

CRIME RISK ASSESSMENT REPORT

PROPOSED GOSFORD RSL REDEVELOPMENT 2-20 YALLAMBEE AVENUE, WEST GOSFORD

LOT 22 DP1201808



Prepared for Submission to:
CENTRAL COAST COUNCIL

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1. INTRODUCTION AND BACKGROUND

1.1 PURPOSE

The purpose of this report is to assess the crime risk relating to the proposed redevelopment of Gosford RSL located at 2-20 Yallambee Avenue, West Gosford (the site). This Crime Risk Assessment uses qualitative and quantitative measures of the physical and social environment to analyse and minimise crime opportunity. The Assessment reviews the proposed development against Crime Prevention Through Environmental Design (CPTED) principles and provides recommendations for the design, construction and future management practices of the development.

1.2 SITE AND SURROUNDING AREA

As shown in **Figures 1 & 2** and photos below, the site is located at 2-20 Yallambee Avenue, West Gosford (Lot 22 DP1201808). The site supports the existing RSL building and associated parking, as well as a motel. The site has frontage to Yallambee Avenue to the west and south, Central Coast Highway to the north, Narara Creek to the east and an aged care facility to the south east.

Land use to the north and west is generally characterised by bulky goods retail and warehouse uses. To the north east, and west is a combination of retail and recreation land use / open space. Fagans Bay is located to the south.



Photo 1: Looking south west across the site from the Central Coast Highway frontage



Photo 2: Looking south along the Yallambee Avenue frontage from the corner of Central Coast Highway and Yallambee Avenue



