Prepared for: Sirius Developments Pty Ltd
Date: 21 October 2020

2–60 Cumberland Street, The Rocks (Sirius Site)
State Significant Development Application (SSD-10384)

Crime Prevention Through Environmental Design

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Project and report	Crime Prevention Through Environmental Design
Date	21 October 2020
Client	Sirius Developments Pty Ltd
Document no.	\\architectus.local\DFS\Projects\180012.00\Docs\C_Client\CPTED
Version and date issued	Issue A (Internal Draft) - 24 July 2020
	Issue B (Draft for Client review) - 31 July 2020
	Issue C (Final Issue) - 21 October 2020
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Executive Summary

Introduction

This Crime Prevention through Environmental Design (CPTED) Report has been prepared by Architectus on behalf of Sirius Developments Pty Ltd (the Proponent) in relation to the site at 2–60 Cumberland Street, The Rocks, Sydney ('Sirius site').

The proposed development is for the restoration and refurbishment of the existing Sirius building, including alterations and additions. The existing building is proposed to be substantially retained and restored, with new residential additions added to the existing structure in appropriate locations and new buildings for commercial uses added at the Cumberland Street and Gloucester Walk frontages of the site. Significant attempts have been made to improve the safety, security and amenity of the building through this process.

The proposed development is classified as State Significant Development (SSD) on the basis that it falls within the requirements of Clause 6 of Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD), being development on land identified within 'The Rocks Site' with a Capital Investment Value (CIV) greater than $10 million. This CPTED Report has been prepared to support the submission of an SSD Application for the restoration and refurbishment of the Sirius site for determination by the Department of Planning, Industry and Environment (DPIE).

This CPTED report provides a review of the proposed architectural and landscape design for the site with consideration of best security practices from a CPTED perspective. The report outlines the project, CPTED principles, and crime context for the project and makes recommendations about appropriate CPTED strategies to mitigate opportunities for crime or antisocial behaviour.

Methodology

This CPTED Report has been prepared in accordance with the methodology below, which is based on the recommended methodology by the *Crime Prevention and the Assessment of Development Applications Guidelines* (former NSW Department of Urban Affairs and Planning) and the *Safer by Design* guidelines (NSW Police Department):

- Site visit: this provided an understanding of the site's context and characteristics, in particular, the site's interfaces with the adjacent public domain of Cumberland Street (west) and Gloucester Walk (east).
- Demographic analysis: this provided an understanding of the potential underlying factors or contributors to crime incidence in The Rocks area.
- Safety, risk and crime analysis: review of the area was undertaken to extract relevant data from the NSW Bureau of Crime Statistics to gauge current issues in the local area.
- Review of architectural and landscape plans: the proposed development plans were assessed against the CPTED principles, taking into consideration the local context, community profile and local crime occurrence.
- Development strategies: as a result of the above, strategies to inform the proposed future development of the site were developed to enhance safety and security and mitigate opportunities for crime or antisocial behaviour.

Recommendations

Recommendations outlined within this report aim to enhance safety and security and mitigate opportunities for crime or antisocial behaviour. The following recommendations are suggested for implementation at the Sirius site:

- Lighting: Provide street lighting, pedestrian lighting and feature lighting that supports natural surveillance and allows residents of the building, visitors and the general public to safely observe the space around them, especially during the evening and night time. Sufficient lighting should be provided to the building entrances, Cumberland Street forecourt, the through-site link and the length of the Sirius building's frontage to Gloucester Walk.
- Wayfinding: Provide clear signage at key points that clearly indicates designated pathways through the site for visitors. Use design features (paving, landscaping, public art) to assist with wayfinding and help channel pedestrians through the site, while mitigating against pedestrians unintentionally moving into areas where they cannot be observed.
- Landscaping: Improve and embellish public and private spaces using landscaping and trees to encourage activation and community ownership of spaces. Ensure landscaping is maintained and tree canopies are kept several metres above the ground to remove areas where activity cannot be observed.
- Infrastructure protection: Provide fixtures, fittings and surfaces that are vandal or graffiti resistant and easy to clean. Ensure regular maintenance of infrastructure and prompt removal of graffiti and vandalism.

1 Introduction

Introduction

1.1 Purpose of this report

Architectus has been engaged by Sirius Developments Pty Ltd (the Developer) to prepare a Crime Prevention Through Environmental Design (CPTED) Report to assess the proposed restoration and refurbishment of the existing 'Sirius building', including modifications and additions to the building.

This CPTED Report assesses the architectural and landscape design of the proposed development to identify and reduce opportunities for crime or antisocial behaviour at the site and in the surrounding local area. It will consider issues such as surveillance, activation, accessibility, wayfinding and impacts on local amenity. Where negative impacts are identified, recommendations will be provided to mitigate opportunities for crime or antisocial behaviour.

This report has been prepared in accordance with the *Crime Prevention and the Assessment of Development Applications Guidelines* published by the former NSW Department of Urban Affairs and Planning (originally published in 2001); the *Safer by Design* guidelines published on the NSW Police Department website; and, based on Architectus' experience on CPTED projects across the Sydney region.

1.2 Background

The Sirius building is a residential apartment building in The Rocks, Sydney. The building was designed in 1978 – 1979 by Tao Gofers for the Housing Commission of NSW, and was used for social housing from 1980 to 2018.

The existing building comprises 79 apartments and 70 car parking spaces. It is a prominent example of brutalist architecture in Australia.

In 2015, the NSW Government committed to selling the site. Following an extended bid process, Sirius Developments Pty Ltd was granted the rights to purchase the property under the terms of a Development Agreement. with Property NSW. The building is currently unoccupied by residents.

Prior to the sale of the site, the *State Environmental Planning Policy (State Significant Precincts) 2005* (SEPP SSP) was amended to identify the site under Schedule 3 (now amended to Appendix 18) and apply site-specific planning controls to the 'Sirius site'.

1.3 Site and context

The Sirius site is located at 2–60 Cumberland Street, The Rocks, Sydney, and is legally described as Lot 100 and Lot 101 in DP 264104.

The site is an irregular shape with a total area of approximately 3,664m^2. The site has a frontage of approximately 115m to Cumberland Street (west) and approximately 120m to Gloucester Walk (east). The site has a varied topography, generally stepping down from west to east.

The existing Sirius building varies in height from north to south with the central tower being a maximum height of 62.0 RL, or approximately 33m above ground level (equivalent to a 10 storey building). The building is comprised of 79 residential apartments (mostly split level dwellings), community rooms, rooftop garden terraces and 70 car parking spaces in a basement level. Vehicular access is provided from Cumberland Street.

The Sirius site is immediately surrounded by:

- Cumberland Street to the west, and adjacent to the southern approaches of the Sydney Harbour Bridge;
- George Street to the north with the National heritage listed Sydney Harbour Bridge further to the north;
- Gloucester Walk to the east with The Rocks, Circular Quay and the National heritage listed Sydney Opera House beyond; and
- A commercial office building adjacent to the site to the south (86 Cumberland Street, The Rocks).

Refer to the Local context map at Figure 1, and images of the site at Figures 2 to 5.

1.4 Local context

The site is located in Central Sydney, with the Sydney CBD extending to the south of the site (Martin Place is located approximately 1km to the south). Circular Quay Wharf is approximately 350m to the south-east of the site, the Sydney Harbour Bridge is to the north of the site (approximately 300m) and the Sydney Opera House is to the east (approximately 600m) with the Royal Botanic Gardens beyond. Walsh Bay (approximately 220m) and Barangaroo Headland Park (approximately 600m) are located to the west of the site.

The closest train station and light rail stop (CBD & South East Light Rail) to the site are approximately 700m walking distance at Circular Quay. Bus stops are located along Argyle Street, Hickson Road and at Circular Quay.

