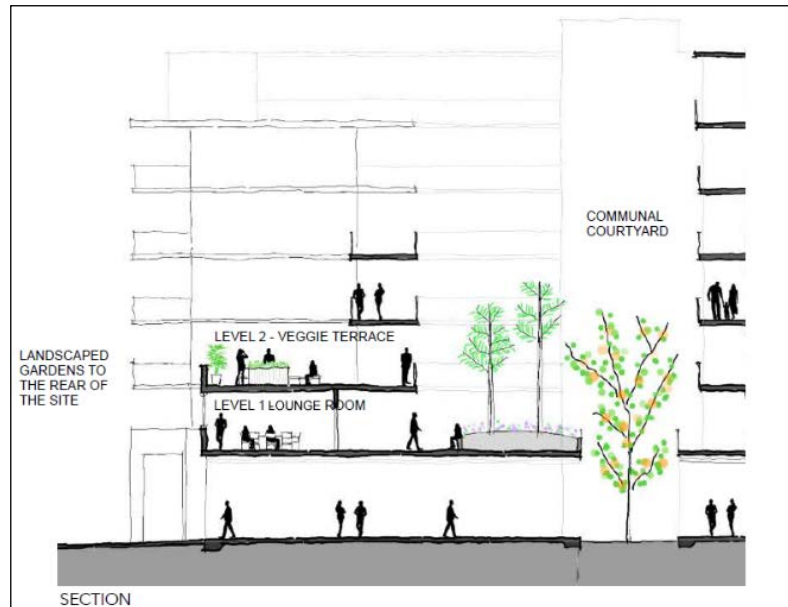
Figure 2 Side Balcony View Paths



Source: Integrated Design Group

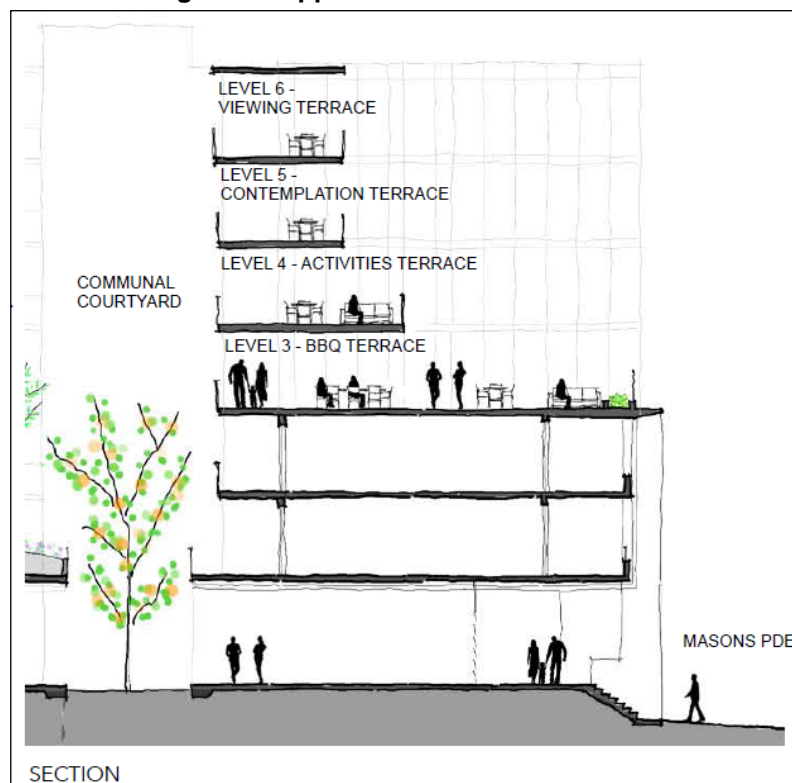
Additionally, in catering to solar access and natural ventilation objectives, the built form consists of a combination of residential towers of varying heights. The resulting floor plan consists of communal spaces with view paths between the individual residential apartments and towers, and the design encourages resident occupation of these areas for social interaction in the form of dedicated recreation and activity areas (refer **Figure 14** and **Figure 15**).

