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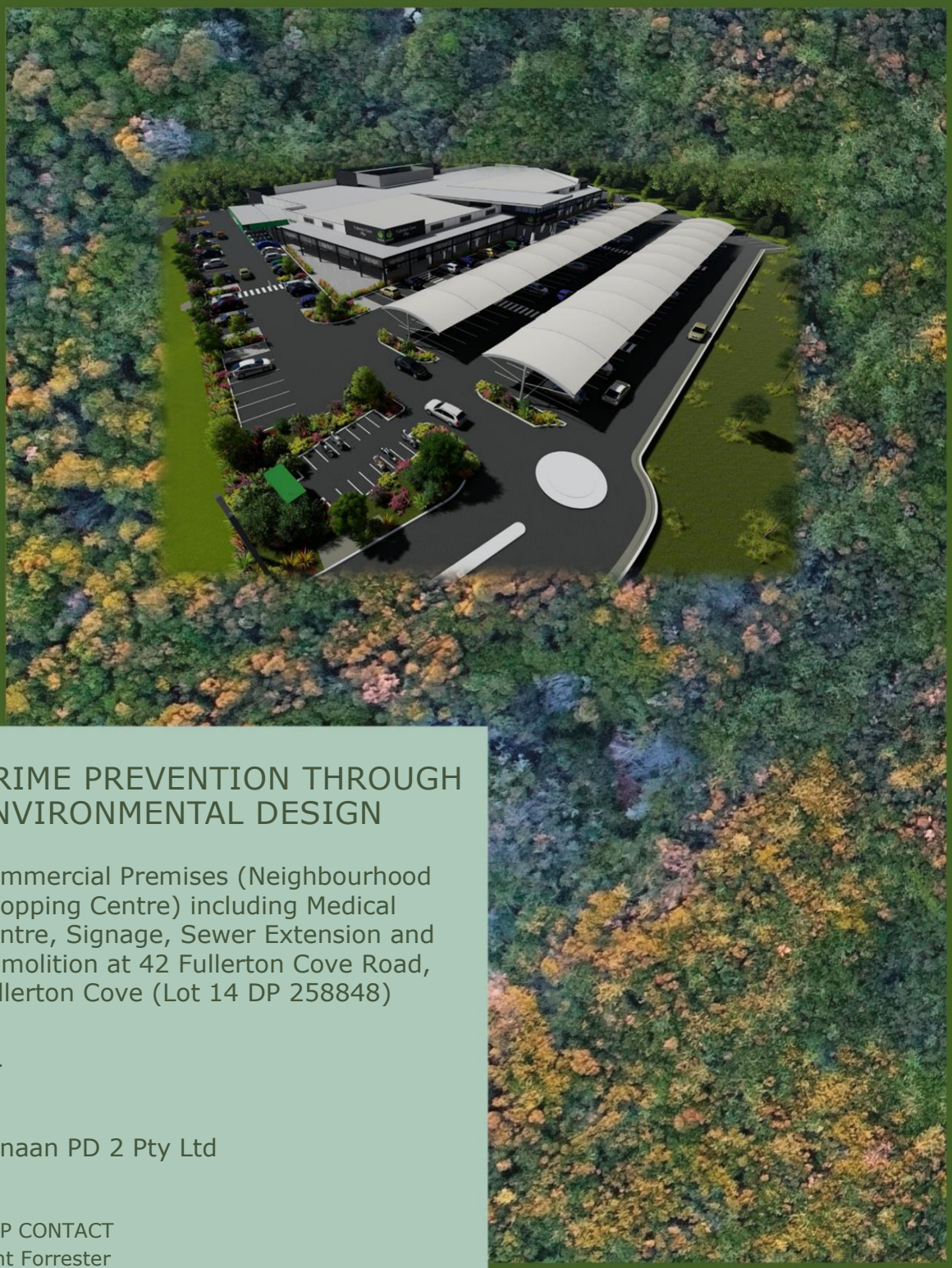

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Commercial Premises (Neighbourhood Shopping Centre) including Medical Centre, Signage, Sewer Extension and Demolition at 42 Fullerton Cove Road, Fullerton Cove (Lot 14 DP 258848)

for

Canaan PD 2 Pty Ltd

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Our Ref:	22/0032
Project	Commercial Premises (Neighbourhood Shopping Centre) including Medical Centre, Signage, Sewer Extension and Demolition at 42 Fullerton Cove Road, Fullerton Cove (Lot 14 DP 258848)
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1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) assessment report has been prepared for *Canaan PD 2 Pty Ltd* by *Monteath & Powys Pty Ltd*. The purpose of this report is to consider the potential crime risk caused by the proposal accompanying a Development Application for Commercial Premises (Neighbourhood Shopping Centre), including Medical Centre, Signage, Sewer Extension and Demolition for submission to Port Stephens Council (Council), and guide the Application under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

There are a number of publications which promote the use of CPTED. These include the NSW Police Safer by Design Guidelines and the NSW Department of Urban Affairs and Planning's Crime Prevention and the Assessment of Development Applications.

There are four components in CPTED:

1. Natural access control,
2. Natural surveillance,
3. Territorial reinforcement, and
4. Space and activity management.

The proposal has considered the principles of CPTED as part of the design stage. The objectives of each component are discussed below, and a response specific to the proposal is provided.

The CPTED assessment has been prepared on behalf of the Applicant and addresses the matters referred to in Section 4.15(1) of the EP&A Act and the matters required to be considered by the consent authority.

1.1 BACKGROUND

The proposed Commercial Premises development within the E1 - Local Centre zone aims to provide a local shopping option for Fern Bay and Fullerton Cove residents. Currently, residents depend on community facilities in Stockton and Salt Ash for their daily shopping needs, both of which are a 15-minute car ride or a 30-minute bus ride away. A petition signed by over 500 residents highlights the urgent need for local supermarket services that cater to evolving shopping preferences.

A Development Application (DA16-2023-685-1) was lodged and accepted for assessment by Council.

This CPTED assessment report further expands on the assessment completed as part of the Development Application, which formed part of the Statement of Environmental Effects prepared by *Monteath and Powys* and is further provided to respond to a request for information from Council.

2. SITE DETAILS

2.1 LOCATION AND CONTEXT

The subject site is located at 42 Fullerton Cove Road, Fullerton Cove NSW 2318, within the Port Stephens Local Government Area, refer to **Figure 1**.

Figure 1: Development Site Plan (Prepared by *EJE Architecture* – A04 – 27/06/2024 - rev. C)

The subject site is owned by Canaan PD 2 Pty Ltd and is legally identified as Lot 14 DP 258848.

Table 1 outlines specialist documents reviewed to inform this CPTED assessment. This CPTED assessment does not include attachments of all the documents; rather, these documents inform the overall Development Application with Council and will be attached separately as part of the Development Application. The CPTED assessment is to be read in conjunction with the documentation listed within the table.

Table 1: Reference Documents

Document Title	Reference Number	Date	Author
Proposed Retail Development Architectural Plans	A00 – A21 (Rev C)	27/06/2024	*EJE Architecture*
Landscape Plans	L000 (Rev K), L100 (Rev K), L101 (Rev K), L102 (Rev L), L103 (Rev K), L104 (Rev K), L105 (Rev K), L106 (Rev K), L107 (Rev K), L108 (Rev K), L109 (Rev K), L110 (Rev K), L111 (Rev K)	04/07/2024	*terras landscape architects*
Civil Engineering Package	DA-C01.01 (Rev C), DA-C01.21 (Rev E), DA-C02.01 (Rev F), DA-C02.11 (Rev C), DA-C03.01 (Rev E), DA-C03.21 (Rev D), DA-C04.01 (Rev E), DA-C04.02 (Rev G), DA-C04.21 (Rev C), DA-C05.01 (Rev C), DA-C05.02 (Rev C), DA-C05.03 (Rev C), DA-C05.04 (Rev D), DA-C05.05 (Rev D), DA-C05.06 (Rev D), DA-C05.07 (Rev E), DA-C05.08 (Rev D), DA-C09.01 (Rev C)	20/03/2024	*Northrop*
Statement of Environmental Effects	22/0032	22/03/2024	*Monteath & Powys*

2.2 ROAD AND PUBLIC TRANSPORT NETWORK

Road and Public Transport Network

Vehicular access to the site is proposed at the car park entries on Fullerton Cover Road. There are 280 outdoor car parking spaces proposed (including 12 accessible and five direct-to-boot) and 16 motorbike spaces.

The subject site has access to the existing bus stop located along the site frontage on Fullerton Cove Road, opposite The Cove Drive. The bus stop services existing bus routes 136 (Stockton Wharf) and 138 (Newcastle Interchange, Stand B) provided by the Hunter Buses Network.

Pedestrian Network

The proposal includes a footpath network around the shopping centre, providing safe passage through the carpark via the pedestrian crossings. The main pedestrian access point to the shopping centre is located at the forecourt in the middle of the site.

2.3 COMMUNITY FACILITIES AND SERVICES

Community Facilities and Services

Fern Bay and Fullerton Cove residents rely on community facilities such as Stockton IGA (8 km south) and the Salt Ash General store (14 km north) for daily shopping needs, both being a 15-minute car ride or 30-minute bus ride. The Stockton supermarket and The Salt Ash store mainly cater to local convenience and top-up needs.

Outside these facilities is a Retirement community to the west, The Cove Village.

3. PROPOSAL

The proposal will include the following:

- Demolition of the existing dwelling house and ancillary outbuildings and structures.
- Earthworks and civil works to achieve minimum flood immunity and establish a building footprint.
- Rising sewer main extension from the proposed development area to the nearest sewer pump station located southwest of the premises and parallel to Nelson's Bay Road.
- Construction of a building with 4,998m² of lettable / Net Floor Area (NFA) for the Commercial Premises use and 848m2 for the Medical Centre use of a total of 6,304m² of Gross Floor Area (GFA).
- A total of 280 outdoor car parking spaces (including 12 accessible and five direct-to-boot) and 16 motorbike spaces will be provided along the north, south, east, and west building elevations. Covered car spaces are proposed along the south building elevation whilst the remaining carparking spaces are uncovered.
- Landscaping internally within the site, along the lot boundaries and within the carparking areas.
- Business identification signage fronting the Fullerton Cove Road and Nelson Bay Road intersection.

