

ATTACHMENT 6: UPDATED CPTED ASSESSMENT

Monteath
& Powys

M &
P



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Alterations and Additions to Raymond Terrace Bowling Club and construction of a six-storey 50 room hotel including 5 serviced apartments, restaurant, bar, swimming pool, gym, function space and office spaces.

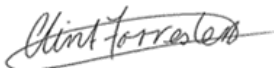
for

Raymond Terrace Bowling Club

M&P CONTACT
Clint Forrester
Senior Planner

P (02) 4926 1388
M 0423 574 400
c.forrester@monteathpowys.com

monteathpowys.com.au

Our Ref:	22/0380
Project	Alterations and Additions to Raymond Terrace Bowling Club and construction of a six-storey 50 room hotel including 5 serviced apartments, restaurant, bar, swimming pool, gym, function space and office spaces.
Client	Raymond Terrace Bowling Club
Author	Clint Forrester Senior Planner BDevStud, MPIA Cert. Safer by Design – NSW Police
Signature	

This report was prepared by Monteath & Powys Pty Ltd.

Document Control					
Revision	Date	Revision Details	Author	Verifier	Approver
0	20/06/2023	Draft	CF	LS	LS
1	19/12/2023	Final	CF	LS	LS
2	08/08/2024	Updated Final	CF	CF	CF
3	22/12/2024	Third Final	CF	CF	CF

Table of Contents

1.	INTRODUCTION	3
1.1	POLICY CONTEXT	3
2.	SITE CONTEXT	4
2.1	LOCATION AND CONTEXT	4
2.2	ROAD AND PUBLIC TRANSPORT NETWORK	5
2.3	COMMUNITY FACILITIES AND SERVICES	6
2.4	SOCIAL BASELINE	6
2.5	CONSULTATION	7
3.	PROPOSED DEVELOPMENT	8
4.	BUREAU OF CRIME STATISTICS AND RESEARCH	8
5.	ASSESSMENT OF PROPOSAL IN ACCORDANCE WITH CPTED PRINCIPLES	13
5.1	NATURAL ACCESS CONTROL	13
5.2	NATURAL SURVEILLANCE	15
5.3	TERRITORIAL REINFORCEMENT	16
5.4	SPACE AND ACTIVITY MANAGEMENT	17
6.	SUMMARY OF RECOMMENDATIONS	18
6.1	NATURAL ACCESS CONTROL	18
6.2	NATURAL SURVEILLANCE	18
6.3	TERRITORIAL REINFORCEMENT	18
6.4	SPACE AND ACTIVITY MANAGEMENT	19
7.	CONCLUSION	19
APPENDIX A:	CRIME STATISTICS FOR PORT STEPHENS LGA	21
APPENDIX B:	CRIME STATISTICS FOR RAYMOND TERRACE	22
APPENDIX C:	SITE PHOTOS	23

1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared on behalf of Raymond Terrace Bowling Club by Monteath & Powys Pty Ltd. The purpose of this assessment is to consider the potential crime risk caused by the proposal, accompany a Development Application (DA) to Port Stephens Council (Council), and guide the application under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 POLICY CONTEXT

There are a number of publications which promote the use of CPTED. These include the NSW Police Safer by Design Guidelines, as well as the NSW Department of Urban Affairs and Planning's Crime Prevention and the Assessment of Development Applications. These publications have been incorporated into the CPTED assessment and inform the recommendations summarised in Section 6 of the assessment.

There are four components in CPTED:

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

This proposal has considered the principles of CPTED in developing the design of the proposal. The objectives of each component have been discussed below, and a response has been included in relation to the proposed development.

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.

Port Stephens Crime Prevention Plan 2017 – 2020

Port Stephens Council is committed to achieving goals to reduce rates of crime, reoffending and anti-social behaviour. The Port Stephens Crime Prevention Plan 2017 – 2020 (the Plan) recognises that Local Government is in the best position to collaboratively implement crime reduction strategies due to the localised nature of many of the crimes and antisocial behaviour. State and Federal government provides Council with guidance and funding to assist with Council's goals.

Roles and responsibilities of Council and other key stakeholders are outlined within the Plan within in an Action plan to reduce priority crimes. Crime data used for the Plan was taken from July 2011 to June 2016 to develop local crime profiles. To ensure an updated crime profile, this CPTED assessment has undertaken a review of the NSW Crime Statistics data for 2018 to 2022 which is outlined under Section 4 of this CPTED assessment.

An action in the Plan included incorporating CPTED principles into planning processes and implement strategies that assist with reducing the incidents of crime within Port Stephens. This is outlined under the below heading 'Port Stephens Development Control Plan 2014'.

Port Stephens Development Control Plan 2014

There are no specific controls for hotels in the *Port Stephens Development Control Plan 2014* (DCP), it is anticipated that Council will assess this DA in terms of CPTED on its merits with associated principles and general related objectives of the DCP.

It is noted that the process of adoption of DCP's includes public exhibition, response to any public submissions and consideration by the Councillors. It is further acknowledged that Council will consider the CPTED assessment against the EP&A Act, Local Environmental Plans and associated Regulations. Reference is given to the submitted Statement of Environmental Effects provided as part of the DA submission package.

Within the DCP, CPTED principles relating to commercial developments are mentioned within Chapter C2.D (Facades) and Chapter C2.20 (Raymond Terrace Town Centre). Relevant considerations include street activation and passive surveillance. These considerations are addressed as part of Section 5 of this CPTED assessment.

2. SITE CONTEXT

2.1 LOCATION AND CONTEXT

The proposal site (Subject Site) is located at 2 Jacaranda Avenue Raymond Terrace within the Port Stephens Local Government Area, refer to **Figure 1**.

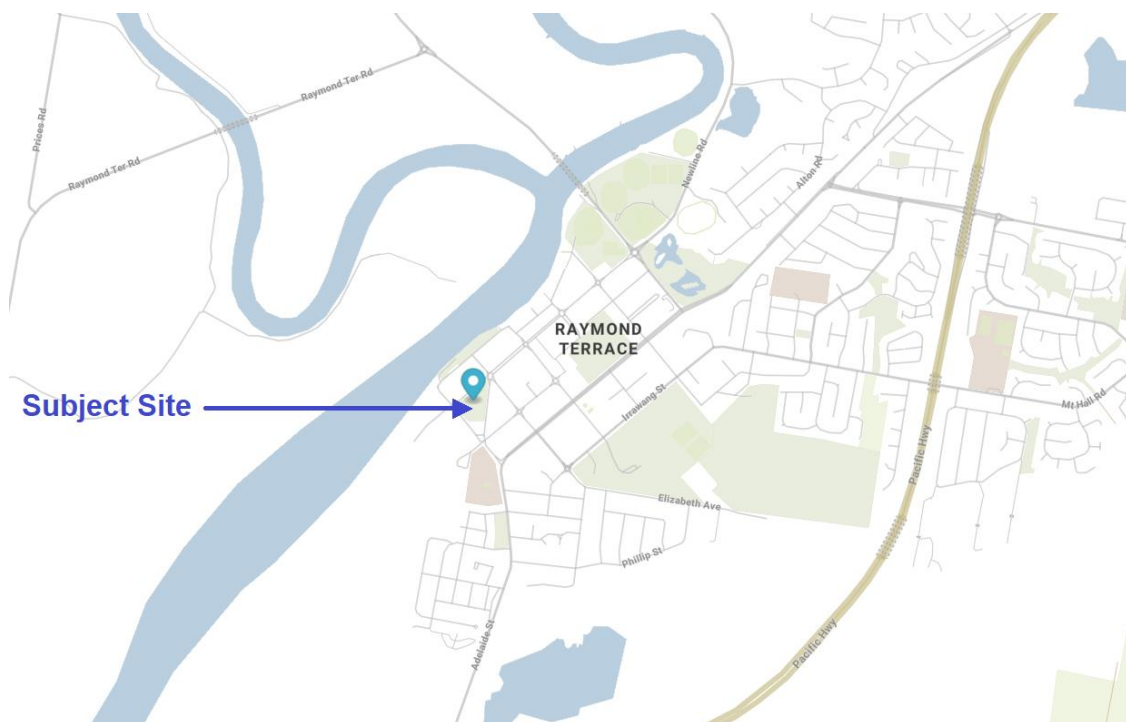


Figure 1: Regional Context (Source: Mecone Mosaic)

The site contains an existing bowling club and bowling greens. The proposal is for alterations and additions to Raymond Terrace Bowling Club and construction of a six-storey 50 room hotel including 5 serviced apartments, restaurant, bar, swimming pool, gym, function space and office spaces.

The Subject Site is legally identified as Lot 23 DP 1088281 and Lot 1 Section 23 DP 758871. The site is owned by Raymond Terrace Bowling Club.

Table 1 outlines the documents used as part of this assessment and should be read in full in conjunction with this CPTED assessment.

Table 1: Reference Documents

Document Title	Reference Number	Date	Author
Architectural Drawings	Council Issue – RFI	20/12/2024 August 2024	EJE Architecture
Landscape Documentation	Sheets L000, L010, 101-111, 201 - Rev. F	08/08/2024	Terras Landscape Architects
Plan of Management – Bowling Club	-	August 2024 (Updated December 2024)	Raymond Terrace Bowling Club
Plan of Management – Hotel	-	August 2024	Raymond Terrace Bowling Club
Social Impact Assessment Report	-	17/12/2024	Social Aspect Consulting Pty Ltd

2.2 ROAD AND PUBLIC TRANSPORT NETWORK

Road and Public Transport Network

Vehicular access to the site is available at the car park entries on Jacaranda Avenue, Port Stephens Street and Swan Street. The subject site is 200 metres from the nearest Bus Stop at the corner of Port Stephens Street and Glenelg Street where bus routes 136, 137, 141, and 145 operate.

Pedestrian access to the subject site is available from Port Stephens Street.

