



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT

Proposed Replacement Building - Champagnat Catholic College, 35 Donovan Avenue, Maroubra



Submitted to
Randwick City Council

Prepared on behalf of Sydney Catholic Schools

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1.0 Introduction

Robinson Urban Planning Pty Ltd (**RUP**), in conjunction with the proponent Sydney Catholic Schools and QOH Architects, has completed this Crime Prevention Through Environmental Design (**CPTED**) Report on the following proposal at Champagnat Catholic College (**Champagnat**) located at 35 Donovan Street, Maroubra:

1. Demolition of existing Block B
2. Construction of a new Block B (three storeys)
3. Temporary demountable buildings
4. Landscaping and site works
5. Use of the completed works as an *educational establishment*.

The CPTED Report has been prepared with specific reference to the document prepared by the NSW Department of Planning titled *Crime prevention and the assessment of development applications Guidelines under section 79C of the Environmental Planning and Assessment Act 1979* (the **Guidelines**).

Consistent with the Guidelines, this CPTED assessment is divided into:

- Part A Crime risk assessment
- Part B Principles for minimising crime risk, considering the project in terms of the following four principles to be used in the assessment of how a development has been designed to minimise the opportunity for crime:
 - Surveillance
 - Access control
 - Territorial reinforcement
 - Space management.

2.0 Part A - Crime risk assessment

Data from Bureau of Crime Statistics and Research (BOCSAR) (2019) has been analysed to understand crime risk in the area.

2.1 Randwick Local Government Area

The table titled NSW Recorded Crime Statistics 2015-2019 – Randwick Local Government Area (included at **Appendix A**) provides detailed information in relation to crime risk in Randwick Local Government Area (LGA).

The table lists crime rates in Randwick and shows that the incidence of crime is generally stable however noting that:

- There is a relatively high incidence of
 - Stealing from person (ranked 14 out of the 140 LGAs)
 - Fraud (ranked 37 out of the 140 LGAs)
- There has been an increase in the following crimes:
 - Assault police (up 68.4% over 24 months)
 - Receiving and handling stolen goods (up 49.2% over 24 months)
 - Possession and/or use of cocaine (up 87.8% over 24 months)
 - Trespass (up 26.5% over 24 months)
 - Breach bail conditions (up 47.4% over 24 months)
- There has been a reduction in the following crime:
 - Arson (down 28.6% over 24 months).

2.2 Robbery hotspots near Champagnat College

The NSW Crime Mapping tool illustrates the incidence of crimes in Maroubra between January 2019 to December 2019 (see **Appendix B**), identifying the following robbery hotspots close to Champagnat College:

- Hillsdale
- Westfield Eastgardens
- Maroubra (Malabar Road)
- Maroubra Junction, near the intersection of Maroubra Road and Anzac Parade.

2.3 Incidents by premises (Education)

Table 1 shows the NSW Recorded Crime Statistics 2019, Number of incidents of selected offences recorded by NSW Police, education premises, Randwick LGA (presumably including schools, universities and technical College s). It shows that the most common crimes in education premises are:

- Non-domestic violence related assault (17 offences)
- Malicious damage to property (17 offences)
- Sexual offences (12 offences)
- Break and enter non-dwelling (6 offences)
- Steal from person (5 offences)
- Domestic violence related assault (2 offences)
- Steal from motor vehicle (2 offences).

Table 1 – Number of incidents of selected offences recorded by NSW Police by premises type (education) – Randwick LGA (2019)

Premises type	Domestic violence related assault	Non-domestic violence related assault	Sexual offences	Robbery	Break and enter non-dwelling	Motor vehicle theft	Steal from motor vehicle	Steal from person	Malicious damage to property
Education	2	17	12	0	6	0	2	5	17

3.0 Part B - Principles for minimising crime risk

According to the Guidelines, the following four principles should be used in the assessment of development proposals to minimise the opportunity for crime:

- Surveillance
- Access control
- Territorial reinforcement
- Space management.

Table 2 considers these four principles set out in the Guidelines and assesses the measures that are to be incorporated into the project to minimise the risk of crime (noting that the most likely crime that might affect the proposal is break and enter and malicious damage).

