

CRIME PREVENTION
THROUGH ENVIRONMENTAL
DESIGN (CPTED)
CIVITAS STAGE 3

Morgan and Murray Streets, Wagga Wagga

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QUALITY CONTROL

Project No	3175
Prepared By	Morrison Design Partnership Pty Ltd
Client:	DAMASA
Authorized By	GO
Project Address	Morgan and Murray Streets, Wagga Wagga
Site Details	Lots 1,2,3 and 4 DP 20847 Lot 1, DP 550746
Site Area	5890m ²
Site Zoning	B4
Site Owner	The Trustee for The Donebus Family Trust
Applicant	The Trustee for The Donebus Family Trust
Pages:	13
File:	Q:\3175-Damasa-Civitas Stage 3\70 Authorities\70.10 COUNCIL\10 DA\DesignStatement\3175_CIVITAS Stage 3_ DA_Design Statement Incl SEPP65 and ADG Compliance.docx

Version History

Version	Reason For Issue	Date
V1	DA	19 February 2024

Introduction

A crime risk assessment is a systematic evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The considerations of these dimensions (crime amount and type) will determine the choice and appropriate mix of CPTED strategies.

Extract from Department of Urban Affairs, Crime prevention and the assessment of development applications Guidelines under section 79C of the Environmental Planning and Assessment Act 1979.

The application of crime prevention through environmental design (CPTED) in the built environment can reduce the opportunity for and the likelihood of crime.

This report outlines the following background information:

- Establish the context for the site,
- Outline opportunity for crime within the development and
- Apply a crime risk assessment for the development

The CPTED principles that have been utilised within this outline of background information are as follows:

- Surveillance
 - Table 1 Surveillance*
 - Table 2 Lighting/Technical Supervision*
- Access Control
 - Table 6 Access Control*
- Territorial Reinforcement
 - Table 3 Territorial Reinforcement*
 - Table 7 Design, definition and Designation of Site*
- Space Management.
 - *Table 4 Environmental Maintenance*
 - Table 5 Activity and Space Management*

CTPED assessment summary

The outcome of the crime risk assessment of this report is that the proposed development is of **low risk** and is an appropriately designed development having regard to the legislative requirements to provide developments that contribute to a safe urban environment through not promoting opportunities for crime.

PART 2 ESTABLISH THE CONTEXT

A. Area crime

Brief description of the site/project & surrounding area

The proposal is located on a Mixed-Use Zoned site (B4) in the central city area of Wagga Wagga, at 185 Morgan Street, and 66 – 72 Murray Street Wagga Wagga. The site is 5982m², is flat and has an irregular shape to the east, that excludes the property at 74 Murray Street. The surrounding areas are predominantly a mixture of commercial, light industrial and residential buildings and include various heights from single storey through to a four storey Commercial building.

The development proposed in this application is the third development of the overall master plan, here on in known as Stage 3, and consists of the following:

- (a) Complete demolition of existing single storey dwellings located at No. 66,68,70 and 72 Murray Street,
- (b) Complete demolition of the 2-storey commercial building at 1/185 Morgan Street, aka Piercy Place,
- (c) Complete demolition of the single storey commercial building at 2/185 Morgan Street,
- (d) Construction of a 1 ½ storey basement carpark with public plaza and two mixed use buildings, an 8-storey residential flat building on a single storey commercial/retail podium to the west and from here on, identified as Building 3A and a 6-storey residential flat building on a single storey commercial/retail podium to the east, from here on known as Stage 3B,
- (e) Construction of eight, 3-Storey Townhouses on the sites of No. 66,68,70 and 72 Murray Street, from here on, identified as Stage 3C,
- (f) The proposed development also relies on DA23/0340, and on grade car parking made available through this consent, on the site of 187 Morgan Street (LOT 1 DP 2038350) for proposed commercial/retail and visitors car parking needs of the proposed Stage 3 Development.
- (g) Associated site works to accommodate the development as detailed in this report.

B. 'nature' of recorded crime in the area

- Harm to others/self
- Theft of property/assets
- Damage to property/assets

Refer to local police crime records for further details.

C. Known crime methods operating within the area

- Harm to others/self
- Theft of property /assets
- Damage to property/assets

Refer to local police crime records for further details.

