
Sent: 2/06/2021 10:05:01 AM
Subject: 67 Pacific Parade, Dee Why [SEC=OFFICIAL]
Attachments: 67 Pacific Pde Dee Why Boarding House.pdf;

Attn Anne-Marie Young,

Please find attached, police response to DA 2020/1597 – boarding house development at 67 Pacific Parade, Dee Why.

These developments seem to create a lot of angst amongst neighbours. However, police are rarely called to adverse incidents at the existing boarding houses within the Northern Beaches, such as the one in Grover Road, Dee Why and one Forestville.

Should you require data for crime in those areas/streets, please refer to BOCSAR <https://www.bocsar.nsw.gov.au/>

With management on-site, we would not anticipate any noise complaints.

Please do not hesitate to contact me if you have any questions.

Regards,



NSW Police Force

Lorraine Yates
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Crime Prevention Officer
Northern Beaches PAC
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Anne- Marie Young
Principal Planner
Northern beaches Council
Civic Centre
725 Pittwater Road,
Dee Why, 2099

2nd June 2021

Dear Anne-Marie,

Re: Request for comments on Application
Application No: DA 2020/1597
Description: Construction of a Boarding House
Address: 67 Pacific Parade, Dee Why NSW 2099

The proposed development

The proposal seeks approval for the construction of a boarding house development. The boarding house would include 26 ensuite bedrooms. One of the rooms will be occupied by the boarding house manager. The development includes a common laundry and a common dining area with a fully equipped kitchen. The proposed building comprises of one three-storey building with below ground car parking for up to 12 cars, 5 motorcycles and 6 bicycles.

After reviewing the documents and plans associated with this proposal police have identified a few Crime Prevention Through Environmental Design (CPTED) factors that should be considered in this development and through these Police will make several recommendations.

Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would-be offenders are often deterred from committing crime in areas with high levels of surveillance.

Northern Beaches Local Area Command
Dee Why Police Station

Corner St David Avenue and Fisher Road
Dee Why 2099

Lighting and Technical Supervision

Lighting should meet minimum Australian standards. Effective lighting contributes to safety by improving visibility, increasing the chance that offenders can be detected and decreasing fear. Special attention should be made to lighting the entry and exit points of the building.

It is important the open spaces, pathways and communal areas are well supervised, by allowing natural surveillance of these sites. Building alignment and pedestrian routes allow for this. However poorly supervised and sporadically used pedestrian routes often feature in serious crime. It is important that landscaping does not impinge on site lines and that these paths are well lit.

There is a proven correlation between dim lighting, fear, avoidance behaviour and crime opportunity. Australian and New Zealand standard 1158.3.1.:1999 for Pedestrian Areas (category P) sets out the requirements for lighting systems to provide a safe and comfortable visual environment for pedestrian movement. This standard applies to access pathways, bicycle routes, car parks and other areas. In determining the type and level of lighting needed to service these pathways, ANZS1158.3.1:1999 requires the identification of three conditions: activity type, image and risk of crime. The Standards adds:

“These criteria have been introduced so that a level of lighting maybe selected in order to mitigate actual or perceived crime. The lighting will generally be one of several anti-crime measures to be implemented at a location. Two interconnected aspects are involved, actual crime and fear of crime” ANZS 1158.3.1:1999.

Pedestrian lighting can increase crime risk in some circumstances. Lighting is an ineffective deterrent, for example, if criminals can see that a rear laneway, pathway or cycleway is poorly supervised (i.e.: local guardians cannot see what is lit). In these situations, lighting can aid the commission of predatory crime.

Sensor lighting is very efficient and effective as it is only activated when something enters the zone. Sensor lighting allows for passing motorists, neighbours, members of the public, security and police officers to monitor the activities in and around the building.

Ensure that the front of the property is clearly labelled with the street number as this will assist emergency services in locating the development and building number if required. **The street number must be prominently displayed at the front of your unit block to comply with the Local Government Act 1973, section 124, order 8.**

Territorial Reinforcement

With few exceptions, criminals do not want to be detected, challenged or apprehended. For offenders, the capability of guardianship (to detect, challenge or apprehend) is an important consideration. It is argued that employees are more effective as guardians (crime deterrents) than passing members of the community.

