



Crime Risk Assessment Report

Prepared for:

St Aloysius' College

State Significant Development Application

PMDL  **ARCHITECTURE
INTERIORS
MASTERPLANNING**

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Proposed Development

The proposed development subject of the St Aloysius College State Significant Development Application comprises works to three sites in Kirribilli, within the North Sydney LGA. These are:

Junior School - Burton St Kirribilli: Concept Approval for new semi-subterranean sports court and additional level to teaching and learning block.

“Wyalla” Senior School - Jeffreys St Kirribilli: Concept and Built Form Approval for single floor addition and internal refurbishment.

Main Campus - Upper Pitt St, Kirribilli: Concept and Built Form Approval for demolition and new 4 storey courtyard infill building, various internal refurbishments.

The sites are assessed individually below.

Junior School Campus

Description of Proposal

The proposal includes the construction of a new semi-subterranean sports court with roof top play area, and an additional of teaching and learning space to the existing western block.

Site Context

Existing development includes two storey buildings to the North and West of the site, with open ally areas to the South and East frontages. The site is bounded Burton and Bligh Sts to the North and South, and by laneways to the East and West. The site is secured by open palisade style fencing.

The Sports Court will be accessed from existing pedestrian entry points on Burton and Bligh Sts. There is no vehicular access to the site, except for undercroft parking from the laneway at the SW corner.

Surveillance

The existing development features a main entry and attended reception at the Burton St frontage. Staff facilities are located within the central part of the built area, affording views across the open play areas. Passive surveillance of the public realm is not significantly impacted by the proposal. Consideration of surveillance issues around the northern end of the sports court will need to be made in the detail design.

Access

Pedestrian access will remain at the existing points on Burton and Bligh Sts. Existing access controls on these access points will be maintained.

Appropriate lighting and signage will be considered at the detail design stage.

Territorial Reinforcement

Passive surveillance is considered to deter criminal behaviour as it allows for people to observe and monitor situations. Spatial legibility allows for people to understand the parameters of a site and define both theoretical and physical boundaries of the site.

Street and laneway frontages will be secured by open palisade style fencing, as currently exists, and higher mesh fencing to the rooftop play area. The fencing will clearly define territorial boundaries and provide clear visibility into the site, minimising opportunities for concealment.

Space/Activity Management

The Junior School will continue to be well managed by site staff, with appropriate management plans to support the safety and security of students and staff. Management plans will reflect the use of the new facilities, once completed.

Defined territorial boundaries, active management and security systems will continue to provide safety and amenity to the students and staff, and the immediately adjacent community.

“Wyalla” Senior School Campus

Description of Proposal

The proposal includes a single storey extension to the East of the existing buildings within a unused courtyard space, and internal refurbishments.

Site Context

The existing buildings include teaching and learning facilities in the heritage building, and a pool, sports court and associated facilities in the adjoining Dalton Hall. The buildings are to the North and East of the site, with landscaped open space to the Southeastern corner, which is bounded by Jeffrey and Upper Pitt Sts. Robertson Lane adjoins the Eastern boundary.

The site is fenced to the South and East with a traditional iron picket fence, and to the East and North with contemporary open palisade fencing. Pedestrian access is via a gate on Upper Pitt St. There is vehicle access to rooftop car parking on the Northeast corner, as the laneway rises above the site level.

Surveillance

The proposed refurbishment locates additional staff offices at the ground floor entry, improving surveillance of the principal building entry and the site generally. The presence of various staff accommodation within the existing buildings provides passive supervision of indoor and outdoor areas.

The open space to the Southeast corner is readily seen from the street and is overlooked by neighbouring residences. The perception of surveillance of the site is clear, and is improved by the proposed works.

Access

Pedestrian access to the site is controlled through the gate on Upper Pitt St, and through the overhead link bridge to the Main Campus, which is secure. Vehicle access to the rooftop parking is controlled by a boom gate during operating hours and secure metal gates out of hours.

Existing access controls are not impacted by the proposed development.

Territorial Reinforcement

The site boundaries are clearly demarked and the site arrangement and access is clearly legible. During operating hours, the activity levels provide plentiful active and passive surveillance.

Out of hours, parts of the site that might be relatively readily accessed are overlooked by neighbouring residences and are open to clear view from the public realm.

Space/Activity Management

The site will continue to be well managed with similar arrangements in place to those which currently exist.

The proposed development has minimal impact on the operations of the site, and current levels of safety and amenity will be maintained.

Main Campus

Description of Proposal

The proposal comprises the demolition of the Northeast wing and construction of a new 3 and 4 storey building which infills the existing courtyard and provides a rooftop recreation space. A number of staged internal refurbishments are also proposed throughout the existing building.

Site Context

The existing buildings are built to the street boundaries to the North West and South, and present between 3 and 6 storey facades as the land falls to the South. The Eastern boundary adjoins a residential property.

Surveillance

The entry points that are generally accessible are overseen by staffed reception and administrative facilities, therefore visitors to the site can be readily identified. The proposed works maintain this arrangement, and improve accessibility to the site.

The proposed rebuilding of the Northeast wing includes increased provision of larger format window openings, increasing visibility of activity within the learning areas, and providing increased passive surveillance of the frontage to Upper Pitt St.

Service facilities to the Jeffreys St frontage do not afford active connection to the street, nor does the Great Hall fronting Kirribilli Ave, except during events. Passive surveillance to these streets is afforded by the dwellings opposite. Existing security provisions, including lighting, will be maintained under the proposal.

Access

The main entry points are on Upper Pitt St, with secondary entries on Jeffreys St and Kirribilli Ave serving the Miguel Pro Playhouse and the Great Hall. These are utilised when there are events in these parts of the school. There is a service garage access also on Jeffreys St.

The pedestrian access points allow all visitors to the site to be identified and, where necessary, credentialed. Fire egress points exist and will be maintained at various points along the street frontages. These are appropriately secured externally and will not be used for general site access or egress. Appropriate lighting to all access points will be considered in the detail design.

Territorial Reinforcement

The physical boundaries of the site are fundamentally defined by the alignment of the building with the boundary at all street frontages. The principal entry is visually reinforced in the reconstructed Northeast wing providing clear and legible prompts to potential visitors to the site.

Space/Activity Management

The site will continue to be actively and well managed by teaching and support staff, with clear expectations on the movement of students through the site and to other campuses and facilities through the public domain.

There are no impacts on these arrangements as a result of the proposal.

Local Crime Statistics

A summary of crime statistics for North Sydney is provided below.

Incident	No Incidents	Rate per 100,000	LGA Rank
Assault (non domestic violence)	199	276.2	88
Assault (domestic violence)	134	186	100
Robbery	19	26.4	36
Break and Enter (dwelling)	161	223.5	93
Break and Enter (non-dwelling)	75	104.1	83
Steal from Motor Vehicle	220	305.4	87
Steal from Retail Store	168	233.2	53
Steal from Dwelling	220	305.4	49
Steal from Person	45	62.5	16
Malicious Property Damage	347	481.7	98

Note: Rankings out of 120 LGA's

Rates and rankings may be impacted by high number of visitors to North Sydney LGA

source: <http://bocd.lawlink.nsw.gov.au/bocd/cmd/ranking>

Conclusion

As a school, the three sites are actively managed in terms of site access, supervision of students and control of visitors to the sites. As a result of these requirements, passive surveillance of the adjoining public streets is achieved, and the territorial boundaries are clearly demarked.

The school is a long term part of the local community, and will continue to manage its facilities, and the activity of its students and staff in and around its facilities, in a manner which promotes safety and amenity for the community.