Photo 3: Looking east towards the adjoining Galaxy Motel



Photo 4: Looking west towards nearby retail and commercial premises

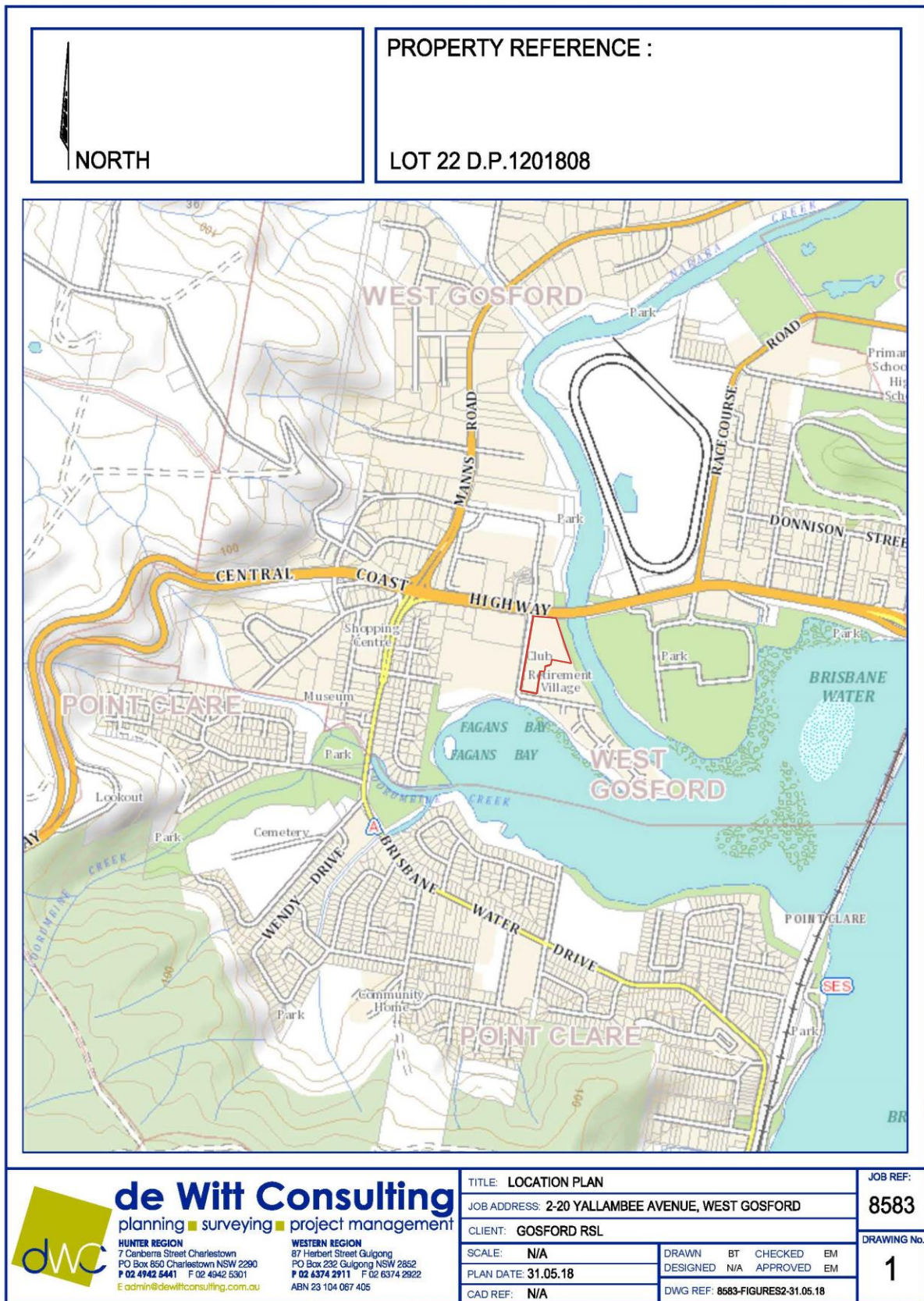


Figure 1: Location Plan

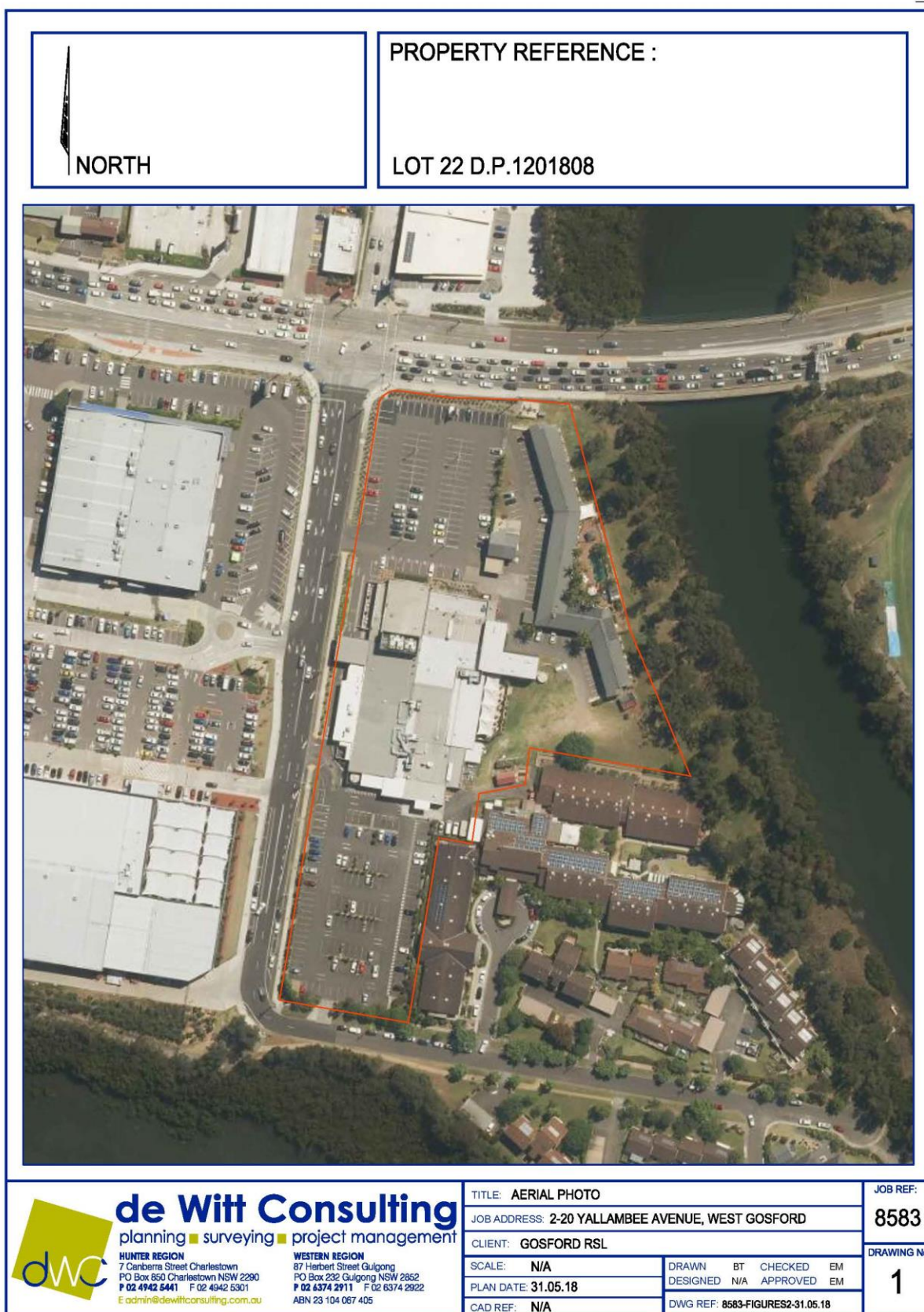


Figure 2: Aerial Photo

1.3 PROPOSED DEVELOPMENT

The proposal is for the demolition of the existing RSL and construction of a new RSL building. The carparking will be reconfigured while the existing motel will be retained. The proposed development will involve the following works:

- Demolition of existing RSL and motel reception
- Environmental works including erosion sediment control
- Earthworks and drainage
- At grade parking for 50 vehicles underneath the building
- Associated works such as landscaping, signage, etc.

The floor space of the extension will comprise a mix of function, dining, lounge, gaming and bar facilities supported by 'back of house' space including kitchens, food and beverage dispensaries, storage and loading facilities, amenities and administration

2. CRIME RISK ASSESSMENT

2.1 METHODOLOGY

The methodology applied for the conduct of this crime risk assessment is based upon the Safer By Design program provided by the NSW Police Force and involves:

- reviewing crime statistics for the local area
- undertaking a site inspection
- liaising with the project architect and planner
- assessing the design against Safer By Design / CPTED principles; and
- recommending any additional crime mitigation measures that can be employed in the project.

The assessment is based on the information as contained in the project documentation provided by the client. The proposed development may be subject to amendment through the development assessment process, which could affect some of the recommended measures. In this regard the report has been prepared based on the proposed development as detailed in the following documents:

- Statement of Environmental Effects prepared by APP
- Architectural plans prepared by WMK Architecture
- Landscape Plans prepared by Sturt Noble Associates.

These documents were assessed against the CPTED principles. Having regard to the setting, scale and context of the development, the assessment and recommendations in this report are measures that may further mitigate the risk of crime within the proposed development. These measures alone however, cannot eliminate the risk of crime, and no guarantee is given or implied that the implementation of any measures identified in this report will render the development free from criminal activity.

