



NSW POLICE FORCE

North Shore Local Area Command
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Police response to Terrorist Threat Assessment

DA222/14 472-494 Pacific Highway, St Leonards

DISCLAIMER

NSW Police Force has a vested interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

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

NSW Police Force hopes that by using the 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 all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

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18 DEC 2015

RECORDS

Response to Terrorist threat assessment – Beaware Solutions Pty Ltd

Police have identified that Development Application DA222/14 has been lodged with Lane Cove Council. Police have provided Council with a final submission for the Safer By Design Security Assessment. Since this submission, the developers from Mirvac responsible for the DA located at 472-494 Pacific Highway, St Leonards have had an independent Terrorist threat assessment carried out on the proposed development by Beaware Solutions Pty Ltd. Council have requested that Police provide their feedback based on this assessment.

Based on the Beaware Terrorist Threat Assessment (TTA) Police agree that the current National Terrorism Threat Level is PROBABLE. Police also agree that a risk score for a terrorist attack on the building is MEDIUM to HIGH.

Police agree that the 'LIKELIHOOD' of a terrorist attack is NEGLIGIBLE to LOW, although the risk matrix used to identify the risk of a terrorist attack uses very vague descriptions that are open for interpretation. That said, the focus needs to be on preventing all levels of criminal activities, rather than the likelihood of a terrorist threat occurring.

The TTA supports all Police recommendations previously submitted to council, these include:-

Access Control –

Although not mandatory, providing electronic access to the car parking facilities allow management and security to control the access of authorised persons using the car parking areas. It also allows them to control unauthorised persons from using the facility. To enhance the security of these facilities, CCTV needs to be a consideration to monitor the entry/exit points as well as any loading areas (also recommended in the TTA pg.12-13).

Eliminating access to unauthorised persons and vehicles may help to reduce vehicle thefts, steal from motor vehicles and stealing type crimes. It may also reduce the incidents of unauthorised persons from accessing the residential areas and committing break, enter and stealing type crimes.

Furthermore, it may help to reduce the chances of a hostile vehicle being driven into the car parking areas. Remembering that the risk score for a terrorist attack on the building was scored at MEDIUM to HIGH as referred to in the TTA.

Installation of a passive barrier –

Although not mandatory, the construction of bollards, planters or street furniture (to name a few suggestions) will eliminate the possibility of both hostile and accidental vehicles from entering the Plaza open space adjacent to Pacific Highway. This was highly recommended by police and has also been recommended in the TTA (pg.11-12)

Surveillance CCTV -

Police agree with the CCTV recommendations made within the TTA (pg.12-13) and also recommends that the CCTV system be centrally managed by an appropriately acquired "Building Manager" with 24 hour a day access. The system also needs to be able to retain footage for a minimum of 30 days, have back up power available and not allow footage to be deleted prior to the 30 days.

Reception/concierge –

Police agree that this development will require a reception/concierge as part of the development and that it has been incorporated in the current DA submission. The recommendation for consideration by police is that a concierge be employed on site during business hours each weekday (at a minimum) for added security. Police, however, do not agree that it only be 'highly recommended' to have a reception/concierge if 'bollards are not deployed' as quoted in the TTA. Both the bollards (or similar passive barrier) and reception/concierge are highly recommended by police for their own purposes and should not be considered as one option over the other. The reasoning behind this is that a bollard (or passive barrier) is requested to minimise the effect of a hostile or accidental vehicle from entering the open space of the Plaza. The reception/concierge will provide extra security to minimise the access of unauthorised personnel into the building.

Communication -

Police agree that this development will require the installation of an emergency warning and intercom system (EWIS) as detailed in the TTA. It is recommended that this system be accessible by a nominated warden/s to broadcast a public address in the event that it is deemed safer for occupants to remain inside the building as opposed to evacuating it. This system will also allow emergency personnel to broadcast information if required.

Stand-off distance -

Police agree with the TTA considerations and recommendations in relation to stand-off distances outlined. Police recommend that the stand-off consideration council implement is the stand-off distance around the internal core structures of the building. These structures can be lift shafts or stair wells that, in the event of a hostile vehicle being parked alongside, and a bomb being detonated, may cause a progressive collapse of the building. Police have already recommended that by restricting vehicles into these areas it will minimise the chance of this occurring.

Police have already identified that the current evacuation point outlined in the DA submission is not recommended as it is located near a six lane highway. If council agree with the recommendation to provide an alternative evacuation point, then police recommend the new submission should utilise the Evacuation standoff distance table used in the TTA (pg.14) as a guide to the most appropriate distance away from the building for it to be located especially in the event of a bomb threat.

Glazing –

Police agree that the better alternative for glass used in this development is laminated glass; however, do not agree that it be limited to the 2nd level only. With windows facing the road, into the open space Plaza and other buildings it is recommended that all windows on all levels be fitted out with laminated glass. This will eliminate glass falling to the surrounds in the event of a breakage or a blast.

Air conditioning/air handling units –

Police agree with the TTA recommendations to ensure the building design incorporates restricted access to the air conditioning fresh air intakes and other circulation ducts.

Service areas –

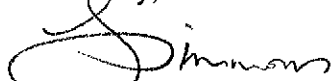
Police agree that the loading dock and car park entry should be fitted with satisfactory access control as per the TTA. Police recommended (but is not limited to) the installation of electronic access control.

Agreed 'there is no requirement to build fortresses to protect property and occupants against the threat of terror' as stated in the TTA. However, by considering certain design elements and structures a building can still be aesthetically pleasing but provide occupants with a greater level of safety in the event of an emergency situation such as in the event of a terrorist attack. It is easier to implement certain strategies in the design phase rather than post development.

Conclusion

North Shore Local Area Command appreciates your efforts in relation to Crime Prevention and looks forward in continuing to work with you in this field. We 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 please feel free to contact Constable Loma Simmons, Crime Prevention Officer, North Shore LAC, phone 9414 8518 or email on simm1lom@police.nsw.gov.au

Sincerely,



Loma Simmons
Constable
Crime Prevention Officer
North Shore LAC
15th December 2015