



**NSW Police Force**

Adam Mitchell  
Principal Planner  
Northern Beaches Council  
1 Park St Mona Vale

25 November 2021

Dear Adam

**RE: DA2021/2173**

**Address: 394 Barrenjoey Rd Newport**  
**Proposal: Alterations and additions to a surf lifesaving club**  
**Applicant:**  
**Owner: Northern Beaches Council**

**Proposed Development**

The proposal involves the addition of alteration and addition of a 2<sup>nd</sup> storey to the current surf club as described above.

**Introduction**

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 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- Not conducted on this site) 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 or 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.

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 social and environmental conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension)
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)

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- 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 Reinforcement and Space/Activity Management.

**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 CCTV, help points and mirrored building panels. Technical/mechanical surveillance is commonly used as a ‘patch’ to supervise isolated, higher risk locations.

*Formal (or Organised) Surveillance* is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

**Recommendations:**

- As the proposed development may be exposed to thefts, steal from persons, malicious damage and assault offences, a closed-circuit television system (CCTV) which complies with the Australian Standard – Closed Circuit Television System AS:4806:2006 should be implemented to receive, hold or process data for the identification of people involved in anti social or criminal behaviour. The system is obliged to conform with Federal, State or Territory Privacy and Surveillance Legislation.
- Digital technology should be used to receive, store and process data. Recording equipment should be secured away from public access to restrict tampering with the equipment and data. The equipment needs to be checked and maintained on a regular basis.
- If the use of CCTV is employed, it is advised that a lighting technician be consulted to ensure that all lighting supports the CCTV images. Signage should be displayed in and around the development to inform persons that CCTV is in use.
- Ensure that relevant staff be trained in the operation of the system and that the system is checked on a regular basis to ensure that it is working properly.



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### **Lighting**

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). With this in mind the Australian Standards, Lighting AS: 1158 now requires lighting engineers and designers to factor in crime risk and fear when choosing the type of luminaries/lighting levels.

The objective of security lighting is to deny criminals the advantage of being able to operate unobserved. However, if the area cannot be overlooked or viewed AT NIGHT, then the lighting will only help a criminal see what they are doing, not deter them.

- Lighting (lux) levels for this development must be commensurate with the crime risks identified in this evaluation. The emphasis should be on installing low glare/high uniformity lighting levels in line with Australian Standard AS: 1158
- Lighting sources should be compatible with requirements of any surveillance system installed within the development. (Poor positioning choices in relation to light can cause glare on surveillance screens).
- The luminaries (light covers) should be designed to reduce opportunities for malicious damage. Lighting within/around the development needs to be checked and maintained on a regular basis.

### **Alarms**

An intruder alarm system is not only a deterrent for possible unauthorised access to the Surf Club and facilities but is also a valuable from of early detection.

A monitored intruder alarm system designed to the Australian Standard, Domestic & Commercial Alarm Systems AS: should be installed to enhance the physical security of the club, this is particularly relevant due to the limited night time passive surveillance of the Surf Club.

If an alarm system is installed, the light emitting diodes (LED red lights) within the detectors should be deactivated, to avoid offenders being able to test the range of the system.

Consideration should also be given to incorporating a duress facility into the system to enable staff to activate the system in the event of an emergency. NB: Duress devices should only be used when it is safe to do so.

The system should be tested on a regular basis to ensure that it is operating effectively.

All staff should be trained in the correct use of the system.

### **Access Control**

Access control measures restrict, channel and encourage people, bicycles and motor vehicles into, out of and around targeted sites. Wayfinding, desire lines and formal/informal routes are important crime prevention considerations.

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Access control is used to increase the time and effort required to commit crime and to increase the risk to criminals. Natural access control (NAC) 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 (TAC) includes the employment of security hardware and formal (or organised) access control includes on-site guardians such as employed security officers.