Table 3 – Implementation of CPTED principles

CPTED Principle	Measure to be incorporated into the proposal
<p>Surveillance</p> <p>Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:</p> <ul style="list-style-type: none"> • Clear sightlines between public and private places. • Effective lighting of public places. • Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims. 	<p>Surveillance will be maximised by:</p> <ul style="list-style-type: none"> • Lighting (automatic) will be installed at site entries • The main pedestrian paths through the site will be well lit • On site security patrols occur outside of College hours. Hours vary between term and non-term time, as well as between weekday and weekend times • The landscape design does not provide opportunities for concealment • CCTV will be installed.
<p>Access control</p> <p>Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. Effective access control can be achieved by creating:</p> <ul style="list-style-type: none"> • Landscapes and physical locations that channel and group pedestrians into target areas. • Public spaces which attract, rather than discourage people from gathering. • Restricted access to internal areas or high-risk areas. 	<p>Access control will be maximised by:</p> <ul style="list-style-type: none"> • Controlling public access to the site via fencing/gates • Entry points are generally open only for morning drop off and afternoon pick up. Outside of these times, entry to the College is via intercom at the Donovan Street gate • During College hours, access to the College only occurs after visitors sign-in at the main reception. Visitor badges are issued and any unidentified people on campus not displaying a visitor badge would have their identify queried by staff • No new driveways are proposed, minimising site entry points • Out of bounds areas are clearly marked and fenced off to ensure entry does not occur • Staff are issued with programmable passes which provide them access to buildings. Access levels vary according to the needs of staff and the performance needs of their roles • Visitors to the site are accompanied by a nominated member of staff • Programmable passes cover entry to relevant buildings as well as the time zones at which entry has been allowed.
<p>Territorial reinforcement</p> <p>Community ownership of public spaces sends positive signals. Well used places also reduce opportunities for crime and increase risk to criminals. Territorial reinforcement can be achieved through:</p> <ul style="list-style-type: none"> • Design that encourages people to gather in public space and to feel some responsibility for its use and condition. 	<p>Territorial reinforcement will be maximised by:</p> <ul style="list-style-type: none"> • High quality landscaping and ongoing maintenance of grounds • Providing physical barriers (fencing) to preclude access from the street • Signage will be used to direct pedestrian • The forecourt and entry point to the College Administration Building is not fenced. Hard landscape treatments are provided to define the College boundary without restricting access to the Administration

CPTED Principle	Measure to be incorporated into the proposal
<ul style="list-style-type: none"> • 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. 	<p>Building forecourt and entry. This is a deliberate strategy to activate the primary approach into the College by utilizing it as a congregation point for the College community during pick up and drop off and simultaneously funneling all public entrants to the Administration Building entry point and from there through to the secure public lobby within in the building.</p> <ul style="list-style-type: none"> • The balance of the College is fenced on the site perimeter with the exception of the western side of Block B which utilises the adjacent Administration Building and gated passage way between these two buildings to complete the secure site perimeter.
<p>Space management</p> <p>Space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.</p>	<p>Space management will be maximised by:</p> <ul style="list-style-type: none"> • The College's maintenance team monitors buildings and spaces to ensure that they are kept clean, tidy and that maintenance occurs in a timely manner • The College operates a rolling capital expenditure program to ensure that its buildings and spaces are well maintained and that regular maintenance work is scheduled • Ad hoc work such as vandalism and graffiti is reported to the maintenance team by staff or security. The College provides sufficient financial resources to ensure that ad hoc repairs occur promptly.

Appendix A

NSW Recorded Crime Statistics 2015-2019 – Randwick Local Government Area

Number of recorded incidents and rate per 100,000 population, 24-month and 60-month trend and Local Government Areas rankings (for 2019)