Public transport – Buses (see **Figure 2** below):

- 136 Stockton to Raymond Terrace via Medowie
- 137 Lemon Tree Passage to Raymond Terrace via Medowie
- 140 Newcastle Interchange to Raymond Terrace
- 141 Raymond Terrace to Dawson Rd and Kent St (Loop Service)
- 145 Newcastle Airport to Green Hills Shopping Centre via Raymond Terrace

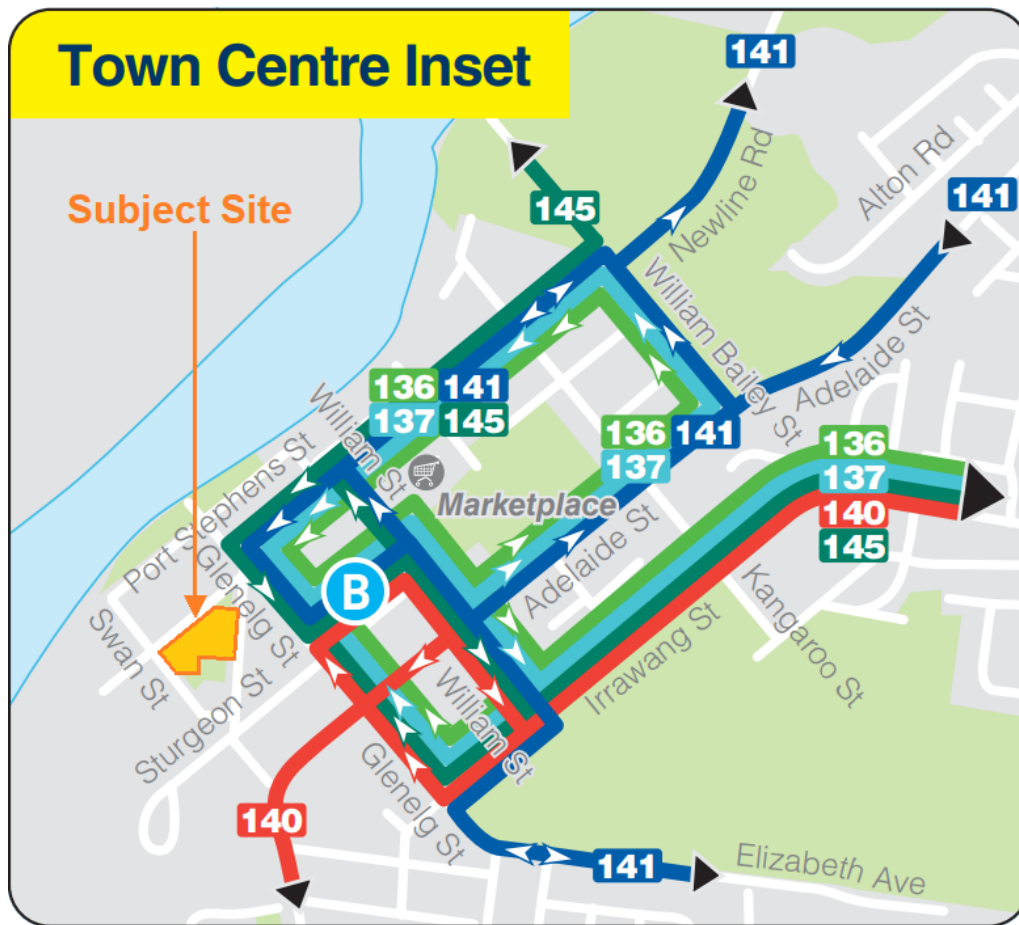


Figure 2: (Source: CDC Bus NSW)

Pedestrian Network

The subject site is provided with a footpath network along Jacaranda Avenue, Port Stephens Street, and part of Swan Street.

2.3 COMMUNITY FACILITIES AND SERVICES

Community Facilities and Services

Located within a short distance from the subject site is the Port Stephens Family and Neighbourhood Services (3 Jacaranda Avenue), Raymond Terrace Community Health Service (4 Jacaranda Avenue) and the Raymond Terrace War memorial (1 Jacaranda Avenue).

2.4 SOCIAL BASELINE

The Worimi People are the first inhabitants and of the land occupied by Raymond Terrace Bowling Club. Social baseline information was obtained by the research undertaken by *The Social Aspect* in the supplementary technical report with the DA being the Social Impact Assessment.

At the 2021 Census (Australian Bureau of Statistics, 2024), 11.6% of the Raymond Terrace UCL population identified as being Aboriginal or Torres Strait Islander, around 8% higher than the NSW equivalent measurement. The community profile (Developed by *The Social Aspect*

using Australian Bureau of Statistics, 2024) associated with the community of interest is in **Figure 3**. The equivalent NSW data is provided for comparison purposes.

Characteristic	Measurement	
	Raymond Terrace UCL	NSW
People	14,588	8,072,163
Male	49.6%	49.4%
Female	50.4%	50.6%
Median age	38	39
Families	3,843	2,135,964
Average children per family (families with children)	1.9	1.8
All private dwellings	6,197	3,357,785
Average people per household	2.5	2.6
Median weekly household income	\$1,272	\$1,829
Median monthly mortgage repayments	\$1,517	\$2,167
Median weekly rent	\$320	\$420
Average motor vehicles per dwelling	1.8	1.8

Figure 3: (Source: Community Profile – Raymond Terrace vs NSW – The Social Aspect, 2024)

2.5 CONSULTATION

Raymond Terrace Bowling Club Management contacted the Worimi LALC via email in February 2023 during the preparation of the DA to notify them about the proposed development. The email invited the Worimi representative to discuss how the Raymond Terrace Bowling Club could acknowledge the Worimi LALC as part of the development. No response was received from the Worimi LALC representative.

A Social Impact Assessment was developed in accordance with Council's Social Impact Assessment guideline (Port Stephens Council, 2017). The Social Impact Assessment also aligns with the *Social Impact Assessment Guideline* (SIA Guideline) (NSW DPHI, 2023) which outlines best-practice in NSW.

The prepared Social Impact Assessment undertook Project stakeholder engagement utilising a multi-method approach including a combination of community and stakeholder engagement activities, and desktop and empirical research methods. Results can be found within the supporting Social Impact Assessment attached as part of the overall DA package.

The Social Impact Assessment reviewed the potential influence on crime rates in the social locality and considered (along with a range of other potential Project influences) during the scoping exercise. The topic was not raised as an issue by any community members who attended the initial community meeting. Furthermore, it did not emerge in any social media commentary about the Project. Given crime was not identified as a prominent topic by the community and other Project stakeholders, it was not part of further investigations undertaken for the Social Impact Assessment.

Local police were notified and invited to comment during the exhibition of the DA by Port Stephens Council. At the time of writing the Third Revision of the Social Impact Assessment and Third Final revision of this CPTED assessment, no issues were raised by local Police in relation to the DA.

A review of the NSW Crime Statistics data for 2018 to 2022 was undertaken as part of this CPTED assessment and is outlined under Section 4 of this assessment.

3. PROPOSED DEVELOPMENT

The site contains an existing bowling club and bowling greens. The proposal is for Alterations and Additions to Raymond Terrace Bowling Club and construction of a six-storey 50 room hotel including 5 serviced apartments, restaurant, bar, swimming pool, gym, function space and office spaces. The proposal will be one (1) development application to be constructed/delivered in three (3) stages, with assessment to cover all three (3) stages. The stages include the following:

1. Alterations and Additions to Raymond Terrace Bowling Club - Including associated parking and the reshaping of the croquet lawn facing Port Stephens Street which includes additional parking for stage one (1) only;
2. Demolition of the existing shade over the Bowling Greens and the construction of a new Bowling Green roof to overhang the Raymond Terrace Bowling Club roof; and
3. Construction of the Hotel - Including associated parking and demolition.

4. BUREAU OF CRIME STATISTICS AND RESEARCH

A review of the NSW Crime Statistics data for 2018 to 2022 reveals that crime in the Port Stephens Local Government Area 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:

- Sexual assault,
- Steal from retail store,
- Malicious damage to property,
- Intimidation, stalking and harassment,
- Fraud; and

- Trespass.

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

- Break and enter dwelling,
- Motor vehicle theft,
- Other stealing offences
- Steal from dwelling,
- Other theft,
- Possession and/use of amphetamines; and
- Other drug offences.

A summary of the findings is shown in **Figures 4, 5 and 6** below. The full results of the data are attached as **Appendix A**.