**Recommendations:**

- It is advised that clear signage be erected in and around the development to ensure that all persons do not access restricted areas. This will minimise excuse making opportunities for offenders when trying to gain access to restricted areas such as residents only lifts and car parking.

Examples of signs:



**Territorial Re-enforcement**

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

**Recommendations:**

- Signage should be erected strategically around the external areas of the buildings to warn persons of any security measures in place.

**Space/Activity Management**

Popular space is often attractive, well maintained and well used. Linked to the principle of territorial reinforcement, space activity management ensures that space is appropriately utilised and well cared for.

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Space/activity management strategies should include maintenance, rapid repair of vandalism and graffiti and replacement of burned-out lighting and the removal or refurbishment of decayed physical elements.

Space/activity management should support and increase the use of the built environment with the intent of increasing the risk of detection of criminals and undesirable activities.

Highly functional areas are susceptible to opportunistic crime when inactive.

- Ensure that any damage, graffiti, glass etching etc that may occur to the premises is cleaned/ repaired as soon as practicable. Light coloured surfaces and extensive glass areas may be targeted by graffiti offenders as they are a good surface for tagging.
- It is recommended that the external walls and fencing on ground level are painted in a graffiti resistant paint which is easier to clean if tagged. Rapid removal is the best prevention strategy for graffiti. Rapid removal is best practised when completed within 24 hours of the graffiti being done.

**Landscaping**

Trees & shrubs should be trimmed to reduce concealment opportunities and increase visibility to and from the street or public areas.

**Building Design**

Building sight lines should be kept as simple as possible. Maintain clear sightlines between the street, neighbouring property and the buildings. Complex building shapes create hiding places, which reduce both natural surveillance and the effectiveness of surveillance systems.

Natural ladders – Ensure building design, trees or nearby structures do not help criminals to climb on to balconies, roof tops, ledges and windows.

**Police note that vertical slats are proposed for the exterior and this should mitigate climbing opportunities.**

Where exterior structures are present, they should be detached from main buildings, and situated where they do not act as a climbing aid.

Limit the number of entry/exit points to each building to restrict unauthorised access. Recesses create congregation points, which are a focal point for crime and anti-social behaviour, potentially leading to littering, graffiti, vandalism, arson and drug dealing. If such areas are unavoidable due to design parameters, these areas should be monitored by CCTV.

Wheelie bins or other items should be locked away so that they cannot be used as a climbing aid. Ensure that all garbage bins are adequately secured and any garbage bays are kept locked to reduce the risk of unauthorised entry. Garbage bays are at risk areas as they can be areas of entrapment.

**Thefts from Motor Vehicles**

The Northern Beaches Police Area Command (PAC) experiences regular and repeated incidents of thefts from motor vehicles. These thefts occur in highly populated areas and public car parks.

Car parking areas should be well lit as per the Australian & New Zealand Lighting Standards. The walls and ceilings to the car park should be painted a light colour to increase reflectivity within the car park.

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Park Smarter signage can help to educate people not to leave valuable items visible in their cars and to ensure that they secure their vehicles appropriately. CCTV should be used to monitor risk areas.



### Bicycle Thefts

Northern Beaches PAC experiences regular incidents of the theft of bicycles. **Although CCTV coverage is not sufficient in providing adequate crime prevention, it is however, highly recommended particularly overlooking the bicycle racks and at main entry/exit points to act as a deterrent to theft and for provision of evidence should thefts occur.**

### Conclusion

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 within this evaluation, any person who does so acknowledges that:

1. It is not possible to make areas evaluated by the NSW Police absolutely safe for members of the community and their property.
2. It is based upon the information provided to the NSW Police at the time the evaluation was made.
3. **The evaluation is a confidential document and is use by the consent authority organisations referred to on page 1 only.**
4. **The contents of this evaluation are not to be copied or circulated otherwise than for the purposes of the consent authority or organization referred to on page 1.**

The NSW 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.

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 please do not hesitate to contact me at Dee Why Police Station or via email.

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Kind Regards

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