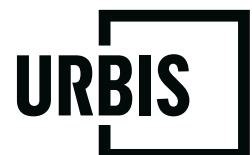




# FINAL CPTED ASSESSMENT

Mingara Retirement village,  
Tumby Umbi

Prepared for  
**MINGARA LEISURE GROUP PTY LTD**  
25 July 2024



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**We acknowledge, in each of our offices the Traditional Owners on whose land we stand.**

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# EXECUTIVE SUMMARY

Urbis Ltd (Urbis) has been commissioned by Mingara Leisure Group Pty Ltd to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-63475709) for the proposed.

## CPTED ASSESSMENT

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. A CPTED assessment employs four key principles:

- Surveillance
- Access control
- Territorial reinforcement
- Space and activity management.

## CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State policies, as well as demographic and crime data.

The assessment found that the proposal incorporates a range of CPTED measures that are in alignment with the four principles. To further enhance safety and reduce crime risk, recommendations relating to each principle have been provided for consideration. This includes the following recommendations:

### Surveillance

- As per the Central Coast Council CPTED checklist, it is recommended that CCTV systems are installed at vehicle entry points, near waste facilities, all foyer entry points and fire exits with recordings kept for a minimum of 14 days if possible. The location of all CCTV cameras should be included in the detailed design plan.
- Prioritise lighting along the road network and pedestrian paths to key areas of activity, such as the residential buildings, carpark entrances and the common facilities in Building 2. Only areas which are intended to be used at night should be lit. Sensor lighting can be used along pedestrian paths and building entrances to ensure that access is maintained at night, while minimising excess resource strain and light spill.
- Implement a landscape maintenance plan as part of the Operational Management Plan to ensure vegetation does not obstruct views of the pedestrian paths or sightlines to entry/exit points or outdoor shared space areas.

### Access control

- Provide clear, legible signage which provides clear directions to areas of activity and the names of key spaces. This type of signage should be prioritised along the pedestrian paths, within the common areas in Building 2 and in the foyers of each residential building. Signage should also extend to and around the Porte Cochere which directs vehicles and pedestrians to appropriate entry and exit pathways to minimise risk of pedestrian and vehicle conflicts.
- Provide directional signage throughout all carparking areas to direct the flow of traffic and pedestrian movements. This may include on-ground directional pathways or signage directing to the nearest entry and exits points.
- Provide traffic calming measures at vehicles access and egress points to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians. This could include speed humps, convex safety mirrors, clear signage or a change in pavement materials to create a continuous footpath grounding.

- Ensure rooms in Building 2 are closed to public access when not in operation, such as the multi-purpose room and consultation rooms. Additionally, ensure access control to staff areas in Building 2 restrict entrance of residents and visitors.
- Ensure that all balconies are designed so as not be used as a natural ladder. This would involve designing heights to reduce the potential for balcony hopping, as well as removing tall vegetation immediately near balconies which could potentially be used to climb into residences.

### **Territorial reinforcement**

- Provide clear and legible signage to define formal 'safe routes' at the main entrance of the site, throughout the site and from the parking near the athletics centre.
- Ensure all residents are provided with an information pack which clearly outlines the types of facilities, common areas and services available to them to encourage them to be active members of the community.
- Consider including public art and intuitive information signage, including information about Country and the local area, to create an accessible and inclusive wayfinding system. This will contribute to creating greater community ownership and enhancing territorial reinforcement to the site.

### **Space and activity management**

- Maintain all access points, including fire exists and stairs, to ensure they remain in good working order and are not accessible from the outside. Magnetic door locking systems linked to fire sprinkler alarms can ensure that fire exits are used for emergencies only.
- Provide sensor lighting, or similar, to ensure internal entrances and corridors can be automatically lit throughout the day, evening and night to accommodate residents, visitors and staff arriving at different times.
- Prepare and implement strategies around regular cleaning and regular maintenance of the site (including landscaping) as part of the Operational Management Plan for the site.

# 1. INTRODUCTION

Urbis Ltd (Urbis) has been commissioned by Mingara Leisure Group Pty Ltd to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-63475709) for the proposed.

## 1.1. REPORT PURPOSE AND SCOPE

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime and the fear of crime by using design and place management principles.

According to the Department of Planning, Housing and Infrastructure (DPHI) Crime Prevention and the Assessment of Development Applications Guidelines (2001), a CPTED assessment seeks to influence the built environment 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
- Removing conditions that create confusion about required norms of behaviour.

A CPTED assessment employs four key principles as shown in Figure 1.

As per the SEARs, this CPTED assessment outlines how the proposal incorporates these principles, in accordance with the Crime Prevention and the Assessment of Development Applications Guidelines (2001). Where CPTED risks are identified in the proposed design, recommendations are made within this report to help reduce the likelihood of the crime from occurring.

Figure 1 CPTED principles



This CPTED assessment has also informed Principle 5 (Crime Prevention) and Principle 7 (Safety) of the Housing SEPP Housing SEPP Design Verification Statement (2024) prepared by Marchese Partners for the proposal. The Design Verification Statement, which is submitted as part of the SSDA documentation, addresses relevant clauses and chapters within the Housing SEPP in relation to design principles for residential developments and seniors housing.

## 1.2. METHODOLOGY

The methodology undertaken for this CPTED assessment is outlined below.