Figure 1. Local context map
Source: NearMaps, dated 1 June 2020

Introduction

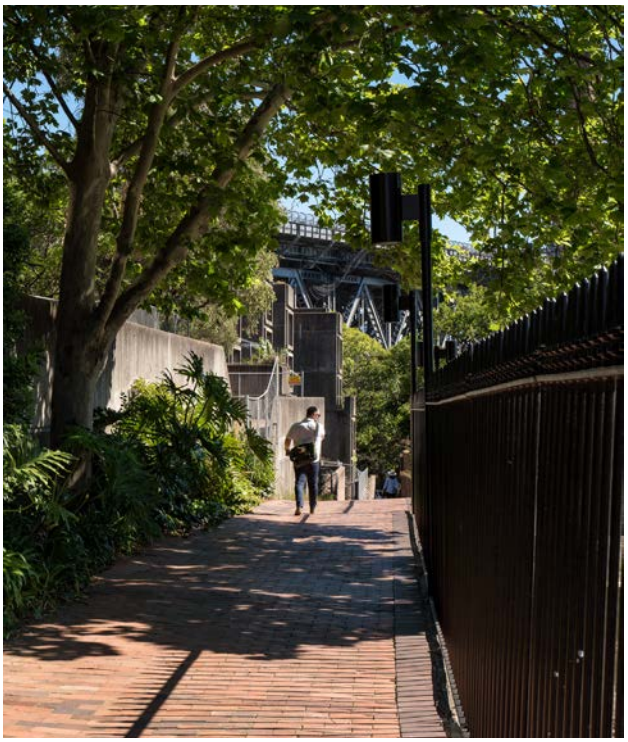

Figure 2. Image of Gloucester Walk
View looking north
Source: Architectus, 15 November 2019

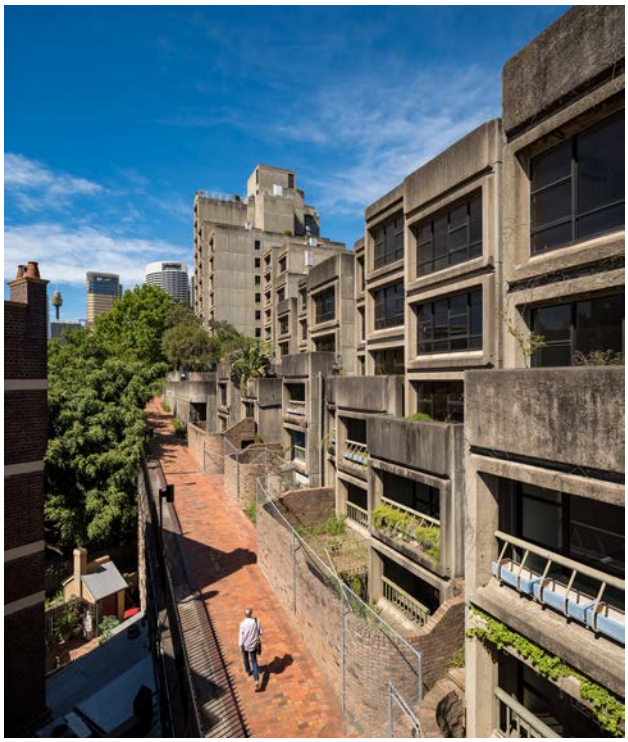

Figure 3. Image of Gloucester Walk and the Sirius building
View looking south
Source: Architectus, 15 November 2019

Figure 4. Image of Atherden Street and the Sirius building
View looking west
Source: Architectus, 15 November 2019

Figure 5. Image of Cumberland Street and the Sirius building
View looking east
Source: Architectus, 15 November 2019

1.5 Proposed development

The proposed development is for the restoration and refurbishment of the existing Sirius building, including alterations and additions.

The existing building is proposed to be substantially retained and restored with integrity. New residential additions are proposed to be added to the existing structure in appropriate locations to maintain the legibility of the original architectural form, and new buildings for commercial uses are proposed to be added at the Cumberland Street and Gloucester Walk frontages of the site.

The proposed works include:

- Alterations and additions to the existing building to provide for:
  - Residential accommodation (an overall reduction in dwelling numbers from the existing 79 apartments to a total of 76 apartments);
  - Commercial premises, including retail floorspace; and
  - Basement car parking.
- Provision of a through-site link connecting Cumberland Street and Gloucester Walk.
- Public domain improvements to Gloucester Walk, including landscaping and pedestrian access.
- Public domain improvements to Cumberland Street, including landscaping and improved carpark entry.
- Associated works, including:
  - Minor demolition works;
  - Earthworks;
  - Structural upgrades;
  - Services upgrades; and
  - Landscaping works.

Refer to photomontage images of the proposed development at Figures 6 to 8.

1.6 Approval strategy

The proposed development is classified as State Significant Development (SSD) on the basis that it falls within the requirements of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD), being development on land identified within 'The Rocks Site' with a Capital Investment Value (CIV) greater than $10 million. The Minister for Planning is the consent authority.

This CPTED Report has been prepared to support the SSD Application for the development of the site.

1.6.1 SEARs requirements

Secretary's Environmental Assessment Requirements (SEARs) were issued by the Department of Planning, Industry and Environment (DPIE) on 20 November 2019 (Application No. SSD-10384). The SEARs require the preparation of a CPTED report and the application of CPTED principles within the public domain and landscaping designs for the public domain surrounding the site. This report addresses these SEARs requirements.

1.7 Authorship

This document has been prepared by Jane Anderson, Senior Urban Planner. Michael File, Consultant Planner to Architectus, has provided quality review.

The report has also been reviewed by Jane Fielding, Senior Associate at Architectus, who has undertaken the 3-day Safer by Design training delivered by NSW Police.

1.8 Report structure

This CPTED Report is structured as follows:

- Section 1: Introduction;
- Section 2: Summary of the CPTED principles;
- Section 3: Crime profile of The Rocks area;
- Section 4: CPTED assessment of the proposed development and strategies to guide development; and
- Section 5: Conclusion and recommendations.

Introduction

Figure 6. Photomontage of the proposed restoration and refurbishment of the Sirius site
View to looking south from the Sydney Harbour Bridge walkway
Source: BVN, October 2020

Figure 7. Photomontage of the proposed restoration and refurbishment of the Sirius site
Aerial view looking north
Source: BVN, October 2020

Figure 8. Photomontage of the proposed restoration and refurbishment of the Sirius site
View of the Cumberland Street forecourt looking south-east
Source: BVN, October 2020

2 CPTED Principles

2.1 Crime Prevention Through Environmental Design (CPTED) principles

The following CPTED principles from the *NSW Crime Prevention and the Assessment of Development Applications Guidelines* (CPTED Guidelines) published by the former NSW Department of Urban Affairs and Planning (2001) and the *Safer by Design* guidelines published by the NSW Police Department, have been applied to develop site specific strategies and recommendations to reduce opportunities for crime or antisocial behaviour at the Sirius site.

These include the following CPTED principles:

- Natural surveillance;
- Access control;
- Territorial reinforcement; and
- Space management.

2.1.1 Natural surveillance

Natural surveillance is about creating environments that keep intruders under observation. The design of physical features, can direct activities and people in such a way so that maximum visibility and positive interaction occurs among legitimate users of space. Creating clear sight-lines is core to providing natural surveillance.

The CPTED Guidelines provide the following in relation to the principle 'Surveillance':

> *"The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical"*

Quality surveillance can be achieved or improved by considering the following design principles:

- Clear sight-lines between public and private places;
- Streets and public spaces that can be observed from nearby buildings;
- Effective lighting of public places;
- Spaces that facilitate entrapment are eliminated;
- Attractive and well maintained landscaping that is well lit, offers clear sight-lines and prevents offenders finding a place to hide or entrap victims; and
- Activation of the space or surrounding areas that encourages regular and diverse use of the space.

2.1.2 Access control

Access control is about decreasing opportunities for crime, by controlling access to a crime target and by creating a perception of risk to an offender.

The CPTED Guidelines provide the following in relation to the principle 'Access control':

> *"Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.*
>
> *By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound."*

Effective access control can be achieved by creating:

- Landscapes and physical locations that channel and group pedestrian into target areas;
- Public spaces which attract, rather than discourage people from gathering; and
- Restricted access to internal areas or high-risk areas (like car parks or other rarely visited areas), often achieved through the use of physical barriers.

2.1.3 Territorial reinforcement

Territorial reinforcement is about clearly defining private space from semi-public and public space in order to create a sense of ownership. Design attention is required to ensure that territorial reinforcement is not achieved solely through physical barriers, such as gates and enclosures.

The CPTED Guidelines provide the following in relation to the principle 'Territorial reinforcement':

> *"Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals.*
>
> *If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it."*

Territorial reinforcement can be achieved through:

- Design with a clear distinction between public and private spaces by using physical barriers (e.g. fences and symbolic barriers (e.g. vegetation);
- Design that encourages people to gather in a public space and to feel some responsibility for its use and condition;
- Environmental markers (e.g. signage, walkways, paving, lighting, bollards and fencing) which define intended use and ownership; and
- Regular maintenance of vegetation, infrastructure, and prompt removal of graffiti and vandalism.

2.1.4 Space management

Space management involves the formal supervision, control and care of urban space and the development itself. Public perceptions are shaped by the appearance of a place. A well maintained urban environment is important in supporting user confidence and helping to control vandalism, crime and fear of crime.

The CPTED Guidelines provide the following in relation to the principle 'Space management':

> *"Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for."*

Space management strategies include:

- Site cleanliness;
- Vandal resistant materials and fixtures;
- Rapid repair of vandalism and graffiti;
- Well maintained landscaping;
- Well maintained pedestrian and car park lighting; and
- Well maintained public infrastructure (e.g. seats, signs, bollards).

2.2 Sydney Development Control Plan 2012

As described in Section 1.6 above, the Sirius site is located in 'The Rocks Site' under SEPP SRD. As such, no local controls apply to the Sirius site.

However, the CPTED provisions under the *Sydney Development Control Plan 2012* (Sydney DCP 2012) have been considered in this report for completeness.

