



**JINDABYNE
POLICE STATION
CPTED REPORT**

16-18 Thredbo Terrace, Jindabyne
Development Application



Issue	Title	Date	Prepared	Checked
1	Draft issue	22/01/21	JK	OM
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INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed Police Station at 16-18 Thredbo Terrace, Jindabyne, as described in Environmental Impact Statement to which this report is appended.

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities of crime created by the proposed development by assessing the development in accordance with design and place management principles of CPTED.

GroupGSA has prepared this assessment in accordance with the methods and resources of the NSW Police Force Safer by Design Course. This assessment has been prepared and reviewed by experienced CPTED professionals, following their completion of the NSW Police Force Safer by Design Course. The assessment uses qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located, and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

In accordance with the NSW Department of Planning and Environment's guidelines (2001), the aim of the CPTED strategy is to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- increasing the effort required to commit a crime by increasing the time, energy or resources which need to be expended;
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- removing conditions that create confusion about required norms of behaviour.

Architectural Drawings by GroupGSA have been reviewed as part of this assessment. The following tasks were undertaken in the preparation of this assessment:

- review of the Safer By Design Manual by the NSW Police Force;
- collection and analysis of local and NSW state crime statistics from the Bureau of Crime Statistics and Research (BOCSAR); and
- a crime risk assessment, in accordance with the current NSW policy and practice





THE SITE AND CONTEXT

01

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SITE CONTEXT

The site is located within close proximity to the Snowy River and Kosciuszko Road, which is a major arterial for the region.

There is an existing vehicular entry to the site, the northern Police Station driveway entry. There is also a pedestrian entry located to the north of the site and connecting the site to Thredbo Terrace. The site currently contains grassed areas and tree and shrub plantings primarily adjacent to the site boundaries. The majority of the site however is occupied by buildings or hard stand area.

The immediate land uses to the site comprise of the following;

- The site is adjoined to the north west by neighbouring residential properties.

- To the south east is currently a vacant lot
- North and across from the site on Thredbo Terrace is an on grade car park
- Land to the west comprises vacant lots

Within a 400m radius of the site is primarily single storey residential dwellings. Located along Thredbo Terrace is also a childcare centre and ambulance facility. Further north of the site is the major commercial centre of Jindabyne.

Site location. Source: Sixmaps



THE SITE

The site is located at 16-18 Thredbo Terrace, Jindabyne Lake. It is located within the Snowy Monaro Regional Council. The site is approximately 3,139sqm and encompasses 2 lots as shown in Figure 2.

Access

The site currently has a single access point for vehicles, located toward the western end of Thredbo Drive.

Topography

The site currently sits below adjacent land to the south with existing retaining walls in the south eastern corner of the site with land sloping towards the Thredbo Terrace frontage and with a cross fall from west to east.

Site location. Source: Sixmaps



SITE

PHOTOGRAPHS

The below photographs have been used in our assessment of the existing site conditions.

They were taken on a site visit on 28th April 2020.



1. Existing station signage and landscaped setback
Source: GroupGSA



2.Existing Station entry
Source: GroupGSA



3. Existing driveway
Source: GroupGSA



4. Looking west along Thredbo Drive
Source: GroupGSA



5. Vacant lot to the east of site on Thredbo Drive
Source: GroupGSA



6. Existing car park and garage
Source: GroupGSA



7. Adjacent residential property
Source: GroupGSA



8. View from vacant lot adjacent to property looking north to Lake Jindabyne
Source: GroupGSA

RISK

ASSESSMENT

A risk assessment of the Site in its existing context and form has been undertaken. Overall, the Crime Risk Rating is considered 'low'. The reasons for this are:

- The Site's location within an existing semi urban area
- No visible evidence of graffiti within the site
- No visible evidence of litter and dumping within the vicinity of the site
- Vacant land around the site appears well kept and fenced
- On grade car park across the road from the site is well maintained





THE PROPOSED DEVELOPMENT

02

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DESCRIPTION OF PROPOSAL

Development Application

This report refers to the guidelines under section 79C of the Environmental Planning and Assessment Act 1979 to help councils consider and implement CPTED principles when assessing development applications. It is submitted as part of the Development Application to Snowy Monaro Council.

The principles contained under section 79C have been applied to the recommendations in this report.