Figure 14 Lower Level Communal Areas



Source: Integrated Design Group

Figure 15 Upper Level Communal Areas



Source: Integrated Design Group

2.3.2 Active Crime Risk Management

In association with the passive supervision measures, and in consideration of times when passive supervision is not as effective as it otherwise is (after office hours, at night, or for potential perpetrators of crime not otherwise deterred), active risk management measures are proposed to secure the access and egress points of the building.

The Proposal will incorporate Closed Circuit Television (CCTV) and an external intercom station with a card reader to manage and monitor resident access at all external pedestrian entrances. Internal car parking will be accessible by remote control.

In terms of guest and visitor management, the external intercom station at each of the external pedestrian entrances will have video link to each apartment with remote door release. Access to the office, front & rear entry, and carpark control gates will be managed in the same manner.

The lobby lifts to residential levels will be activated by residents and staff with security card access. Simple deadlocks will be installed on the entry door to each unit.

Adequate lighting will be installed to ensure clear video link images and will also act as a deterrent to loitering at entry/egress points.

For resident welfare in general, a Tunstall personal alarm (or similar) will be available to each unit which will be linked to a back to base monitoring system.

2.3.3 Other Design Elements that Mitigate Crime Risk

With the design incorporating access limitations and centralised CCTV, there will be a sense that the costs of committing crime are greater than the likely benefits. This is assisted by:

- Maximising the risk to offenders - the design and the proposed mix of uses will effectively activate this portion of Mason Parade with pedestrian traffic, increasing the number of persons using the space and providing improved casual surveillance for the site and its surrounds.
- Minimise the actual and perceived benefits of crime – the actual and perceived benefits of crime will be minimised by:
 - increased activity and improved visual presence of the building at the Ground floor and along all boundaries, in conjunction with improved patronage at the site, reduces any perceived benefits that could be gained from anti-social behaviour; and
 - Clear delineation of the public and private spaces with controlled access and egress points restricting any perceived opportunities for offences to persons entering or leaving the building.
 - External lighting that is:
 - directed toward approaches to buildings rather than illuminating observers or vantage points (windows and doors).
 - maintained, including timely repair of any malicious damage. A dedicated caretaker is available to carry out such maintenance.
 - located to mitigate the likelihood of malicious damage and anti-social behaviour.
 - Landscaping should ensure that plants and landscaping are not located inappropriately, or overgrown to, avoid reduction in the effectiveness of lighting, signage or interpretation of signage.
- Minimise excuse making opportunities - with access control, surveillance over the site and reduced opportunities to enter the site outside of the main pedestrian and vehicle entry points, excuse making opportunities will be limited.

2.4 Response to CPTED Principles

A response to the principles of CPTED is provided in **Table 6**.

Table 6 Response to CPTED Principles

CPTED Principle	Assessment Response
<p>Surveillance</p> <ul style="list-style-type: none">• clear sightlines between public and private places• effective lighting of public places• landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.	<p>The proposal will afford clear passive surveillance of persons entering and leaving the premises, via:</p> <ul style="list-style-type: none">• The introduction of a pedestrian entry foyer from Masons Parade in clear view of the street• The proposal involves the introduction of landscaped treatment, and additional boundary barriers, in the form of building articulation that serves to reinforce the public and private domain;• Landscaping as proposed along Mason Parade and around the site and is of a kind that will not provide opportunities for concealment or entrapment of persons entering or leaving the building.• The communal verandah and residential balconies will provide additional passive surveillance opportunities• At upper levels, windows are provided to all elevations further improving opportunity for casual surveillance of the public domain.• Suitable lighting that complies with the relevant Australian Standard. Lighting will help maintain sightlines and potential concealment areas internal to the building.

