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URBIS

CPTED ASSESSMENT

SCEGGS Darlington
Adaptive re-use of Wilkinson
House

Prepared for

SCEGGS DARLINGTON LIMITED

5 November 2021

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CONTENTS

1.	Introduction	3
1.1.	Legislation and guidelines	3
1.2.	Aim	3
1.3.	Methodology	4
2.	Proposal	5
3.	Site context	7
3.1.	Context description	7
3.2.	Site observations	8
4.	Policy context	10
5.	Social baseline	12
5.1.	Demographic profile	12
5.2.	Crime Profile	13
5.3.	Engagement outcomes	13
5.4.	Implications for the proposal	14
6.	CPTED assessment.....	15
6.1.	Surveillance	15
6.2.	Access control.....	16
6.3.	Territorial reinforcement.....	17
6.4.	Space and activity managment.....	18
7.	Conclusion.....	19
	Disclaimer.....	20

Appendix A Crime profile

1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) Assessment is prepared on behalf of the SCEGGS Darlinghurst Limited (the applicant) to accompany a State Significant Development Application (SSDA 19989744) for the adaptive re-use of Wilkinson House (the Site), located on the existing main school ground at 215 Forbes Street, Darlinghurst.

1.1. LEGISLATION AND GUIDELINES

This CPTED Assessment has been prepared in response to the requirements of the Secretary's Environmental Assessment Requirements (SEARs) for the proposal, as outlined in Table 1.

Table 1 SEARs item for CPTED Assessment

1. Statutory Context, Strategic Context and Policies
Address the relevant planning provisions, goals and strategic planning objectives in all relevant planning policies including but not limited to the following: <ul style="list-style-type: none">Crime Prevention through Environmental Design (CPTED) Principles.

Source: SEARs SSD-19989744 issued on 21 June 2021

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979*, the likely impacts of a development are required to be considered and assessed as part of the planning process. This includes the impacts on the natural and built environments, as well as the social and economic impacts in the locality. This CPTED assessment has been prepared in accordance with section 3.13.1 - Crime Prevention Through Environmental Design of the City of Sydney Development Control Plan 2012.

1.2. AIM

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. A CPTED assessment examines four key principles as shown in Figure 1.

Where CPTED risks are identified in the proposed design, recommendations are made within this report to help reduce the likelihood of the crime from occurring.

Figure 1 CPTED principles



1.3. METHODOLOGY

Local context	CPTED analysis	Recommendations
<ul style="list-style-type: none">▪ Review of surrounding land uses and site visit▪ Review of relevant state and local policies to understand the strategic context and approach to crime and community safety▪ Analysis of relevant data to understand the existing context and crime activity.	<ul style="list-style-type: none">▪ Review of site plans and technical assessments▪ Consultation with the City of Sydney's social planning team to discuss potential crime and safety risks▪ Review of proposal against CPTED principles.	<ul style="list-style-type: none">▪ Design recommendations▪ Reporting.

2. PROPOSAL

Conditional Development Consent was granted by the Independent Planning Commission (IPC) on 22 May 2020 to the Concept DA (Concept SSD 8993) for the redevelopment of SCEGGS at its main campus located at 215 Forbes Street, Darlinghurst (the Campus), excluding St Peter's Precinct and 217 Forbes Street.

Development Consent was not granted for Stage 1 works to Wilkinson House, including the demolition of existing Wilkinson House, excavation of a basement and construction of a new four storey building for general school purposes. The Concept Approval only approved the existing building envelope of the Wilkinson House.

This is the first detailed SSDA under the Concept Approval (SSD 8993), for the adaptive reuse of Wilkinson House for general school learning areas and sport facilities to support the senior school, including alteration and additions to the existing Wilkinson House.

