
NSW POLICE SERVICE
CAMDEN LOCAL AREA COMMAND
Crime Management Unit – Crime Prevention



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DA 265/2012 Oran Park Town Centre Stage 1, 400A The Northern Road Oran Park. Lot 9010 DP 1169698.

On Thursday 5 April 2012, a Safer by Design Evaluation was conducted on DA 265/2012 – Oran Park Town Centre Stage 1.

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 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 minimise 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:

- Maximise 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, minimising or concealing crime attractors and rewards) and
- Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour)

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

- Surveillance
- Access Control,
- Territorial re-enforcement and
- Space/activity management.

Site Description

The proposed development is Stage 1 for Oran Park Town Centre, comprising of retail, commercial, medical and basement car park and construction of Main Street. Retail will consist of Woolworths Supermarket and Liquor Store, Mini Department Store, 33 specialty stores. Town Centre will be bordered by Peter Brock Drive to south, Oran Park Drive to west.

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, **Medium Crime Risk.**

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.

Natural surveillance is an important element capable guardianship. When supervision is lacking, the perception of surveillance can be created to deter opportunistic criminals. Offenders often scan their surroundings to see if they are being watched.

Objects, areas and structures capable of concealing an offender (especially near pedestrian routes) increase crime risk.

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 the basement car park and around public areas of complex to maximize surveillance opportunities.
 - Sufficient lighting in areas for Cameras.
 - Cameras should be positioned to have **Face Recognition** for identification purposes.
 - Recording equipment should be installed securely within Centre Management Office.

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 park.

Lighting should meet minimum standards. Crime and fear reduction are specified as key objectives in Australian lighting standard AS1158 for public streets, car parks and pedestrian areas.

Effective lighting contributes to public safety by reducing fear, increasing community

activity, improving visibility and increasing the chance that offenders will be detected and apprehended. The Canadian METRAC Group (Toronto City Council) recommends a 15 metre facial recognition test in public places. This yardstick is often applied as a non-technical measure of lighting effectiveness.

Walking from overtly bright places into dark places, or dark to light places can lessen a pedestrian's ability to see and recognize people, objects and colours. Transition lighting can help to reduce (night) vision impairment.

General Comments in Design for Lighting:

- ❑ Lighting should be designed to the Australian and New Zealand Lighting Standards.
- ❑ Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.
- ❑ Anti Vandal type lights are a better option, for both lighting and maintenance.
- ❑ Public area lighting must be bright and even (to permit facial recognition of approaching person at 15 metres).

Recommended Conditions of Consent:

- ❑ A lighting maintenance policy needs to be established for the development.
- ❑ Install security lighting in and around the business, particularly over entry/exit points, at lifts and escalators/travelators to create an even distribution of light with no glare.

Landscaping

Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can also provide concealment or entrapment areas for people involved in criminal behaviour.

General Conditions of Consent:

- ❑ Some predatory offenders, seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future.
- ❑ A safety convention is to have 3 – 5 metres of cleared space on either side of pathways. Thereafter, vegetation is stepped back in height to maximise sightlines.
- ❑ A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment.

Recommended Conditions of Consent:

- ❑ Landscaping close to the building should be regularly maintained to ensure branches cannot act as a natural ladder to gain access to higher parts of the building.

Territorial Re-enforcement

Criminals rarely commit crime in areas where the risk of detection and challenges 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 Conditions of Consent:

- ❑ The boundaries of the development are reasonably well defined.
- ❑ Car park design and definitional legibility can help (or hinder) way finding. Knowing how and where to enter/exit and find assistance can impact perceptions of safety, victim vulnerability and crime opportunity. Signage should *reinforce (not be an alternative to)* effective design.
- ❑ Signs can also assist in controlling activities and movements throughout the premises.

Recommended Conditions of Consent

- ❑ Signage also needs to specify the trading hours and use of car park during those hours. Also state whether vehicles are trespassing after hours, if so will be prosecuted.
- ❑ Signs can also assist in controlling activities and movements throughout the car park. Eg: No skateboarding.
- ❑ 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.
- ❑ Speed limit signs and shared pathway signs must be erected.
- ❑ Installation of Alcohol Prohibited Zones.

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:

- ❑ As malicious damage (graffiti), and anti social behaviour are already known in this area, strong consideration must be given to the use of graffiti resistant materials,

particularly on the fences and structures to reduce such attacks or assist in the quick removal of such attacks.

- ❑ 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.

General Conditions of Consent:

- ❑ There is activity during the night (malicious Damage and Anti Social Behaviour) in nearby CBD's (Camden, Narellan and Mt Annan) areas especially in car parks, around Liquor outlets and Fast Food Outlets.
- ❑ Basement car parks will be an area for anti-social behaviour and traffic offences, should be gated so that it can be locked after hours.
- ❑ Increase of traffic offences in/or near the location. Eg: car parks being used for burnouts, street racing etc.
- ❑ As Main Street will be a private street and will be utilised for both vehicles and pedestrians, it must be sign posted with set speed limits and shared pathway. (Shared ways are usually 10kph).

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:

- ❑ To enhance the security of the complex, a monitored intruder alarm system is recommended.
- ❑ Ramp to car parks and loading docks 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.

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. Email mill1chr@police.nsw.gov.au

Yours truly,



Peter Gillam
Superintendent
Commander
Camden Local Area Command

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.