

JAMES MARSHALL & CO

CPTED Assessment

Proposed Manufactured Home Estate:
Chapmans Road Tuncurry NSW.

1. Introduction

James Marshall & Co has been engaged to prepare a Crime Prevention Through Environmental Design (CPTED) report for the proposed land lease community development located at 40 – 80 & 82 Chapmans Road Tuncurry, catering for people aged 55 years and over. The site comprises the following:

- 283 manufactured home sites developed over 4 stages.
- Establishment of a community facility precinct including:
 - A community building (including a cinema, library, craft room, gym, kitchen, managers office, and washrooms), covered outdoor seating areas, bus drop off area, and associated landscaping;
 - A pickleball court, swimming pool, a three-lane bowling green, events lawn, and an outdoor activity area; and
 - Landscaping and associated works.
- Construction of the internal access road network, including a secured main entrance and an emergency access point via Chapmans Road, 48 visitor parking space, and 25 RV/ caravan parking spaces.
- Footpath upgrades along a portion of Chapmans Road.

The indicative masterplan is shown in Figure 1 and the indicative design of the community facility in Figure 2.

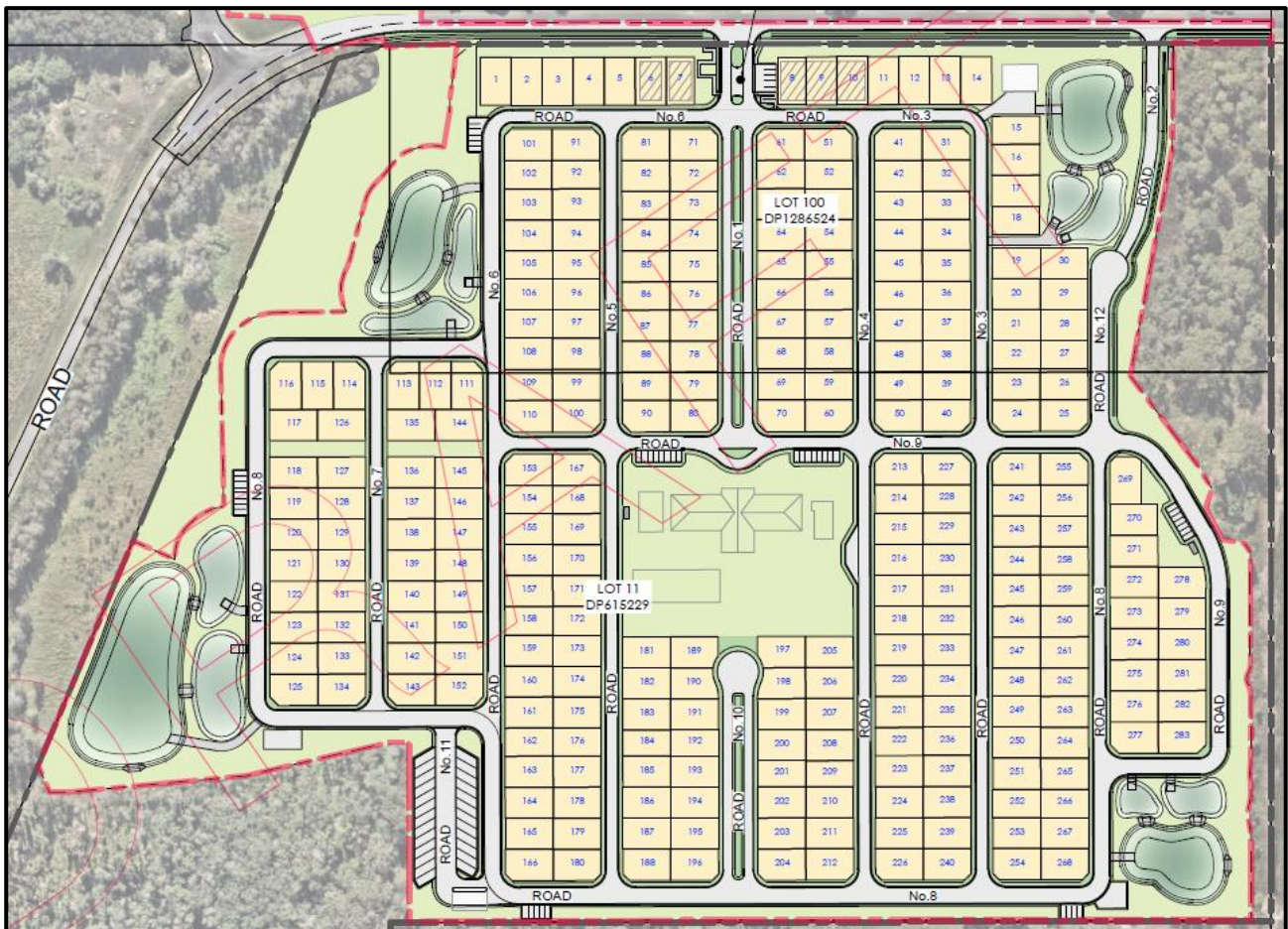


Figure 1: Indicative Masterplan



Figure 2: Central Community Facility

The CPTED assessment aims to ensure environmental factors take into account potential crime risk factors to promote safety amongst residents living in the proposed facility and is prepared in accordance to:

- NSW government publication Crime Prevention and the Assessment of Development Applications – Guidelines Under Section 4.15 of the EP and A Act.
- Mid North Coast Council Development Control Plan (DCP) 2020: Part 17 Manufactured Homes Estates and Caravan Parks: 17.3.11 Crime Prevention through Environmental Design (CPTED).