Table 1 CPTED methodology

Local context analysis	Proposal analysis	Recommendations
<ul style="list-style-type: none"><li>▪ Review of surrounding land uses and site visit</li><li>▪ Review of relevant state and local policies to understand the strategic context and approach to crime and community safety</li><li>▪ Analysis of relevant data to understand the existing context and crime activity.</li></ul>	<ul style="list-style-type: none"><li>▪ Review of site plans and technical assessments</li><li>▪ Review of consultation outcomes with the surrounding community and Council as conducted for the social impact assessment to understand potential crime and safety risks.</li><li>▪ Review of proposal against CPTED principles.</li></ul>	<ul style="list-style-type: none"><li>▪ Design recommendations</li><li>▪ Draft and final reporting.</li></ul>



## 2. PROPOSAL

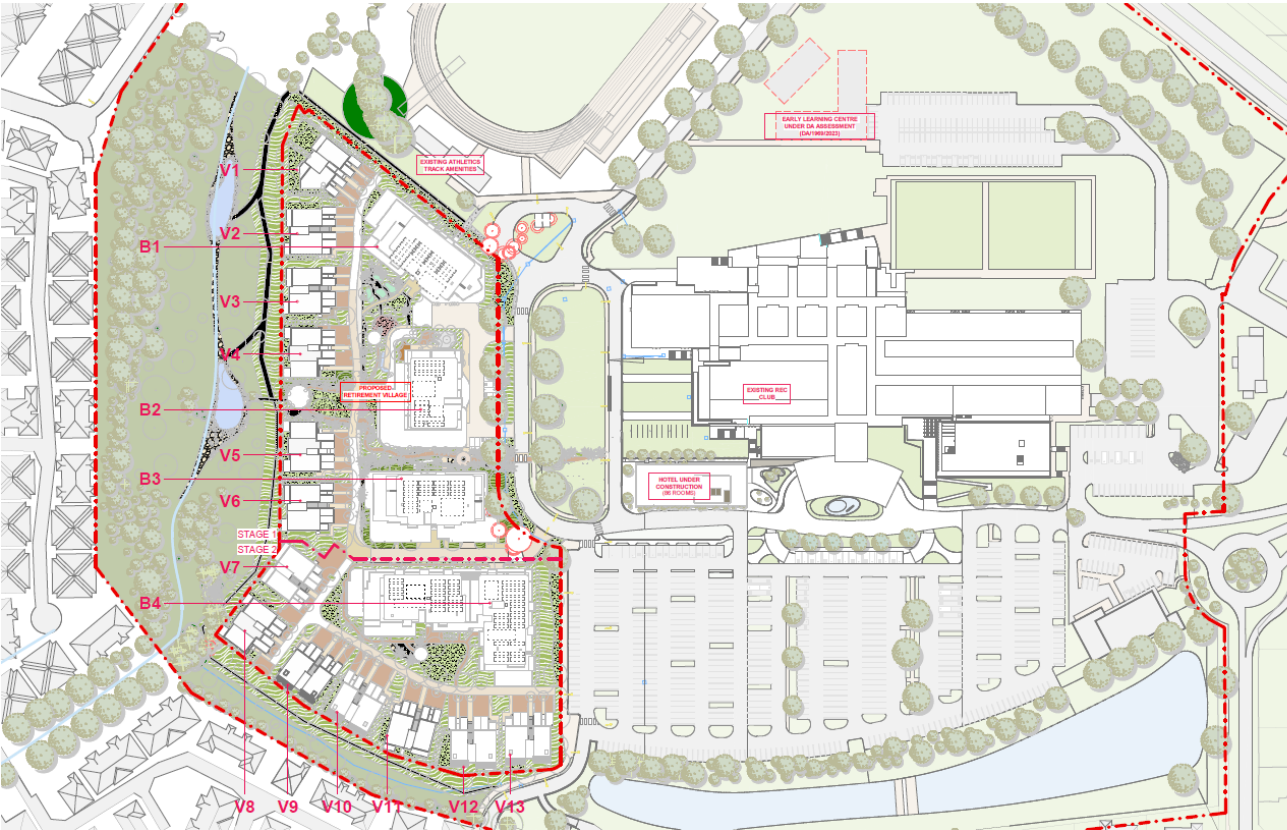
The proposal comprises subdivision of land and the construction and operation of a seniors housing development. It includes thirteen villa buildings, three multi storey independent living unit (ILU) and one mixed high care and ILU building housing communal facilities together with car parking, open space and associated works including site preparation works and landscaping.

Specifically, the proposal includes:

- Site establishment works, including minor exaction and tree removal and earthworks.
- Construction and operation of:
  - Thirteen (13) villa buildings, housing four (4) independent living units in each
  - Three (3) multi storey independent living unit (ILU) buildings of:
    - Building 1 – undercroft car parking, 5 levels of 2-bed and 3-bed ILUs
    - Building 3 - undercroft car parking, 6 levels of 2-bed and 3-bed ILUs
    - Building 4 - undercroft car parking, 5 levels of 2-bed and 3-bed ILUs
  - One (1) mixed high care and ILU building (Building 2) of:
    - Part undercroft car parking, part communal/amenities level at ground with 3 levels of high care suites and 3 levels of ILUs.
    - The building will include communal facilities including a café, residential lounge, multi-function spaces, consultation/therapy rooms and staff/admin areas.
- Provision of 219 x 2-bed and 3-bed independent living units and 39 high care suites.
- Vehicle access will be provided via the existing road access from Wyong Road and via Mingara Drive. The site also accommodates a north-south internal shared access road and dedicated porte cochere in front of Building 2.
- Private, passive and communal open space, landscaping and perimeter and internal pedestrian pathways.
- Subdivision of the land and two stage construction.

