

Security Planning Application compliance – Marrickville Council

To: Ms Tamara Frangelli			Date: 17/09/2015	
Company: Tonkin Zulaikha Greer Architects			Consultants Advice No: 001	
Email: tamara@tzg.com.au			File/Ref No: 350429-75MarySt-CAS001-RevE-Issue	
Subject: 75 Mary St Security CPTED Planning Application Compliance			Project Name: 75 Mary St, St Peters, NSW, 2044	
Issued by: Dr Maher Magrabi			Project No: 350429	
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1.0 Introduction

This document relates to the security requirements for the Planning Application approval of the proposed development 'Precinct 75' located at 75 Mary St, St Peters, NSW, 2044.

Lote Consulting have been appointed by Tonkin Zulaikha Greer Architects to assess the requirements from a security perspective for the Planning Application. This revision of the Security report incorporates design amendments as a result of Council feedback.

The scope of this report to record the compliance requirements and to outline the ensuing steps towards to completion of the security requirements.

1.1 Project Stakeholders

The relevant project stakeholders that have been nominated by the Client for purposes of participating in the fire engineering process are outlined below

Table 1.1 – Project Stakeholders

Name	Company	Role
Tamara Frangelli Grant Sandler	Tonkin Zulaikha Greer Architects	Client / Architect
Andrew Darroch	Mersonn	Town Planner
Paul Curjak	Steve Watson & Partners	BCA Consultant
Mays Chalack	Integrated Services Group (IGS)	Building Services Consultant
Dr Maher Magrabi	Lote Consulting	Security Consultant

2.0 Principal Building Characteristics

With reference to Figure 2.1, the development comprises multiple buildings, as described in the BCA Report 2014/1658 R 1.3 (17-Sept-2015), tabulated in Table 2-1 and shown in Figure 2-1.

Table 2-1: Precinct 75 Buildings and BCA Classification

Building	Description	Floor	Space	Classification
Building 1	Existing three (3) storey building with additional four (4) storeys of commercial floor space	Ground to Level 6	Commercial	5
Building 2	Existing three (3) storey building with commercial use & extension of commercial floor space	Ground to Level 2	Commercial	5
Building 6	Existing three (3) storey building with commercial use, new lifts and stairs	Ground to Level 2	Commercial	5
Building 7	Part existing three (3) storey commercial with adjacent new five (5) storey commercial building	Ground to Level 4 (new)	Commercial	5
		Ground to Level 2 (old)	Industrial	8
Building 8	Five (5) storey residential building, with garden on roof	Ground to Level 1	Commercial	5
		Level 2 to Level 4	Residential	2
		Roof	Retail	6
Building A	Six (6) storey residential building over common basement car park	Basement car park	Car park	7a
		Ground to Level 5	Residential	2
Building B	Four (4) storey residential building over common basement car park	Ground to Level 3	Residential	2
Building C	Eight (8) storey residential building over common basement car park	Basement car park	Car park	7a
		Ground	Commercial	5
		Level 1 to Level 6	Residential	2



Figure 2-1 - Precinct 75 Proposed Development

3.0 DCP Objectives and Controls

The Marrickville Development Control Plan 2011-Incorporating Amendment No.13 specifies the following objectives from a security perspective:

- O1 - To contribute to the safety of the public domain and optimise the use of public spaces and facilities by the community, through the creation of a physical environment that encourages a feeling of safety.
- O2 - To ensure all planning applications are assessed against the four core CPTED principles to enhance community safety.
- O3 - To promote the design of private and public spaces which contribute to community safety, including all developments carried out by Council, other levels of government and public agencies.
- O4 - To orientate buildings to maximise surveillance from the street to the building, from the building to the street and between buildings.
- O5 - To ensure individual dwelling entries in multi dwelling housing, and the main building entry in other form of residential buildings, are clearly visible from the street frontage or other vantage point offering natural surveillance to enhance the safety and security of building users.
- O6 - To ensure communal areas in a development are well defined and have a reasonable level of surveillance of such spaces (for example, car parks and communal open space).
- O7 - To encourage development which adjoins laneways, alleyways, parks and open spaces or other public areas to contribute to the safety of these areas by maximising opportunities for surveillance.
- O8 - To encourage the use of external lighting to improve the safety and security of property by increasing opportunities for casual surveillance and deterring illegal access.
- O9 - To minimise unintended or unauthorised access to any premises by the appropriate design and location of built and natural elements.
- O10 - To reduce opportunities for unauthorised access to buildings by the use of appropriate security devices.
- O11 - To provide clear numbering to buildings to prevent unintended access and to assist persons (including emergency personnel) trying to find the building.
- O12 - To avoid blind or sharp corners along pathways or in stairwells, hallways and car parks as this inhibits surveillance.