Section 3.13.1 of the Sydney DCP 2012 provides the CPTED objective to:

> *Provide a safe environment and minimise opportunities for criminal and anti-social behaviour.*

Significant attempts have been made to improve the safety, security and amenity of the existing Sirius building for residents, visitors and the public through the restoration and refurbishment of the building. The proposed architectural design prepared by BVN and landscape design prepared by 360° Landscape Architects include provisions to minimise opportunities for criminal and anti-social behaviour. It is considered that the proposed development is capable of complying with the Sydney DCP 2012 crime prevention objective.

It is considered that the proposed development is also capable of complying with the CPTED provisions under Section 3.13.1 of the Sydney DCP 2012, as provided below:

1. *Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space.*
2. *In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.*
3. *Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.*
4. *Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.*
5. *Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.*
6. *Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.*
7. *Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.*
8. *Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.*

3 Crime Profile

Crime Profile

3.1 Overview

The 'Sirius site' is located in the Sydney Local Government Area (LGA). It should be noted that the crime figures included in this report are based on information provided by the NSW Bureau of Crime Statistics and Research (BOCSAR) and do not necessarily represent all crimes committed in the Sydney LGA.

This section of the report provides a snapshot of the crime profile in the Sydney LGA and The Rocks suburb and has been included in this report to provide contextual understanding for the CPTED analysis and treatment measures identified. The CPTED Guidelines recommends this analysis be undertaken.

3.2 The Rocks community profile

Identifying the profile of the local community is important in building an understanding of potential issues, tensions and incidence of crime. This section provides an overview of The Rocks community profile, which will form a lens through which the CPTED principles are assessed.

The Rocks is situated on a headland at the narrowest point of Sydney Harbour. The sandstone topography, which gives the precinct its name, and the surrounding Sydney Harbour provides The Rocks with a strong sense of place. The Greater Sydney Commission's *Eastern City District Plan* (dated March 2018) identifies the unique natural setting of the area as "one of the District's key assets" that "contributes to the diversity of the District's scenic value".

The Rocks is an established area with more than two centuries of significant cultural activity, including early contact between Aboriginal people and European people, colonial settlement, maritime activity and struggles for heritage conservation over the last decades. These layers of history have resulted in a unique urban form and street network of laneways and pedestrian walkways.

The Sirius site (and building) is not identified as a Local or State heritage item, nor is it included on the National Heritage List or Commonwealth Heritage List, and as such no heritage constraints apply to the site. However the site is within The Rocks Conservation Area and surrounded by various State heritage items. The site is situated nearby the Nationally listed Sydney Opera House and Sydney Harbour Bridge. Given the above, significant increases in density or changes to the area's built form is considered unlikely in the near future.

It is noted that The Rocks has a diverse range of land uses, including residential, retail, commercial, hotel/tourism, public/civic and recreational uses, which provides for a large number of transient workers and visitors to the area.

3.2.1 Demographic summary

The summary below illustrates the key characteristics of the precinct's population.

The summary encompasses the suburbs of The Rocks, Millers Point and Dawes Point (sourced from census data obtained via Profile.id in July 2020).

- 2016 census data provides that the residential population of The Rocks, Millers Point and Dawes Point was 2,642, living in 2,183 dwellings with an average household size of 1.79.
- The population estimate for the area as of 30 June 2019 is 3,298. Since the previous year, the population has grown by 5.22% (compared to 1.67% in Greater Sydney).
- The population estimate above (2019) equates to a population density of 40.36 persons per hectare. This is low density when compared to the City of Sydney's average population density of 92.18 persons per hectare.
- In 2016, 99.1% of the dwellings in the area were medium or high density (compared to 44% in Greater Sydney).
- In 2016, the area had a lower proportion of children (under 18) and a higher proportion of persons aged 60 or older than City of Sydney. There were 23 people over the age of 85 living in The Rocks, Millers Point and Dawes Point in 2016, with largest age group being 30 to 34 year olds.
- The three largest ancestries in the area in 2016 were English, Australian and Irish, with 36.5% of people born overseas (compared with 36.7% in Greater Sydney).
- 1,383 people living in The Rocks, Millers Point and Dawes Point in 2016 were employed, of which 76% worked full-time and 24% part-time. More people were employed full-time (74.2%) than the Greater Sydney average (61.2%), and jobs were predominantly in professional services.

3.3 Local crime profile

The extent of crime activity at the subject site was determined by an analysis of data from NSW Bureau of Crime Statistics and Research (BOCSAR). The CPTED Guidelines recommends this analysis be undertaken.

In Table 1, crime occurrence in the suburb of The Rocks is compared against Sydney LGA and NSW averages (rate per 100,000 people) for the year prior to March 2020 to help quantify the local crime profile.

It is noted that the subject site is included in data for the Sydney LGA, which also takes in the Sydney CBD. It is anticipated that crime levels at the subject site would be less than that of the Sydney CBD and other parts of the Sydney LGA given the lower population density in The Rocks.

Crime hotspot maps for specific offence types are provided at Appendix A of this report. Figure 9 below provides an example hotspot map (incidents of 'non-domestic assault' from April 2019 to March 2020).

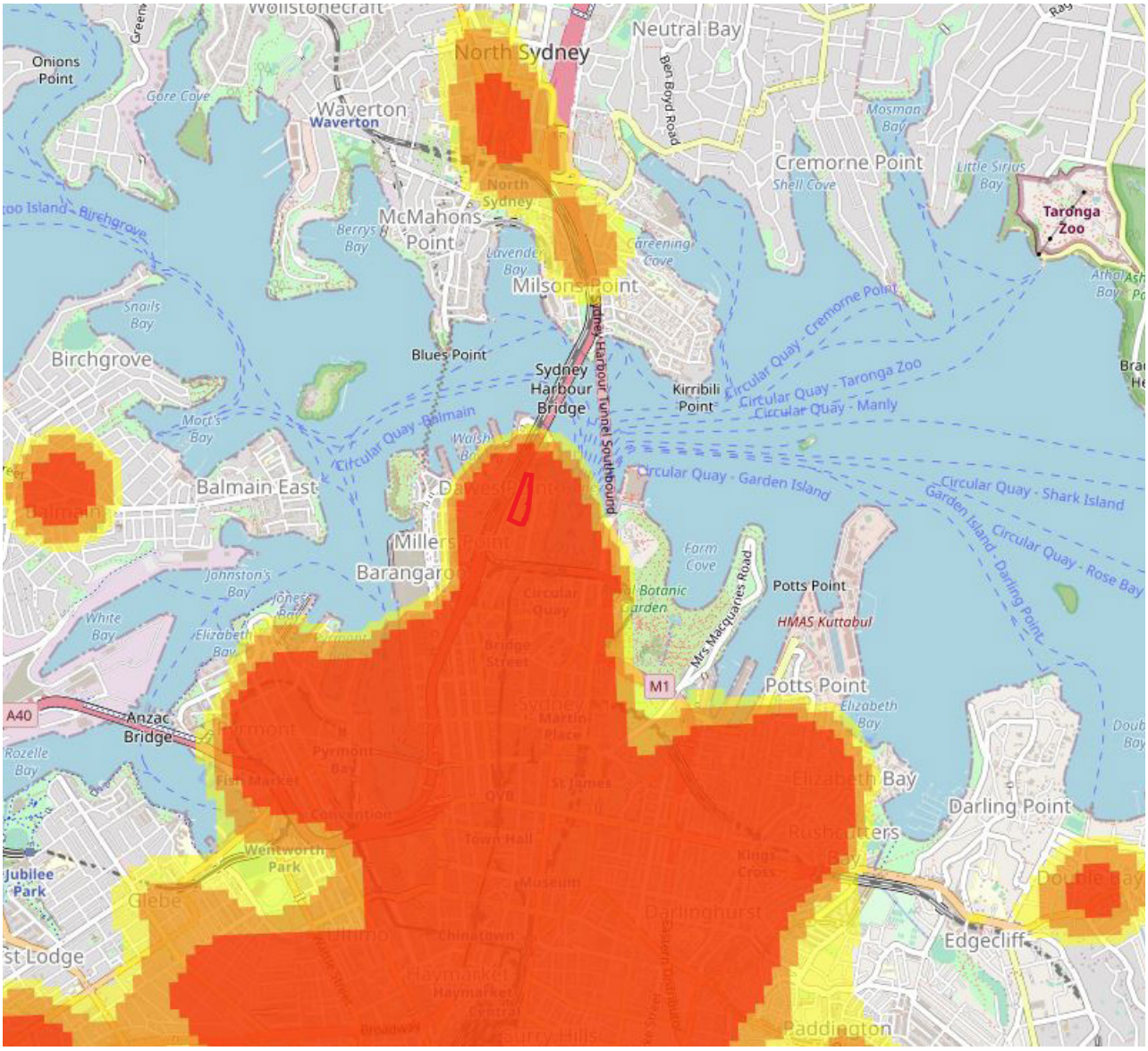

Figure 9. Incidents of assault (non-domestic) from April 2019 to March 2020
Site outlined in red. This crime hot spot map indicates incidents of one identified crime category (non-domestic assault) and is indicative of the general concentration of all crime incidences in the Sydney LGA and immediately surrounding areas.
Source: NSW Bureau of Crime Statistics and Research (BOCSAR)