D. Other sources where information can be found

Date	Organisation / representative consulted	Comment
04.07.2018	Wagga Wagga Police Station	http://www.police.nsw.gov.au/about_us/regions_commands_districts/southern_region/riverina/wagga_wagga_police_station

PART 3 SITE OPPORTUNITY

Table 1

2.1 SURVEILLANCE

		Good	Bad	N/A	Comment
1	Buildings - Orientation	X			To Morgan and Murray Street
2	- Frontages / set back	X			Highly visual locations
3	- Windows, doors, balconies etc.	X			Glazing to all frontages
4	- Lobbies, foyers, lifts etc.	X			Large, accessible spaces
5	- Internal visibility	X			Good sight lines
6	- Loading docks / delivery areas	X			Located accessed from Docker Street internally and also on Morgan Street Frontage on the service lane
7	- Communal areas	X			All frontages
8	Grade separated space	X			Raised public plaza
9	Spatial gaps / vacant land			-	No vacant land adjacent
10	Public telephones			-	None in vicinity
11	Automatic teller machines			-	None in vicinity
12	Transport shelters / stands			-	None in vicinity
13	Off street parking	X			Provided in Multi-level carpark
14	Underpasses / tunnels			-	None
15	Overpasses / footbridge			-	None
16	Carpark – internal obstructions			-	None
17	- Configuration of bays	X			To comply with AS
18	- Ceiling height	X			Higher than AS
19	Fencing / perimeter visibility	X			Surveillance from commercial/retail, residential and public plaza
20	Public toilets and change rooms			-	None
21	Parks	X			Public open landscape areas to the plaza
22	Playgrounds	X			Elements of play as part of plaza
23	Pedestrian and cyclist pathways / routes	X			Connections to the active cycleways proposed on Murray St are available.
24	Wayfinding	X			Good, clear signage
25	Vegetation – type / quality	X			As per the landscape plan
26	- Coverage / quantity	X			As per the landscape plan
27	Street furniture	X			Suitable public realm furniture to plaza and drop off/ pickup areas
28	Bicycle parking	X			Located in the multi-storey, basement carpark for residents
29	Concealment / entrapment opportunities			-	None
	Total	20		9	

2.2 LIGHTING / TECHNICAL SUPERVISION

		Good	Bad	N/A	Comment
1	Lighting – type	x			LED, robust and secure
2	- Brightness	x			To comply with AS
3	- Distribution/reflection	x			Spaced at regular intervals
4	- Colour rendition	x			Objects faithfully represented
5	- Vandal resistance	x			Robust, secure lighting
6	- Obstructions	x			None
7	- Of signs & important structures	x			In relevant locations
8	Mirrors – Corridors, tunnels, fire exit stairs			-	Not required
9	- ATMs and night safes			-	None in vicinity
10	CCTV – type / use	x			Used to promote security
11	- Coverage	x			To all lobby areas
12	- Vandal resistance	x			Robust and secure
13	Help-phones / intercoms / public address	x			In open and well-lit places
	Total	11		2	

2.3 TERRITORIAL REINFORCEMENT

		Good	Bad	N/A	Comment
1	Community guardians	X			Apartment Owners
2	Formal guardians	X			CCTV or on-site caretaker
3	Clarity of ownership	X			Private and public clearly delineated via space separation and fences. Relevant guidelines in place in management statement
4	Place making / street art / animation	X			Through landscape, urban furniture, lighting and signage.
5	Space transition	X			Transitions from public to private areas clear
6	Celebrated entries	X			Spatial legibility is clear and residential lobbies are design to be prominent in the public realm.
7	Signage and location markers	X			Relevant to entries and exits
8	Vulnerability of night workers / shoppers	X			Good surveillance from nearby buildings
9	Street vendors / buskers			-	None
10	Proximity of high-risk groups / locations			-	None in vicinity
11	Area reputation	X			Area has a good reputation
	Total	9		2	

2.4 ENVIRONMENTAL MAINTENANCE

		Good	Bad	N/A	Comment
1	Area image	X			Positive image of precinct
2	Vandalism / graffiti	X			Area is not prone to vandalism / graffiti
3	Rubbish	X			Adequate rubbish collection to units are provided on site.
4	Urban decay	X			The Civitas precinct is undergoing revitalisation as per the approved planning proposal and the masterplan.
5	Lighting maintenance	X			All lighting on the sight will be maintained by the proponent.
6	Landscaping maintenance	X			All Landscape on the sight will be maintained by the proponent.
7	Maintenance, other	X			Generally any other maintenance will be maintained by the proponent.
8	Robustness of structures / materials	X			Nearby buildings are robust
9	Rubbish bins	X			Adequate rubbish collection to units are provided in site.
	Total	9			

2.5 ACTIVITY AND SPACE MANAGEMENT

		Good	Bad	N/A	Comment
1	Clarity of land use	X			Clear mixed-use land use with commercial/retail uses at ground and residential above.
2	Conflicting activity	X			Change of levels contributes to separation of activities
3	Safe activities are located in unsafe areas			-	The site and surrounding area is not regarded as unsafe
4	Unsafe activities are located in safe areas			-	The site and surrounding areas is not regarded as unsafe.
5	Proximity to licensed premises	X			No Licensed premises is located adjacent to the site
6	Night activity / transport	X			No night activity in the immediate area

