



PCU028951



NSW Police Force
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MIRANDA
LOCAL AREA COMMAND

Mr Mark Brown
Department of Planning &
Infrastructure
GPO Box 39
SYDNEY NSW 2001

D/2011/177357

Exhibition of Environmental Assessment of Concept Plan
Cronulla Sharks Development
461 Captain Cook Drive, Woollooware (MP 10-0229)

Dear Mr Brown,

I refer to your correspondence received in relation to the abovementioned Environmental Assessment, which was forwarded to the Miranda LAC for comment.

Please find attached a report from Leading Senior Constable Tina Davies, Crime Prevention Officer and Acting Sergeant Craig Sands, Licensing Unit Miranda LAC, for your review.

Please note a report from Sergeant Gary Cooper, Traffic Unit Miranda LAC, was forwarded to you recently via email.

Yours sincerely

Greg Antonjuk
Commander
6 December 2011





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ISSUE:

Submission regarding exhibition of environmental assessment of concept plan, Cronulla Sharks Development, at 461 Captain Cook Drive, Woollooware, submitted by Senior Constable Tina Davies, Reg'd No. 30499.

BACKGROUND:

See attached file.

COMMENT:

Subject: Exhibition of Environmental Assessment of Concept Plan, Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware (MP10_0229)

Mixed Commercial Residential Staged Development –

Stage 1 – New neighbourhood centre with retail, medical and leisure uses on the eastern car park site and redevelopment of the Sharks Leagues Club facilities

Stage 2 – Residential Master Planned Estate on the western car park and field area and

Stage 3 – Extension and improvement to Toyota Stadium including grandstand extensions

Property: 461 Captain Cook Drive, Woollooware

Police Ref: D/2011/177357

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.

Miranda Local Area Command

Crime Management Unit

34 Kingsway, Cronulla

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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 & Liquor Outlet

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.*

Should you have any questions in relation to this report please contact Senior Constable Tina Davies at Cronulla Police Station on ph. 9527 8199.



Tina Davies
Senior Constable
Crime Prevention Officer
Miranda Local Area Command
Thursday 13th October 2011



NSW Police Force
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Subject: Exhibition of Environmental Assessment of Concept Plan, Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware (MP10-0229) Mixed Commercial Residential Staged Development –
Stage 1 – New neighbourhood centre with retail, medical and leisure uses on the eastern car park site and redevelopment of the Sharks Leagues Club facilities
Stage 2 – Residential Master Planned Estate on the western car park and field area and:
Stage 3 – Extension and improvement to Toyota Stadium including grandstand extensions.

Premises: Cronulla-Sutherland Leagues Club Ltd.
Property: Captain Cook Drive, Woollooware
Liquor Licence: LIQC300226727
Police Ref: D/2011/177357

Miranda Licensing Police received correspondence from Michael Woodland, Director, Metropolitan and Regional Projects South in relation to the Exhibition of Environmental Assessment of Concept Plan, Cronulla Sharks Development.

Miranda Licensing has viewed the application submitted and cannot find any grounds in which to oppose the application at its present state, but have numerous recommendations.

Cronulla-Sutherland Leagues Club Ltd will have to submit a Development Application via Sutherland Shire Local Council and a submission through the Office of Liquor Gaming and Racing in relation to the development and operation of amended licensed premises. (Stage 3 – Extension and improvement to Toyota Stadium including grandstand extensions.)

Miranda Licensing will then made submissions in relation to Development Application conditions and Liquor License Conditions, as this will have a large impact on the new residents living at the proposed development.

Miranda Licensing Police

Miranda Licensing Police - Cronulla

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CCTV Systems

Miranda Licensing has identified numerous concerns in relation to the existing Sharks Licensed Premise; this includes the lack of CCTV Cameras and systems in and around the grounds of the Football stadium.

At its current state, there are limited CCTV cameras in the bar areas, monitoring the grounds and stadiums. There are NO cameras at the point of entry to the stadium or monitoring Captain Cook drive to maintain the good and bad behaviour of patrons entering and leaving the football Stadium.

There **would have** to be serious upgrade to the CCTV coverage of the entire licensed premises (including inside the club itself, the stadiums and the grounds of Shark Park).

Miranda Licensing recommends that an Alcohol Management plan is completed and subject to either the Liquor Licence condition or Development Application condition.