Crime Profile

Table 1. Crime incidence profile for The Rocks, Sydney LGA

Crime offence	NSW (Rate per 100,000 People) Year to March 2020	Sydney LGA (Rate per 100,000 People) Year to March 2020	Sydney LGA 5 Year Trend (Change per Year)	The Rocks (Number of Incidences) Year to March 2020	The Rocks Incidence Ranking (Very Low, Low, Medium, High, Very High)
Assault	823.8	1,893.6	Down 2.3%	102	High
Domestic assault	393.8	456.2	Stable	11	High
Non-domestic assault	398.7	1,297.1	Down 3.3%	87	High
Assault Police	31.2	140.3	Stable	4	Medium
Homicide	1.4	3.3	Not counted (nc)	0	Very Low
Murder	0.9	2.1	nc	0	Very Low
Attempted murder	0.4	0.8	nc	0	Very Low
Murder accessory, conspiracy	0.0	0.0	nc	0	Very Low
Manslaughter	7.0	0.4	nc	0	Very Low
Robbery	31.0	94.5	Down 9.8%	3	Very High
Robbery without a weapon	17.3	68.3	Down 8.2%	3	Very High
Robbery with a firearm	1.8	1.7	nc	0	Very Low
Robbery with a weapon not a firearm	11.8	24.6	Down 12.9%	0	Very Low
Sexual offences	181.5	306.8	Up 4.5%	14	Medium
Sexual assault	80.2	117.0	Up 4.7%	5	Very Low
Indecent assault, act of indecency & other sexual offences	101.3	189.8	Up 4.4%	9	Medium
Theft	2,800.9	6,685.3	Down 7.3%	158	Medium
Break & enter dwelling	316.2	304.3	Down 5.1%	2	Very Low
Break & enter non-dwelling	124.2	201.9	Stable	1	Very Low
Receiving / handling stolen goods	112.7	602.8	Stable	6	High
Motor vehicle theft	167.4	117.0	Down 6.6%	1	Very Low

Crime Profile

Steal from motor vehicle	471.4	483.7	Down 10.9%	3	Very Low
Steal from retail store	331.6	1,198.0	Stable	20	Very Low
Steal from a dwelling	235.9	444.2	Down 4.6%	4	Medium
Steal from a person	44.7	336.8	Down 17.4%	27	Very High
Stock theft	4.8	0.4	nc	0	Very Low
Fraud	655.6	1,585.6	Down 13.4%	34	Low
Other theft	336.5	1,410.7	Down 6.1%	60	High
Malicious damage to property	701.8	987.4	Down 6.1%	25	Low
Against justice procedures	948.8	2,135.0	Stable	47	Very Low
Escape custody	2.4	7.9	nc	0	Very Low
Breach AVO	231.0	225.2	Up 4.7%	2	Very Low
Breach bail conditions	610.8	1,502.3	Stable	23	Very Low
Fail to appear	8.4	32.1	Down 9.9%	0	Very Low
Resist/ hinder officer	74.9	326.4	Down 5.2%	20	High
Other offences against procedures	21.3	41.2	Up 6.2%	2	Medium
Disorderly conduct	251.9	953.3	Stable	43	Medium
Trespass	137.2	316.4	Up 5.8%	6	Very Low
Offensive conduct	54.1	412.9	Down 6.9%	28	High
Offensive language	28.6	89.5	Down 11.3%	9	High
Criminal intent	32.0	134.5	Up 8.7%	0	Very Low
Drug offences	647.6	3,101.6	Stable	45	Very Low
Use/possess cocaine	31.2	315.9	Up 12.4%	14	Low
Use/ possess narcotics	16.2	93.2	Down 4.7%	0	Very Low
Use/possess cannabis	219.2	696.8	Down 7.7%	6	Very Low
Use/possess amphetamines	103.1	363.8	Down 2.7%	1-4	Low

Use/possess ecstasy	30.7	346.8	Stable	**3**	Very Low
Use/possess other drugs	72.9	393.8	Up 10.5%	3	Very Low
Deal/traffic cocaine	14.2	117.4	Up 12.7%	6	Medium
Deal/traffic narcotics	8.0	43.3	Down 12.1%	0	Very Low
Deal/traffic cannabis	12.5	35.4	Up 12.9%	0	Very Low
Deal/traffic amphetamines	25.7	89.9	Stable	4	Very High
Deal/traffic ecstasy	7.3	59.9	Stable	1	Very Low
Deal/traffic other drugs	7.1	69.5	Up 17.0%	0	Very Low
Cultivating cannabis	13.6	1.2	nc	0	Very Low
Manufacture drugs	0.8	1.2	nc	0	Very low
Importing drugs	2.7	9.6	nc	0	Very Low
Other drug offences	82.3	463.7	Up 6.0%	4	Very Low
More offences	647.6	3,101.6	Stable	43	Medium
Abduction & kidnapping	2.5	2.5	nc	0	Very Low
Arson	61.6	24.6	Stable	0	Very Low
Betting and gaming offences	1.1	7.9	nc	0	Very Low
Blackmail and extortion	**1.0**	**2.9**	**nc**	**0**	Very Low
Intimidation, stalking & harassment	451.4	594.0	Up 7.0%	16	Low
Liquor offences	139.2	1,171.8	Stable	129	Very High
Other offences against the person	15.0	33.3	nc	3	High
Pornography offences	8.4	8.7	nc	0	Very Low
Prohibited and regulated weapons offences	205.6	435.8	Up 6.5%	8	Medium
Prostitution offences	0.3	3.7	nc	0	Very Low

3.4 Analysis of crime profile

Given the above analysis, the following observations are made in relation to criminal and anti-social behaviour in the Sydney LGA and The Rocks area:

- Sydney LGA has a higher incidence of crimes for almost all crimes assessed compared to the NSW rate per 100,000 people. The only crimes where rates are lower in the Sydney LGA than NSW rates per 100,000 people are crimes of manslaughter; break and enter dwelling; motor vehicle theft; stock theft; breach AVO; cultivating cannabis; and arson.

- In general, Sydney LGA performs poorly for the majority of crime incident indicators, however in almost all categories (except for sexual offences and some drug offences) crime levels have remained stable or have declined in frequency over the last 5-year period.

- The Rocks area has a lower population density than the Sydney LGA, however when compared to the suburbs of Sydney or Haymarket within the Sydney LGA, The Rocks generally has an equal or higher crime incidence ranking (very low, low, medium, high, very high). This is especially the case for crimes involving:
  - Assault – 'high' in The Rocks compared to 'medium' in Sydney / Haymarket;
  - Robbery – 'very high' in The Rocks compared to 'high' in Sydney / Haymarket;
  - Sexual offences – 'medium' in The Rocks compared to 'low' in Sydney and 'very low' in Haymarket.
  - Disorderly conduct – 'medium' in The Rocks compared to 'low' in Sydney and 'very low' in Haymarket.

- In each of the key crime categories, the suburbs of Millers Point and Dawes Point are identified as having a 'very low' crime incidence ranking.

- The five-year trend figures show the change in crime numbers per year as a percentage where there is a change.

  Five of the most prevalent crimes applicable to the Sirius site are liquor offences; non-domestic assault; other theft; fraud and offensive conduct.

  Each of these crimes have either remained stable over this period or have reduced in occurrence. Based on these trends, the likelihood of these offences occurring in the future should either remain stable or reduce.

The proposed restoration and refurbishment of the Sirius building should incorporate design elements that contribute to the reduction in criminal and anti-social behaviour in The Rocks area where possible, and provide best practice built environment outcomes to mitigate opportunities for criminal offences to occur. Refer to the recommendations provided at Sections 4 and 5 of this report.

It is understood that the SSD Application for the restoration and refurbishment of the Sirius site will likely be referred by DPIE to the NSW Police for comment. Input on effective design strategies to minimise opportunities for criminal behaviour from the NSW Police would be welcomed by the project team.

4 Design Assessment

Design Assessment

4.1 Overview

This section assesses the proposed restoration and refurbishment of the Sirius site against the CPTED principles of natural surveillance, access control, territorial reinforcement and natural space management.

While this CPTED assessment considers the Sirius site as a whole, the following key publicly accessible spaces are reviewed in detail to assess how the CPTED principles are implemented:

1. The Cumberland Street frontage and Cumberland Street forecourt;
2. The through-site link;
3. The northern pocket-park; and
4. Gloucester Walk.

4.2 Architectural drawings and reference documents

This CPTED assessment considers the current architectural and landscape design documentation for the proposed restoration and refurbishment of the Sirius site.