Figures 2 to 5 provide plans prepared by *EJE Architecture* outlining the context of the proposal on the site.

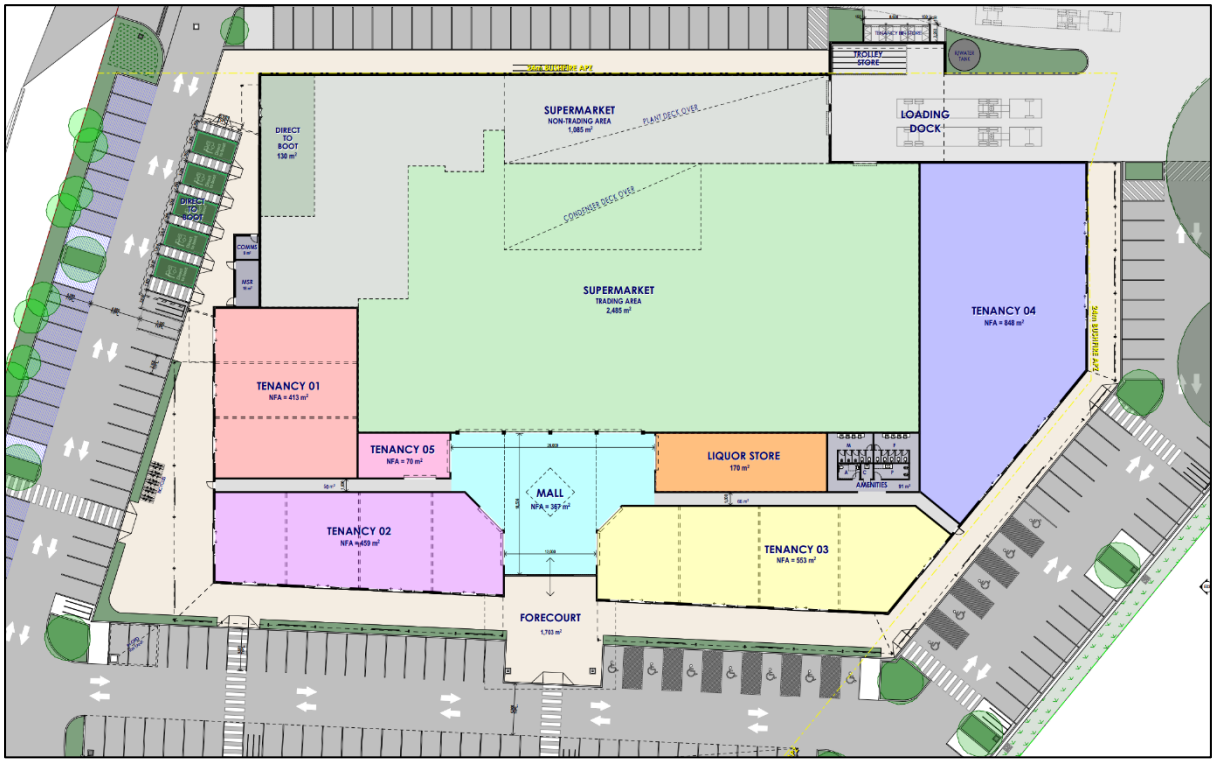


Figure 2: Ground Floor Plan (Prepared by *EJE Architecture* – A05 – 27/06/2024 - rev. C)

Figure 3: South-Eastern / Forecourt View (Prepared by *EJE Architecture* – A16 - 27/06/2024 - rev. C)

Figure 4: South-Western / Aerial View (Prepared by *EJE Architecture* – A18 - 27/06/2024 - rev. C)

Figure 5: South-Western / Aerial View 2 (Prepared by *EJE Architecture* – A19 - 27/06/2024 - rev. C)

4. BUREAU OF CRIME STATISTICS AND RESEARCH

A review of the NSW Crime Statistics data for 2019 to 2024 reveals that crime in the Port Stephens Local Government Area (LGA) is relatively stable when compared with the wider NSW averages. The data below shows that the identified crimes are relatively stable. Within the record period, there has been a noted increase in the following types of crime:

- Domestic Violence related assault,
- Break and enter dwelling,
- Motor vehicle theft,
- Intimidation, stalking and harassment,
- Fraud,
- Breach Apprehended Violence Order; and
- Breach bail conditions.

Other main instances of crime in the local area that have reported a decrease within the record period include:

- Other stealing offences,
- Steal from dwelling,
- Other theft,
- Possession and/or use of cannabis,
- Possession and/or use of amphetamines,
- Prohibited and regulated weapons offences; and
- Trespass.

The full results of the recorded incidents and rate per 100,000 population and Port Stephens LGA Recorded Crime Statistics data are attached as **Appendix A** and shown below as **Figures 6 – 8.**

NSW Recorded Crime Statistics Apr 2019 - Mar 2024 Definitions and explanations

Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for Apr 2023 - Mar 2024)

Port Stephens Local Government Area

		Apr 2019 - Mar 2020		Apr 2020 - Mar 2021		Apr 2021 - Mar 2022		Apr 2022 - Mar 2023		Apr 2023 - Mar 2024				
Offence group	*Offence type*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*24-month trend^^*	*60-month trend^^*	*Apr 2023 - Mar 2024 LGA Rank**
The major offences	Murder^	1	1.3	0	0.0	1	1.3	0	0.0	0	0.0	nc**	nc**	
	Domestic violence related assault	361	485.9	375	497.8	347	452.6	399	520.4	498	649.5	24.8%	8.4%	37
	Non-domestic violence related assault	298	401.1	284	377.0	260	339.1	370	482.6	321	418.7	Stable	Stable	57
	Sexual assault	103	138.6	110	146.0	113	147.4	126	164.3	112	146.1	Stable	Stable	55
	Sexual touching, sexual act and other sexual offences	101	136.0	91	120.8	109	142.2	96	125.2	84	109.6	Stable	Stable	
	Robbery	15	20.2	6	8.0	6	7.8	14	18.3	19	24.8	nc**	nc**	31
	Break and enter dwelling	201	270.6	135	179.2	140	182.6	131	170.9	178	232.2	35.3%	Stable	60
	Break and enter non-dwelling	108	145.4	77	102.2	101	131.7	101	131.7	123	160.4	Stable	Stable	46
	Motor vehicle theft	145	195.2	113	150.0	87	113.5	130	169.6	168	219.1	29.2%	Stable	44
	Steal from motor vehicle	269	362.1	202	268.2	197	256.9	265	345.6	214	279.1	Stable	Stable	69
	Steal from retail store	177	238.3	84	111.5	96	125.2	181	236.1	165	215.2	Stable	Stable	65
	Other stealing offences	474	638.0	382	507.1	330	430.4	314	409.5	305	397.8	Stable	-10.4%	77
	Malicious damage to property	602	810.3	586	777.9	499	650.8	715	932.5	601	783.9	Stable	Stable	51
Other Homicide	Attempted murder	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Murder accessory, conspiracy	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Manslaughter*	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
Other Assault	Assault Police	14	18.8	15	19.9	14	18.3	15	19.6	18	23.5	nc**	nc**	
Abduction and kidnapping		2	2.7	1	1.3	0	0.0	3	3.9	4	5.2	nc**	nc**	
Robbery	Robbery without a weapon	9	12.1	2	2.7	0	0.0	5	6.5	12	15.7	nc**	nc**	
	Robbery with a firearm	2	2.7	0	0.0	0	0.0	2	2.6	1	1.3	nc**	nc**	
	Robbery with a weapon not a firearm	4	5.4	4	5.3	6	7.8	7	9.1	6	7.8	nc**	nc**	
Blackmail and extortion		1	1.3	0	0.0	0	0.0	15	19.6	20	26.1	nc**	nc**	
Intimidation, stalking and harassment		423	569.4	408	541.6	359	468.2	486	633.9	568	740.8	16.9%	7.6%	
Other offences against the person		16	21.5	13	17.3	14	18.3	12	15.7	13	17.0	nc**	nc**	
Other Theft	Receiving or handling stolen goods	61	82.1	71	94.3	34	44.3	48	62.6	67	87.4	Stable	Stable	
	Steal from dwelling	175	235.6	176	233.6	140	182.6	120	156.5	120	156.5	Stable	-9.0%	
	Steal from person	16	21.5	5	6.6	8	10.4	9	11.7	8	10.4	nc**	nc**	
	Stock theft	1	1.3	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	

Figure 6: Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for April 2019 to March 2024) (Source*: NSW Bureau of Crime Statistics and Research, 2024*).