2.2 RISK CONTEXT

2.2.1 Overview

The risk context for the proposal has been developed from a review of existing crime statistical data (NSW Bureau of Crime Statistics and Research, Recorded Crime Statistics 2016-2018); observations made during the site visit; and assessment of the plans. In considering statistical information it should be noted that only reported offences are captured and often a significant level of certain offences will be unreported and not reflected in the findings. The types of criminal offences most likely to be committed (or attempted) in or around a typical commercial environment include:

- break, enter and steal from dwelling
- theft of / from motor vehicle
- assault and / or robbery (with or without a weapon) of residents
- stealing
- malicious damage.

Other offences (homicide, drug offences, sexual assault etc) may be possible but are less likely given the demographics of the area and the nature of proposed uses.

The site is nearby a large residential area and environmentally sensitive landscape. The site inspection did not identify any concerns over criminal offences or evidence of recent activity. Public and private assets were generally well maintained.

2.2.2 Crime Trends and Statistics

Crime Trends

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, 2016 – 2017 provides crime trend data for Central Coast LGA. These are described in Table 1 below.

Table 1: Recorded incidents of selected offences in the Central Coast Local Government Area, Annual Totals and 24 month trend from January 2016 to December 2017

Annual Totals and 24 month trend from January 2016 to December 2017				
Offence	January 2016 to December 2016	January 2017 to December 2017	Trend	Percentage Change
Murder	3	5	Not Calculated *	**
Assault - domestic violence related	1759	1640	Stable	**
Assault - non-domestic violence related	1477	1435	Stable	**
Sexual assault	298	277	Stable	**
Indecent assault, act of indecency and other sexual offences	396	383	Stable	**
Robbery without a weapon	34	53	Up	55.90%
Robbery with a firearm	10	3	Not Calculated *	**
Robbery with a weapon not a firearm	28	34	Stable	**
Break and enter - dwelling	1402	1099	Down	-21.60%
Break and enter - non-dwelling	479	407	Down	-15.00%
Motor vehicle theft	763	746	Stable	**
Steal from motor vehicle	2140	1733	Down	-19.00%
Steal from retail store	944	844	Down	-10.60%
Steal from dwelling	785	796	Stable	**
Steal from person	151	170	Stable	**
Fraud	2055	2092	Stable	**