The plans considered in this assessment are identified in Appendix B.

Additionally, CPTED principles addressed in the Architectural Design Report, prepared by BVN Architects, and the Landscape Design Report, prepared by 360° Landscape Architects, are considered in this assessment.

4.3 Cumberland Street frontage and Cumberland Street forecourt

The proposed upgrades to the Cumberland Street public domain and generous public forecourt will activate the western edge of the site and improve pedestrian circulation.

It is noted that further consultation with Place Management will be undertaken regarding the proposed public domain upgrades and off-site works.

4.3.1 Natural surveillance

The open-plan design of the Sirius building's public forecourt will encourage this space to be used as a gathering space for residents and visitors. The new Cumberland Street commercial building with ground level cafe and the new through-site link connecting Cumberland Street with Gloucester Walk, which opens to the forecourt, will help to activate the space.

Natural surveillance will be achieved by residents of the Sirius building (where windows of habitable rooms on the western facade will maximise casual surveillance), visitors to the Cumberland Street commercial building and cafe, and by members of the public utilising the through-site link.

The presence of neighbouring sites will help improve natural surveillance of the forecourt space by increasing the number of people who can observe potential criminal or anti-social behaviour and ultimately report offending behaviour. Neighbouring sites include the popular tourist destination of 'BridgeClimb Sydney' on the opposite side of Cumberland Street and the commercial office building at 86-88 Cumberland Street to the south of the site. Additionally, people walking along the Sydney Harbour Bridge walkway will be able to view the forecourt space from above.

The use of glazing to the Sirius building's western façade will facilitate natural surveillance of the space by residents of the building. Vehicles passing by along Cumberland Street will also act as another layer of natural surveillance.

The landscape design provides for additional tree planting that is set back from the residential entry and new through-site link, allowing for clear wayfinding and visibility of the plaza area for users. Tree and planting selection will allow for natural surveillance to be maintained by ensuring sight lines are not obscured. Ongoing landscape maintenance will be required to ensure that tree canopies are kept several metres above the ground to remove opportunities for hiding places or areas where activity cannot be observed.

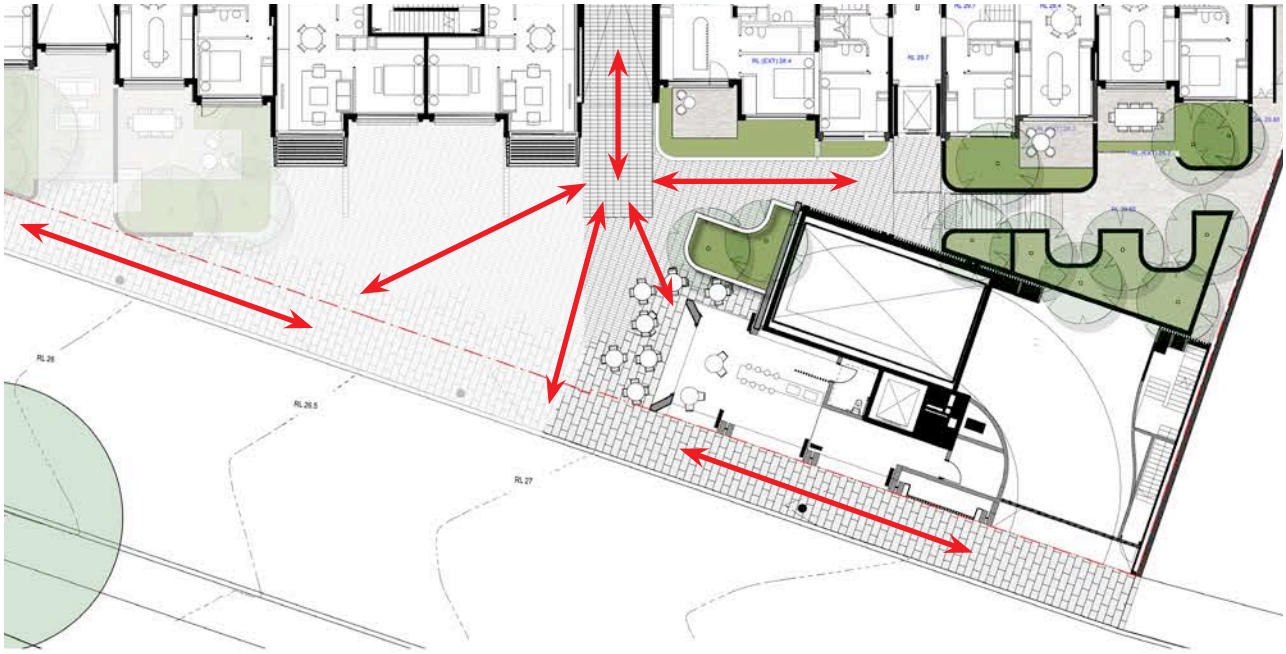

Figure 10. Natural surveillance of Cumberland Street frontage and Cumberland Street forecourt
Source: 360° Landscape Architects Public Domain - Site Plan, with Architectus overlay of sight-lines

The forecourt space has been identified as an opportunity for a major public art installation that is integrated with the landscape. This will provide an urban beckoning to passers-by to utilise the space.

Given that the proposal is for the restoration and refurbishment of the existing Sirius building, and will significantly retain the building's existing structures, it is understood that the building may have elements that create hidden corners where natural surveillance is not optimal. The proposed architectural and landscape design aims to improve these areas by improving sight-lines and opportunities for natural surveillance through activation of the public domain. Additionally, new street lighting will be provided along Cumberland Street to aid surveillance and CCTV cameras will be provided within the forecourt and at the residential entrance to the building.

4.3.2 Access control

The utilisation of brick walls, paving and landscaping around the forecourt area will assist with wayfinding and help channel pedestrians to the through-site link, while mitigating against pedestrians unintentionally moving into areas where they cannot be observed. Outdoor seating will be provided to patrons of the cafe during operating hours. The space will attract, rather than discourage people from gathering.

Physical barriers will be provided to the basement car park entry from Cumberland Street, to the residential lobby and common room to the Sirius building and to the residential lift at Core 5 to ensure access is restricted to residents. Access to the gym and pool in the upper level of the Cumberland Street building will be restricted for residents only.

4.3.3 Territorial reinforcement

While the Cumberland Street forecourt will be accessible to the pubic, and public use of the through-site link will be encouraged, there will be a perceivable delineation between the public footpath along Cumberland Street and the Sirius site. New Blue Stone paving will be provided to the Cumberland Street footpath, as per the City of Sydney Streets Design Code. The Blue Stone paving will extend into the forecourt space and bleed into a smaller format paver (brick size) at the through-site link.

4.3.4 Space management

The Cumberland Street forecourt should be provided with vandal resistant materials, fittings and fixtures, including lighting, CCTV cameras, signage and rubbish bins to reduce the potential for vandalism.

The forecourt space will be maintained by the Sirius building body corporate. Cleanliness of the site should be maintained at all times to demonstrate guardianship of the space. Vandalised elements should be quickly repaired and graffiti should be removed promptly to show that the space is cared for by the community, thereby reducing opportunities for additional criminal or anti-social acts. Landscaping materials and fixtures selected should be easy to clean to allow for maintenance.

4.4 Through-site link

The proposed new public through-site link will connect Cumberland Street and Gloucester Walk, thereby extending the existing network of pedestrian pathways and lanes through The Rocks precinct and improving public activation and occupation of the public domain. The through-site link will be undercover for it's entire length (13 metres), and will ensure weather protection, continued utilisation and public benefit.

Refer to the Section diagram of the through-site link at Figure 12.

4.4.1 Natural surveillance

The through-site link will provide clear sight-lines between public and private spaces. It will link two public spaces, being Cumberland Street and Gloucester Walk, and will be surrounded by active uses, including retail tenancies to the east and west and residential lobbies. Glazing to the Philip Room residential common room and library will adjoin the through-site link. Natural surveillance is achieved by residents of the Sirius building from the lobby entance and Philip Room, visitors to the Cumberland Street and Gloucester Walk cafés, and by members of the public utilising the through-site link.

The through-site link has been identified as an excellent location for a major public art installation. This will provide an urban beckoning to passers-by to utilise the space.

Effective lighting will be provided to the through-site link at all times of day and night to ensure that sight-lines are not obscured and to remove opportunities for hiding places or areas where activity cannot be observed. Additionally, CCTV cameras will be provided within the through-site link and at the residential entrance to the building.

4.4.2 Access control

The through-site link will be open to the general public at all times and people will be encouraged to utilise the through-site link.

The use of paving and landscaping around the Cumberland Street forecourt area and at the Gloucester Walk side will assist with wayfinding and help channel pedestrians to the through-site link.

Physical barriers will be provided at the entrances to the residential lobbies to the Sirius building.