NSW Recorded Crime Statistics Apr 2019 - Mar 2024 Definitions and explanations

Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for Apr 2023 - Mar 2024)

Port Stephens Local Government Area

Offence group	Offence type	Apr 2019 - Mar 2020 Number of incidents	Apr 2019 - Mar 2020 Rate per 100,000 population	Apr 2020 - Mar 2021 Number of incidents	Apr 2020 - Mar 2021 Rate per 100,000 population	Apr 2021 - Mar 2022 Number of incidents	Apr 2021 - Mar 2022 Rate per 100,000 population	Apr 2022 - Mar 2023 Number of incidents	Apr 2022 - Mar 2023 Rate per 100,000 population	Apr 2023 - Mar 2024 Number of incidents	Apr 2023 - Mar 2024 Rate per 100,000 population	24-month trend**	60-month trend**	Apr 2023 - Mar 2024 LGA Rank*
	Fraud	430	578.8	405	537.6	432	563.4	529	690.0	481	627.3	Stable	2.8%	
	Other theft	282	379.6	201	266.8	182	237.4	185	241.3	177	230.9	Stable	-11.0%	
Arson		67	90.2	44	58.4	55	71.7	51	66.5	64	83.5	Stable	Stable	
Drug offences	Possession and/or use of cocaine	10	13.5	8	10.6	7	9.1	6	7.8	4	5.2	nc**	nc**	
	Possession and/or use of narcotics	1	1.3	6	8.0	1	1.3	3	3.9	1	1.3	nc**	nc**	
	Possession and/or use of cannabis	185	249.0	218	289.4	149	194.3	136	177.4	86	112.2	Stable	-17.4%	
	Possession and/or use of amphetamines	101	136.0	111	147.4	83	108.3	52	67.8	57	74.3	Stable	-13.3%	
	Possession and/or use of ecstasy	9	12.1	6	8.0	1	1.3	1	1.3	1	1.3	nc**	nc**	
	Possession and/or use of other drugs	25	33.7	54	71.7	17	22.2	20	26.1	20	26.1	Stable	nc**	
	Dealing, trafficking in cocaine	0	0.0	5	6.6	2	2.6	7	9.1	3	3.9	nc**	nc**	
	Dealing, trafficking in narcotics	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Dealing, trafficking in cannabis	3	4.0	5	6.6	9	11.7	3	3.9	0	0.0	nc**	nc**	
	Dealing, trafficking in amphetamines	7	9.4	36	47.8	27	35.2	8	10.4	6	7.8	nc**	nc**	
	Dealing, trafficking in ecstasy	4	5.4	2	2.7	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Dealing, trafficking in other drugs	1	1.3	5	6.6	1	1.3	2	2.6	2	2.6	nc**	nc**	
	Cultivating cannabis	19	25.6	17	22.6	13	17.0	13	17.0	11	14.3	nc**	nc**	
	Manufacture drug	0	0.0	0	0.0	0	0.0	0	0.0	1	1.3	nc**	nc**	
	Importing drugs	2	2.7	2	2.7	1	1.3	0	0.0	0	0.0	nc**	nc**	
	Other drug offences	41	55.2	47	62.4	44	57.4	19	24.8	24	31.3	nc**	nc**	
Prohibited and regulated weapons offences		157	211.3	125	165.9	121	157.8	110	143.5	80	104.3	Stable	-15.5%	
Disorderly conduct	Trespass	111	149.4	94	124.8	57	74.3	114	148.7	92	120.0	-19.3%	Stable	
	Offensive conduct	21	28.3	22	29.2	24	31.3	26	33.9	17	22.2	nc**	nc**	
	Offensive language	18	24.2	15	19.9	4	5.2	13	17.0	8	10.4	nc**	nc**	
	Criminal intent	32	43.1	13	17.3	23	30.0	24	31.3	18	23.5	nc**	nc**	

Figure 7: Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for April 2019 to March 2024) (Source: *NSW Bureau of Crime Statistics and Research, 2024*).

NSW Recorded Crime Statistics Apr 2019 - Mar 2024 Definitions and explanations

Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for Apr 2023 - Mar 2024)

Port Stephens Local Government Area

Offence group	Offence type	Apr 2019 - Mar 2020 Number of incidents	Apr 2019 - Mar 2020 Rate per 100,000 population	Apr 2020 - Mar 2021 Number of incidents	Apr 2020 - Mar 2021 Rate per 100,000 population	Apr 2021 - Mar 2022 Number of incidents	Apr 2021 - Mar 2022 Rate per 100,000 population	Apr 2022 - Mar 2023 Number of incidents	Apr 2022 - Mar 2023 Rate per 100,000 population	Apr 2023 - Mar 2024 Number of incidents	Apr 2023 - Mar 2024 Rate per 100,000 population	24-month trend**	60-month trend**	Apr 2023 - Mar 2024 LGA Rank*
Betting and gaming offences		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
Liquor offences		16	21.5	26	34.5	24	31.3	36	47.0	28	36.5	Stable	nc**	
Pornography offences		11	14.8	15	19.9	21	27.4	13	17.0	14	18.3	nc**	nc**	
Prostitution offences		0	0.0	0	0.0	1	1.3	0	0.0	0	0.0	nc**	nc**	
Against justice procedures	Escape custody	1	1.3	0	0.0	1	1.3	5	6.5	2	2.6	nc**	nc**	
	Breach Apprehended Violence Order	188	253.1	220	292.1	236	307.8	205	267.4	281	366.5	37.1%	19.6%	
	Breach bail conditions	332	446.9	484	642.5	409	533.4	416	542.6	478	623.4	14.9%	9.5%	
	Fail to appear	3	4.0	9	11.9	12	15.7	25	32.6	15	19.6	nc**	nc**	
	Resist or hinder officer	36	48.5	39	51.8	36	47.0	39	50.9	31	40.4	Stable	Stable	
	Other offences against justice procedures	5	6.7	14	18.6	32	41.7	10	13.0	15	19.6	nc**	nc**	
Transport regulatory offences		8	10.8	0	0.0	4	5.2	0	0.0	50	65.2	nc**	nc**	
Other offences		227	305.6	354	469.9	789	1,029.1	378	493.0	385	502.1	Stable	Stable	

^ *For murder and manslaughter, the data are counts of recorded victims, not criminal incidents.*

** *The trend test used was a two-tailed Kendall's rank-order correlation test with a 0.05 level of significance .*
For the 24-month trend the annual percentage change is provided if the trend was significant.
For the 60-month trend the average annual percentage change is provided if the trend was significant.

* *Ranks and rates are only calculated for Local Government Areas (LGAs) with populations of 3000 people or more (n = 126).*
Sydney LGA is excluded from the rankings because the resident population does not reflect the number of people present each day.
Ranks and rates are not calculated for the 'In Custody' category
Rates are only calculated for the major offences. Ranks are not calculated for murder due to the low number of recorded victims per LGA.
The three types of Robbery offences are presented individually in this table but also as a combined Robbery Group in this table and in the other tables in this file because the numbers are too small within the individual categories to calculate reliable rate estimates.
Sex offence categories are combined because the numbers are too small within the individual categories to calculate reliable rate estimates.

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

NOTE: Data sourced from the NSW Bureau of Crime Statistics and Research must be acknowledged in any document (electronic or otherwise) containing that data.
The acknowledgement should take the form of **Source: NSW Bureau of Crime Statistics and Research**

For information about recorded crime data please see our "Using crime statistics" webpage.

Figure 8: Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for April 2019 to March 2024) (Source: *NSW Bureau of Crime Statistics and Research, 2024*).

Further research was undertaken in addition to the above findings. At the time of writing, no data was available for the suburb of Fullerton Cove, alternatively, data from Fern Bay was utilised given the close proximity to the development site. The data was then compared against the State of NSW, summarised and attached as **Appendix B**.

- Incidents of Domestic assault offences within the suburb indicate an overall decrease in recent rates, with spikes during November 2023 and January 2024.
- Break and enter dwelling is relatively stable, with eight (8) spikes above the State average during the period, with four (4) of these being only marginally above the State average.
- Incidents of Motor vehicle theft was above the State average, finishing stable at the end of the time period.
- Incidents of intimidation was predominately below the State average, with a peak in November 2023 and January 2024.
- Incidents of fraud was predominately below the State average, with a spike in October 2022.
- Incidents of Breach Apprehended Violence Order was above the State average, being stable at the end of the time period.
- Breach bail conditions was predominately below the State average, with a spike in February 2024.

5. ASSESSMENT OF PROPOSAL IN ACCORDANCE WITH CPTED PRINCIPLES

In light of the crime statistics for the Port Stephens LGA and Fullerton Cove, the development is to be reviewed against CPTED provisions to determine consistency with the relevant principles for crime prevention. This section deals with the proposal's consistency with the various statutory and non-statutory provisions.

5.1 NATURAL ACCESS CONTROL

Natural access control strategies of CPTED seek to restrict, channel and encourage the movement of people, vehicles, and materials into, out of and within designated areas. In principle, physical barriers are used to regulate who has the right to enter and exit a space to increase the effort required to commit a crime. For example, symbolic (or psychological) barriers are cues that may help to define borders and transitions between public and private spaces.

Natural access control limits the opportunity for crime by taking steps to:

- Control access to decrease opportunities for criminal activity by restricting or preventing access to potential targets. This will also assist in creating a perception of risk for possible offenders. This could include gates, walls, footpaths, landscaping, and lighting.
- Clearly differentiate between public space and private space. This includes the provision of special guides to users to and from specific entrances and exits.
- Clear boundaries should be defined between public and private areas. These are particularly helpful at entrances to commercial buildings, residential buildings, shops, and parking areas.
- Prevent or discourage public access to or from enclosed and unmonitored areas.

The proposed development has been assessed against this principle, and the following responses and recommendations are made:

Response:

The development provides a single pedestrian access point into the Mall and Supermarket (middle portion of the site) and dual vehicle access points from Fullerton Cove Road (north and south), clearly defined by landscaping that directs vehicles to their intended destination. The northern vehicle access point is intended for service vehicles entering and exiting the site, whilst the south vehicle entry point is intended for customers (enabling standard and medium rigid vehicles to enter and exit). Further, hidden access points are avoided as per the proposed development plans. Subsequently, pedestrian and vehicle access are delineated by the proposed development.

The proposal will provide hardstand vehicle access areas and kerbs at the entrances and near the loading dock, which aid in delineating the development footprint and car parking areas from the proposed retail areas/loading dock.

Landscaping and vehicle barriers outline the property boundary from the road reserves and surrounding environment.

The development's design includes well-considered pedestrian channelling through the implementation of pedestrian crossings and walkways from the carpark into the proposed outside retail spaces and the Forecourt entrance.

The development has a well-defined entrance point into the Forecourt entrance into the Mall located at the south of the building (Refer to **Figure 3**). Main footpaths around the building are provided with an increased width.

