



Elanora Hotel Pty Ltd

Crime Prevention through Environmental Design Assessment

Site Redevelopment

Elanora Hotel
41-45 Victoria Street, East Gosford

October 2023

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1 Introduction

1.1 Overview

The purpose of this report is to consider the potential crime risk caused by the proposed alterations and additions to the existing Elanora Hotel and to identify proactive and preventative building design measures to minimise opportunities for crime.

The report has been prepared in accordance with the Crime Prevention Through Environmental Design (CPTED) guidelines prepared by the NSW Police in conjunction with the Department of Planning.

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the '*planning, design and structure of cities and neighbourhoods*'. The main aims of the policy are to:

- Increase the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- Increase the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- Reduce the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- Remove conditions that create confusion about required norms of behaviour.

The NSW Police guidelines provide four key principles in limiting crime through design. These are:

1. Surveillance;
2. Access control;
3. Territorial re-enforcement; and
4. Space/activity management.

We have inspected the site and undertaken a preliminary assessment of the architectural plans against the above guidelines. This report recommends design principles for the alterations and additions to the existing Elanora Hotel to reduce the potential for crime.

2 Site & Locality

The Elanora Hotel is located at 41-45 Victoria Street, East Gosford, on a site comprising multiple allotments. The site is located on a corner lot and is bound by Victoria Street to the west, Adelaide Street to the north, Broughman Street to the east and residential development and a fire station to the south. The site has existing vehicle access from Victoria Street, Adelaide Street and Broughman Street.

The site is located on the south-eastern edge of a local commercial centre along Victoria Street in East Gosford, which is a primarily residential area and features a number of public parks and local schools. The site is adjoined to the north-west by commercial food and drink and retail premises, and to the south, east and west by residential development of various densities.

The site at present contains the Elanora Hotel (a licensed premises) in the eastern corner, commercial tenancies in the southern portion of the site, a motel building in the northern portion and associated carparking throughout the site. The site has been largely developed, and on-site vegetation is limited to landscaping and adjacent street trees.

East Gosford is located in the Central Coast Local Government Area (LGA). Victoria Street is part of an important local road corridor through the suburb and partially a classified road, providing a connection between the Central Coast Highway through Gosford to the north west and Erina to the east.

An aerial view of the site, outlined in red, is provided in **Figure 1**, and an aerial view of the wider locality of East Gosford surrounding the site is shown in **Figure 2**.



Figure 1: Aerial view of site (Nearmap 2023)



Figure 2: Aerial view of East Gosford locality (Nearmap 2023)

3 Crime Statistics

The NSW Bureau of Crime Statistics and Research (BOCSAR) provides an overview of the crime profile during the previous calendar year. This data can assist in identifying specific crimes prevalent in an area and guide design to limit the recurrence of anti-social behaviour.

The following table, **Table 1**, identifies the threat levels of various types of crime in the East Gosford area for crimes relevant to the proposed development between April 2022 and March 2023, with comparison made to the wider Central Coast LGA in which the suburb is located.

Table 1: Crime Levels in East Gosford

Level of Crime	Crime Type by Location	
	East Gosford	Central Coast LGA
Highest Level	No relevant crimes.	Steal from Retail Store
High Level	No relevant crimes.	Assault (Non-Domestic) Sexual Offences Drug Offences Robbery
Medium Level	No relevant crimes.	Assault (Alcohol-related) Motor Vehicle Theft Steal from Motor Vehicle Steal from Person Malicious Damage to Property
Low Level	Break & Enter (Dwelling)	Break & Enter (Dwelling)
Lowest Level	Assault (Non-Domestic) Assault (Alcohol-related) Robbery Sexual Offences Break & Enter (Non-Dwelling) Motor Vehicle Theft Steal from Motor Vehicle Steal from Retail Store Steal from Person Stock Theft Malicious Damage to Property Trespass Drug Offences Liquor offences	Break & Enter (Non-Dwelling) Stock Theft Trespass Liquor offences

The suburb of East Gosford itself has observed low levels of crime incidence in the previous year between April 2022 and March 2023. Although licensed premises may be associated as a cultivator of antisocial behaviour in the community, there have been no relevant Medium to Highest Level Crimes within this period, and the most relevant crimes to the proposed development (for example Liquor Offences, Assault, Break & Enter (Non-Dwelling), and Theft) have been recorded at a relatively low level of occurrence. The wider Central Coast LGA however experienced a number of Medium to Highest Level Crimes, including incidents of robbery, theft, assault and malicious damage to property. This indicates that, in comparison to

Central Coast LGA, the East Gosford suburb exhibits marginal incidence of a crime generally associated with the proposed development.

It should be noted that higher incidence of crimes such as Assault and Theft have been recorded in the neighbouring suburbs of Gosford and Point Frederick to the west during this same period. Many crimes such as domestic assault can go unreported, and crime statistics are not absolute in such circumstances. Higher crime rates are also influenced by various factors such as transport connections and the availability of alcohol.

The types of crime which are most applicable to the proposed development and which possess the highest rate of local incidence between April 2022 and March 2023 are discussed under subheadings below. Hotspot crime mapping is provided for these relevant crimes, comparing the crime rate occurrence over a five-year period. It is noted that hotspot mapping is not available for liquor offences which makes it difficult to ascertain or pinpoint high frequency areas of offence for this crime.

Hotspot mapping shows where high crime areas are and can be used to help understand the factors which affect the distribution and frequency of crime. The "hotspot" indicates where crime occurrences are clustered in particular areas, with the cluster being identified from highest to lowest, indicated in dark orange, light orange and yellow respectively.

The location of the subject site is identified on the hotspot mapping below with a purple outline.

3.1 Assault (Alcohol-Related)

Figure 3 and **Figure 4** below show changes to the hotspot rates of Assault (Alcohol-Related) in the locality surrounding East Gosford from 2018 to 2023. The figures demonstrate that the hotspot crime rate within the vicinity of East Gosford and the Elanora Hotel has remained stable at a low density concentrated within the local commercial centre north-west of the site. Incidents appear to have become more concentrated to the west near the Gosford Waterfront. The subject site has not been located within a hotspot for alcohol-related assault during this period.

Figure 5 represents a graph of the incidence rates of alcohol-related assault, providing a comparison between NSW, local East Gosford rates and those of neighbouring Gosford proper. The graph indicates that during a 5 year period, incidence rates of the crime in East Gosford have experienced no change. The state of NSW and Gosford have observed generally stable rates of occurrence.

