

D/2012/193217

Mr Ron P Dowd
Camden Council
37 John Street,
CAMDEN NSW 2570



20 November 2012

**DA 927/2012 – Staged development of Oran Park Anglican School. 54 - 60
Central Avenue Oran Park. Lot 15, DP 1153031.**

On Tuesday 20 November 2012 a Safer by Design Evaluation was conducted on proposed staged development of the Oran Park Anglican School. 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:

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- ❑ 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 will be developed in stages comprising of Buildings 2 – 10, new car park, extended bus bays in Shannon Way. The site is bounded by Peter Brock Drive, Central Avenue, Shannon Way, South Circuit and Redman Grange Oran Park.

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.

After conducting this process the rating for this development has been identified as, **Low to 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:

- ❑ The fences around the boundary should not restrict surveillance opportunities and should be constructed of optically permeable materials. Utilising the Department of Education Security Fencing Standards.
- ❑ Back to Base Alarm System should be installed.

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

- ❑ A lighting maintenance policy needs to be established for the development.
- ❑ Any walkway lighting should be vandal proof.
- ❑ Lighting should be designed to the Australian and New Zealand Lighting Standards.

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.

Recommended Conditions of Consent:

- ❑ It is recommended that further information be obtained for types of landscaping that will be used in and around the development. This can also assist in identifying how tall the landscaping and how or if it may interfere with surveillance and concealment opportunities once vegetation is mature.

- ❑ 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 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 also needs to be provided at entry/exit points and throughout the development to assist users and warn intruders they will be prosecuted.
- ❑ Signage in drop off/collect areas, indicating the use. eg Drop/Collect only NO Parking.

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.

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:

- ❑ The entire property should be fenced to stop casual access.

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:

- ❑ Security gates should be fitted to all vehicle entry/exit points to restrict unauthorised access to the car park areas.
- ❑ Computers should be locked in a secure room and alarmed.

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 46324459.

Yours truly,



P A Gillam
Chief Superintendent
Commander

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 than 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.