



Crime Risk / CPTED Assessment

Bomaderry Build to Rent Residential Apartment Buildings

Corner of Bolong Road and Beinda Street

Bomaderry

April 2024

Client: Landcom
Document Type: Crime Risk / CPTED Assessment
Document Title: Bomaderry Built to Rent Residential Apartment Buildings
Version: Council Issue – Revision B
Issue Date: 19 April 2024



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1 INTRODUCTION

This Crime Risk / Crime Prevention Through Environmental Design (CPTED) Review has been prepared on behalf of Landcom and accompanies the Development Application for a Build to Rent Residential Flat Building Development Application in Bomaderry.

This review should be read in conjunction with the associated Statement of Environmental Effects (SEE) and supporting documentation lodged with the Development Application.

This Development Application seeks approval for the construction of a part three and part four storey Build to Rent residential apartment development, comprising two residential flat buildings, both constructed above enclosed undercroft ground level parking areas on the corner of Beinda Street and Bolong Road, Bomaderry.

The delivery of a high quality large scale Build to Rent project in this location will significantly enhance local housing opportunities and security for a range of residents including key workers and long term rental households.

The proposal has been designed to respond to the sites setting and characteristics, with key design feature being an extensive setback to Beinda Street to allow retention of existing large trees in the front setback.

The proposal includes 60 apartments with a variety of studio, 1 bedroom, 2 bedroom and 3 bedroom units to maximise the range of household types able to be accommodated in the development. The proposal also incorporates extensive site landscaping and a range of common open space areas, including sheltered internal open air courtyard within the building, encouraging opportunities for resident interaction and creating a sense of community within the development.

The detailed architectural and landscape design has been undertaken in a coordinated manner which respond to the key principles of CPTED being Surveillance, Territorial Reinforcement, Access Control and Space Management.

The built form has been designed to provide a street level activation through ground floor building entrances, terraces and unit entries.

This report, and supporting plans and documentation demonstrate that the proposal adopts and implements the principles of CPTED to minimise opportunities for crime and anti-social behaviour.

2 SITE & CONTEXT

The subject site is located in the southern part of the suburb of Bomaderry on the corner of Bolong Road and Beinda Street.

The site is located on the southern side of Beinda Street and western side of Bolong Road and existing residential vehicle access is achieved via both roadways.

The development site is zoned R3 Medium Density under *the Shoalhaven Local environmental Plan (SLEP) 2014*.

The subject site comprises a number of existing residential properties located at the corner of Bolong Road and Beinda Street, Bomaderry.

The subject site encompasses three properties which incorporate eight separate allotments located along the southern side of Beinda Street.

The site is located within the Shoalhaven Government Area (LGA), in the suburb of Bomaderry.

The subject site is legally described as follows:

- 4 Beinda Street – Lot 1, Lot 2, Lot 3 and Lot 4 DP25566
- 57 Bolong Road – Lot 5, Lot 6 & Lot 7 DP25566; and
- 53 Bolong Road – Lot 1 DP329959

The subject site is located in the southern part of the suburb of Bomaderry on the corner of Bolong Road and Beinda Street.

The site is located on the southern side of Beinda Street and western side of Bolong Road and existing residential vehicle access is achieved via both roadways.

The site is well located in relation to local services, key local public transport links, key roadway connections and open space areas.

The site is situated approximately 400m from the southern end of the Bomaderry Town Centre main street retail and commercial precinct which offers a range of key local services for residents including Post Office, supermarket, pharmacy, restaurant and hotel and a range of retail shops.

The Bomaderry Train Station is located in the Main Street precinct, approximately 600m from the site, being a less than 10 minute walk. Bomaderry Train Station is an active local transport hub, as it forms the final station on the South Coast line, and therefore services a wide catchment extending beyond the suburb of Bomaderry.

The site is also located within a walkable catchment of the Bomaderry east industrial and employment area which incorporates the large scale Manildra Group Shoalhaven Starch facility. As described by Manildra Group, the facility is the largest wheat starch & gluten plant of its kind in the world and operates in conjunction with a 'world first' ethanol distillery.

The area also incorporates a range of supporting businesses and agricultural enterprises providing various employment opportunities.

