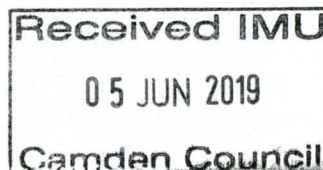


Ms C Aslanis
Camden Council
70 Central Avenue,
Oran Park 2570.



22 May 2019.

DA: 2019/324/1. LOT: 206 DP: 1070297.

Address-38 to 58 Somerset Avenue and 3 Elyard street Narellan.

Construction of five residential flat buildings, comprising of 100 units.

On Wednesday 22nd May 2019, a Safer by Design Evaluation was conducted on DA 2019/324/1, for the proposed development, at 1-5 Main Street Mount Annan.

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 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)

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:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and

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Narellan Police Station

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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 re-enforcement and space/activity management.

- Surveillance
- Access Control,
- Territorial re-enforcement and
- Space/activity management.

Site Description and General comments.

The proposed development is for construction of five residential flat buildings with 2,3 and 4 storeys comprising a total of 100 units, including basement car parking.

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, **low Crime Risk.**

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 CTV, help points and mirrored building panels. *Technical/mechanical Organised Surveillance* is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

Natural surveillance is an important element capable guardianship. When supervision is lacking, the perception of surveillance can be created to deter opportunistic criminals. Offenders often scan their surroundings to see if they are being watched.

Objects, areas and structures capable of concealing an offender (especially near pedestrian routes) increase crime risk.

Advised Conditions of Consent:

- ❑ Entry points should be designed so as to maximize surveillance opportunities to and from these areas from both inside, as well as outside.
- ❑ The placement and orientation of common entry areas such as foyers should maximize opportunities for natural supervision by caretakers, tenants and other guardians.
- ❑ Laminated glass walls and windows facilitate supervision of common entry areas.
- ❑ Residential setbacks (such as front yards) act as a transition or buffer between private and public space. These areas require good sight lines from private vantage points to public areas.
- ❑ Store and Electrical Meter Rooms need to have doors locked at all times.

Recommended Conditions of Consent:

- ❑ Doors into Electrical Meter Rooms, to have approved Power Company locks and doors to be kept locked at all times.
- ❑ All vegetation/ Landscaping to be trimmed on a regular basis to ensure it is kept to a minimal height i.e eye level , at all times.
- ❑ Ensure all barriers and panels around the dwellings are transparent.
- ❑ CCTV cameras to be installed in and around car parking areas, and to be installed by licensed, qualified security professionals.
- ❑ Effective lighting to be installed in and around the car parking areas as well as the public / private areas with 48 hours storage.

Lighting

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Good lighting can assist in increasing the usage of an area. Further information is required within the plans, which were reviewed to indicate the lighting proposals for the street lighting and car park, i.e the positioning of the lights next to vegetation is of a concern due to reducing the spread of the lighting.

Lighting should meet minimum standards. Crime and fear reduction are specified as key objectives in Australian lighting standard AS1158 for public streets, car parks and pedestrian areas.

Effective lighting contributes to public safety by reducing fear, increasing community activity, improving visibility and increasing the chance that offenders will be detected and apprehended. The Canadian METRAC Group (Toronto City Council) recommends a 15 metre facial recognition test in public places. This yardstick is often applied as a non-technical measure of lighting effectiveness.

Walking from overtly bright places into dark places, or dark to light places can lessen a pedestrian's ability to see and recognize people, objects and colours. Transition lighting can help to reduce (night) vision impairment.

General Comments in Design for Lighting:

- ❑ Lighting should be designed to the Australian and New Zealand Lighting Standards.
- ❑ Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.
- ❑ Lighting layout for the outdoor areas should be Anti Vandal type lights which are a better option, for both lighting and maintenance.

Recommended Conditions of Consent:

- ❑ A lighting maintenance policy needs to be established for the development.
- ❑ Australian and New Zealand Lighting Standard 1158 – Car Parks, must be used especially in undercover type parking in each block.
- ❑ The walls and ceilings of the car parks under 1st floor should be painted a light colour.
- ❑ Public area lighting must be bright and even (to permit facial recognition of approaching persons at 15 metres).
- ❑ Public or outdoor lighting to be addressed to ensure it complies and is effective.
- ❑ All lighting should be vandal proof throughout the complex.