The proposal site plan is shown in Figure 2 on the following page.

Figure 2 Site plan



Source: Marchese Partners, 2024

## 3. SITE CONTEXT

### 3.1. SITE OVERVIEW

The site is within the Mingara Recreation Precinct at 14 Mingara Drive, Tumby Umbi in the Central Coast local government area (LGA). The development site is legally described as Lot DP1204397 and is currently a vacant grassed area. Key features of the site are as follows:

- Vehicle access is provided via the existing Wyong Road access to the north and existing access from Mingara Drive into the broader Mingara Club precinct to the east – these vehicle accesses will remain as part of the proposal.
- Vehicle access to the site from the local road network is available from Wyong Road, via left in and left out and from the signalised intersection at Mingara Drive/Wyong Road and then a roundabout on Mingara Drive.
- The proposal site does not have a direct street frontage and is bounded by the Athletics field to the north, Club access road and Mingara carpark to the east and Glengara Retirement Village to the south and west, and low density residential uses to the north-west. The Mingara Club Precinct has frontage to Wyong Road and Mingara Drive.
- Internal pedestrian connectivity within the broader Mingara Precinct site includes pedestrian pathways from the north and west and pedestrian crossings from the car parking area into the main club building.

The surrounding locality is described as follows:

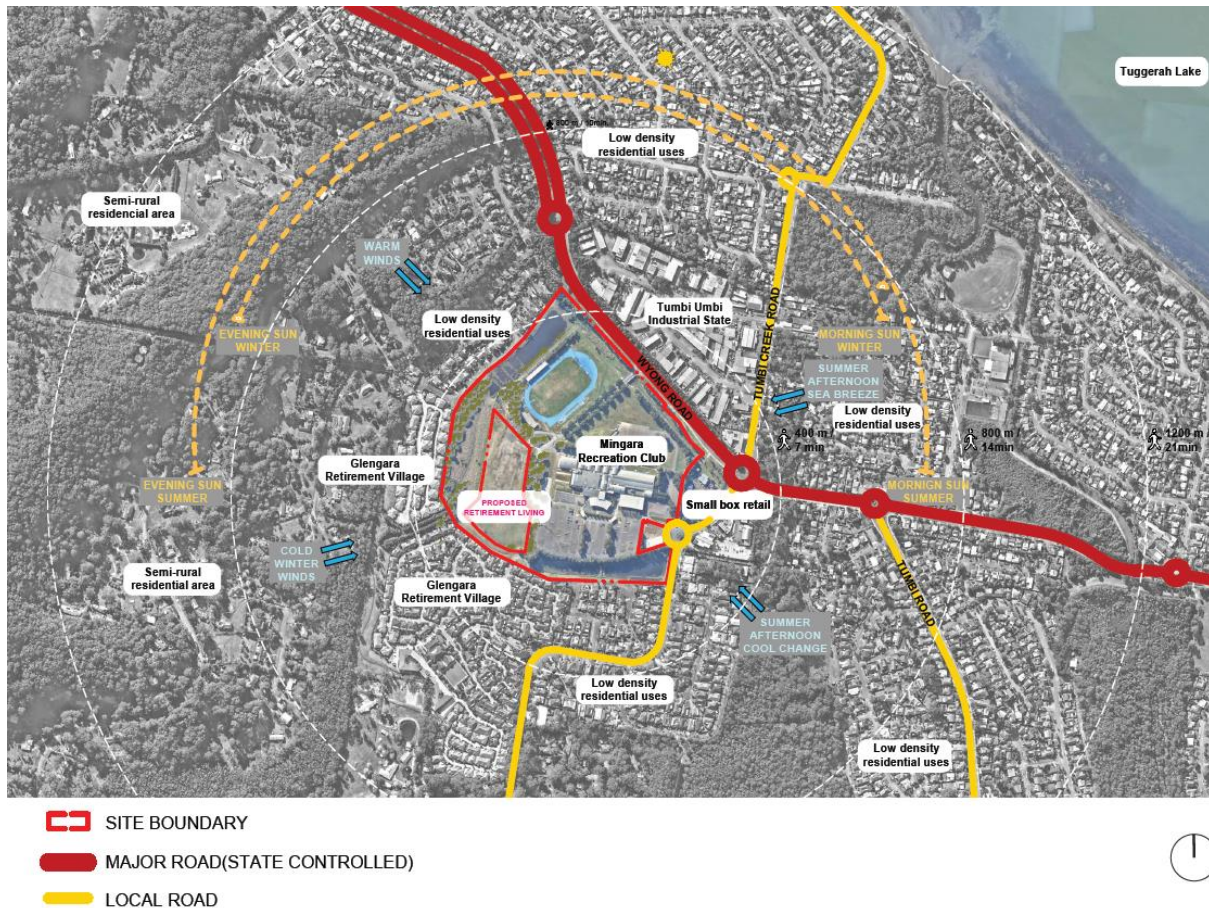
- **North:** Immediately north of the development site is the athletics track/field, forming part of the broader Mingara Club precinct. Further north on the northern side of Wyong Road is industrial zoned land and the vast majority of the surrounding context comprises low density residential, environmental conservation, living and management.
- **East:** Directly east of the site is a hotel (under construction), the main Club building and car park, accessible from Mingara Drive and Wyong Road. Further east of the site are fast food and commercial land uses on Wyong Road, then low density residential uses. Further east is more residential development with the Bateau Bay Square shopping centre forming the major commercial node for the area.
- **South:** The Glengara Retirement Village is immediately south (and south west) of the site and is one to two storeys in height. Beyond that, the area of Tumby Umbi is primarily larger environmental living residential lots.
- **West:** A drainage corridor and some taller vegetation is located directly west of the site. Further west of is the northern portion of the Glengara Retirement Village.

