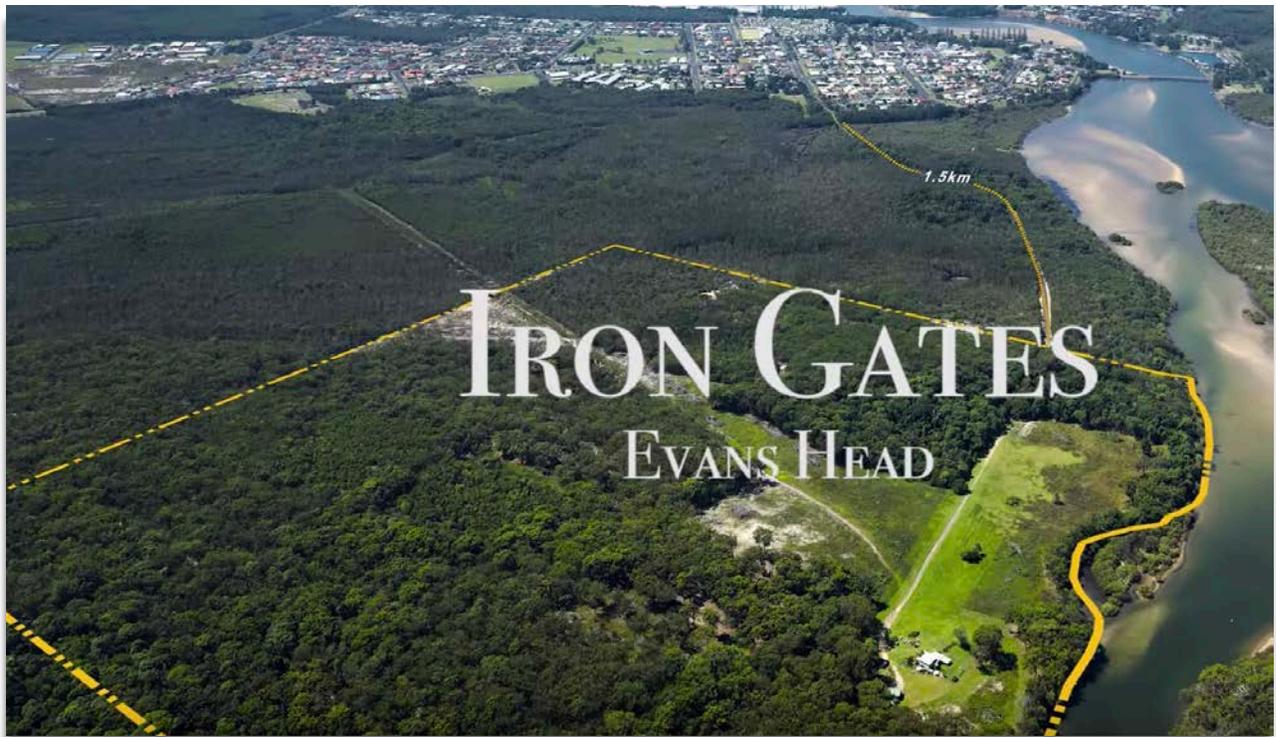


Crime Prevention Through Environmental Design (CPTED) Assessment

Location: Proposed 184 Lot Residential Subdivision at Lots 276 & 277 DP 755624, Lot 163 DP 831052, Crown Road, Evans River Foreshore Reserve & Iron Gates Drive, Evans Head.



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Disclaimer

By using the recommendations contained within this CPTED report, any person who does so acknowledges that:

- It is not possible to make all areas absolutely safe for members of the community or their property
- It is based on the information provided at the time this report was prepared

It is anticipated that by using the recommendations contained within this report, criminal activity will be reduced and the safety of the members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or in that area evaluated will be free from criminal activity if the recommendations are followed.

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1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) assessment has been undertaken to assess the elements of crime, and the fear of crime that may be associated with the proposed 184 Lot residential subdivision located at Lots 276 & 277 DP 755624, Lot 163 DP 831052, Crown Road, Evans River Foreshore Reserve & Iron Gates Drive, Evans Head.