NSW Recorded Crime Statistics 2018 - 2022

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 2022)

Port Stephens Local Government Area

Offence group	Offence type	Jan-Dec 2018		Jan-Dec 2019		Jan-Dec 2020		Jan-Dec 2021		Jan-Dec 2022		24-month trend**	60-month trend**	2022 LGA Rank*
		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			
The major offences	Murder*	1	1.4	0	0.0	1	1.3	1	1.3	0	0.0	nc**	nc**	
	Domestic violence related assault	350	481.9	379	515.8	357	479.2	352	472.4	394	528.8	Stable	Stable	48
	Non-domestic violence related assault	267	367.6	306	416.5	277	371.8	273	366.4	341	457.7	Stable	Stable	42
	Sexual assault	62	85.4	94	127.9	99	132.9	106	142.3	99	132.9	Stable	12.4%	45
	Sexual touching, sexual act and other sexual offences	98	134.9	98	133.4	97	130.2	100	134.2	78	104.7	Stable	Stable	
	Robbery	12	16.5	16	21.8	7	9.4	4	5.4	14	18.8	nc**	nc**	53
	Break and enter dwelling	208	286.4	219	298.1	129	173.1	159	213.4	122	163.7	Stable	-12.5%	79
	Break and enter non-dwelling	97	133.6	106	144.3	81	108.7	79	106.0	123	165.1	Stable	Stable	45
	Motor vehicle theft	125	172.1	154	209.6	123	165.1	91	122.1	106	142.3	Stable	-4.0%	65
	Steal from motor vehicle	209	287.8	268	364.8	206	276.5	219	293.9	254	340.9	Stable	Stable	50
	Steal from retail store	184	253.3	187	254.5	109	146.3	98	131.5	158	212.1	61.2%	-3.7%	48
Other offences	Other stealing offences	487	670.5	497	676.4	401	538.2	345	463.1	314	421.4	Stable	-10.4%	67
	Malicious damage to property	688	947.3	607	826.2	599	804.0	510	684.5	647	868.4	26.9%	Stable	41
	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**	
	Manlaughter*	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Other Assault													
	Assault Police	23	31.7	16	21.8	15	20.1	14	18.8	13	17.4	nc**	nc**	
	Abduction and kidnapping	1	1.4	2	2.7	1	1.3	0	0.0	2	2.7	nc**	nc**	
	Robbery	9	12.4	11	15.0	2	2.7	2	2.7	4	5.4	nc**	nc**	
		1	1.4	2	2.7	0	0.0	0	0.0	2	2.7	nc**	nc**	
	2	2.8	3	4.1	5	6.7	2	2.7	8	10.7	nc**	nc**		
Blackmail and extortion	0	0.0	1	1.4	0	0.0	0	0.0	9	12.1	nc**	nc**		
Intimidation, stalking and harassment	396	545.2	414	563.5	435	583.8	341	457.7	457	613.4	34.0%	Stable		
Other offences against the person	7	9.6	18	24.5	15	20.1	16	21.5	5	6.7	nc**	nc**		
Other Theft	Receiving or handling stolen goods	56	77.1	64	87.1	55	73.8	59	79.2	41	55.0	Stable	Stable	
	Steal from dwelling	217	298.8	190	258.6	171	229.5	152	204.0	122	163.7	-19.7%	-13.4%	
	Steal from person	24	33.0	17	23.1	5	6.7	6	8.1	12	16.1	nc**	nc**	

Source: NSW Bureau of Crime Statistics and Research, www.bocrs.nsw.gov.au

Please refer queries to bocrs@agdt.nsw.gov.au

Page 1 of 3

Figure 4: Number of recorded incidents and rate per 100,000 population, 24 month and 60-month trend and Local Government Areas rankings (for 2022) Port Stephens Local Government Area. (Source: NSW Bureau of Crime Statistics and Research, 2023).

NSW Recorded Crime Statistics 2018 - 2022

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 2022)

Port Stephens Local Government Area

Offence group	Offence type	Jan-Dec 2018		Jan-Dec 2019		Jan-Dec 2020		Jan-Dec 2021		Jan-Dec 2022		24-month trend**	60-month trend**	2022 LGA Rank*
		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			
	Stock theft	1	1.4	2	2.7	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Fraud	409	563.1	418	568.9	412	553.0	408	547.6	511	685.9	25.2%	Stable	
	Other theft	245	337.3	288	392.0	225	302.0	187	251.0	180	241.6	Stable	-7.4%	
Arson		65	89.5	74	100.7	47	63.1	52	69.8	49	65.8	Stable	Stable	
Drug offences	Possession and/or use of cocaine	4	5.5	10	13.6	9	12.1	5	6.7	8	10.7	nc**	nc**	
	Possession and/or use of narcotics	5	6.9	1	1.4	6	8.1	1	1.3	1	1.3	nc**	nc**	
	Possession and/or use of cannabis	149	205.1	161	219.1	230	308.7	158	212.1	129	173.1	Stable	Stable	
	Possession and/or use of amphetamines	87	119.8	102	138.8	109	146.3	96	128.8	50	67.1	-47.9%	-12.9%	
	Possession and/or use of ecstasy	4	5.5	8	10.9	8	10.7	1	1.3	1	1.3	nc**	nc**	
	Possession and/or use of other drugs	25	34.4	27	36.7	57	76.5	15	20.1	19	25.5	nc**	nc**	
	Dealing, trafficking in cocaine	2	2.8	1	1.4	4	5.4	3	4.0	7	9.4	nc**	nc**	
	Dealing, trafficking in narcotics	1	1.4	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Dealing, trafficking in cannabis	6	8.3	4	5.4	6	8.1	8	10.7	4	5.4	nc**	nc**	
	Dealing, trafficking in amphetamines	4	5.5	27	36.7	34	45.6	30	40.3	7	9.4	nc**	nc**	
	Dealing, trafficking in ecstasy	2	2.8	7	9.5	2	2.7	0	0.0	0	0.0	nc**	nc**	
	Dealing, trafficking in other drugs	0	0.0	1	1.4	4	5.4	2	2.7	0	0.0	nc**	nc**	
	Cultivating cannabis	13	17.9	14	19.1	22	29.5	15	20.1	11	14.8	nc**	nc**	
	Manufacture drug	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Importing drugs	0	0.0	3	4.1	2	2.7	1	1.3	0	0.0	nc**	nc**	
	Other drug offences	40	55.1	41	55.8	42	56.4	49	65.8	22	29.5	-55.1%	Stable	
Prohibited and regulated weapons offences		139	191.4	159	216.4	123	165.1	130	174.5	108	145.0	Stable	-6.1%	
Disorderly conduct	Trespass	78	107.4	85	115.7	112	150.3	64	85.9	103	138.2	60.9%	Stable	
	Offensive conduct	28	38.6	23	31.3	22	29.5	23	30.9	22	29.5	Stable	Stable	
	Offensive language	19	26.2	15	20.4	16	21.5	11	14.8	11	14.8	nc**	nc**	

Source: NSW Bureau of Crime Statistics and Research, www.bocrs.nsw.gov.au

Please refer queries to bocrs@agf.nsw.gov.au

Page 2 of 3

Source: NSW Bureau of Crime Statistics and Research, www.bocsar.nsw.gov.au

Please refer queries to bcsr@agd.nsw.gov.au

Page 2 of 3

Figure 5: Number of recorded incidents and rate per 100,000 population, 24 month and 60-month trend and Local Government Areas rankings (for 2022) Port Stephens Local Government Area. (Source: NSW Bureau of Crime Statistics and Research, 2023).

NSW Recorded Crime Statistics 2018 - 2022

[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 2022)

Port Stephens Local Government Area

Offence group	Offence type	Jan-Dec 2018 Number of incidents	Jan-Dec 2018 Rate per 100,000 population	Jan-Dec 2019 Number of incidents	Jan-Dec 2019 Rate per 100,000 population	Jan-Dec 2020 Number of incidents	Jan-Dec 2020 Rate per 100,000 population	Jan-Dec 2021 Number of incidents	Jan-Dec 2021 Rate per 100,000 population	Jan-Dec 2022 Number of incidents	Jan-Dec 2022 Rate per 100,000 population	24-month trend ^{1,2}	60-month trend ^{1,2}	2022 LGA Rank ³
	Criminal intent	9	12.4	31	42.2	18	24.2	21	28.2	26	34.9	Stable	nc**	
	Betting and gaming offences	4	5.5	0	0.0	0	0.0	0	0.0	n.a	n.a	n.a	n.a	
	Liquor offences	33	45.4	20	27.2	26	34.9	23	30.9	30	40.3	Stable	Stable	
	Pornography offences	10	13.8	12	16.3	9	12.1	18	24.2	17	22.8	nc**	nc**	
	Prostitution offences	0	0.0	0	0.0	0	0.0	1	1.3	0	0.0	nc**	nc**	
Against justice procedures	Escape custody	0	0.0	1	1.4	0	0.0	1	1.3	5	6.7	nc**	nc**	
	Breach Apprehended Violence Order	188	258.8	188	255.9	221	296.6	227	304.7	196	263.1	Stable	Stable	
	Breach bail conditions	402	553.5	324	441.0	477	640.2	426	571.8	398	534.2	Stable	Stable	
	Fail to appear	6	8.3	2	2.7	10	13.4	7	9.4	28	37.6	nc**	nc**	
	Resist or hinder officer	41	56.5	34	46.3	36	48.3	40	53.7	38	51.0	Stable	Stable	
	Other offences against justice procedures	4	5.5	5	6.8	5	6.7	32	42.9	19	25.5	nc**	nc**	
Transport regulatory offences		5	6.9	7	9.5	3	4.0	2	2.7	2	2.7	nc**	nc**	
Other offences		212	291.9	235	319.8	340	456.3	786	1,054.9	314	421.4	Stable	Stable	

¹ For murder and manslaughter, the data are counts of recorded victims, not criminal incidents.

² 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.

³ 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 robbery and sex offence categories are combined because the numbers are too small within the individual categories to calculate reliable rate estimates.

⁴ Trend information is not calculated (nc) if at least one 12-month period in the selected timeframe had less than 10 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

[Our "Using crime statistics" webpage includes information on a revised measure of Aboriginality.](#)

Source: NSW Bureau of Crime Statistics and Research, www.bocrs.nsw.gov.au

Please refer queries to bcsr@agd.nsw.gov.au

Page 3 of 3

Figure 6: Number of recorded incidents and rate per 100,000 population, 24 month and 60-month trend and Local Government Areas rankings (for 2022) Port Stephens Local Government Area. (Source: NSW Bureau of Crime Statistics and Research, 2023).

Further research undertaken in addition to the above findings outlines trends in the data for the local suburb of Raymond Terrace. These findings are attached as **Appendix B**.

A summary is provided below:

- Incidents of Assault offenses within the suburb indicate an above average range compared to New South Wales (NSW) data from January 2021 to December 2022.
- Incidents of Disorderly conduct within the suburb indicate a downward trend and are marginally above average range compared to NSW data from January 2021 to December 2022.
- Incidents of Malicious damage to property within the suburb are above average compared to NSW data from January 2021 to December 2022.
- Incidents of Robbery within the suburb were consistent with the state average for most of the time period with a late rise above the average compared to NSW data from January 2021 to December 2022.
- Incidents of Sexual offences within the suburb are above average compared to NSW data from January 2021 to December 2022.
- Incidents of Theft within the suburb are above average with a downward trend compared to NSW data from January 2021 to December 2022.

