



19 June 2018

NSW Government  
Planning and Environment

Attention: Mr Tim Green

Dear Tim

**RE: Proposal – 1 & 2 Murray Rose Avenue Residential Development (SSD 9403)  
– Sydney Olympic Park**

I refer to the above proposal and would like to make comment and recommendations.

### **CRIME PREVENTION STRATEGIES**

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.

The NSW Police *Safer by Design* evaluation process is based upon Australia and New Zealand Risk Management Standard ANZS4360:1999. It is a transparent and contextually flexible process that identifies and quantifies crime hazards and location risk. Evaluation measures include crime likelihood (statistical probability), consequence (crime outcome), distributions of reported crime, socio-economic conditions (relative disadvantage), situational hazards and crime opportunity.

The said proposal was assessed using both CPTED and Safety by Design, based on the attached map with your letter.

### **SITE SPECIFIC ISSUES**

**FLEMINGTON LOCAL AREA COMMAND**

Auburn Police Station

Corner of Queen and Susan Streets Auburn NSW 244

Telephone 02 9646 8699 Facsimile 02 9646 8622 TTY 9211 3776 (Hearing/Speech impaired)

The evaluation identified objectives, design features and social conditions that are likely to impact crime opportunity at the development site. They include:

1. Business Identification

To assist emergency services to locate the business, it is requested for the street number to be clearly displayed at the front of the premises.

2. Lighting

The objective of security lighting is to deny criminals the advantage of being able to operate unobserved. However, if the area does not have any guardians to overlook and view the area, then lighting will only help a criminal see what they are doing, not deter them. Higher lighting levels may be required for vulnerable areas. Adequate, uniform lighting should cover the entire property. Therefore it is imperative to ensure that light levels are appropriate for the users, activities and tasks of an area.

Natural lighting is also a positive visual affect for persons walking the street. Darken streets increase the risk of crime and people's perception of a safe environment. The street lighting should meet the Australian standard.

3. Closed Circuit Television (CCTV)

CCTV can enhance the physical security of the location and assist in the identification of people involved in anti-social or criminal behaviour. It acts as a deterrent and improve surveillance. Cameras should be installed in and around all premises, especially at entry/exit points to maximise surveillance opportunities.

- Digital and monitored technology should be used to record images from the cameras
- Installed surveillance equipment should be maintained in working order and regularly maintained and tested.

4. Signage

Warning signs should be strategically posted around the perimeter of the property, particularly near entry points to warn intruders of security measures

Example: Warning: these premises are under constant surveillance

Warning: don't leave valuables inside your vehicle

Directional signage should also be posted at decision making points (e.g. entry/egress points) to provide guidance to patrons whilst driving their vehicles. Knowing how and where to enter, exit and find assistance within a car park can impact perceptions of safety, victim vulnerability and crime opportunity.

5. Landscaping

Trees and shrubs should be trimmed to reduce concealment opportunities and increase visibility to and from the business. Any obstacle or rubbish should be removed from the property boundaries, footpaths, driveways, car parks and buildings to restrict concealment and prevent offenders scaling any building within the confines of the site.

6. Design Features

The design features will ensure no natural ladders occur whereby an offender could climb the building to gain entry through a balcony.

7. Fire and Safety Measures

Provide adequate fire safety measures to prevent the start and spread of fire, and to ensure and promote the safety of occupants. All Australian standards in fire safety must be adhered to in any development proposal. These standards include fire escapes, evacuation procedures, evacuation assembly point etc. A copy of these Operating Orders must be provided to the nearest police station with contact person details.

Fire is a real concern in any high rise development. There have been recent examples of fires in high rise complexes. Illegally partitioning units is a real issue and can facilitate an uncontrollable fire from which occupants may not be able to exit the building safely.

8. Overcrowding and Illegal Renovations

Police are concerned that overcrowding and illegal renovations could also occur in the stated proposal. Council should ensure that all compliance issues are monitored and built to development consent.

9. Traffic Concerns

A full traffic report should be obtained by Sydney Olympic Park Authority and Auburn Police. This should include the number of accidents and incidents logged within the development site.

10. Other Issues

- Concerns include alarm systems that don't work properly, inadequate fire doors, missing smoke detectors and painted over sprinkler heads which compromised their operation.
- The Owners Corporation has a duty under the *Strata Schemes Management Act, 1996* to act to prevent breaches of the development control laws where it is aware of such breaches. Over tenancing is illegal, as well owners would bear the substantial costs of the over use of the building's facilities.
- Other illegal activities abound with shared cheap accommodation especially in the inner city buildings. Criminal activity that flourishes in these circumstances include prostitution, whereby large numbers of young women (and, I suspect, young men) are overcrowded into units by their overlord's/landlords accommodation provided.
- Drug trafficking is also rife within the buildings. Access cards are disrupting these activities and are upsetting the criminals running the operations, as such we recommend such a system be put in place in this development.
- Vandalism is common in some high rise buildings. People who are not owners or stable tenants appear not to care about the facilities and property of the building. Large amounts of levies are expended repairing damage to the building. Facilities such as water, electricity, swimming pools, elevators, etc. are stolen or damaged by these people. It is costing legitimate owners.
- The dishonest over-tenancing (and otherwise) owners are making substantial amounts of money at the cost of the honest owners and tenants.
- Safety is reduced when the number of strangers is restricted entering the building. Access cards are one way of reducing unauthorised entry.

I would like to thank you for allowing Auburn Police the opportunity to be able to work together in creating a safer community for all. I will look forward to hearing the result of the proposal.

**Senior Constable James Dickson  
Crime Prevention Officer  
Flemington Local Area Command**

**Disclaimer**

The NSW Police Service (NSWPS) 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 absolutely safe for the community or 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 purposes 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