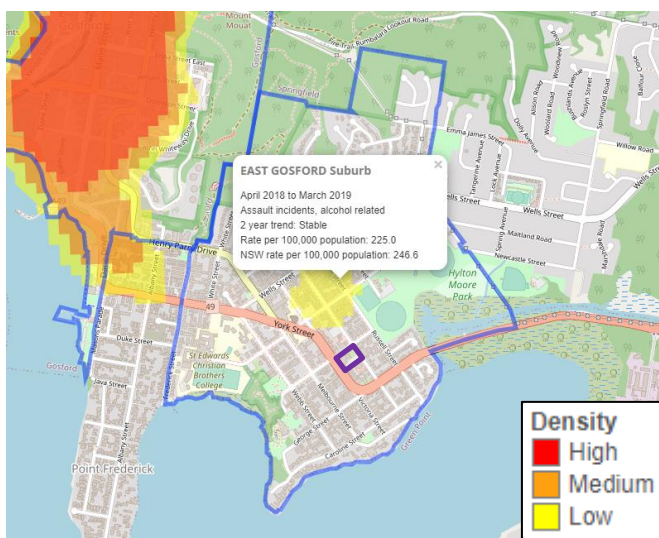


Figure 3: Hotspots from April 2018 to March 2019

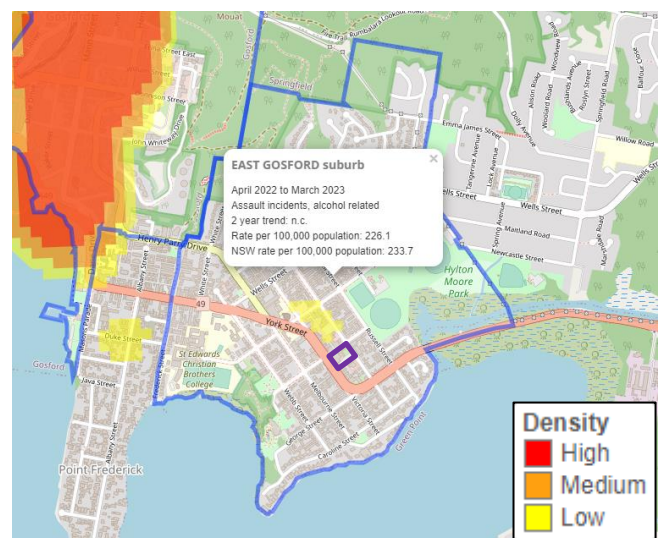


Figure 4: Hotspots from April 2022 to March 2023

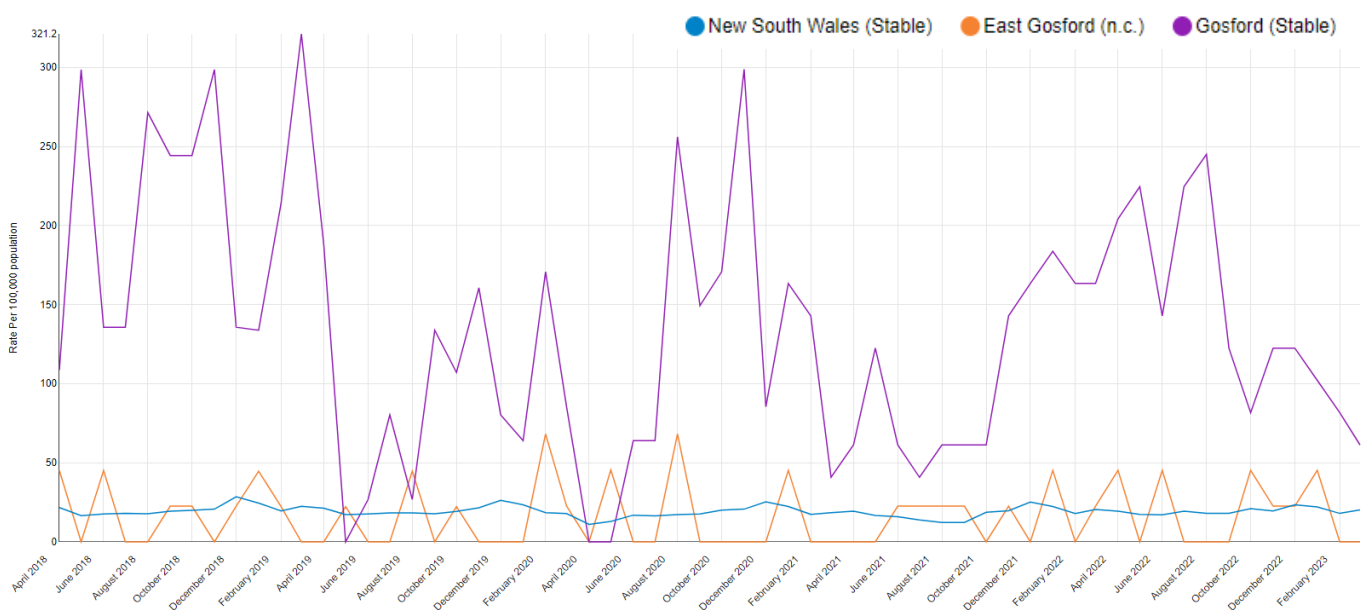


Figure 5: Rates of Assault (Alcohol-Related) in East Gosford, April 2018 to March 2023

3.2 Break & Enter (Non-Dwelling)

Figure 6 and **Figure 7** below show changes to the hotspot rates of Break & Enter (Non-Dwelling) in the locality surrounding East Gosford from 2018 to 2023. Hotspots for this offence have effectively disappeared from the suburb within this 5 year period, in line with a lower concentration of incidents of this type within the locality. The site was previously in a low-density hotspot for this crime in 2018-2019 and a high density hotspot for a 1-year period between April 2021 and March 2022, both of which are no longer the case.

Figure 8 shows a graph indicating rates of break and enter (non-dwellings) over the 5 year period between April 2018 and March 2023, with comparisons between East Gosford, neighbouring Gosford, and the state of NSW. The incidence rate for East Gosford and Gosford have experienced no change, whilst NSW has observed a reduction in incidence of 7.3% per year.