Malicious damage to property	3509	3085	Down	-12.10%
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* A trend is not calculated if at least one 12 month period in the selected timeframe had less than 20 incidents

** No annual percentage change is given if the trend is stable or if a trend has not been calculated

Source: BOSCAR Crime Trends Tool, accessed 31 May 2018

Reference number: 2018-932822-3

Crime trends for the Central Coast LGA indicate that crime is generally stable or down, with the exception of the category 'robbery without a weapon' which has increased 55.9% over the two year period.

Crime Statistics

The crime statistics for Gosford during the period December 2016 – December 2017 indicate that there is no significant upward or downward trend, or that trends have not been calculated due to the very small number of reported offences.

Statistics obtained for Gosford are provided in Table 2 below. The table also includes statistics for Wyong as well as for NSW to enable comparison and provide context for the statistics.

Table 2: Crime Statistics December 2016 – December 2017, Gosford, Wyong and NSW

Crime	Gosford			Wyong			NSW		
	Trend (2 year)	Count (Year to Dec 2017)	Rate (Year to Dec 2017) ¹	Trend (2 year)	Count (Year to Dec 2017)	Rate (Year to Dec 2017) ¹	Trend (2 year)	Count (Year to Dec 2017)	Rate (Year to Dec 2017) ¹
Assault	Stable ³	198	5509.2	Stable	160	3612.6	Stable	62696	810.1
Homicide	n.c ²	1	27.8	n.c	3	67.7	Stable	75	1
Robbery	n.c	15	417.4	n.c	8	180.6	Stable	2425	31.3
Sexual Offences	stable	45	1252.1	n.c	18	406.4	Stable	13193	170.5
Theft	Stable	486	13522.5	Stable	388	8760.4	Down 5% per year	222647	2876.8
Malicious Damage to property	Down 11.6% per year	175	4869.2	Stable	131	2957.8	Stable	61039	788.7

Source: BOSCAR Crime Mapping Tool, accessed 31 May 2018

¹ rate is per 100,000 head of population

² n.c means "not calculated". This generally occurs if the 12-monthly totals in the series have a value of less than 20.

³ stable means there is no significant upward or downward trend

Having regard to the BOSCAR crime statistics the rates of crime in the Gosford area are relatively high for the above categories with the exception of Homicide. While malicious damage to property is down 11.6% per year, the rate is still quite high in comparison to Wyong and NSW statistics. Overall, the crime trends for Gosford are either stable or rates are too low to determine a trend or are downward trending.

The following are the most likely offences for which specific mitigation measures should be designed and implemented for the proposed development:

- theft
- assault
- malicious damage to property.

Licensed Premises

A review of the Department of Industry - Office of Liquor and Gaming's website indicates that Gosford RSL is not currently (nor has ever been) listed on the Violent Venues List (Level 1 and Level 2 licence) for the purpose of Schedule 4 of the Liquor Act 2007 nor did it feature on the initial top 48 list of violent venues. Gosford RSL does not appear to be subject of high rates of alcohol related violence or other crime.

2.2.3 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 are 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 3a to 3d below.

Table 3a – Measurement of Likelihood

L1	Rarely 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 3b – 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

The level of risk can be determined by using Table 3c below.

Table 3c – Risk Rating Matrix

Likelihood	Consequence				
	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 3d: Risk Rating

Crime/issue	Likelihood	Consequence	Rating
Theft	L3 (Possible)	C3 (Moderate)	High
Assault	L3 (Possible)	C3 (Moderate)	High
Malicious damage	L3 (Possible)	C2 (Minor)	Moderate

Based on the crime statistics and 2-year crime trend for Gosford, and using the risk rating matrix above, the potential risk of criminal activity is identified as moderate to high. The measures identified in this report will focus on limiting opportunities for these three types of crime (theft, assault and malicious damage).

