

Don Hugo

From: TE_Technical Enquiries
To: leanne.burns@lismore.nsw.gov.au
Subject: CNR-73350 - A-89396 - 144 MILITARY ROAD EAST LISMORE 2480 - 32 CRAWFORD ROAD EAST LISMORE 2480 - 146 MILITARY ROAD EAST LISMORE 2480

Dear Sir/Madam,

We refer to Council's correspondence via the NSW ePlanning portal seeking comment from Essential Energy in relation to the proposed development at the above property.

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
3. In addition, Essential Energy's records indicate there is electricity infrastructure located within close proximity of the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as [*ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*](#). Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
4. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).
5. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Should you require any clarification, please do not hesitate to contact me.

Regards,

Essential Energy



T: 13 23 91 |

PO Box 5730 Port Macquarie NSW 2444 | www.essentialenergy.com.au | www.intelligentnetwork.com.au



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Development Application Review

Webcops Reference: E97879514

DA Reference No: 5.2024.200.1

TRIM Reference: D/2024/1042361

Council: Lismore City Council

Developer/Applicant: Landcom

Date of Risk Assessment: 26 September 2024

Time Risk Assessment undertaken: 9.40am

Site Name: Lot 21 DP1124244, Lot 3 DP 365665, Lot 4 DP 365665

Address: 138, 144 & 146 Military Road East Lismore NSW 2480

Contact Name: Mr S. R. REINHOLD

Proposed development/use of space:

Two (2) residential flat buildings, comprising fifty (50) build-to-rent dwellings with 20% of dwellings being allocated as affordable rental housing; carparking; landscaping; and public domain works.

1. Introduction

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Development Application 5.2024.200.1.

2.1 Current environment

The site of the proposed development is currently vacant land located on the southeastern corner of the intersection at Military Road & Crawford Road East Lismore. The site is situated in a predominantly residential area but is close to Southern Cross University, Wyrallah Road Shopping Centre, East Lismore Bowling Club, Wade Park and Rivers Secondary College (High School).

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To the north of the proposed development site is Crawford Road then a cemetery, to the east is vacant land, to the south is an Essential Energy Substation then vacant land. To the west is Military Road and residential dwellings consisting of a mixture of single and double storey dwellings and units.



Source: Lismore City Council Intramaps.

2.2 Proposed development

Two (2) residential flat buildings consisting of a three & four storey building comprising fifty (50) build-to-rent dwellings with 20% of dwellings being allocated as affordable rental housing; carparking; landscaping; and public domain works.

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Source DA 5.2024.200.1



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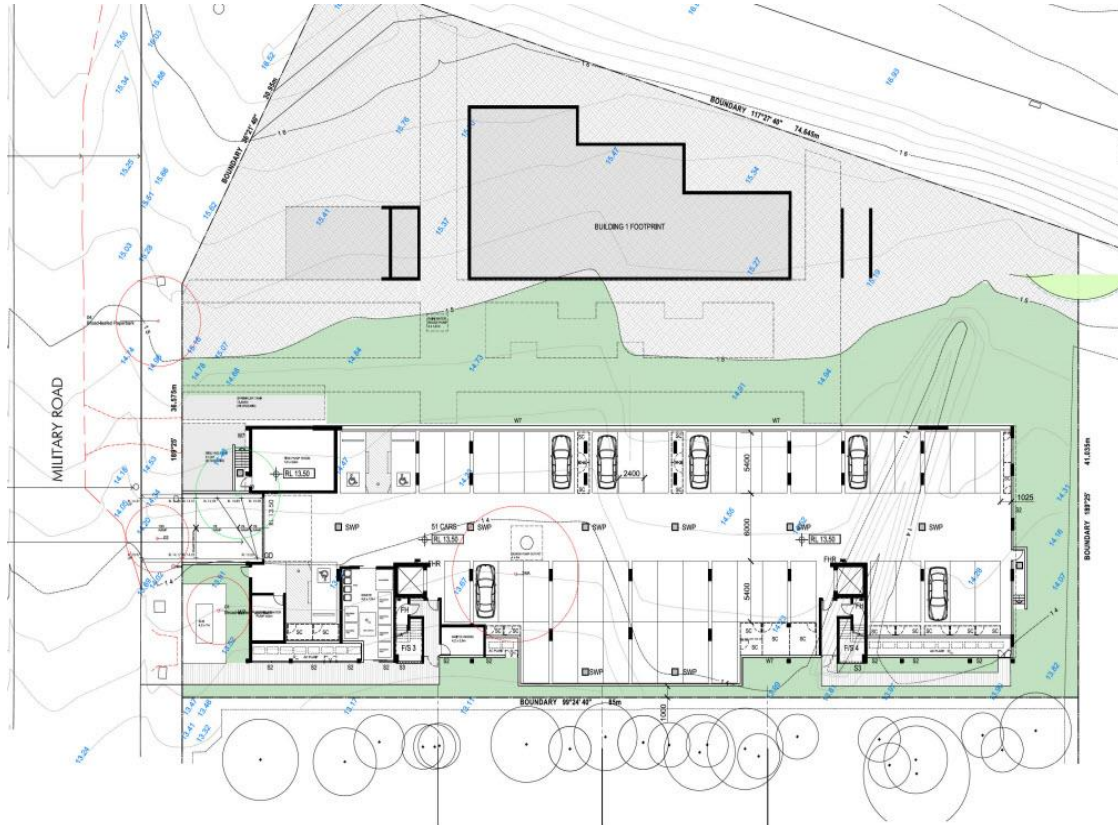
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Source: DA 5.2024.200.1

