



Stephen Clements
Deputy General Manager, Land Use & Sustainability
Northern Beaches Council
1 Belgrave Street, Manly
NSW 2095

20th July 2016

Dear Stephen,

RE: DA 176/2016
Our ref: D/2016/363224

Address: 2 West Promenade, Manly, NSW
Proposal: Construction of a new 6 storey mixed-use residential, ground floor club and underground car park
Applicant: Robinson Urban Planning Pty Ltd

Proposed Development

The proposal involves the construction of a new six storey mixed-use residential flat building comprising of a commercial premise at ground level (club), residential accommodation (level 2,3,4 and 5) and two levels of underground car park and associated landscaping.

Introduction

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- Not conducted on this site) 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 or 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.

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 social and environmental 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 Reinforcement and Space/Activity Management.

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 positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

Recommendations:

- As the proposed development (the Club in particular) may be exposed to thefts, steal from persons, malicious damage and assault offences, a closed circuit television system (CCTV) which complies with the Australian Standard – Closed Circuit Television System AS:4806:2006 should be installed to receive, hold and process data for the identification of people involved in anti social or criminal behaviour. The system is obliged to conform with Federal, State or Territory Privacy and Surveillance Legislation.
- The CCTV system should consist of surveillance cameras strategically located in and around the new structure to provide maximum surveillance.
- Digital technology should be used to receive, store and process data. Recording equipment should be secured away from public access to restrict tampering with the equipment and data. The equipment needs to be checked and maintained on a regular basis.

- It is crucial even in the development stage that these cameras are installed as soon as power is available.
- If the use of CCTV is employed it is advised that a lighting technician be consulted to ensure that all lighting supports the CCTV images. Signage should be displayed in and around the development to inform persons that CCTV is in use.
- Ensure that relevant staff be trained in the operation of the system and that the system is checked on a regular basis to ensure that it is working properly.
- Consideration should be given to the installation of a video/intercom system to the main entry doors to commercial and residential areas to enable visitors to communicate with occupants prior to being admitted to the development.

LIGHTING

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painetr, 1997). With this in mind the Australian Standards, Lighting AS: 1158 now requires lighting engineers and designers to factor in crime risk and fear when choosing the type of luminaries/lighting levels.

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

- Lighting (lux) levels for this development must be commensurate with the crime risks identified in this evaluation. The emphasis should be on installing low glare/high uniformity lighting levels in line with Australian Standard AS: 1158
- Lighting sources should be compatible with requirements of any surveillance system installed within the development. (Poor positioning choices in relation to light can cause glare on surveillance screens).
- The luminaries (light covers) should be designed to reduce opportunities for malicious damage. Lighting within/around the development needs to be checked and maintained on a regular basis.

ACCESS CONTROL

Access control measures restrict, channel and encourage people, bicycles and motor vehicles into, out of and around targeted sites. 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 (NAC) 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 (TAC) includes the employment of security hardware and formal (or organised) access control includes on-site guardians such as employed security officers.

Recommendations:

- It is advised that clear signage be erected in and around the development to ensure that all persons do not access restricted areas. This will minimise excuse making opportunities for offenders when trying to gain access to restricted areas such as residents only lifts and car parking.

TERRITORIAL RE-ENFORCEMENT

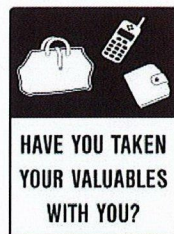
Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are spatially '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.

Recommendations:

- Signage should be erected strategically around the external areas of the buildings to warn persons of any security measures in place.

Signage

Warning signs should be strategically posted around the business to warn intruders of what security treatments have been implemented to reduce the opportunities for crime. These include: 'trespassers will be prosecuted'; 'Premises under electronic surveillance' and 'Park smarter' signs (see below).



Directional signage should be posted at decision making points to provide guidance to drivers and pedestrians. This can also reduce excuse making opportunities by intruders.

For multi level car parks there should be appropriate way finding signage so that patrons can locate their vehicles easily. This will also reduce excuse making opportunities. Knowing how and where to enter, exit and find assistance within a multi level car park can impact on perceptions of safety, victim vulnerability and crime opportunity.

SPACE/ACTIVITY MANAGEMENT

Popular Space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space activity management ensures that space is appropriately utilised and well cared for

Space/activity management strategies should include maintenance, rapid repair of vandalism and graffiti and replacement of burned out lighting and the removal or refurbishment of decayed physical elements.

