

20 May 2013

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Dear Alex,

**Re: Block 4S, Central Park – Student Accommodation and Commercial Development**

I refer to your email dated 17 May 2013 in which you requested Elton Consulting to review the relevant submissions / comments relating to Crime Prevention Through Environmental Design (CPTED) raised during public exhibition of the Planning Applications/Modifications for Blocks 1 and 4 at Central Park, Chippendale.

Three (3) Planning Applications/Modifications relating to Blocks 1 and 4 (now known as Blocks 1, 4N and 4S) were lodged with the NSW Department of Planning & Infrastructure (the Department) concurrently in December 2012. They are described as:

- **SSD5700-2012 Block 4S, Central Park, Chippendale** – Construction of a new student accommodation development with a GFA of approximately 24,700 square metres and a maximum height of RL71.5 AHD (including plant).
- **MP06\_0171 MOD8, Modification to Approved Concept Plan** – Amendment to the allocation of GFA and the mix of residential and non-residential GFA on the site to enable the redevelopment of Block 4S for student accommodation, and the potential for Block 1 to be developed for residential if the approved commercial development proves unviable. The proposal seeks to reconfigure the approved building envelopes to facilitate the separation of Blocks 1 and 4N from Block 4S and minor modifications to the envelope for Blocks 1 and 4N.
- **MP 08\_0253 MOD4, Blocks 1 and 4 (cnr Abercrombie / Broadway)** – The proposed modification seeks to excise Block 4S from Blocks 1 and 4N to enable the development of Block 4S as a student housing project (subject to a separate SSD Application 5700-2012). The removal of Block 4S from the approved Block 1 and 4 envelope will result in some subsequent minor amendments to the built form of Blocks 1 and 4N. It is also proposed to reduce the extent of the approved Block 1 and 4 basement to cater for Blocks 1 and 4N only.

Elton Consulting provided the following information/assessment reports to support the abovementioned Planning Applications/Modifications for Blocks 1, 4N and 4S:

- *Frasers Broadway – Safety Management Strategy and Safety Management Plan for Block 1 and Block 4 Project Application* (6 March 2009).

- *Block 4S, Central Park – Safety Management Strategy and Safety Management Plan for Proposed Student Accommodation Facility* (28 November 2012).
- Letter containing CPTED analysis of Block 1 & 4 Modification to support Block 1 & 4 Office Project Application – Amendment S75W MOD 4 (18 December 2012).

These documents should be read in conjunction with this letter.

### **Response to CPTED Issues Raised in Public Submissions**

A number of issues were raised in public submissions received by the Department during public exhibition of the abovementioned Planning Applications/Modifications. These issues relate mainly to the proposed land use modifications (i.e. introduction of student accommodation) as well as the Block 1, 4N and 4S building design and public domain elements.

Key issues with respect to CPTED related to the public domain and the relationship of ground floor uses with public domain.

It is understood that a *Preferred Project Report and Response to Submissions* is being prepared by JBA for submission to the Department. This document will provide a response / comment to issues raised in public submissions and describe the associated proposed design amendments for Block 4S.

By way of input to this document, Elton Consulting provides the following comments with respect to CPTED issues:

#### **1. Public domain area between Block 4N and 4S**

*Comment:* A separation between Block 4S and 4N creates a public link / pedestrian walkway between Abercrombie Street and Central Park Avenue. The public "through link" has been designed as a high quality pedestrian area with good levels of public amenity so as to contribute to crime prevention and safety measures.

The following points are made:

- The "through link" will generate pedestrian activity as it is the main entrance to the proposed Block 4S student accommodation facility. It also acts as a pedestrian walkway across the Central Park from east to west.
- The "through link" incorporates lighting and landscape elements that will make the area amenable, attractive and encourage people to sit and enjoy the surroundings, such as feature lighting, tree plantings, seating, a water feature and bike racks.
- Activity generating uses are located at the ground floor level on both Block 4S and Block 4N frontages of the "through link", including retail, cafe and the student accommodation lobby / entry, which will each encourage people to visit, walk-through but importantly stay in the area and provide passive surveillance opportunities.
- Awnings / overhead cover is provided along part of all four frontages of the student accommodation building, which contributes to making this an all-weather, pedestrian-friendly environment with the potential for outdoor seating associated with cafe and restaurant uses. These awnings also provide an element of privacy to student dwellings above.

- A 24 hour on-site security / operator presence in the student accommodation facility will provide an additional element of safety. Surveillance will be supplemented with CCTV cameras.

## **2. New retail areas to the southern elevation to replace loading dock**

*Comment:* Modifications to the southern elevation of the student accommodation building (frontage facing Irving Street) include the removal of a temporary loading dock, which is replaced with active retail use.

As shown in the *Ground Floor and Level 00 Plan* prepared by Jeppe Aagaard Andersen & Turf Design Studio, the retail tenancy in the south-eastern corner of Block 4S wraps around to Irving Street to continue the active retail edge. The addition of retail uses along the Irving Street frontage creates improved opportunities activity at this street frontage. Irving Street terminates at Central Park Avenue opposite the main public park, and is therefore envisaged to be a highly used pedestrian thoroughfare with pedestrians accessing the public park from Abercrombie Street and areas further west.

Activating the building edges at the ground level with retail uses, supported by landscaping and awning features to make the space attractive and amenable, is seen to contribute to creating activity and a perception of safety. The use of glazing and shop fronts at the ground level on the southern elevation reinforces the opportunity for surveillance of the public domain along Irving Street and beyond. Glazing at the ground level also assists to deter vandalism, with fewer large expanses of blank brick walls that would attract opportunities for graffiti.

Cafe / restaurant uses at the ground floor level also provide an opportunity to generate nighttime activity in the area and light spill from the shop fronts, so as to improve public perceptions of safety.

It is noted that a pedestrian "drop off" zone at Central Park Avenue opposite the eastern facade is another form of activity generation and thereby passive surveillance opportunities.

## **3. General points for consideration**

*Comment:* The following matters should be taken into consideration in the detailed designs for Block 4N and the surrounding public domain areas:

- Continuous lighting ensures the route between the site and Broadway (public transport) is safe for pedestrians.
- Care should be taken to ensure the water feature wall does not obstruct visibility and aids permeability, to ensure visibility to the accessibility lift is maintained.
- Care should be taken in the consideration of tree types planted in the public domain around Block 4S. Trees should ideally not have branches below 1.5m, and should be thin-trunked with a high canopy. No low-lying, dense shrubs should be planted in the surrounding public domain in order to maintain good sightlines across the public domain.

The Block 4S proposal is considered worthy of support from a safety and crime prevention perspective, subject to the above comments and the carrying forward of recommendations in the previous CPTED documentation submitted with the Planning Applications/Modifications for Blocks 1, 4N and 4S.

Please contact me on 9387 2600 should you require any further clarification.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Samantha Czyz', with a stylized flourish at the end.

Samantha Czyz  
Project Manager  
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