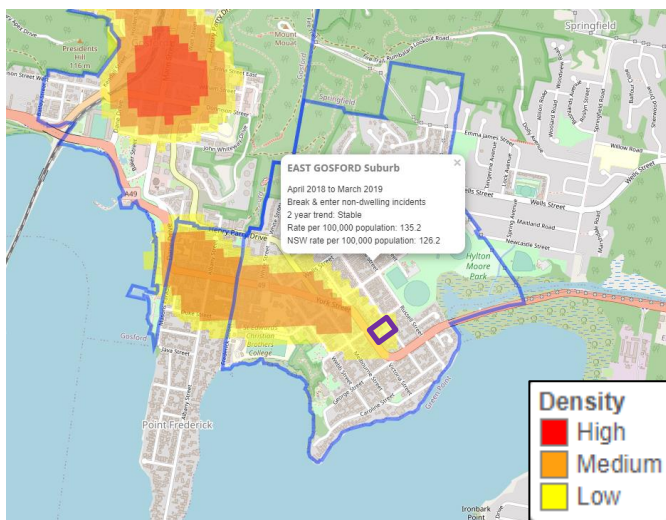


Figure 6: Hotspots from April 2018 to March 2019

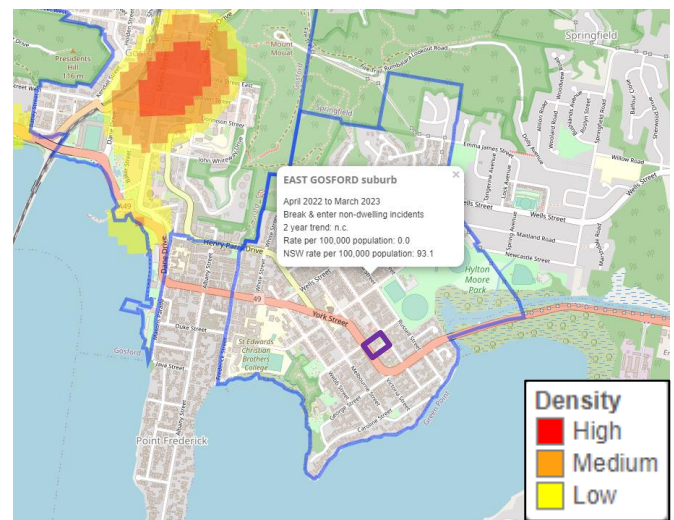


Figure 7: Hotspots from April 2022 to March 2023

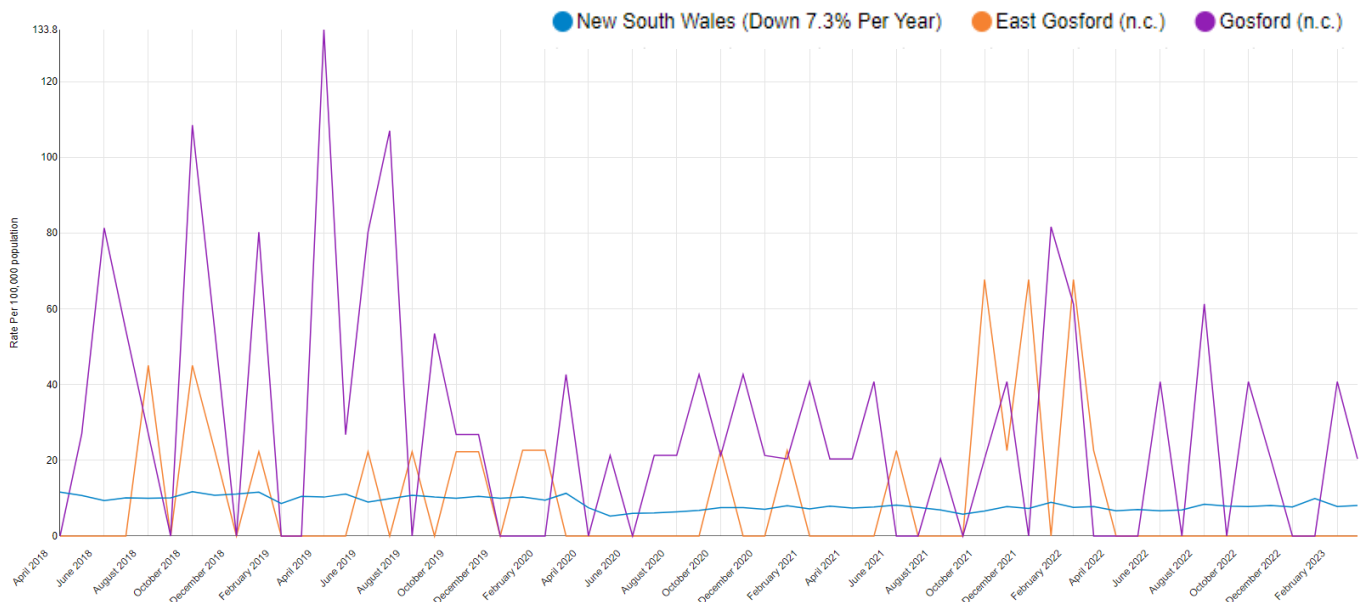


Figure 8: Rates of Break & Enter (Non-Dwelling) in East Gosford, April 2018 to March 2023

3.3 Steal from Motor Vehicle

Figure 9 and **Figure 10** below illustrate changes to the hotspot rate of theft from motor vehicles in the locality between 2018 and 2023. These figures indicate that the hotspot ratings for this crime have significantly reduced in East Gosford during this period. The site was previously located within a medium to high-density hotspot for this crime, however this has since ceased during the 2022-2023 calendar year. Similar changes have been observed in neighbouring Point Frederick. Present local incidence is concentrated around the Gosford City Centre and mixed-use areas near the Gosford Waterfront.

Figure 11 shows a graph of the rates of theft from a motor vehicle in East Gosford, Gosford and NSW between April 2018 and March 2023. East Gosford has observed no significant change in rates of occurrence, although Gosford and NSW have observed reductions of 14.9% and 7.9% respectively.