3. Crime risks and identified issues

The crime risks identified in the local area include break and enter, property theft, motor vehicle theft, malicious damage (including graffiti) and anti-social behaviour.

3.1. Current/trending crimes that impact the local area that should be considered within the design and building process: At the time of preparation of this report there were minimal current or trending crimes identified within the area of this DA. The types of crime categories that have been identified as a risk were identified through searches of Police crime data records for the area surrounding this proposed development dating back to 01 January 2022.

3.2. Crimes that the current proposed development application will introduce or facilitate within this

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space: This development will effectively introduce an additional 50 households of persons to the immediate urban area. With the introduction of potentially many people to the space there is an increased risk potential for property crime and crimes of violence. However, the risk of crime can be mitigated by the implementation of CPTED principles within the design and development of the complex. The Statement of Environmental Effects clearly indicates that CPTED principles have been considered and designed into this development.

3.3. Developments can introduce or facilitate certain issues that are not necessarily a crime, but impact on the ability to police a space: Nil identified.

4. Recommendations

In consideration of the nature of this development and the crime risk assessment undertaken, review of the CPTED proposals in the Statement of Environment Effects Police make the following recommendations:

- Surveillance – The proposed development indicates that significant landscaping will be incorporated into the development. To ensure and promote visibility and surveillance opportunities it is recommended that the proposed landscaping is maintained to prevent it becoming overgrown.
- Surveillance – Ensure landscaping plants in areas along pathways and other areas used by the residential guardians consist of low-lying plants to ensure open sightlines and reduce concealment areas.
- Surveillance - Ensure that passive surveillance is incorporated within the design/layout to ensure adequate natural surveillance of the internal communal area between the buildings by residential guardians from within the complex.
- Surveillance - Promote visibility and surveillance opportunities around the premises by keeping sightlines clear of obstructions, such as large items of street furniture, placement of bulky items such as garbage bins, and any other items that may provide concealment areas.
- Surveillance, CCTV – Installation of a quality CCTV system in those areas that are deemed common, or public/shared spaces, including the car park. The installed CCTV cameras should be placed in areas to capture a person's face and be of sufficiently high resolution to discern facial features and clothing details. Ensure that the CCTV cameras can be accessed for Police if required and be remotely monitored by an onsite guardian and/or a reputable security company.
- Surveillance, Lighting - Ensure that there is adequate lighting along common pathways and throughout the shared common areas.
- Surveillance, Lighting - Installation of adequate external lighting around the proposed exterior of the buildings, entry/exit points, common areas and the carpark.

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- Surveillance, Lighting - Ensure that lighting utilised does not produce glare or dark shadows and be orientated to illuminate potential threats or suspects accessing the location rather than impede those that may be within the proposed development observing or looking out.
- Surveillance, Lighting - Ensure that damaged lighting both internally and externally is repaired or replaced in a timely manner.
- Access Control - Ensure surveillance opportunities are considered in the design or type of door used to secure the vehicle entrance/exit to the carpark/garage. Utilise a door that has panels of a visually permeable construction so that residents can see through the door at the time they are entering or leaving the garage. Ensure pedestrian access to the garage is via locked gate or door.
- Access Control - Ensure all ground level entry/exit access to the complex buildings is restricted to complex guardians/residents only or their guests and that access is via intercom and or key.
- Wayfinding - Directional signage to be provided. The signage is to be clear, legible, and useful, to aid way finding throughout the development.
- Territorial reinforcement - Keep areas under decks/windows free of any structures that can be climbed on to gain access to residence balconies.
- Space management - Ensure the rapid removal of graffiti and/or repair of any damage to the premises which may be visible to members of the public.

Disclaimer

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

1. It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
2. It is based upon the information provided to the NSWPF at the time the assessment was made.
3. This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
4. The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be

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free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact Senior Constable Ernest MAKINGS, Crime Prevention Officer, Richmond Police District, 02 6626 0599 or maki1ern@police.nsw.gov.au

Yours sincerely,

Scott TANNER APM
Superintendent
Police District Commander
Richmond Police District

Date: 27/09/2204

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