Table 3.1 records The Marrickville Development Control Plan 2011-Incorporating Amendment No.13 controls prescribed to achieve community safety through design.

Table 3.1- Marrickville DCP Security Control Measures and ensuing Recommendations

Control Measure	Marrickville Council DCP Control Measure	Applicable Building	Recommendation
C1	All applications must, at a minimum, demonstrate that consideration has been made of the four CPTED principles contained in section 2.9.4. The way in which the proposal addresses these four principles must be discussed in statement of environmental effects (SEE) and noted on plans to be submitted with the planning application.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Prepare CPTED discussion for Statement of Environmental Effects
C2	The building entrance or entrances must be visible from the street.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Mark building entrances clearly on floor plans and ensure compliance
C3	Pathways must be straight and blind corners avoided (including on stairs, in corridors or in other situations where movement can be predicted). If blind corners cannot be avoided in the development then they must be treated to Council's satisfaction.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Confirm perimeter and entry/exits from the buildings and check compliance or design mitigation measures.
C4	The main pedestrian entrance to premises (including uses situated above commercial/retail development) must be in prominent positions (such as, at the front of the building facing the street) and must be easily recognisable through design features and/or directional signage. Such entrances must not be provided from rear lanes except where: i. The lane is well lit; ii. There is some natural surveillance of the lane from adjoining dwellings;	Building 8 Building A Building B Building C	If main pedestrian entrance is via lane way specify lighting, surveillance and electronic surveillance measures.

Control Measure	Marrickville Council DCP Control Measure	Applicable Building	Recommendation
	iii. The subject development provides adequate surveillance of the lane; iv. The lane provides access to other buildings; v. The lane is not regularly used by service vehicles; and vi. The lane is safe for pedestrian to walk at all times.		
C5	The building must be designed to overlook the street and internal communal areas (where applicable) by the placement of windows, balconies and other features within the building facade or facades (if located on a corner). Such openings must not impact the privacy of adjoining neighbours and must be designed in accordance with the privacy controls of this DCP.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Action for the Architectural team
C6	Where a communal car park is part of the development: i. Suitable security arrangement must be in place to ensure all vehicles in the parking area and all entrances and exits to and from the communal parking area are secure and only authorised users have the access; and ii. Signage must be installed at the entrances and throughout the car park to provide both pedestrians and drivers with a clear understanding of the direction to stairs, lifts and exits.	Building A Building B Building C	Ensure clear line of surveillance at car park entrance and exit Specify electronic access control system to ensure only authorised access Specify signage to comply with these requirements
C7	Development on properties which adjoin a rear or side laneway or alleyway and where development is capable of overlooking the laneway or alleyway must include a reasonable number of openings on associated elevations. Such openings must not impact the privacy of adjoining neighbours and must be designed in accordance with the privacy controls of this DCP.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Action for the Architectural team
C8	Roller shutters or other solid shutters are not permitted on window and door openings that have frontage to	Building 1 Building 2	Stipulate in Architectural specifications and Strata Regulations

Control Measure	Marrickville Council DCP Control Measure	Applicable Building	Recommendation
	the street or are adjacent to public open spaces.	Building 6 Building 7 Building 8 Building A Building B Building C	
C9	Security grilles and security doors must be permeable (able to be seen through), complement the architectural features and materials of the building and be openable from inside in case of emergency.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Stipulate in Architectural specifications and Strata Regulations
C10	The street number must be conspicuously displayed at the front of a development or the front fence of such development.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Stipulate in Architectural specifications
C11	In buildings which contain multiple occupancies, each individual occupancy, dwelling unit or shop must be clearly numbered.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Stipulate in Architectural specifications
C12	Each building entry must clearly state the unit numbers accessed from that entry.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B	Stipulate in Architectural specifications