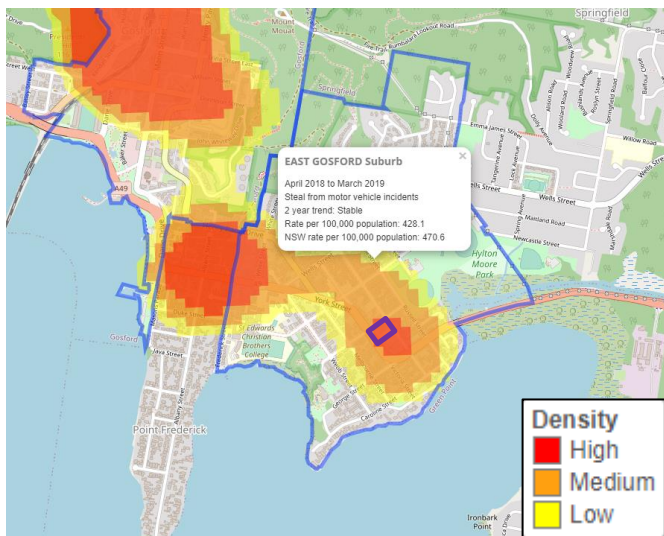


Figure 9: Hotspots from April 2018 to March 2019

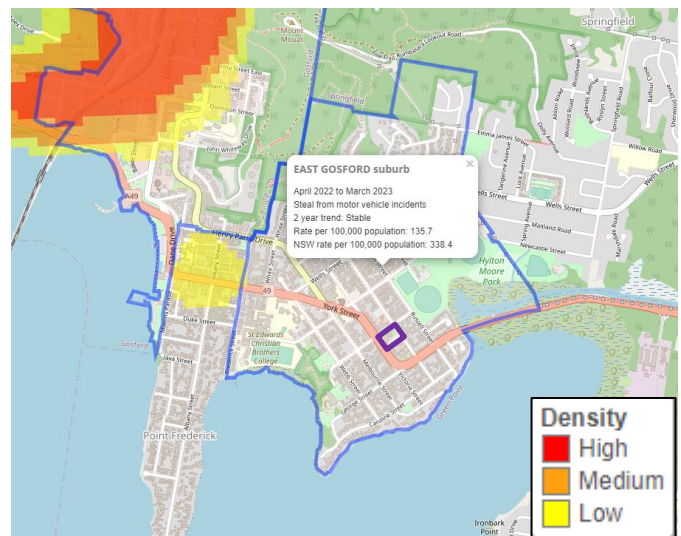


Figure 10: Hotspots from April 2022 to March 2023

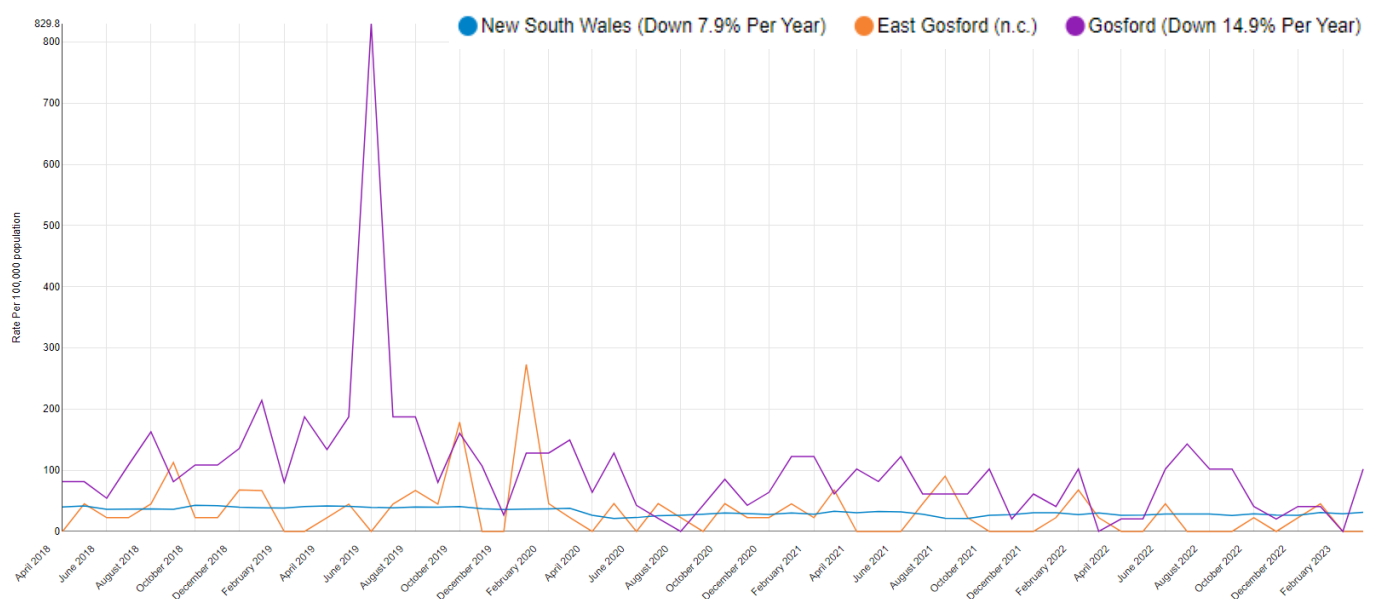


Figure 11: Rates of Steal from Motor Vehicle in East Gosford, April 2018 to March 2023

3.4 Motor Vehicle Theft

Figure 12 and **Figure 13** below illustrate the hotspot mapping for incidents of motor vehicle theft within the previous 5 year period. These figures indicate that East Gosford's commercial centre and surrounding residential areas along the Central Coast Highway, York Street and the Victoria Street road corridor have consistently been a low to high density hotspot for this type of crime. The site is currently in a medium-density hotspot for motor vehicle theft.

Figure 14 shows a graph indicating the proportional rates of incidence of motor vehicle theft in East Gosford, Gosford and the state of NSW over a 5 year period between April 2018 and March 2023. East Gosford and neighbouring Gosford have observed no change in trends for this type of crime, whilst NSW has seen a reduction in incidents of 1.1%.

CPTED recommendations are included in Section 5 to mitigate the opportunity for Motor Vehicle Theft within the proposed development.

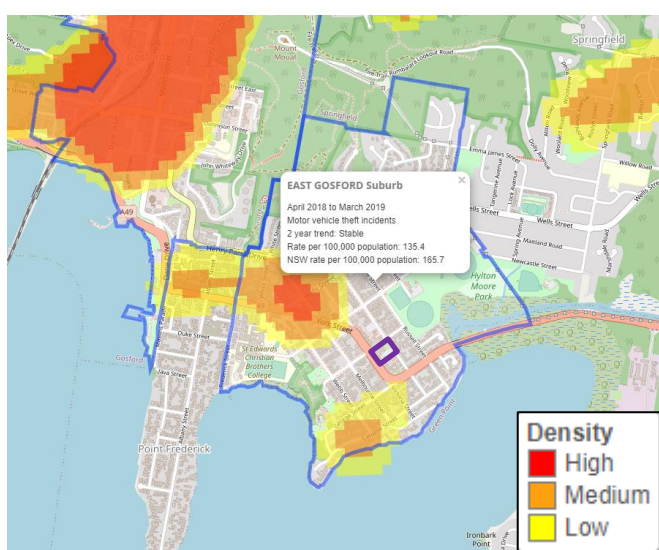


Figure 12: Hotspots from April 2018 to March 2019

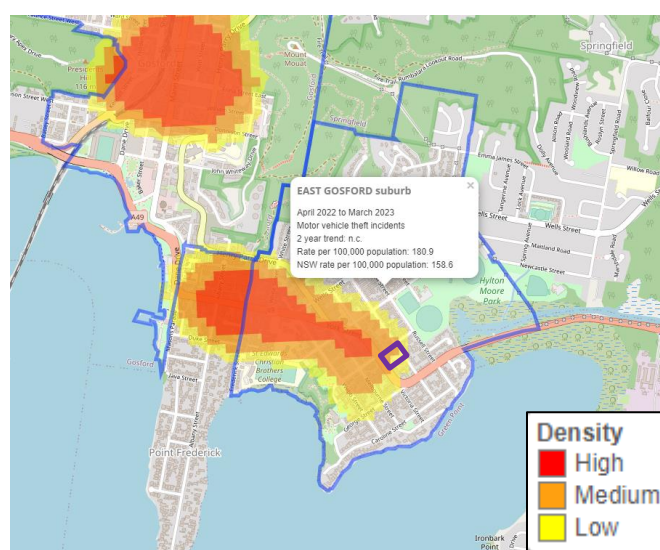


Figure 13: Hotspots from April 2022 to March 2023

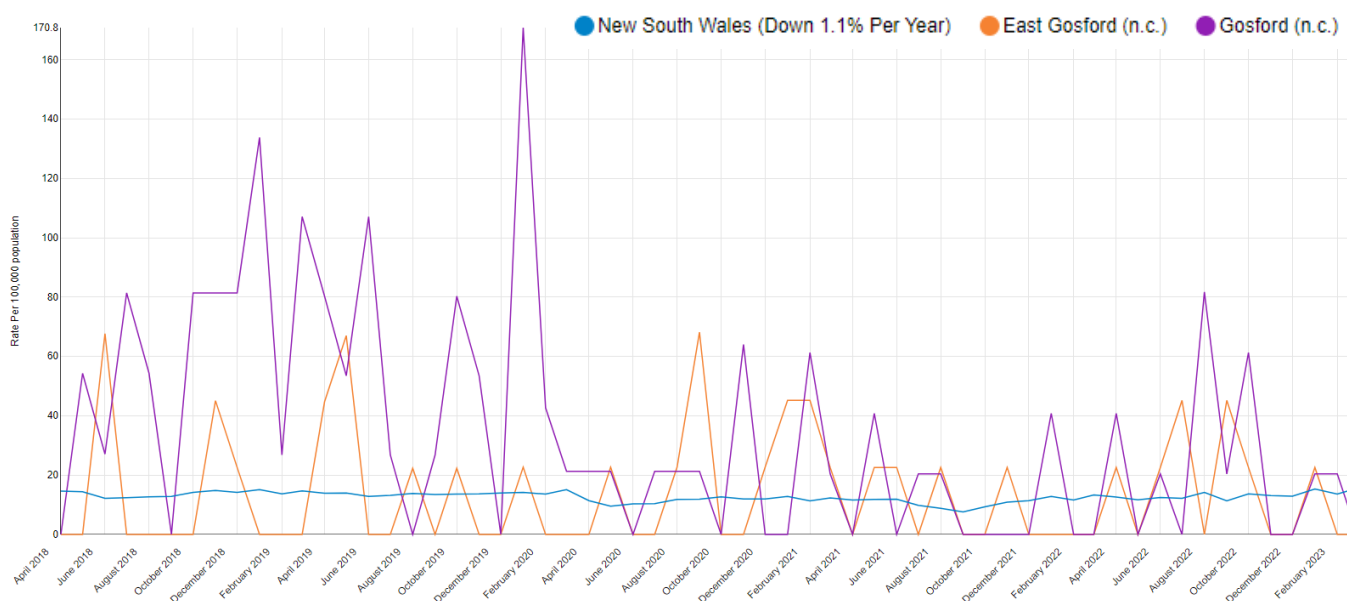


Figure 14: Rates of Motor Vehicle Theft in East Gosford, April 2018 to March 2023

4 Proposed Development

The proposal is for large-scale alterations and additions to the existing Elanora Hotel.