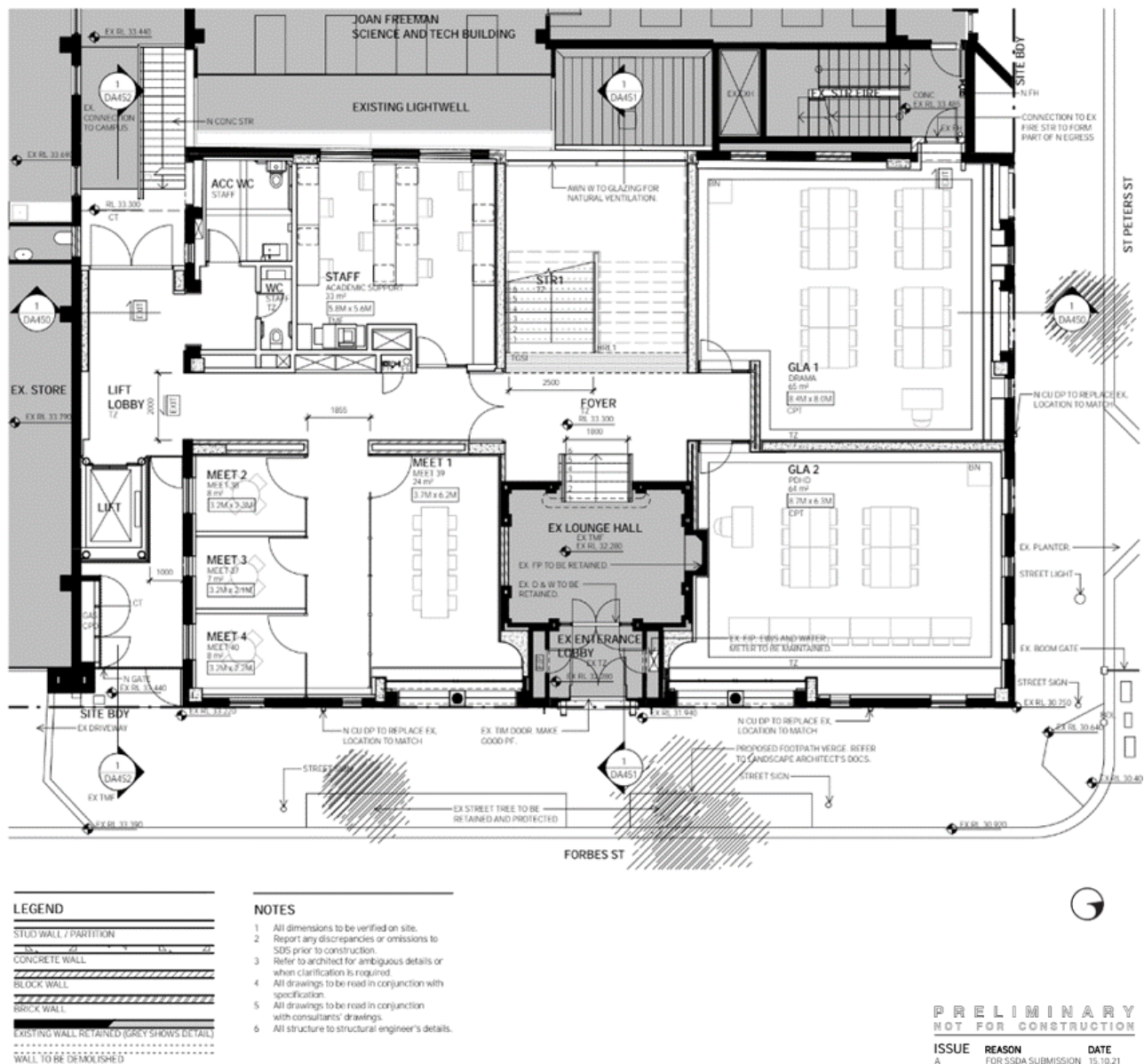
The proposed adaptive re-use of Wilkinson House to include the following works:

- External extension to the south, to accommodate a lift core for equitable access, corridor and meeting rooms. The extension will also connect the building to the wider campus.
- Demolish walls of the existing lightwell and rebuild a mostly naturally lit and compliant stairwell.
- Rebuild mansard roof in copper with angled blades and clerestory windows to utilise the roof space to provide for a large multipurpose space, GLA, staff room and an outdoor terrace. The roof is proposed to be approximately 300mm higher than the existing roof to facilitate the required floor to ceiling height.
- Demolish existing timber floors and replace with concrete slabs for thermal mass, fire resistance, acoustic attenuation and structural integrity.
- Enclose existing balconies and remove the balcony walls to incorporate the spaces as part of the new functional, regular-shaped classrooms.
- Other minor external alterations, including restoring heritage façade by removing unsympathetic additions e.g. security bars.
- Retention of Forbes Street Foyer.
- Provide a new sporting facility in the basement, which will connect to the existing Centenary Sports Hall directly to the south.
- Internal alterations and additions to accommodate for new classrooms, breakout space, multipurpose common room and staff rooms.
- 10 demountable classrooms are proposed to be erected on the site during construction to ensure the school can continue to function during the construction period. Demountable classrooms are provided on grade south of the Chapel Building, at the upper level of the Centenary Sports Hall, and at the terrace west of Thomson Street.

A concurrent Modification to Concept Approval (SSD 8993) will be submitted with the SSDA to amend the existing building envelope and associated conditions for Wilkinson House.

SCEGGS is not proposing any increase in student or staff numbers as a result of this development.