Randwick Local Government Area

Offence group	Offence type	Jan-Dec 2015		Jan-Dec 2016		Jan-Dec 2017		Jan-Dec 2018		Jan-Dec 2019		24-month trend ^{^^}	60-month trend ^{^^}	2019 LGA Rank*
		Number of incidents	Rate per 100,000 population	Number of incidents	Rate per 100,000 population	Number of incidents	Rate per 100,000 population	Number of incidents	Rate per 100,000 population	Number of incidents	Rate per 100,000 population			
17 major offences	Murder [^]	0	0.0	1	0.7	2	1.3	0	0.0	1	0.6	nc**	nc**	
	Domestic violence related assault	368	250.5	371	249.1	354	232.7	363	235.3	416	269.7	Stable	Stable	92
	Non-domestic violence related assault	474	322.7	486	326.3	504	331.3	547	354.6	568	368.2	Stable	4.6%	54
	Sexual assault	50	34.0	62	41.6	76	50.0	66	42.8	82	53.2	Stable	13.2%	99
	Indecent assault, act of indecency and other sexual offences	73	49.7	100	67.1	101	66.4	116	75.2	112	72.6	Stable	11.3%	
	Robbery without a weapon	40	27.2	19	12.8	35	23.0	21	13.6	19	12.3	nc**	nc**	51
	Robbery with a firearm	6	4.1	0	0.0	3	2.0	2	1.3	1	0.6	nc**	nc**	
	Robbery with a weapon not a firearm	14	9.5	28	18.8	16	10.5	7	4.5	12	7.8	nc**	nc**	
	Break and enter dwelling	459	312.4	388	260.5	372	244.5	345	223.6	342	221.7	Stable	-7.1%	89
	Break and enter non-dwelling	81	55.1	88	59.1	99	65.1	60	38.9	65	42.1	Stable	-5.4%	117
	Motor vehicle theft	215	146.4	213	143.0	175	115.0	184	119.3	136	88.2	-26.1%	-10.8%	99
	Steal from motor vehicle	645	439.1	576	386.8	458	301.0	548	355.2	509	330.0	Stable	-5.7%	74
	Steal from retail store	209	142.3	222	149.1	289	189.9	285	184.7	185	119.9	Stable	Stable	92
	Steal from dwelling	423	287.9	434	291.4	362	237.9	286	185.4	322	208.7	Stable	-6.6%	76
	Steal from person	111	75.6	86	57.7	97	63.8	85	55.1	91	59.0	Stable	Stable	14
	Fraud	1,108	754.2	1,007	676.2	996	654.6	995	645.0	919	595.7	Stable	-4.6%	37
	Malicious damage to property	810	551.4	730	490.2	719	472.6	787	510.2	724	469.3	Stable	Stable	92
Other Homicide	Attempted murder	0	0.0	1	0.7	0	0.0	1	0.6	0	0.0	nc**	nc**	
	Murder accessory, conspiracy	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
	Manslaughter [^]	0	0.0	0	0.0	1	0.7	1	0.6	0	0.0	nc**	nc**	
Other Assault	Assault Police	52	35.4	56	37.6	59	38.8	38	24.6	64	41.5	68.4%	Stable	
Abduction and kidnapping		0	0.0	1	0.7	2	1.3	7	4.5	3	1.9	nc**	nc**	
Blackmail and extortion		4	2.7	3	2.0	0	0.0	5	3.2	4	2.6	nc**	nc**	
Harassment, threatening behaviour and private nuisance		320	217.8	329	220.9	344	226.1	442	286.5	460	298.2	Stable	9.5%	
Other offences against the person		7	4.8	13	8.7	4	2.6	9	5.8	15	9.7	nc**	nc**	
Other Theft	Receiving or handling stolen goods	149	101.4	123	82.6	111	73.0	118	76.5	176	114.1	49.2%	Stable	
	Stock theft	0	0.0	1	0.7	1	0.7	0	0.0	0	0.0	nc**	nc**	
	Other theft	558	379.8	577	387.5	481	316.1	431	279.4	418	271.0	Stable	-7.0%	
Arson		25	17.0	25	16.8	17	11.2	35	22.7	25	16.2	-28.6%	nc**	
Drug offences	Possession and/or use of cocaine	78	53.1	61	41.0	134	88.1	115	74.5	216	140.0	87.5%	29.0%	
	Possession and/or use of narcotics	10	6.8	7	4.7	12	7.9	23	14.9	27	17.5	Stable	nc**	
	Possession and/or use of cannabis	172	117.1	152	102.1	260	170.9	242	156.9	286	185.4	Stable	13.6%	
	Possession and/or use of amphetamines	70	47.6	61	41.0	80	52.6	85	55.1	91	59.0	Stable	Stable	
	Possession and/or use of ecstasy	253	172.2	214	143.7	324	212.9	283	183.5	160	103.7	Stable	Stable	
	Possession and/or use of other drugs	49	33.4	78	52.4	139	91.4	151	97.9	121	78.4	Stable	25.4%	
	Dealing, trafficking in cocaine	19	12.9	20	13.4	21	13.8	21	13.6	23	14.9	Stable	nc**	
	Dealing, trafficking in narcotics	8	5.4	8	5.4	2	1.3	6	3.9	2	1.3	nc**	nc**	
	Dealing, trafficking in cannabis	2	1.4	2	1.3	7	4.6	12	7.8	9	5.8	nc**	nc**	
	Dealing, trafficking in amphetamines	11	7.5	16	10.7	14	9.2	4	2.6	18	11.7	nc**	nc**	
	Dealing, trafficking in ecstasy	23	15.7	32	21.5	27	17.7	21	13.6	17	11.0	nc**	nc**	
	Dealing, trafficking in other drugs	2	1.4	5	3.4	2	1.3	5	3.2	13	8.4	nc**	nc**	
	Cultivating cannabis	1	0.7	1	0.7	5	3.3	3	1.9	6	3.9	nc**	nc**	
	Manufacture drug	1	0.7	0	0.0	0	0.0	1	0.6	0	0.0	nc**	nc**	
	Importing drugs	0	0.0	4	2.7	6	3.9	3	1.9	19	12.3	nc**	nc**	
	Other drug offences	52	35.4	73	49.0	61	40.1	89	57.7	97	62.9	Stable	16.9%	
Prohibited and regulated weapons offences		69	47.0	97	65.1	119	78.2	128	83.0	158	102.4	Stable	23.0%	
Disorderly conduct	Trespass	77	52.4	104	69.8	87	57.2	98	63.5	124	80.4	26.5%	12.7%	
	Offensive conduct	72	49.0	92	61.8	81	53.2	75	48.6	95	61.6	Stable	Stable	
	Offensive language	45	30.6	69	46.3	79	51.9	53	34.4	51	33.1	Stable	Stable	
	Criminal intent	27	18.4	30	20.1	19	12.5	17	11.0	27	17.5	nc**	nc**	
Betting and gaming offences		0	0.0	0	0.0	0	0.0	0	0.0	1	0.6	nc**	nc**	
Liquor offences		165	112.3	283	190.0	265	174.2	277	179.6	343	222.3	Stable	20.1%	
Pornography offences		9	6.1	7	4.7	9	5.9	8	5.2	13	8.4	nc**	nc**	
Prostitution offences		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	nc**	nc**	
Against justice procedures	Escape custody	1	0.7	1	0.7	4	2.6	4	2.6	2	1.3	nc**	nc**	
	Breach Apprehended Violence Order	180	122.5	180	120.9	209	137.4	232	150.4	289	187.3	Stable	12.6%	
	Breach bail conditions	583	396.8	708	475.4	870	571.8	739	479.0	1,089	705.9	47.4%	16.9%	
	Fail to appear	23	15.7	8	5.4	2	1.3	2	1.3	12	7.8	nc**	nc**	
	Resist or hinder officer	76	51.7	125	83.9	147	96.6	89	57.7	119	77.1	Stable	Stable	
	Other offences against justice procedures	6	4.1	25	16.8	24	15.8	13	8.4	67	43.4	nc**	nc**	
Transport regulatory offences		83	56.5	99	66.5	207	136.1	194	125.8	202	130.9	Stable	24.9%	
Other offences		191	130.0	173	116.2	188	123.6	164	106.3	225	145.9	Stable	Stable	