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. It aims to reduce opportunities for crime by employing design and place management principles that minimise the likelihood of essential crime ingredients.

This assessment has been prepared by a Certified NSW Police Risk Assessor and uses qualitative and quantitative measures of the physical and social environment to analyse and suggest treatments to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 4360-2004.

In accordance with the NSW Department of Planning and Environment's guidelines (2001) the aim of the CPTED strategy is to influence the design of buildings and places by:

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

In addition, the following tasks were completed in the preparation of this assessment;

- collection of and analysis of local crime statistics from the Bureau of Crime Statistics and Research (BOSCAR); and

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- Assessment of the development against the CPTED elements and items listed in the checklist provided by the NSW Police Force.
- Review of landscape plan prepared by Arcadis
- Review of Australian Bureau of Statistics (ABS)

The elements of CPTED considered within this report relate to:

1. Surveillance
2. Lighting/technical supervision
3. Territorial reinforcement
4. Environmental maintenance
5. Activity and Space Management
6. Access control
7. Design, definition and designation

1.1 Purpose of this report

This proposed development is located within Richmond Valley Council area. A request was made for a revised and updated CPTED assessment for the development. The assessment is to address Richmond Valley DCP 2015 Part I-10 Crime Prevention Through Environmental Design (CPTED)– Planning for Crime Prevention that establish that two levels of assessment of crime risk are required for consideration of Development Applications;

1. A formal Crime Risk Assessment is required for any development that, in the Council's opinion is likely to create a risk of crime
2. CPTED principles must be considered in the assessment of all Development Applications.

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2.0 The Site

2.1 Site Description

The site - Proposed Urban Subdivision at Lot 163 DP 831052, Lots 276 & 277 DP755624 and Crown Road Reserves/Foreshore Reserves, Iron Gates, Evans Head is located approximately 1.3km west of the Evans Head Post Office. It is bounded to the south by the Evans River and undeveloped bush land to the north, west and east.