Figure 2 Proposed ground floor plan



Source: Smart Design Studio

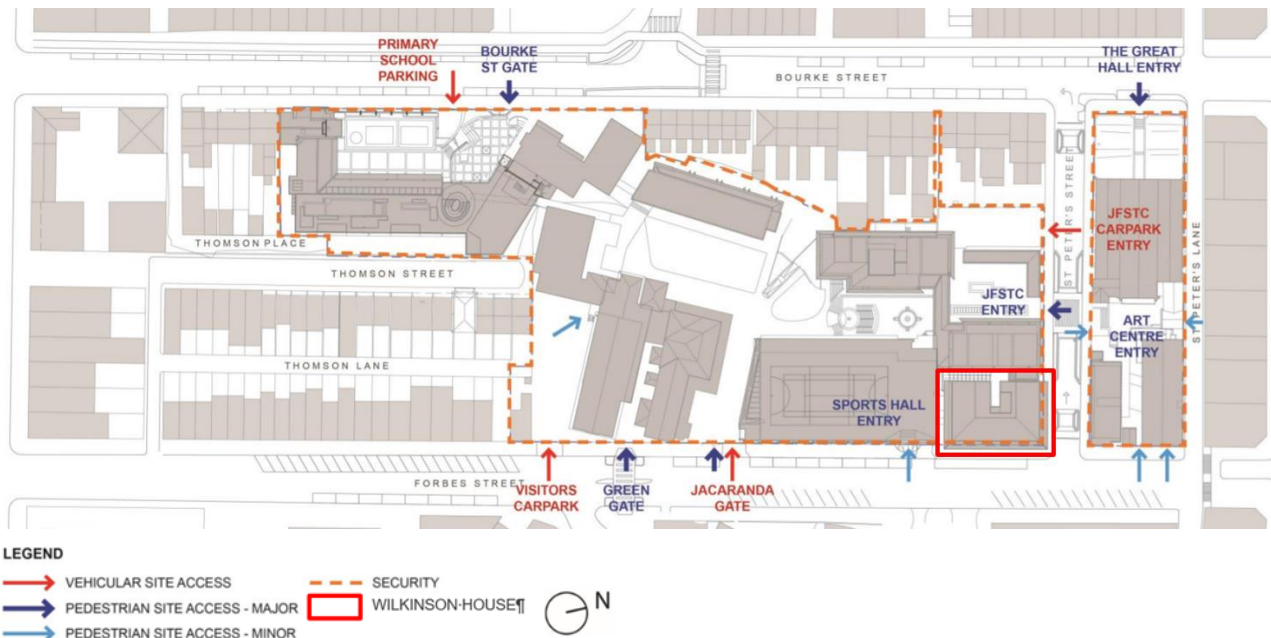
3. SITE CONTEXT

3.1. CONTEXT DESCRIPTION

The Campus is located in Darlinghurst, a suburb at the western fringes of the Sydney CBD. Darlinghurst is characterised by its high density built environment. Darlinghurst is primarily a residential suburb consisting of terrace housing and residential apartments. The suburb is home to the Australian Museum, St Vincent's Hospital and the National Art School. It is also located between two of Sydney's most well-known nightlife districts, Kings Cross and Oxford Street. Spatial constraints have meant the Campus has expanded over time to occupy an irregular parcel of land bounded to the east by Forbes Street, to the west by Bourke Street, and to the north by St Peters Lane. The northern end of the campus is bisected by St Peters Street. Rows of terrace houses occupy the north western corner of the block along Bourke Street and the south eastern corner of the block along Forbes and Thomas Street. Opposite the site on Forbes Street is the Horizon Tower, a 43 storey building consisting of 260 residential apartments.

Pedestrian access to the Campus is provided by several entrances along Bourke Street, Forbes Street, St Peters Street and St Peters Lane. Vehicular access to the Campus' four carparks is provided from Bourke Street, Forbes Street and St Peters Street. Site access arrangements are further detailed in Figure 3 below. A significant connection in Sydney's separated cycleway network is Bourke Street Cycleway providing north-south connection between the site and the wider local and regional cycling network.

Figure 3 Site access and security



Source: SCEGGS Masterplan 2040 TKD Architects

3.2. SITE OBSERVATIONS

A site visit was conducted by Urbis on the morning of Tuesday 21 September 2021. The site visit was used to understand the existing activity around the site and the interface between surrounding land uses. It should be noted the site visit was conducted within the scope of public health orders, during a period of lockdown. Therefore conditions around the Campus may not have been typical due to the operational restrictions on schools, businesses, and travel. The site visit found that:

- Wilkinson House (Picture 1 and 2) and the wider Campus are in good condition with no evidence of vandalism or rubbish onsite or in the immediate surrounds.
- Neighbouring terrace housing, apartment buildings, commercial premises, streets and laneways are well-kept and devoid of vandalism or rubbish.
- The site is highly accessible by pedestrian and cycling infrastructure as well as public transport.

The entire perimeter of the campus has clear signage and secure boundary fences and walls.

It should be noted the site visit was conducted during a period of lockdown

Figure 4 Site visit photos



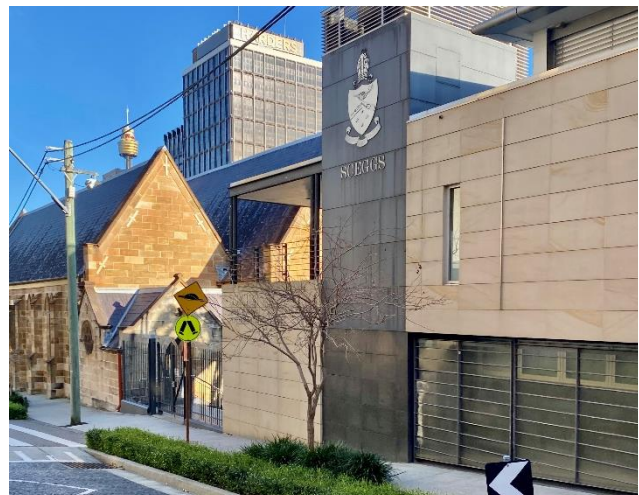
Picture 1 Wilkinson House and Forbes St



Picture 2 Wilkinson House and St John St



Picture 3 SCEGGS campus from Forbes St



Picture 4 SCEGGS campus entrance on St John St



Picture 5 SCEGGS seen behind terrace homes on Bourke St

Source: Urbis



Picture 6 SCEGGS viewed from Bourke St

4. POLICY CONTEXT

The following section provides a summary of relevant state and local policies in relation to crime and safety.

