



PROJECT: TAREE POLICE STATION

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

PREPARED FOR: NSW POLICE

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- Quality System to AS/NZS ISO 9001:2008
- AS4801 Occupational Health and Safety
- ISO 14001-2004 Environmental Management System

This CPTED is a controlled document authorised by the Team Leader. The Team Leader is responsible for ensuring this plan and all associated management system documentation is maintained and up-to-date, through regular reviews.

Note this document does not replace GroupGSA internal Project Plan GSA050 document.

Revision

The Quality Manager shall be responsible for ensuring all revisions remain up-to-date and controlled, communicating the updated documentation to those on the recipient list, as well as to the Wider Project Team.

Revision	Date	Description	Prepared By	Reviewed By	Approved By
01	17/08/2018	Issued	Mark Bennett	xx	xx

GroupGSA operates an Integrated Management System that covers both business and project activities.

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1. INTRODUCTION

1.01 OVERVIEW

Criminals, like most people are motivated by needs, desires and the probable costs and benefits of behaviour. With few exceptions, offenders don't want to be caught or punished. Nor do they want to invest significant time and energy in crime if the risks of being caught are high and the returns are low. It is no accident that burglars often target one or two houses in a street and leave the rest; rapists will strike at particular places and times, armed robbers choose targets with clear escape routes and car thieves consistently favour certain shopping centres, commuter car parks and streets. Criminals, in other words, often make choices about what or who their victim targets will be.

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (former Department of Urban Affairs and Planning) introduced Crime Prevention Legislative 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).

Councils and local Police are encouraged to identify the types of development that will 'typically' require a crime risk assessment, and prepare a consultation protocol. Protocols are location (need) based agreements which outline the types of development that will be jointly assessed, how consultation will occur and timeframes for consultation. Subject to council discretion, development types not listed in local consultation protocols will not require a formal crime risk (CPTED) assessment.

Planning NSW and NSW Police have also been working with the Australian Building Codes Board to incorporate crime prevention strategies into the Building Code of Australia

1.02 PURPOSE OF THE CPTED PLAN

This Crime Prevention Through Environmental Design (CPTED) assessment has been undertaken to assess the elements of crime, and the fear of crime that may be associated with the proposed public domain area within Taree Police station site and surrounding area.

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. It aims to reduce opportunities for crime by employing design and place management principles that minimise the likelihood of essential crime ingredients.

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2. CPTED STRATEGIES

1.01 TERRITORIAL RE-ENFORCEMENT

The NSW Police Safer by Design Guidelines note that people generally recognise areas that are well cared for and areas that display strong ownership cues are less likely to be improperly used than those that do not. Ownership cues are heightened and fear can be reduced amongst residents through the personalisation, marking, maintenance and decoration of a building.

The clear definition of the public and private territory and the introduction of A greater number of people on the site will naturally increase the risk to an offender and promote territorial reinforcement of the site, as criminals do not want to be detected, challenged or apprehended.

The landscaping and fencing proposed will reinforce this principle and provide a clear indication of the distinction between private and public domain, eliminating 'excuses' for people to loiter in the clearly defined private spaces. The public spaces are plainly identified using garden beds and pedestrian pathway finishes. The quality of the landscaping to be installed onsite, and the change in landscape and paving treatments to identify the Justice precinct clearly delineate the boundary of the public domain space.

Suitable wayfinding signage at the perimeter of the development will be incorporated to help reduce the opportunities for people to find excuses to gain unauthorised access and/or to loiter in areas of the development or immediately adjacent to entries.

1.02 SURVEILLANCE

People feel safe in public areas when they can see and interact with others, particularly people connected with that space, such as shopkeepers or adjoining residents. Criminals are often deterred from committing crime in places that are well supervised.

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 – it 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. It is commonly used as a 'patch' to supervise isolated, high risk locations.

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

There are currently minimal surveillance opportunities from the existing buildings surrounding the site. However, there is the potential for new surveillance opportunities arising from future surrounding development. It is therefore recommended that sufficient lighting, as identified in the Public Realm Lighting Plan, be provided in the space to reduce the opportunity for concealment as well as reducing fear and increasing visibility. The

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use of 24/7 Police supervision, such as CCTV cameras, is considered to provide an additional layer of comfort for users of the space.

1.03 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. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.

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. Crime, Design and Urban Planning: From theory to Practice Formal (or Organised) access control includes on-site guardians such as employed security officers.

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The proposed development identifies edging treatments to direct pedestrian and vehicular movement through the public domain area in appropriate travel patterns. Additionally, it is envisaged that the building within the site footprint will be provided with appropriate access control devices including security gates and locks on windows and doors. These access control devices are less about restriction but more about guidance and way-finding. The public nature of the proposal and the use of these techniques will assist in guiding pedestrians through the public domain space.

1.04 SPACE / ACTIVITY MANAGEMENT

Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

The introduction of a greater number of people on site will increase activity of the area during both the day and night.

The new Street frontage and other public domain features will naturally attract people to use the space, resulting in people staying in the area for longer periods of time, rather than travelling to the middle of the site as per current conditions. This in turn is likely to increase surveillance and natural community policing.

1.05 LIGHTING

Proposed lighting seeks to ensure suitable levels of light outside of daylight hours, with lighting generally focused around the main thoroughfares of the proposal. The lighting strategy seeks to ensure clear pathways

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of travel are identified through using suitable downlighting, with lighting provided in the Albert Street frontage area and street lighting along the main vehicular entry point.

1.06 SECURITY

The Police Station offers a higher expected level of security presence and will be prevalent throughout the public domain on an ongoing basis once the public domain is accessible to members of the general public.

1.07 NATURE OF RECORDED CRIME

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOSCAR) represents criminal incidents recorded by NSW Police. A review of the local statistics for Jan-Dec 2017 found that the most commonly occurring major offence crimes within the Mid-Coast LGA (rates per 100,000 persons) were:

- Malicious Damage to property (1,062)
- Break and Enter Dwelling (499)
- Non-Domestic Violence related Assault (456)
- Domestic Violence Assault (440)

1.08 CRIME RISK RATING

Combining the area context, the fact the development is a 24-7 Police Station and an understanding of the development of the surrounding area in conjunction with an assessment of the issues discussed in this report, the Crime Risk Assessment of the proposed development is 'low'.

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