



NSW Police Force

Development Application Review

WEBCOPS Event No: E84941816

RMS Reference: D/2021/1029953

DA Reference No: DA99/2021

Council: Lane Cove

Developer/Applicant: Silver Pond Investments Pty Ltd.

Private Certifier: Black Maguire Goldsmith

Property address: 21-41 Canberra Ave & 18-32 Holdsworth Ave St Leonards

Proposed development/use of space: Demolition of 19 detached residential homes and construction of 5 buildings with 329 apartments in total comprising 2 basement levels, 11 residential levels, landscaping, plantings, common area irrigation and drainage.

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 Lane Cove Council Development Application DA99/2021.

2.1 Current environment

The site of the proposed development is in a residential street made up of detached houses. The area to the west is also low density residential. The Pacific Highway, a main arterial road, is around 400 metres to the north and east of the site and the area between is a mix of residential homes and businesses. Newlands Park is directly across the road from the site and contains playground equipment, bushland and a recreational area. The site is 430 metres south of St Leonards railway station and around 500 metres west of the new Crows Nest metro station which is still under construction.

2.2 Proposed development

The development proposal seeks to demolish 19 detached residential homes located between Holdsworth Avenue, Canberra Avenue and River Road and construct 5 buildings with 329 apartments in total including 72 one bedroom, 169 two bedroom and 78 three bedroom apartments. The development will comprise 372 onsite parking spaces and loading areas, 2 basement levels, 11 residential levels, landscaping, plantings, common area irrigation and drainage. The site will be accessed by a single driveway on Canberra Avenue.

North Shore Police Area Command

63 Archer Street Chatswood NSW 2067

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3. Crime risks and identified issues

Within this section you are to identify the crime risks and issues that are currently impacting the local area, will be introduced or exacerbated by the proposed development, and any issues that will impact the policing of that space.

3.1. Current/trending crimes that impact the local area that should be considered within the design and building process.

The site will be a potential target for theft from basement storage cages, mail theft, parcel theft, Steal from Motor Vehicle offences, break, enter and steal offences and bicycle theft.

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

Due to there being 121 bicycle parking spaces and the increase in population density the site could possibly introduce or facilitate bicycle theft and parcel theft.

3.3. Developments can introduce or facilitate certain issues that are not necessarily a crime, but impact on the ability to police a space. This section allows you to detail what issues you have with the proposed development, for example homelessness, population density, other proposed developments in the surrounding space, traffic, traffic flow, parking, public transport, affordable housing, schools, religious building/groups, emergency management and anything else your command identifies.

It is possible that a large percentage of residents in this development will either work locally and walk to work or use public transport, however, the development is still expected to cause higher traffic congestion due to the increase in population density (19 homes to 329 homes). There are also a number of other high rise developments in the St Leonards precinct that have already placed greater demand on parking and weekend traffic movements.

This particular development will impact the intersections of Canberra Ave and River Road, Duntroon Avenue and River Road, Berry Road and Pacific Highway and Marshall Avenue and Berry Road and it is recommended that appropriate modifications be made to accommodate this.

The development falls within the catchment area of Greenwich Public School and may cause a higher volume of pick up and drop off traffic at the school.

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4. Recommendations

The following Crime Prevention Through Environmental Design (CPTED) treatment options need to be considered for the proposed development in order to reduce opportunities of crime:

1. The site will need to be clearly identified through a business name and street number and be visible from the street. This will enable all emergency services to locate the premises.
2. Appropriate signage should be erected inside and around the perimeter of the entire property to warn of security treatments in place e.g. "This site is under 24 hour video surveillance".
3. Local schools should be consulted in regards to the expected increase in students and how this will impact on traffic congestion during drop off and pick up times.
4. Appropriated modifications should be made where necessary to accommodate the increase in traffic congestion on surrounding streets and intersections.
5. The Traffic Management Plan should cover the impact the demolition and excavation phase will have, including truck usage etc.
6. Bicycle parking should be in a secure area and covered with CCTV cameras.
7. Mail boxes and parcel delivery areas should be secure and covered with CCTV cameras. If possible, a secure method for parcel delivery should be set up in the building.
8. If the site has storage cages they should be made of solid materials that can't be cut open and covered by CCTV cameras. Signs should be placed in the area warning residents not to leave valuable items in storage cages.
9. Lighting in and around the proposed development should comply with Australian Standard AS: 1158 and should provide for adequate, uniform illumination. External lighting should be of a 'white light' source. Note that high or low pressure sodium 'orange' lighting is not compatible with quality surveillance systems. Internal lighting should be controlled from 'Staff only' areas, away from public access. If this is not possible, use tamper-resistant switches. Luminaries (light covers) should be designed to reduce opportunities for malicious damage.
10. Lighting within the site will need to be positioned in a way to reduce opportunities for offenders to commit crime i.e vandalism and graffiti. The lighting will need to be sufficient to enable people to identify signs of intoxication and anti social behaviour. The lighting will also need to be sufficient to support images obtained from any CCTV footage. Please note that some low or high pressure lighting is not compatible with surveillance systems.
11. Doors should be of solid construction, and should be fitted with quality deadlock sets that comply with the Building Code of Australia and Australian Standards – Lock Sets AS:4145.

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12. Windows within the site should also be of solid construction. These windows should be fitted with quality window lock sets that comply with the Australian Standards – Lock Sets AS:4145. Glass within doors and windows should be reinforced to restrict unauthorised access. The glass can be either fitted with a shatter-resistant film or laminated to withstand physical attacks.
13. An electronic surveillance system should be included to provide maximum surveillance of all areas of the site including entry/exits, car parks, bicycle parking, mail areas and common areas. Cameras should also cover public footpath areas around the premises. The system should be capable of recording high-quality images of events. The recording equipment should be locked away to reduce the likelihood of tampering.
14. An emergency control and evacuation plan should be implemented within the site and displayed for the information of residents.
15. All recording made by the CCTV system must be stored for at least 30 days. Ensure that the system is accessible by at least one member of staff at all times it is in operation, and provide any recordings made by the system to a police officer or inspector within 24 hours of any request by a police officer or inspector. The CCTV cameras will need to be placed in suitable locations to enhance the physical security and assist in positively identifying an individual, who may be involved in criminal behaviour.
16. “Park Smarter” signage should be displayed in the car park to warn/educate motorists to secure their vehicles and not leave valuable items in their cars. The car park will also need to have adequate lighting.
17. Wheelchair access should at no time be blocked nor impede access to anyone with a disability.
18. The landscaping design around the site needs to be free from potential hiding places and provide sightlines throughout the site and into any surrounding areas such as car parks, playgrounds and recreational amenities. Trees and shrubs should be maintained regularly to reduce concealment opportunities and increase visibility. Avoid the use of landscaping materials which could, when mature, serve as screens or barriers to impede views.
19. The boundaries of the site should be clearly identified to deter unauthorised persons from entering the site.

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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:

- 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.
- It is based upon the information provided to the NSWPF at the time the assessment was made.
- This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
- 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 free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact Senior Constable Jenni Brown, Crime Prevention Officer, North Shore PAC, 9414 8446.

Yours sincerely,
Jenny Scholz.
Superintendent
Commander
30.8.2021

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