2.2.4 Site Opportunity

The site is located with frontage to Yallambee Avenue to the west and south and Central Coast Highway to the north. Vehicle access to the site and on-site parking is via Yallambee Avenue. The proposed redevelopment will result in built form closer to the Yallambee Avenue (western) and Central Coast Highway (northern) frontages than is currently the case. This is considered to be an improvement from a crime reduction perspective as it facilitates greater opportunity for casual surveillance between the site and the public domain.

The site is located within an urban area, with adjacent land comprising of commercial, open space and recreational facilities. The site's location within and nearby a commercial area is likely to reduce the risk of opportunity crime as it will generate activity outside of the standard operating hours of adjoining commercial premises. The proposal will replace an existing RSL; therefore, it is considered that the proposal will not generate new opportunities for crime particularly relating to the use.

The development should focus on providing appropriate surveillance, space management, access control and territorial reinforcement to minimise the opportunity for offences to occur within the site. These issues and recommended measures to mitigate risk are discussed further below.

Consultation with Gosford RSL's general manager indicates that management measures are implemented that seek to reduce the risk of alcohol related incidents. These include strict adherence to Responsible Service of Alcohol regulations, promoting a family friendly environment etc. Existing and effective management measures can be replicated for the new development regardless of built form, scale etc.

2.3 CPTED PRINCIPLES

Design alone cannot eliminate the risk of crime and the application of the principles and strategies of Safer By Design, including the particular outcomes identified in this report, will mitigate the risk of the offences occurring. In considering mitigation strategies and remedial actions there are four basic CPTED principles:

- surveillance,
- access control,
- territorial reinforcement, and
- activity and space management.

This report provides an assessment of the proposed development against each of these principles.

2.3.1 Surveillance

Good surveillance reduces the attractiveness of potential targets by increasing the risk of detection. This can be achieved through a combination of technical and natural surveillance including sightlines, lighting, CCTV monitoring, and guardians of space.

Objectives

- (a) Ensure that there is good surveillance to and from the development to reduce opportunities for crime.
- (b) Ensure that there is good surveillance throughout the development to reduce opportunities for crime.
- (c) Ensure that lighting in and around the development complies with the Australian Standard – Lighting to increase surveillance opportunities during the hours of darkness.
- (d) Ensure that lighting in and around the development is commensurate with the closed circuit television requirements.

Assessment

A review of floor plans and supporting information identified the following:

- The development is located closer to the Central Coast Highway and Yallamabee Avenue frontages (north and west frontages respectively) than the current RSL building. This improved location on site facilitates a high level of natural surveillance at the construction and ongoing operation stages by creating direct visual connection between the site and the public domain.
- The location of the terrace on the Central Coast Highway frontage further improves surveillance opportunity. The main entry and foyer is located on the Yallamabee Avenue frontage which also increases activity and surveillance in that location.
- Natural surveillance is provided in relation to the at-grade parking areas under and adjoining the building. The open style of construction at the ground floor provides clear sight lines between the public domain (central Coast Highway and Yallamabee Avenue) and the car park, with the exception of the corner landscape element where the berm height prevents direct visual connection (refer to Section 2.4.6). The open car park immediately south of the RSL is visible from within the building (gaming room and restaurant), adjoining buildings (Galaxy Motel) and Yallamabee Avenue (west and south frontages). Refer to Section 2.4.4 of this report for additional information regarding car parking.
- The use of glazing along the northern, eastern and western façades improves passive surveillance of the site and surrounding land from within the buildings.
- Fencing is not proposed along the site frontages, instead alternative boundary treatments are proposed. This is considered to be an appropriate response to the development as it improves visual and physical connectivity between the site and surrounding areas. Refer to Section 2.4.5 for additional information regarding fencing.

- Landscaping along the street frontages should enhance surveillance. Refer to Section 2.4.6 for additional information regarding landscaping.
- Lighting should help maintain sightlines and illuminate potential concealment areas. Outside of operating hours, motion activated lighting is appropriate around the car park.
- While CCTV can be used in combination with other security measures to cover areas that do not have natural surveillance points (high risk areas) onsite, it is not considered that CCTV is required for the site.

2.3.2 Access control

Access control reduces crime risk by attracting, channelling or restricting movement. This can occur through natural, technical or organised control such as landscaping, physical barriers, signage, security control etc. The tactical use of design features including building configuration, security hardware, pathways, landscaping, fencing, gardens and on site guardians (e.g. site manager and staff) can control access and help to reduce opportunities for anti-social or criminal behaviour.