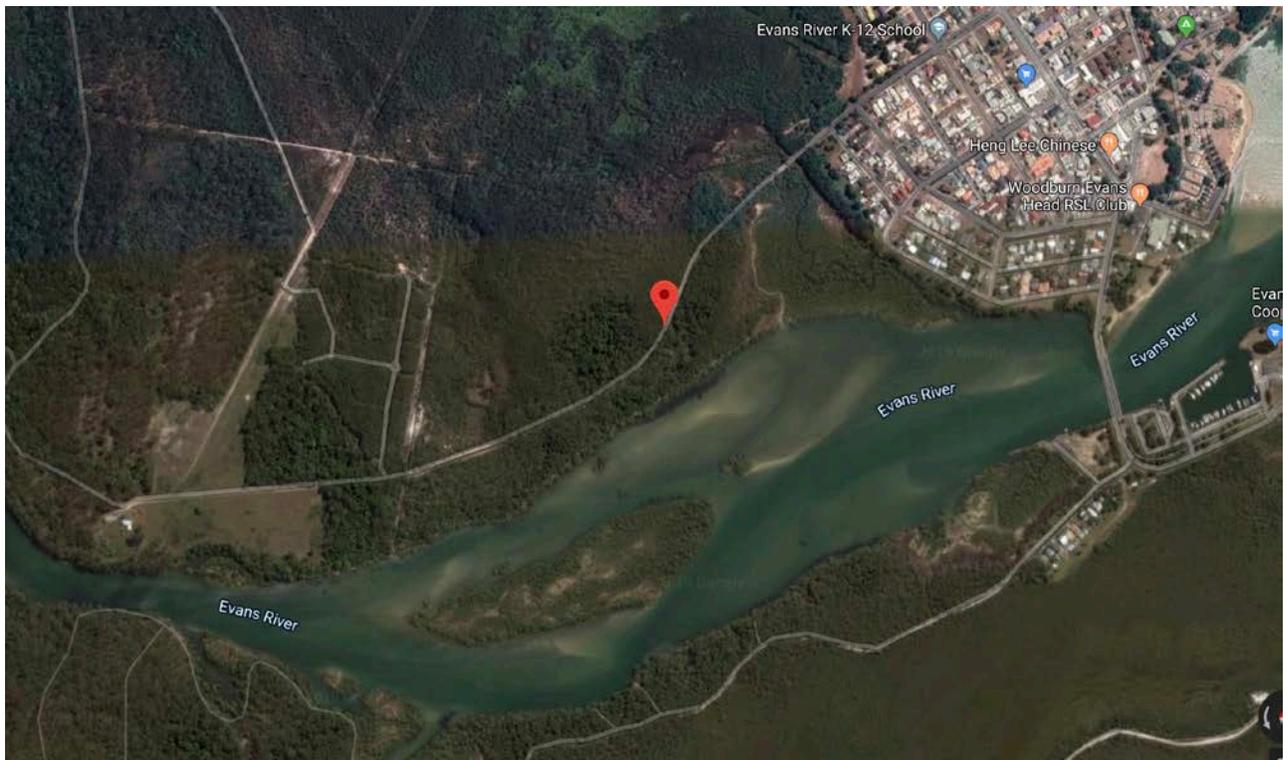


Figure 1.

2.2 Surrounding Development

The surrounding area is undeveloped crown land with vehicle/cycle access to the town of Evans Head via Iron Gates Drive.

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2.3 Site Risk Rating

The NSW Police Safer by Design Evaluation process is based upon Australia and New Zealand Risk Management Standard AS/NZS 4360:2004. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risk. Evaluation measures include crime likelihood (statistical probability), consequence (crime outcome), distributions of reported crime (hotspot analysis), socio-economic conditions (relative disadvantage), situational hazards and crime opportunity.

After conducting this process, the rating for this development has been identified as, Minor Crime Risk

With this in mind the following Crime Prevention Through Environmental Design (CPTED) treatments should be considered for the development in order to reduce opportunities for crime.

- *Natural*
- *Technical/Mechanical*
- *Organised*

Surveillance

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. *Natural surveillance* is a by-product of well-planned, well-designed and well-used space. *Technical/mechanical Surveillance* is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. *Technical/mechanical surveillance* is commonly used as a 'patch' to supervise isolated, higher risk locations. *Formal (or Organised) Surveillance* is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

3. Area Analysis

3.1 Evans Head

Evans Head is named after a marine surveyor, Lt Evans, RN who carried out the first marine survey of the coastline in the area.

It is a coastal town and a holiday resort, playing host to one of the largest holiday parks in NSW. It is sandwiched between Bundjalung National Park and Broadwater National Park. There is a wide curved beach that is popular for fishing, surfing and swimming.

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The main industry today is tourism with sugar cane growing just inland from the town. The town has a small industrial estate near the airport.

The only school in Evans Head is Evans River K-12 School with an enrolment of 486 students, located on Cypress Street Evans Head approximately 800 metres north of the proposed subdivision. Cycling would take about 3 minutes or 10 minutes to walk.

According to the latest Census data 2016 there are 1805 private dwellings, a population of 2843 of that 48.9% were male, 51.1% female and the median age was 52. 756 families call Evans Head home. *source: Wikipedia*

4. The Proposed Development

Proposed One Hundred and Eighty Four (184) Lot Subdivision including one hundred and seventy-five (175) residential lots, three (3) residue lots and four (4) public reserves located at Lot 163 DP 831052, Lots 276 and 277 DP 755624 on Iron Gates Drive, Evans Head. *See Figure 2*

