



Albany Police Station
Olive Street
Albany NSW 2640
Ph 0260 239 264

ALBANY CITY		ACT	COPY
ACTION OFFICER	29 SEP 2010		
	FILE NO:		
	SCN:		

17th September 2010

The Manager
Planning and Economic Development
Albany City Council
Kiewa Street, Albany
NSW 2640

Dear Sir,

**DEVELOPMENT APPLICATION No: 10.2010.30491.1 FOR VOLT LANE
520-524 SMOLLETT STREET AND 441 KIEWA STREET, ALBANY being a
mixed use commercial & retail development and associated carparking.**

Sergeant Steve McCall and I have received a copy of the mentioned development application and plans. The development plans have been assessed for any possible crime risks and safety issues utilising Crime Prevention Through Environmental Design (CPTED) methods.

After considering the plans, the location and past crime trends surrounding the proposed site, the crime risk potential for the development is considered low.

Using crime prevention through environmental design principles and state crime prevention strategies the following points and suggestions should be considered to enhance crime prevention within the development:

- The stair wells within the development are concealed. There is ample evidence that stair wells of this design may attract graffiti and anti social behaviour thus creating perceptions of fear. These areas are also attractive to vagrants who use the concealed nature of these areas to escape weather conditions. Consideration should be given to lessening the opportunity for concealment thereby increasing natural surveillance. Security signage and the installation of CCTV to monitor stair wells or access points to stair wells should be considered. Graffiti resistant surfaces should also be considered.
- It is noted that the ceiling heights in the carparks are above 2.2 metres which will deter vandalism to security lighting. Consideration could be given to painting the ceilings white for maximum reflection and increasing light without the need to install further fixtures.

- Multi level carparks are used by many skateboarders for "ramping" or "corkscrewing" (riding ramps from top to bottom). This practice is dangerous and can be discouraged through design. The use of corrugations on carpark ramps should be considered to reduce the attractiveness of the development for this practice. This will deter skateboarders from entering and loitering within the carpark and may lessen instances of graffiti associated with these groups.
- Once completed regular maintenance including replacing blown lights, rapid graffiti removal and regular rubbish removal should be employed. This will demonstrate territorial reinforcement and deter anti social and criminal acts. It is noted that the development states at point 3.10 CPTED that the graffiti prone areas will be "protected with a non-sacrificial protective coating" that will require re-application once cleaned. A commitment should be given to maintain the building in the original state and ensure that these coats are re-applied. It is not stated which areas are defined as "graffiti prone".
- It is noted that the shrubs listed have a maximum height of 600mm (tea tree) which is appropriate to encourage natural surveillance and limit opportunities for concealment.
- The use of rough face paving and the like should discourage skateboarding in the Volt lane café area inturn discourage after hours loitering by these groups.

Should you wish to discuss any aspect of the above comments with either myself or Sergeant McCaIG we can be contacted on (02) 60 239 299.

'The NSW Police has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

It is not possible to make areas evaluated by the New South Wales Police absolutely safe for the community and their property. Recommendations are based upon information provided to, and observations made by the NSW Police at the time the document was made. The evaluation is a confidential document and is for use by the person/organisation referred to on page one.

The NSW Police hopes that by using the recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that the area evaluated will be free from criminal activity if its recommendations are followed.'

Regards,



Senior Constable Matthew BARNES
Crime Prevention Officer
Albury Local Area Command