Objectives

- (a) Ensure that access to the property is controlled to reduce opportunities for crime.
- (b) Ensure that access to restricted areas within the property is controlled to reduce opportunities for crime.

Assessment

- The proposal has vehicle entry points via Yallambee Avenue west and south. These access arrangements also service the adjoining Galaxy Motel. Each access point and component of the site should be adequately signposted to enhance way finding and prevent unauthorised access to any restricted areas of the site.
- Clear pedestrian routes are to be provided to and within the site. Line marking and signposting is required to enhance way finding and prevent unauthorised access to any restricted area of the site, and to improve the safety of pedestrians, particularly within the car park areas.
- All internal and external signage and directions around the site should be clear and built in accordance with the Australian standards (AS1428)
- Measures to manage access to restricted areas such as back of house areas within and outside of operating hours should be considered.
- Administration / reception areas are located close to the pedestrian and vehicle entry points and therefore provide opportunity for staff to take action in the event that criminal or inappropriate activity is observed (referred to as site 'guardianship').
- Consideration may be given to the need for access control measures such as gate or post and chain to limit after hour access to the car park. However, this would only be applicable for car parking areas that are not utilised by the associated Motel as those areas would require 24-hour access.
- Pathways, landscaping, edge treatments and gates should provide clear indicators of appropriate access or restrictions of movement throughout the site.

2.3.3 Territorial reinforcement

Territorial reinforcement establishes a hierarchy of spaces that clearly identifies and aligns the design, definition and designation of areas. This can be achieved by a range of measures including appropriate design for use; territorial markers to reinforce the designation of areas; and appropriate environmental maintenance to promote ownership and use of spaces.

Objectives

- (a) Ensure that the boundaries of the development are clearly defined to reduce excuse making and crime opportunities.
- (b) Ensure that signage is displayed to provide guidance to users of the development and reduce excuse making opportunities.

Assessment

The proposed development provides the following:

- Side and rear boundary treatments should clearly delineate public and private spaces and restrict access where necessary.
- Proposed landscape treatments along Yallambee Avenue immediately adjacent to the car parking areas incorporate new and existing features. These include existing retaining walls and proposed landscaping comprising street tree planting at 12 metre spacings and pockets of low level accent planting. These measures are considered to be appropriate to the development in that they provide clear separation of public and private space without limiting natural surveillance. Refer to Section 2.4.6 for additional information regarding landscaping.
- The existing timber lapped and capped fence which separates the site from the adjoining Yallambee Lodge Aged Care Facility should be retained for security, privacy and acoustic purposes.
- Proposed landscaping along the Yallambee Avenue (west) and Central Coast Highway immediately adjacent to the building includes a berm to screen ground floor carpark featuring native and exotic planting. The proposed berm and landscaping is an alternative boundary treatment to fencing and is considered to be an appropriate design response. The berm height and proposed landscaping prevent direct visual connection between the ground floor car park and the public domain at the corner element, however the remaining frontages are afforded a high level of natural surveillance.
- It is recommended that landscaping along the northern and western frontages is maintained so as to enhance natural surveillance.
- Transition between private and public spaces is also appropriately managed through the location of pathways, landscaping and the siting of administration functions adjacent to the entry way.
- Signage is recommended adjacent to the driveways. Signage / line marking is also recommended within the car parking area to clearly define visitor and staff parking and service areas. While not articulated in detail at this stage these measures should clearly identify areas, uses and any access restrictions, and can be provided to the certifying authority prior to the issue of a construction certificate.
- 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.

2.3.4 Activity and space management

Activity and space management involves the supervision, control and care of space. Activity and space management, while identified at the design stage through allocation of uses, are heavily dependent on management and enforcement. Space and activity management strategies are an important means of developing and maintaining *natural* community control.

Objectives

- (a) Ensure that management and staff are aware of their obligations under the Work, Health and Safety Act 2011 and Regulations.
- (b) Ensure that management and staff are aware of their obligations in relation to child safety.
- (c) Ensure that management are aware of their obligations in relation to fire safety.