Landscaping

Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can also provide concealment or entrapment areas for people involved in **criminal behaviour**.

General Conditions of Consent:

- ❑ Some predatory offenders seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future especially at rear open space areas.
- ❑ A safety convention is to have 3-5 metres of cleared space on either side of pathways. Thereafter, vegetation is stepped back in height to maximise sightlines.

- ❑ A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment.
- ❑ Landscaping can greatly interfere with residential setbacks (such as front yards). These areas require good sight lines from private vantage points to public areas therefore it is important that landscaping does not inhibit surveillance.

Recommended Conditions of Consent:

- ❑ Landscaping close to and around the dwelling should be regularly maintained to ensure branches cannot act as natural ladders to gain access to higher parts of the dwelling, and to assist with natural surveillance in and around the dwellings.
- ❑ Vegetation to be 3-5 metres clear of pathways.

Territorial Re-enforcement

Criminals rarely commit crime in areas where the risk of detection and challenges 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.

General Conditions of Consent:

- ❑ The boundaries of the development are reasonably well defined and re-enforced by fencing and landscaping.
- ❑ Signage, to be used to indicate in and around the development. Confusion resulting from vague entry design can legitimise exploration, trespassing and excuse making by opportunistic criminals. Entries should be legible and inviting.
- ❑ Car park design and definitional legibility can help (or hinder) way finding. Knowing how and where to enter/exit and find assistance can impact perceptions of safety, victim vulnerability and crime opportunity. Signage should reinforce (not be an alternative to effective design).

Recommended Conditions of Consent

- ❑ Signage needs to be provided at entry/exit points indicating public and private access points and areas throughout the development, to assist users and warn intruders that they will be prosecuted.
- ❑ All car parking areas of each block should have signage "residents only", and signs for all visitor parking.

Environmental Maintenance

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.

Recommended Conditions of Consent:

- ❑ A graffiti management plan needs to be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such materials generally with a forty-eight hour period.

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 maximize community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

General Comments:

- ❑ As residents within this area have been targeted for malicious damage, break enter and steal, and stealing's, it is important that access to and from the development be established and maintained.
- ❑ There is little information to indicate the access control treatments in and around the development.
- ❑ Natural ladders are building features, trees or nearby structures that can help a criminal to climb to balconies, rooftops, ledges and windows.

Recommended Conditions of Consent:

- ❑ Further consideration to be given to enhancing the entry into buildings with electronic access control equipment to enhance physical security.
- ❑ Intercom facilities should be incorporated into these entry/exit points at the front and back of the dwelling to enable residents to communicate and identify with people prior to admitting them to the premises. An auxiliary lock set should also be incorporated into the design of each of the entry/exit points to enable emergency services to access the development particularly in emergency situations.
- ❑ Having electronic access control equipment fitted to these areas to enhance physical security should control the doors from public to private areas.

- ❑ 'Residents only' access to underground parking through the interior of the dwelling can reduce opportunities for theft from vehicles, motor vehicle theft, and entrapment.
- ❑ Bench seating and Common Open space BBQ areas to be maintained. Re The broken window Theory. The theory states "That maintaining and monitoring urban environments in a well-ordered condition may stop further vandalism and escalation into more serious crime".

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 Greg Loudon, Crime Prevention Officer, Camden Local Area Command, phone 46324459 or Email loud1gre@police.nsw.gov.au

Yours faithfully,

Acting Commander
Paul Fryer
Camden Police Area Command.

Disclaimer

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 New South Wales Police, absolutely safe for members of the community or their property.
2. It is based upon the information provided to the New South Wales Police, at the time the evaluation was made.
3. The evaluation is a confidential document and is for use by the consent authority or organization referred to on page 1 only.
4. The contents of this evaluation are not to be copied or circulated otherwise that for the purposes of the consent authority or organization referred to on page 1.

The New South Wales 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.