RECEIVED
D/MGT
- 8 SEP 2014
PENRITH CITY COUNCIL

NSW Police Force
www.police.nsw.gov.au

1st September 2014

Penrith City Council
Manager of Development Services
PO Box 60
PENRITH NSW 2751

RE: Alterations and additions to St Marys Leagues Club

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 minimise 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 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:

ST MARYS LOCAL AREA COMMAND
Crime Management Unit
38-42 King Street, St Marys NSW 2760
Telephone 02 9677 7499 Facsimile 02 9677 7411 ENet 70499 EFax 70411 TTY 9211 3776 (Hearing/Speech impaired)
ABN 43 408 613 180

NSW POLICE FORCE RECRUITING NOW 1800 222 122
WWW.POLICE.NSW.GOV.AU/RECRUITMENT

- 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.

Site Description

The proposed development is as below:

Ground Floor

- Creation of new club entry at north west corner of extension;
- Introduction of a new internal driveway and Porte Cochere;
- Extension of current western foyer to include:
  - Lobby with reception area management offices;
- Function and meeting rooms;
- Separate Public and Club TAB;
- Access stairs and escalators to first floor;
- Extension to Outdoor Gaming Terrace;
- Loading dock;
- Double height facade; and
- Complementary landscaping around the new facade.

First Floor

- Addition of second level above foyer extension;
- New function/convention facility and associated kitchen and bar;
- Male and female bathrooms;
- Smoking terrace; and
- Circulation areas including foyer and lobby.

Refurbishment

- There will be minor refurbishments to the existing club to help integrate the proposed changes.

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, higher risk locations. *Formal (or Organised) surveillance* is achieved through the tactical positions of guardians. An example would be the use of on-site supervisors/security at higher risk locations.

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.

Recommendations

- Where possible, buildings should be orientated to maximise natural and formal surveillance opportunities.
- Entry points should be designed so as to maximise surveillance opportunities to and from these areas from both inside as well as outside.
- Building sight lines should be kept as simple as possible. Maintain clear sightlines between the street, neighbouring property and the buildings.
- Complex building shapes create hiding places, which reduce both natural surveillance and the effectiveness of surveillance systems.
- Cameras should be installed in and around the property to maximise surveillance opportunities. Digital or video technology should be used to record images from the cameras. Recording equipment should be installed in a secure area to avoid tampering. Videotapes need to be replaced quarterly to maintain quality images.
- Surveillance equipment can enhance the physical security of the site and assist in the identification of people involved in anti-social or criminal behaviour.
    - Cameras should be installed both within and around the car park to maximise surveillance opportunities
    - Cameras should monitor areas with poor natural supervision

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 REF which was reviewed to indicate the lighting proposals for the development.

The objective of security lighting is to deny criminals the advantage of being able to operate unobserved. However, if an area cannot be overlooked or viewed **at night**, then lighting will only help a criminal see what they are doing, not deter them.

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 entry and exit points from the buildings, car park and access/exit driveways.

Light fixtures are a frequent target of vandalism. The damage and theft of a fixture can leave an area vulnerable to thieves and dangerous to walk through. Therefore, the proper selection and installation of fixtures is critical. They should be mounted as high as possible and still provide the illumination required. Fixtures should not be hanging or projecting to provide footholds for scaling a wall. They should be flush mounted or recessed whenever possible and covered with an impact resistant material.

Recommendations

- The access/exit driveways need to be adequately lit to improve visibility and increase the likelihood that offenders will be detected and apprehended.
- Throughout the site, transition lighting is needed to reduce vision impairment, i.e. reducing a person walking from dark to light places.
- Higher lighting levels may be required for vulnerable areas.
- Preferred external lighting should be of a 'white light' source. Note that low or high pressure sodium 'orange' lighting is not compatible with quality surveillance systems.
- Consider the use of sensor lighting to enable the lights to be activated automatically when movement is detected within that area.

Landscaping

Landscaping should make places attractive, but should not provide offenders with a place to hide or entrap victims.

Recommendations

- Trees and shrubs should be trimmed to reduce concealment opportunities and increase visibility to and from the street.
- Overhanging branches should be trimmed to prevent people using them to access other parts of the property, e.g. using a tree to get to an upper level of the complex.
- Obstacles and rubbish should be removed from the property boundaries, footpaths, driveways and car park to restrict concealment and prevent offenders scaling the building.

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.

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.

Recommendations

- Effective directional signs should be considered to provide guidance to visitors in locating entry/exit points, fire exits and units etc. It can also assist in controlling activities and movements throughout the premises and ground.
- Warning signs can be displayed around the perimeter of your unit block and property to warn intruders of what security treatments have been implemented to reduce opportunities for crime (*Warning: Trespassers will be prosecuted. Warning: This property is under electronic surveillance*).
- Ensure there is a site plan at the entry to the unit complex or estate as this will minimise excuse making opportunities and it will also assist emergency services in locating individual buildings and units in times of emergencies.
- Consider painting the underground car park area white to greatly help 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.

TERRITORIAL REINFORCEMENT

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 reinforcement* 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.

Territorial reinforcement can be achieved through: -

- Design that encourages people to gather in public space and to feel some responsibility for its use and condition
- Design with clear transitions and boundaries between public and private space
- Clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces through gates and enclosures.

Environmental Maintenance

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 car park 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.

Many graffiti vandals favour porous building surfaces, as 'tags' are difficult to remove. Often a ghost image will remain event 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 constructions.

- 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 and areas which are accessible by other structures to reduce such attacks or assist in the quick removal of such attacks.
- The act and outcome of graffiti can reward offenders. The display of one's handy work to others can be a strong motivation to repeat the behaviour. The longer 'tags' are left on display, the greater the reward. Rapid Removal has proven to be a successful long-term graffiti management strategy.
- 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.

Other Matters

Unfortunately, offenders target this type of development, both in its construction phase and when the units are occupied. Police would recommend the use of security sensor lights and a security company to monitor the site while construction is in progress.

Conclusion

NSW POLICE FORCE RECRUITING NOW 1800 222 122
WWW.POLICE.NSW.GOV.AU/RECRUITMENT

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 NSWP absolutely safe for members of the community or their property;
2) It is based upon the information provided to the NSWP 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 that 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 risk have been identified, or that the area evaluated will be free from criminal activity if tis recommendations are followed.

We would like to thank you for the opportunity of inspecting the DA for this development and should you require further information on the subjects mentioned within this report feel free to contact Senior Constable Danielle Corliss on 02 9677 7528.

Yours sincerely,

Danielle Corliss
Crime Prevention Officer

NSW POLICE FORCE RECRUITING NOW 1800 222 122
WWW.POLICE.NSW.GOV.AU/RECRUITMENT