



NSW Police Force
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NSW POLICE FORCE
ROSE BAY LOCAL AREA COMMAND

Rose Bay Police Station
1 Wunulla Road
Point Piper NSW 2027
Ph. 9362 6399
Fax: 9362 6311

Tuesday 21 February 2012

WOOLLAHRA COUNCIL
RECORDS DEPT.

Peter Kauter
Executive Planner – Development Control
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

23 FEB 2012

Doc No 012 65.12
File DA11/0531
Action..... P. KAUTER
 A. WADE

Dear Mr Kauter,

Subject: Development Application No. 531/2011/1

Property: 1 Kiaora Road DOUBLE BAY 2028

Police Ref: 2011/206132

We refer to your development application which seeks comments from the NSWPF in relation to the redevelopment of property bounded by New South Head, Kiaora, Court and Manning Roads, Double Bay. The redevelopment will include demolition of some properties containing asbestos (Anderson Street, Patterson Street and Kiaora Road).

After perusing the paperwork and plans associated with this proposal, Police have completed a crime risk assessment on this site. The crime risk rating is calculated as "Medium" based on the proximity of licensed premises, the planned Dan Murphys retail space and the current level of alcohol related crime in this Local Area Command. There are a number of Crime Prevention Through Environmental Design (CPTED) factors that have been considered in this development as per appendix U of the application. Police have also considered the impact on traffic flows during the demolition process, during construction and once the site is operational (appendix V).

Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would-be offenders are often deterred from committing crime in areas with high levels of surveillance.

One of the common problems Police see is the amount of marketing material that is placed on window space thereby reducing the surveillance opportunities of persons within the retail outlets and passer-bys. We would therefore suggest that Management create and reinforce operating procedures that limit the amount of window space that a retailer can use.

Lighting should meet minimum Australian standards. Effective lighting contributes to safety by improving visibility, increasing the chance that offenders can be detected and decreasing fear. Special attention should be made to lighting the pedestrian walkways to Escalators, Car Parks, commercial and residential premises. Police agree with comments in the CPTED Report (Appendix U page 8) in regards to the use of clear glazing where possible. However, consideration has to be given to the placement of mirrors on the site so that they cannot be vandalised. The use of CCTV should also be considered in those places where the risk of crime is too great for a static mirror. Based on the overall assessment of crime in this area Police do not believe that CCTV would require to be monitored 24/7 but rather be of sufficient quality to provide Police with footage that could be used to identify, arrest and charge an offender.

There is a proven correlation between dim lighting, fear, avoidance behaviour and crime opportunity. Australian and New Zealand standard 1158.3.1:1999 for Pedestrian Areas (category P) sets out the requirements for lighting systems to provide a safe and comfortable visual environment for pedestrian movement. This standard applies to access pathways, bicycle routes, car parks and other areas. In determining the type and level of lighting needed to service the car park, ANZS1158.3.1:1999 requires the identification of three conditions: activity type, image and risk of crime. Lighting will generally be one of a number of anti crime measures to be implemented at a location. Two interconnected aspects are involved, actual crime and fear of crime.

Pedestrian lighting can increase crime risk in some circumstances. Lighting is an ineffective deterrent, for example, if criminals can see that a rear laneway, pathway or cycleway is poorly supervised (i.e.: local guardians cannot see what is lit). In these situations lighting can aid the commission of predatory crime. Considerable care is required if a decision is made to light some pedestrian pathways and to leave others unlit. It is recommended that appropriately qualified lighting designer certify that pedestrian lighting exceeds the requirements of Australian Standards 1158.3.1.

Police recommend that the ceilings of the car parking areas are painted white to greatly help to reflect light. Painted facilities not only look larger and more spacious than unpainted car parks, but can greatly reduce the number of lights required to illuminate the car park and on-going energy costs.

Access Control

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas.

Additional signage should also be considered to alert drivers to the possibility of Steal from Motor Vehicle offences if drivers leave valuables in a vehicle. Police would also offer their assistance in daytime patrolling of car parks by our Volunteers in Policing who will be able to note down the registration numbers of those vehicles that are either not secure or leave valuables in plain sight for the Crime Prevention Officer to contact.