[^] For murder and manslaughter, the data are counts of recorded victims, not criminal incidents.

^{^^} The trend test used was a two-tailed Kendall's rank-order correlation test with a 0.05 level of significance .

For the 24-month trend the annual percentage change is provided if the trend was significant.

For the 60-month trend the average annual percentage change is provided if the trend was significant.

* Ranks and rates are only calculated for Local Government Areas (LGAs) with populations of 3000 people or more (n = 120).

Sydney LGA is excluded from the rankings because the resident population does not reflect the number of people present each day.

Ranks and rates are not calculated for the 'In Custody' category

Rates are only calculated for the major offences. Ranks are not calculated for murder due to the low number of recorded victims per LGA.

The robbery and sex offence categories are combined because the numbers are too small within the individual categories to calculate reliable rate estimates.

** Trend information is not calculated (nc) if at least one 12-month period in the selected timeframe had less than 20 incidents.

NOTE: Data sourced from the NSW Bureau of Crime Statistics and Research must be acknowledged in any document (electronic or otherwise) containing that data.
The acknowledgement should take the form of **Source: NSW Bureau of Crime Statistics and Research**

Appendix B

Hotspot Mapping – Maroubra, NSW Crime Mapping tool illustrates the incidence of robbery between January 2019 to December 2019