The development includes the renovation and expansion of the Elanora Hotel licensed premises, demolition of the existing motel and the construction of a new 60-room, three-storey motel building at the rear of the site along Brougham Street, reconfiguration of the on-site carpark to comprise two (2) storeys, construction of a new bottle shop in the south of the site with covered collection parking, demolition of existing commercial premises in the south of the site, and landscaping throughout the site.

4.1 Elanora Hotel

The development includes the renovation and expansion of the existing Elanora Hotel. The expansion of the hotel will include the following:

- New entry from car park with reception office;
- Expansive dining areas;
- Kitchen, prep room, freezer, cool room and associated storage;
- Waste holding/storage area;
- Kids play area;
- Upper terrace;
- Lower terrace;
- Additional amenities; and
- Lifts and stairwells.

Hotels and bars are often high patronaged areas. During times of high patronage, natural surveillance is increased within the development. The design of the proposal allows clear sightlines throughout the development.

It is noted that the glazing to Victoria Street will be retained as part of the proposed development. Windows to public areas maximise natural surveillance and in doing so increase the risk to potential offenders.

An extract of the Ground Floor Plan is provided in **Figure 15** which identifies additional CPTED design features employed throughout the premises.

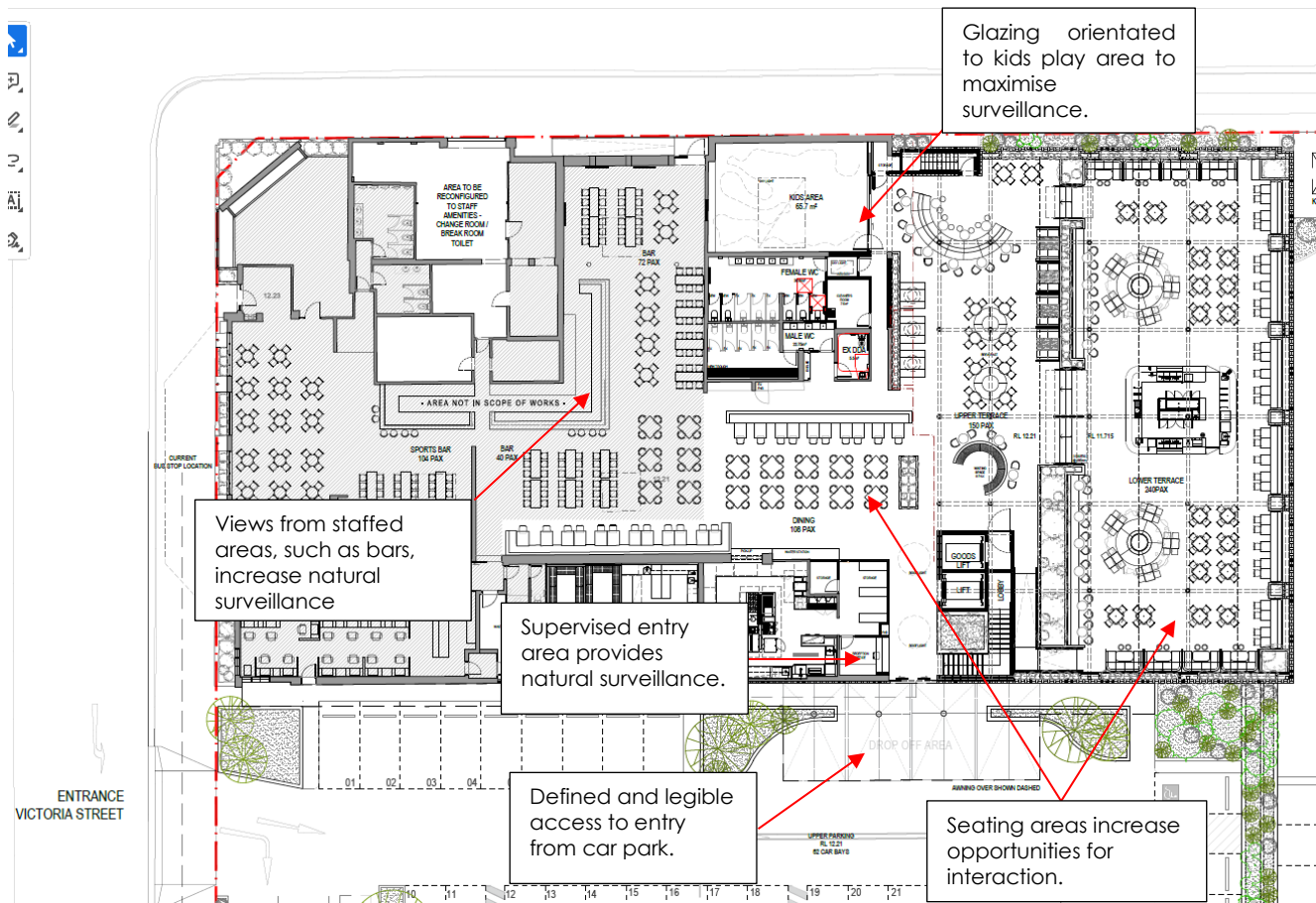


Figure 15: Extract from Ground Floor Plan (Source: loopcreative, 2023)

4.2 Motel

The development seeks the demolition of the existing motel and construction of a new, three storey motel building at the rear of the site along Brougham Street. In the motel will provide the following features:

- 60 room motel;
- Reception area;
- Conference/community meeting room;
- Office space;
- Storage rooms;
- Utility rooms; and
- Outdoor terraces.

An extract from the Lower Level Parking Plan and elevations are provided in **Figure 16** and **Figure 17** respectively identifying CPTED design features.

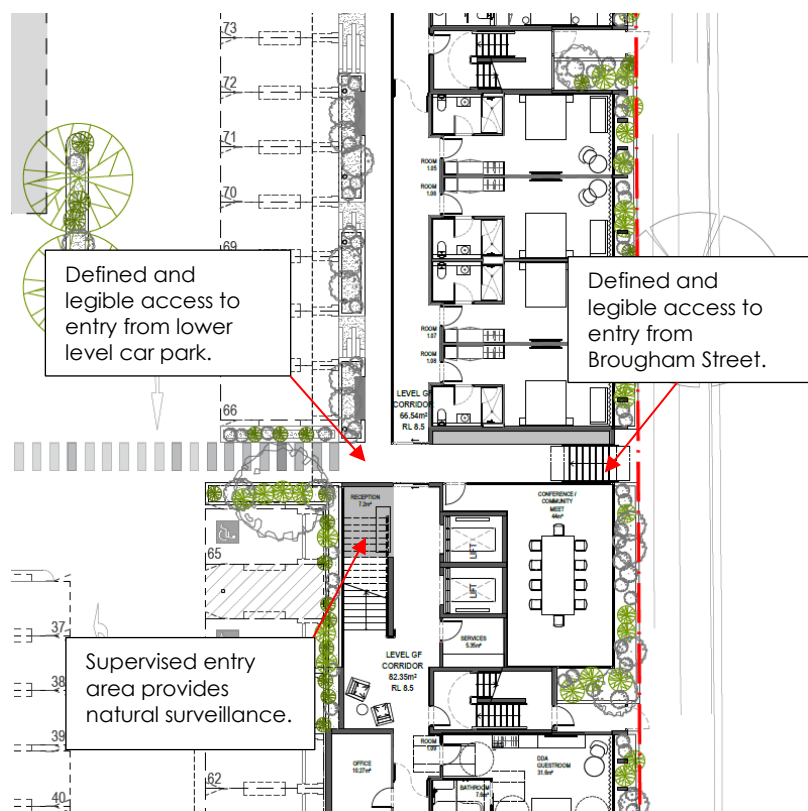


Figure 16: Extract from Lower Level Parking Plan (Source: loopcreative, 2023)