The site is also situated adjacent to a local smaller scale employment area on the eastern side of Bolong Road. This local employment and service hub includes a range commercial, hardware and service based business.

The site is well served by access to a range of open space and recreation areas including Bomaderry Oval – only 80m north east of the site – which incorporates a large scale sports oval and associated Lions Park playground area.

Thurgate Oval, located 70m to the north incorporates a large scale off-leash dog park and areas for informal recreation activities.

The Nowra TAFE College is also situated within a walkable catchment of the site, being located less than 400m to the west on Beinda Street.

Beinda Street and Bolong Road both provide direct connections to the broader key road network, facilitating access to the Princes Highway which connects to the Nowra CBD in the southern side of the Shoalhaven River, Berry to the north and the broader South Coast / Illawarra Region.

Vehicular access to the site is currently achieved via Beinda Steet and Bolong Road.

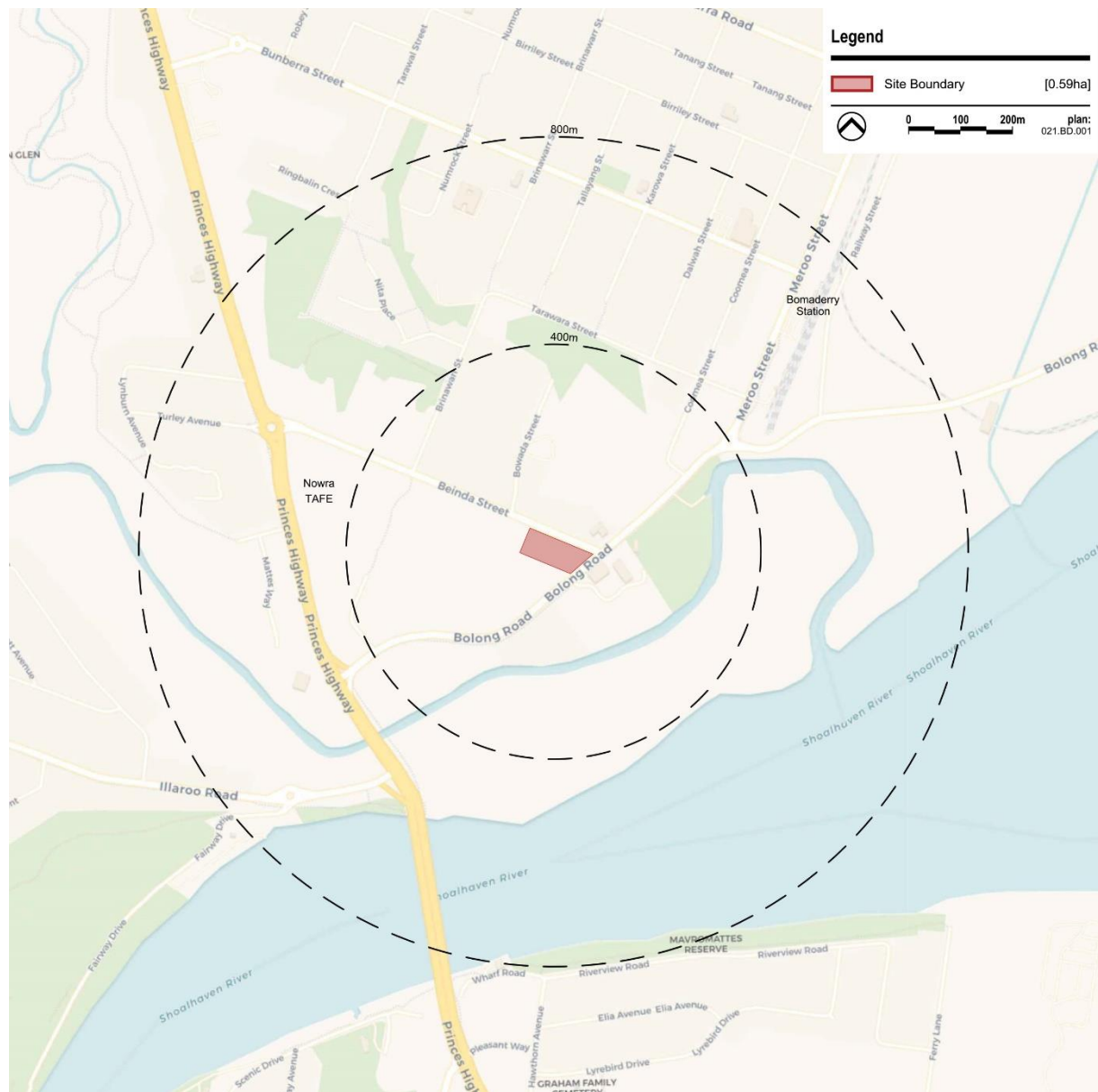


Figure 1 – Local Context Plan



Figure 2 – Site Plan

3 PROPOSED DEVELOPMENT

This Development Application seeks approval for the erection of a medium rise Build to Rent residential apartment building development which will provide accommodation for a range of single person households, families and key workers in the locality.

The proposal also incorporates subdivision to consolidate the existing allotments.

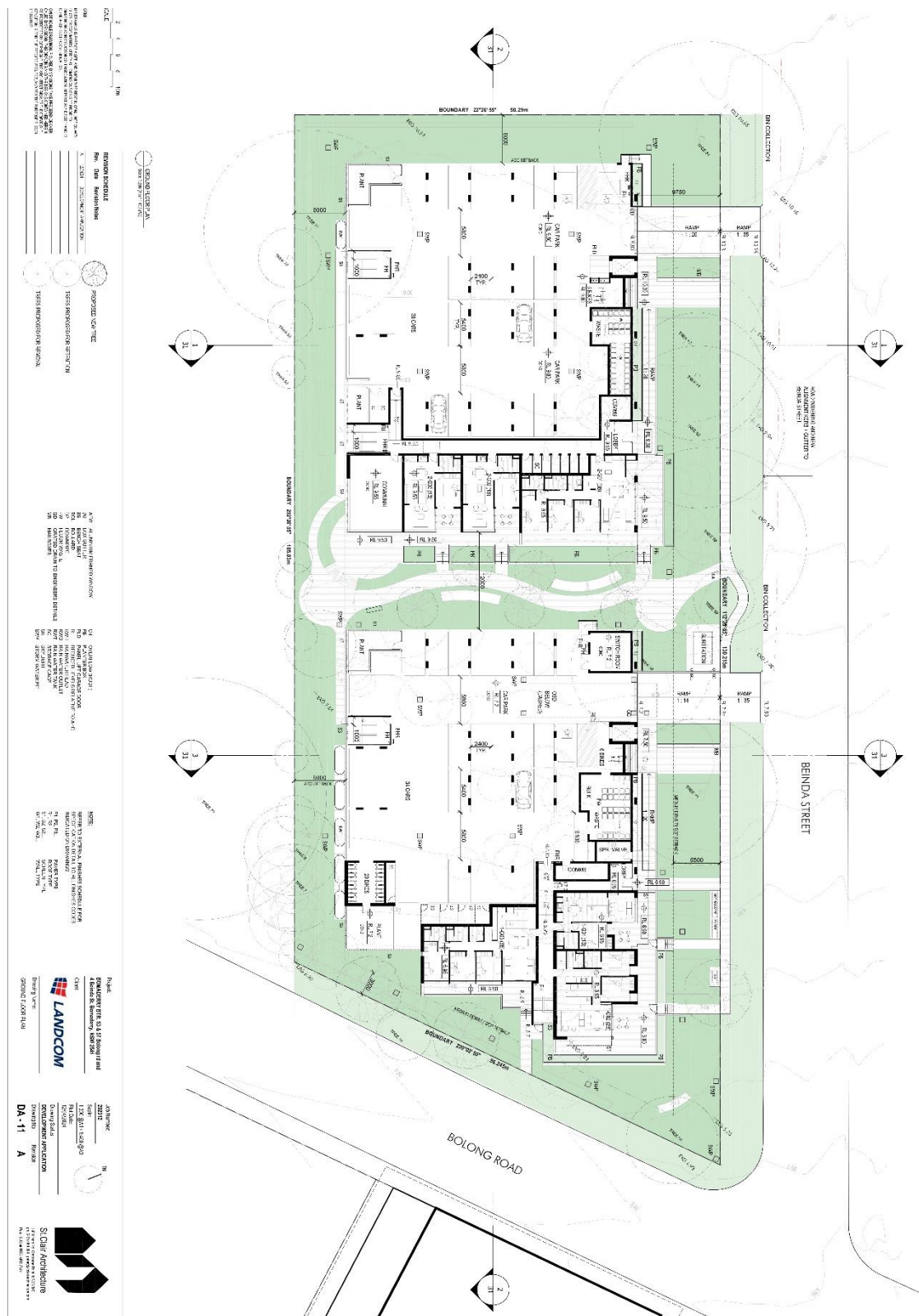
This Development Application is lodged as a Crown Development under Division 4.6 of the Environmental Planning and Assessment Act 1979.