Direct-to-boot spaces are situated separate to the main pedestrian access point. The location provides a designated staff access door to avoid clashes with the other elements of the development.

Recommendations:

During the construction stage, clear directional and wayfinding signage is to be integrated into the proposed development at an appropriate rate and location to enable functional guidance of visitors and to deter unauthorised access to restricted areas. Signage to be supported by clear road markings, where applicable.
Bollards are to be installed around the key pedestrian and retail interfaces, specifically, the main forecourt entrance should be provided with bollards to prevent vehicle access.

During the operation of the use, limit access to service areas, such as loading docks, to authorised personnel only. Where appropriate, barriers or controlled entry points are to be used in these areas to prevent unauthorised entry.

The designated direct-to-boot door along the northwest side of the building should be kept locked when not in use.

5.2 NATURAL SURVEILLANCE

Natural surveillance can be achieved by creating an environment where there is opportunity for people engaged in their normal behaviour to observe the space around them. This can be achieved by maximising visibility and creating sight lines within the development and to / from adjacent development.

Criminals are theoretically less likely to attempt to commit a crime in areas where they are more likely to be easily observed. Conversely, people are likely to feel safer when they can see and be seen. The incorporation of natural surveillance into the design will likely increase the threat of apprehension by raising the perception that people can be seen.

Design considerations are to be thought out to avoid areas of concealment by enclosed spaces or inappropriate landscaping that can prevent the opportunities for predatory offences.

The proposed development has been assessed against this principle, and the following responses and recommendations are made:

Response:

The proposed design has integrated natural surveillance throughout the development.

The proposal has placed tenancies around the perimeter of the building excluding, the direct-to-boot location, the non-trading area of the Supermarket and the loading dock. This design encourages activation around the perimeter of the building and faces onto the carpark area.

The carpark is of an open design with shade structures that do not impede sight lines.

The supermarket and the internal tenancies work together to provide an active space and have been positioned with sightlines throughout the development.

The Mall consists of an area indicating a potential retail area within the centre of the space. This acts to activate the space and further increase sightlines within the internal area, particularly into the less used access space between Tenancy 02 and Tenancy 06, and particularly along the accessway to the amenities. This activation and the provided sightlines maximise the visibility into the narrower walkways and results in increased visibility and elimination of potential concealment opportunities along with providing passive surveillance opportunities.

Landscaping has been designed to complement the natural access by selecting treatments that maintain the sightlines. The proposal includes low-level vegetation and landscaping throughout the development site.

A section from Fullerton Cove Road is illustrated in **Figure 9 and 10**. As seen in the sections, the landscaping includes low shrubs strategically placed to maintain clear sightlines across the carpark. Additionally, the trees within the carpark area are under-pruned to ensure unobstructed sightlines while providing essential shading. This tree shading is important in mitigating the urban heat island effect.

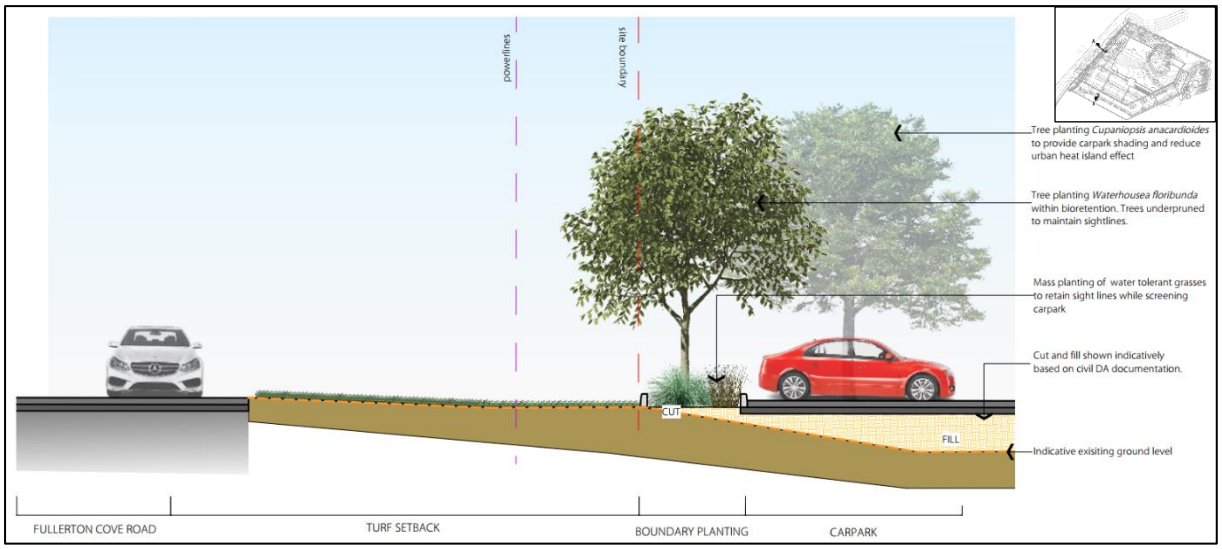


Figure 9: Section A Fullerton Cove Road (Prepared by *terras landscape architects* – L104 26/06/2024 - rev. J)

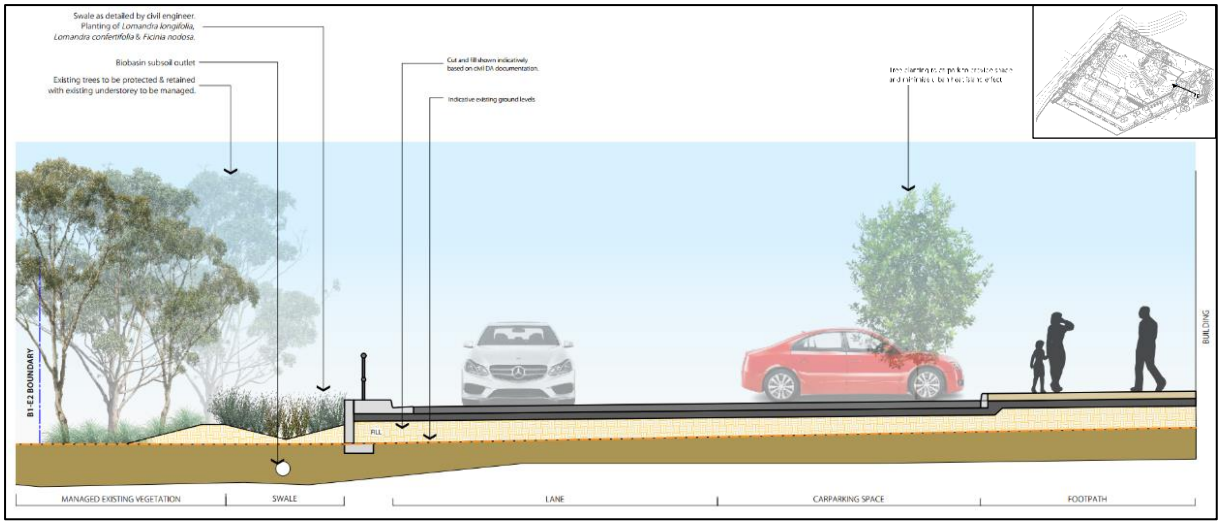


Figure 10: Section E Fullerton Cove Road (Prepared by *terras landscape architects* – L106 26/06/2024 Rev. J)

Bicycle racks are well positioned on the western side of the building within a wider footpath area, with retail tenancies providing good passive surveillance to parked bicycles.

Recommendations:

It is recommended that CCTV cameras and suitable lighting be incorporated into the final development. Particular attention should be made to the less active areas, including the direct-to-boot location, the non-trading area of the Supermarket and the loading dock. Lighting should be designed to cover the extent of the carpark areas and also provide adequate internal lighting, particularly along the narrower walkways.

It is recommended that trees and shrubs are maintained to provide clear sightlines to and from isolated areas. I.e. the use of elongated trunks with canopy clearance of approximately 2m, and shrubs should be less than approximately 1m high.

5.3 TERRITORIAL REINFORCEMENT

Territorial reinforcement involves the use of physical attributes that express ownership, such as fences, signage, landscaping, and lighting. Clearly defining property lines and distinguishing between private and public spaces are examples of this principle.

Territorial reinforcement is a social control that creates a sense of ownership in which the perception is that staff and customers being more likely to challenge intruders or report them to management and the police.

By using buildings, pavement, signs, and lighting to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. By defining these spaces, it seeks to communicate to people where they should and should not be and what activities are appropriate.

The proposal has been assessed against this principle, and the following responses and recommendations are made:

Response:

The proposal includes a well-framed and clear pedestrian entry forecourt to indicate the entrance to the main tenancies and the internal Mall and feature Supermarket. This entrance is further enhanced by a wider footpath along the entrance frontage, which contributes to defining the main entrance.

The outside tenancies have been designed to align with the main building, with the loading dock being positioned outside of the main building alignment. The loading dock area has been delineated by the proposed use of hatching on the road surface to signal customers that are leaving the main carpark and are entering a space designated for staff and delivery/service vehicles.

Landscaping around the perimeter, which provides visual softening of the development, also provides a clear delineation of the public space to that of a managed space.

Landscaping is strategically placed around the development site to allow emphasis to the architectural features, assisting in delineating entry and exit points, provide direction, and frame views into and out of the site.

Recommendations:

During the construction stage, clear directional and wayfinding signage is to be integrated into the proposed development at an appropriate rate and location to enable functional guidance of visitors and to deter unauthorised access to restricted areas. Signage to be supported by clear road markings, where applicable.

During operation, signage is to be used to supplement and reinforce behavioural expectations and advice around the outside of the loading dock area, wherever deemed appropriate for the proposed development.

5.4 SPACE AND ACTIVITY MANAGEMENT

A fourth component of CPTED is referred to as space and activity management. It is based around the theory that a well-maintained development creates a sense of ownership and will tend to make someone feel like they will be observed by neighbours or business owners as it is obvious people care about the area.