Assessment

- The site layout and allocation of space within the proposed development has clearly been subject of careful consideration to ensure it achieves needs of visitors and staff. For example, co-locating the administration functions close to the main building entry enables staff to act as site guardians i.e. observe and act in the event of an incident. At upper levels, the open plan layout facilitates internal surveillance.
- The site clearly designates areas for specific uses e.g. back of house facilities are clearly separated from public spaces which prevents 'excuse making behaviour' and unauthorised access to certain areas.

- Signage, lighting and management will be required to reinforce and encourage the appropriate use of spaces.
- Good management will contribute to natural surveillance and guardianship to reduce the overall risk of crime.
- Security signs are needed in areas which are restricted such as staff or service areas.
- The use of organised security (i.e. alarms, 'back to base' alerts and security patrols) is recommended for outside of normal operating hours when natural surveillance is limited. With few exceptions, criminals do not want to be detected, challenged or apprehended. For offenders, the capability of a guardian to detect, challenge or apprehend is an important consideration. The perceived or actual presence of security officers can be a strong deterrent.
- The choice of building materials will deter vandalism by choosing materials that are more resistant and can easily be cleaned in the rapid graffiti removal strategy.

2.4 SPECIFIC DESIGN ELEMENTS

2.4.1 Building design and orientation

The design of buildings provides a high level of passive surveillance within the site during operating hours. The location and orientation of administration / staff areas enhances surveillance opportunities of the street frontages, car parks and internal building areas.

After hours surveillance can be strengthened through the use of organised measures such as security patrol, alarm systems and back-to-base alerts.

Vehicle and pedestrian entries are clearly visible from the street and consideration may be given to the implementation of access control measures such as gate or posts and chain (only required for vehicle access) to prevent unauthorised access after normal operating hours.

2.4.2 Materials and surface treatments

Graffiti resistant materials and surface treatments should be used where possible. Rapid removal of graffiti is a highly successful long-term graffiti management strategy. Green screens (wall-hugging plants that cannot be hidden behind) comprised of shrubs, creepers or vines protect walls and other susceptible structures from graffiti and vandalism, however care should be taken to prevent natural 'ladders' from occurring.

2.4.3 Lighting

Lighting enables individuals to see and respond to their environment increasing the risk of detection for those engaged in criminal activity and heightening awareness for people who may be the target of crime. When combined with surveillance and access control, lighting is an important element in crime mitigation. Although generally detailed during construction the following general principles should apply:

- The use of, motion activated lighting around the car park outside of operating hours would deter unauthorised access and alert surrounding neighbours to activity on site.
- Lighting should meet minimum Australia and New Zealand Lighting Standards. Lighting objectives relevant to crime and fear reduction are outlined in standards AS/NZS 1158 for car parks and pedestrian areas. This and other standards specify the types and quantities of lighting that can be used in different applications.
- The design and location of external lighting should mitigate the likelihood of malicious damage.

Construction and occupation should reinforce lighting through the following measures:

- Ensuring vegetation is designed and managed to avoid reduction in the effectiveness of lighting.
- Ensuring lighting is maintained, including timely repair of any malicious damage.
- Using low energy consumption lighting that is energy efficient but maintains safety and security.

2.4.4 Car Parking

Access control for the parking area could include the provision of a gate or chain to restrict access outside of operating hours, if necessary. This restricting access measure would likely only be applicable to the carpark not associated with use by the motel guests. Signage and line marking should be implemented to clearly designate spaces for different uses and outline any access restrictions.

The presence of neighbouring commercial development (in particular, the motel) means that additional surveillance of the site is available outside of normal operating hours.

CCTV is not considered to be necessary for this proposal.

2.4.5 Fencing / boundary treatments

Fencing can be used to restrict access and prevent escape routes for anyone who may be involved in criminal activity as well as protect the privacy and amenity of neighbours. Other treatments can be used to reinforce boundaries without restricting access. Proposed boundary treatments include the following:

- Retain existing timber fencing separating the site from the adjoining Yallambee Lodge aged car facility.
- Retain existing retaining wall along Yallambee Avenue frontage adjacent to car park. Provide new landscaping features such as street trees and low-level planting.
- Construct a berm and associated landscaping along the northern and western frontage adjacent to the new building. The measures restrict access to the car park while softening the visual impact of the building. The berm appears to be at its highest point adjacent to the corner element, reducing in height towards the east and south. Elsewhere, the proposed landscaping promotes natural surveillance between the site and the public domain.