The broader Mingara Precinct encompasses Lot 1 and Lot 2 in DP 1010532 and Lot 71 DP1011971 and currently contains a registered club, a health and wellness centre (including aquatics, gym facilities, physio, hairdresser, beautician and martial arts studio), car parking, creche, bowling greens and green space with a regional athletics centre. A hotel is currently under construction.

The immediate surrounding of the Mingara Club Precinct includes fast food outlets and other restaurants, service station, car wash, retail, a medical centre and a retirement village to the south and west (Glengara Retirement Village). Industrial development is to the north of Wyong Road and low density residential development to the west.

The specific area of the site (the proposal) is land located to the west of the Mingara Recreation Club and south of the Athletics field.

Figure 3 Site context



Source: Design Report (Marchese Partners 2024)

## 3.2. SITE OBSERVATIONS

A site visit was conducted by Urbis on 5 February 2024 in the morning. The site visit was used to understand the existing activity around the site and the interface between surrounding land uses.

The site visit found that:

- The site is located within the Mingara Recreation Club precinct, in the suburb of Tumby Umbi. The precinct contains various facilities and uses including the Mingara Recreation Club, an aquatic and fitness centre, Mingara Athletics Centre, medical centre, bowling green, fast food outlets, a hotel (under-construction), and car parking areas servicing the various facilities within the precinct.
- With various facilities and uses, the precinct was well-activated, with a particular concentration of activity around the southern section of the site.
- The site adjoins retirement living residential-uses on its southern and western boundaries. There is a lack of physical and visual connection between these residences and the site. The site adjoins the rear of these residences and there are fences to their boundaries. There is also a planted drainage corridor along the site's western and southern edges, providing a visual buffer.
- The site adjoins the Mingara Athletics Centre to the north. The athletics centre is used regularly for training and athletics club activities, and occasionally for larger events, which occur approximately ten times per year.
- The site adjoins a large car park on its south-eastern boundary. The car park is well-utilised and therefore has a good level of passive surveillance during the day.
- The site adjoins an internal, two-way vehicular accessway on its north-eastern boundary. The accessway is well activated by vehicles. It runs through the precinct, connecting to Wyond Road in the north and Mingara Drive in the east. There is a pedestrian path on the eastern verge of the accessway. Use of this

path was not observed during the site visit, and the precinct appeared to be primarily accessed by vehicle. Vegetation along the accessway currently obscures views into the site.

- The site is currently an open grassed area with no embellishment. The site is mostly underutilised. The northern section of the site is however currently used as parking area for the athletics centre.
- The site is currently not well connected to the pedestrian access network throughout the precinct. There are a lack of pathways and crossings linking the site to the key precinct facilities in the centre of the site.
- The precinct can be accessed by public transport. There is a bus stop on Mingara Road at the entry to the precinct and a bus stop on Wyong Road.



Figure 4 Site visit photos



Picture 1 View of the looking south



Picture 2 View of the site looking west towards drainage area and neighbouring residential dwellings.



Picture 3 View of the site looking north towards the athletics centre.



Picture 4 View of the site looking south towards Glengara Retirement Village.



Picture 5 Internal access road looking north towards Wyong Road with site on the left.

Source: Urbis



Picture 6 Mingara Recreation Club and hotel (under-construction).

## 4. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts or guidance in relation to crime and safety. The policies reviewed include:

- Central Coast Council Positive Ageing Strategy 2021 – 2026 (2021)
- Central Coast Council CPTED Checklist
- Central Coast Council Graffiti Management Strategy 2021 – 2024 (2020)
- NSW Department of Justice and the Australian Institute of Criminology Effective Crime Prevention Interventions for Implementation by Local Government (2012).

Key findings from this review of relevance to this assessment include:

- **Council's Positive Ageing Strategy 2021 – 2026 (2021)** outlines that older people are more likely than younger people to be fearful of crime and to consider public spaces as unsafe or unwelcoming. The Strategy notes that older people who are active and involved in their communities are less likely to be anxious about crime. Given this, the Strategy outlines some measures to help older people feel safer in their communities including:
  - Adopting CPTED principles into the design of spaces
  - Creating age-friendly and universally designed public domain areas which are welcoming, safe and accessible.
  - Considering how people will move through the space, with facilities such as good lighting, well maintained parks and accessible footpaths contributing to older people feeling safer in moving through their communities.
- **Council's CPTED Checklist** provides several recommendations to the design of spaces to assist proponents in addressing CPTED principles in a development application. This includes recommendations around wayfinding signage, landscaping, lighting and construction management, as well as design-specific guidance for certain development features (i.e. balconies). These recommendations have been considered as part of this assessment.
- The **NSW Department of Justice** and the **Australian Institute of Criminology** Effective Crime Prevention Interventions for Implementation by Local Government (2012) reviews a number of interventions which have applied to prevent specific crime types. Of relevance to this assessment, the Review found that:
  - Access control measures, such as lighting, awareness campaigns and signage, ownership measures and CCTV were generally seen as effective measures for local governments to implement against steal from motor vehicle thefts when implemented together. The Review notes however that the establishment of a CCTV system by local government can be prohibitively expensive.
  - Measures to target malicious damage to property were generally successful when multiple interventions were combined. This included implementing measures such as access control, community awareness, patrols and diversionary activities as an integrated approach. The Review found that while most measures were effective, there was mixed data or reliability around rapid graffiti removal as an effective measure for this crime type.