Territorial reinforcement can be achieved through:

- design that encourages people to gather in public space and to feel some responsibility for its use and condition.
- design with clear transitions and boundaries between public and private space.
- clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces, private spaces, through gates and enclosures.

Environmental Maintenance

Clean, well-maintained areas often exhibit strong territorial cues. Rundown areas negatively impact upon perceptions of fear and may affect community confidence to use public space and ultimately, it may affect crime opportunity. Vandalism can induce fear and avoidance behaviour in a public space, therefore the rapid repair of vandalism and graffiti, the replacement of car park lighting and general site cleanliness is important to create a feeling of ownership. Ownership increases the likelihood that people will report or attempt to prevent crime.

Many graffiti vandals favour porous building surfaces, as 'tags' are difficult to remove. Often a ghost image will remain even after cleaning. Easily damaged building materials may be less expensive to purchase initially, but their susceptibility to vandalism can make them a costly proposition in the long term, particularly in at-risk areas.

It is recommended that a rapid removal policy be established. Rapid removal is best practice and most effective if the tagging is removed within a 24-hour period.

Ensure that any trees, shrubbery etc is well maintained in and around the property. Any trees, plants etc that are positioned near windows or doors should be regularly trimmed to ensure that they do not provide concealment for offenders who may be trying to gain entry. **It is recommended** that a landscaping maintenance plan be established for the development.

It is recommended that letterboxes be fitted with locks to ensure that mail cannot be tampered with or stolen.

Noise related issues: Police note that there are strict rules in place to restrict noise after 10pm and this is well within the guidelines of the Protection of the Environment Act 1997. It is recommended that a notice in relation to offensive noise be included in each room/common area. With up to 52 people living in close proximity, noise may be an issue not only for neighbours, but for other residents.

Access Control

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas.

There was no information supplied in relation to the type of lock sets to be used within the development.

External doors and frames should be of solid construction. **It is recommended** that any doors be fitted with quality deadlock sets, which comply with the Australian/ New Zealand Standards and Fire Regulations (Australian Building Code) to enable persons to escape in emergency situations such as fires.

External windows and frames should be of solid construction. Window frames should be anchored to the building to prevent easy removal. **It is recommended** that all windows be fitted with quality key-operated lock sets. **It is recommended** that any glass within doors and windows be reinforced to restrict unauthorised access through these areas and to avoid the glass smashing and access being gained.

Metre boxes should be kept closed, locked and secured when not in use. **It is recommended** that the metre box be fitted with a pad lock to ensure that the power supply cannot be tampered with. Contact the service provider should you wish to obtain an approved lock.

It is recommended that each room be fitted with a room number on the door. This will reduce the excuse making opportunities for offenders who may be loitering in and around the building.

It is recommended that a security checklist be established to ensure that the security of the building is acknowledged by all residents and that a check be conducted each day. It is important that entrance doors are always closed properly and not left ajar. It is also important that internal doors and room doors are always locked. This will avoid theft and break and enters within the building.

It is recommended that the plan of management be amended to include that a key register be established and maintained by the manager. A key register will ensure that all of keys are accounted for and to ensure that all keys are returned when the tenant moves out of the premise. Lost and misplaced keys can create a security issue when they fall into the wrong hands.

It is suggested that signage be displayed in the common areas in relation to security along with the phone number for local emergency services and reporting crimes to police. These can be obtained from the Crime Prevention Officer at Dee Why Police Station.

Official: Sensitive

The NSW Police Force (NSWPF) has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained in this evaluation, any person who does so acknowledges that:

It is not possible to make areas evaluated by the NSWPS safe, for the community and their property.

Recommendations are based upon information provided to, and observations made by the NSWPS at the time the evaluation was made.

The evaluation is a confidential document and is for use by the council or organisation referred to on page one.

The contents of this evaluation are not to be copied or circulated otherwise than for the purpose of the council or organisation referred to on page one.

The NSW Police Service hopes that by using recommendations contained within 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 the area evaluated will be free from criminal activity if its recommendations are followed.

If there are any questions in relation to this report, please contact me at Dee Why Police Station on 9971 3231.

Thanking you,

Lorraine Yates
Senior Constable
Crime Prevention Officer
Northern Beaches Police