5. ASSESSMENT OF PROPOSAL IN ACCORDANCE WITH CPTED PRINCIPLES

This section deals with the proposal's consistency with the various statutory and non-statutory provisions. For references purposes, photos outlining key areas of the site are attached as **Appendix C**.

5.1 NATURAL ACCESS CONTROL

Access control strategies restrict, channel, and encourage the movement of people, vehicles, and materials into, out of and within designated areas. Physical barriers increase the effort required to commit crime. Symbolic (or psychological) barriers are cues that help to define borders and transitions between public and private space.

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 potential 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 un-monitored areas.

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

Response:

The development provides an additional one-way vehicle access from Port Stephens Street.

Vehicle access has been designed in a straightforward manner providing good access to both the Hotel and the Bowling Club.

The development's design creates well considered pedestrian channelling, through the implementation of pedestrian crossings and walkways from the carpark into the Hotel and the Bowling Club's entrance along Port Stephens Street.

The development provides an improvement to the existing open bitumen carpark, where access is ambiguous.

Pedestrian access into the Bowling Club is through the main Foyer on the ground floor which is aligned to a reception desk. Landscaping has also been incorporated into the entrance way.

Pedestrian access into the Bottle Shop is restricted through an additional entry point past the main reception desk with a separate service counter.

Pedestrian access into the Hotel is through the main reception. Landscaping has also been incorporated into the entrance way.

A secure pedestrian access is provided on the first floor of the Hotel and first floor carpark.

Deliveries to the Hotel and the Bowling Club are through a designated delivery location.

Access to the pool area is through the Hotel which will have restricted access to guests.

Recommendations:

Standard sign-in procedures are to be implemented into the Bowling Club. Staff are to monitor entry from the Bowling Green entry and ensure correct sign-in is completed where required.

Clear directional and way finding signage for vehicle and pedestrian access is to be incorporated into the final plans for the development.

The secure entry between the Bowling Club and the Hotel is to incorporate sign-in/out procedures for guests.

When the delivery store and adjacent storage areas are not in use they are to remain locked to stop any unauthorised entry into the Hotel and Bowling Club.

Access to the Hotel and associated facilities is to be restricted to relevant floors only.

Consideration should be given to the Hotel access doors to be automatically locked from 10:00PM to 6:00AM with access only through the use of guest's room keys or card readers.

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

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 less likely to attempt a crime in areas where they can 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 increase the threat of apprehension by increasing the perception that people can be seen.

Design considerations to avoid areas of concealment by enclosed spaces or inappropriate landscaping can prevent opportunity for predatory offences.

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

Response:

The development's design has considered natural surveillance. The pedestrian access to the Hotel and the Bowling Club are well considered to avoid over vegetated areas where visual surveillance is restricted.

Surveillance is maximised through the use of active areas adjoining the bowling greens and dining area playground.

The provision of mixed dining options provides the opportunity to increase interaction.

Landscaping has been integrated with the design to help define space and encourage casual and safe interaction.

The Hotel pool is positioned around a mix of landscaping and balconies which maximises natural surveillance to the pool area and podium uses. This natural surveillance aids in the guests using the pool area being monitored and acting to reduce anti-social behaviour.

Recommendations:

It is recommended that CCTV cameras and suitable lighting be incorporated into the final development. Particular attention should be made to less active areas such as the storage areas and waste storage areas.

It is recommended that lighting is reviewed along the pedestrian access routes and also near the less monitored delivery areas.

When developing the landscaping for the proposal, consideration should be given to the possibility of areas becoming entrapment sites in the future.

Hotel guest room corridors are to be well-lit and without areas in which a person might hide.

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 2 metres, and shrubs should be less than approximately 1 metre 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 are 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 proposed development has been assessed against this principle, and the following responses and recommendations are made:

Response:

The proposed entry locations are well landscaped and have been designed to frame the entry into the Bowling Club and the Hotel.

The proposed landscaping within the pool area of the Hotel provides clearly identifiable delineation of space between guest rooms and the pool area.

Recommendations:

Appropriate signage is to be used to supplement and reinforce behavioural expectations and advice around the outside of the Hotel and the Bowling Club.

The entry into the Bowling Greens is to be clearly marked as being part of the Bowling Club.

A wayfinding signage strategy and plan is to be developed and implemented before operations of the development commence.

Trees and landscaping are to be maintained to remove low hanging branches to allow clear lines of sight and shrubs should be maintained to not provide easy concealment.

Areas along the road frontages of the site are to be well maintained, and any litter and graffiti is removed as soon as practical. Entrances to the development to be surfaced with a different surface material to clearly identify the private from the public areas.

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

Response:

The proposal will provide a high-quality development using quality materials and finishes. The development will aid in maintaining the viability and vitality of the existing Bowling Club into the future.

A Plan of Management has been prepared for both the Bowling Club and the Hotel. The Club Plan of Management includes a comprehensive 'Prevention of Intoxication on Licensed Premises Management Plan' which addresses requirements of the *Liquor Act 2007*. Further, the Plan of Management addresses the hours of operation, responsible service of alcohol, CCTV, Noise, Security and catering/functions.

Recommendations:

An Operational Plan of Management is to be developed for the Hotel and the Bowling Club.

Staff of the Hotel and the Bowling Club are to be trained in the processes of the Operational Plan of Management and any procedures relating to access control on the site.

Graffiti and vandal resistance building materials and fixtures shall be used in the construction of the development. Where there are existing surfaces exposed to potential for graffiti damage, graffiti resistant coatings should be applied. Graffiti shall be removed as quickly as possible to minimise cumulative graffiti and to deter future vandalism.

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

The development is to be well maintained including all locks within the development.

Directional signage shall be provided throughout the development, inclusive of car parking areas and vehicle access entrances/exits. The signage is to be clear, legible and useful, to aid way finding throughout the area reducing opportunity for excuse making behaviour and loitering.

Staff are to be trained in the processes of the associated Plan of Management and any procedures relating to operations and security on the site. Staff are also to be trained in the 'Prevention of Intoxication on Licensed Premises Management Plan' to ensure compliance with the relevant Liquor Licence and operates at all times, in a way that is considerate of the neighbours, and does not disturb the quiet and good order of the local neighbourhood.

The Plan of Management for the Bowling Club shall incorporate measures to ensure the amenity of surrounding residents. These include but are not limited to; Advising Patrons to leave quietly, designated entry and exit points at the end of trade, develop practises to

mitigate loitering and anti-social behaviour along with designation of pick up and drop off points for both taxi and courtesy buses near the exit points.

Ensure continued compliance with the *Liquor Act 2007* and the *Gaming Machines Act 2001* with continued consultation with *Liquor & Gaming NSW*, where required and relevant.

6. SUMMARY OF RECOMMENDATIONS

6.1 NATURAL ACCESS CONTROL

Standard sign-in procedures are to be implemented into the Bowling Club. Staff are to monitor entry from the Bowling Green entry and ensure correct sign-in is completed where required.

Clear signage for vehicle and pedestrian access is to be incorporated into the final plans for the development.

The secure entry between the Bowling Club and the Hotel is to incorporate sign-in/out procedures for guests.

When the delivery store and adjacent storage areas are not in use, they are to remain locked to stop any unauthorised entry into the Hotel and Bowling Club.

Access to the Hotel and associated facilities is to be restricted to relevant floors only.

To prevent unauthorised access outside normal operating hours, consideration should be given to the Hotel access doors to be automatically locked from 10:00PM to 6:00AM with access only through the use of guest's room keys or card readers.

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 less active areas such as the storage areas and waste storage areas.

It is recommended that lighting is reviewed along the pedestrian access routes and also near the less monitored delivery areas.

Final landscaping design and configuration is to be undertaken to prevent opportunities for areas becoming entrapment sites in the future.

Hotel guest room corridors are to be well-lit and without areas in which a person might hide.

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 2 metres, and shrubs should be less than approximately 1 metre high.

6.3 TERRITORIAL REINFORCEMENT

Appropriate signage is to be used to supplement and reinforce behavioural expectations and advice around the outside of the Hotel and the Bowling Club.

The entry into the Bowling Greens is to be clearly marked as being part of the Bowling Club.

A wayfinding signage strategy and plan is to be developed and implemented before operations of the development commence.

Trees and landscaping are to be maintained to remove low hanging branches to allow clear lines of sight and shrubs should be maintained to not provide easy concealment.

It is recommended that particularly along the road frontages areas are well maintained, and any litter and graffiti is removed as soon as practical. Entrances to the development be surfaced with a different surface material to clearly identify the private from the public areas.

6.4 SPACE AND ACTIVITY MANAGEMENT

An Operational Plan of Management be developed for the Hotel and the Bowling Club.

Staff of the Hotel and the Bowling Club are to be trained in the processes of the Operational Plan of Management and any procedures relating to access control on the site.

Graffiti and vandal resistance building materials and fixtures shall be used in the construction of the development. Where there are existing surfaces exposed to potential for graffiti damage, graffiti resistant coatings should be applied. Graffiti shall be removed as quickly as possible to minimise cumulative graffiti and to deter future vandalism.

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

The development is to be well maintained including all locks within the development.

Directional signage shall be provided throughout the development, inclusive of car parking areas and vehicle access entrances/exits. The signage is to be clear, legible and useful, to aid way finding throughout the area reducing opportunity for excuse making behaviour and loitering.

Staff are to be trained in the processes of the associated Plan of Management and any procedures relating to operations and security on the site. Staff are also to be trained in the 'Prevention of Intoxication on Licensed Premises Management Plan' to ensure compliance with the relevant Liquor Licence and operates at all times, in a way that is considerate of the neighbours, and does not disturb the quiet and good order of the local neighbourhood.

