

Attachment D – NSW Police

NSW POLICE

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21st February, 2017

Mr. MJ Thompson
Group Manager
Sustainability and Better Living
257 Crawford Street,
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RE: Development Application DA-100-2012/B Description: Demolition of existing aged care facility, five5 independent living units & construction of new 125 Bed Aged care facility.
Lot A DP 33538, Lot 2 DP 739287 & Lot 1 DP 774149 111 Campbell Street, 50 Canberra Ave, 18 George Street, Queanbeyan NSW 2620.

On 21st February, 2017 a Safer by Design Evaluation was conducted on the plans only of the above mentioned development.

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-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:

- 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 is for extension and development of an existing aged care facility. This development includes a significant rise in the number of car parking spaces. The car parks will be made up of 55 car parks spaced in the ACF basement, 18 car parks provided at grade and 22 ILU car parks. Total car parking spaced of 95. This alone will increase the developments risk of steal from motor vehicle offences. The proposed development has limited natural surveillance due to it being located near vacated land, car parking space and is in close proximity to a recreational park and a show ground. With these factors in mind the area could be prone to stealings from motor vehicles if adequate measures are not put in place.

Site Risk Rating

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.

After conducting this process the rating for this development has been identified as, **Moderate Crime Risk.**

With this in mind the following Crime Prevention Through Environmental Design (CPTED) treatments should be considered for the development in order to reduce opportunities for crime.

- *Natural*
- *Organised (low)*
- *Technical/Mechanical (low)*

Please note this application is subject to past police response, DA 100/2012. The comments contained in that report is still relevant to this development application. Amongst other amendments, it is noted there are changes to balcony locations which will increase natural surveillance of common areas. It is noted that some façade materials have changed and in some areas weatherboard will replace some flat panel elements. It is noted there are minor changes to the design. These changes will not greatly affect CPTED principles. It is important to note that there is no change to the number of parking spaces. Many comments contained within the original police report address

concerns over the parking area and access to the area. Please refer to that report for more information.

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 in 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 or 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 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 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 within this report feel free to contact Senior Constable Naomi Nemec, Crime Prevention Officer, Monaro LAC, Phone 02 62980526

Yours sincerely



Naomi Nemec
Senior Constable
Crime Prevention Officer
Monaro Local Area Command