Space and activity management involves the formal supervision, control, and care of space. All space, even well-planned and well-designed areas, need to be effectively used and maintained in order to maximise community safety. Places that are infrequently used are commonly abused.

The proposal has been assessed against this principle, and the following responses and recommendations are made:

Response:

The proposal provides a well-considered Neighbourhood Shopping Centre which has addressed the the principles of CPTED and provides a positive architectural response to the locality.

Recommendations:

During the operation of the Neighbourhood Shopping Centre, tenants, employees, and visitors are to be encouraged to be vigilant and report any suspicious activities where appropriate.

Trees, landscaping and signage are to be well maintained throughout the use of the Neighbourhood Shopping Centre.

When the proposed loading dock areas are not in use, they are to remain locked to prevent any unauthorised entry.

Graffiti and vandal resistance building materials and fixtures shall be used in the development construction. Graffiti-resistance coatings should be applied where existing surfaces are exposed to the potential for graffiti damage.

Any vandalised or burned-out lighting is to be replaced as a priority.

During the operation of the use, the development is to be well maintained including all locks within the development.

Tenancy windows are to be kept relatively clear from cluttered signage or bulky items to ensure the natural surveillance opportunities are not diminished over time.

A Plan of Management is to be developed prior to the use of the site as a Neighbourhood Shopping Centre. The Plan of Management Plan is to detail and define responsibilities for the Neighbourhood Shopping Centre.

Staff are to be trained in the centre's Plan of Management, which includes deliveries, access and security processes, and access management strategies such as controlled entrances and exits to mitigate any risk.

The Plan of Management Plan is to be reviewed at regular intervals to ensure it remains suitable for the Neighbourhood Shopping Centre's operations.

The nominated liquor store is to obtain the relevant liquor licence prior to operation through NSW Liquor and Gaming. Associated Staff should be trained to ensure compliance with the Liquor Licence.

6. SUMMARY OF RECOMMENDATIONS

6.1 NATURAL ACCESS CONTROL

During the construction stage, clear directional and wayfinding signage is to be integrated into the proposed development at an appropriate rate and location to enable functional guidance of visitors and to deter unauthorised access to restricted areas. Signage to be supported by clear road markings, where applicable.

Bollards are to be installed around the key pedestrian and retail interfaces, specifically, the main forecourt entrance should be provided with bollards to prevent vehicle access.

During the operation of the use, limit access to service areas, such as loading docks, to authorised personnel only. Where appropriate, barriers or controlled entry points are to be used in these areas to prevent unauthorised entry.

The designated direct-to-boot door along the northwest side of the building should be kept locked when not in use.

6.2 NATURAL SURVEILLANCE

It is recommended that CCTV cameras and suitable lighting be incorporated into the final development. Particular attention should be made to the less active areas, including the direct-to-boot location, the non-trading area of the Supermarket and the loading dock. Lighting should be designed to cover the extent of the carpark areas and also provide adequate internal lighting, particularly along the narrower walkways.

It is recommended that trees and shrubs are maintained to provide clear sightlines to and from isolated areas. I.e. the use of elongated trunks with canopy clearance of approximately 2m, and shrubs should be less than approximately 1m high.

6.3 TERRITORIAL REINFORCEMENT

During the construction stage, clear directional and wayfinding signage is to be integrated into the proposed development at an appropriate rate and location to enable functional guidance of visitors and to deter unauthorised access to restricted areas. Signage to be supported by clear road markings, where applicable.

During operation, signage is to be used to supplement and reinforce behavioural expectations and advice around the outside of the loading dock area, wherever deemed appropriate for the proposed development.

6.4 SPACE AND ACTIVITY MANAGEMENT

During the operation of the Neighbourhood Shopping Centre, tenants, employees, and visitors are to be encouraged to be vigilant and report any suspicious activities where appropriate.

Trees, landscaping and signage are to be well maintained throughout the use of the Neighbourhood Shopping Centre.

When the proposed loading dock areas are not in use, they are to remain locked to prevent any unauthorised entry.

Graffiti and vandal resistance building materials and fixtures shall be used in the development construction. Graffiti-resistance coatings should be applied where existing surfaces are exposed to the potential for graffiti damage.

Any vandalised or burned-out lighting is to be replaced as a priority.

During the operation of the use, the development is to be well maintained including all locks within the development.

Tenancy windows are to be kept relatively clear from cluttered signage or bulky items to ensure the natural surveillance opportunities are not diminished over time.

A Plan of Management is to be developed prior to the use of the site as a Neighbourhood Shopping Centre. The Plan of Management Plan is to detail and define responsibilities for the Neighbourhood Shopping Centre.

Staff are to be trained in the centre's Plan of Management, which includes deliveries, access and security processes, and access management strategies such as controlled entrances and exits to mitigate any risk.

The Plan of Management Plan is to be reviewed at regular intervals to ensure it remains suitable for the Neighbourhood Shopping Centre's operations.

The nominated liquor store is to obtain the relevant liquor licence prior to operation through NSW Liquor and Gaming. Associated Staff should be trained to ensure compliance with the Liquor Licence.

7. CONCLUSION

This CPTED assessment has been prepared to accompany a Development Application to Council and guide the application under Part 4 of the EP&A Act. The proposal has addressed matters referred to in Section 4.15(1) of the EP&A Act and the matters required to be considered by the consent authority.

The assessment has reviewed the proposal against local crime statistics in the area. Based on this analysis, recommendations in line with the CPTED principles have been made.

Our assessment of the proposal in accordance with the CPTED principles confirms that the development can be effectively managed to minimise the potential risk of crime subject to considerations in accordance with the recommendations of this assessment report.

It is considered that the proposal will provide a relatively safe environment for the local community.

Overall, the proposal should be supported by Council in terms of compliance with CPTED principles.

APPENDIX A: Port Stephens LGA Crime Statistics

NSW Recorded Crime Statistics Apr 2019 - Mar 2024

Definitions and explanations

Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for Apr 2023 - Mar 2024)

Port Stephens Local Government Area

		Apr 2019 - Mar 2020		Apr 2020 - Mar 2021		Apr 2021 - Mar 2022		Apr 2022 - Mar 2023		Apr 2023 - Mar 2024				
Offence group	*Offence type*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*24-month trend^^*	*60-month trend^^*	*Apr 2023 - Mar 2024 LGA Rank**
The major offences	Murder^	1	1.3	0	0.0	1	1.3	0	0.0	0	0.0	nc**	nc**	
	Domestic violence related assault	361	485.9	375	497.8	347	452.6	399	520.4	498	649.5	24.8%	8.4%	37
	Non-domestic violence related assault	298	401.1	284	377.0	260	339.1	370	482.6	321	418.7	Stable	Stable	57
	Sexual assault	103	138.6	110	146.0	113	147.4	126	164.3	112	146.1	Stable	Stable	55
	Sexual touching, sexual act and other sexual offences	101	136.0	91	120.8	109	142.2	96	125.2	84	109.6	Stable	Stable	
	Robbery	15	20.2	6	8.0	6	7.8	14	18.3	19	24.8	nc**	nc**	31
	Break and enter dwelling	201	270.6	135	179.2	140	182.6	131	170.9	178	232.2	35.9%	Stable	60
	Break and enter non-dwelling	108	145.4	77	102.2	101	131.7	101	131.7	123	160.4	Stable	Stable	46
	Motor vehicle theft	145	195.2	113	150.0	87	113.5	130	169.6	168	219.1	29.2%	Stable	44
	Steal from motor vehicle	269	362.1	202	268.2	197	256.9	265	345.6	214	279.1	Stable	Stable	69
	Steal from retail store	177	238.3	84	111.5	96	125.2	181	236.1	165	215.2	Stable	Stable	65
	Other stealing offences	474	638.0	382	507.1	330	430.4	314	409.5	305	397.8	Stable	-10.4%	77
	Malicious damage to property	602	810.3	586	777.9	499	650.8	715	932.5	601	783.9	Stable	Stable	51
Other Homicide	Attempted murder	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Murder accessory, conspiracy	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Manslaughter^	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
Other Assault	Assault Police	14	18.8	15	19.9	14	18.3	15	19.6	18	23.5	nc**	nc**	
Abduction and kidnapping		2	2.7	1	1.3	0	0.0	3	3.9	4	5.2	nc**	nc**	
Robbery	Robbery without a weapon	9	12.1	2	2.7	0	0.0	5	6.5	12	15.7	nc**	nc**	
	Robbery with a firearm	2	2.7	0	0.0	0	0.0	2	2.6	1	1.3	nc**	nc**	
	Robbery with a weapon not a firearm	4	5.4	4	5.3	6	7.8	7	9.1	6	7.8	nc**	nc**	
Blackmail and extortion		1	1.3	0	0.0	0	0.0	15	19.6	20	26.1	nc**	nc**	
Intimidation, stalking and harassment		423	569.4	408	541.6	359	468.2	486	633.9	568	740.8	16.9%	7.6%	
Other offences against the person		16	21.5	13	17.3	14	18.3	12	15.7	13	17.0	nc**	nc**	
Other Theft	Receiving or handling stolen goods	61	82.1	71	94.3	34	44.3	48	62.6	67	87.4	Stable	Stable	
	Steal from dwelling	175	235.6	176	233.6	140	182.6	120	156.5	120	156.5	Stable	-9.0%	
	Steal from person	16	21.5	5	6.6	8	10.4	9	11.7	8	10.4	nc**	nc**	
	Stock theft	1	1.3	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	

NSW Recorded Crime Statistics Apr 2019 - Mar 2024

Definitions and explanations

Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for Apr 2023 - Mar 2024)