NSW Crime Prevention and Assessment of Development Applications (2001)

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (now the Department of Planning, Industry and Environment) introduced the Crime Prevention Legislative Guidelines (the Guidelines) to Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act 1979*. These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The Guidelines introduce the four CPTED principles introduced in Section 1. These are: surveillance, access control, territorial reinforcement and space management.

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments seeks to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'
- Removing conditions that create confusion about required norms of behaviour.

City of Sydney A City for All Community Safety Action Plan 2019-2023 (2019)

The City of Sydney Community Safety Action Plan contains four priority areas to contribute to the safety of the community. Priorities relevant to the proposal include:

- Safe Streets and Spaces
 - Increase actual and perceived public safety in city streets and spaces ensuring they are well lit and attractive
 - Promote a creative and vibrant night life to reduce alcohol related anti-social behaviour
 - Improve road, public transport and pedestrian safety
- Crime prevention and response
 - Reduce the opportunities for crime to occur
- Ready and resilient
 - Build resilient and connected communities to increase safety
- A safe global destination
 - Ensure visitors feel safe and welcome in Sydney.

City of Sydney Development Control Plan 2012 – Section 3.13 Social and Environmental Responsibilities

Section 3.13 of the City of Sydney's Development Control Plan 2012 (CoS DCP 2012) provides objectives and provisions for socially and environmentally responsible development. Section 3.13.1 Crime prevention through environmental design aims to provide a safe environment and minimise opportunities for criminal and anti-social behaviour. To achieve this, Section 3.13.1 contains the following provisions applicable to the proposal:

- Active spaces and windows of habitable rooms within buildings are located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard spaces.
- Minimise blind-corners, recesses and other external areas that have potential for concealment or entrapment.

- Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.
- Ground floors of non-residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.
- Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight long the route.
- Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.

5. SOCIAL BASELINE

5.1. DEMOGRAPHIC PROFILE

The profile of a community can influence the type and likelihood of crime that may impact a development. The following section contains a brief analysis of the characteristics of Darlinghurst based on data from the Australian Bureau of Statistics (ABS), Profile id, and the Department of Planning, Industry and Environment (DPIE). The demographic characteristics of the City of Sydney LGA and Greater Sydney have been used, where relevant, to provide a comparison.

While population data from the 2016 Census was published five years ago, it remains the most recent population data source until the release of 2021 Census data in June 2022.

In 2020, it is estimated that there are 13,096 people living in Darlinghurst. Key characteristics of this community include:



Adult male population

Most (57.8%) Darlinghurst residents identified as male. Most (68.8%) residents were aged between 20 and 49 years old. In comparison, residents of the same age bracket made up 44.3% of Greater Sydney.



High density living

Almost all (98.1%) Darlinghurst residents lived in a semi-detached, flat or apartment dwellings. A significantly higher portion (77.0%) of Darlinghurst residents lived in apartment dwellings compared to Greater Sydney (28.1%).



Small households and family composition

The average household size in Darlinghurst is 1.8 people, compared to 2.8 people for Greater Sydney. Three quarters of families in Darlinghurst were couples without children, which was more than double that in Greater Sydney (33.4%).



Low rates of car ownership and use

There were low rates of people travelling to work by car for residents of Darlinghurst (18.9%) compared to the City of Sydney LGA (23.2%) and Greater Sydney (59.8%). Close to half of households in Darlinghurst did not own a motor vehicle (44.2%).



Above average household income

Median weekly household income in Darlinghurst was \$2,158 which was 12% greater than household incomes in the City of Sydney LGA (\$1,926) and 18% greater than that in Greater Sydney (\$1,750).



Educated population

Most (62.0%) Darlinghurst residents had a tertiary qualification*. In comparison, 58.0% of residents in the City of Sydney LGA and 49.8% of residents in Greater Sydney had a tertiary qualification.

*Tertiary qualification includes: Certificate level I-IV, Diploma, Advanced Diploma and Bachelor Degree level and above

5.2. CRIME PROFILE

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at Darlinghurst. Data for the City of Sydney LGA and the NSW average has been used to help assess risk compared to LGA and state wide averages. The full crime profile is contained in Appendix A.