The boundary treatments proposed are considered to be appropriate to the site having consideration for effective control of space and encouraging surveillance between the southern parking areas and the street. Natural surveillance is provided between the public domain and the ground level parking beneath the building.

2.4.5 Landscaping

Inappropriate location, growth, height, spread, or maintenance of landscaping can significantly reduce natural surveillance and provide concealment opportunities. The following landscaping features are proposed:

- Landscaping along the street frontage includes a mixture of low growing shrubs and mature / canopy trees. This type of landscape design will enhance sight lines and soften the visual impact of car parking.
- Within the car parking areas, a similar combination of shade trees and low growing shrubs provides amenity without restricting surveillance opportunities.
- The landscaped berm provides for the delineation of space and softens the visual impact of the building along the street frontages. The berm height limits natural surveillance to the car parking area.

Plants should be selected, sited and maintained where they will not reduce the effectiveness of lighting or interpretation of signage. This is particularly relevant where signage is proposed to be integrated within landscape areas.

Maintenance should promote natural surveillance with pruning of low branches to approximately 2 metres high, and the pruning of ground cover and hedges at around waist height.

Vegetation type and location should limit the ability for natural 'ladders' to promote access to upper building levels, particularly in relation to the Central Coast Highway frontage, or to scale fencing.

3. RECOMMENDATIONS

Following a review of the site context and the design the development is deemed to have a residual low risk of crime subject to adopting the recommendations outlined in this report. The development integrates measures to mitigate the risk of crime including:

- access control using appropriate boundary treatments security measures internal to the building
- surveillance through appropriate floor plans, open space, parking, landscaping and lighting
- territorial reinforcement through the appropriate delineation of spaces
- activity and space management through designation of space and provision of opportunities to promote and manage activities in public spaces.

This report recommends the following measures to further reduce the risk of crime:

- Lighting should help maintain sightlines and illuminate potential concealment areas. Outside of business hours, motion activated lighting is appropriate around the car park.
- Vehicle entry points should be adequately signposted to enhance way finding and prevent unauthorised access to any restricted areas of site.
- Signposting is required within the site and building to enhance way finding and prevent unauthorised access to any restricted area of the site.
- All internal and external signage and directions should be built / installed in accordance with the Australian standards (AS1428).
- Consideration should be given to the use of access control measures to restrict access to staff / administration / back of house facilities.
- Consideration may be given to the need for access control measures such as gate or post and chain to limit after hour access to car park, if required. However, this would only be applicable for car parking areas that are not utilised by motel guests as those areas would require 24-hour access.
- Pathways should provide clear indicators of appropriate access or restrictions of movement throughout the site. Signage / line marking within the car parking area should clearly define visitor and staff parking, bus waiting and service areas.
- Retain the existing timber fencing between the site and the adjoining Yallambee Lodge.
- Ensure timely repair of damaged property and lighting, and 'rapid removal' approach to graffiti.
- Consider the use of organised security (i.e. alarms, 'back to base' alerts and security patrols) for outside of normal operating hours when natural surveillance is limited.
- Consider the use of graffiti resistant materials and surface treatments.
- Landscape maintenance should promote natural surveillance by pruning low branches to approximately 2 metres high, and ground cover / hedges at lower than waist height.
- Vegetation type, location and maintenance should limit the ability for natural 'ladders' to promote access to upper building levels or to scale fencing.

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. CONCLUSION

This report identifies that based on crime statistics for the Gosford area there is moderate risk of crime occurring within and around the development site. A review of crime statistics associated with licensed premises indicates that the development is not at high risk of alcohol related violence. This is most likely due to effective management practices which can be replicated for the new development.

Following a review of crime statistics, site inspection and a review of DA documentation, assessment of the proposal was undertaken to identify measures that may reduce the risk of crime occurring. It is hoped that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of staff and visitors will be increased. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if the recommendations are followed.

5. REFERENCES

- Guidelines for Section 79C of the *Environmental Planning and Assessment Act 1979* – Department of Urban Affairs and Planning 2001
- Safer By Design program – NSW Police July 2015
- Annual Crime Report, NSW Bureau of Crime Statistics and Research (www.bocsar.nsw.gov.au)
- NSW Crime Tool, NSW Bureau of Crime Statistics and Research (www.crimetool.bocsar.nsw.gov.au)
- NSW Department of Industry – Office of Liquor and Gaming (www.liquorandgaming.nsw.gov.au)