



NSW Police Force
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Ms Karen Jones
Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001
File Ref: MP 10_0230

**Subject: Exhibition of Environment Assessment for the Woollooware Bay
Town Centre Stag 1 – Retail / Club Precinct, 461 Captain Cook Drive,
Woollooware (MP 10_0230)**

Dear Ms Jones,

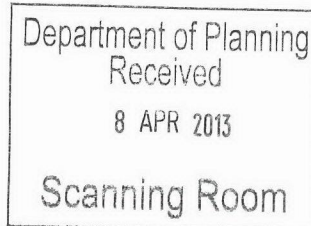
Thank you for the opportunity to provide comment with respect to the above mentioned development.

Attached is a report prepared by Senior Constable Penny Paterson, Miranda Local Area Command Crime Prevention Officer. You will note there are no significant concerns and several concepts are provided for your consideration.

Should you require any further information, please do not hesitate to contact me. I hope this information will be of assistance.

Yours Faithfully


Greg Antonjuk
Detective Superintendent
Miranda Local Area Command
2 April 2013



Miranda Local Area Command

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19th March 2013.

**Subject: Exhibition of Environmental Assessment for the
Woollooware Bay Town Centre Stage 1 – Retail / Club Precinct
461 Captain Cook Drive, Woollooware (MP 10_0230)**

Pursuant to the Cronulla Sharks Concept Plan approved on 27th August 2012, Bluestone Capital Ventures No 1 Pty Ltd has submitted an Environmental Assessment (EA) for the abovementioned project.

We refer to your development application which seeks approval for the development of the mixed use development proposal and associated works. The proposed development will result in an increase in activity, both in and around the location. Such activity will subsequently increase the risk of crime, along with increasing crime opportunities and potential offenders to the development and its surroundings.

After perusing the paperwork the following suggested treatment options are submitted for consideration. There are a number of Crime Prevention through Environmental Design (CPTED) factors that should be considered in this development.

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.

- **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 from the buildings, pathways, footpaths, car park and access/exit driveways.

The access/exit driveways leading into secure residential car park areas need to be adequately lit to improve visibility, whilst increasing the likelihood that offenders will be detected and apprehended. At the same time, throughout the site, transition lighting is needed to reduce vision impairment, i.e. reducing a person walking from dark to light places.

Security lighting should not illuminate observers or vantage points. Within the residential complex, observers are likely to be “inside” dwellings. Light should be projected away from buildings towards pathways and gates – not towards windows and doors. However within the commercial buildings, observers are more likely to be passing motorists and pedestrians outside the building. In this instance, lights should be directed towards the buildings.

- **Landscaping**

The safety objective of “to see and be seen” is important in landscaped areas. Dense vegetation can provide concealment and entrapment opportunities. As this development proposes to have shrubs and trees throughout the site, it must be emphasised that the vegetation be kept trimmed and maintained at all times.

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. Furthermore, it is difficult for offenders to make excuses about their actions or inaction in space that has a clear purpose.

Pathways connecting cul-de-sacs with adjoining streets or green space are often problematic. Crimes such as burglary and vandalism are higher in properties adjoining uncontrolled walkways. This research is of concern to this proposed development given its’ close proximity to the proposed foreshore rehabilitation works and pedestrian cycleway.

Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. It is suggested that security shutters be placed at the vehicular entrance leading into the residential parking area.

“Residents only” access to underground parking through the interior of buildings reduces opportunities for theft from vehicles, motor vehicle theft and entrapment. Consideration should be given to this in the overall design of the building, including access control measures restricting access into the car park area and within residential elevators. Police would recommend that all authorised persons (including commercial premise staff and residents) are allocated access cards to provide temporary activation of security shutters to the car park areas and lobbies. This should reduce the possibility of residents or visitors being in unauthorised areas.

The proposal does not indicate the layout for residential car parking. Police recommend that consideration be given to installing garage doors that are designed and installed to the Australian Standards with quality locks to individual residential garages.