Key crime findings of relevance to this assessment include:

- Darlinghurst generally has higher crime rates per 100,000 people compared to the City of Sydney LGA and NSW:
 - Assault (non-domestic) (1,009 in Darlinghurst compared to 892 in the City of Sydney LGA and 381 in NSW)
 - Break and enter non-dwelling (116 in Darlinghurst compared to 101 in the City of Sydney LGA and 87 in NSW)
 - Liquor offences (1,071 in Darlinghurst compared to 846 in the City of Sydney LGA and 114 in NSW)
 - Steal from person (116 in Darlinghurst compared to 115 in the City of Sydney LGA and 26 in NSW)
 - Trespass (301 in Darlinghurst compared to 241 in the City of Sydney LGA and 118 in NSW).
- BOCSAR produces hotspots to illustrate areas of crime density relative to crime concentrations across NSW. The site is in a hotspot for most relevant crimes including:
 - Assault (non-domestic)
 - Malicious damage to property
 - Break & enter non-dwelling
 - Steal from person
 - Steal from motor vehicle
 - Motor vehicle theft.
- While the site is in an area of high crime concentration, two-year crime trends from July 2019 to June 2021 indicate that crime rates are generally not increasing in Darlinghurst. The COVID-19 pandemic and associated restrictions on travel, public gatherings, and business operations may have contributed toward the stable crime rates over the two-year period.

5.3. ENGAGEMENT OUTCOMES

To inform this CPTED assessment, Urbis undertook an interview with a representative of the City of Sydney's social planning team on 29 September 2021. The following is a summary of the key findings from the interview:

- The City of Sydney conducts wellbeing surveys of its residents every few years, the most recent of which took place in 2018 and was reported on in the Community Wellbeing Indicators Report 2019. Findings of the wellbeing survey and report include:
 - Residents of the City of Sydney LGA reported high levels of perceived safety, both at home and when walking alone near home during the day and night.
 - Property related crime (fraud, malicious damage, theft and stealing offences) has trended downward between 2018 and 2015.
 - Residents of 'Oxford Street Village', the area in which the Campus is located, have reported a slight decrease in satisfaction with opportunities to participate in sporting or recreational activities between 2015 and 2018.
- The proposal provides some opportunity to open up facilities for community use, which was viewed positively.
- A construction plan of management should consider safety impacts during the construction and staging period.

5.4. IMPLICATIONS FOR THE PROPOSAL

The crime profile indicates that the site may be susceptible to many crimes relevant to the proposal including 'assault (non-domestic)', 'malicious damage to property', 'break & enter non-dwelling', 'steal from person', 'trespass', 'steal from motor vehicle' and 'motor vehicle theft'.

For this project, there will be minimal alterations to the interface and connection of Wilkinson House and the public realm. Sympathetic restoration of the heritage façade will likely improve the presentation of the building to surrounding streets reducing perceptions of crime.

As the most substantial changes proposed as part of this SSDA will be the reconfiguration and connection of internal space, a key consideration for the proposal will be managing and maintaining safe access through internal spaces and the Campus by contributing towards a reduction in levels of actual and perceived crime.

6. CPTED ASSESSMENT

This section provides a detailed assessment of the proposed redevelopment and future operations of the site against Section 3.13.1 of the CoS DCP 2012 and the four CPTED principles of surveillance, access control, territorial reinforcement and space and activity management.

Recommendations are provided for each CPTED principle to address potential crime risks or potential enhancements to the proposed development.

6.1. SURVEILLANCE

Places that are well supervised through casual, mechanical or organised surveillance are less likely to attract criminal behaviour. Important considerations for natural surveillance are building orientation and location, design of spaces, landscaping and lighting. Technical surveillance is achieved through measures such as CCTV. Organised surveillance is achieved through measures such as security guards and staff members.

Surveillance is an important consideration as it can make people feel safe when they are able to see and interact with others. Crimes are less likely to occur in places that are well supervised. BOSCAR crime data indicates that Darlinghurst has high rates of crime relevant to the proposal, as listed in Section 5.4 of this report. The use of surveillance will therefore be important to reduce the likeliness of these types of crime from occurring.

Assessment of proposed development

The proposal incorporates the following CPTED principles related to surveillance:

- The proposal includes the removal of internal walls within Wilkinson House. Existing narrow corridors, blind corners and small rooms will be replaced by larger rooms, straight corridors and a simple circulation path. This will make it easier and safer for staff, students, and visitors to make their way around the building and provide more opportunities for natural surveillance.
- Removal of security bars from the windows of Wilkinson House will reduce obstruction of sightlines both into and from the building, maximising natural surveillance and thereby increasing risk to potential offenders.
- The distribution of staff and amenity facilities across all five levels of the building provide opportunities for organised and natural surveillance of student breakout areas, corridors, stairwells and classrooms.
- The existing balconies and stairwells of Wilkinson House are not fit for purpose. The proposed infilling of the balconies and stairwells will remove potential external access to balconies and expand internal rooms and encourage greater use. The removal of obstructions and implementation of glazing as new external walls for the former balconies will allow more natural light to penetrate the building and provide more opportunity for natural surveillance of surrounding streets.
- The placement and orientation of toilets adjacent to the lift lobbies, staff rooms and walkways allows for ease of access and natural and organised supervision by adjoining staff and passers-by.

Recommendations and design considerations

- Ensure all entrances, stairwells, elevators, communal areas, and walkways are well lit in accordance with Australian Standards. Effective lighting can improve visibility, increase activity, reduce fear and increase the likelihood that offenders will be detected.
- Use balanced lighting and appropriate glazing between internal and external spaces to avoid a mirroring effect at night and allow for a continuation of sightlines from and into the building.
- Install universally legible wayfinding signage consistent with the wider campus.
- Ensure the Melaleuca tree and understory planting proposed for the rooftop courtyard are maintained to protect sightlines from excess plant growth.