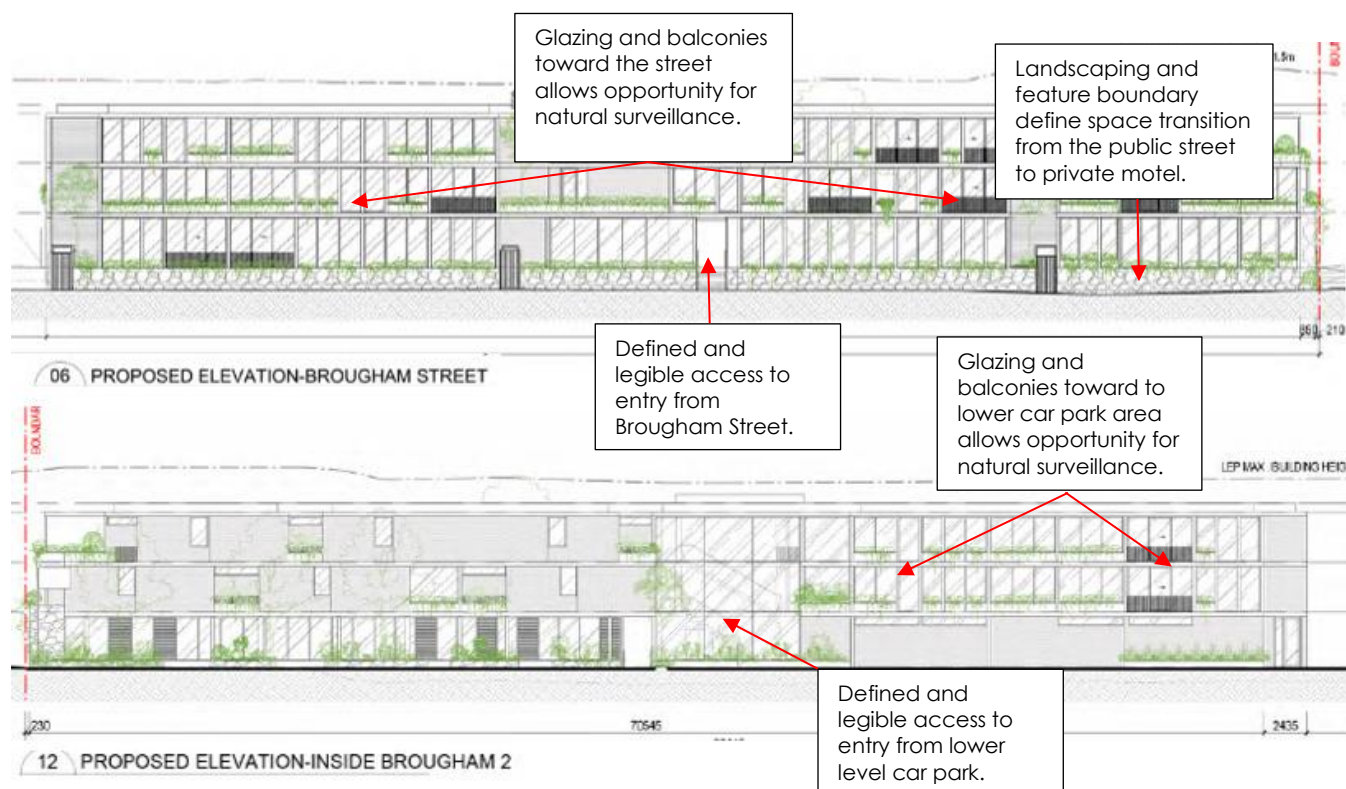


Figure 17: Extract from Elevations (Source: loopcreative, 2023)

4.3 Car Parking

The development includes the reconfiguration of the on-site carpark to comprise two storeys. The development proposes 152 off street car parking spaces inclusive of 90 car parking bays at lower level car

park and 62 car parking bays at ground level.

Access to the site via vehicle is proposed from Victoria Street at ground level and Adelaide Street at lower ground level. Vehicles are to exit the site via Brougham Street and Victoria Street.

An extract from the Lower Level Parking Plan and Ground Level Floor Plan are provided in **Figure 18** and **Figure 19** respectively identifying CPTED design features.



Figure 18: Extract from Lower Level Parking Plan (Source: loopcreative, 2023)

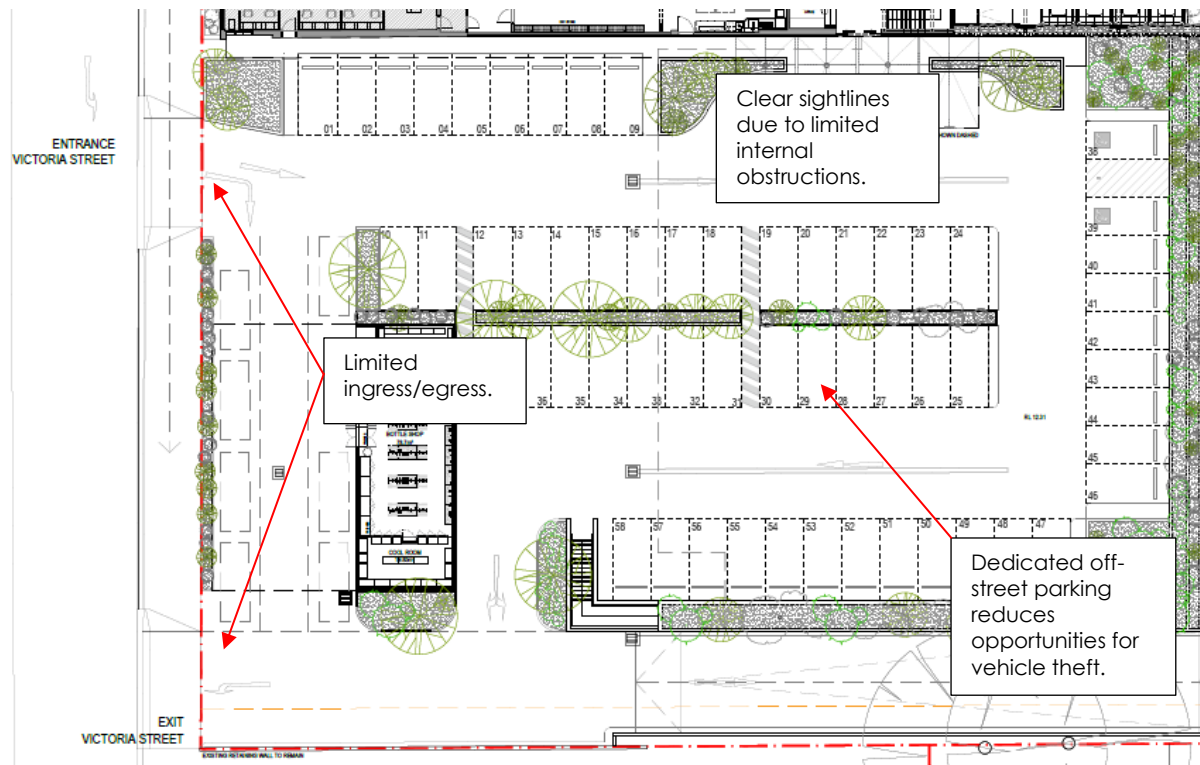


Figure 19: Extract from Ground Floor Plan (Source: loopcreative, 2023)

4.4 Bottle Shop

The development incorporates a new bottle shop in the south of the site with covered collection parking.