Proposal Description

The proposed new police station building comprises:

Ground Floor

- Main entry foyer to Police Station with awning (over)
- Interview rooms
- Duty room
- Separate staff entry point and prisoner release door
- Small meeting room
- Charge room and cells
- Offices
- Equipment room and storage areas
- Amenities, stairs and lift to upper level, and
- Van dock

First Floor

- Meals room
- Briefing room
- Equipment and storage rooms, and
- Amenities and lockers (male and female)

Accommodation

The proposed new accommodation building comprises:

Ground Floor

- 4 x Double bedrooms with ensuite
- Combined dining room and kitchen
- communal laundry

First Floor

- 4 x Double bedrooms with ensuite
- Linen room
- plant

The accommodation building comprises timber look and pre-finished fibre cement cladding on the main northern frontage facing the street with a steep pitched (alpine character) skillion metal roof with wide timber clad eaves pitching to the rear of the site (south). Other facades comprise metal and pre-finished fibre cement cladding with various windows comprising tinted, colourback and frosted glass.

Carport

The proposed carport comprises an open air roofed storage area with parking for 6 vehicles plus trailers located to the rear of the new police station and accessed off the main driveway.

Boat and Skidoo Shed

The proposed boat and skidoo shed comprises an enclosed shed with space to accommodate boats and skidoos located adjacent to the Thredbo Terrace frontage in the north western corner of the site accessed off the main driveway.

NATURE OF RECORDED CRIME

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. A review of the local statistics for 2017 found that the most commonly occurring crimes relevant to CPTED within the Snowy Monaro Local Government Area were:

- Domestic violence related assault
- Non domestic violence related assault
- Break and enter non dwelling
- Break and enter dwelling
- Stealing from motor vehicle
- Malicious damage to property

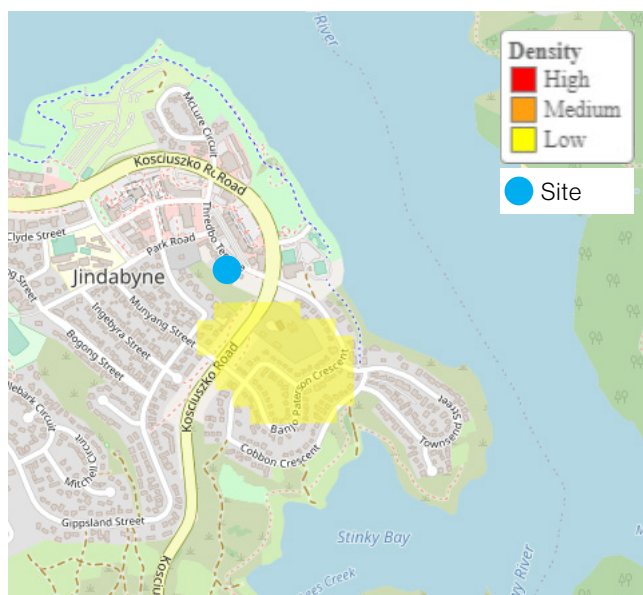
The frequency of the above crimes in the Snowy Monaro Local Government Area between 2016-2019 are summarised below.

Offence type	Rate per 100,000 population	2016	2017	2018	2019	24-month trend
		Number of	Number of incidents	Number of incidents	Number of incidents	
Domestic violence related assault	225	54	58	48	86	Stable
Non-domestic violence related assault	278	75	72	66	83	Stable
Sexual assault	54	20	23	19	15	Stable
Indecent assault, act of indecency and other sexual offences	127	27	19	22	23	Stable
Break and enter dwelling	166	35	38	42	38	Stable
Break and enter non-dwelling	215	21	12	30	21	Stable
Steal from motor vehicle	239	45	41	66	40	Stable
Steal from retail store	83	21	11	27	21	Stable
Steal from dwelling	137	31	16	34	26	Stable
Fraud	190	43	63	49	54	Stable
Malicious damage to property	547	136	154	151	155	Stable

NATURE OF RECORDED CRIME

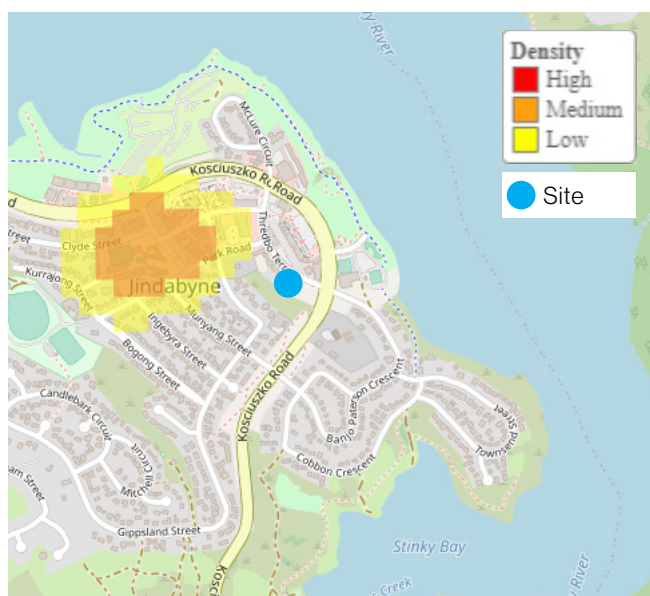
Hotspots indicate areas of higher crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not reflect the risk of victimisation. The adjacent maps were the only hotspots within the vicinity of the site, which indicate low crime rates generally within proximity to the site.