This CPTED assessment has incorporated the following methodology:

- land use assessment of the proposed development site and surrounding area.
- Assessment of plans for the proposed development using Safer by Design principles.
- Assessment of crime statistics/data for Mid North Coast Council area and surrounding area.

The methodology involves both a broader strategic assessment of the LGA's crime characteristics as well as the localised site characteristics; allowing for an assessment whether the development is likely to contribute to an increased incidence of crime (or perceived) if it is approved. The recommendations made in this report are consistent with Safer by Design principles.

2. Safer By Design

2.1 Overview

In April 2001, the then NSW Department of Infrastructure, Planning and Natural Resources (Department of Planning and Environment) introduced Crime Prevention Legislative Guidelines to Section 79C (now Section 4.15) 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. If a development is thought to present a crime risk, the guidelines can be used to justify modification of the development on the grounds that crime risk cannot be appropriately minimised.

Councils and local police are encouraged to identify the types of development that will 'typically' require a crime risk assessment, and prepare a consultation protocol. Protocols are location (need) based agreements

CPTED Proposed Manufactured Home Estate: Chapmans Road Tuncurry NSW. which outline the types of development that will be jointly assessed, how construction will occur and timeframes for consultation. Subject to council direction, development types not listed in local consultation protocols will not require a formal crime risk (CPTED) assessment.

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities, communities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space.

This is because predatory offenders often make cost benefit assessment of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension);
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime);
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards); and
- Minimise excuse making opportunities (removing conditions that encourage / facilitate rationalisation of inappropriate behaviour).

2.2 CPTED Principles

CPTED employs four key strategies which are outlined below:

2.2.1 Territorial re-enforcement

Community ownership of public space sends 'signals' to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and are more likely to intervene if crime is taking place, or if there is a risk of crime occurring. Furthermore, criminals rarely commit crime in areas where the risk of detection is high.

Territorial re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should not be and what activities are appropriate.

2.2.2 Surveillance

People feel safe in public areas when they can see and interact with others, particularly people connected with that space, such as shopkeepers or adjoining residents. Criminals are often deterred from committing crime in places that are well supervised.

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well planned, well designed and well used space.

Technical / mechanical surveillance is achieved through mechanical / electronic measures such as CCTV, help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high risk locations.

Formal (or Organised) surveillance is achieved through the tactical positioning of guardians. An example would be the use of the on-site supervisors, e.g. security guards at higher risk locations.

2.2.3 Access control

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations as they minimise opportunities for people to wander in areas where they are not supposed to. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.

Natural access control includes the tactical use of landforms and waterways features, design measures including building configuration, formal and informal pathways, landscaping, fencing and gardens.

Technical / Mechanical access control includes the employment of security hardware.

Formal (or Organised) access control includes on-site guardians such as employed security officers

2.2.4 Space / Activity Management

Space / Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Conversely, places that are infrequently used are commonly abused. There is also a high correlation between urban decay, fear of crime and avoidance behaviour. The recommendations below relate to the general surrounds and also the internal layout to the development.

The proposed development has been assessed against these four principles.

3. Area Analysis

3.1 Area Characteristics

The Mid-Coast region is home to a diverse community that is expected to grow by almost 30% to 122,962 people by 2036. The region is a popular location for retirees, and ageing community which is also a key driver in the large, and growing aged care sector. The region is also a popular place for families with children; however, the community strategic plan also identifies that young people often leave the area to pursue higher education or employment opportunities.

A summary of base population characteristics for the Mid-Coast Council Area for 2021 and 2016 are shown in Table 1.

Table 1: Population Characteristics (2016 – 2012)

	2021	2016
People	96,579	90,303
Male	48.8%	48.8
Female	51.2%	51.2
Median age	54	52
Families	26,965	24,837
Average number of children per family		
for families with children	1.8	1.8
for all households (a)	0.5	0.6
All private dwellings	50,346	47,404
Average number of people per household	2.2	2.2
Median weekly household income	\$1,060	\$887

Median monthly mortgage repayments	\$1,500	\$1,324
Median weekly rent (b)	\$315	\$250
Average number of motor vehicles per dwelling	1.8	1.7

Source ABS Census

3.4. Crime Characteristics

Crime characteristics and LGA rankings for the Mid-Coast LGA are shown in Table 2. Table 3 shows Crime by Premises (within the LGSA). Hotspot maps are also used to illustrate the location of crime in the area.

Table 2: NSW LGA Ranking of Reported Crime for Mid-Coast LGA July 2023 to June 2024

Reported Crime	Rank
Assault - non-domestic violence related	41
Assault - domestic violence related	43
Robbery	48
Break and enter - dwelling	36
Break and enter - non-dwelling	40
Motor vehicle theft	34
Steal from motor vehicle	55
Steal from retail store	40
Malicious damage to property	45

Source: BOCSAR (December 2024)

Table 3: Crime and Premises Type

<i>Premises type</i>	<i>Domestic violence related assault</i>	<i>Non-domestic violence related assault</i>	<i>Sexual offences</i>	<i>Robbery</i>	<i>Break and enter non-dwelling</i>	<i>Motor vehicle theft</i>	<i>Steal from motor vehicle</i>	<i>Steal from person</i>	<i>Malicious damage to property</i>
Office	0	2	1	0	10	1	2	0	13
Personal services	2	2	3	0	14	5	0	0	5
Retail/wholesale	7	29	12	3	78	6	11	1	37
Carpark	6	9	1	1	2	9	26	0	30
Education	1	62	15	0	19	0	0	1	30
Health	1	7	2	0	1	0	1	0	7
Industrial	0	0	0	0	12	6	4	0	8
Outdoor/public place	63	135	35	10	9	69	96	5	126
Recreation	1	7	4	0	5	2	2	0	11
Religious	0	2	0	0	1	0	0	0	4
Residential	525	185	201	6	15	171	192	4	512
Public transport	0	2	2	0	0	0	0	1	3
Utilities	0	0	0	0	2	0	0	0	3
Vehicle	1	4	0	0	0	0	2	0	0

Source: BOCSAR (December 2024)

3.5 Location of Crime

The concentration of crime in the LGA has been mapped and shown as 'hot spots' (meaning the higher concentration / number of the incidence of crime appear a darker shade of red).