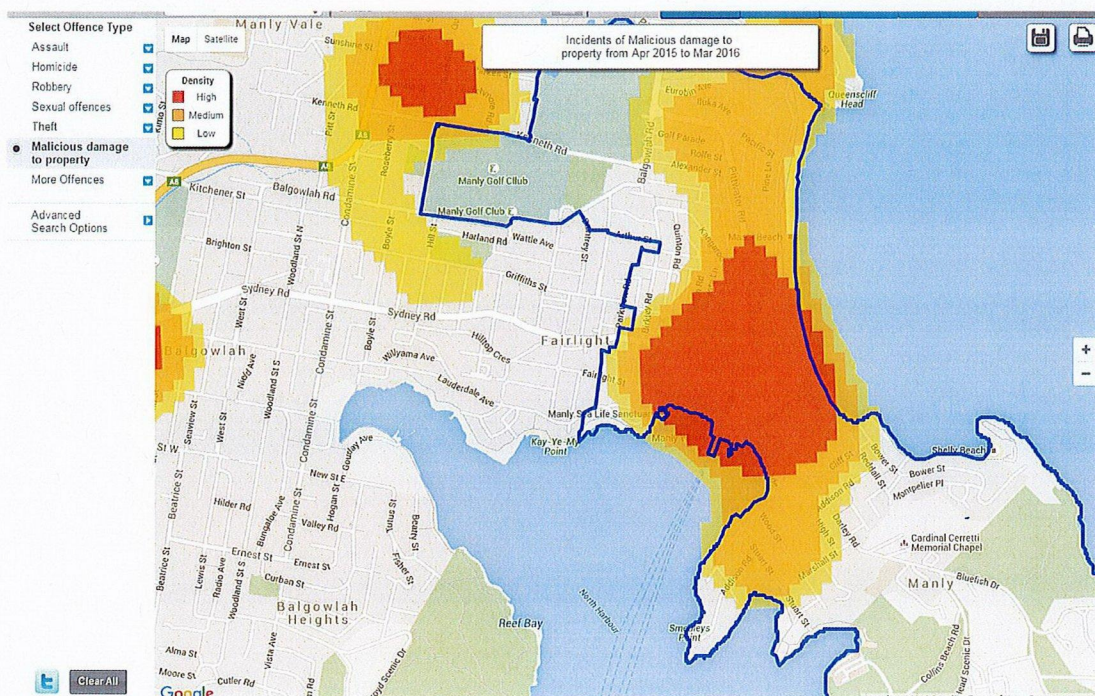
Space/activity management should support and increase the use of the built environment with the intent of increasing the risk of detection of criminals and undesirable activities.

Highly functional areas are susceptible to opportunistic crime when inactive.

The existing sight has previously had a high incidence of graffiti and malicious damage.

- A surveillance system should be installed within the public areas to enhance the physical security and assist in the identification of people involved in anti-social or criminal behaviour.
- The surveillance system should be manufactured and installed by a qualified and reputable company and regularly function tested.
- Ensure that any damage, graffiti, glass etching etc that may occur to the premises is cleaned/ repaired as soon as practicable. Light coloured surfaces and extensive glass areas may be targeted by graffiti offenders as they are a good surface for tagging.
- It is recommended that the external walls and fencing on ground level are painted in a graffiti resistant paint which is easier to clean if tagged. Rapid removal is the best prevention strategy for graffiti. Rapid removal is best practised when completed within 24 hours of the graffiti being done.

Malicious damage



BUILDING DESIGN

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.

Natural ladders – Ensure building design, trees or nearby structures do not help criminals to climb on to balconies, roof tops, ledges and windows.

Where exterior structures are present, they should be detached from main buildings, and situated where they do not act as a climbing aid.

Limit the number of entry/exit points to each building to restrict unauthorised access. Recesses create congregation points, which are a focal point for crime and anti-social behaviour, potentially leading to littering, graffiti, vandalism, arson and drug dealing. If such areas are unavoidable due to design parameters, these areas should be monitored by CCTV.

Balconies should be designed to restrict people scaling between balconies or falling from balconies.

High rise buildings pose a significant risk of people falling/jumping from balconies and roof top areas. All measures possible should be taken to restrict unauthorised access to roof tops.

Wheelie bins or other items should be locked away so that they cannot be used as a climbing aid. Ensure that all garbage bins are adequately secured and any garbage bays are kept locked to reduce the risk of unauthorised entry. Garbage bays are at risk areas as they can be areas of entrapment.

Car Park

White ceilings and walls in car parks greatly help reflect light. Painted facilities not only look larger and more spacious than unpainted car parks but lux levels can be increased without adding fixtures. Painting can greatly reduce the number of lights required to illuminate a facility and ongoing energy costs.

