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NSW POLICE

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23rd December, 2010

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LETTER No.	
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Comments	

RE: Development Application 326-2010 Description: Multi Dwelling housing development in two storey construction containing 95 Dwellings and Strata Subdivision.

Lot 101 DP 727512 No. 42 Mowatt Street, Queanbeyan East NSW 2620.

In April 2001 the NSW Minister for Planning introduced Crime Prevention Guidelines to Section 79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. 'If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimize crime risk, or, refusal of the development on the grounds that crime risk cannot be appropriately minimised'.

The Guidelines contain two parts. 'Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained police, and Part B outlines basic Crime Prevention Through Environmental Design (CPTED) principles and strategies that can be used by consent authorities to justify the modification proposals to minimize risk'. (DUAP 2001:2).

Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximize risk to offenders (increasing the likelihood of detection, challenge and apprehension).
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)
- Minimise the actual and perceived benefits of crime (removing, minimizing or concealing crime attractors and rewards) and
- Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalization of inappropriate behaviour)

CPTED employs four key strategies. These are surveillance, access control, territorial re-enforcement and space/activity management.

Site Description

The proposed development is for a complex of 95 dwellings contained in 9 buildings of two storey constructions within one section of land between Mowatt Street and Ellerton Drive, Queanbeyan. There is proposals for a new laneway to be implemented from Mowatt Street and along the south/west side of the development. Areas that are built with such 'easy getaways' with limited natural surveillance can attract more crime. The location is within close proximity to other large unit complexes. This development is in an area, where over the years, has experienced high levels of crime such as steal from motor vehicles and break and enters. This needs to be borne in mind when considering the acceptance/refusal of this particular development.

Site Risk Rating

The NSW Police Safer by Design Evaluation process is based upon Australia and New Zealand Risk Management Standard ANZS4360:1999. 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, **Moderate 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*
- *Organised (low)*
- *Technical/Mechanical (low)*

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,

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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.

General Comments in Design for Surveillance:

- Buildings facing 'outward' towards public and semi public areas provide natural surveillance and informal supervision (eyes on the street). It is unclear from the plans which mix of units will be used in each block. It is recommended that a mix of units be used in each block so that there is a large number of living/communal areas within each block which are capable of over looking (natural surveillance) all semi public areas within this complex, including car parking spaces.
- The materials used for the courtyard fences and hand rail/balustrade has been noted and appears to allow for natural surveillance to and from the unit complexes.

Recommended Conditions of Consent:

- It is unclear from the plans which mix of units will be used in each block. It is recommended that a mix of units be used in each block so that there is a large number of living/communal areas within each block which are capable of over looking (natural surveillance) all semi public areas within this complex, including car parking spaces.
- I have concerns that building 8 will cause a blockage in natural surveillance from all buildings to the north and south garden areas. If there is minimal natural surveillance within these areas it can lead to a high level of crime, such as break and enters. Consideration should be given to removing building 8 altogether to minimize crime risk and allow more open natural surveillance.
- Entry points should be designed so as to maximize surveillance opportunities to and from these areas from both inside as well as outside.
- The placement and orientation of common entry areas should maximize opportunities for natural supervision by staff and other guardians.
- There was no information supplied in relation fencing and materials (if any are to be used). Care needs to be taken to ensure that the fencing (if any) doesn't block all natural surveillance from neighbours and passerby's into the property.

Advised Conditions of Consent:

- Nil

Lighting

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). 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.

General Comments in Design for Lighting:

- A report has been supplied by Northrop in relation to lighting which includes Lighting for Roads and public Spaces and Control of the obtrusive effects of outdoor lighting.

Recommended Conditions of Consent:

- Ensure security lighting is in place around entry/exit points to create an even distribution of light with no glare, e.g. sensor lighting, floodlighting.
NB: Consider installing sensor lighting, which is cost effective as it only, activates when movement is detected within the zone.

