



ON BEHALF OF
WRS INVESTMENTS

PROJECT DETAILS
PROPOSED BAR, DINING AND FUNCTION CENTRE

LOCATION
LOTS 1, 3 AND 20 SECTION 3 DP 758250
No 29-35 GREY STREET, CLARENCE TOWN, NSW

SUBMISSION DATE
JANUARY 2025

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REPORT



The
WILLIAMS
RIVER STEEL
GROUP OF COMPANIES
There is a Difference

HEAD OFFICE - NEWCASTLE

25 OLD PUNT ROAD

TOMAGO NSW 2322

PHONE: (02) 4985 2000

COFFS HARBOUR

UNIT 1/12 INDUSTRIAL DRIVE

SOUTH COFFS HARBOUR NSW 2450

PHONE: (02) 6651 7223

BRISBANE:

17 COMMERCE CIRCUIT

YATALA QLD 4207

PHONE: (07) 3804 7944

AUSTRALIA WIDE

1300 363 121

CONTACT DETAILS

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OWNERS NAME: WRS Investments

APPLICANT NAME: Williams River Steel

CONTACT DETAILS: Chris White of Williams River Steel Pty Ltd
25 Old Punt Rd, Tomago NSW 2322
Ph: 02 4985 2000
Fax: 02 4985 2099
Email: chris.white@wrsteel.au

ADDRESS OF LAND TO BE DEVELOPED: Lot 1,3 & 20 Sec 3 DP 758250
29-35 Grey Street
Clarence Town NSW 2321

SITE AREA: 5837m2

LOCAL AUTHORITY: Dungog Shire Council

STATUS: D.A Submission

ZONING: E1 – Local Centre



Figure 1 - Zoning Map

Lot 1,3 & 20 Sect 3 DP758250, Grey Street, Clarence Town NSW 2321

1.0 - INTRODUCTION

This crime prevention through environmental design (cpted) report has been prepared by Williams River Steel to support the application for the proposed construction of a bar, dining and function centre. The building is to include:

- A restaurant with bar and dining areas, comprising 14 tables indoors and a further 5-8 tables in the courtyard.
- A function center with seating for approximately 110 people
- 'Back of house' areas including kitchen, storage, and amenities.
- Car parking and landscaped areas

The lot is owned by Williams River Steel Investments Pty Ltd. as described on deposited plan. The proposed development will not interfere with the use of other existing buildings adjacent to the development. The site is predominately cleared of vegetation with some remnant vegetation described as severely degraded present along the northwestern side of the site. No significant vegetation will be removed as part of the proposed development.

The existing building on lot 1 will be retained and used for hair and beauty as per existing approval under DA 63/2020 dated 06 July 2020

The development will address relevant planning matters contained within Dungog Shire Council LEP 2014 and DCP identifying any potential impacts and mitigation matters.

Proposed operating hours will vary depending on the activity.

Normal Operating Hours

Sunday – Thursday	12pm (Midday) – 12am (Midnight)
Friday/ Saturday	12pm (Midday) – 12am (Midnight)

Functions will possibly slightly increase these hours, with weekend breakfast being an option (no alcohol served). The proposed number of patrons are detailed in the noise / traffic assessment reports. The licence will be applying for is Monday to Sunday 12am – midnight.

The intention is to apply for a General Bar Licence.

2.0 - PREVIOUS AND CURRENT USES

Most of the site is vacant.

The site contains a retail building that will be retained and used as a hair and beauty salon. This will not be part of the licenced premises.

3.0 - EXISTING STRUCTURES

The site currently has a single story rendered brick building. This building is located on the southeast section of Lot 1. This is the corner of Grey Street and Queen Street. This will not be part of the licenced premises.

4.0 - SITE ANALYSIS

The site is located at 29-35 Grey Street and is within the Dungog Local Government Area (LGA).

The site is legally described as Lots 1, 3 and 2 in Section 3 of DP758250. The total site area is 5837m².

The site and surrounding area is zoned E1 – Local Centre and R1 – General Residential. The existing surrounding developments consist of mixed-use buildings that include both large lot residential as well as small to large retail and commercial buildings. The site is located on the corner of Grey Street and Queen Street.

The following site constraints are relevant to the site:

- Clarence Town Grey Street Precinct Significance – Local Heritage zone
- Drinking water catchment area.
- Flood Prone Area



Figure 2 - Aerial Photograph

Lots 1, 3 and 20 Sect 3 DP758250
Grey Street, Clarence Town NSW 2321

5.0 - DESCRIPTION OF DEVELOPMENT

The proposal adopts vehicle entry from Grey Street & vehicle exit on Queen Street with parking to the rear of the site, pedestrian access is via a dedicated accessible footpath from the Grey street frontage.