Port Stephens Local Government Area

		Apr 2019 - Mar 2020		Apr 2020 - Mar 2021		Apr 2021 - Mar 2022		Apr 2022 - Mar 2023		Apr 2023 - Mar 2024				
Offence group	*Offence type*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*24-month trend^^*	*60-month trend^^*	*Apr 2023 - Mar 2024 LGA Rank**
	Fraud	430	578.8	405	537.6	432	563.4	529	690.0	481	627.3	Stable	2.8%	
	Other theft	282	379.6	201	266.8	182	237.4	185	241.3	177	230.9	Stable	-11.0%	
Arson		67	90.2	44	58.4	55	71.7	51	66.5	64	83.5	Stable	Stable	
Drug offences	Possession and/or use of cocaine	10	13.5	8	10.6	7	9.1	6	7.8	4	5.2	nc**	nc**	
	Possession and/or use of narcotics	1	1.3	6	8.0	1	1.3	3	3.9	1	1.3	nc**	nc**	
	Possession and/or use of cannabis	185	249.0	218	289.4	149	194.3	136	177.4	86	112.2	Stable	-17.4%	
	Possession and/or use of amphetamines	101	136.0	111	147.4	83	108.3	52	67.8	57	74.3	Stable	-13.3%	
	Possession and/or use of ecstasy	9	12.1	6	8.0	1	1.3	1	1.3	1	1.3	nc**	nc**	
	Possession and/or use of other drugs	25	33.7	54	71.7	17	22.2	20	26.1	20	26.1	Stable	nc**	
	Dealing, trafficking in cocaine	0	0.0	5	6.6	2	2.6	7	9.1	3	3.9	nc**	nc**	
	Dealing, trafficking in narcotics	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Dealing, trafficking in cannabis	3	4.0	5	6.6	9	11.7	3	3.9	0	0.0	nc**	nc**	
	Dealing, trafficking in amphetamines	7	9.4	36	47.8	27	35.2	8	10.4	6	7.8	nc**	nc**	
	Dealing, trafficking in ecstasy	4	5.4	2	2.7	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Dealing, trafficking in other drugs	1	1.3	5	6.6	1	1.3	2	2.6	2	2.6	nc**	nc**	
	Cultivating cannabis	19	25.6	17	22.6	13	17.0	13	17.0	11	14.3	nc**	nc**	
	Manufacture drug	0	0.0	0	0.0	0	0.0	0	0.0	1	1.3	nc**	nc**	
	Importing drugs	2	2.7	2	2.7	1	1.3	0	0.0	0	0.0	nc**	nc**	
	Other drug offences	41	55.2	47	62.4	44	57.4	19	24.8	24	31.3	nc**	nc**	
Prohibited and regulated weapons offences		157	211.3	125	165.9	121	157.8	110	143.5	80	104.3	Stable	-15.5%	
Disorderly conduct	Trespass	111	149.4	94	124.8	57	74.3	114	148.7	92	120.0	-19.3%	Stable	
	Offensive conduct	21	28.3	22	29.2	24	31.3	26	33.9	17	22.2	nc**	nc**	
	Offensive language	18	24.2	15	19.9	4	5.2	13	17.0	8	10.4	nc**	nc**	
	Criminal intent	32	43.1	13	17.3	23	30.0	24	31.3	18	23.5	nc**	nc**	

NSW Recorded Crime Statistics Apr 2019 - Mar 2024

Definitions and explanations

Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for Apr 2023 - Mar 2024)

Port Stephens Local Government Area

		Apr 2019 - Mar 2020		Apr 2020 - Mar 2021		Apr 2021 - Mar 2022		Apr 2022 - Mar 2023		Apr 2023 - Mar 2024				
Offence group	*Offence type*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*Number of incidents*	*Rate per 100,000 population*	*24-month trend^^*	*60-month trend^^*	*Apr 2023 - Mar 2024 LGA Rank**
Betting and gaming offences		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
Liquor offences		16	21.5	26	34.5	24	31.3	36	47.0	28	36.5	Stable	nc**	
Pornography offences		11	14.8	15	19.9	21	27.4	13	17.0	14	18.3	nc**	nc**	
Prostitution offences		0	0.0	0	0.0	1	1.3	0	0.0	0	0.0	nc**	nc**	
Against justice procedures	Escape custody	1	1.3	0	0.0	1	1.3	5	6.5	2	2.6	nc**	nc**	
	Breach Apprehended Violence Order	188	253.1	220	292.1	236	307.8	205	267.4	281	366.5	**37.1%**	**10.6%**	
	Breach bail conditions	332	446.9	484	642.5	409	533.4	416	542.6	478	623.4	**14.9%**	**9.5%**	
	Fail to appear	3	4.0	9	11.9	12	15.7	25	32.6	15	19.6	nc**	nc**	
	Resist or hinder officer	36	48.5	39	51.8	36	47.0	39	50.9	31	40.4	Stable	Stable	
	Other offences against justice procedures	5	6.7	14	18.6	32	41.7	10	13.0	15	19.6	nc**	nc**	
Transport regulatory offences		8	10.8	0	0.0	4	5.2	0	0.0	50	65.2	nc**	nc**	
Other offences		227	305.6	354	469.9	789	1,029.1	378	493.0	385	502.1	Stable	Stable	

^ *For murder and manslaughter, the data are counts of recorded victims, not criminal incidents.*

^^ *The trend test used was a two-tailed Kendall's rank-order correlation test with a 0.05 level of significance .*
For the 24-month trend the annual percentage change is provided if the trend was significant.
For the 60-month trend the average annual percentage change is provided if the trend was significant.

* *Ranks and rates are only calculated for Local Government Areas (LGAs) with populations of 3000 people or more (n = 120).*
Sydney LGA is excluded from the rankings because the resident population does not reflect the number of people present each day.
Ranks and rates are not calculated for the 'In Custody' category
Rates are only calculated for the major offences. Ranks are not calculated for murder due to the low number of recorded victims per LGA.
The three types of Robbery offences are presented individually in this table but also as a combined Robbery Group in this table and in the other tables in this file because the numbers are too small within the individual categories to calculate reliable rate estimates.
Sex offence categories are combined because the numbers are too small within the individual categories to calculate reliable rate estimates.

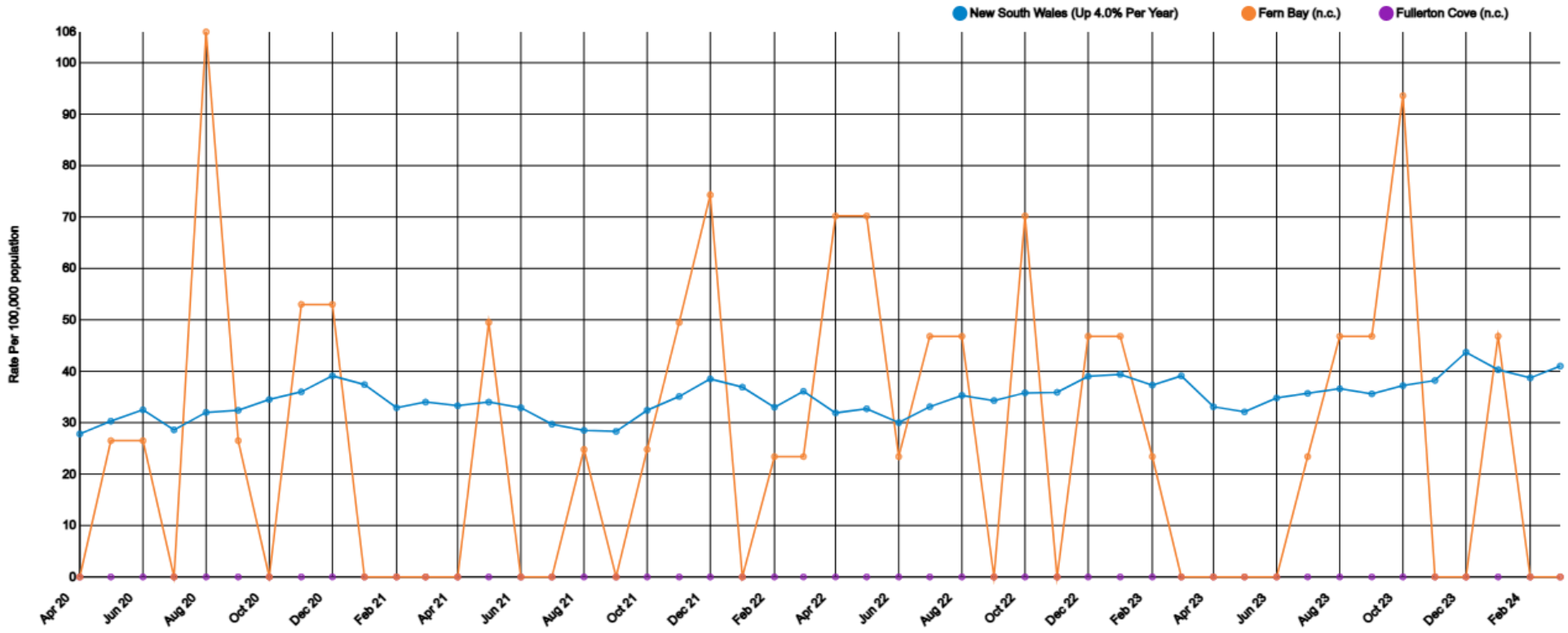
** *Trend information is not calculated (nc) if at least one 12-month period in the selected timeframe had less than 20 incidents.*

NOTE: *Data sourced from the NSW Bureau of Crime Statistics and Research must be acknowledged in any document (electronic or otherwise) containing that data.*
The acknowledgement should take the form of **Source: NSW Bureau of Crime Statistics and Research**

For information about recorded crime data please see our "Using crime statistics" webpage.

