

25 October 2024

2230844

Crime Prevention through Environmental Design (CPTED) Addendum Letter

East Walker Street Response to Submissions

1.0 Introduction

This letter relates to the proposed residential development at East Walker Street located at 173 – 179 Walker Street and 11-17 Hampden Street, North Sydney.

The State Significant Development Application (SSDA), SSD 67175465, was publicly exhibited from 5th of July 2024 until 1st of August 2024, with the subsequent request for response to submissions issued on 2 August 2024. The SSDA, as exhibited, sought approval for site establishment, enabling works, excavation, groundworks, construction of a 12-storey residential flat building comprising 67 affordable housing dwellings and 11 affordable housing dwellings required by the voluntary planning agreement that applies to the site (Building A), construction of a 30-storey residential flat building containing 161 build-to-sell dwellings (Building B1), construction of a 4-storey ancillary building serving Building B1 (Building B2), construction of a shared basement, port cochere and associated landscaping and streetscape improvements within the site.

Following Public Exhibition of the SSDA and in response to submissions received, the Applicant has further developed and refined the proposed development as outlined in **Section 2.0**.

In response to the submissions received and proposed design refinements, further assessment of the proposed development has been undertaken where it is relevant to the matters addressed in the CPTED report prepared by Ethos Urban, dated 30 May 2024, and submitted as part of the SSDA.

2.0 Description of Proposed Design Changes

- **Building B1**
 1. Overall building footprint shifted to the north-west to allow for setback tolerances to the southern and eastern vertical height plane.
 2. Updated winter garden façade design and increased operability of windows.
 3. Adjustment of the façade glazing extent to Levels 26-30 to assist with thermal comfort compliance.
 4. Increased floor-to-floor heights for Levels 25-28 to 3350mm to accommodate services and structural requirements.
 5. Increased ceiling height for Level 29-30 to 3000mm and raised building height accordingly.
 6. Updated facade glazing alignment at Levels 26-30 to ensure the building sits below the Solar Access Plane of Doris Fitton Park as a result of the increased building height.
 7. Revised lower-level unit layouts and updated podium facade.
 8. Updated materiality to spandrels to accommodate mechanical exhaust systems.
 9. Lobby finished floor level (FFL) has been raised above the probable maximum flood (PMF) level. Re-grading of the external landscaping and hardscape areas to accommodate the change in levels required.
 10. Lobby entry façade has been further set back to align the internal lobby FFL's as a result of the PMF level coordination.

- **Building B2**

11. Increased building height and floor-to-floor heights to accommodate the lift overrun, pool, structure, acoustic and services requirements.
12. Plantroom amended to ensure passive protection to basement levels in the event of a PMF flooding event.
13. Primary access and egress to the plantroom is now located externally, with a secondary egress stair provided that terminates at the loading dock on the western side of the building.
14. Basement exhaust duct has been coordinated through the gym/wellness level on B1 as a result of the PMF level coordination.

- **Building A**

15. Opaque spandrel glazing adopted to the eastern facade to assist with thermal comfort and increase visual privacy.
16. Building shifted by 400mm to the east to provide a commensurate increase in the podium and tower setback to Walker Street.
17. Updated common area and lobby layout to improve visibility of the building entry from the street and the addition of an outdoor communal area to the Walker Street frontage.
18. Updated facade design, including spandrel materiality to provide further cohesion and consistency between Buildings A and B1.

- **Basement**

19. Basement 5 has been removed.
20. Residential carparking spaces reduced to the non-discretionary development standards car parking rates in the Housing Sepp, and visitor car parking removed.
21. Updated parking, storage, and bicycle rack provisions for all basement levels.
22. Façade openings including louvres amended to sit above governing flood levels and ensure passive protection to all basement levels.

- **External**

23. Updated RLs and configuration of the porte-cochere and adjacent surfaces for alignment with the B1 entry.
24. Pedestrian path added to the perimeter of the porte cochere to improve pedestrian safety.
25. Updated alignment of the stormwater diversion to reticulate within a proposed new easement located on the northwest corner of the site.
26. Updated landscape design to coordinate with architectural changes at the ground plane.

3.0 Response to Submissions – CPTED Related Matters

Submissions Ref No.	Submissions Received	Response
DPHI-5	<p><u>Communal open space (COS):</u> Consider further options to increase the amenity of the Building A COS by:</p> <ul style="list-style-type: none"> • creating separation between the entry lobby and the internal COS of Building A • installing ceiling-height openings to create an 'open style' COS internally 	Design changes have been made to the communal space layout to separate the entry lobby and lifts from the communal space. The relocation of the Building A entrance will provide direct access to the internal lobby and create a corridor into the communal open space by relocating the Fire Control Room.

	<p><u>Additionally, please include the following in the amended plans:</u></p> <ul style="list-style-type: none"> Clearly delineate the internal lobby and communal areas in Building A according to their intended use. 	<p>The design changes will improve the functionality, amenity and privacy of the communal space from the lift lobby. There are also clearer sightlines from the building entrance to the lift lobby in the updated design.</p> <p>The open design layout of the communal space will minimise opportunities for entrapment and maintain sightlines from internal to external spaces. The new external space at the western side of the communal space will also front and address Walker Street, providing greater opportunities for passive surveillance over the streetscape.</p> <p>The doors to the external terrace will have automatic door openings. The automated sliders can be programmed to self-lock after hours as per the main lobby entry door which will enhance safety.</p> <p>Fixed glazing, rather than openable windows, in the communal open space also minimises security risks, as they would not be required to be manually shut by building management.</p>
	<p><u>Porte Cochere and shared open spaces:</u> Confirm that the porte cochere would be shared between the market and the affordable dwellings (Building A and B1)</p>	<p>To improve the safety of the porte cochere a separated pedestrian walkway has now been included to ensure safe separation of pedestrians and vehicles.</p>

4.0 Conclusion

This CPTED addendum primarily responds to comments made by DPHI in relation to the communal and outdoor spaces provided in Building A. The design changes adopted for communal and outdoor spaces incorporate CPTED principles and enhance the overall safety of these spaces for future residents.

The SSDA CPTED recommendations are maintained, and no further mitigation measures or recommendations are required.

Yours sincerely,



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