Truck delivery / loading will be catered for via the dedicated loading dock at the rear of the building along with designated courtesy bus standing space directly adjacent to the main / carpark entry.

Internally the facility will be divided into a number of main areas being the restaurant, function area, public bar Area & outdoor terrace & beer garden along with back of house kitchen, cool rooms, storage, amenities & first floor offices.

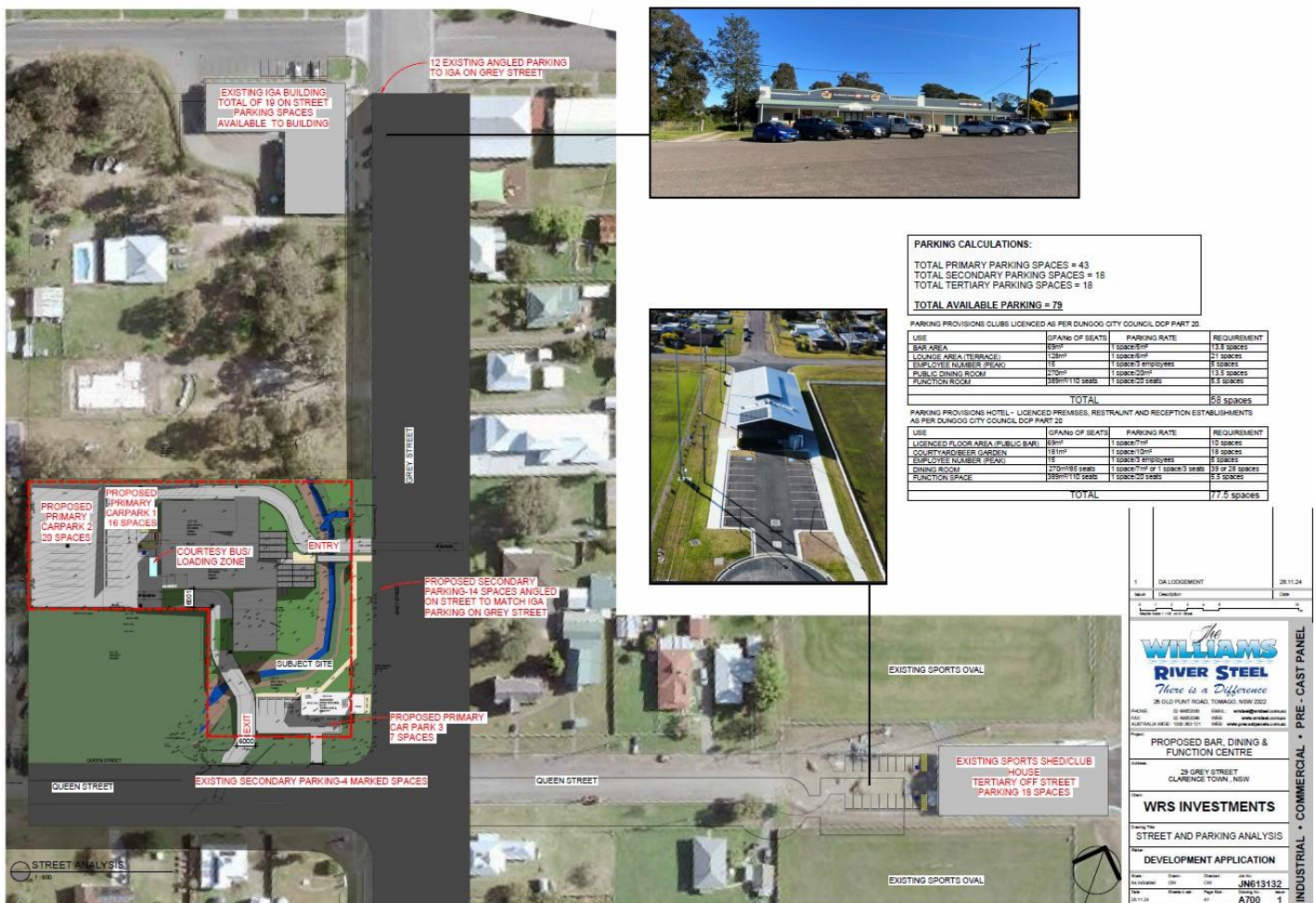
The restaurant has been designed as an open plan light filled space with direct access to the bistro style order counter, bar & amenities. The main thoroughfare area identified with timber flooring & lower height ceiling provides distinct delineation of the family restaurant area from the bar area.