The following condition is currently in place in many Stadiums in New South Wales:

ALCOHOL MANAGEMENT PLAN Prior to commencement of trading under the licence the licensee shall prepare or cause to be prepared an Alcohol Management Plan for the licence and the licensed premises. A copy of this Alcohol Management Plan shall be provided to the Director for approval prior to commencement of trading. A copy of the Plan approved by the Director shall also be provided to the Commander. Liquor shall not be sold or supplied on the premises unless an Alcohol Management Plan approved by the Director is in place.

At least one (1) copy of the Alcohol Management Plan shall be maintained on the licensed premises. The Alcohol Management Plan must be available at all times whenever the licence is being exercised, for inspection by the Director, the Commander and persons involved in the sale or supply of alcohol on the licensed premises. The Alcohol Management Plan must be continually updated by additions that do not diminish from these conditions as approved and must reflect legislative requirements and recommendations of the Office of Liquor, Gaming and Racing, the industry and the Authority. The Plan shall also be amended from time to time in accordance with written requirements of the Director and the Commander.

All amendments to the Alcohol Management Plan shall be notified to the Director and the Commander promptly upon an amendment being made for approval by the Director. Liquor shall be sold and supplied at the licensed premises in accordance with these conditions and the Alcohol Management Plan, as amended from time to time. In the event of any inconsistency between these conditions and the Alcohol Management Plan, as amended from time to time, these conditions shall prevail to the extent of the inconsistency.

Miranda Licensing continues to follow the NSW State Plan in the monitoring and enforcement of the Licensed Premises' and Surrounding business with the Miranda Local Area Command. Our goal is reducing rates of crime particularly, property crime and violent crime – crimes against an individual such as robbery, assault, sexual assault.

Reducing perception and fear of crime, which involves reducing problems with louts, noisy neighbours, public drunkenness and hoons.

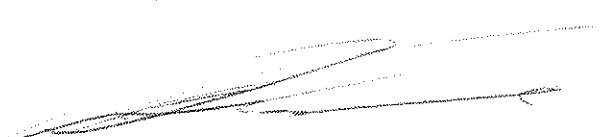
If these Strategies are achieved, Miranda Licensing will increase Community confidence in Police, which will Improved community satisfaction and reduce the perception and fear of crime.

Recommendation:

That the recommendations listed in the above document are subject to the consideration. Miranda Licensing will make comment on any further applications from the Office of Liquor, Gaming and Racing and Sutherland Shire Council.

In particular the Liquor Licence of any licensed premises in the Concept Plan, including the existing Sutherland Cronulla Leagues Club and proposed Liquor Outlets.

Kind regards.



Craig Sands
Acting Sergeant
Miranda Licensing
Miranda Local Area Command
06/12/2011

>>> Gary Cooper <coop1gar@police.nsw.gov.au> 28/11/2011 3:12 pm >>>

Kim

I have not had the opportunity to review the plans. I have read the comments made by council and RMS. Without seeing the plans etc, and due to the deadline can I make the following comments:

1. all deliveries should be in a forward direction. If any area has approved reversing to a loading dock there should be no opportunity for any conflict between vehicles and pedestrians.
2. access / egress to all sites should be in a forward direction, and vision should not be obscured by building lines, gardens, trees or plants.
3. appropriate locations should be made available for removalist vans to be able to operate in an area that is not on the street, and does not block driveways or footpaths. Height clearances must be considered for waste services vehicles, loading and removalist vehicles.
4. appropriate bicycle storage area's should be provided.
5. local council standards must be met on parking spaces for both the residential and commercial components of the proposed development. Local council standards must be met in relation to any ramps for both vehicles and pedestrians.
6. adequate site distance must be provided at all pedestrian crossing locations, including across any access / egress roads and driveways.
7. The size of the development should not cause inadequate traffic flow in and around the area, not just immediately adjacent the development, but also including intersections such as Kingsway & Gannons Road, Woollooware, Captain Cook Drive, cross of Taren Pt Rd & Boulevarde, Caringbah,
8. Appropriate provisions must be made for access and parking of emergency services (Police, Fire and Ambulance), allowing appropriate access to all areas of the development, especially large Fire and Rescue vehicles.

regards

Sergeant Gary Cooper | Traffic Supervisor / Usercharges Coordinator / FTO-DD / ATV | Miranda Local Area Command | New South Wales
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