The available hot spot maps for Mid-Coast LGA, with the general area of the development highlighted, are shown below. It should be noted that common crime trends will be influenced by the land use characteristics. For example, there will be a higher rate of alcohol related offences in areas where there is a concentration of late night trading liquor outlets, there may be a higher incidence of malicious damage in areas where there is less surveillance.

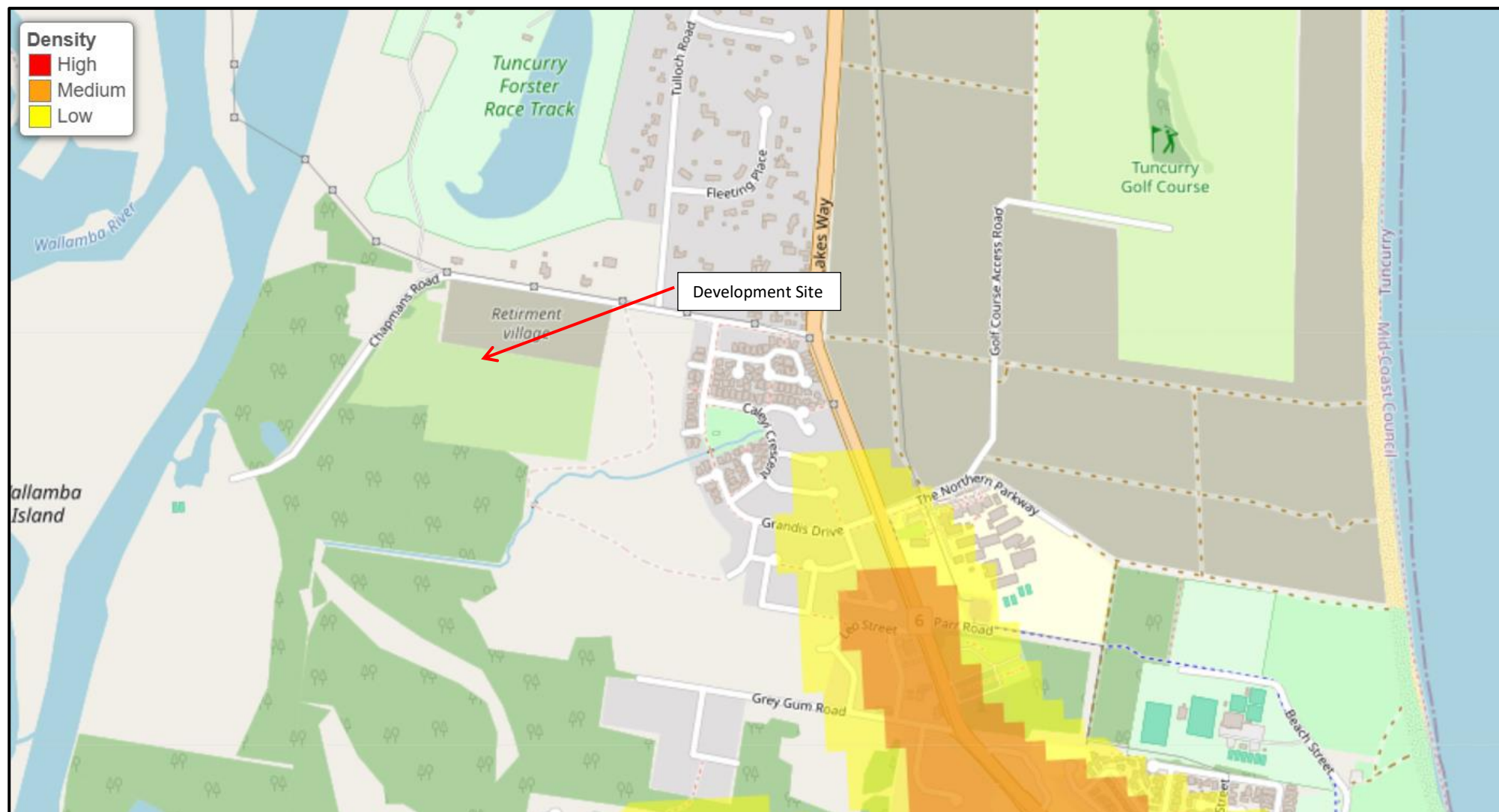


Figure 4: Incidents of Assault (Domestic assault) from July 2023 to June 2024

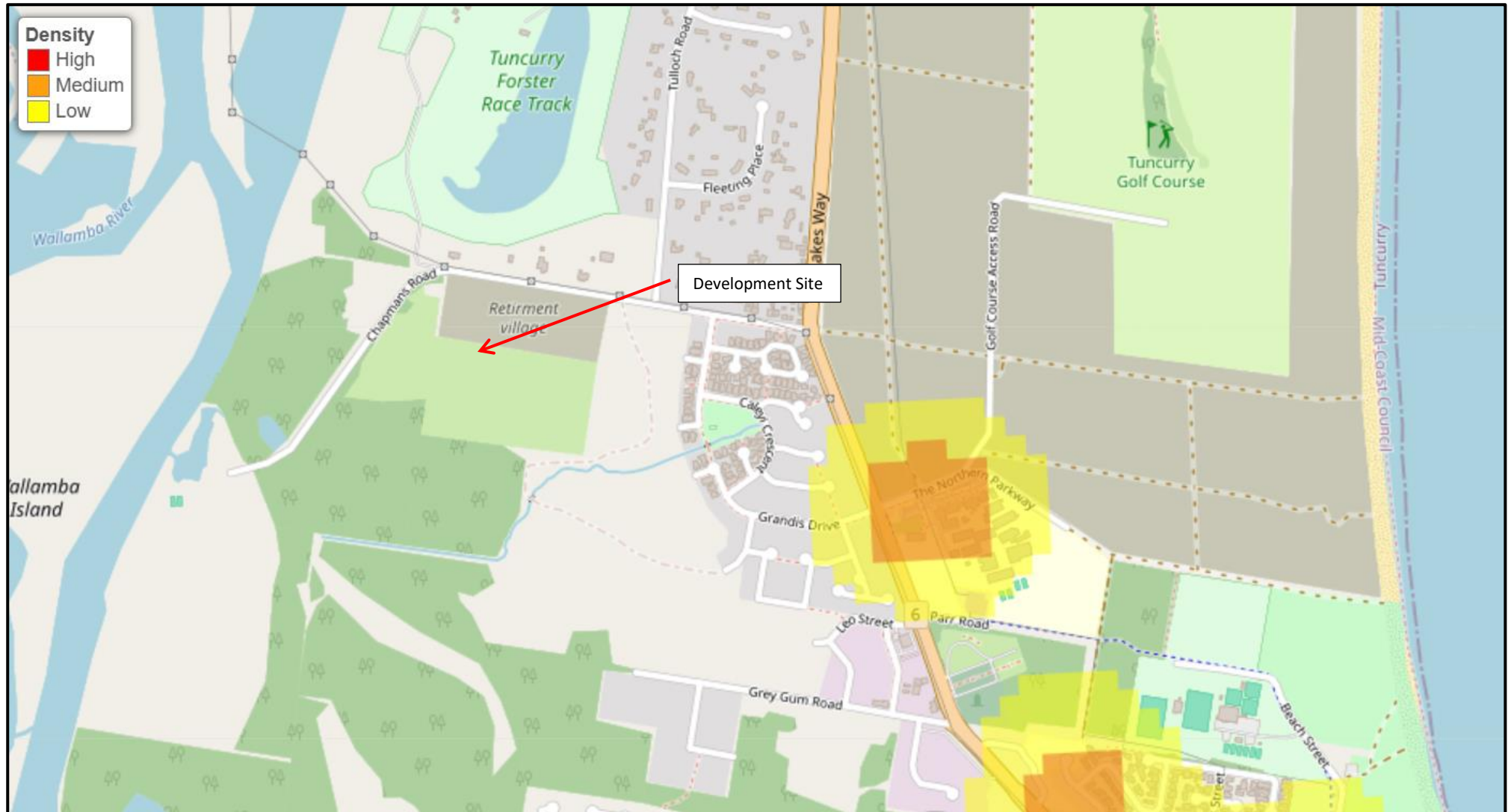


Figure 5: Incidents of Assault (Non-domestic assault) from July 2023 to June 2024