The function area has been designed with fold away partition wall to enable private functions when required, the room has direct access to the main bar & the kitchen for catering purposes along with dedicated amenities all accessible with our without the fold away partition wall being in place. The function area has direct access to a small outdoor terrace.

The outdoor terrace & bear garden have been designed to maximise the northern exposure & provide direct access to the lawn area surrounded by the landscaped drainage channel which has been designed as a feature of the site.

The kitchen, bar & cool rooms have been designed to effectively function as a two way arrangement providing direct service to the restaurant, function area & main bar without doubling up staff or facilities. All back of house areas have direct access to & from the dedicated loading dock & waste storage area without crossing public areas.

On the upper floor there is internal access to the open air mechanical plant area along with a office / staff room space.





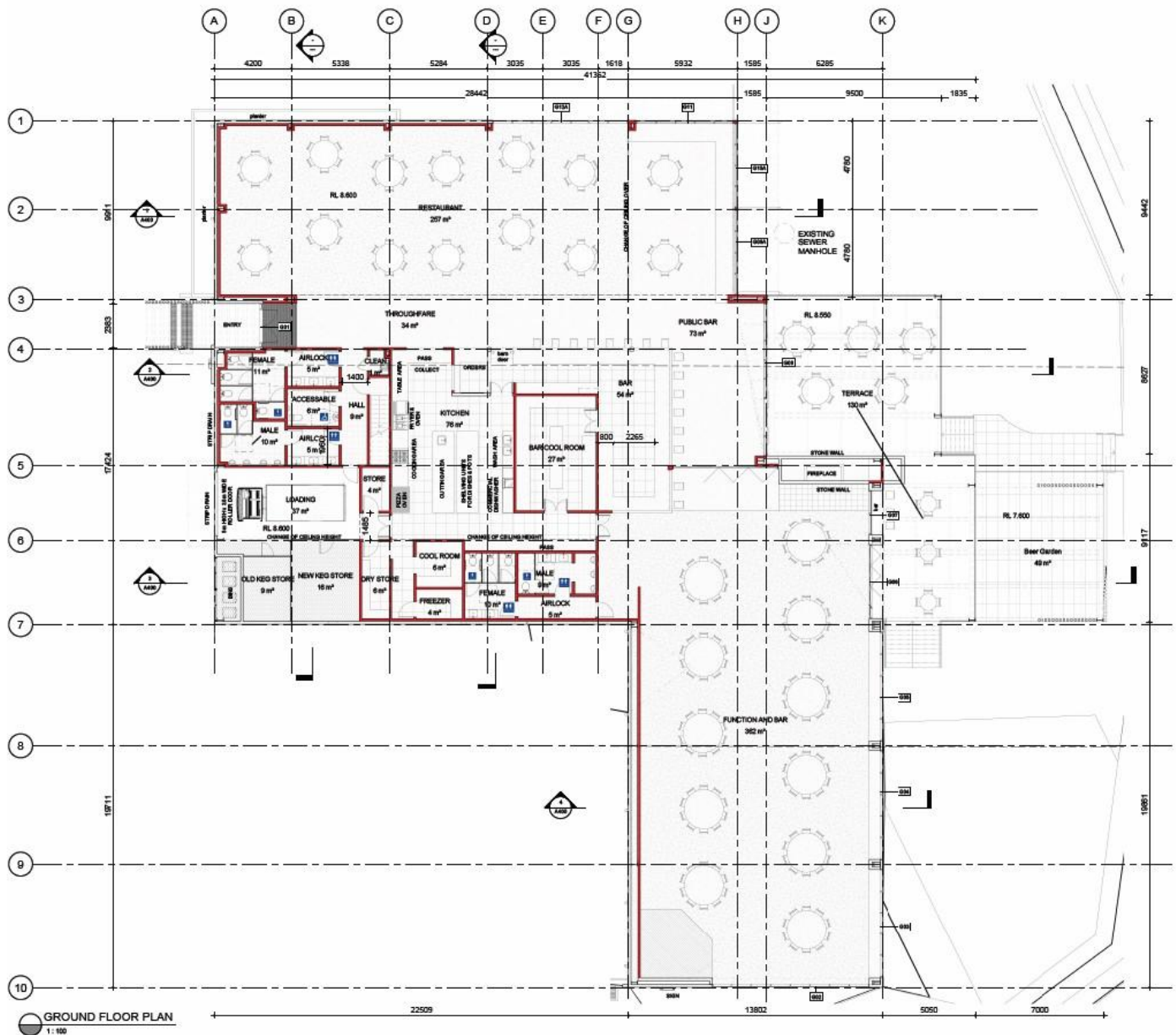
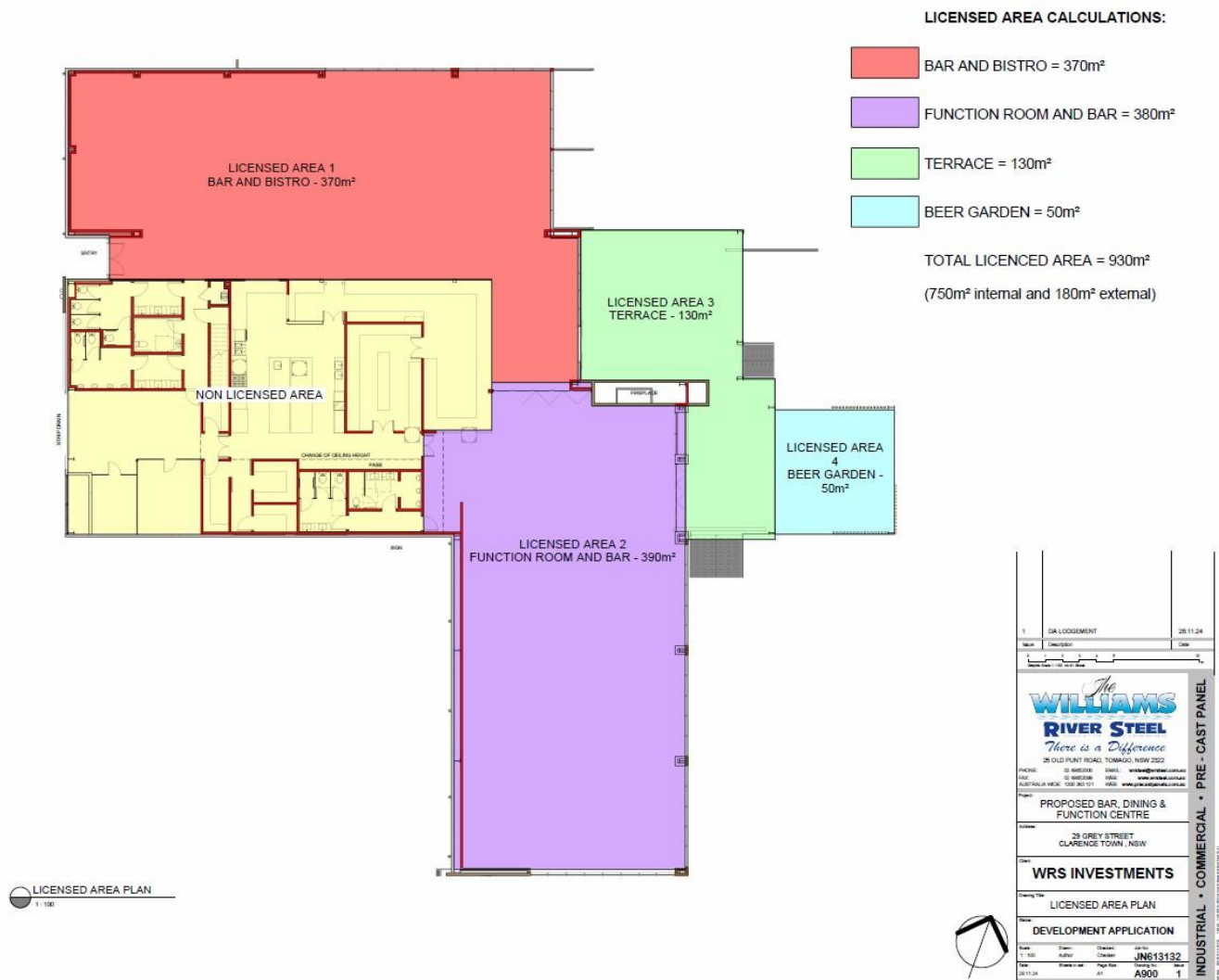


Figure 5— ground floor plan (Williams River Steel - Architectural plans)



6.0 – LIQUOR LICENSING

It is proposed to obtain a General Bar Licence from the Department of Liquor & Gaming, areas to be licences are as per the proposed licencing plans below.