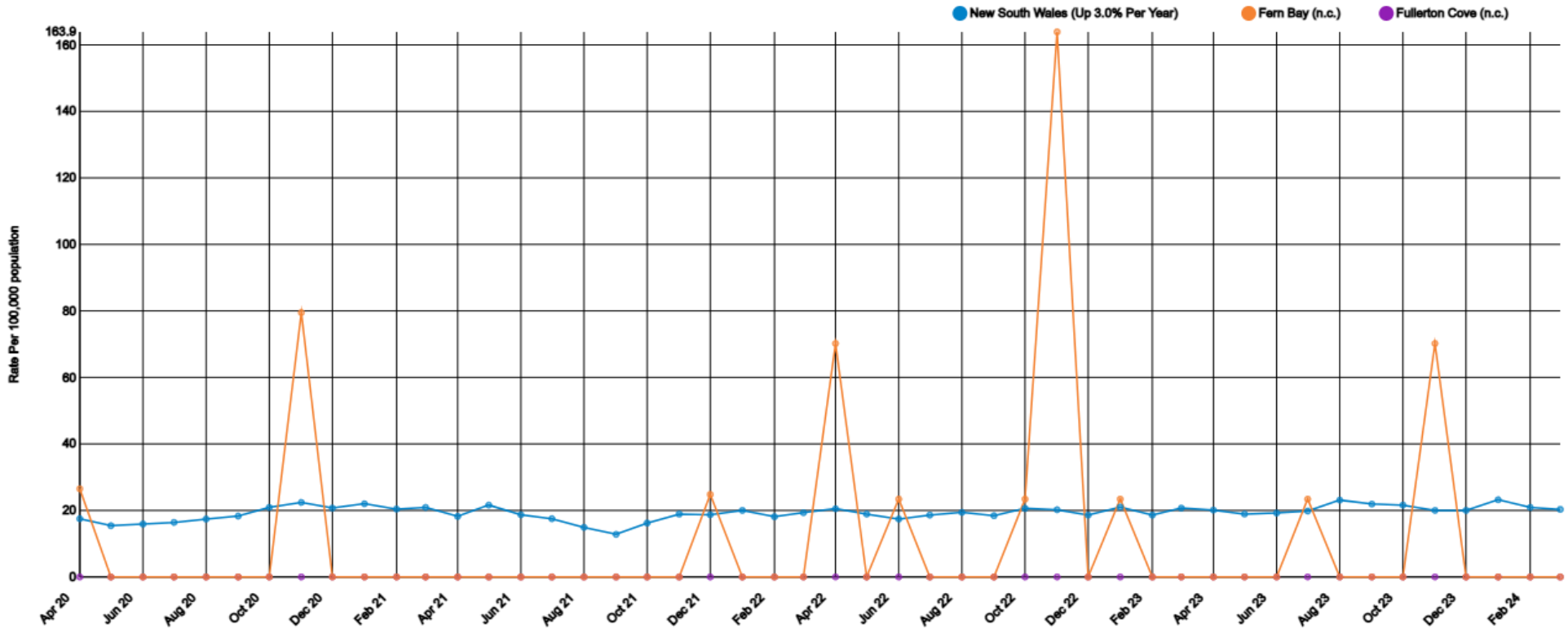
APPENDIX B: Fern Bay Crime Statistics

Incidents of Assault (Domestic assault) in selected suburbs, from April 2020 to March 2024



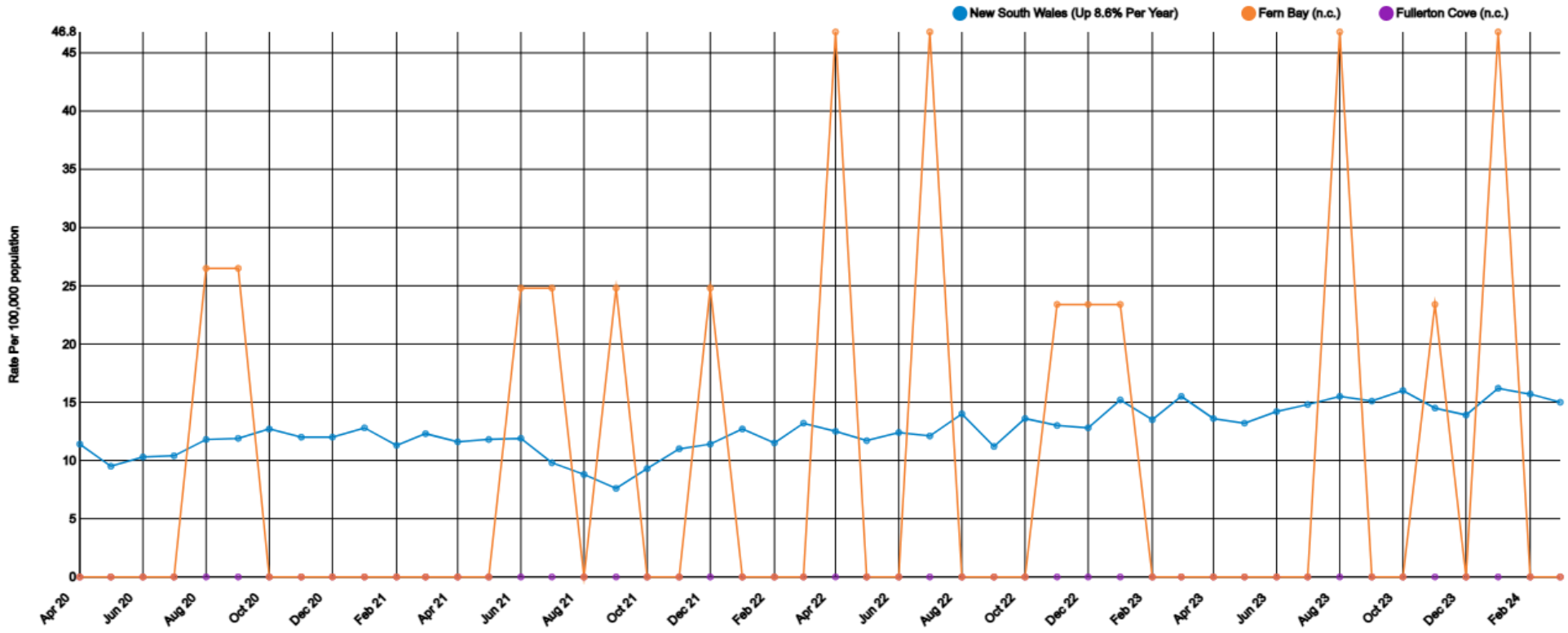
Source: NSW Bureau of Crime Statistics and Research

Incidents of Theft (Break & enter dwelling) in selected suburbs, from April 2020 to March 2024



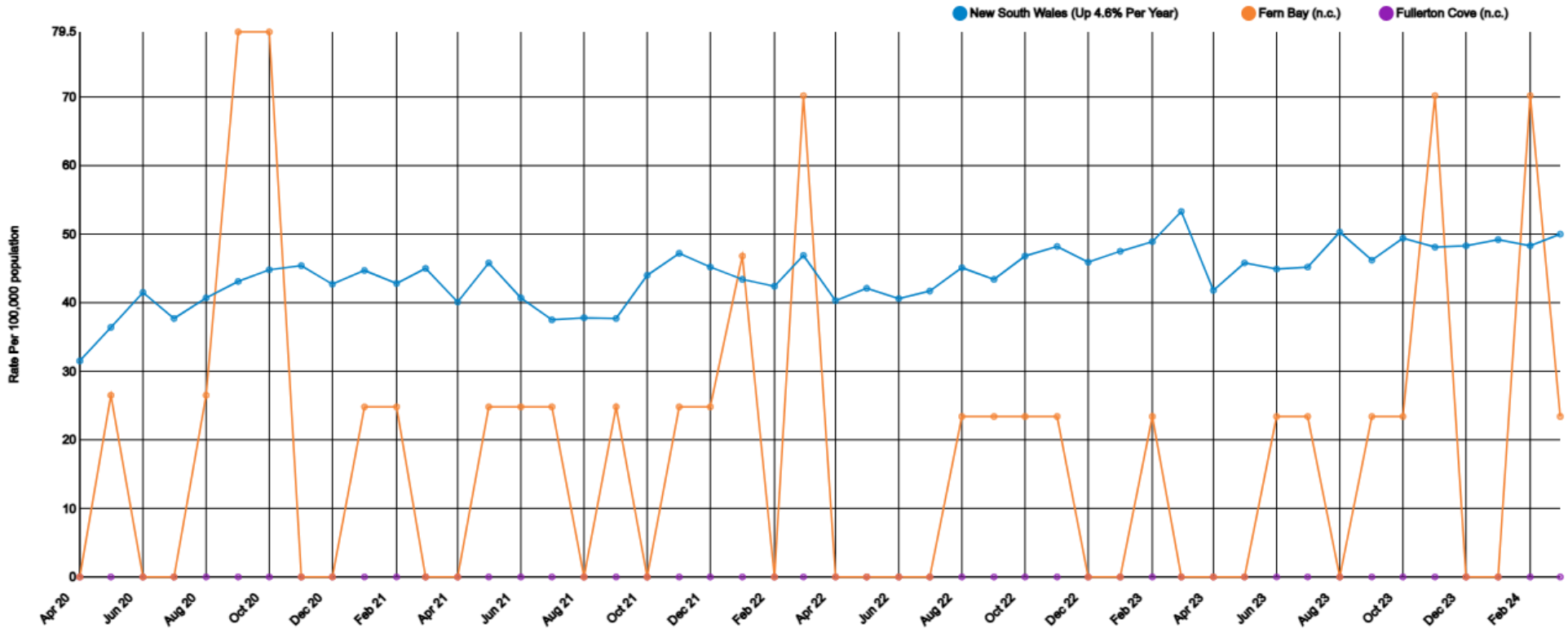
Source: NSW Bureau of Crime Statistics and Research

Incidents of Theft (Motor vehicle theft) in selected suburbs, from April 2020 to March 2024