Figure 6: Incidents of Robbery from July 2023 to June 2024

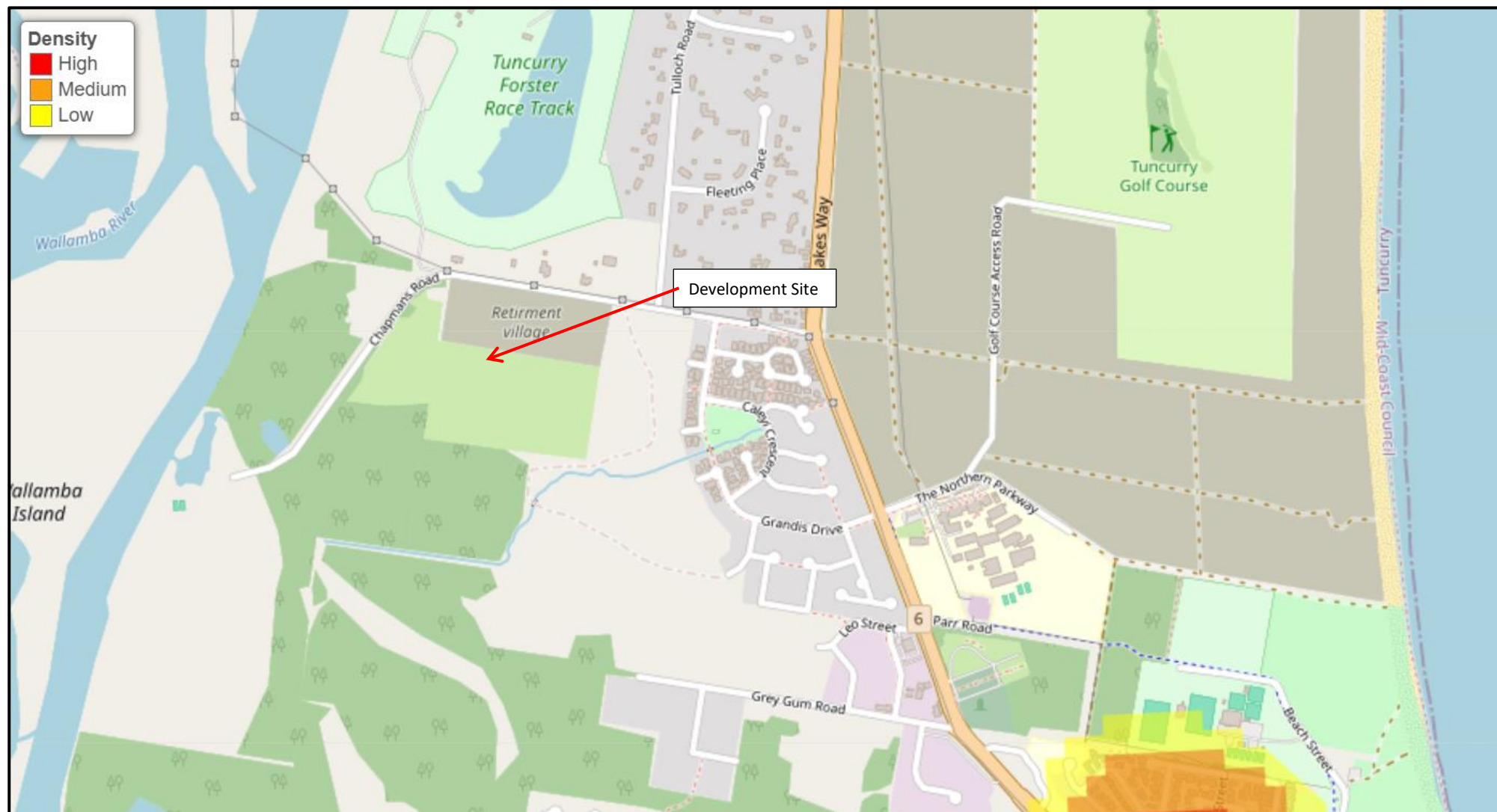


Figure 7: Incidents of Theft (Break & enter dwelling) from July 2023 to June 2024



Figure 8: Incidents of Theft (Break & enter non-dwelling) from July 2023 to June 2024