7.0 - CRIME AND SAFETY CONTEXT

A review of crime and safety issues identified in the suburb of Clarence Town , derived from the NSW Bureau of Crime Statistics and Research (BOCSAR), provides a relevant baseline of crime and safety data. It is important to point out that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR i.e. Recorded Incidents (RI), not necessarily all crimes committed in Clarence Town.

Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity. In addition, it is pointed out that crime data must be interpreted with caution as many factors may influence apparent trends. Police “crackdowns”, for

example, on particular types of offences may push up recorded crime rates for those categories of offences. The increase in figures therefore does not necessarily translate to an increase in that type of crime, but rather an increase in convictions for that type of crime.

The table below shows crime trends within the Dungog LGA between July 2022 & June 2024. They show that most recorded crimes were stable/experienced no change. Notably, malicious damage to property indicated a 50% decline per year. The levels of crime within the suburb are considerably low in relation to the state context.

Offence type	July 2022 - June 2023	July 2023 - June 2024	July 2023 - June 2024 LGA Rank*	July 2023 - June 2024 LGA Ratio to NSW Rate~	Two year trend (%)^^	Ten year trend (annual average % change)^^
Murder^	0	0		-	nc**	nc**
Domestic violence related assault	35	32	86	0.7	Stable	Stable
Non-domestic violence related assault	21	29	81	0.7	Stable	nc**
Sexual assault	13	29	8	2.4	nc**	nc**
Sexual touching, sexual act and other sexual offences	8	14	42	1.4	nc**	nc**
Robbery	0	0		-	nc**	nc**
Break and enter dwelling	10	15	95	0.6	nc**	nc**
Break and enter non-dwelling	5	13	64	1.3	nc**	nc**
Motor vehicle theft	13	12	89	0.7	nc**	nc**
Steal from motor vehicle	13	10	116	0.3	nc**	nc**
Steal from retail store	5	1	117	-	nc**	nc**
Other stealing offences	46	50	56	1.1	Stable	Stable
Malicious damage to property	41	41			Stable	Stable

** Trend information is not calculated (nc) if at least one 12-month period in the selected timeframe had less than 20 incidents.

8.0 - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED is the term that encompasses the philosophical theory and practical application of design practices for buildings and places that seek to prevent crime. A building or place designed with CPTED principles in mind achieves:

- deterring crime by increasing the perception and chance of crime being detected, witnessed, challenged or criminals captured;
- making the opportunities for crime occurrence more difficult; and
- limiting or concealing opportunities for crime.

The NSW Police Force describe the “Safer by Design” approach in the following manner:

“Crime Prevention through Environmental Design (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 (law, offender, victim or target, opportunity) from intersecting in time and space. 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).”

CPTED employs four key strategies, including; territorial re-enforcement, surveillance, access control and space/activity management. All CPTED strategies aim to create the perception or reality of capable guardianship.

The four key strategies have been applied to the development proposal and analysis and commentary is provided in below and within the following pages.

8.1 SURVEILLANCE

Crime can be reduced by providing opportunities for effective surveillance. In areas with high levels of natural and passive surveillance offenders are deterred from committing a crime. Natural and passive surveillance in relation to the proposal needs to be understood at the macro / site level and the individual occupant level.

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 on-site supervisors, e.g. security guards at higher risk locations.

Macro / Site Level

The location of the subject site in its prominent location and the siting of the proposed development results in primary consideration of both frontages to Grey Street and Queen Street.

It is understood that security of the site in terms of alternate access points will be managed via security staff / physical surveillance at entry points.

With regard to the frontage of the development to Grey Street and Queen Street, the following passive surveillance attributes are demonstrated in the development:

- The proposed development provides a single pedestrian access and a vehicular access point from Grey Street via a bridge over the drainage channel & a double width exit driveway to Queen Street which leads to the secure loading area & rear carpark / entry of the building. The building has been designed to provide passive surveillance sightlines from within the buildings main staffed areas such as the main bar to ensure that all entry points are passively monitored at all times & will also ensure areas not accessible to the general public are secure.
- Landscaping within the designated building entranceway provides for the softening of the building and car park area without creating significant "blind" spots or concealment areas. Low growing vegetation species are proposed to be incorporated within the entrance area, with larger shade trees not readily able to provide concealment opportunities;
- Landscaping is not proposed along the street frontage external to the building elements does not create any significant visual barriers at eye level, allowing for natural surveillance from passing traffic in the street whilst maintain underplanting for screening of driveway & carparking areas.
- Passive surveillance of the restaurant, function area, main bar area, terrace & beer garden areas will be achieved from the interior of the building through the direct relationship between staffed areas and space and from the individual areas themselves; and
- Clear sight lines are provided for the entrance of the building with the intent of maximising natural surveillance of the entry. The sight lines are clear and are not overly complicated or blocked by landscaping;