7	Street activity during the night	X			No night activity in the immediate area
8	Street activity during the day	X			Patronage of nearby retail and commercial, as well as residents
9	Functional vulnerability / mixed zoning	X			Mix of commercial and Retail and light industrial uses and future proposed residential occupation
10	Crime displacement			-	Refer to Police report
11	Neighbourhood edges	X			Clear and well-defined edges with awnings and relevant signage
	Total	8		3	

2.6 ACCESS CONTROL

		Good	Bad	N/A	Comment
1	Street type	X			Frontage to Morgan and Murray Streets
2	Linking pathways	X			West/Side access for services and carparking
3	Building – number of entry points	X			The primary access to the Buildings 3A and 3B are off the public plaza with frontage to Morgan street Murray Street carpark. These are controlled and secured for residents access only. Town houses have private entrances off Murray Street. Multi-storey basement carpark is secured and for residents only. All public and visitor parking is at grade
4	- Ease of access to side / rear	X			Adequate access to sides and rear of building
5	- Fire exits and stairs	X			Two for Building 3A and two for Building 3B
6	- Dumpster bays, loading docks	X			As per the waste and loading management plan
7	- Natural ladders	X			None
8	Gardens – Storage sheds			-	No garden storage sheds
9	Doors – Security/entry control systems	X			All entry points are secured after hours.
10	Windows – glazing protection	X			Thermal assessment undertaken - Complies
11	Windows and skylights – security hardware	X			To comply with relevant standard

12	Carpark – pedestrian access	X			Access controlled via lifts located in residential lobbies.
13	- Vehicle access	X			There is a primary entry and a primary exit to Morgan Street as per the architectural plans and as per the TIPA
14	- Actual and symbolic barriers	X			Level changes provide for symbolic barriers
15	- Management of space	X			Managed by the proponent
16	- Recreational use			-	None
17	'Safe routes'	X			Safe route is provided for the workers through the site
18	Child play areas	X			Integrated with the public plaza and landscaping with high levels of safety and surveillance.
19	Shortcuts / trespassing opportunities	X			Building complex will be secure
20	Defensive vegetation			-	Defensive vegetation is not required
21	Cash carrying routes			-	None in the vicinity
22	Reception / cashier / mail rooms	X			Residents mailboxes are integrated with entry lobbies benefiting from high levels of safety, and security.
	Total	18		4	

2.7 DESIGN, DEFINITION AND DESIGNATION OF SITE

		Good	Bad	N/A	Comment
1	The design, purpose and definition of the space are in harmony	X			Building design is in harmony with surrounding precinct and future intend use and character
2	It is clear who is responsible for the space	X			Building Owner is responsible for the space
3	Spatial boundaries / borders reinforce intended function	X			Boundary fences/gates delineate site and surrounding Area. Public areas are raised and prominent.
4	Social / cultural norms accord with intended function	X			Expectations reinforced in planning
5	Legal and administrative requirements are reinforced			-	relevant legal and administrative guidelines will be implemented.
	Total	4		1	

PART 4 CRIME RISK ASSESSMENT RATING


TABLE 1.1

		Good	Bad	N/A
1	Surveillance	20		9
2	Lighting / Technical Supervision	11		2
3	Territorial Reinforcement	9		2
4	Environmental Maintenance	9		0
5	Activity and Space Management	8		3
6	Access Control	18		4
7	Design / Definition / Designation	4		1
Sub Totals		79		21

TABLE 1.2 – PERCENTAGER RATING

The total number of questions are: 100

Subtract the number of N/A
Questions answered from table
1.1

$$\begin{array}{r}
 100 \\
 \hline
 - 21 \\
 \hline
 = \boxed{79}
 \end{array}$$


Rating	GOOD	BAD
Score	79	0
Total applicable questions	79	76
Percentage	100%	0%

TABLE 1.3 – ‘GOOD’ RATING

Total number of ‘Good’ features/conditions	Risk Rating
0 – 50%	High
51 – 79%	Medium
80 – 100%	Low

TABLE 1.4 – ‘BAD’ RATING

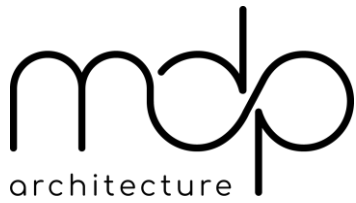
Total number of ‘Bad’ features/conditions	Risk Rating
0 – 50%	Low
51 – 79%	Medium
80 – 100%	High

TABLE 1.5 – CPTED RATING

		GOOD Rating		
		Low [X]	Medium []	High []
BAD Rating	Low [X]	Low	Medium	Medium
	Medium []	Medium	Medium	High
	High []	Medium	High	High

OVERALL PROJECT CRIME RISK RATING =

Low



PART 5 TREATMENTS

RISK/CONTEXT DIRECTED CPTED TREATMENTS

Refer to Police Reports

BALANCING RISK WITH COSTS AND BENEFITS*

PART 6 MONITOR AND REVIEW

Refer to police reports