The medium density hotspots for Malicious Damage are primarily located around the school, to the west of the site. Incidents of non domestic and domestic and non domestic assault occur (but at low density) within close proximity to the site. Building specific CPTED principles will need to be carefully considered to minimise opportunities for crimes at the detailed design phase of the project. In this instance, natural surveillance, technical surveillance, lighting, street activity and effective guardianship are considered key.



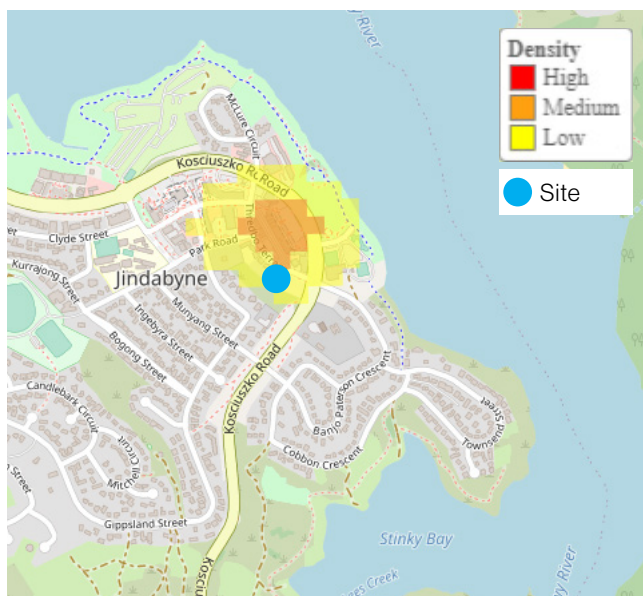
Incidents of Domestic Assault

Source: BOCSAR



Incidents of Malicious Damage

Source: BOCSAR



Incidents of Assault (non domestic)

Source: BOCSAR

CRIME PREVENTION

The Snowy Monaro Development Control Plan Section C2 outlines several CPTED Principles that should be applied to the design and management of development. The objectives of these are as follows;

The following key principles should be applied to the design and management of development to reduce opportunities for crime:

- Surveillance – encourage opportunities for casual surveillance
- Accessibility and Target Hardening – restrict access and maximise the use of appropriate security measures
- Reinforce Territory / Space Management – encourage ownership of communal areas and the sense of community and formally supervise and care for property
- Defensible Space – ensure that areas have the appearance of being cared for and protected

Site and Building Layout

- To ensure that site and building layout enhances security and feelings of safety.
- To ensure that private and public spaces are clearly delineated.

Lighting

- To ensure that lighting enhances the amenity and safety of a site after dark by
- increasing opportunities for casual surveillance, deterring unauthorized access and
- reducing feelings of fear and vulnerability of legitimate site users.

Landscaping and Fencing

- To ensure that landscaping does not reduce the security of a site.
- To ensure that fencing, which is used to delineate private space, is used in a way which enhances safety.

Security and Operational Management

- To ensure an appropriate level of security is achieved

Building Identification and Ownership

- To ensure buildings and areas within the site are clearly identifiable at all times to prevent unintended access and assist persons trying to locate the premises, especially in times of emergency.
- To ensure that building design promotes ownership and connection with both private and public spaces





**CPTED DESIGN
AND**

**MANAGEMENT
PRINCIPLES FOR
CONSIDERATION**

03

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CPTED PRINCIPLES

Territorial Re-enforcement

Community ownership of public space sends positive signals to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers and criminals rarely commit crime in areas where the risk of detection and challenge are high. 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.

Given the proposed future use of the site as a Police Station and accommodation, territorial reinforcement and associated effective guardianship will be critical in ensuring safety and crime reduction. Clear delineation between public and private land will be important for the future development to ensure the the ambiguity of the spaces and their use is minimised. This will assist in promoting the buildings prominence and function within the local context. Defined landscaping along the land ownership boundaries, and clear signage will also assist.

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.

It is important the clear site lines between public and private places maximise natural surveillance to the street.

Appropriate lighting needs to be considered to the Station itself and also the accommodation to ensure effective guardianship of all areas of the site. This will ensure that there are minimal areas for potential offenders to conceal themselves on and around the site.