The Plan of Management for the Bowling Club shall incorporate measures to ensure the amenity of surrounding residents. These include but are not limited to; Advising Patrons to leave quietly, designated entry and exit points at the end of trade, develop practises to mitigate loitering and anti-social behaviour along with designation of pick up and drop off points for both taxi and courtesy buses near the exit points.

Ensure continued compliance with the *Liquor Act 2007* and the *Gaming Machines Act 2001* with continued consultation with Liquor & Gaming NSW, where required and relevant.

7. CONCLUSION

This CPTED assessment has been prepared to accompany a DA to Port Stephens Council and guide the application under Part 4 of the EP&A Act.

The proposal has addressed 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.

The assessment has reviewed the proposal against local crime statistics in the area. Based on this analysis, in conjunction with a site inspection has accordingly made recommendations in line with the CPTED principles.

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 subject to considerations in accordance with the recommendations of this assessment.

It is considered that the proposal will provide a relatively safe environment for the community including the users of the shared pathway and the surrounding residents and should be supported.

APPENDIX A: Crime Statistics for Port Stephens LGA

NSW Recorded Crime Statistics 2018 - 2022

[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 2022)

Port Stephens Local Government Area

Offence group	Offence type	Jan-Dec 2018		Jan-Dec 2019		Jan-Dec 2020		Jan-Dec 2021		Jan-Dec 2022		24-month trend^^	60-month trend^^	2022 LGA Rank*
		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			
The major offences	Murder^	1	1.4	0	0.0	1	1.3	1	1.3	0	0.0	nc**	nc**	
	Domestic violence related assault	350	481.9	379	515.8	357	479.2	352	472.4	394	528.8	Stable	Stable	48
	Non-domestic violence related assault	267	367.6	306	416.5	277	371.8	273	366.4	341	457.7	Stable	Stable	42
	Sexual assault	62	85.4	94	127.9	99	132.9	106	142.3	99	132.9	Stable	12.4%	45
	Sexual touching, sexual act and other sexual offences	98	134.9	98	133.4	97	130.2	100	134.2	78	104.7	Stable	Stable	
	Robbery	12	16.5	16	21.8	7	9.4	4	5.4	14	18.8	nc**	nc**	53
	Break and enter dwelling	208	286.4	219	298.1	129	173.1	159	213.4	122	163.7	Stable	-12.5%	79
	Break and enter non-dwelling	97	133.6	106	144.3	81	108.7	79	106.0	123	165.1	Stable	Stable	45
	Motor vehicle theft	125	172.1	154	209.6	123	165.1	91	122.1	106	142.3	Stable	-4.0%	65
	Steal from motor vehicle	209	287.8	268	364.8	206	276.5	219	293.9	254	340.9	Stable	Stable	50
	Steal from retail store	184	253.3	187	254.5	109	146.3	98	131.5	158	212.1	61.2%	-3.7%	48
	Other stealing offences	487	670.5	497	676.4	401	538.2	345	463.1	314	421.4	Stable	-10.4%	67
	Malicious damage to property	688	947.3	607	826.2	599	804.0	510	684.5	647	868.4	26.9%	Stable	41
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	23	31.7	16	21.8	15	20.1	14	18.8	13	17.4	nc**	nc**	
Abduction and kidnapping		1	1.4	2	2.7	1	1.3	0	0.0	2	2.7	nc**	nc**	
Robbery		9	12.4	11	15.0	2	2.7	2	2.7	4	5.4	nc**	nc**	
		1	1.4	2	2.7	0	0.0	0	0.0	2	2.7	nc**	nc**	
		2	2.8	3	4.1	5	6.7	2	2.7	8	10.7	nc**	nc**	
Blackmail and extortion		0	0.0	1	1.4	0	0.0	0	0.0	9	12.1	nc**	nc**	
Intimidation, stalking and harassment		396	545.2	414	563.5	435	583.8	341	457.7	457	613.4	34.0%	Stable	
Other offences against the person		7	9.6	18	24.5	15	20.1	16	21.5	5	6.7	nc**	nc**	
Other Theft	Receiving or handling stolen goods	56	77.1	64	87.1	55	73.8	59	79.2	41	55.0	Stable	Stable	
	Steal from dwelling	217	298.8	190	258.6	171	229.5	152	204.0	122	163.7	-19.7%	-13.4%	
	Steal from person	24	33.0	17	23.1	5	6.7	6	8.1	12	16.1	nc**	nc**	

NSW Recorded Crime Statistics 2018 - 2022

[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 2022)

Port Stephens Local Government Area

Offence group	Offence type	Jan-Dec 2018		Jan-Dec 2019		Jan-Dec 2020		Jan-Dec 2021		Jan-Dec 2022		24-month trend^^	60-month trend^^	2022 LGA Rank*
		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			
	Stock theft	1	1.4	2	2.7	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Fraud	409	563.1	418	568.9	412	553.0	408	547.6	511	685.9	25.2%	Stable	
	Other theft	245	337.3	288	392.0	225	302.0	187	251.0	180	241.6	Stable	-7.4%	
Arson		65	89.5	74	100.7	47	63.1	52	69.8	49	65.8	Stable	Stable	
Drug offences	Possession and/or use of cocaine	4	5.5	10	13.6	9	12.1	5	6.7	8	10.7	nc**	nc**	
	Possession and/or use of narcotics	5	6.9	1	1.4	6	8.1	1	1.3	1	1.3	nc**	nc**	
	Possession and/or use of cannabis	149	205.1	161	219.1	230	308.7	158	212.1	129	173.1	Stable	Stable	
	Possession and/or use of amphetamines	87	119.8	102	138.8	109	146.3	96	128.8	50	67.1	-47.9%	-12.9%	
	Possession and/or use of ecstasy	4	5.5	8	10.9	8	10.7	1	1.3	1	1.3	nc**	nc**	
	Possession and/or use of other drugs	25	34.4	27	36.7	57	76.5	15	20.1	19	25.5	nc**	nc**	
	Dealing, trafficking in cocaine	2	2.8	1	1.4	4	5.4	3	4.0	7	9.4	nc**	nc**	
	Dealing, trafficking in narcotics	1	1.4	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Dealing, trafficking in cannabis	6	8.3	4	5.4	6	8.1	8	10.7	4	5.4	nc**	nc**	
	Dealing, trafficking in amphetamines	4	5.5	27	36.7	34	45.6	30	40.3	7	9.4	nc**	nc**	
	Dealing, trafficking in ecstasy	2	2.8	7	9.5	2	2.7	0	0.0	0	0.0	nc**	nc**	
	Dealing, trafficking in other drugs	0	0.0	1	1.4	4	5.4	2	2.7	0	0.0	nc**	nc**	
	Cultivating cannabis	13	17.9	14	19.1	22	29.5	15	20.1	11	14.8	nc**	nc**	
	Manufacture drug	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Importing drugs	0	0.0	3	4.1	2	2.7	1	1.3	0	0.0	nc**	nc**	
	Other drug offences	40	55.1	41	55.8	42	56.4	49	65.8	22	29.5	-55.1%	Stable	
Prohibited and regulated weapons offences		139	191.4	159	216.4	123	165.1	130	174.5	108	145.0	Stable	-6.1%	
Disorderly conduct	Trespass	78	107.4	85	115.7	112	150.3	64	85.9	103	138.2	60.9%	Stable	
	Offensive conduct	28	38.6	23	31.3	22	29.5	23	30.9	22	29.5	Stable	Stable	
	Offensive language	19	26.2	15	20.4	16	21.5	11	14.8	11	14.8	nc**	nc**	

NSW Recorded Crime Statistics 2018 - 2022

[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 2022)

Port Stephens Local Government Area

Offence group	Offence type	Jan-Dec 2018		Jan-Dec 2019		Jan-Dec 2020		Jan-Dec 2021		Jan-Dec 2022		24-month trend^^	60-month trend^^	2022 LGA Rank*
		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			
	Criminal intent	9	12.4	31	42.2	18	24.2	21	28.2	26	34.9	Stable	nc**	
	Betting and gaming offences	4	5.5	0	0.0	0	0.0	0	0.0	n.a	n.a	n.a	n.a	
	Liquor offences	33	45.4	20	27.2	26	34.9	23	30.9	30	40.3	Stable	Stable	
	Pornography offences	10	13.8	12	16.3	9	12.1	18	24.2	17	22.8	nc**	nc**	
	Prostitution offences	0	0.0	0	0.0	0	0.0	1	1.3	0	0.0	nc**	nc**	
Against justice procedures	Escape custody	0	0.0	1	1.4	0	0.0	1	1.3	5	6.7	nc**	nc**	
	Breach Apprehended Violence Order	188	258.8	188	255.9	221	296.6	227	304.7	196	263.1	Stable	Stable	
	Breach bail conditions	402	553.5	324	441.0	477	640.2	426	571.8	398	534.2	Stable	Stable	
	Fail to appear	6	8.3	2	2.7	10	13.4	7	9.4	28	37.6	nc**	nc**	
	Resist or hinder officer	41	56.5	34	46.3	36	48.3	40	53.7	38	51.0	Stable	Stable	
	Other offences against justice procedures	4	5.5	5	6.8	5	6.7	32	42.9	19	25.5	nc**	nc**	
	Transport regulatory offences	5	6.9	7	9.5	3	4.0	2	2.7	2	2.7	nc**	nc**	
	Other offences	212	291.9	235	319.8	340	456.3	786	1,054.9	314	421.4	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 robbery and 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.