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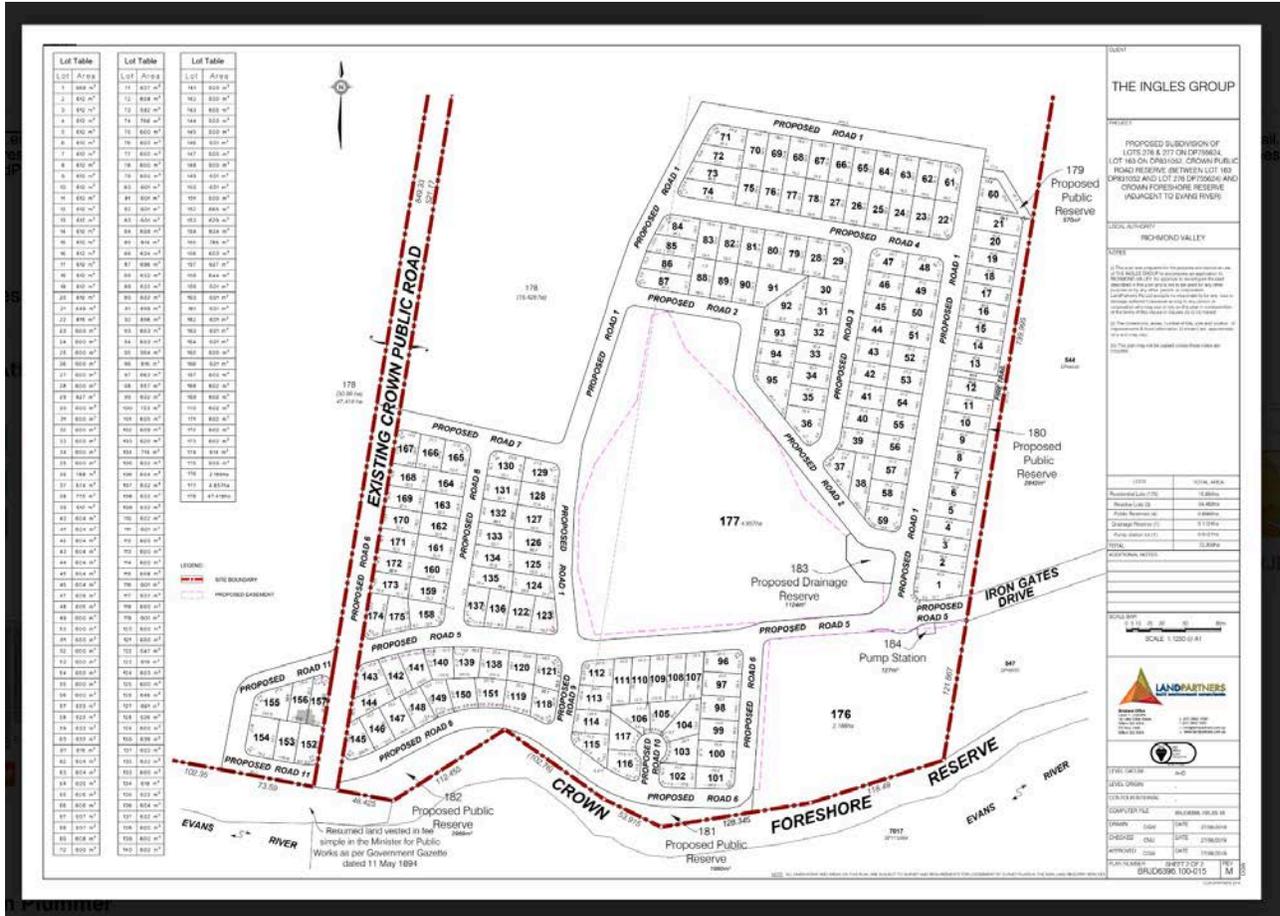


Figure 2

4.1 Access

The only vehicular access to the proposed development is via Iron Gates Drive; a bitumen surfaced road that meets at the intersection of Wattle and Cherry Streets, Evans Head. Access via the Evans River is possible for marine vessels. See Figure 1.

The proposed Internal road plan provides for a well-designed interconnecting network, with one cul-de-sac which does not have a connecting path to an adjacent street. The pedestrian network through the development provides 2m wide footpath around the reserve with 1.5 metres footpaths through the residential areas. With a Proposed 2.0m path to connect and create areas for passive recreation and nature appreciation within the river front park area. With the upgrade of Iron Gates Drive, it is recommended that a shared cycle/pedestrian path be included.