8.1.1 SURVEILLANCE RECOMMENDATIONS

- Maintenance of landscaping and vegetation in order to retain sight lines across the site and contribute to the attractiveness and usability of shared spaces;

- Security lighting to be installed around the site and carpark area in accordance with Australian and New Zealand Lighting standards. This lighting will be especially focused on entry/exit points and vehicle and pedestrian access ways; and
- Consideration has been given to the installation of CCTV around the public area of the development. This may include entry/exit points, car park and the exterior of the building.

8.2 ACCESS CONTROL

The use of physical and symbolic barriers to attract, channel or restrict the movement of people assists in minimising opportunities for crime and increases the effort required to commit a crime.

In this regard the proposal provides the following:

- The nature of the development is such that in peak times security staff are likely to be posted at the two entry points to allow & restrict access as necessary;
- Access to the site is limited to the two access bridges over the drainage channel. Access to all other areas of the building and rear carpark area are isolated and secured.
- Adequate lighting of the car park areas, external building features and security fencing is included in this proposal;
- Boundary fencing is proposed to a height of 1.8m (inclusive of 1m high precast retaining walls) around the perimeter where required.

8.2.1 ACCESS CONTROL RECOMMENDATIONS

- The entry/exit points of the building shall be fitted with appropriate lighting to ensure the safety and security of patrons entering and leaving the facility;
- Directional signage located at the entry point of the site and the wayfinding elements such as signage will delineate the main entrances of the proposed development.
- Signage and identification of appropriate parking (ie. drop off areas, staff parking, loading bays, etc) and building entrances to facilitate safe and effective movement around the site for patrons.

8.3 TERRITORIAL REINFORCEMENT

Places that are well maintained and designed are often more regularly visited and endowed with a sense of community ownership. Accordingly, well used spaces reduce crime opportunities. In this regard the proposal provides:

- The layout and of the building defines the separate purposes of the proposal;

- The separation of the outdoor area of the establishment from public areas via the drainage channel will provide clear physical separation, whilst affording and retaining passive surveillance attributes.

8.3.1 TERRITORIAL REINFORCEMENT RECOMMENDATIONS

- Delineation between the areas specific to the establishment, public and the private areas or 'staff only' areas of the development are proposed to be undertaken using enclosures, doors and signage (waste storage areas, office areas, etc);
- The provision of identified pedestrian walkways, that provide access to the proposed buildings from the car parking zone;
- External facing signage to be included in areas to advise access restriction to authorised persons and staff only; and
- The maintenance of landscaping such that the attributes of separation and passive surveillance may be retained through the operational phase.

8.4 SPACE / ACTIVITY MANAGEMENT

Well maintained and cared for spaces discourage crime as they tend to be more actively used and unwelcome persons are readily identified. In this regard the proposal provides:

- Landscaping of shared spaces and car parking areas, as well as the landscaping of the outdoor area of the proposed establishment.

8.4.1 SPACE/ACTIVITY MANAGEMENT RECOMMENDATIONS

- Incorporation of best practice site management and occupational safety principles that will continue to address patron as well as staff safety including site cleanliness, rapid repair of vandalism and graffiti, the placement of lighting and the regular maintenance of the car park areas;
- Maintenance of lighting and landscaping across the entire site area will help deter opportunistic crime such as theft or the dumping of rubbish as well as loitering; and
- As addressed, the maintenance of clear sight lines between the facilities as well as to and from the sites and internal areas will encourage the passive surveillance by staff.

9.0 - CONCLUSION

Having regard to the design of the proposal & its inter-relationship with the public domain, it is noted that the design of the development proposal incorporates CPTED measures and demonstrably improves the safety of the patrons & staff, while at the same time diminishing opportunities for crime.

The safer by design theory has been appropriately applied at the design stage, ensuring the proposal will not necessitate retro fitting post construction, which tends to be more costly and less effective.

Through the provision of the measures identified within the report, it is considered that the site and proposed development is acceptable from a crime risk perspective.