The bottle shop offers clear sightlines throughout the building and no internal obstructions within the covered collection parking area. The cashier is located directly at the entry to the building allowing natural surveillance of persons entering and exiting the shop.

4.5 Access

The proposed development will be accessed via vehicle from Victoria Street and Adelaide Street.

Vehicular access to the lower level parking will be via a single ingress driveway from Adelaide Street. Vehicles will be directed to exit the site via a single egress driveway onto Brougham Street. Vehicular access to and from the ground level parking will be via a single ingress driveway from Victoria Street. Vehicles will be directed to exit the site via a single egress driveway onto Victoria Street.

Pedestrian access to the hotel premises will be retained from the footpaths on Victoria Street and Adelaide Street. Additional access will be provided as part of the proposal from the upper level car park and stairwell and elevator from the lower level car park. Pedestrian access to the Motel will be from the lower level car park and footpath on Brougham Street. The bottleshop will be accessed by pedestrians from the upper level car park.

4.6 Landscaping

The proposed development will include landscape treatment as shown in **Figure 20** and **Figure 21**. Landscaping will be provided within the lower level car park, ground level car park, terrace areas of the hotel premises and balconies and courtyards of the Motel. Street trees will be provided along Brougham Street and Adelaide Street.

Mixed groundcover plantings within the car parking areas will be under 1 metre and canopy trees will be stemmed to 2 metres for pedestrian and vehicular visibility. Marker palms will be planting at car park entries and the entry to the hotel premises as a means of wayfinding. Distinctive paving will create a transitional cue. Refer to Landscape Plan submitted with the DA for further details.



Figure 20: Extract from Landscape Plan LA01 (Source: Taylor Brammer)



Figure 21: Extract from Landscape Plan LA02 (Source: Taylor Brammer)

5 CPTED Principles

5.1 Surveillance

The Crime Prevention and the Assessment of Development Applications guideline states that *'the attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical'*.

From a design perspective, 'deterrence' can be achieved by:

- clear sightlines between public and private places;
- effective lighting of public places; and
- landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Positive surveillance features of the development include:

- Continued opportunities for natural surveillance to Victoria Street and Adelaide Street through retention of existing glazing within the hotel premises;
- Internal layout of the hotel premises has been designed to limit areas of concealment and provide good visibility throughout the venue;
- Significant opportunities for natural surveillance of the Brougham Street and internal car parking areas from Motel;
- Manned reception/entry points will allow for natural surveillance of persons entering and exiting the buildings;
- Internal layout of the car parking areas have been designed to limit areas of concealment and provide good visibility;
- The mix of land uses on the site encourages natural surveillance throughout the day and evening; and
- Landscaping considers pedestrian and vehicular visibility.

Table 2 lists potential 'surveillance' issues and recommended strategies to minimise crime risk.

Table 2: Surveillance issues and recommendations

Surveillance Issues	Recommendation
Perimeter	<ul style="list-style-type: none"> • Minimise and maintain density of planting around perimeter to maintain clear sightlines; • Perimeters and vehicle driveways shall be well lit at night in accordance with the Australian Standard for lighting in commercial areas. • Consideration should be given to the installation of Closed Circuit TV (CCTV) of the site and building perimeters.
Entrances	<ul style="list-style-type: none"> • All entrances shall be well lit at night in accordance with the Australian Standard for lighting in commercial areas. • Consideration should be given to the installation of Closed Circuit TV (CCTV) to monitor building entry points. • Entrances should be well defined and clearly sign posted. • Use of security officers on main entrances to the hotel premises to limit amenity and safety issues, especially at closing times. Security officers can be a strong deterrent to crime. • Glazing in the location of entry points should not be obstructed, such as through posters, to allow natural surveillance of reception/service areas and the

	streetscape/car park from within each building.
Car Parking	<ul style="list-style-type: none"> Minimise density of planting in this area to maintain clear sightlines. Landscaping should be maintained to uphold sightlines into and out of the development; The area shall be well lit at night in accordance with the Australian Standard for lighting in commercial areas. Consideration should be given to the installation of Closed Circuit TV (CCTV) throughout the car parking areas and vehicle entry points.
Positioning of CCTV cameras	<ul style="list-style-type: none"> Position CCTV at places where the offender/s is most likely to have to pass or want to access, such as building entry/exit points, storerooms, stairwells, hallways, cash registers or areas where high value items are kept. CCTV should be clearly visible to deter potential offenders. CCTV should be placed at a height that captures a full view of the offenders face whilst not being obscured by other interferences. CCTV should be located in areas where image capture will not be compromised by insufficient lighting.
Landscaping	<ul style="list-style-type: none"> Prune all trees and shrubs around buildings to enable clear visibility. Vegetation to be maintained in outdoor terrace areas of the buildings to enable clear visibility and reduce concealment opportunities.
Lighting	<ul style="list-style-type: none"> Lighting should be vandal resistant. Lighting should satisfy the relevant Australian standard and provide adequate illumination to facilitate CCTV capture. Hallways within the Motel are to be well lit.
General Recommendations	<ul style="list-style-type: none"> The entry areas to buildings should have transparent doors and glazing. Signs should be erected in areas which are restricted, prohibited or under surveillance to discourage criminal or anti-social activity. Consider contracting a local security firm for regular inspections of the site.

5.2 Access Control

Access Control can be defined as physical and symbolic barriers that are used to '*attract, channel or restrict the movement of people*'.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas;
- public spaces which attract, rather than discourage people from gathering; and
- restricted access to internal areas or high-risk areas (like car parks or other visited areas). This is often achieved through the use of physical barriers.

Positive access control aspects of the design include:

- The entry to the hotel premises from the ground level car park is clearly defined which will increase wayfinding for patrons;

- Visitors to the Motel will be channelled to the reception area via line markings and clearly legible entry points;
- Landscaping has been incorporated around the perimeter of the Motel delineate between public and private space.

Table 3 lists potential 'access control' issues and recommended strategies to minimise crime risk.