Police recommend that the underground car parking areas be painted white - painted facilities not only look larger and more spacious than unpainted car parks, but can greatly reduce the number of lights required to illuminate the car park and on-going energy costs.

Police would suggest the use of CCTV to monitor the common areas, lobbies, access/exit driveways and underground car parks to ensure resident and visitor safety.

Internal residential unit doors and frames should be of solid construction. These doors should be fitted with quality deadlock sets, which comply with the Australian/New Zealand standards and Fire Regulations (Australian Building Code) to enable occupants to escape in emergency situations such as a fire. Consideration should be given to installing patio bolt locks on sliding doors.

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.

Mixed zoning can offer around the clock usage of space. This can increase risk to offenders and the effort required to commit crime. The proposed development encourages the letting of the retail premises within the Retail Neighbourhood Centre and Club Entertainment Precinct to supermarket, grocer, mini-major retailer, liquor store, medical and specialty stores. This ensures that guardianship is provided throughout the day.

- **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. This should be considered when selecting materials for construction. The attached proposal does not include such detail. This should be considered prior to Council approval.

The overall design of the "common area" of the residential component of the development should include low barrier vegetation, bright/even lighting, wide/even paving, effective guardianship and an absence of entrapment opportunities. This area should contain clearly signposted directional signage to assist both visitors and emergency services personnel.

Other Matters

- **Lighting**

Unfortunately, offenders target this type of development, both in its construction phase and when retail outlets and units are occupied. Police would recommend the use of security sensor lights and a security company to monitor the site while construction is in progress.

- **Car Park Security**

One of the major issues that have been brought to Police attention in this Local Government Area is the prevalence of offenders breaching the security access to the car park areas, and breaking into the vehicles and storage areas. Due to the isolation of the garages and storage areas these offences are not usually noticed by the owners until much later. It is suggested that storage areas are alarmed to alert staff to potential unauthorised access and a CCTV system be installed within the monitor the area in an effort to detect and deter offenders.

- **Proximity to Licensed Premise and Liquor Outlets**

A high percentage of public order incidents are alcohol related. Street offences, public violence and vandalism often occur within eyesight of pubs and other licensed premises. Parks, arcades, shops and homes near licensed premises are at greater risk of crime than many other areas. Hence close attention needs to be given to the impact patrons leaving the nearby Cronulla Sutherland Leagues Club may have on this development.

Given the inclusion of a 'large liquor retailer' in the proposed development, combine with the development involving an existing licensed premise, comments provided by Miranda Licensing Supervisor, A/Sergeant Sands, should be considered.

- **Retail Component**

The concept plan proposes a range of retail uses within the development including medical facility, supermarket, grocer, mini-major retailers, liquor and specialty stores. It is crucial that individual development applications for each of these retail premises be submitted in future.

- **Traffic**

This proposal will impact heavily on traffic management and parking issues both in and around the location. As indicated in the attached 'Community Consultation Report', this aspect of the development has been highlighted as 'a major issue' with the

proposal. For this reason, comments provided by the Miranda LAC Traffic Supervisor, Sergeant Cooper, should be considered.

- **Way Finding**

Way-finding in large environments such as this proposed development site can be confusing. Design and definitional legibility is an important safety issue at these locations, particularly given that this development provides 700 residential units. Knowing how and where to enter, exit and find assistance within the development can impact perceptions of safety, victim vulnerability and crime opportunity. Signage should *reinforce*, but not be an alternative to legible design.

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 NSWPF absolutely safe for the community and their property*
- *Recommendations are based upon information provided to, and observations made by the NSWPF 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 NSWPF 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.*

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 of the Environmental Assessment for the Woollooware Bay Town Centre Stage 1 – Retail / Club Precinct. Should you require further information on the subjects mentioned within this report, feel free to contact Senior Constable Penelope Paterson, Crime Prevention Officer, Miranda LAC.