## 5. SOCIAL BASELINE

### 5.1. DEMOGRAPHIC PROFILE

Understanding the profile of a community is one input to help inform how people may interact, move and access the built environment, all of which are important CPTED considerations.

The following contains a brief analysis of the key demographic characteristics of Tumbi Umbi (where the site is located), based on data from the Australian Bureau of Statistics (2021) and Forecast.id.

In 2021, there were approximately 5,369 people living in Tumbi Umbi. Key characteristics of this community include:



#### Older population

Tumbi Umbi has a significantly higher proportion of residents aged 70 years and over (19%) compared to the Central Coast LGA (16.2%) and Greater Sydney (10.7%). This population will continue to grow, with the proportion of people aged 70 and over in Killarney Vale – Tumbi Umbi expected to increase by 8% between 2023 to 2036.



#### Aboriginal and/or Torres Strait Islander people

Approximately 5% of the suburb are Aboriginal and/or Torres Strait Islander, which is similar to the Central Coast LGA (4.9%) but higher than Greater Sydney (1.7%).



#### Lower level of people born overseas

Tumbi Umbi and the Central Coast LGA have significantly lower proportion of people born overseas (17.5% and 21% respectively) compared to Greater Sydney (43.2%). Most households in Tumbi Umbi and the Central Coast LGA speak only English at home (91.4% and 79% respectively), which is significantly higher than the Greater Sydney average (57.3%).



#### Long term health conditions

Tumbi Umbi and the Central Coast LGA have a similar proportion of people with long-term health conditions (34.1% and 34% respectively) compared to Greater Sydney (34.9%). Arthritis (12.4%), mental health conditions (10.1%) and asthma (9.2%) were the most common conditions in Tumbi Umbi.



#### Higher reliance on car

In Tumbi Umbi, 94.5% of workers commute to work by car, 88.8% as driver. This is higher than Greater Sydney (82.1% and 76.2% respectively). Rates of public transport use are conversely lower, with only 2.7% of workers using public or active



#### Low density living common

Most people in Tumbi Umbi live in separate houses (81%) which is higher than in the Central Coast LGA (78.4%). Conversely, Tumbi Umbi has a significantly lower proportion of flats and apartments



transportation (train, bus, bicycle and walking) compared to 14.3% in Greater Sydney.

(0.2%) compared to the Central Coast LGA (8.7%).

## 5.2. CRIME PROFILE

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at Tumbi Umbi. Data for Central Coast LGA and the NSW average has been used to help assess risk compared to LGA and state wide averages. The full crime profile is contained in Appendix A.

Key crime findings relevant to this assessment include:

- BOCSAR produces hotspots to illustrate areas of crime density relative to crime concentrations across NSW. The site is in a hotspot for steal from motor vehicles.
- Of the crime types assessed relevant to CPTED principles, Tumbi Umbi generally has lower rates of crime (per 100,000 people) compared to the Central Coast LGA and NSW. The suburb did however experience higher rates of crime against two key crime types. This included:
  - Break and enter non dwelling (92.6 rates per 100,000 people compared to 80.4 in the LGA)
  - Liquor offences (55.6 rates per 100,000 people compared to 38.8 in the LGA)
- Two-year crime trends from September 2021 to September 2023 indicate that crime is generally stable in the suburb. The broader region however has experienced an increase in some crime types with rates of break and enter dwelling up 13.6% per year in the LGA and motor vehicle theft up by 24.7%. Both rates have increased considerably higher compared to NSW averages (up 8.1% and 18.8% respectively).

## 5.3. IMPLICATIONS FOR THE PROPOSAL

The proposal will introduce a new, older population to the site who, based on demographic characteristics, are likely to be more fearful of public spaces. The proposal will need to focus on encouraging residents to be active members of the community, such as through the provision of communal spaces and programming, to help reduce potential for anxiety.

Another key consideration for the proposal will be managing safe access for workers and visitors to and around the site to minimise levels of actual and perceived crime. This will be particularly important given the various workers who are likely to be attached to the high care suites, which will be staffed 24 hours a day. Consideration should be given to the site's main pedestrian and staff entrances, ground floors (including reception and residential entrances), and the clear delineation between the Recreation Club and the Retirement Village to mitigate the risk of opportunistic crimes.

These considerations have been highlighted as part of the assessment in Section 6 below.

## 6. CPTED ASSESSMENT

This section provides a detailed assessment of the proposal and against the four CPTED principles of surveillance, access control, territorial reinforcement and space management. Consideration also been given to Council's CPTED Checklist.

Recommendations are provided for each CPTED principle to address any potential crime risks or potential enhancements to the proposal.

### 6.1. SURVEILLANCE

Places that are well supervised through casual, mechanical or organised surveillance are less likely to attract criminal behaviour. Important considerations for natural surveillance are building orientation and location, design of spaces, landscaping and lighting. Technical surveillance is achieved through measures such as CCTV. Organised surveillance is achieved through measures such as security guards and staff members.