6.2. ACCESS CONTROL

Access control involves the designing of spaces to control who enters and to prevent unauthorised access. Important crime prevention considerations for access control include way-finding measures, paths located on desire-lines and the provision of formal and informal routes. Natural design measures include building configuration, definition of formal and informal pathways, landscaping, fencing and gardens. Implementation of security hardware, such as swipe cards and on-site security officers, are technical and formal considerations for access control.

The BOSCAR crime data shows Darlinghurst has high rates of crime relevant to the proposal, as listed in Section 5.4 of this report. The implementation of appropriate access control measures will be important to define student, visitor and staff access across the site and reduce likelihood of these types of crime to occur.

Assessment of proposed development

The proposal incorporates the following CPTED principles related to access control:

- Primary access to Wilkinson House will remain from within the Campus from corridors on the south east corner of the building. The addition of the new glass infill lift structure and subterranean corridor on the southern side of the building will allow for greater circulation of staff and students between Wilkinson House and the wider campus. This will reduce opportunities for entrapment and increase natural surveillance within Wilkinson House and adjacent buildings and walkways.
- The original foyer on Forbes Street will not be used during regular operation. However, this foyer will be retained as an entrance to the building during special functions and will assist in monitoring and controlling access from the public realm into Wilkinson House.
- Physical barriers increase the effort required to commit crime. The proposal includes no changes to the extensive physical barriers between the Campus and surrounding streets including existing fencing and walls, as outlined in Figure 3.
- The infilling of the existing Wilkinson House balconies and removal of security bars will reduce the number of potential foot or hand-holds for perpetrators of crime who may intend to scale the building.

Recommendations and design considerations

- Install security hardware on all back of house areas, storage rooms and plant rooms to restrict unauthorised access by students and non-staff members.
- Maintain all access points, including fire exits and stairs, to ensure they remain in good working order and are inaccessible from the outside. Magnetic door locking systems linked to fire sprinkler alarms can ensure that fire exits are used for emergencies only. Fire exits and stairs can often be targets for offenders.
- When access is provided between Forbes Street and Wilkinson House during special functions, ensure organised surveillance is provided by the stationing of a staff member within clear sight of the entrance.

6.3. TERRITORIAL REINFORCEMENT

Territorial reinforcement is defined by the way in which a community demonstrates ownership over a space. Places that feel owned and cared for are likely to be used, revisited and protected. People who have a sense of guardianship over a space are more likely to protect it and intervene in crime, compared with passing strangers.

The use of actual and symbolic boundary markers, spatial legibility and environmental cues are ways to connect people and encourage communal responsibility over spaces.

Assessment of proposed development

The proposal incorporates the following CPTED principles related to territorial reinforcement:

- The design of the proposed internal floor plan demonstrates good territorial reinforcement as it creates a welcoming and open space that is fit for purpose and will encourage use and social interaction between students and staff.
- The strategic location of staff rooms and amenity facilities provides territorial reinforcement and supervision across all floors of Wilkinson House.
- The transition between the surrounding public realm into the school grounds via controlled gates remains unchanged and clear. When in use, the foyer on Forbes Street will provide clear definition between public and private space.
- Upgrades to the façade of Wilkinson House through the removal of non-sympathetic security bars, and the addition of architecturally bespoke extensions will demonstrate territorial reinforcement, ownership, and care for the building. This will attract interest and increase natural community surveillance of the site.

Recommendations and design considerations

- Use clear signage and lighting to create legible and inviting entrances to Wilkinson House both from within the Campus and from Forbes Street, when in use.
- Natural guardianship of the space and surrounding streets could potentially be provided through scheduled activities outside normal operational hours, such as evenings and weekends.

6.4. SPACE AND ACTIVITY MANAGEMENT

Space and activity management involves monitoring site usage, managing site cleanliness and repairing vandalism and broken physical elements to decrease fear of crime. Spaces that are regularly used by the community are less likely to be vandalised.

Assessment of proposed development

The proposal incorporates the following CPTED principles related to space and activity management:

- The proposal will increase activity within Wilkinson House by providing equitable access to all levels, increasing the diversity of uses and providing greater circulation between the building and surrounding campus.

Recommendations and design considerations

- Implement safety procedures for workers and contractors accessing the site, including working with children checks and a sign in/out requirement at the entry to the site.
- Ensure all fixtures and surfaces are repaired promptly. Routine maintenance is a strong indicator of area control and safety. Well maintained spaces encourage regular use and in turn create natural surveillance. Particular note should be given to large areas of blank external walls which will be particularly susceptible to graffiti of nuisance.
- Continue to provide spaces within the Campus for other user groups outside school hours. This could include extracurricular academic and physical activities. Providing scheduled use of the campus and its facilities outside school hours would ensure greater activity and social connection between the wider community and the SCEGGS community.

7. CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and state policies, and crime and demographic data.

The assessment found that the proposed adaptive re-use of Wilkinson House incorporates the four CPTED principles of: surveillance, access control, territorial reinforcement, and space management.