The site layout needs to promote clear sight lines, natural surveillance and ease of access and wayfinding. Opportunities for such will be assisted by the topography of the site, which falls towards the Thredbo Terrace and has district views.

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.

Formal (or Organised) access control includes on-site guardians such as employed security officers.

Primary – access to all public areas including the streetscape and building entry

Secondary – access to semi-public areas, including building lobbies.

Vehicle – i.e access for vehicles for parking and loading within the proposed development, encompassing all the above uses.

As with territorial reinforcement, it is important to maintain that the proposed development be free of physical access control that appears to fortify the environment. Access control should not unnecessarily delineate the ownership of the Police Station.

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 effective management of activity and space within the proposed development is critical given the various uses that will occupy the Site.

Similar to environmental maintenance, there is a strong association between activity and space management, and the fear or perceived fear of crime. Unlike environmental maintenance, this principle endeavours to manage the more dynamic activity and use of space.





RISK RATING + DEMONSTRATION OF CPTED PRINCIPLES

04

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DEMONSTRATION OF CPTED PRINCIPLES

The Crime Risk Rating considers the development as proposed in Development Application by GroupGSA.

Acknowledging the site context and issues discussed in all previous chapters of the report, the Crime Risk Assessment Rating of the proposed development is within the 'moderate' category. An assessment of the proposal using CPTED principles has found that if all of the principles and design elements that are included in the Development Application are included the rating would remain in the low category in a future assessment.

While the proposed development will likely increase the opportunities for crime, purely by the increase of use and occupancy of the site, our assessment finds that the design of the Application is generally consistent with the principles of CPTED.

Territorial Reinforcement

The delineation of public land is clearly articulated through the design of the landscaped environment and measures of territorial reinforcement do not appear to fortify the proposed development and the Site.

The site entry area features a concrete wall to the front which acts as a ram barrier to the street frontage. This will be softened by a landscaped garden area featuring turf, boulders and garden beds.

The proposed development includes new business identification signage in the form of a wall sign to be located on the frontage of the new police station building on the northern fronting Thredbo Terrace. The signage incorporates a standard NSW Police pole sign with dimensions 1250mm (w) x 1250mm (h) adjacent to the pedestrian entry path is proposed which is illuminated and is visible from both sides of Thredbo Terrace. A wall mounted sign with the station name 'Jindabyne Police Station' is also proposed with dimensions 9460mm (w) x 500mm (h) alongside the NSW Police Crest with dimensions 1025mm (w) x 1320mm (h). Details of the proposed signage is provided in the Signage Plan

Surveillance

There is minimal dense vegetation, ensuring sight lines along pedestrian paths are maintained. Ensure opportunities for natural surveillance are not reduced by an unmaintained environment along these paths.

In the design of buildings, ensure opportunities for concealment are minimised by reducing alcoves and recesses throughout building exteriors.

Driveways and pedestrian pathways do not lead to concealed spaces.

As practically as possible, ensure the distance of a driveway to a public road is minimised.

The pedestrian entry/egress points to/from the site from Thredbo Terrace are clearly defined and have a generous width. They will be appropriately lit with clear sight lines to ensure natural surveillance.

All new landscaping and existing vegetation (were appropriate) should be less than 1m in height or have a canopy above 2m in height. This is in order to improve sightlines and minimise concealment opportunities throughout the site and along pedestrian pathways.

Lighting and Technical Supervision

All lighting provided within and around the development, including the through site links and laneway should ideally exceed the minimum Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas, specifically addressing crime and fear reduction.

Consistent and uniform lighting is recommended throughout all public and ground level communal areas (where appropriate) within the proposed development. This lighting also aims to minimise light pollution and light spill on to future residential building windows.

Outdoor lighting is recommended to have an appropriate Colour Rendering Index (CRI) for accurate identification of colour. All outdoor lighting within the proposed development should comply with AS4282-1997. A lighting strategy should be prepared in this respect by a suitably qualified and experienced lighting consultant.

A CCTV network is recommended to be implemented. We recommend that the CCTV network use a discrete style of camera (such as a small dome camera) that is integrated/ attached to the street lighting or similar. This is to minimise the perception of inherent insecurity associated with large and prominent cameras that can have a negative social effect.

It is recommended that a security consultant with a Class 2A licence under the Security Industry Act 1997 is engaged to provide specific advice on placement, installation, monitoring and maintenance of the CCTV network.

Activity and Space Management

Recommend ground floor residential units for the future buildings to have individual entries as much as practicable. This increases activation of street frontages, natural surveillance and effective guardianship.

Access Control

Ensure that any access control does not appear to fortify the environment. Indeed, any fencing along internal street boundaries to terrace style units be visually attractive and low in height.



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