Police support the use of barriers to limit access to the Loading Docks so that only those persons authorised to be there can gain access. Consideration may also be given to an intercom system installed at the gate that would allow the delivery driver access to the retail/commercial premises. This will add to the stated requirement for drivers to "phone ahead" so that traffic delays will be minimised (Car Park and Loading Area Management Plan Appendix B.4). This is especially important along New South Head Road which is already heavily used by vehicular traffic.

Territorial Reinforcement

With few exceptions, criminals do not want to be detected, challenged or apprehended. For offenders, the capability of guardianship (to detect, challenge or apprehend) is an important consideration. It is argued that employees are more effective as guardians (crime deterrents) than passing members of the community. Police agree with comments in the CPTED Report (Appendix U page 9) in regards to the need to ensure a higher level of territorial reinforcement at the ground floor level to each street frontage and within the mall area.

Clean, well-maintained areas often exhibit strong territorial cues. Rundown areas negatively impact upon perceptions of fear and may affect community confidence to use public space and ultimately, it may affect crime opportunity. Vandalism can induce fear and avoidance behaviour in a public space, therefore the rapid repair of vandalism and graffiti, the replacement of pedestrian lighting and general site cleanliness is important to create a feeling of ownership. Ownership increases the likelihood that people will report or attempt to prevent crime.

During construction vandals may attempt to graffiti the site and this should be considered when selecting the appropriate shade cloth to cover wire fencing and scaffolding around the site (section 7 Construction Management Plan).

Many graffiti vandals favour porous building surfaces, as 'tags' are difficult to remove. Often a ghost image will remain even after cleaning. Easily damaged building materials may be less expensive to purchase initially, but their susceptibility to vandalism can make them a costly proposition in the long term, particularly in at-risk areas. This should be considered when selecting materials for construction of the buildings and car park.

Activity and Space Management

Related to Territorial Reinforcement, Activity and Space Management looks at the appropriate use of space to remove potential excuse making opportunities for abnormal or inappropriate behaviour. Police support the Transport Roads and Maritime Services (previously RTA) requirements for the proposed shared zone in the eastern section of Kiaora Lane particularly the changes to the road environment and speed zone (Proposed Mixed Use Development Kiaora Land, Double Bay Traffic Report page 20).

Other Issues

With the identification of asbestos on site, Police and other emergency services should be consulted to plan for any road redirections are required, particularly when demolishing the Bonhams and Goodman Auction House on New South Heads Road as this may cause extensive traffic flow issues.

Police are concerned that the future traffic flows as indicated in Section 5, page 18 of the Construction Management Plan show that the minimum desirable long term peak period will occur at the intersection of New South Head Road and Kiaora Road. Police would therefore not consider this as a satisfactory level of traffic flow should further development occur, i.e. the possibility of the development of the site for residential occupancy and extension of the Golden Sheaf Hotel.

Police note there is no specific information on the proposed Library and we would encourage liaison with the Woollahra Municipal Council to ensure all crime minimisations factors are identified prior to its construction/use. For example, one library user was caught using the libraries' computer facilities to download child pornography onto a USB stick to avoid triggering the safety protocols placed on the system.

If there are any questions in relation to this report please contact the Crime Prevention Officer at Rose Bay Police Station on 9362 6399.

Respectfully yours,



Tim Fellows
Senior Constable
Acting Crime Prevention Officer
Rose Bay Local Area Command

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

- *It is not possible to make areas evaluated by the NSWPF absolutely safe for the community and their property*
- *Recommendations are based upon information provided to, and observations made by the NSWPF at the time the evaluation was made*
- *The evaluation is a confidential document and is for use by the council or organisation referred to on page one*
- *The contents of this evaluation are not to be copied or circulated otherwise than for the purpose of the council or organisation referred to on page one.*
- *The NSW Police Force hopes that by using 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.*