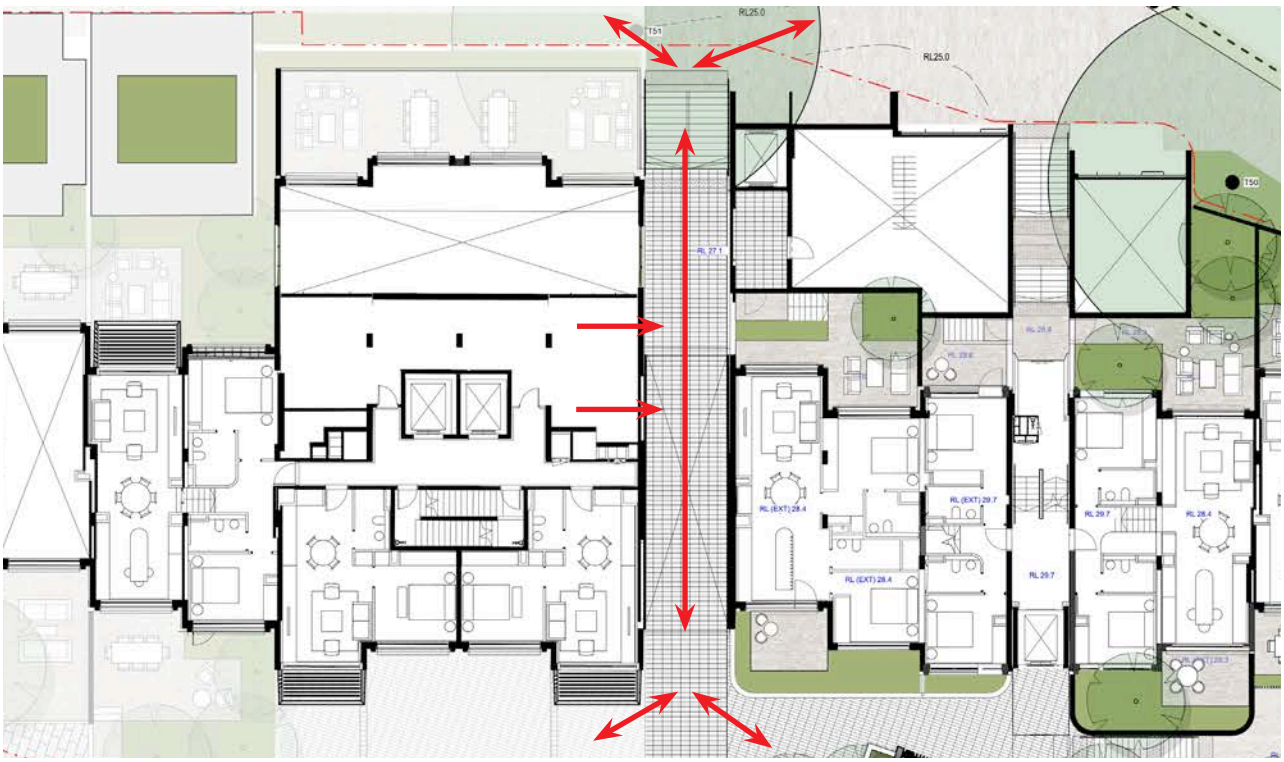

Figure 11. Natural surveillance of the through-site link
Source: 360° Landscape Architects Public Domain - Site Plan, with Architectus overlay of sight-lines

4.4.3 Territorial reinforcement

Environmental markers will be provided to the through-site link to clearly define the area as a public space. New Blue Stone paving will extend from the public domain and Cumberland Street forecourt into the through-site link, however a change in paving size and pattern will be used to delineate the space and define it's intended use as a public walkway to move between spaces.

Signage, lighting, and public art elements will also be used to demonstrate the space is cared for and encourage people to feel some responsibility for its use and condition.

4.4.4 Space management

The new public through-site link should be provided with vandal resistant materials, fittings and fixtures, including any proposed public art and lighting, to reduce the potential for vandalism.

The through-site link will be maintained by the Sirius building body corporate. Cleanliness of the site should be maintained at all times to demonstrate guardianship of the space. Vandalised elements should be quickly repaired and graffiti should be removed promptly to show that the space is cared for by the community, thereby reducing opportunities for additional criminal or anti-social acts. Materials and fixtures selected should be easy to clean to allow for maintenance.

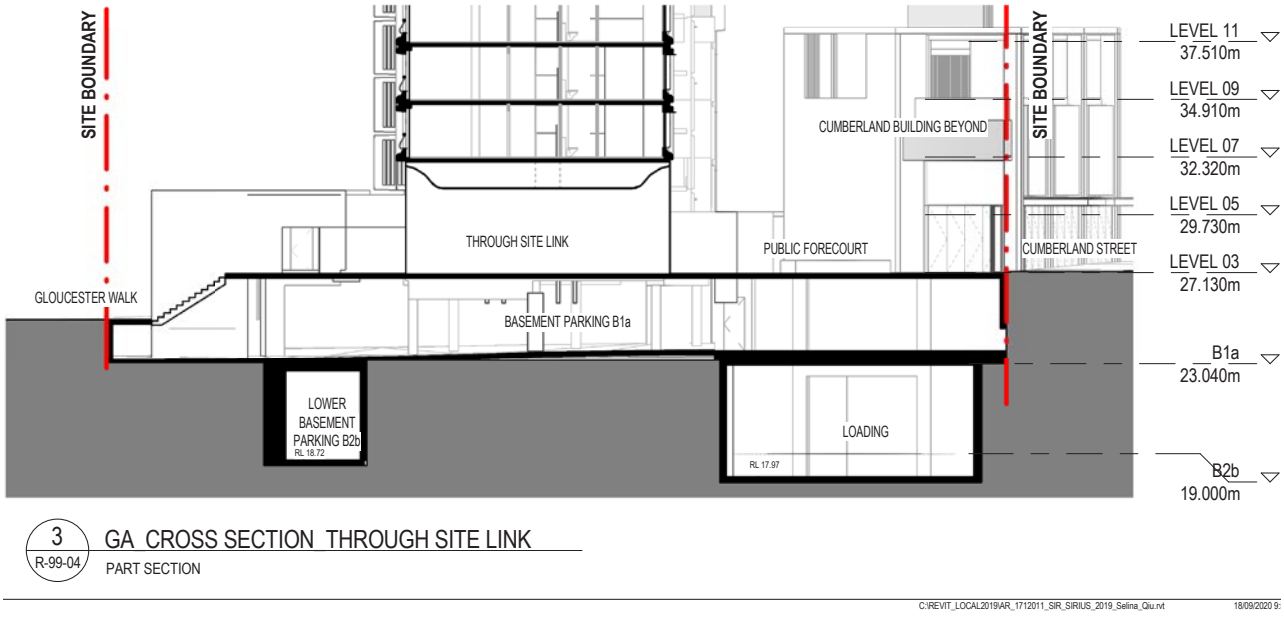

Figure 12. Section drawing of the through-site link
Source: BVN Architects, GA Sections, Plan AR-D-10-01

4.5 Northern pocket park

The area adjacent to the Sirius site to the north is an existing pocket park that consists of steps, a terrace area, low brick walls and trees. The park is currently low amenity and not an inviting space. As part of the proposed development for the Sirius site, off-site works to the public domain are proposed, including rejuvenation of the park to provide new paving of the terrace, ramp access and new landscaping works.

It is noted that further consultation with Place Management will be undertaken regarding the proposed public domain upgrades and off-site works.

It is anticipated that the commercial tenancy at the northern end of the Sirius site is likely to operate as a cafe and that a permit for outdoor seating would be obtained to utilise the terrace space of the pocket-park during operating hours.

4.5.1 Natural surveillance

Natural surveillance of the pocket park will be achieved by visitors to the cafe during operating hours, by residents of the Sirius building that overlook the park, and by pedestrians passing along Cumberland Street. Vehicles traveling along Cumberland Street will also provide natural surveillance. The presence of neighbouring sites, including the 'BridgeClimb Sydney' office, will help improve natural surveillance. People walking along the Sydney Harbour Bridge walkway will be able to view the park from above.

The proposed new tree plantings appear to provide adequate spacing that would encourage the ability to see from the street into the pocket park without obstruction. If maintained, the canopy of the new trees should not restrict the ability for users of the pocket park to maintain sight-lines to the street. Landscaping within planter boxes are low and are not anticipated to impede on sight-lines.