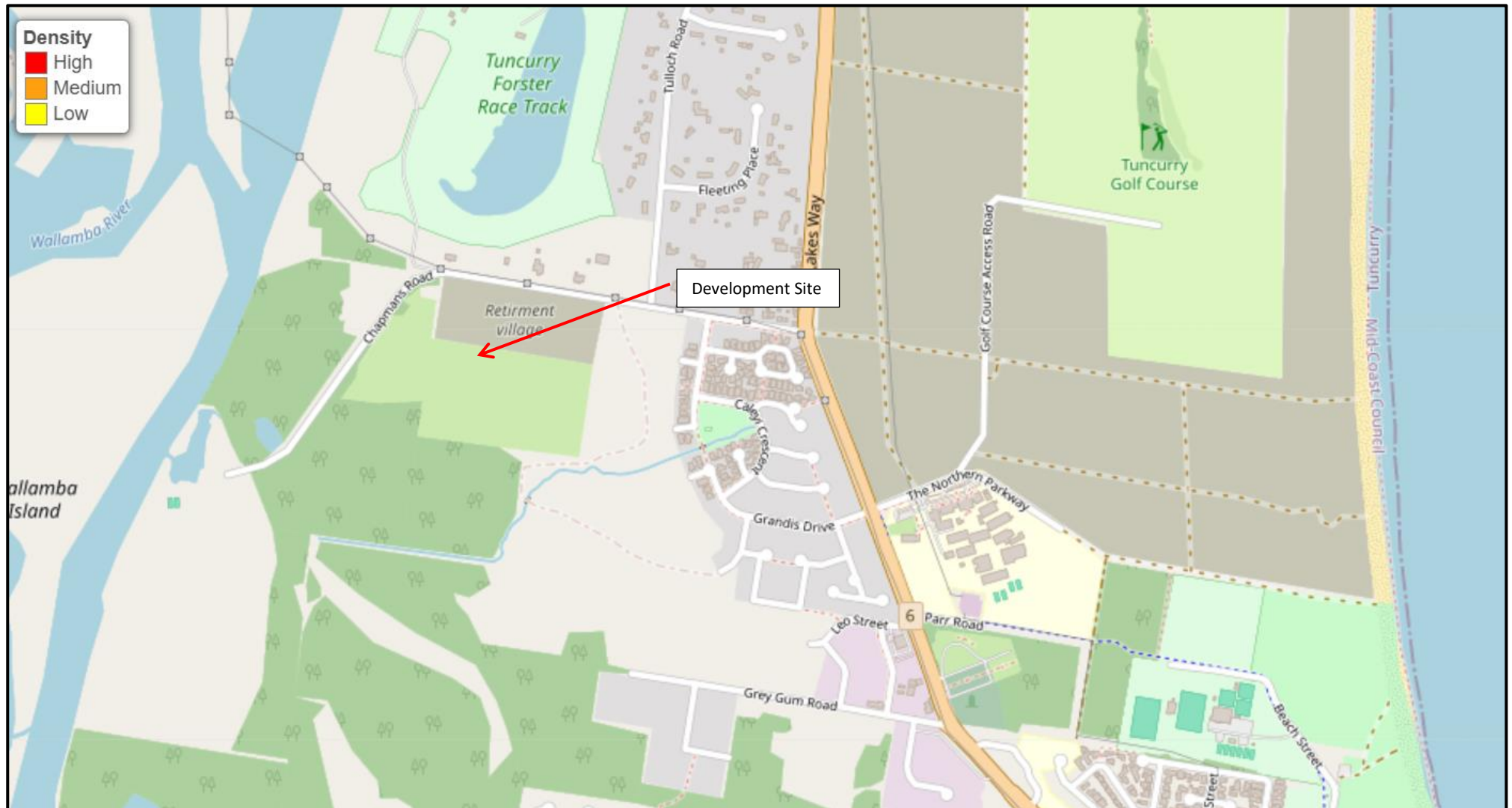


Figure 9: Incidents of Theft (Motor vehicle theft) from July 2023 to June 2024

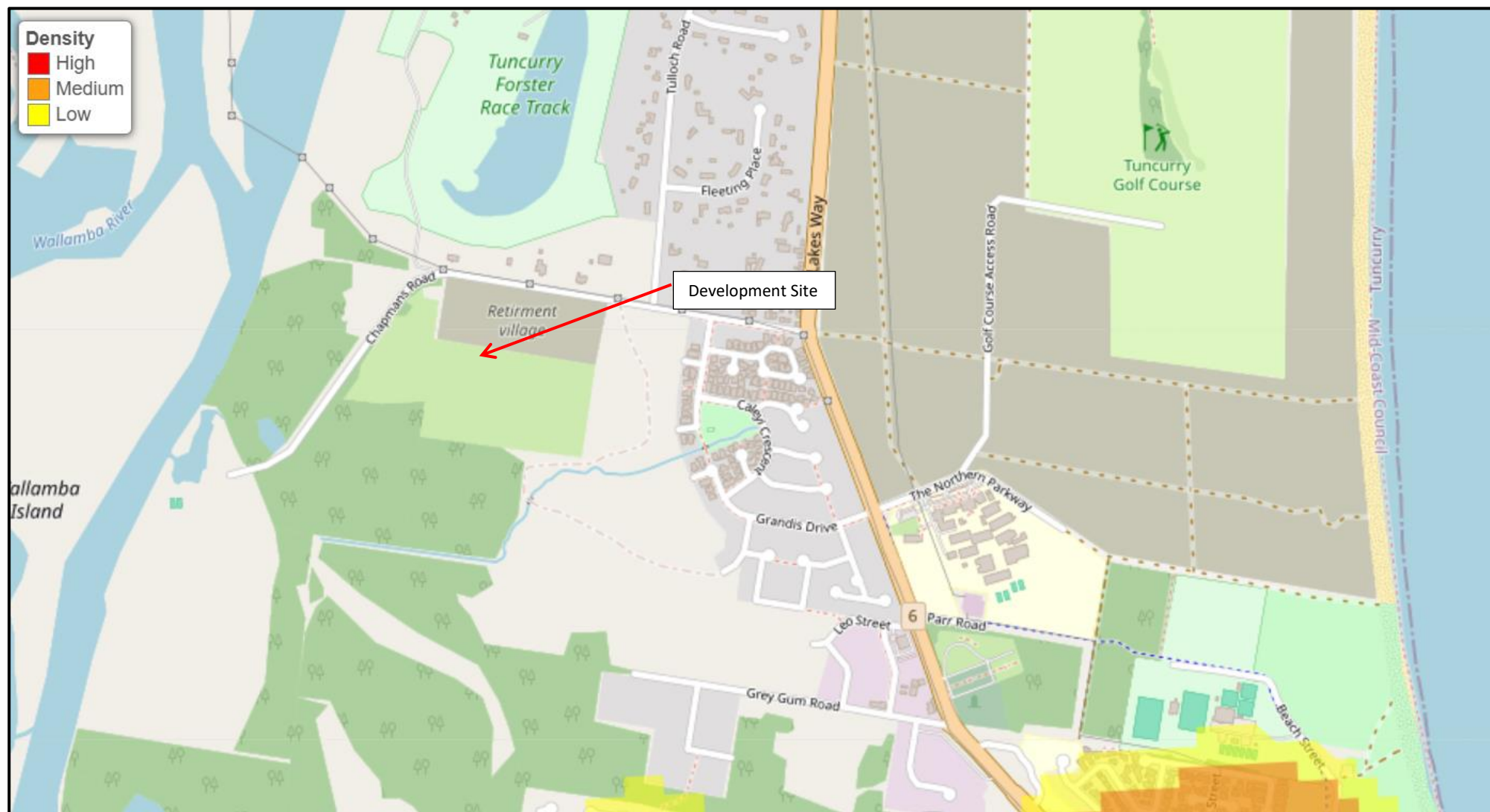


Figure 10: Incidents of Theft (Steal from motor vehicle) from July 2023 to June 2024