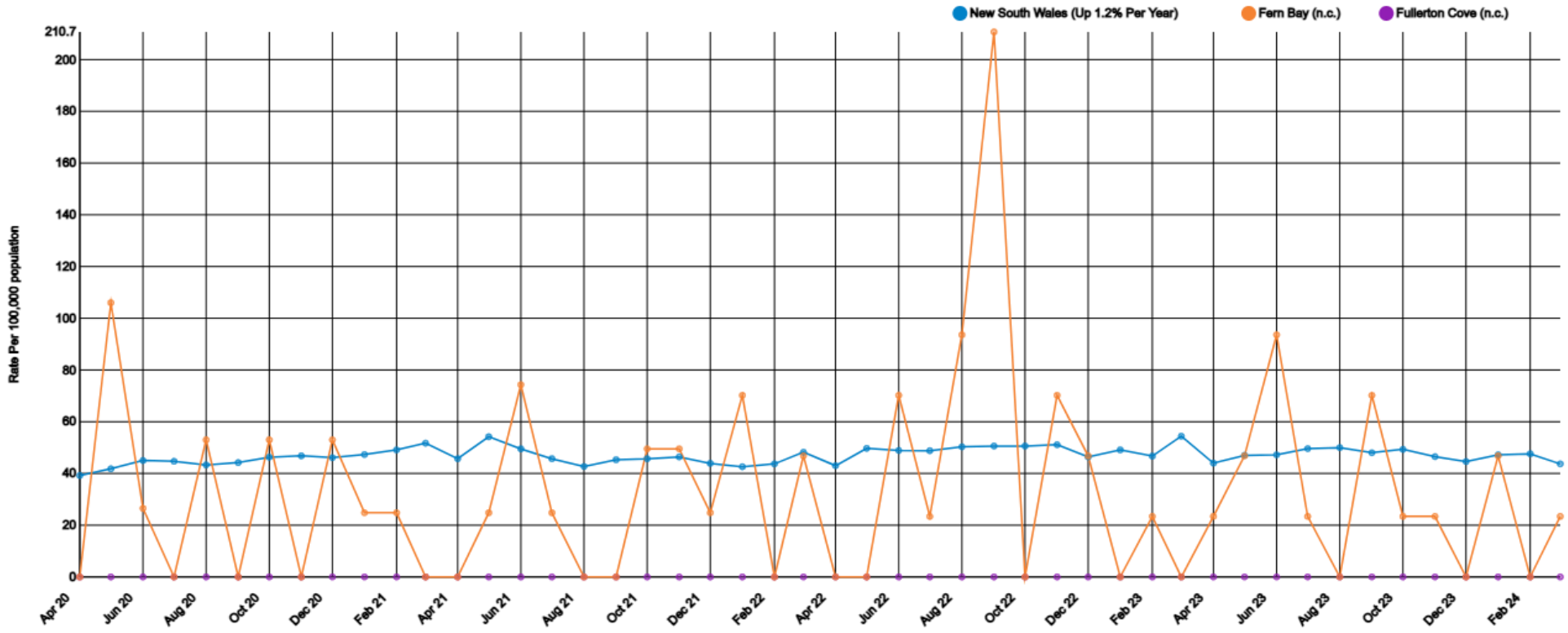
Source: NSW Bureau of Crime Statistics and Research

Incidents of (Intimidation, stalking & harassment) in selected suburbs, from April 2020 to March 2024



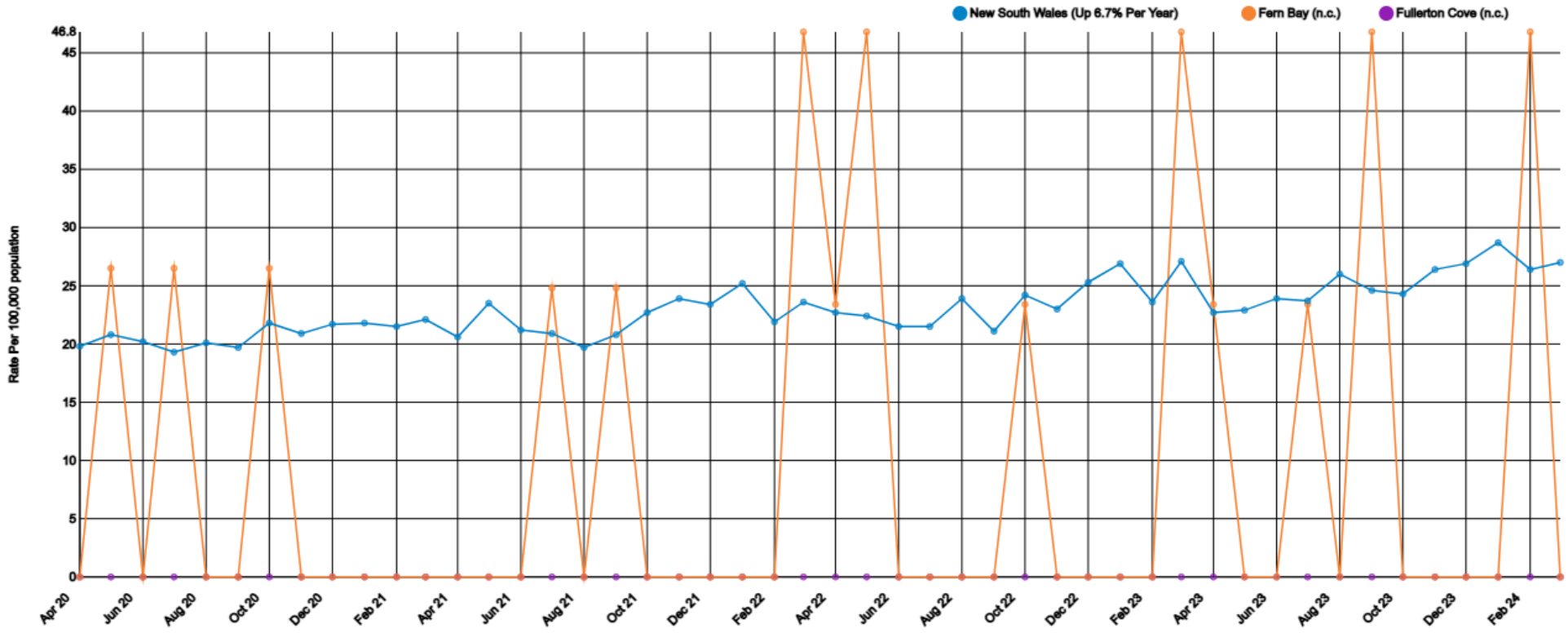
Source: NSW Bureau of Crime Statistics and Research

Incidents of Theft (Fraud) in selected suburbs, from April 2020 to March 2024



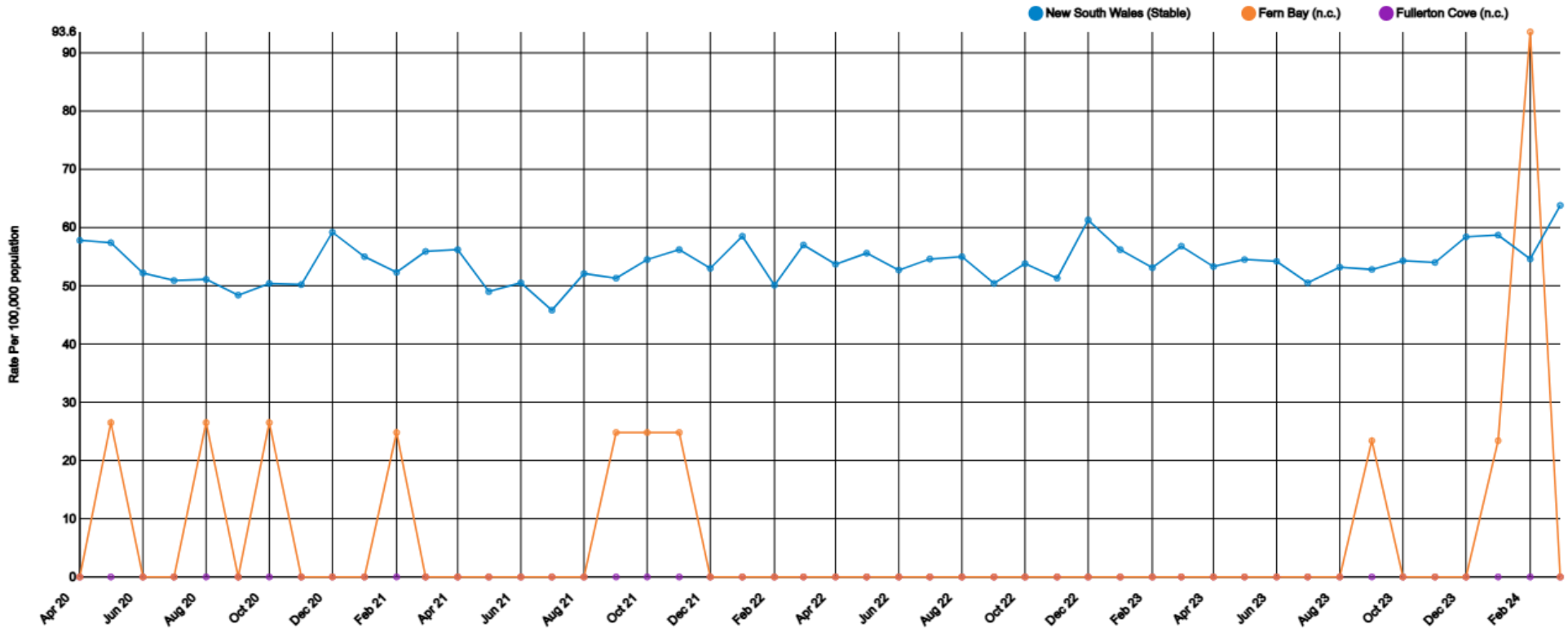
Source: NSW Bureau of Crime Statistics and Research

Incidents of Against justice procedures (Breach AVO) in selected suburbs, from April 2020 to March 2024



Source: NSW Bureau of Crime Statistics and Research

Incidents of Against justice procedures (Breach bail conditions) in selected suburbs, from April 2020 to March 2024



Source: NSW Bureau of Crime Statistics and Research

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