The proposal incorporates the following elements:

- Demolition of existing dwelling and associated structures.
- Preliminary site earthworks and vegetation removal.
- The erection of two predominantly three storey (with four storey western units) Build to Rent Residential Flat Buildings accommodating 60 apartments, with a broad mix of Studio, 1, 2 and 3 bedroom apartments incorporating:
 - 8 X Studio Units
 - 17 X 1 bed units;
 - 19 X 2 bedroom units;
 - 14 x two-storey terrace-style 2 bedroom units;
 - 2 X 3 bedroom units.
- Ground level entrance and lobby areas for both buildings.
- Ground level communal room for residents.
- Ground level open air undercroft parking for each building incorporating a total of 70 vehicle parking spaces.
- Motorbike parking incorporating 1 space.
- Bicycle parking for a total of 46 bicycles.
- Waste storage room in the undercroft ground level area.
- Landscaping works including external areas and a landscaped level 1 internal terrace areas for residents on each building.
- Consolidation of the existing allotments to create a single allotment, being Lot 1.
- Construction of kerb and gutter along the Beinda Street frontage of the site.
- Construction of a pedestrian footpath along the Beinda Street frontage of the site.

As part of the development, 20% of the units will be allocated for affordable rental housing

This application is accompanied by detailed architectural, engineering and landscape plans which incorporate all proposed structures and site works.