To further increase safety and reduce crime risk, the following recommendations should be implemented:

- Ensure all entrances, stairwells, elevators, communal areas, and walkways are well lit in accordance with Australian Standards. Effective lighting can improve visibility, increase activity, reduce fear and increase the likelihood that offenders will be detected.
- Use balanced lighting and appropriate glazing between internal and external spaces to avoid a mirroring effect at night and allow for a continuation of sightlines from and into the building.
- Install clear and legible universally legible wayfinding signage consistent with the wider campus.
- Ensure the Melaleuca tree and understory planting proposed for the rooftop courtyard are maintained to protect sightlines from excess plant growth.
- Install security hardware on all back of house areas, storage rooms and plant rooms to restrict unauthorised access by students and non-staff members.
- Maintain all access points, including fire exits and stairs, to ensure they remain in good working order and are inaccessible from the outside. Magnetic door locking systems linked to fire sprinkler alarms can ensure that fire exits are used for emergencies only. Fire exits and stairs can often be targets for offenders.
- When access is provided between Forbes Street and Wilkinson House during special functions, ensure organised surveillance is provided by the stationing of a staff member within clear sight of the entrance.
- Use clear signage and lighting to create legible and inviting entrances to Wilkinson House both from within the Campus and from Forbes Street, when in use.
- Natural guardianship of the space and surrounding streets could potentially be provided through scheduled activities outside normal operational hours, such as evenings and weekends.
- Implement safety procedures for workers and contractors accessing the site, including working with children checks and a sign in/out requirement at the entry to the site.
- Ensure all fixtures and surfaces are repaired promptly. Routine maintenance is a strong indicator of area control and safety. Well maintained spaces encourage regular use and in turn create natural surveillance. Particular note should be given to large areas of blank external walls which will be particularly susceptible to graffiti of nuisance.
- Continue to provide spaces within the Campus for other user groups outside school hours. This could include extracurricular academic and physical activities. Providing scheduled use of the campus and its facilities outside school hours would ensure greater activity and social connection between the wider community and the SCEGGS community.

DISCLAIMER

This report is dated 5 November 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SCEGGS Darlinghurst Limited (**Instructing Party**) for the purpose of Crime Prevention Through Environmental Design Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

CRIME PROFILE

Table 2 - Crime rates per 100,000 people, July 2020 – June 2021

Crime type	Darlinghurst	City of Sydney LGA	NSW
Assault (non-domestic)	1009.2	892.3	381.0
Break and enter non-dwelling	115.6	101.1	87.4
Liquor offences	1070.9	846.4	113.9
Malicious damage to property	627.1	817.2	659.0
Motor vehicle theft	61.6	105.1	142.4
Steal from motor vehicle	285.1	283.8	354.7
Steal from person	115.6	115.3	25.8
Steal from retail store	200.3	794.0	252.2
Trespass	300.5	241.1	117.7

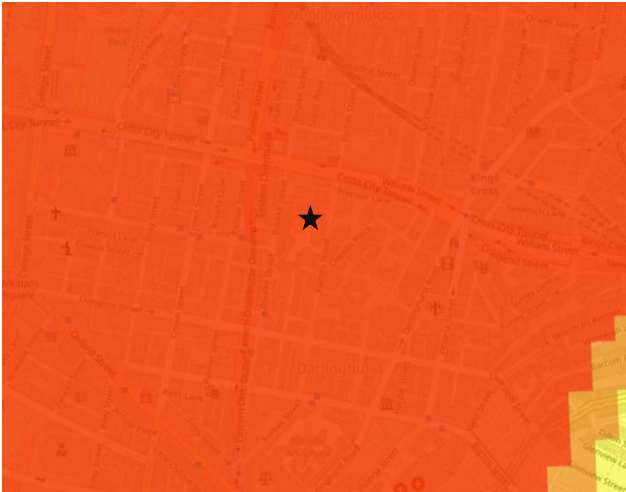
Source: BOCSAR

Table 3 – Two-year crime trend, July 2019 – June 2021

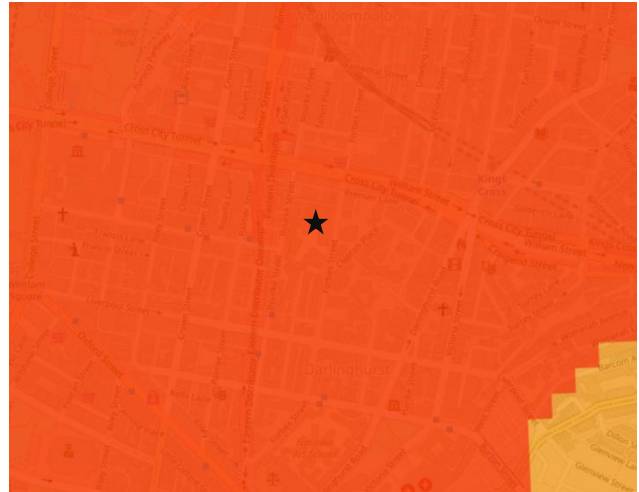
Crime type	Darlinghurst	City of Sydney LGA	NSW
Assault (non-domestic)	Down 25.6% per year	Stable	Stable
Break and enter non-dwelling	n.c.	Down 44.3% per year	Stable
Liquor offences	Stable	Stable	Stable
Malicious damage to property	Stable	Down 9.6% per year	Stable
Motor vehicle theft	n.c.	Stable	Down 8.6% per year
Steal from motor vehicle	Stable	Stable	Stable
Steal from person	n.c.	Down 55.2% per year	Down 28.4% per year
Steal from retail store	Stable	Down 23.2% per year	Down 13.9% per year
Trespass	Stable	Down 19.2% per year	Down 12.9% per year