Table 3: Access control issues and recommendations

Access Control Issues	Recommendation
Perimeter	<ul style="list-style-type: none"> • Perimeter areas should be regularly inspected by the security contractor. • Lighting should adequately illuminate all access points to ensure patrons and guests can easily identify secured areas.
Entrances	<ul style="list-style-type: none"> • Entry points for patrons/guests should be clearly defined to assist with wayfinding. • Entry points for staff and authorized persons should be locked when not in use. Consideration should be given to the use of swipe cards / pin codes or similar to restrict unauthorised persons from entering the building from these access points.
Hotel	<ul style="list-style-type: none"> • Ensure the reception is supervised by a staff member at all times unless the front door is secured. • Doors to restricted areas where the offender/s is most likely to want to access, such as storerooms, waste rooms, kitchen and the goods lift are kept shall be locked and accessible only to staff and authorised persons. • Consideration should be given to the use of swipe cards / pin codes or similar to restrict unauthorised persons from entering these spaces.
Motel	<ul style="list-style-type: none"> • Ensure the reception is supervised by a staff member at all times during hours of operation. • Where reception is not manned or out of office, consideration should be given to the use of swipe cards/pin codes or similar to enter the building out of hours by guests. • Doors to restricted areas where the offender/s is most likely to want to access, such as linen storage, storage areas, conference rooms, utilities are kept shall be locked and accessible only to staff and authorised persons. • Consideration should be given to the use of swipe cards / pin codes or similar to restrict unauthorised persons from entering these spaces. • Consideration should be given to the use of door and window screens. Screens should not prevent emergency egress.
Car Park	<ul style="list-style-type: none"> • Storage areas, bin rooms, the keg room and the grease arrestor etc within the lower level car park area shall be locked and accessible only to staff and authorised persons.
Bottle Shop	<ul style="list-style-type: none"> • Entry points for customers should be clearly defined to assist with wayfinding. • Ensure the counter is supervised by a staff member at all times unless the door/s is secured.
Landscaping	<ul style="list-style-type: none"> • Avoid planting large trees adjacent to buildings to prevent use of 'natural ladders' for access to terraces and guest balconies. • Landscaping should be maintained to reduce opportunities for use as 'natural ladders'.

Service Counters	<ul style="list-style-type: none"> Consider installing an above counter barrier to prevent criminals from jumping counters.
General Matters for Consideration	<ul style="list-style-type: none"> All glass should be reinforced. Predetermine and designate escape routes and safe areas for employees to move to when required. Ensure that staff members are aware of security and armed robbery procedures and what to do in the case of such an event. This routine should be regularly practiced as with any other type of emergency drill. Make use of signage and stickers promoting security measures such as: time delay locks, video surveillance and minimum cash held on premises. Fully secure all external doors and windows with good quality locking devices. Make sure they are regularly maintained. All doors should be of solid construction and well fitted. Consider alarming any emergency exits that are required to be kept closed so that staff are alerted immediately if someone enters through these areas.

5.3 Territorial Reinforcement

Territorial reinforcement can be achieved by enhancing 'community ownership of public space' as it sends positive signals and reduces opportunities for crime.

Effective territorial reinforcement and community ownership can be achieved by creating:

- design that encourages people to gather in public space and to feel some responsibility for its use and condition;
- design with clear transitions and boundaries between public and private space; and
- clear design cues on who is to use space and what it is to be used for.

Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.

Positive territorial reinforcement aspects of the proposal include:

- Extensive seating and courtyard areas within the hotel premises to serve as meeting places and increases opportunities for interaction ;
- Entrances to the Motel have been designed to provide a clear delineation between public and private space;
- Common courtyards within the Motel encourages visitors to gather and interact;
- Landscaping has been incorporated around the perimeter of the Motel to delineate between public and private space.

Table 4 lists potential 'territorial reinforcement' issues and recommended strategies to minimise crime risk.

Table 4: Territorial reinforcement issues and recommendations

Territorial Reinforcement Issues	Recommendations
Creating a sense of place/ownership	<ul style="list-style-type: none"> Clear distinction should be provided in landscaping and paving to identify separation between public, semi-private and private. Where this isn't possible, signage should delineate between publicly accessible, semi-private and private entry points.

	<ul style="list-style-type: none"> • Signage should be considered to allow passers-by to understand the uses on site and opening and access times and where to call if required. • Guest rooms within the Motel shall be accessible only to guests via means such as swipe cards/pin codes etc.
Perimeter and paving	<ul style="list-style-type: none"> • Clear distinction between street footpath and private paving.
Way Finding	<ul style="list-style-type: none"> • Provide clear signage for pedestrians and motorists. • Clearly identify entry and exit points. • Introduce a public address system to assist with security and management of emergencies. • Signage is recommended to be installed at reception areas of buildings and primary pedestrian points identifying a masterplan map to enable staff and users of the development to locate certain areas.
General Recommendations	<ul style="list-style-type: none"> • Consider installation of a monitored security alarm system outside of hours of operation. • Prominently display any signs indicating the presence of a security system, the continual surveillance of the premises and any other security measures present. • Consider installation of security bars, screens, grills or roller shutters to vulnerable windows and / or skylights, subject to BCA compliance.

5.4 Space Management

Space/environmental management 'ensures that space is appropriately utilized and well cared for'. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements.

Table 5 lists potential 'space management' recommendations to minimise crime risk. The objective should be to minimise the perception of urban decay by maintaining clean and undamaged areas to minimise the fear of crime and avoidance behaviour.

Table 5: Space management issues and recommendations

Space Management Issues	Recommendations
Waste storage	<ul style="list-style-type: none"> • Garbage bins and waste storage receptacles should be regularly emptied to prevent overflowing rubbish. • Waste storage areas should be secured and accessed by staff or authorised persons only.
Graffiti	<ul style="list-style-type: none"> • Remove graffiti as quickly as possible to minimise potential for cumulative graffiti and vandalism actions. • Shrub planting to prevent graffiti on blank walls.
Toilets	<ul style="list-style-type: none"> • Toilets should be regularly maintained and kept clean at all times. • Lighting should be consistent and even to maximise visibility. • Consider installing vandal proof mirrors in communal facilities.
Lighting Repair	<ul style="list-style-type: none"> • The management regime should ensure that lighting is repaired as soon as possible after any lighting failure or damage.

Cleanliness and Maintenance

- The management regime should ensure the site is kept clean and tidy at all times.
- Clear all building perimeters of rubbish and potential climbing aids.
- Maintain well-built and adequately secured boundary doors.

6 Conclusion

Our assessment of the proposal in accordance with the CPTED principles confirms that the development can be managed to minimise the potential risk of crime and a re-design of the proposal is not required.

The recommended strategies are summarised as follows:

Surveillance

- *Lighting*: Perimeters, entrances, car parks, hallways and stairwells should be well lit in accordance with Australian Standards. All lighting should be vandal resistant;
- *Natural Surveillance*: Promote natural surveillance of the streetscape and internal car parks via balconies and glazing. Entries to buildings should have transparent doors and glazing to facilitate identification of persons entering the site;
- *Landscaping*: maintain sight lines whenever possible via effective landscaping. When selecting vegetation, consideration should be given to future maintenance and the possibility of areas becoming entrapment sites;
- *CCTV*: CCTV should be installed throughout the buildings and site in key locations;
- *Security*: Engage an onsite security team to manage entry to the hotel premises, monitor CCTV and undertake regular inspections.

Access Control

- *Landscaping*: Avoid planting large trees adjacent to buildings to prevent use of 'natural ladders' for access to terraces and guest balconies. Plantings should be maintained;
- *Internal Communal Areas*: these areas should be clearly designated;
- *Controlled Access*: Swipe cards/pin codes or similar should be used within the Motel for entry to building, communal areas and motel rooms;
- *Signage*: Provide signage identifying restricted and monitored areas;
- *Security*: Ensure use of high quality locking systems, reinforced glass, signage and stickers identifying CCTV and areas proposed for secure access.

Territorial Reinforcement

- *Landscaping*: Engage a landscape contractor to maintain perimeter landscaping to ensure the public to semi private to private landscape delineation can be easily observed;
- *Signage and Wayfinding*: Provide signage for any visitors to the site which outlines access control measures, emergency evacuation measures and procedures.
- *Alarm*: Consideration should be given to the installation of an alarm and dedicated CCTV system.

Space/Environmental Management

- Ensure the site and surrounding area is kept clean, damages are repaired immediately and graffiti is removed as quickly as possible; and
- Implement an ongoing maintenance plan.

This report can be relied on as guide for security management across the site.