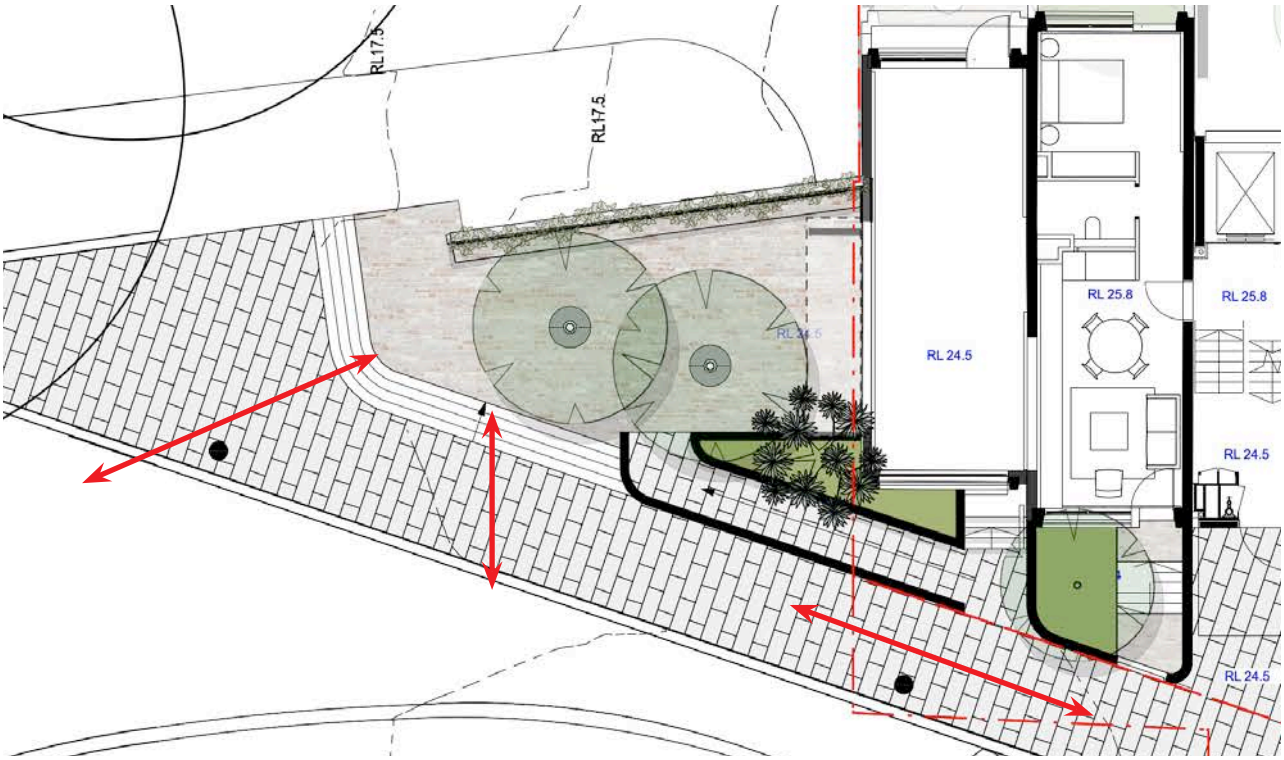

Figure 13. Natural surveillance of the northern pocket-park
Source: 360° Landscape Architects Public Domain - Site Plan, with Architectus overlay of sight-lines

4.5.2 Access control

The pocket park is situated to the north of the Sirius site.

It is noted that there is a significant level change between the pocket-park and the pedestrian pathway of Gloucester Walk below. As such, access to the park is limited to Cumberland Street, which is not a particularly busy pedestrian route. Refer to Figure 14 below that demonstrates the significant level change to Gloucester Walk.

The park is likely to be used by visitors to the cafe during operating hours, and by residents of the Sirius building and locals outside of cafe operating hours. The cafe will rely on successful wayfinding signage to channel visitors to it.

4.5.3 Territorial reinforcement

The pocket park will be designed to attract, rather than discourage people from gathering. This area is located adjacent to a broad area of paving on Cumberland Street which is clearly designated public space, which reduces the ambiguity that the pocket park is also intended for public use. The open-plan design of the pocket park, as well as the new landscape elements will encourage people to utilise the space for rest and relaxation.

4.5.4 Space management

The pocket park should be provided with vandal resistant materials, fittings and fixtures, including public domain furniture, CCTV cameras, signage and rubbish bins to reduce the potential for vandalism.

Lighting of the pocket park will be particularly important to ensure users can view the area surrounding them and avoid creating a potential dark spot.

Any plantings should be trimmed regularly to ensure places to hide are limited, as spaces that have dark or obscured spots encourage anti-social or criminal activity.

Cleanliness of the park should be maintained at all times to demonstrate guardianship of the space and discourage loitering or anti-social behaviour. Vandalised elements should be quickly repaired and graffiti should be removed promptly to increase perception of safety.

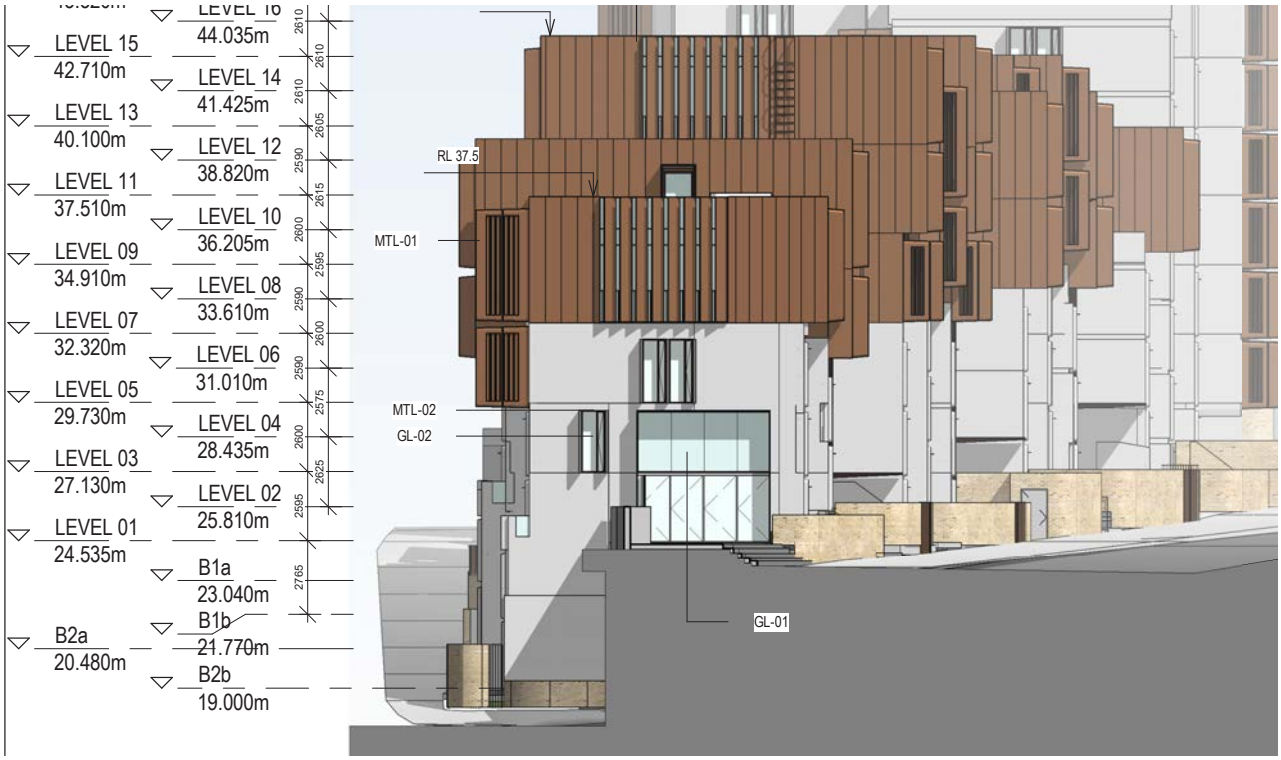

Figure 14. Elevation of the northern pocket-park demonstrating the level change to Gloucester Walk below
Source: BVN Architects, GA North Elevation Streetscape, Plan AR-C-10-02

4.6 Gloucester Walk

Gloucester Walk is a public clifftop pedestrian walkway that traverses the top of the cutting above Atherden Street and Playfair Street and connects George Street with Argyle Street. The walkway provides views and vantage points over The Rocks area and to Circular Quay beyond. The existing Sirius building presents a 120m long elevation to Gloucester Walk.

As part of the proposed restoration and refurbishment of the Sirius building, the existing security screen to the basement carpark will be replaced by a mix of residential and retail tenancies. Additionally, off-site works are proposed to upgrade Gloucester Walk. The works will activate and enliven the walkway as it passes the Sirius site.

It is noted that further consultation with Place Management will be undertaken regarding the proposed public domain upgrades and off-site works.

4.6.1 Natural surveillance

Natural surveillance of Gloucester Walk will be achieved by residents of the Sirius building, visitors to the commercial tennancies within the Sirius site and further along Gloucester Walk, and by members of the public utilising Gloucester Walk and the through-site link within the Sirius site.

The presence of neighbouring sites will help improve natural surveillance by increasing the number of people who can observe potential criminal or anti-social behaviour and ultimately report offending behaviour. Neighbouring sites include the Mercantile Hotel at the George Street side of Gloucester Walk, which has approval for a new roof-top terrace that will overlook Gloucester Walk, as well as the commercial office building at 86-88 Cumberland Street to the south of the site. Additionally, people using the pocket-park to the north of the Sirius site will be able to view Gloucester Walk from above.