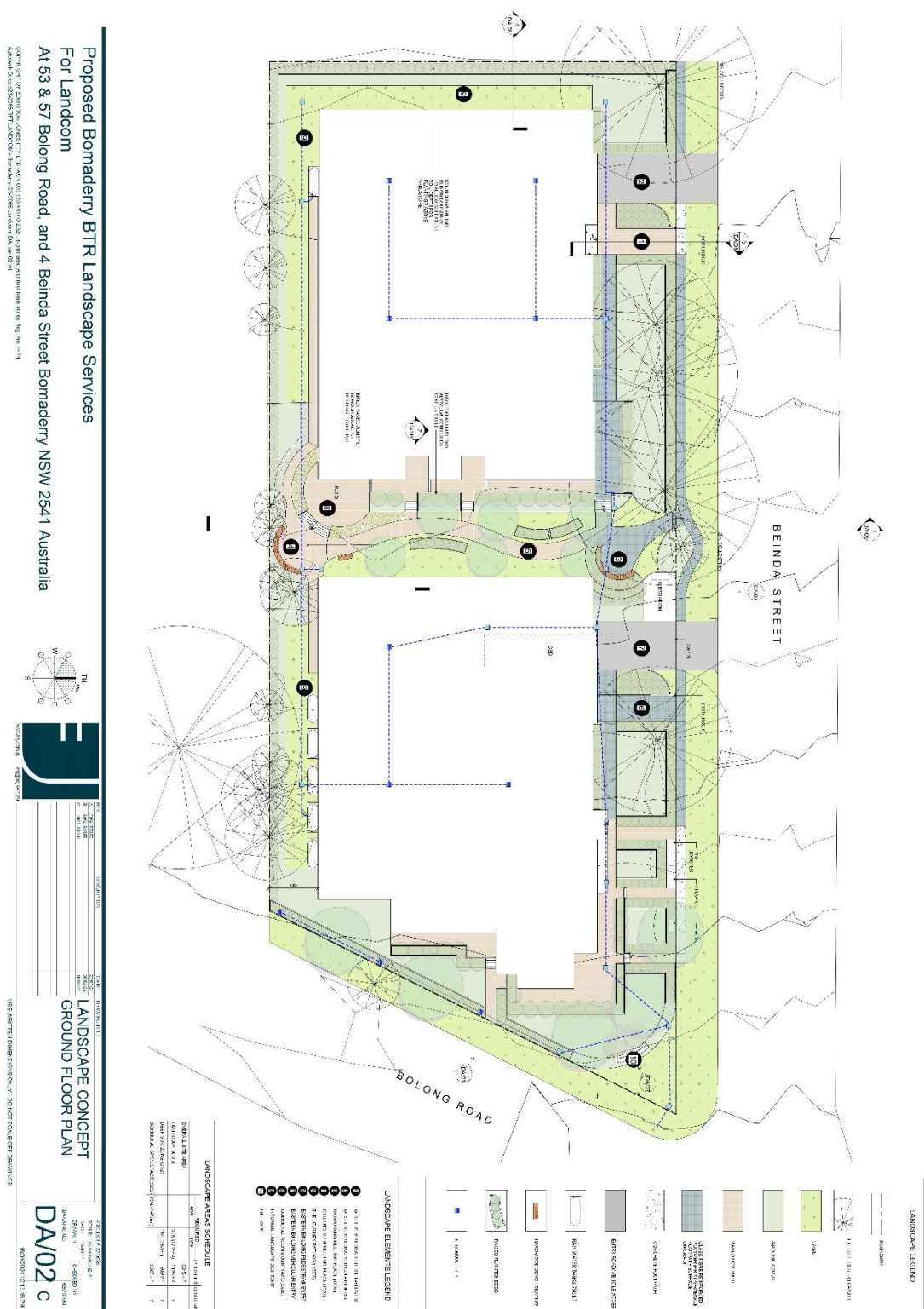


Figure 4: Landscape Plan (Edmiston Jones)

4 KEY CPTED PRINCIPLES

Crime Prevention Through Environmental Design (CPTED) is defined as a multi-disciplinary approach to deterring criminal behaviour through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the social and built environment.

There are four key principles associated with CPTED which include:

- Surveillance
- Territorial Reinforcement
- Access Control
- Space Management

A review of the proposal in relation to the four key CPTED principles is provided below:

The review demonstrates that the proposed Build to Rent apartment building and associated landscape elements have been designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).

Principle 1 –Surveillance

The building form and unit layouts have been designed to maximise passive surveillance of surrounding streetscape areas, pedestrian connections and adjacent land uses.

The building has been designed to ensure that the units have balconies, windows and openings to all elevations providing surveillance streetscape areas and internal spaces within the site. The height of the canopy areas of the existing trees along Beinda Street are above the apartment buildings ensuring that the retention of these trees does not impact sight lines and surveillance.

The Building design also incorporates direct pedestrian entrances from both street frontages providing activation and natural surveillance.

The building design also incorporates access for units via the central courtyard areas providing constant resident pedestrian movement and surveillance of these spaces

Both buildings also include a number of units which have direct ground level access which reinforces the site as a private development and discourages illegitimate activities.

Landscaping predominantly incorporates low level ground cover species and shrubs to both minimise concealment opportunities and maintain view lines to and from the building.

Tree species selected have narrow trunks and high canopies to ensure that opportunities for passive surveillance are not compromised.

The landscape design and site layout also encourages encourage high levels of resident activity within the landscaped central spine and the internal courtyards enhancing natural surveillance.

Principle 2 – Territorial Re-enforcement

The building and associated landscape design have been prepared to ensure a seamless transition between the public streetscape and private building areas, while clearly delineating non-public areas.

The building entrances are clearly delineated in the landscaping and built form treatment to ensure clear separation of public and private realm.

Principle 3 – Access Control

The building has been designed to provide clear access and egress points to entry foyers and lift wells along each of the frontages.

The pedestrian entries have been designed to be clearly visible and articulated from a streetscape perspective, with pathways and streetscape works designed to deliver a clear and legible pathway. The building form and architectural treatment further identifies and reinforces building entries.

Access to the internal courtyard areas will be controlled through onsite security passes for resident use only.

Principle 4 – Space Management

The principle of space management is to ensure that publicly accessible areas are managed and maintained in a manner which reduces the risk of crime and antisocial behaviour.

In this regard, the building and its associated landscaped areas will be maintained to a high quality by the building owner / manager.

5 SAFER BY DESIGN REVIEW

Table 1: Safer by Design.

