

Proposed Mixed Residential & Retail Development Site 2A & 3A Walker Street, Rhodes

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Prepared for **Billbergia Development Pty Ltd**

Major Project MP 10_0105
CPTED Assessment

Architectus Group Pty Ltd
ABN 90 131 245 684
Level 3 341 George Street
Sydney NSW 2060
Australia
T 61 2 8252 8400
F 61 2 8252 8600
sydney@architectus.com.au
www.architectus.com.au

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Quality Assurance

Prepared by

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Murray Donaldson
Associate & Urban Planner
Urban Design and Planning
Architectus Sydney Pty Ltd

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Date
This document is for discussion
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1 Introduction

1.1 Preliminary

The proposal for a mixed residential and retail development is located at Site 2A and 3A, Walker Street, Rhodes, is assessed under the guidelines provided under the principles of Crime Prevention through Environmental Design (CPTED) provided by the NSW Police 'Safer by Design' Website. These guidelines are devised from the Department of Urban Affairs and Planning (DUAP), now Department of Planning, document "*Crime prevention and assessment of development applications*" (DUAP, 2001).

These guidelines provide assessment criteria for a new development that encourages good design to help avoid creating environments that are conducive to crime or criminal activity.

1.2 Background

The proposal includes the following development:

- **734 residential units** built across **5 separate buildings** within the subject lot:
 - **Building A** - 25 storeys containing 251 units;
 - **Building B** – 6 storey building containing 65 units;
 - **Building C** – 20 storey building containing 160 units;
 - **Building D** – 25 storey building containing 208 units; and
 - **Building E** – 6 storey building containing 50 units.
- **773 car parking spaces** and **113 bicycle spaces**, which are located in two basement levels.
- An **additional 137 bicycle spaces** are located in the public domain adjacent public entries and the retail uses;
- **A public park of 11,530m²** to be dedicated to Council. The design and embellishment of the park is to be subject to a separate Part 4 Development Application.
- **Common landscaped open space** between buildings B and C on Podium level, on level 1 on the southern side of Bldg B and on Level 07 to the north end of Building D and private open as courtyards and balconies;
- **Vehicle access from Gauthorpe Street and Timbrol Avenue** and pedestrian access to all street frontages, direct access to the public open spaces and building entries of the street frontages. Equitable access throughout the public open spaces areas and to all building entries provided from street frontages; and
- **A total Gross Floor Area of 55,986sqm.** The floor space ratio is 2.71:1.

Following the exhibition of the Environmental Assessment between 15 December 2010 and 11 February 2011, the Proponent has consider the submissions received from the public, state government agencies and Council. Amendments to the architectural drawings have been made particularly in response to comments made by Council's Urban Design Consultant GMU Architects and Urban Designers and included changes

that will improve the safety and security of the site and the development. This report provides an assessment of the amended proposal known as the Preferred Project. A further detailed description of the Preferred Project is provided in the main body of the Preferred Project Report.

2 CPTED Assessment

The four CPTED principles used in the assessment of development applications to minimise the opportunity for crime are:

- Surveillance
- Access control
- Territorial reinforcement
- Space management

These principles are individually addressed as part of this report.

2.1 Surveillance

Good surveillance will often deter people from taking part in criminal or unsafe activity due to the fact they can be seen. It also minimises crime perception and makes people feel safe and secure.

Surveillance can be achieved as part of the design of the building by the provision of:

- Clear sightlines between public and private spaces.
- Effective lighting of the public domain.
- Landscaping that makes the place attractive, but does not provide offenders with a place to hide or entrap victims.

Commentary on the quality of surveillance of the public domain provided in the proposed development relates to each of the buildings proposed, as follows:

- **Building A**

Good surveillance of the surrounding public streets is provided to Building A. The building is drawn close to Walker Street and Timbrol Avenue with upper level units oriented with direct views to the street front and to the building entry. The ground floor level is elevated above the footpath levels provided for good natural surveillance opportunities for ground floor level units and home offices.

- **Building B**

An additional set of stairs from Timbrol Avenue and palisade fencing has been introduced into the Timbrol Avenue street front providing improve human scale of the street elevation, additional access to individual units will given security and address to the ground floor level units. The additional activation of the street front and breaking up the podium wall the street will provide a more inviting street for pedestrians to feel that the street is well used by residents accessing the ground floor level units.

- **Building C**

Good surveillance of the public open space around Building C fronting Shoreline Avenue is provided from the upper level residential units. The building entry is well located and clearly defined in the streetscape. Landscaping in the Shoreline Avenue frontage is to be low to allow good sightlines between the street and the building entry.

- **Building D**

Building D has a good address to Walker Street and the main entry is clearly defined and visible in the streetscape.

- **Building E**

Improvements have been incorporated to the Gauthorpe Street frontage to activate the streetscape. Two retail units are now proposed in the Preferred Project which will reduce the scale of the proposed podium wall and improve the perception of an safe pedestrian environment along Gauthorpe Street.

2.2 Access control

Areas that may not be under natural or technical surveillance, or other areas that should not have unauthorised public access have controlled access. Effective access control can be achieved by:

- Landscapes and physical locations that channel and group pedestrians into target areas.
- Public spaces which attract, rather than discourage, people to gather.
- Restricted access to internal areas or high-risk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers.

Building entries are to be secured with access controls including swipe card entry, as well lifts to restrict unauthorised access to individual building levels to the residents and their visitors.

The car park entries are to be secured with garage doors controlled with swipe cards.

Public areas are clearly defined from private areas. Further consideration of the public open space design and embellishment is the subject of the separate DA to Council.

2.3 Territorial reinforcement

It is important that public domain areas are well designed and located in order to provoke the feeling of community ownership of these areas. As stated in the CPTED guidelines, 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.

Public areas are clearly defined from private areas. Further consideration of the public open space design and embellishment is the subject of the separate DA to Council. The transition between public and private have been considered effectively. Further design of the transition between the upper and lower levels of the public open space are to be development in consultation with Council and subject to a separate DA.

2.4 Space management

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

The site will be maintained to a high standard through the provision of the managing owners corporation(s) in accordance with by-laws, which each resident will be made available prior to the sale. Public areas will be the responsibility of Council following dedication including the replacement of lighting and landscape maintenance.