

BATHURST REGIONAL COUNCIL
29 FEB 2016
REF 2016/0030-02/010

22th February 2016



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

Director Environmental Planning
& Building Services
Bathurst Regional Council

Dear Sir,

Attention: Ms L Clifton

Re: Development Application 2016/0030

Premises: Lots 2, 3, 4 and 5 DP 1089380, and lots 103-105 in DP 1198864

105 Stanley St Bathurst Aged Care Facility.

The aforementioned Development application is being referred back to Council following the below listed guidelines as per "Safer by Design" information. The Crime Prevention Officer has made relevant comments regarding some safety and security issues.

An inspection of the site was unable to be conducted as the complex has not yet been built. The following information is supplied with the basic application floor plans and written specifications supplied by Bathurst Regional Council, used as a resource for advice given.

As the Crime Prevention Officer I am available for consultation during the construction process for any issues that may arise in relation to Crime Prevention.

DISCLAIMER

New South Wales (NSWP) has 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 NSWP absolutely safe for members of the community or their property.
2. It is based upon information provided to NSWP at the time the evaluation was made.
3. The evaluation is a confidential document and is for the use by the consent authority or organisation referred to on page 1(one) only.
4. The contents of this evaluation/report are not to be copied or circulated than for the purposes of the consent authority/organisation referred to on page 1(one).

NSW Police hopes that by using the recommendations contained in this document criminal activity will be reduced and the safety 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.

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

DEPBS /

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 NSW Police Safer by Design Crime Risk Evaluation process is based upon the Australian and New Zealand Risk Management Standard ANZS4360:19999. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risks. Evaluation measures include crime likelihood (statistical probability), consequence (crime outcome), and distribution of reported crime (hotspot analysis), socio-economic conditions (relative disadvantage) situational hazards and crime opportunity.

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 crimes. CPTED aims to create the reality (or perception) that the costs of committing crimes 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).

Site Description

The proposed development is for the construction of a 2 storey residential aged care facility. The construction will also provide for a sauna, gymnasium and swimming pool. The facility will operate on a 24 hour basis and the residents will have access to 24 hour medical assistance. Vehicle access to the site will be via Stanley Street. The property is the ownership of Opal Specialist Aged Care.

Site Risk Rating

After conducting a Safer by Design Evaluation for this development the crime risk rating has been identified on a sliding scale of low, moderate and high. The rating for this development has been identified as **Low Crime Risk**.

CPTED employs the following key strategies and the issues identified will be listed under the following heading:

Surveillance

Territorial Reinforcement

Environmental Maintenance

Activity/Space Management and Access control

Under each heading will be suggested treatments/considerations and recommendations where appropriate.

1. Surveillance, Lighting and technical supervision

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. The development has considered the need for attention to surveillance, given the nature and vulnerability of the residents and staff.

Concealment Opportunities: Nil issues identified Item1

Lighting should meet the minimum Australian standard AS1158 for public streets, car parks and pedestrian access. There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity.

Consider: The installation of CCTV to the exterior of the building and signage warning of same.
Consider: Security patrols intermittently, particularly during hours of darkness.

Lighting.

Consider:

- All pathways, car parks and other related areas are appropriately lit.
- Lighting in the drive ways and parking areas should be sufficient to enable sight lines for pedestrian and vehicles.
- Lights should be vandal resistant and projected away from buildings towards pathways and gates – not towards windows and doors.
- Illumination of signage.

2. 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. Issues relating to vehicular access and pedestrian pathways have been considered. Disabled parking and ambulance bays also considered.

- Nil issues identified Item 2.

Signage: Consider:

- All ingress and egress points to be well defined and clearly marked with signage.
- Speed limit signage within the entire driveway/ car park area –max 10kph

ADDITIONAL signage

- Consider “Trespassers will be prosecuted” signage clearly visible around entrance/exit ways.
- Private Property “No trespassing”.
- “Lock it or Lose it” signage in all areas of the car park.

3. Environmental Maintenance.

Clean, well maintained areas often exhibit strong territorial cues. Research indicates that run-down areas impact perceptions of fear within the community, community confidence to use public space and ultimately, crime opportunity. Vandalism can induce fear, particularly amongst women and the elderly.

Nil issues identified item 3.

Treatment – Environmental Maintenance.

- A maintenance program should be developed to reduce the likelihood of landscaped areas becoming overgrown and unkempt in appearance, include in the maintenance program:
- Lighting.
- Vandalism/graffiti management plan for rapid removal.
- Landscaping trees/shrubs.
- Skip/Rubbish bins.

Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can provide concealment and entrapment areas for people involvement in criminal behaviour. Plants that block natural sight lines lessen natural surveillance.

Issues: The plans indicate shrubbery and trees to be included.

Consider:

- Mature vegetation of such types as to reduce concealment around walkways and entrance points to the buildings.
- A safety convention is to have **3-5 metres** of cleared space on either side of paths. Pedestrians generally feel safer on wider pathways.
- Shrubs on average should not be above **900mm** in height.

4. Activity, Space Management and Access Control.

Space/activity management strategies are important ways to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development.

Nil issues identified Item 4.

Treatment – Activity/Space Management.

Access Control

Barriers help to restrict, channel and encourage the movement of people and vehicles into and out of designated areas.

Treatment – Access Control.

Consider

- Speed bumps introduced into car parks/access ways reduce the likelihood of attracting bike riders and skateboarders also reducing vehicle speed and access.
- Install good quality locks to windows and doors in each dwelling and quality security screen doors.
- Colourbond fencing to define perimeters of the facility.

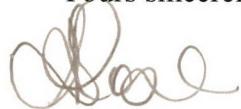
Issue: Reference has been made to the access to public transport (bus service) in Durham Street. The distance is quite a few blocks from the village and would not be an easy walk for some of the residents. Consider a bus stop in Stanley Street.

Conclusion.

The design, purpose and definition of the space are in harmony with the intended function of the development and the guidelines of CPTED, (4.2.3.6) have been considered in the planning process. There are no adverse findings in the information submitted to Police.

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 with this report feel free to contact Senior Constable Sue Rose, Crime Prevention Officer, Chifley LAC, Phone 02- 63328699.

Yours sincerely



S/C Sue Rose
Crime Management Unit
Chifley Local Area Command.