Source: BOCSAR

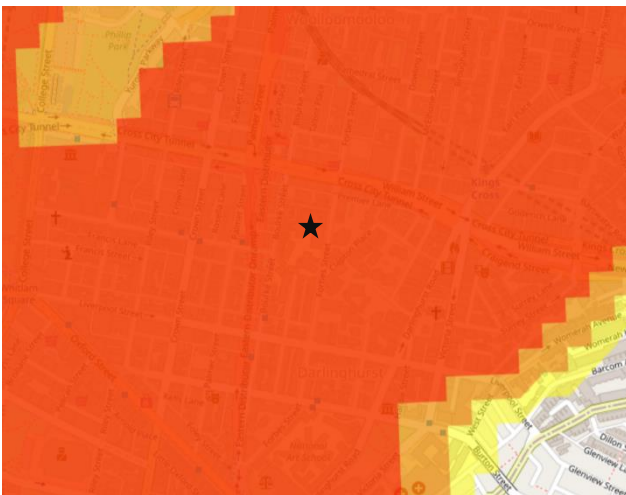
Figure 7 Crime hotspots, July 2020 – June 2021



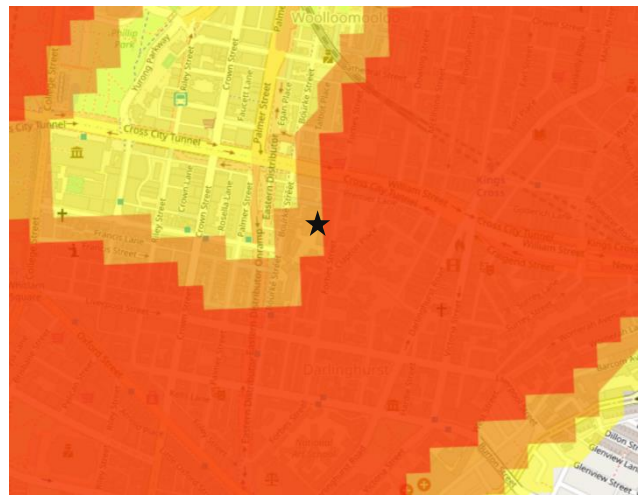
Picture 7 Non-domestic assault



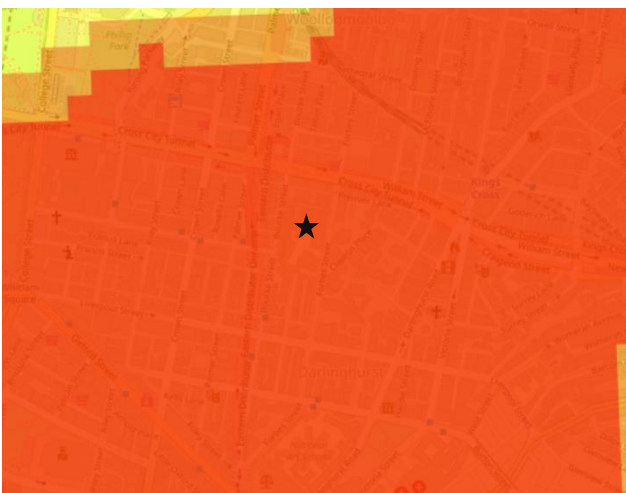
Picture 8 Malicious damage to property



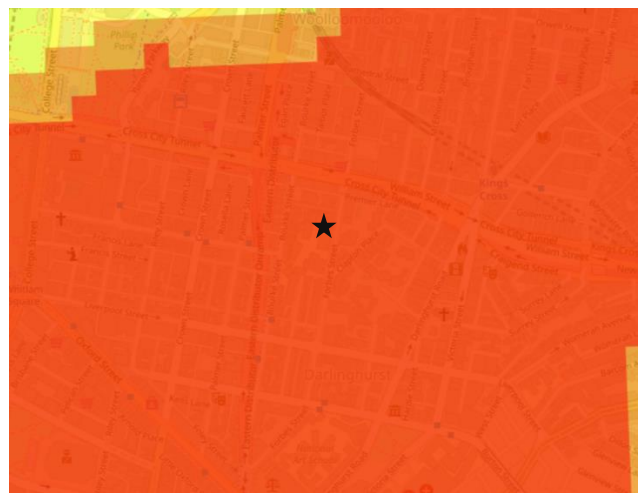
Picture 9 Break & enter non-dwelling



Picture 10 Steal from person



Picture 11 Steal from motor vehicle



Picture 12 Motor vehicle theft

Source: BOCSAR

NB: Approximate site location indicated by black star

