



# JWP

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# Crime Risk Assessment

**Proposed Tourism and Visitor Accommodation comprising  
Serviced Apartments, Restaurant and Associated Facilities and  
Civil Works**



Lot 22 DP 791884 & Lot 40 DP 755255  
Gillards Road  
Pokolbin

**Applicant:**

Hephzibah Hunter Valley, Property PTY LTD ATF, Hephzibah Hunter Valley  
Investment Unit Trust

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Ref # 1521702



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## CONTENTS

|                                       |          |
|---------------------------------------|----------|
| <b>1.0 INTRODUCTION</b>               | <b>4</b> |
| <b>2.0 ASSESSMENT OF CRIME RISK</b>   | <b>4</b> |
| 2.1 CURRENT CRIME TRENDS AND RESPONSE | 4        |
| 2.2 RESPONSE TO CPTED PRINCIPLES      | 4        |
| <b>3.0 RECOMMENDATIONS</b>            | <b>8</b> |
| <b>4.0 CONCLUSION</b>                 | <b>9</b> |

## 1.0 Introduction

This crime risk assessment has been prepared by JW Planning to inform the assessment of a Development Application for a proposed Tourism Development proposed within a site accessed via Gillards Road Pokolbin and described as Lot 22 DP 791884.

The assessment is prepared by a qualified urban planner certified by the NSW Police in 'Safer by Design' practice.

The assessment is based on crime information collated for the Cessnock area, along with a review of the plans of the proposal and the site.

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 existing area crime ranking for the Cessnock LGA indicates the following most common crime types:

- Malicious Damage to Property
- Break and Enter Dwelling
- Steal from Motor Vehicle

Given the proposed development and its location, this crime risk assessment will focus on *malicious damage* and *stealing from motor vehicles*, for reasons generally outlined by this report.

In considering the crime type of the area, the architectural plans prepared for the proposal and the sites context, it has been determined that the application will present a low crime risk.

The principle risk for crime events is considered to be from persons living off site who may perceive the site as being a soft target.

The proposed development is therefore required to respond to the threat of the above crime types when applying Crime Prevention Through Environmental Design principles.

### 2.2 Response to CPTED Principles

A response to the principles of CPTED is provided in **Table 1**.

**Table 1 Response to CPTED Principles**

| CPTED Principle                                                                                                                                                                                                                                                                                                                                                                                                                            | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Surveillance</b></p> <ul style="list-style-type: none"> <li>• clear sightlines between public and private places</li> <li>• effective lighting of public places</li> <li>• landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.</li> </ul>                                                                                                                               | <p>The proposal will afford appropriate surveillance for persons entering the site, via:</p> <ul style="list-style-type: none"> <li>• The proposal having only one principle entry point, which will provide a clear indication of the public and private domain where the private road is to be clearly delineated as not being a continuation of the public road network given changes in surface treatment and the provision of the use of road side landscaping that is unique to the private road;</li> <li>• The proposal will incorporate an entry statement at the property boundary, further indicating that the site is a private domain and only to be entered by staff, guests and restaurant patrons;</li> <li>• Landscaping and fencing along the property boundaries will clearly delineate the extent of the private public domain; and</li> <li>• It is understood that internal lighting will be utilized for internal pedestrian walkways, restaurant/guest car parking and the welcome area.</li> </ul> |
| <p><b>Access Control</b></p> <ul style="list-style-type: none"> <li>• landscapes and physical locations that channel and group pedestrians into target areas</li> <li>• public spaces which attract, rather than discourage people from gathering</li> <li>• 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.</li> </ul> | <p>The proposed tourism development will be provided with suitable access control given that:</p> <ul style="list-style-type: none"> <li>• A clear entry points is provided for persons to enter the site by vehicle, considered to be the only option utilised for site access. This access point will include a landscaped treatment to make a feature of the entry, clearly indicating the extent of the private domain.</li> <li>• Following entry to the site, patrons will be directed to the Welcome Building making use of both the entry forecourt or designated parking area. From these locations, patrons will be directed towards their destination by staff, who will be able to clearly identify the authority of persons entering the site. This will ensure only patrons of each element of the site are welcome ensuring any persons with undesirable intentions is monitored and removed promptly.</li> </ul>                                                                                            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Space Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Space management for the proposal will be undertaken by staff, in accordance with strict standards and plans included in a future site management plan. Ongoing management will include ongoing upkeep of landscaping and the repair of buildings and structures in the event of damage/aging.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Territorial Reinforcement</b> <ul style="list-style-type: none"> <li>• design that encourages people to gather in public space and to feel some responsibility for its use and condition</li> <li>• design with clear transitions and boundaries between public and private space</li> <li>• clear design cues on who is to use space and what it is to be used for.</li> <li>• Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.</li> </ul> | <p>The public to private space transition is clear at the key interface off Gillards Road, being the only public entry point to the proposal. Refer to above comments.</p> <p>The site layout provides clear design cues to who is supposed to use the space. For example, the function centre, able to be accessed by casual guests who are not staying onsite, is located away from the onsite accommodation. This will ensure users of the function centre are “controlled” to this area and there is no confusion over the extent of area to be accessed by casual guests. All persons staying onsite will need to enter and leave the site via the Welcome hall, allowing for staff to directly monitor movements into the more private area of the site.</p> <p>The correct management of the spaces can occur without “hard barriers” such as gates and fences, it is provided via the natural features of the site such as topography and watercourses.</p> |

In addition, the proposal will respond to the aims of CPTED which seek to create the reality that the costs of committing crime are greater than the likely benefits.

This is achieved by:

- Maximising the risk to offenders – The proposal has been designed to make undesirable entry to the site clearly visible to site management. The risk to offenders is therefore considered to be high, where offenders will have considerable difficulty entering, or leaving, the site without detection.
- Minimize the actual and perceived benefits of crime – The site is remotely located and will be largely imperceptible from major road thoroughfares (noting it is accessed via the termination of Gillards Road). This will impede any significant viewing opportunities to vehicles or goods within the site that could be the target of theft/damage.
- Minimize excuse making opportunities – The clear and obvious delineation of the public and private domains within the site and its context will minimize any potential excuse making opportunities. Site management will also be acutely aware of any person onsite that should not be there, with persons entering the site either staying within the serviced apartments (and thus being controlled via entry through the welcome hall) or dining within the restaurant, reducing any likely opportunity for excuse making.

The proposal therefore responds to the aims of CPTED, where the risks of committing crime within the site are much greater than any likely benefits.

### **3.0 Recommendations**

To mitigate crime within the site, the following recommendations are provided:

- CCTV monitoring of the site entry, welcome hall area and car park;
- Ensure site is maintained to a high standard via the implementation of a site management plan;
- Provide signage near the entry to the site to clearly indicate location of restaurant parking; and
- Provision of appropriate lighting along internal pathways and the restaurant car park.

#### **4.0 Conclusion**

The proposal for a tourism development within Lot 22 DP791884, Palmers Lane Pokolbin, has been assessed as being at a low risk to crime.

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

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