<p>Access Control</p> <ul style="list-style-type: none"> landscapes and physical locations that channel and group pedestrians into target areas public spaces which attract, rather than discourage people from gathering restricted access to internal areas or high-risk areas (like carparks or other rarely visited areas). This is often achieved through the use of physical barriers. 	<p>The proposed development will be provided with suitable access control given that:</p> <ul style="list-style-type: none"> All access to the apartments and internal communal areas is via a dedicated controlled access foyer and lift. Communal areas will be monitored via CCTV to limit undesirable activities onsite during all hours of operation Each building entry point should be adequately signposted to enhance way finding and prevent unauthorised access to any restricted areas of site. Clear pedestrian routes are provided to and within the site. Again, signposting may be required to enhance way finding and prevent unauthorised access to any restricted area of the site. All internal and external signage and directions around the premises should be clear and installed in accordance with the Australian standards (AS1428).
<p>Space Management</p> <ul style="list-style-type: none"> Ensure that management and staff are aware of their obligations under the Work, Health and Safety Act 2011 and Regulations. Ensure activity and space management involves the supervision, control and care of space. 	<ul style="list-style-type: none"> Management of the premises will continue to incorporate a prompt response to any malicious damage onsite, including graffiti removal and building damage. The proposals interface to Masons Parade, will limit any potential opportunity for this type of damage. Good management will contribute to natural surveillance and guardianship to reduce the overall risk of crime. The use of organised security (i.e. alarms, 'back to base' alerts and security patrols) is recommended for the business premises outside of normal operating hours when natural surveillance is limited. The choice of building materials can deter vandalism by choosing materials that are more resistant and can easily be cleaned i.e. use of graffiti resistant paint.

<p>Territorial Reinforcement</p> <ul style="list-style-type: none"> • design that encourages people to gather in public space and to feel some responsibility for its use and condition • design with clear transitions and boundaries between public and private space • clear design cues on who is to use space and what it is to be used for. • Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures. 	<ul style="list-style-type: none"> • The public to private space transition is clearly delineated within the proposed plans via the clearly defined pedestrian entry provided. • The boundary of the public and private space is physically identified via an access ramp, stairs and doorways, which are not conducive to loitering and excuse making opportunities. • The entry system required for apartments and communal areas within the foyer make it very clear as to who is to be using the spaces, and what these spaces are intended to be used for. Increased CCTV around access/egress points will further act as a deterrent. • Good environmental maintenance promotes a sense of ownership and helps deter crime by increasing the perceived risk of detection. The repair of damaged property, lighting and removal of graffiti should occur as a matter of priority.
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3.0 Recommendations

To mitigate crime within the site and to maintain resident safety and comfort, the following recommendations are provided:

- CCTV be used in combination with other security measures to cover areas that have limited or no natural surveillance points.
- Employ lighting that complies with the relevant Australian Standard. Lighting should help maintain sightlines and potential concealment areas internal to the building.
- Implementing access control measures for the residential component such as swipe card entry to activate the lift or enter the stairwell.
- Each building entry point should be adequately signposted to enhance way finding and prevent unauthorised access to any restricted areas of site. All internal and external signage and directions around the premises should be clear and installed in accordance with the Australian standards (AS1428).
- Signage / line marking should clearly indicate service areas such delivery and waste collection zones any access restrictions and can be articulated at a later stage.
- The use of organised security (i.e. alarms, 'back to base' alerts and security patrols) is recommended for the business premises outside of normal operating hours when natural surveillance is limited.
- Use building materials that are more resistant to vandalism and can easily be cleaned i.e. use of graffiti resistant paint.
- Plants should be selected, sited and maintained where they will not reduce the effectiveness of lighting or interpretation of signage.
- Removal and reporting of any malicious damage to the building as soon as practical (within a maximum of 24 hours where possible).

Where necessary the consent authority may provide conditions of consent to ensure the provision of crime reduction and safety measures identified in this report or elsewhere through the assessment.

4.0 Conclusion

The proposed development has been assessed as being exposed to a moderate to high crime risk.

An assessment of the proposed design based on the principles of CPTED indicates that, with compliance of the recommendations, there is likely to be a lower propensity for crime within the site and its context.

The proposed use will also ensure any benefits from criminal activity are outweighed by the perceived risks of the crime.

The proposal is therefore supported on the grounds of crime assessment and prevention.

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