
N S W POLICE SERVICE

CAMDEN LOCAL AREA COMMAND

Crime Management Unit – Crime Prevention



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2 August 2010.

**Development Application 658/2010 - Lot 101 DP 716594, 334 Camden Valley Way
Narellan. Stage 5 Narellan Town Centre.**

On Tuesday 2 August 2010, a Safer by Design Evaluation was conducted on proposed Extensions of Narellan Town Centre. The Safer by Design Crime Risk Evaluation was conducted by Senior Constable Christine Millman, Crime Prevention Officer, Camden Local Area Command.

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-benefits 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 reinforcement and space/activity management.

Site Description

The proposed development will be Stage 5 of Narellan Town Centre, redesigning current sloping outdoor car park to decked car park with additional shops on current upper level car park from stage 3, and an additional roof car park. This will make all shops undercover.

Assessing Local Crime

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. This development is located within Camden Local Area Command.

Currently there is a problem night times mainly Thursday to Sunday.

After conducting this process the rating for this development has been identified overall as **Moderate Crime Risk**.

With this in mind the following Crime Prevention Through Environmental Design (CPTD) 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 Organised) Surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

Recommended Conditions of Consent:

- ❑ Entry / Exit 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 such as foyers, lobbies and lifts should maximize opportunities for natural supervision by caretakers, tenants and other guardians.

- ❑ All fire exit doors should be alarmed and one way doors, possibly linked to Fire Sprinkler alarms.
- ❑ Consider having motion sensors within the roof cavity. This will help eliminate Break and Enters into stores through the roof.
- ❑ CCTV needs to be considered at Entry / Exits, Lift foyers, Internal Stair Wells, travelators, Loading Dock, and car parks.
- ❑ Surveillance equipment can enhance the physical security of your business and assist in the identification of people involved in anti-social or criminal behaviour.
 - Cameras should be installed both within and around the business to maximize surveillance opportunities.
 - Sufficient lighting in areas for Cameras.
 - Cameras should be positioned to have **Face Recognition** for identification purposes.
 - TV monitors should enable staff to monitor activities on the camera.
 - Recording equipment should be installed away from the counter area to avoid tampering.

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 car parks or stairwells or fire exits.

Recommended Conditions of Consent

- ❑ Australian and New Zealand Lighting Standard 1158 – Car parks, must be utilised.
- ❑ Colour of walls and ceiling for below ground car park will impact on lighting. Light colours will reflect light, making it brighter and give a safer feel to users.
- ❑ Public or outdoor lighting should be anti vandal high type lighting not bollard type.

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.

Recommended Conditions of Consent:

- ❑ Signage needs to be provided within the car park to provide way finding to users of these areas.
- ❑ Signs can also assist in controlling activities and movements throughout the car park. Eg: No skateboarding.
- ❑ Signage needs to be provided within the car park to establish that after hour's vehicles using car park are trespassing and can be prosecuted.
- ❑ Signage re: safely securing motor vehicles need to be placed around all car parks, especially at all entrances.
- ❑ Car park should have parking close to entrances for Night Shop. These are for both shoppers and workers.

Environmental Maintenance

All space, even well planned and well-designed areas need to be effectively used and maintained to maximise 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:

- ☐ 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 materials generally with a forty-eight hour period.
- ☐ Any outdoor rubbish bins to be fixed and away from buildings.

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.

Recommended Conditions of Consent:

- ☐ There is activity during the night (malicious Damage and Anti Social Behaviour) in Narellan CBD, areas especially in car parks, around Liquor outlets and Fast Food Outlets.
- ☐ Undercover and roof car park will be an area for anti-social behaviour and traffic offences. Roof car park should be gated so that it can be locked after hours.

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.

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.

Recommended Conditions of Consent:

- ☐ Gate at entrance to roof car park should be installed and must be closed and locked after hours, to restrict unauthorised access to car park area.
- ☐ Ramp to car parks should have corrugations to help discourage skateboard riders.
- ☐ If CCTV is installed then consult with Crime Prevention Officer for the correct location and to cover all legal aspects.
- ☐ Bollards should be installed near entrances so that no vehicles can access the internal sections of Shopping centre. This is too eliminate possible ram raids.

Disclaimer


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:-

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

The New South Wales 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 Chris Millman, Crime Prevention Officer, Camden Local Area Command, phone 46550535.

Yours sincerely,



Chris Millman
Senior Constable
Crime Prevention Officer
Camden Local Area Command