Policy	Objectives	Comment
2.1 Natural Surveillance	To encourage natural surveillance from and to surrounding land uses	<p>The proposal is consistent with this principle as the development will enhance natural surveillance to surroundings streetscapes and land uses form the proposed apartments.</p> <p>The proposed building design incorporates units with balconies, windows and openings to all street frontages, maximising surveillance.</p> <p>All elevations provide units with direct upper-level address and surveillance of streetscape areas and surrounding land uses to all road frontages.</p>
	To encourage natural surveillance by encouraging legitimate land use.	The proposal has been designed to provide high levels of natural surveillance from all units.
	To provide clear sightlines for pedestrian movement.	The building form and landscape design provides clear sightlines for pedestrian movements within and surrounding the site.
2.2 Lighting	To provide appropriate lighting for activities after dark.	<p>The building and surrounds will be provided with appropriate streetscape and security lighting.</p> <p>A detailed lighting plan will be provided as part of the detailed design documentation.</p>
	To encourage the appropriate location of lighting.	
2.3 Signage	To provide clear and readily available signage.	No signage is proposed under this application.
	To provide signage in appropriate locations.	No signage is proposed under this application.
2.4 Landscaping	Create aesthetically pleasing but safe environments.	The landscaping is aesthetically pleasing and appropriate in context of a Residential Apartment building in a medium density residential environment.

	Create easy to maintain and vandal resistant areas.	Landscaping and building materials are designed to ensure ease of maintenance for the long term operator and manager.
	Reinforce natural surveillance sight lines.	The landscaping proposed maintains and reinforces surveillance sight lines.
2.5 Land Use	To promote natural surveillance and minimise illegitimate activities.	<p>The design of the building promotes natural surveillance of the streetscape and internal areas discouraging illegitimate activities. This is achieved by:</p> <ul style="list-style-type: none"> • Units have balconies and openings to all elevations providing surveillance to all aspects. • Units are accessed via the central courtyard providing constant movement and surveillance of these spaces • Both buildings include a number of units which have direct ground level access which reinforces the site as a private development and discourages illegitimate activities.
	To create a mix of activities which will result in greater level of natural surveillance around the clock.	The proposal is appropriate within the locality, enhancing the range of land uses and activities, maximizing surveillance.
2.6 Building Design	To use buildings to support natural surveillance	Activity associated with the occupation of the building will enhance natural surveillance of the area.
	<p>To reduce vandalism and graffiti.</p> <p>To reduce safety problems</p>	The building and site landscaping will be managed and maintained by the operator ensuring that vandalism is reduced, and graffiti is removed. This will ensure graffiti and vandalism is discouraged and minimised.
2.7 Entrapment	To reduce the risk of attack by hidden persons.	The building form has been designed to minimize areas of entrapment through reducing areas of concealment and providing clear sight lines to building foyer entry points.
	To eliminate the possibility of entrapment.	
2.8 Maintenance	To ensure regular maintenance and repairs are undertaken.	The building and its associated landscaped areas will be maintained to a high quality by the building owner / manager.
	<p>To discourage graffiti and vandalism.</p> <p>To install features that are vandal resistant.</p>	<p>The building utilises construction materials which are robust and adopt anti-graffiti surfaces, where appropriate.</p> <p>The buildings adopt construction materials which are robust and adopt anti-graffiti surfaces, where appropriate.</p>

6 CONCLUSION

This Crime Risk / Crime Prevention Through Environmental Design (CPTED) Review has been prepared on behalf of Landcom and accompanies the Development Application for the Bomaderry Build to Rent Residential Flat Building Development Application.

This review has demonstrated that:

- Vehicle and pedestrian entry points and clearly defined and articulated to manage access control;
- Ground floor units provide high levels of direct streetscape surveillance;
- The building and associated approved landscaping provide for high levels of internal and external surveillance;
- The building and associated approved landscaping clearly delineate between public and private spaces;
- Access control to the building and basement parking areas is appropriate;
- An appropriate maintenance and management regime will be implemented for the building and streetscape areas; and
- The proposal is consistent with the objectives Safer by Design.

This CPTED review and associated Development Application demonstrates that proposal has been appropriately designed to minimise crime risk and opportunities for anti-social behaviour.

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