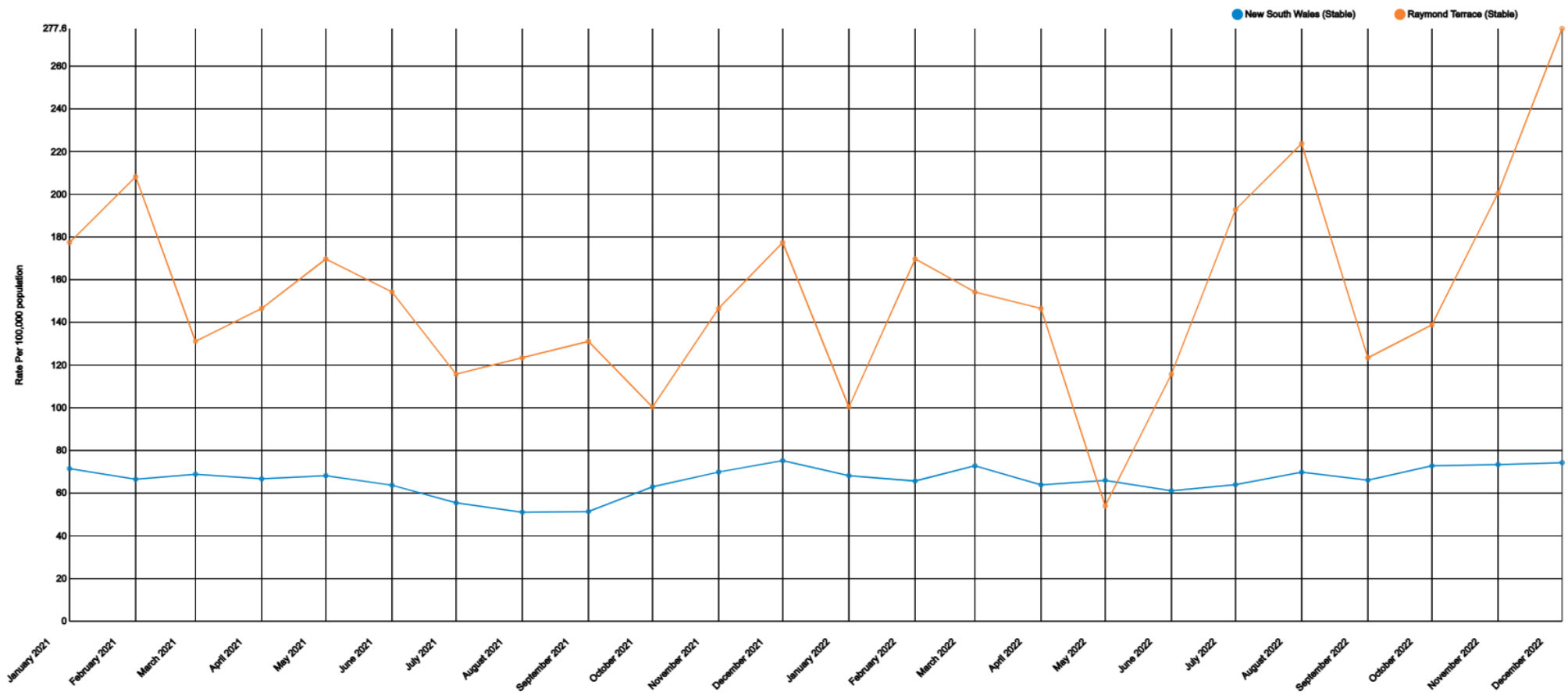
NOTE: Data sourced from the NSW Bureau of Crime Statistics and Research must be acknowledged in any document (electronic or otherwise) containing that data.

The acknowledgement should take the form of **Source: NSW Bureau of Crime Statistics and Research**

[Our "Using crime statistics" webpage includes information on a revised measure of Aboriginality.](#)

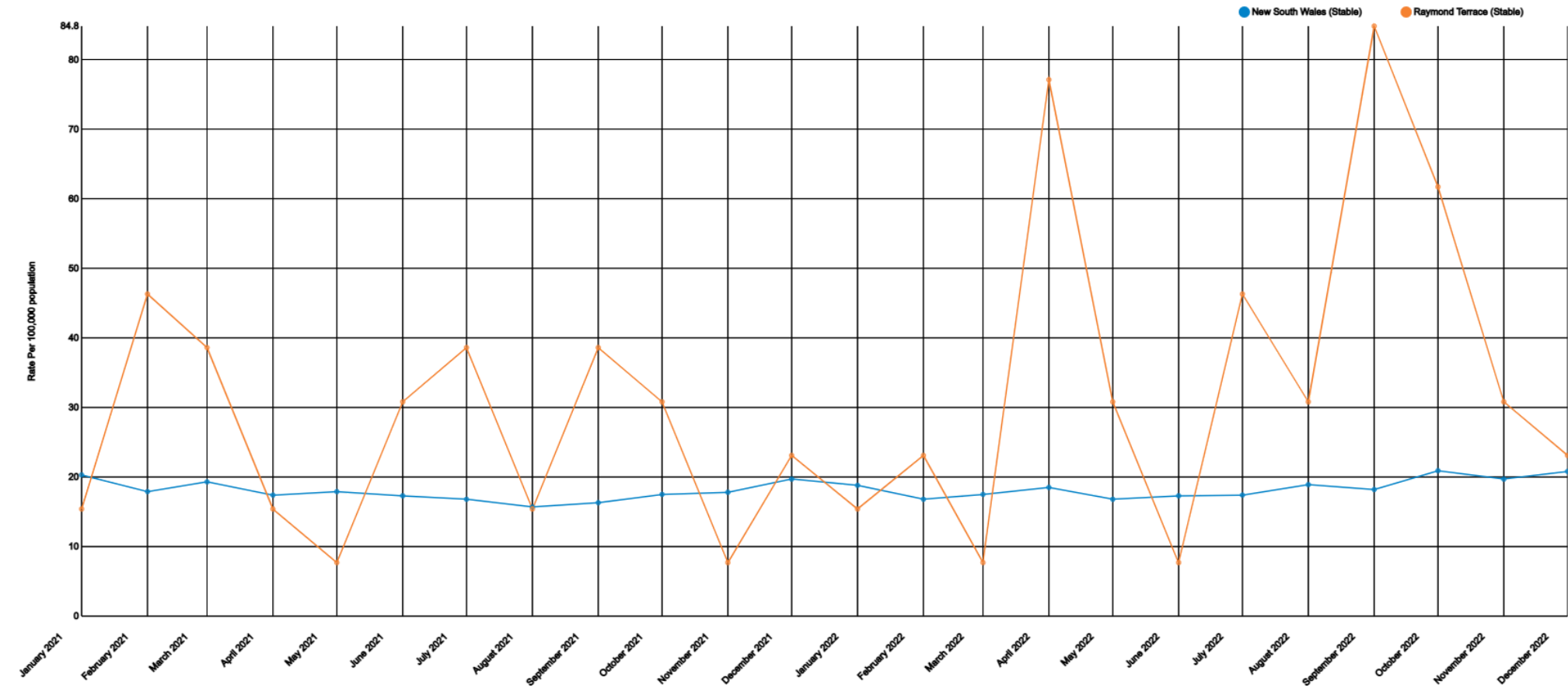
APPENDIX B: Crime Statistics for Raymond Terrace

Incidents of Assault in Raymond Terrace suburb, from January 2021 to December 2022



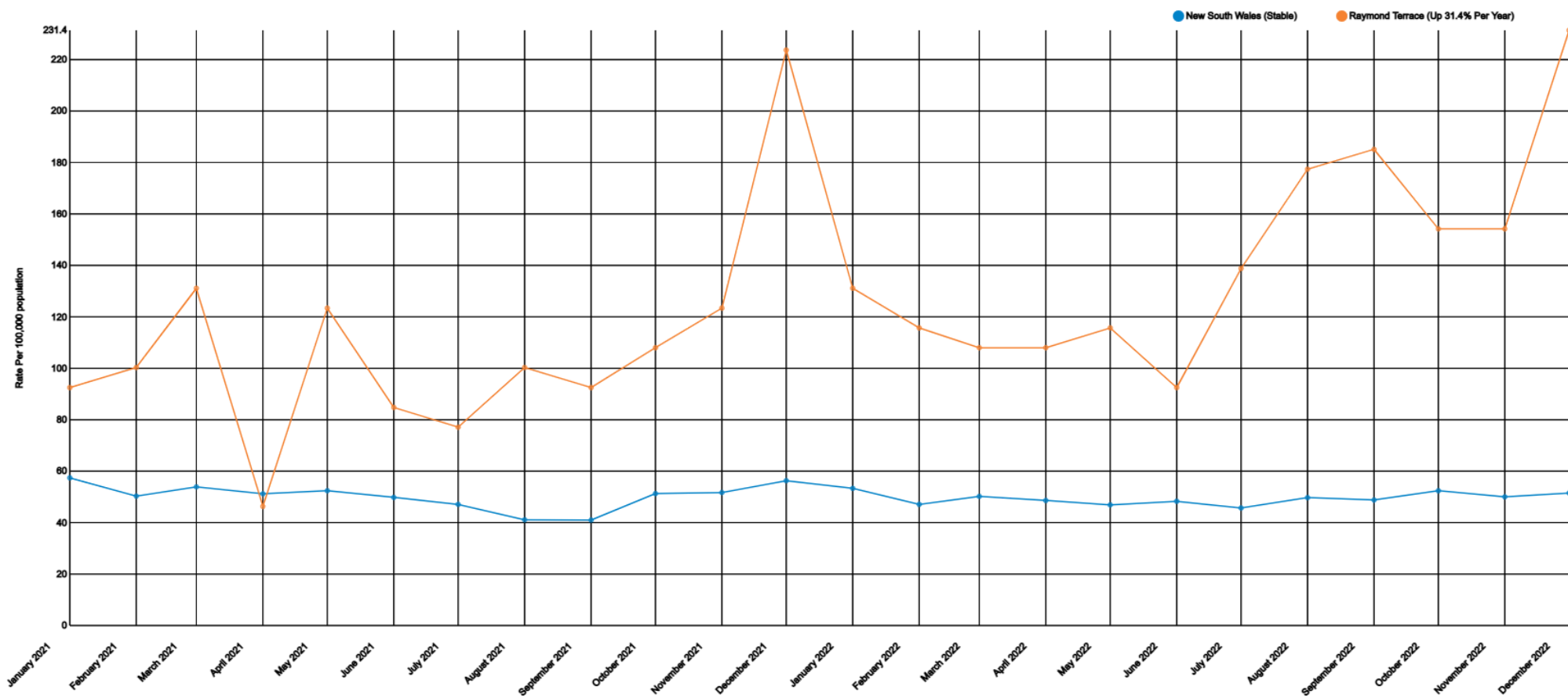
Source: NSW Bureau of Crime Statistics and Research