Surveillance is an important consideration as it can increase feeling of safety in the community when people are able to see and interact with others. Crimes are less likely to occur in places that are well supervised. BOCSAR crime data indicate that Tumbi Umbi is susceptible to break and enter-non dwelling, liquor offense, and steal from person and motor vehicle steal. As such, the design and landscaping of the site should ensure active and passive surveillance of indoor and outdoor areas through clear sight lines, adequate lighting and activation. When passive and active surveillance is not possible, mechanical surveillance by the use of CCTV systems should be implemented.

#### Assessment of proposed development

The proposal incorporates the following CPTED principles:

- The proposal supports passive and organised surveillance of publicly available spaces and residential areas through a range of design measures, including:
  - On the ground floor of Building 2, organised surveillance is provided by the reception with a clear line of sight to the main entry of the building and the lift area, and staff at the bar area which will provide passive surveillance at the café servery and community lounge, as well as the parking entrance and outdoor communal area.
  - On the ground floor of Building 2, glazing is provided along the western façade which creates opportunities for two-way surveillance of the internal building areas and the outdoor communal areas.
  - On levels one to three of Building 2, the residential kitchen provides passive surveillance on the residents' dining area and lounge three.
  - Buildings 1 to 4 are centrally located within the site and contain balconies on each façade to provide passive surveillance of the outdoor communal areas and access to the villa buildings.
  - The placement of windows and balconies in ILUs Villas buildings (V1 to V13) provides passive surveillance to the communal domain areas and on the walking path on the west edge of the site.
- The informal lounge areas in Building 2 enhance opportunities for residents and visitors to gather, activate the site and increase passive surveillance.
- There are straight corridors with few obstructions in all buildings, which reduces the risk of entrapment by providing clear sightlines and passive surveillance.
- The proposed landscaping preferences planting palm trees along the internal road network and at the entrances to building. This higher canopy ensures that sight lines from the street are not obstructed, providing good sight lines to and from the buildings to the road network. Low plants and grasses are also proposed along fence lines and underneath trees, all of which will add to the character of the area and still enable clear sight lines to areas of activity.

#### Recommendations and design considerations

- As per the Central Coast Council CPTED checklist, it is recommended that CCTV systems are installed at vehicle entry points, near waste facilities, all foyer entry points and fire exits with

recordings kept for a minimum of 14 days if possible. The location of all CCTV cameras should be included in the detailed design plan.

- Prioritise lighting along the road network and pedestrian paths to key areas of activity, such as the residential buildings, carpark entrances and the common facilities in Building 2. Only areas which are intended to be used at night should be lit. Sensor lighting can be used along pedestrian paths and building entrances to ensure that access is maintained at night, while minimising excess resource strain and light spill.
- Implement a landscape maintenance plan as part of the Operational Management Plan to ensure vegetation does not obstruct views of the pedestrian paths or sightlines to entry/exit points or outdoor shared space areas.

## 6.2. ACCESS CONTROL

Access control involves designing spaces to control who enters and ensure ease of movement for authorised users. Important crime prevention considerations for access control include way-finding measures, desire-lines and the provision of formal and informal routes. Natural design measures include building configuration, definition of formal and informal pathways, landscaping, fencing and gardens. Implementation of security hardware, such as swipe cards and on-site security officers, are technical and formal considerations for access control.

BOCSAR crime data shows rates of break and enter to non-dwellings are higher in Tumby Umbi compared to the LGA. Motor vehicle theft has also been increasing in the broader region, with rates up by 24.7% within the past year in the Central Coast LGA. Efficient access control will assist in reducing those risks on site.

### Assessment of proposed development

The proposal incorporates the following CPTED principles:

- Dedicated, secure off-street parking reduces the potential for vehicle theft. Similar off-street storage is provided for mobility scooters in Buildings 1, 2, 3 and 4.
- All proposed undercroft carpark areas will be equipped with a roller gate for secure access. This will contribute to reducing risks of trespassing and opportunistic crime.
- Swipe card access (or similar) will be installed at all residential entry points, Building 2 lifts and entrances, and at the back of house storage and plant rooms.
- Separate lift vestibules for the high care suites and Independent Living Units (ILUs) levels in Building 2 will restrict unauthorised public access thereby safeguarding resident privacy and actual and perceived safety.
- Staff members at the reception desk in Building 2 during opening hours (7am – 6pm) will provide formal guardianship and access control at the main pedestrian access point of the community hub during working hours.
- A pedestrian path network links residential buildings to communal areas and facilities, providing a clear access path and wayfinding through the site.
- Fencing and gates are provided at the entrance to the site which will be closed and locked after hours to prevent public access, with residents able to enter and exit through swipe card (or similar) mechanical access control measures.
- The proposed additional footpath connecting the retirement village's main entry (east of the site) to the public footpath outside of the site will contribute to enhancing safe and easy pedestrian access to the site for residents, staff and visitors.
- Fencing around the ILU's Villas provide security to residents to prevent unauthorised access and potential for trespassing.