4.2 Landscaping

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Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can also provide concealment or entrapment areas for people involved in criminal behaviour.

- Some predatory offenders, particularly rapists, seek pockets and enclosures created by vegetation/landscaping. It appears that the selection of native flora which is either regionally or locally endemic will seek to eliminate the opportunities for predatory behaviour.
- When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future.
- A safety convention is to have 3 - 5 metres of cleared space on either side of pathways and bicycle routes. Thereafter, vegetation is stepped back in height to maximise sightlines.
- A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment.



Figure 3

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Location: Lots 276 & 277 DP 755624, Lot 163 DP 831052, Crown Road, Evans River Foreshore Reserve & Iron Gates Drive, Evans Head.

4.3 Lighting & Technical Supervision

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity. Good lighting can assist in increasing the usage of an area. There is no information with the plans, which were reviewed to indicate the lighting proposals for the development.

- Lighting should be designed to the AS/NZS 1158.1.2005 Lighting for roads and public spaces - Vehicular traffic (Category V) lighting.

5. Crime Profile

5.1 Crime Trends

Richmond Valley Local Government Area -consisting of 39 towns and villages, had an estimated population of 23,339 in 2018. Evans Head, at 2016 census had a population of 2834.

Over the period 2015-2018 figures show that crime is either stable or trending down in the list of crimes.

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOSCAR) represent criminal incidents recorded by NSW Police. A review of the most recent data available for local statistics for 2018 found that the most commonly occurring major offence crimes within the Richmond Valley LGA over a four (4) year period were;

Crime – Richmond Valley LGA	2015	2016	2017	2018	Trend
Assault – non-domestic violence related	164	139	140	127	Stable
Break & Enter – dwelling	142	150	115	123	Stable
Break & enter – non dwelling	106	61	50	66	Down
Motor vehicle theft	52	54	47	53	Stable
Steal from motor vehicle	169	156	89	93	Down
Steal from dwelling	78	85	67	76	Stable
Malicious damage	277	400	222	240	Down

Source: BOSCAR

5.2 Recorded Crime – Evans Head

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Crime – Evans Head	2015	2016	2017	2018	Trend
Assault – non-domestic violence	14	20	16	7	Stable
Break and enter - dwelling	3	9	8	8	Stable
Break and enter – non dwelling	4	5	6	8	Stable
Malicious damage	14	33	16	15	Stable
Steal from motor vehicle	8	12	10	7	Stable
Steal from dwelling	12	6	6	7	Stable
Motor vehicle theft	3	4	6	7	Stable

Source: BOSCAR

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5.3 Location of Crime

The concentration of crime in Evans Head has been mapped and shown as ‘hot spots’ (meaning the higher concentration / number of incidents of crime appear a darker shade of red).

Notwithstanding the above, hotspots indicate areas of high crime density (number of incidents per 50m x 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not reflect the risk of victimisation.