Control Measure	Marrickville Council DCP Control Measure	Applicable Building	Recommendation
		Building C	
C13	External lighting must be provided, including, at a minimum, at the main pedestrian entry to a building and all communal areas.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Stipulate in the Electrical and Lighting Specifications
C14	Lighting must be directed towards access or egress routes to illuminate potential offenders rather than towards buildings or occupant observation points (including the subject or neighbouring buildings).	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Stipulate in the Electrical and Lighting Specifications
C15	To avoid creating a nuisance by light spillage onto neighbouring properties, outdoor lighting must comply with any relevant Australian Standard. (Refer to Australian Standard AS4282-1997- Control of the obtrusive effects of outdoor lighting for details.)	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Stipulate in the Electrical and Lighting Specifications
C16	All outdoor areas devoted solely to pedestrian use and other areas where there is a mix of pedestrians and vehicles or cyclists including outdoor car parks, must comply with any relevant Australian Standard. (The relevant Standard providing controls for outdoor lighting for areas used by a mix of pedestrian, vehicles and cyclists is Australian Standard AS/NZS 1158.3.1:1999- Road lighting – Part 3.1: Pedestrian area (Category P) lighting- performance and installation design requirements.)	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Stipulate in the Electrical and Lighting Specifications

Control Measure	Marrickville Council DCP Control Measure	Applicable Building	Recommendation
C17	A POM detailing security arrangements must be submitted for the following developments: i. Twenty-four hour operation of commercial or industrial premises; ii. Multi dwelling housing (12 or more dwellings); iii. Mixed use developments (with 10 or more dwellings);	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Develop and submit a Program of Management detailing security arrangements.
C18	Public facilities like ATMs, telephones, toilets, help points, bicycle storage must be located in highly visible and well lit locations. They must not be located in recessed spaces or near places where people may hide, such as fire exits.	Building 1 Building 2 Building 6 Building 7 Building 8 Building A Building B Building C	Check provisioning of proposed Bike Store on B1. Specify Electronic Access Control to prevent unauthorised access of bike store.

4.0 Reference Information

4.1 Reference Codes and Guidelines

This report is based on the following reference codes and guidelines:

- a. Building Code of Australia 2014, Australian Building Codes Board, 2014.
- b. Guide to the BCA, Australian Building Codes Board, 2014.
- c. Marrickville Development Control Plan 2011-Incorporating Amendment No.13
- d. Crime Prevention and the Assessment of Planning Applications: Guidelines, 2001 - under section 79C of the Environmental Planning and Assessment Act 1979 (EP&A Act)

4.2 Documents Considered

This assessment is based on the following documentation:

1. PRECINCT 75, 75 MARY STREET, ST PETERS - PLANNING APPLICATION Drawings prepared by Tonkin Zulaikha Greer Architects as listed in Table 4.1.

Table 4.1 – Architectural Drawings

Drawing No.	Title	Date/Issue
-	PROPOSED SITE PLAN	15 August 2015
-	B1 BASEMENT PARKING PLAN	15 August 2015
-	B2 BASEMENT PARKING PLAN	15 August 2015
-	B3 BASEMENT PARKING PLAN	15 August 2015

Drawing No.	Title	Date/Issue
-	GROUND FLOOR	15 August 2015
-	LEVEL 1	15 August 2015
-	LEVEL 2	15 August 2015
-	LEVEL 3	15 August 2015
-	LEVEL 4	15 August 2015
-	LEVEL 5	15 August 2015
-	LEVEL 6	15 August 2015
-	LEVEL 7	15 August 2015
-	TYPICAL SITE SECTION	15 August 2015

5.0 Conclusions

Lote Consulting have been appointed by Tonkin Zulaikha Greer Architects to assess the security considerations that have to be addressed in the Planning Application. Upon review of the architectural drawings and the Marrickville DCP, we have documented a set of recommendations and further discussion points.

Based on our review of the project documentation, it is our recommendation that a CPTED discussion paper is prepared for inclusion in the Statement of Environmental Effects and a Program of Management (POM) addressing how security requirements will be addressed in an ongoing manner.

6.0 Quality Information

Revision	Revision Date	Details	Document Details		
			Prepared	Reviewed	Authorised
A	23/10/2014	For Certifying Authority	MM	SAM	Dr M Magrabi Principal Security Consultant NSW License: 409836153
B	25/02/2015	For Certifying Authority	RS	MM	Dr M Magrabi Principal Security Consultant NSW License: 409836153
C	26/02/2015	For Certifying Authority	RS	MM	Dr M Magrabi Principal Security Consultant NSW License: 409836153
D	31/08/2015	For Certifying Authority	MM	RS	Dr M Magrabi Principal Security Consultant NSW License: 409836153

Revision	Revision Date	Details	Document Details		
			Prepared	Reviewed	Authorised
E	17/09/2015	For Certifying Authority	RS	AM	Dr M Magrabi Principal Security Consultant NSW License: 409836153