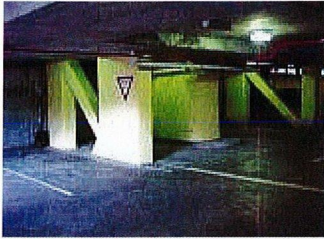


Creative markings in car parks can aid way finding and help owners to locate their vehicles. Bright motifs are more effective than coloured/numbered columns.



Complex building shapes create hiding places, which reduce both natural surveillance and the effectiveness of surveillance systems.

Internal car park structures such as concrete columns, solid internal walls, service rooms and fire exits can create significant visual obstructions in car parks.



Structures similar to that pictured should be avoided as they provide opportunities for concealment etc. Recesses create congregation points, which are a focal point for crime and anti-social behaviour, potentially leading to littering, graffiti, vandalism, arson and drug dealing.

LANDSCAPING

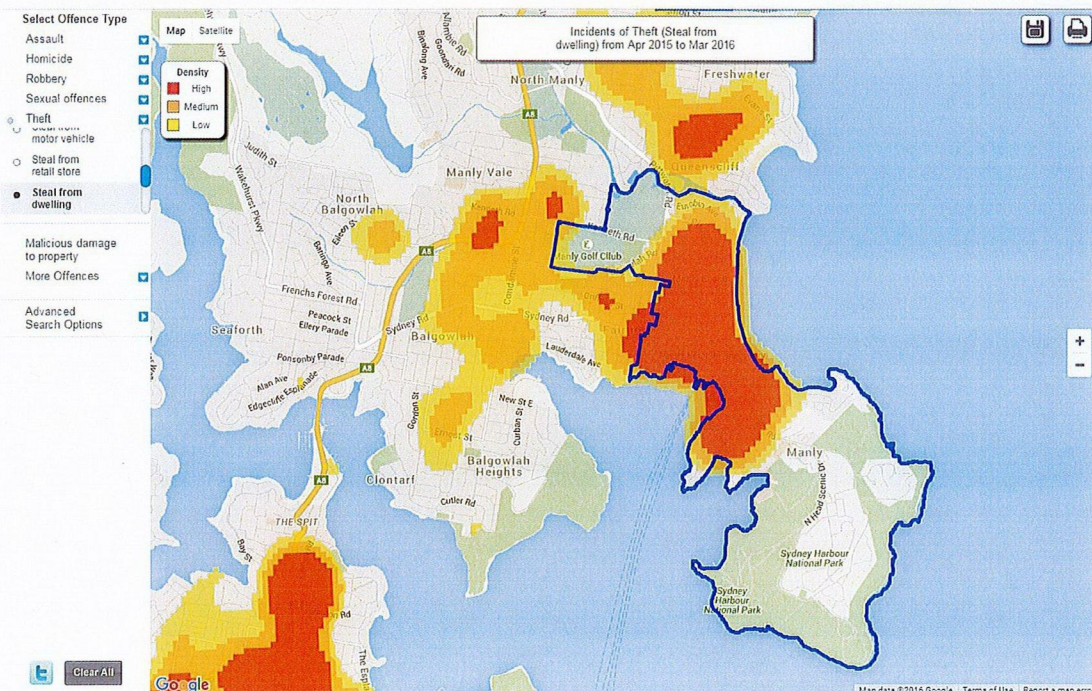
Trees & shrubs should be trimmed to reduce concealment opportunities and increase visibility to and from the street or public areas.

CRIME PREVENTION – LOCAL ISSUES

BOCSAR DATAO (October 2014 to September 2015)

- Hot Spots for:

Property theft – Steal from dwelling



Bicycle Thefts

Bicycle racks within the unit complex should not be in areas that are visible from the street or other public areas.

Northern Beaches LAC experience regular incidents of the theft of bicycles and break & enter incidents involving garages and storage units within residential complexes, particularly in Manly. **Although CCTV coverage is not sufficient in providing adequate crime prevention, it is however, highly recommended particularly overlooking the bicycle racks and at main entry/exit points to act as a deterrent to theft and for provision of evidence should thefts occur.**