Figure 11: Incidents of Theft (Steal from dwelling) from July 2023 to June 2024

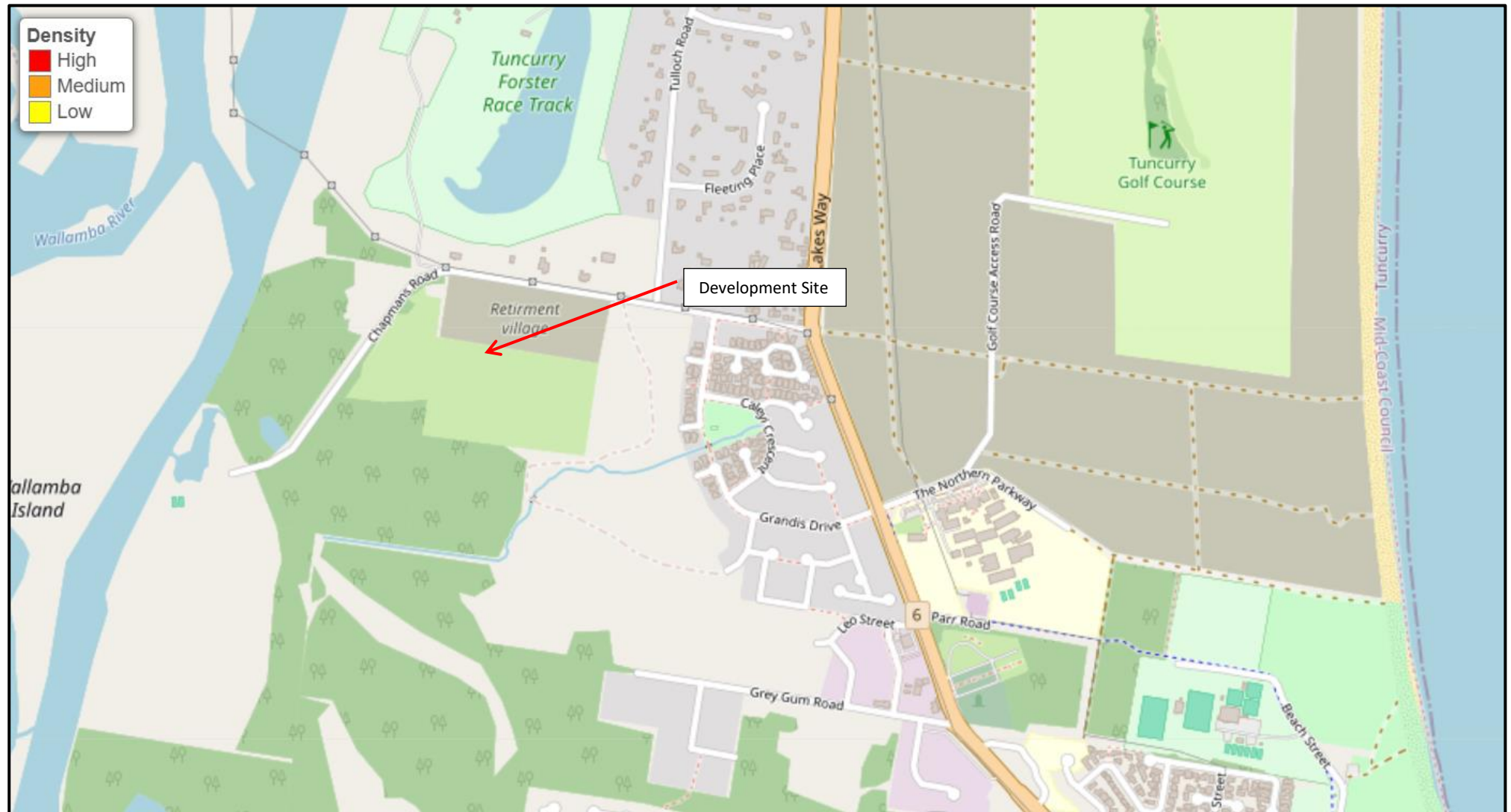


Figure 12: Incidents of Theft (Steal from person) from July 2023 to June 2024

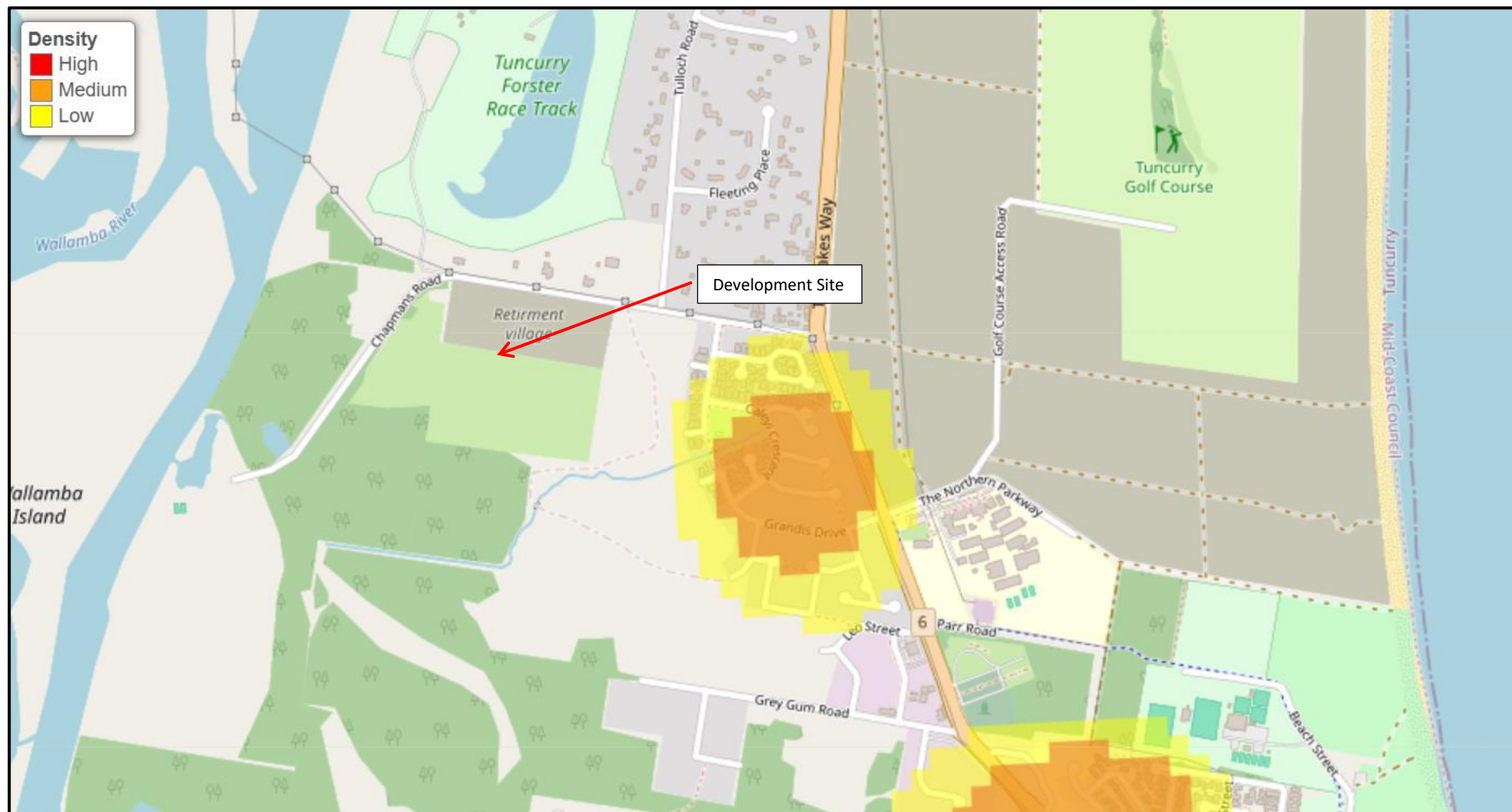


Figure 13: Incidents of Malicious damage to property from July 2023 to June 2024

Crime data from the Bureau of Crime Statistics and Research show the following general influencing / contributing factors for the crime characteristics:

- Outdoor and public spaces are more likely to be targets for assault, sexual offences, break and enter, theft of motor vehicle, steal from motor vehicle and malicious damage.
- Retail stores are targeted for the highest amount of break and enter.
- Stealing from motor vehicle is more likely from a car park.
- Females are more likely to be victims of domestic violence related assault.
- Males are more likely to be victims of non-domestic violence related assault.

4. General Recommendations

The following are general CPTED principles are recommended for the proposed site:

4.1 Territorial re-enforcement

- The installation of a fence on any boundary that adjoins a private property (or non-associated property including vacant land) is required to secure the perimeter of the site and each individual property.
- A gated entry is recommended to ensure authorised vehicle access only (residents, visitors and trades people).
- Signage at entry points into the site should be erected and clearly identify direction of travel, visitor parking and site manager location.
- Clearly signpost any area in the site where access is prohibited or is private (i.e. staff entry / service entry, grounds, the rear of the site etc.).

4.2 Surveillance

- Landscaping should not inhibit natural surveillance (block sight lines) or provide concealment and entrapment opportunities. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future. Heavy vegetation should also be avoided at the entrance areas of all the buildings throughout the site so as not to provide concealment opportunities and inhibit line of sight. Shrubs should not be greater than 1 meter in height and the canopy of tall trees should be higher than 1.8 meters.
- The building design should not inhibit natural surveillance (block sight lines) or provide concealment and entrapment opportunities. It is recommended that the set back of entry foyers and door recess be a maximum of 1 meter.
- Australian and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.

- Pathways / line of pedestrian travel should be lit with low lighting to mark the path of travel at evening / night time.
- The central community facility should be wired for CCTV so it can be installed if evidence suggests it is required.

4.3 Access control

- All entry points (pedestrian and vehicle) should be clearly signposted and identify the area as being private property.
- Trees should not be planted close to any buildings as it creates a 'natural ladder' to the roof of any building.
- All tradespeople should be required to report to the site manager before accessing residences to ensure authorised access.

4.4 Space / Activity Management