## Recommendations and design considerations

- Provide clear, legible signage which provides clear directions to areas of activity and the names of key spaces. This type of signage should be prioritised along the pedestrian paths, within the common areas in Building 2 and in the foyers of each residential building. Signage should also extend to and around the Porte Cochere which directs vehicles and pedestrians to appropriate entry and exit pathways to minimise risk of pedestrian and vehicle conflicts.
- Provide directional signage throughout all carparking areas to direct the flow of traffic and pedestrian movements. This may include on-ground directional pathways or signage directing to the nearest entry and exits points.
- Provide traffic calming measures at vehicles access and egress points to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians. This could include speed humps, convex safety mirrors, clear signage or a change in pavement materials to create a continuous footpath grounding.
- Ensure rooms in Building 2 are closed to public access when not in operation, such as the multi-purpose room and consultation rooms. Additionally, ensure access control to staff areas in Building 2 restrict entrance of residents and visitors.
- Ensure that all balconies designed so as not be used as a natural ladder. This would involve designing heights to reduce the potential for balcony hopping, as well as removing tall vegetation immediately near balconies which could potentially be used to climb into residences.

## 6.3. TERRITORIAL REINFORCEMENT

Territorial reinforcement is defined by the way in which a community demonstrates ownership and involvement over a space. Places that feel owned and cared for are likely to be used, revisited and protected. People who have a sense of guardianship over a space are more likely to protect it and intervene in crime, compared with passing strangers.

As outlined in the Policy Review (Section 2), older people are likely to be more fearful of crime and to consider public spaces as unsafe or unwelcoming. Encouraging older people to participate in community life is a recognised measure to decrease this anxiety. The provision of a range of spaces for communal gatherings and activities will therefore be important for this proposal.

The use of actual and symbolic boundary markers, spatial legibility and environmental cues are ways to connect people and encourage communal responsibility over spaces. This will be particularly important to assist new residents as they move into the development.

### Assessment of proposed development

The proposal incorporates the following CPTED principles:

- Providing a variety of indoor and outdoor communal areas for resident interaction and use including communal eating and entertainment areas in Building 2, communal gardens, picnic areas and seating throughout the site, and a dog off leash area. These areas will provide opportunities for residents to meet and form social connections in a range of settings. Connections between residents can contribute to community safety, as neighbours who are connected are more likely to look out for the wellbeing of others, their properties, and belongings.
- Landscaping provides symbolic cues at site entries that define the transition between the retirement village, public space and the Mingara Recreation Club.

### Recommendations and design considerations

- Provide clear and legible signage to define formal 'safe routes' at the main entrance of the site, throughout the site and from the parking near the athletics centre.
- Ensure all residents are provided with an information pack which clearly outlines the types of facilities, common areas and services available to them to encourage them to be active members of the community.
- Consider including public art and intuitive information signage, including information about Country and the local area, to create an accessible and inclusive wayfinding system. This will contribute to creating greater community ownership and enhancing territorial reinforcement to the site.

## 6.4. SPACE AND ACTIVITY MANAGEMENT

Space and activity management involves monitoring site usage, managing site cleanliness and repairing vandalism and broken physical elements to decrease fear of crime. Spaces that are regularly used by the community are less likely to be vandalised.

Good space and activity management considers the location of types of uses to enhance the activation and use of places. This proposal should enhance space management of the indoor and outdoor spaces that are lacking activation, to minimise actual and perceived crime.

### Assessment of proposed development

The proposal incorporates the following CPTED principles:

- Vandalism can induce fear and avoidance behaviour. Spaces that are well maintained will attract visitation. The design avoids large, blank walls and instead proposes external surfaces and cladding for façade treatments including glazing, highly textured elements and landscaping. This will likely reduce incidents of graffiti.
- The outdoor communal areas are also located in areas of expected high pedestrian activity, including at the entrance to B2 and B4, providing ample opportunities for casual monitoring of these spaces.
- Preparation of an Operational Management Plan which outlines key areas of ownership and responsibility by the operator, including hours of operation, staffing and facility access.
- The Landscape Architectural Design Report notes that feature paving and unique design treatments will be used for pedestrian entry points to buildings. This will assist with wayfinding and delineation of communal and private areas.

### Recommendations and design considerations

- Maintain all access points, including fire exists and stairs, to ensure they remain in good working order and are not accessible from the outside. Magnetic door locking system linked to fire sprinkler alarms can ensure that fire exits are used for emergencies only.
- Provide sensor lighting, or similar, to ensure internal entrances and corridors can be automatically lit throughout the day, evening and night to accommodate residents, visitors and staff arriving at different times.
- Prepare and implement strategies around regular cleaning and regular maintenance of the site (including landscaping) as part of the Operational Management Plan for the site.

## 7. CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State policies, as well as demographic and crime data.

The assessment found that the proposal incorporates a range of CPTED measures in aligned with the four principles. To further enhance safety and reduce crime risk, recommendations relating to each principle have been provided for consideration.

# DISCLAIMER

This report is dated 15 July 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Mingara Leisure Group (**Instructing Party**) for the purpose of Crime Prevention Through Environmental Design Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



# APPENDIX A      CRIME PROFILE

Table 2 Crime rates per 100,000 people, October 2022 – September 2023

Crime type	Tumbi Umbi	Central Coast LGA	NSW
Assault (non-domestic)	389	423.7	414.1
Break and enter dwelling	166.7	177.7	244.2
Break and enter non-dwelling	92.6	80.4	103.3
Liquor offences	55.6	38.8	99.9
Malicious damage to property	574.2	685.5	606.5
Motor vehicle theft	37	152.1	171
Steal from dwelling	129.7	161.3	194.8
Steal from motor vehicle	333.4	349.3	355.1
Steal from person	18.5	18.4	26.4
Steal from retail store	55.6	322.9	333.8
Trespass	74.1	164.5	149.7