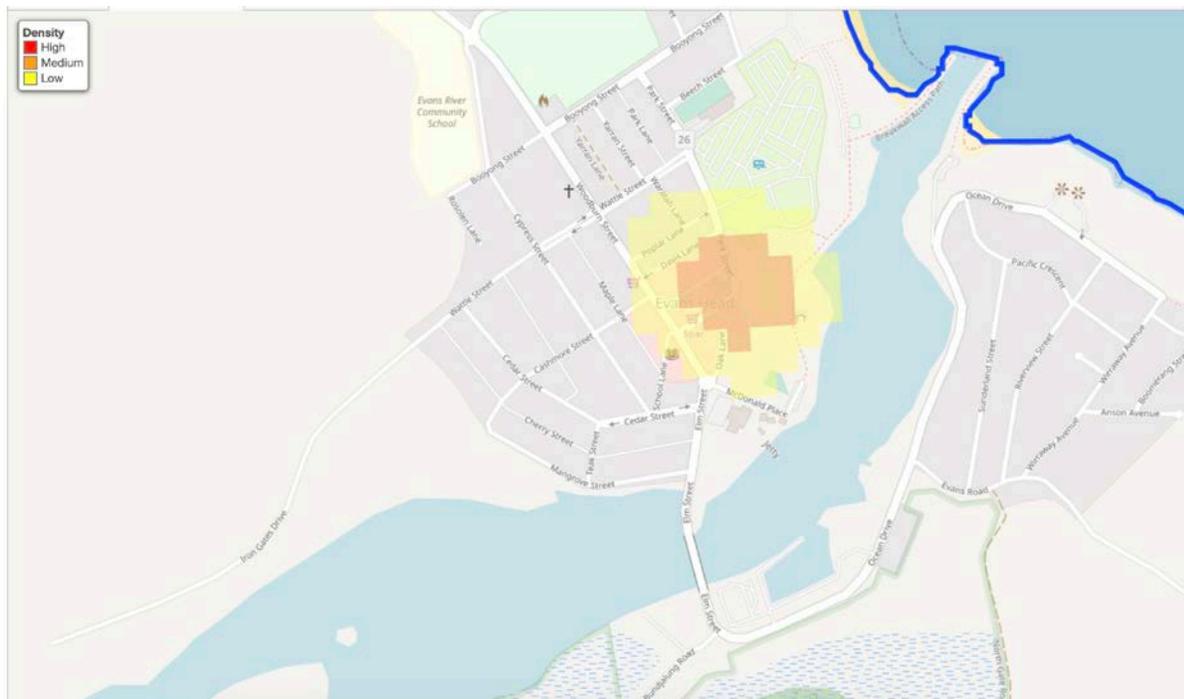


Figure: Hotspot map incidents of Theft – Steal from dwelling Jan-Dec 2018

Source: BOSCAR

6.0 Crime Risk and Recommendations

6.1 Crime Risk

The rating for this development has been identified as Minor Crime Risk

6.2 Territorial reinforcement

Vegetation should be that if does not inhibit a ‘line of sight’ throughout the development. Heavy vegetation should be avoided so as not to create/provide concealment opportunities. Vegetation closet to pedestrian pathways and cycle ways require close consideration.

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6.3 Surveillance

Landscaping should not inhibit natural surveillance or provide entrapment opportunities. Where possible; lower tree limbs should be above the average head height, and shrubs should not provide easy concealment. Understorey species should be matched with situational hazards. Low garden shrubs (>600mm) for example, are effective when used at the perimeter of a play area/park.

It is recommended that 3-5 metres of cleared space be located either side of residential pathways and cycle routes.

6.4 Access control

Access control strategies restrict, channel and encourage the movement of people and vehicles into, out of and within designated areas. Use of bollards and fences and barriers to prevent access to unauthorised areas.

With the upgrade of Iron Gates Drive, it is recommended that a shared cycle/pedestrian path be included.

All preferred entry points (pedestrian and vehicle) should be clearly signposted

6.5 Space/ Activity management

Directional signage to be provided. The signage is to be clear, legible and useful, to aid way finding throughout the development.

The area should be well maintained. Any evidence of anti- social behaviour should be cleaned / fixed/ replaced as soon as possible. There is a maintenance policy for this development that states; malicious damage, graffiti and vandalism will be attended to immediately following notification.

Open space should be laid out and landscaped to facilitate clear sight lines into any out of the space. Where possible, landscaping should avoid providing areas of isolation. Bushes and low shrubs should be kept back from pathways. Facilities such as barbeques, toilets and playground equipment should be situated close to areas where most natural activity occurs such as entry and exit points and nearby residences.

6.6 Lighting & Technical Supervision

It is recommended that special attention be paid to lighting for pedestrian pathways and movement predictors- to permit the facial recognition of approaching persons at 15 metres. Areas adjoining pathways should be illuminated to avoid concealment/ entrapment opportunities.



Stuart Crawford