Incidents of Disorderly conduct in Raymond Terrace suburb, from January 2021 to December 2022



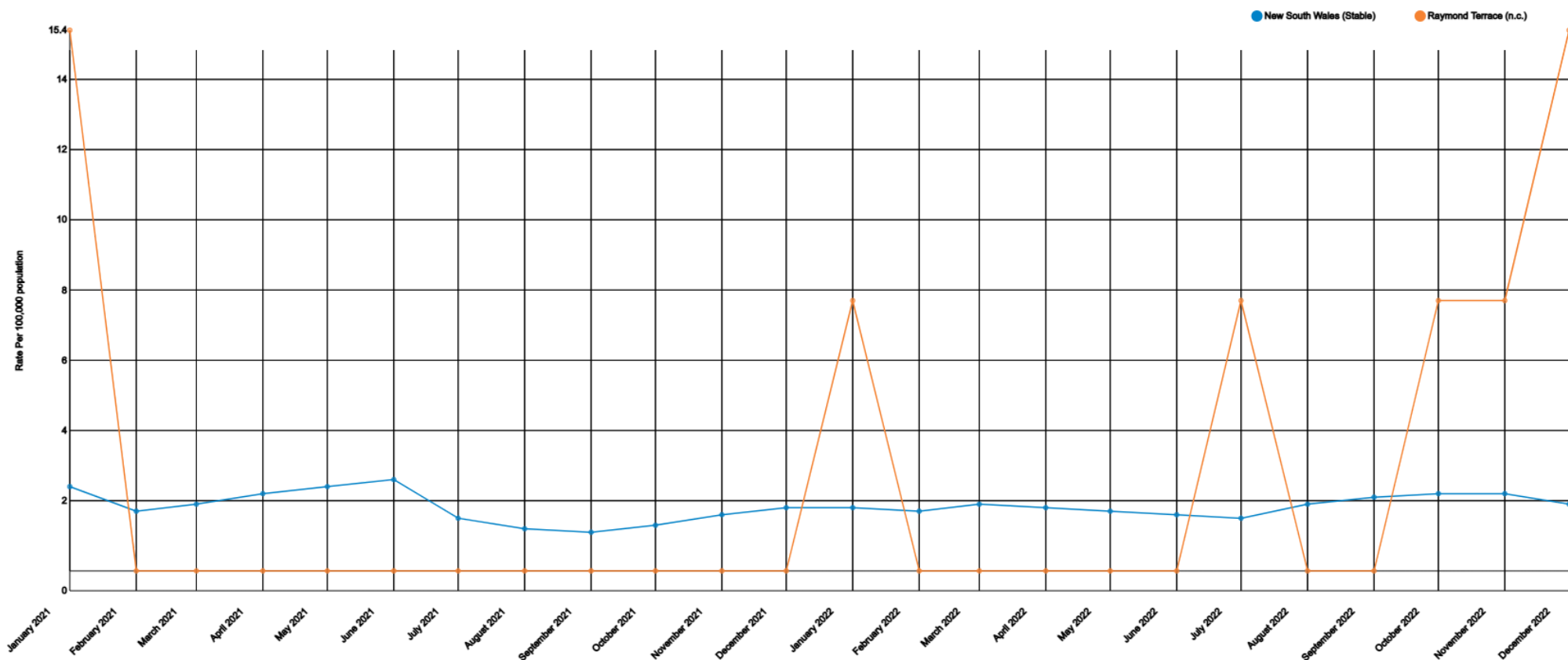
Source: NSW Bureau of Crime Statistics and Research

Incidents of Malicious damage to property in Raymond Terrace suburb, from January 2021 to December 2022



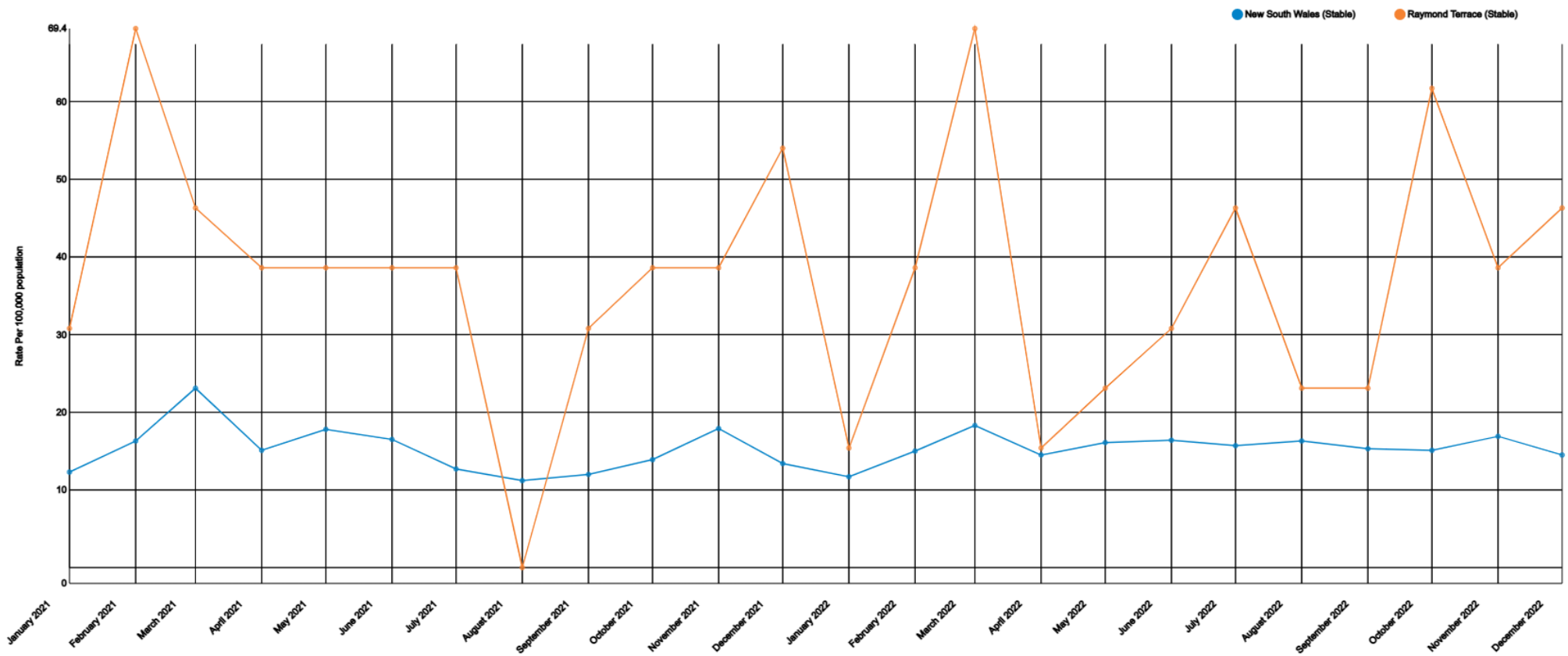
Source: NSW Bureau of Crime Statistics and Research

Incidents of Robbery in Raymond Terrace suburb, from January 2021 to December 2022