Advised Conditions of Consent:

- Nil

Territorial Re-enforcement

Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it. *Territorial Re-enforcement* uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

General Comments in Design for Territorial Re-enforcement:

- The boundaries of the development are reasonably well defined.
- Effective signage and directions will provide guidance to visitors/customers in locating main areas and keep them away from restricted areas.
- Signs can also assist in controlling activities and movements throughout the premises.

Recommended Conditions of Consent:

- There is no information to indicate signage, which might be used in and around the development. Confusion resulting from vague entry design can legitimise exploration, trespassing and excuse making by opportunistic criminals. Entries should be legible and inviting.
- There is no description supplied as to what type of fencing (if any) is to be used.

Advised Conditions of Consent:

- A street sign should be prominently displayed at the front of the development to comply with Local Government Act, 1993, Section 124, Order No.8.
- Signage also needs to be provided on the fire exit doors warning users that the doors are to be used for emergency purposes only.

Environmental Maintenance

All space, even well planned and well-designed areas need to be effectively used and maintained to maximize community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

Recommended Conditions of Consent:

- As malicious damage (graffiti) is often an offence caused to such developments strong consideration must be given to the use of graffiti resistant materials, particularly on the fences, ground floor and areas which are accessible by other structures to reduce such attacks or assist in the quick removal of such attacks.
- A graffiti management plan needs to be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally with a forty-eight hour period.

Advised Conditions of Consent:

- There is no information within the plans which indicate what maintenance policies will be included within this development. A maintenance policy needs to be established for this development.

Space/Activity Management

Space/Activity management strategies are an important way to develop and maintain *natural* community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximize community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

General Comments in Design for Space/Activity Management:

- The area is predominately residential with the exception of a few small business and Golf Club within the area.
- It is important that the area is maintained and well presented to reduce urban decay and fear of crime.

Recommended Conditions of Consent:

- Nil

Advised Conditions of Consent:

- Nil

Access Control

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations.

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Access control is used to increase the time and effort required to commit crime and to increase the risk to criminals. *Natural access control* includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens. *Technical/Mechanical access control* includes the employment of security hardware and *Formal (or Organised) access control* includes on-site guardians such as employed security officers.

General Comments in Design for Access Control:

- As businesses of similar design within this area have been targeted for Robbery and malicious damage offences it is important that access to and from the development be established and maintained.
- There is again little information to indicate the access control treatments in and around the development.
- Fire exit doors to the development should also be fitted with single cylinder locksets (Australia and New Zealand Standard – Lock Sets) to restrict unauthorized access to the development.
- Access control should be set in place to exclude unauthorized access to restricted areas, particularly to the principal baking area and the loading dock.

Recommended Conditions of Consent:

- The main entry/exit points for this development should be fitted with single cylinder locksets (Australia and New Zealand Standards – Locksets); which comply with the Building Code of Australia.
- The windows should also be fitted with key operated locksets (Australia and New Zealand Standard – Lock Sets) to restrict unauthorized access to the development.
- Considering the risk level is medium for this development and low technical/mechanical surveillance has been recommended, to enhance the security of the complex, a monitored intruder alarm system could be implemented and/or external CCTV could be considered for all units within the complex.

Advised Conditions of Consent:

- Nil

Conclusion

The New South Wales Police have a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this evaluation, any person who does so acknowledges that:

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1. It is not possible to make areas evaluated by the NSW Police absolutely safe for members of the community or their property
2. It is based upon the information provided to the NSW Police at the time the evaluation was made,
3. The evaluation is a confidential document and is for use by the consent authority or organizations referred to on page 1 only,
4. The contents of this evaluation are not to be copied or circulated otherwise than for the purposes of the consent authority or organization referred to on page 1.

The NSW Police hopes that by using the recommendations contained in 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 all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

We would like to thank you for the opportunity of inspecting the plans for this development and should you require further information on the subjects mentioned within this report feel free to contact Senior Constable Naomi Nemec, Crime Prevention Officer, Monaro Local Area Command, Phone 02 62980526.

Yours sincerely

Naomi Nemec
Senior Constable
Crime Prevention Officer
Monaro Local Area Command