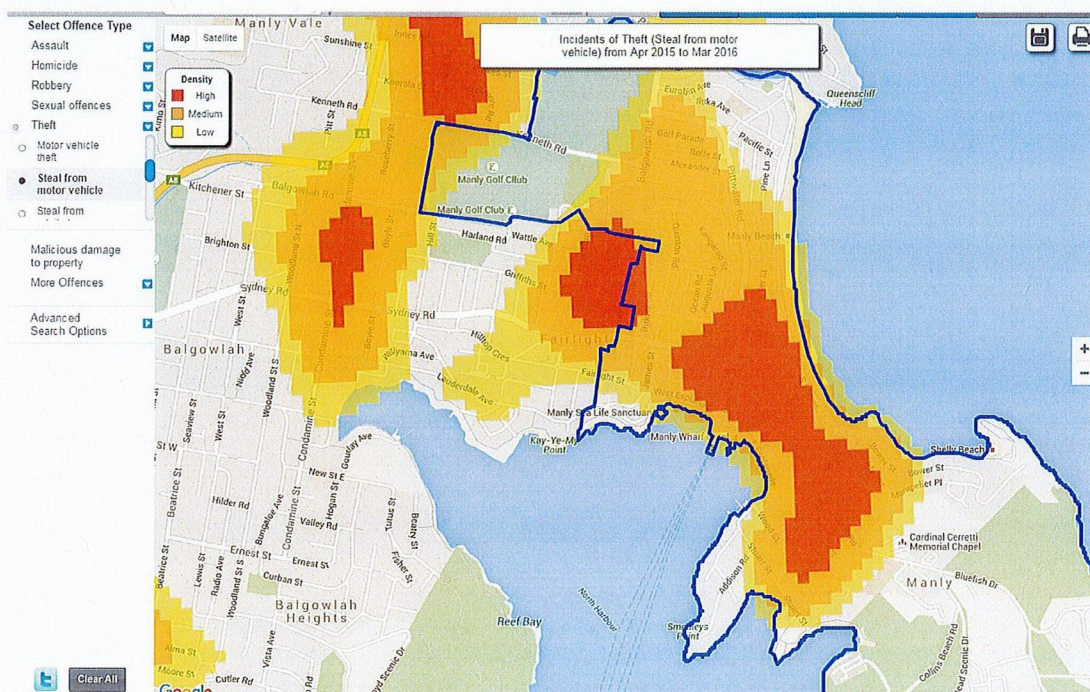
The development is close to a busy public transport hub (close to main bus stops on Belgrave Street and the Ferry terminal a short walk away). This increases the transient nature of the population and may also increase the likelihood of incidents of theft and other associated crimes.

Police recommend that the construction of bicycle storage and cages NOT be wire caging and that these areas are constructed of solid materials that also prevent access physically and visually to goods/items/vehicles stored within. Wire caging is easily accessed or cut with simple tools readily available in hardware stores. This is a common method of entry that police see across Sydney.

Secure bicycle storage options:



Thefts from Motor Vehicles



The Northern Beaches Local Area Command (LAC) experiences regular and repeated incidents of thefts from motor vehicles. These thefts occur in highly populated areas and public car parks.

Car parking areas should be well lit as per the Australian & New Zealand Lighting Standards. The walls and ceilings to the car park should be painted a light colour to increase reflectivity within the car park.

Park Smarter signage can help to educate people not to leave valuable items visible in their cars and to ensure that they secure their vehicles appropriately. CCTV should be used to monitor risk areas.



Communal Letterboxes & Communal Garages

Unit blocks in the streets surrounding the new development have seen a significant incidence of thefts from mailboxes and underground/caged parking areas.

Access to the garage areas should be strictly controlled by access control measures such as quality doors and lock sets to restrict unauthorised access.

The roller, tilt or panel lift doors to individual that may be installed on car parking bays should be secured with additional lock sets in the form of hasp and staple or orb bolts.

Police recommend that the walls to these facilities should be of solid construction or reinforced with heavy gauge expanded metal screens securely anchored to the walls; floor and ceiling to restrict unauthorised access.

The latest NSW Bureau of Crime Statistics report says that fraud is up by more than 8 percent and that most of this relates to the unauthorised use of credit cards. A recent news story on Channel Nine News used this to illustrate the high incidence of theft from mailboxes and depicted how easy it is to go through multiple mailboxes at once, such as those associated with an apartment block.

Australia Post advises home and apartment owners to make sure that they have a secure lock that can't be accessed with a skeleton key and that the slot does not allow a hand to fit through.

Mailboxes should be in a well lit area with restricted access and CCTV is highly recommended for crime prevention/detection.

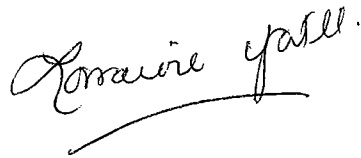
Conclusion

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 within this evaluation, any person who does so acknowledges that:

1. It is not possible to make areas evaluated by the NSW Police absolutely safe for members of the community and their property.
2. It is based upon the information provided to the NSW Police at the time the evaluation was made.
3. **The evaluation is a confidential document and is use by the consent authority organisations 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 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 risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

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 please do not hesitate to contact me at Dee Why Police Station on 9971 3231.

A handwritten signature in cursive script, reading "Lorraine Yates". The signature is written in black ink and is positioned above the printed name and title.

Lorraine Yates
Senior Constable
Crime Prevention Officer
Northern Beaches Local Area Command