- Directional signage is to be provided throughout the development. The signage is to be clear and legible to aid 'way finding' throughout the development, especially for visitors and emergency vehicles.
- Installation of 'Park Smarter' signage (or similar) is recommended to minimise opportunity for theft from vehicles, in particular the visitors car parking areas.
- The central community facility should have clear expectations of users and hours of use etc. to ensure activity does not adversely impact on residents.
- The area (including gardens, fencing) should be well maintained. Any evidence of anti-social behaviour (e.g. graffiti, malicious damage, broken lights etc.) should be cleaned / fixed / replaced within 24 hours. A maintenance plan should be developed for the site.
- The garbage bin area to be secured and kept out of general sight.

4.5 Community Facility and Surrounds

- Community facility is ideally located within the site as it provides for adequate surveillance from other residents
- Expectations of users to be clear to ensure that the use of the community facility does not adversely impact on amenity of other residents
- Back to base alarm to be installed
- Ensure that windows are kept free of posters etc. to ensure adequate line of sight into the facility and therefore enhance surveillance
- Provide wiring for CCTV so it can be installed if needed.
- Install signage to assist with wayfinding to and from the facility and within the building
- Recommend that a fence to be installed around the perimeter of the facility lot as a means of marking delineating the area; and to ensure that access is via main entry.

- Entry to the facility to be secure and key (or access code) to be provided to authorised users (residents) entry.
- Regular check of the facility and grounds to ensure broken / damaged items are repaired as soon as practical.
- Back to base security alarm after hours.

6. Conclusion

James Marshall & Co has been engaged to prepare a Crime Prevention Through Environmental Design (CPTED) report for the proposed manufactured home estate development located at 40 – 80 & 82 Chapmans Road Tuncurry. The site comprises the following:

- 283 manufactured home sites developed over 4 stages.
- Establishment of a community facility precinct including:
 - A community building (including a cinema, library, craft room, gym, kitchen, managers office, and washrooms), covered outdoor seating areas, bus drop off area, and associated landscaping;
 - A pickleball court, swimming pool, a three-lane bowling green, events lawn, and an outdoor activity area; and
 - Landscaping and associated works.
- Construction of the internal access road network, including a secured main entrance and an emergency access point via Chapmans Road, 48 visitor parking spaces and 25 RV / caravan parking spaces.
- Footpath upgrades along a portion of Chapmans Road

The incidences of crime in Tuncurry are generally low and the area does not necessarily pose a crime risk at present. After review of architectural design plans and understanding of operational management, the proposed development is generally compliant with CPTED principles. With the adoption of the strategies outlined in this report, the crime risk is considered low.