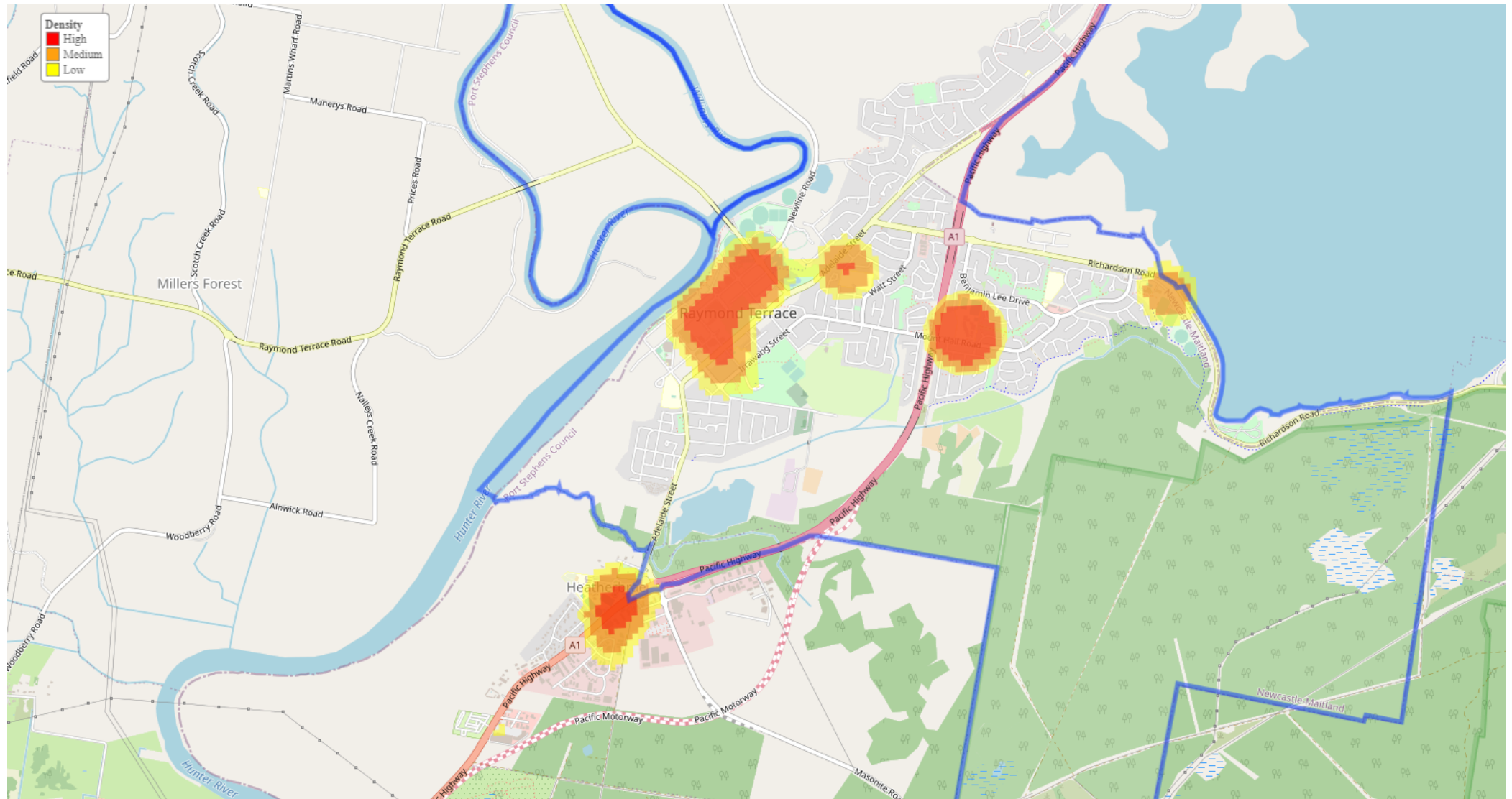


Source: NSW Bureau of Crime Statistics and Research

Incidents of Sexual offences in Raymond Terrace suburb. from January 2021 to December 2022

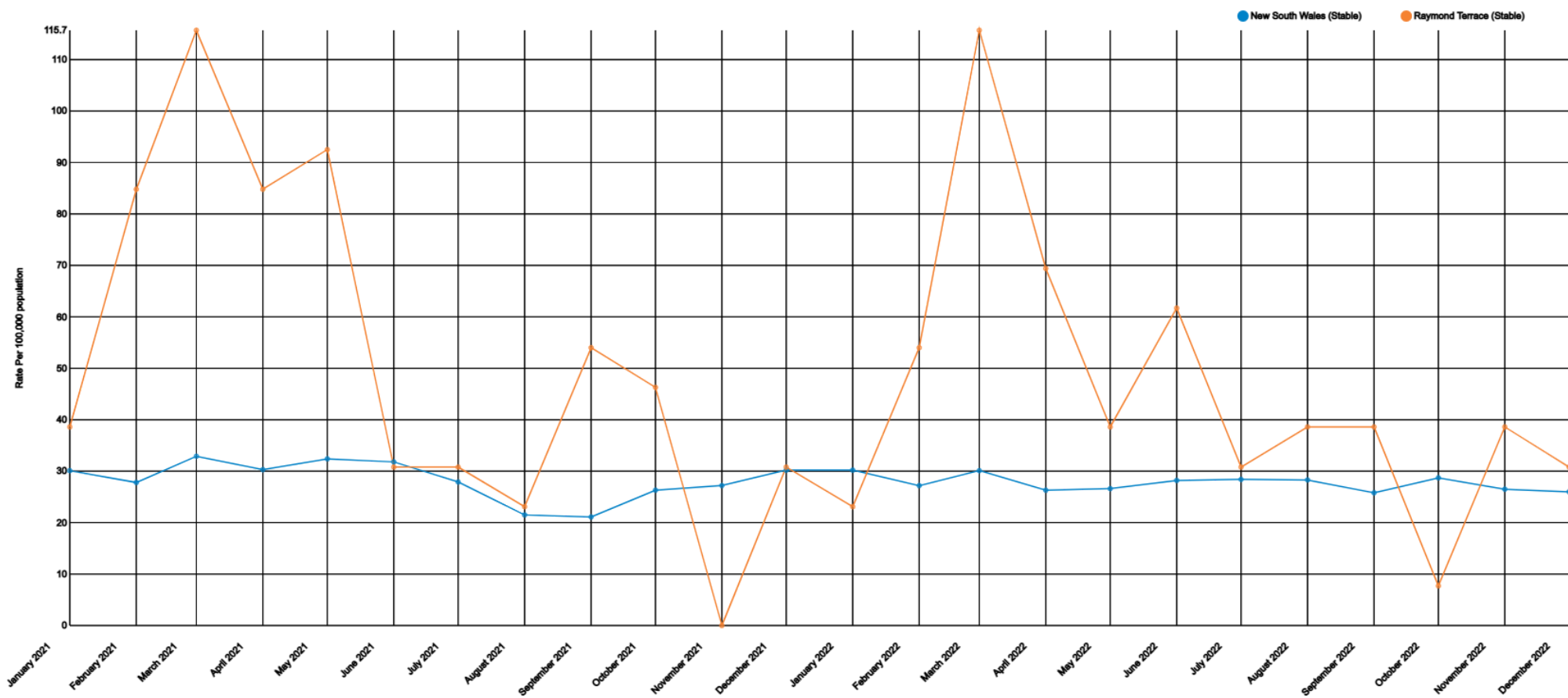


Source: NSW Bureau of Crime Statistics and Research

Incidents of Theft (Break & enter non-dwelling) from January 2022 to December 2022

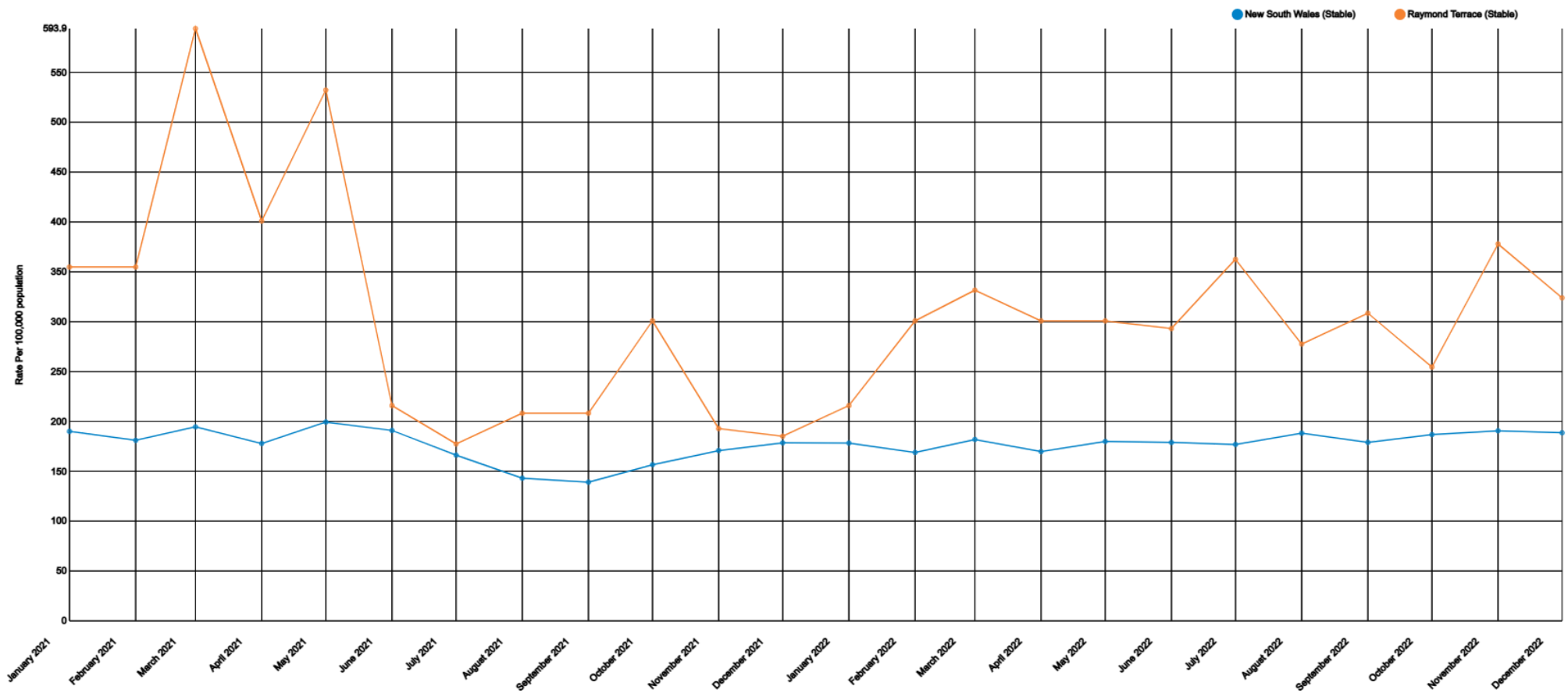
Source: NSW Bureau of Crime Statistics and Research

Incidents of Theft (Steal from motor vehicle) in Raymond Terrace suburb, from January 2021 to December 2022



Source: NSW Bureau of Crime Statistics and Research

Incidents of Theft in Raymond Terrace suburb, from January 2021 to December 2022



Source: NSW Bureau of Crime Statistics and Research

APPENDIX C: Site Photos



Photo 1 – Port Stephens Steet looking south-west



Photo 2 – Existing vehicle entrance from Port Stephens Street



Photo 3 – Port Stephens Street looking north-east



Photo 4 – Jacaranda Avenue looking north-east



Photo 5 – Existing Vehicle Access from Jacaranda Avenue



Photo 6 – Bowlin Green looking north-east towards Raymond Terrace War Memorial

Monteath & Powys

ABN 94 000 861 110

L1/130 Parry Street
Newcastle West NSW 2302

PO Box 2270
Dangar NSW 2309

P (02) 4926 1388
info@monteathpowys.com.au
monteathpowys.com.au