Yours sincerely



Penelope Paterson
Senior Constable
Crime Prevention Officer
Miranda Local Area command
19th March 2013.

Unrepentant Sharks coach: 'I've done nothing wrong' \$300m development another step closer

LAST Friday's events were the most dramatic since the Australian Crime Commission released its report into drugs in sport and organised crime, which was dubbed the darkest day in Australian sport.

It was certainly the blackest day in the Sharks' history.

Coach Shane Flanagan and his support staff — football general manager Darren Mooney, club doctor Dave Givney, trainer Mark Noakes and physiotherapist Konrad Schultz — were called to a meeting at 3pm and told their fate. Flanagan would be stood down and the other staff sacked.

The players were then told in a meeting at the Rydges Hotel at Cronulla at 5pm.

"I still believe that the players have not done anything wrong," Flanagan said.

"I didn't oversee anything. My involvement... I've got no idea, bar being coach at the time. I just hope the players come out of this looked after. I know I've done nothing wrong. My reputation will be intact."

With the Sharks crisis deepening, the NRL was forced to intervene, installing former Brisbane Broncos boss Bruno Cullen as interim chief executive.



In shock: Sharks players leave the Rydges Hotel after being informed coaching staff had been sacked. **Picture:** John Veage

By Murray Trembath

THE proposed \$300 million Cronulla Sharks' development has moved another step closer to becoming a reality.

A development application for the first stage of what is being called Woollooware Bay Town Centre has been lodged by Bluestone Capital Ventures No 1 Pty Ltd.

It follows approval of the overall concept plan by the NSW Planning Assessment Commission last August.

The Department of Planning and Infrastructure said an environmental assessment for stage one, involving the club premises and retail precinct, was open for public comment until April 12.

It was "consistent with the concept plan" and would include site preparation works, partial demolition of the existing leagues club and construction of a new four-storey building.

The department said the new building would house club facilities, a retail centre with a supermarket, speciality and other shops, restaurants and food court, medical centre, leisure facilities and 770 car spaces.

Proposed landscaping, road improvements and associated works were also included.

A Sutherland Shire Council spokeswoman said the application and submissions would be assessed by the Department of Planning and Infrastructure, not the council.

This process was "to fill in the fine detail" of the concept plan that was approved last year.

Further stages of the project, including a residential component of about 600 apartments in eight buildings, will be the subject of separate applications.

Club's future hangs in the balance

Cronulla finds itself a club in crisis over allegations of doping and salary cap breaches. **Brad Forrest** speculates on the Sharks future.

WHY SHARKS WILL SURVIVE

■ The club's \$300 million property development has already been approved (see story right).

Property experts say initial valuations "undersold" the true worth of the planned 650 home units and

retail shopping centre, to be linked to a new entertainment complex, club and waterfront restaurants.

"Sydney property, especially around waterfront, is back on the rise," said one developer, commenting on the Sharks' work, which starts around September this year.

"Unit demand, especially for quality units with waterfront views, has never been higher."

■ The Sharks development will earn estimated returns of between \$38 million and \$49 million over the next two to eight years (\$20-\$25 mil-

lion for the residential component, \$8-\$12 million equity value and \$10-\$12 million commercial).

■ The club board has the financial support of the NRL and the NRL needs the Sharks as part of their agreed 16-team competition for pay television.

■ The Sharks can expect bigger gate takings and club turnover, due to their player recruitment this season.

WHY SHARKS COULD FAIL

■ If the World Anti Doping Agency (WADA) finds the football club was

involved in systematic doping practices and recommends the entire team is suspended from the NRL.

■ If the club has up to 14-first grade players suspended as a result of ASADA investigations, has to pay them out and then pay their replacements — and the NRL decides to stop further funding the Sharks.

■ If sacked football club staff take legal action for wrongful dismissal, adding to the club's present \$3.5 million bank overdraft and no ground or major sponsor.

