

2 May 2014  
Our Ref: 8722A2.DW

The General Manager  
Warringah Council  
725 Pittwater Road  
Dee Why NSW 2099

Dear Sir,

**RE: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)  
ASSESSMENT REPORT  
S.96(AA) APPLICATION  
18 MARMORA STREET, FRESHWATER**

## **1.0 Background**

DA 2007/0856 for the proposed mixed use development at 5 and 5A Lawrence Street and 18 Marmora Street, Freshwater (the Site) was originally lodged with Council on 5 September 2007. DA 2007/0856 was recommended for approval by Council officers in a report to the Warringah Council Meeting on 10 June 2008, however the recommendation was not supported by the elected Council and the development application was refused.

An appeal subsequently lodged by the applicant, F. Minnici with the NSW Land and Environment Court in *Minnici v Warringah Council* (2009) NSWLEC 1098 (File No. 11108 of 2008) was the subject of a Court hearing on 30 and 31 March 2009. The Court judgement issued on 3 April 2009 in *Minnici V Warringah Council* (2009) NSWLEC 1098 (File No. 11108 of 2008) upheld the Court appeal. The Court Orders issued by Commissioner Bly granted development consent to DA 856/2007 for the mixed use retail/commercial and residential development at the site subject to certain conditions.

A CPTED assessment was provided by Council officers in their report on the original DA 856/2007 for the mixed use proposal. This document provides an assessment on what (if any) affect the proposed modifications sought in this S.96(AA) application have on the four principles of CPTED as assessed in Council's report on the original DA 856/2007 for the proposed development.

## **2.0 CPTED Assessment**

There are four principles used in the assessment of amended development applications to minimise the opportunity for crime. These are:

- Surveillance
- Access control
- Territorial reinforcement
- Space management

Each of these principles is discussed below in the assessment of the development proposal.

## 2.1 Surveillance

Opportunities for crime can be reduced by providing opportunities for effective surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of surveillance. From a design perspective, deterrence of crime can be achieved by providing:

- Clear sight lines between public and private places and maximising natural surveillance;
- Appropriate lighting of public places that have effective guardianship; and
- Landscaping that make places attractive but does not provide offenders with a place to hide or entrap victims.

Council's report on the original DA 856/2007 states the following in regard to surveillance:

*"Buildings C and D do not have a street frontage therefore the proposal will not significantly alter the casual surveillance of Marmora Street. The units have however been designed so that the living rooms and private open spaces of each unit overlook the common areas of the development. The development has been designed so that there are no 'dead' common spaces which provide opportunities for concealment and entrapment.*

*Effective lighting also improves the surveillance of an area. No lighting details have been submitted with the application. A condition has been included on the draft consent to require security lighting to be provided along the pathways which does not result in glare that affects the amenity of the adjoining properties. The lighting is to comply with the requirements of Australian Standard AS4282 - 1997 Control of the obtrusive effects of outdoor lighting."*

The modifications proposed as part of this S.96(AA) application are anticipated to have minimal effect upon natural surveillance. Indeed, the internal reconfiguration of Building B and Building C to include additional smaller units increases density and thus in turn modestly improves natural surveillance and effective guardianship of common areas of the development. Proposed landscaping/vegetation height of the central courtyard area is generally kept to a minimum height of 1.5m and lower to improve sightlines and reduce concealment opportunities.

With regard to lighting, Condition 36 of DA 2007/0856 relating to high quality external lighting is considered sufficient for safety, security and amenity of common areas within the development.

## 2.2 Access Control

The principle of access control is to use physical and symbolic barriers to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit a crime.

Council's report on the original DA 856/2007 states the following in regard to access control:

*"It is considered that effective access control has been achieved through the provision of physical and symbolic barriers to attract, channel and/or restrict the movement of people;*

- *Pedestrian access to the residential component of the site is limited through the provision of only one primary pedestrian access point into the site. The access point is clearly defined and readily identifiable. The limited number of entrances to the development also improves the supervision of the entrance by residents.*

- *The landscaping and structures near the entry provide a symbolic barrier between the public and private domain.*
- *A security door to the car parking area limits people accessing the development unless they are residents or authorised visitors.*
- *Security doors can be provided at the entrances of Buildings B and C to further restrict access to the apartments to residents and authorised visitors.*

*The proposal is considered satisfactory in terms of access control.”*

The proposed S.96(AA) application does not propose to modify these physical and symbolic barriers in a way that would adversely change the access control of the approved development. As such, access control is considered sufficient.

### **2.3 Territorial Reinforcement**

This principle involves community ownership of public spaces and residents/customers/staff will be more comfortable in visiting a communal area that is well-cared for and to which they feel they own. Well used places also reduce opportunities for crime and present as a deterrent to criminals. Also, designing with clear transitions and boundaries between public and private spaces, and clear design cues on what the area is used for is recommended.

Council's report on the original DA 856/2007 states the following in regard to territorial reinforcement:

*“The internal courtyard, basement and common open space will be well used by the majority of residents or tenants. The use of common areas by the majority of residents provides consistent supervision of these areas which will reduce the opportunities for crime. Areas to the rear and side of Buildings B and C have been allocated where possible to specific units to minimise the opportunities for concealment and entrapment.”*

The proposed S.96(AA) application does not propose to modify the internal courtyard, basement and common areas in a way that would adversely change the territorial reinforcement of the approved development. Indeed, the internal reconfiguration of Building B and Building C to include additional smaller units increases density and thus in turn modestly increases the use of common areas by residents and thus the sense of ownership.

### **2.4 Space Management**

This principle is linked to the principle of territorial reinforcement to ensure that spaces are appropriately utilised and well-cared for.

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, replacement of lighting and the maintenance of public domain structures, furniture, seating, etc.

Council's report on the original DA 856/2007 states the following in regard to space management:

*“Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of security lighting.*

*The property manager or strata body would be responsible for the maintenance of the common areas within the development.”*

The proposed S.96(AA) application does not propose to modify the space management or maintenance strategies in a way that would adversely change the space management of the approved development.

### 3.0 Conclusion

Council's report on the original DA 856/2007 concludes the following:

*"An assessment of the proposal using the Crime Prevention through Environmental Design (CPTED) principles has found that the opportunities for crime have been minimised and as such, it is considered that the proposal provides a safe environment for future occupants."*

The proposed S.96(AA) application does not propose to modify the approved development in a way that is expected to increase the opportunities for crime. As such the proposed modifications to the approved development are anticipated to retain a safe environment for future occupants.

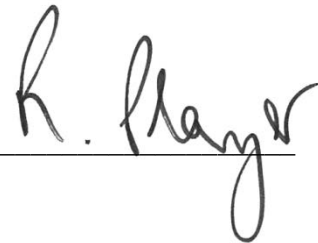
Should you have any queries please contact the undersigned on (02) 9980 6933.

Yours faithfully

**DFP PLANNING PTY LTD**

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**DANIEL WEST**  
**PRICIPAL PLANNER**  
dwest@dfpplanning.com.au

Reviewed: A handwritten signature in black ink, appearing to be 'R. Hayer', written over a horizontal line.