Source: BOCSAR

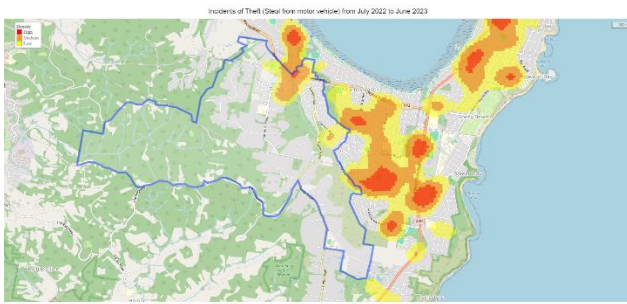
Table 3 Two-year crime trend, September 2021 – September 2023

Crime type	Tumbi Umbi	Central Coast LGA	NSW
Assault (non-domestic)	Stable	Stable	Up 11.2% per year
Break and enter dwelling	Stable	Up 13.6% per year	Up 8.1% per year
Break and enter non-dwelling	n.c.	Stable	Up 15.2% per year
Liquor offences	n.c.	Stable	Down 25.4% per year
Malicious damage to property	Stable	Stable	Stable
Motor vehicle theft	Stable	Up 24.7% per year	Up 18.8% per year
Steal from dwelling	Stable	Stable	Stable
Steal from motor vehicle	n.c.	Stable	Up 5% per year
Steal from person	n.c.	Stable	Up to 10.2%
Steal from retail store	n.c.	Stable	Up to 21.8%

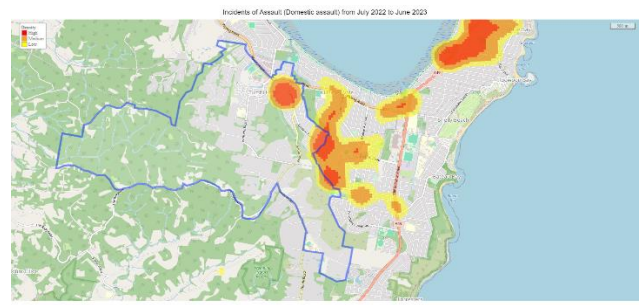
<b>Crime type</b>	<b>Tumbi Umbi</b>	<b>Central Coast LGA</b>	<b>NSW</b>
Trespass	n.c.	Up to 36.3%	Up to 17.7%

Source: BOCSAR

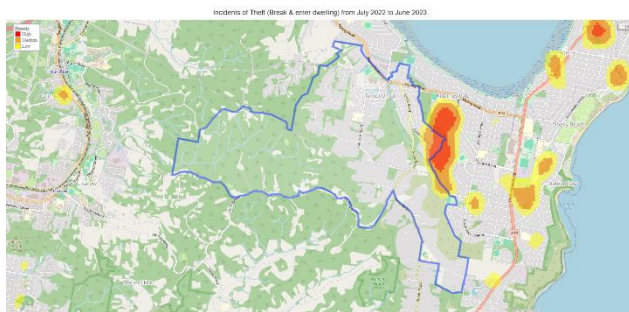
Figure 5 Crime hotspots, July 2022 – June 2023



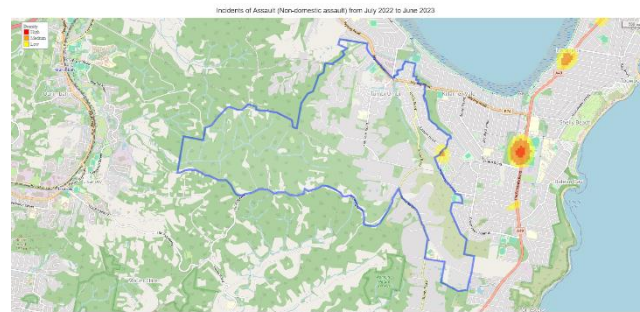
Picture 7 Steal from motor vehicle



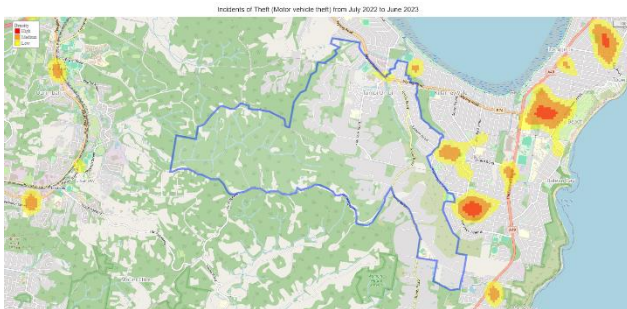
Picture 8 Assault (domestic assault)



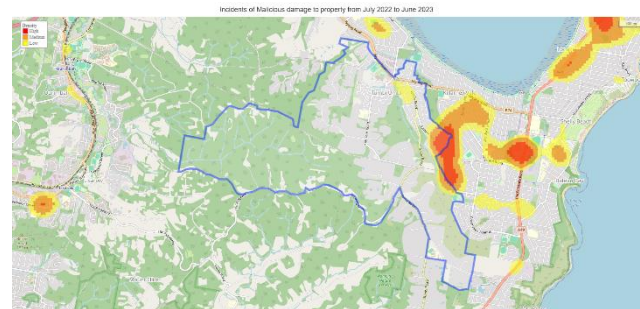
Picture 9 Assault (non domestic)



Picture 10 Break and enter dwelling



Picture 11 Motor vehicle thief



Picture 12 Malicious damage from property

Source: BOCSAR