The use of glazing to the Sirius building's eastern façade will facilitate natural surveillance of the space by residents of the building.

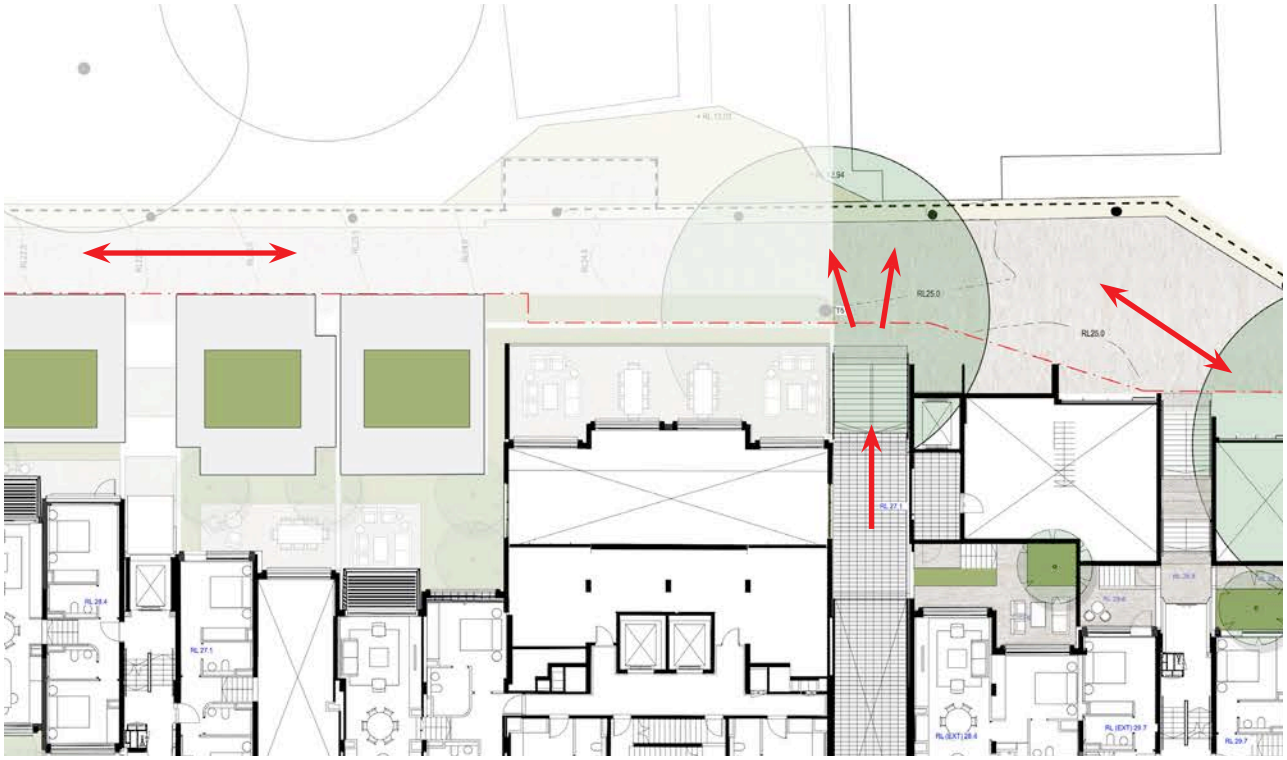

Figure 15. Natural surveillance of Gloucester Walk
Source: 360° Landscape Architects Public Domain - Site Plan, with Architectus overlay of sight-lines

The landscape design for Gloucester Walk will remove some of the existing shrubbery, allowing for clear wayfinding and visibility along the length of the walkway for users. Ongoing landscape maintenance will be required to ensure that tree canopies are kept several metres above the ground to remove opportunities for hiding places or areas where activity cannot be observed.

Given that the proposal is for the restoration and refurbishment of the existing Sirius building, and will significantly retain the building's existing structures, it is understood that the building may have elements that create hidden corners where natural surveillance is not optimal. The proposed architectural and landscape design aims to improve these areas by improving sight-lines and opportunities for natural surveillance through activation of the public domain.

Existing street lighting and CCTV cameras along Gloucester Walk will be retained to aid surveillance and new lighting and CCTV cameras will be provided at the residential entrance to the building.

4.6.2 Access control

Gloucester Walk is a public walkway and will be open to the general public at all times. Pedestrians will be encouraged to utilise Gloucester Walk to move between George Street and Argyle Street, to access Cumberland Street via the through-site link, and to access the retail tenancies, offices and public spaces along Gloucester Walk.

The use of brick paving and landscaping along Gloucester Walk will assist with wayfinding and help channel pedestrians along the walkway. Wayfinding signage will clearly designate public spaces and help to identify where legitimate access is for this space and provide directions for users to reach their intended destination.

Physical barriers will be provided at the entrances to the residential lobbies to the Sirius building and entrances to SoHo apartments.

4.6.3 Territorial reinforcement

Gloucester Walk is a public walkway and will be open to the general public at all times. Upgrades to the brick paving in consultation with Place Management will ensure Gloucester Walk feels part of The Rocks precinct.

Signage and lighting will be used to demonstrate the space is cared for and encourage people to feel some responsibility for its use and condition.

4.6.4 Space management

Gloucester Walk will be maintained under current arrangements by Place Management.

Any new street furniture should be provided with vandal resistant materials, fittings and fixtures to reduce the potential for vandalism.

Cleanliness of the site should be maintained at all times to demonstrate guardianship of the space. Vandalised elements should be quickly repaired and graffiti should be removed promptly to show that the space is cared for by the community.

5 Conclusion and recommendations

5 Conclusion and recommendations

5.1 Conclusion

This CPTED report has been prepared in relation to the proposed restoration and refurbishment of the existing Sirius building, including alterations and additions. This report provides commentary on the proposed architectural and landscape design for the site in consideration of best security practices to mitigate opportunities for crime or antisocial behaviour. Significant attempts have been made to improve the safety, security and amenity of the building through the restoration and refurbishment process, however it is noted that the Sirius building is an existing building and therefore interventions to mitigate opportunities for crime are limited to alterations and additions to the building.

On review of the demographic and crime statistics for The Rocks (as provided at Table 1), the area has a relatively high incidence of crime. Sydney CBD is located to the south of the site (approximately 1km to Martin Place) and also has a relatively high incidence of crime compared with NSW rates per 100,000 people. Refer to the localised crime hotspot maps at Appendix A which demonstrate select offence types.

The CPTED principles used to assess the proposed architectural and landscape design for the Sirius site are based on the CPTED Guidelines, as summarised below.

- Natural surveillance: creating environments that keep intruders under observation by creating clear sight-lines and activating public spaces to encourage regular and diverse use of spaces.
- Access control: decreasing opportunities for crime by controlling access to crime targets through environmental markers, symbolic barriers or physical barriers.
- Territorial reinforcement: clearly defining private space from semi-public and public space in order to create a sense of ownership and responsibility.
- Space management: formal supervision, control and care of spaces.

This CPTED report has identified how these principles are implemented in the following key publicly accessible spaces:

1. The Cumberland Street frontage and Cumberland Street forecourt;
2. The through-site link;
3. The northern pocket-park; and
4. Gloucester Walk.

The proposed architectural design prepared by BVN Architects and landscape design prepared by 360° Landscape Architects for the restoration and refurbishment of the site (plans as listed at Table 2) is considered to be acceptable from a crime prevention, safety and security perspective. The proposed design is not considered to have a detrimental impact on the safety of the surrounding area, subject to adopting key strategies to guide the future

Figure 16. Photomontage of the proposed Sirius site
View of the Gloucester Walk forecourt
Source: BVN, August 2020

development of the site.

5.2 Recommendations

The proposed restoration and refurbishment of the Sirius building should incorporate design elements that contribute to the reduction in criminal and anti-social behaviour in The Rocks area where possible, and provide best practice built environment outcomes to mitigate opportunities for criminal offences to occur.

In consideration of the design assessment, the following recommendations are suggested for implementation at the Sirius site. These recommendations primarily include natural surveillance and space management measures to improve the CPTED characteristics of the current plans.

These recommendations are:

- Lighting: Improve street lighting, pedestrian lighting and feature lighting that supports natural surveillance and allows residents of the building, visitors and the general public to safely observe the space around them, especially during the evening and night time. Sufficient lighting should be provided to the building entrances, Cumberland Street forecourt, the through-site link and the length of the Sirius building's frontage to Gloucester Walk.
- Wayfinding: Provide clear signage at key points that clearly indicates designated pathways through the site for visitors. Use design features (paving, landscaping, public art) to assist with wayfinding and help channel pedestrians through the site, while mitigating against pedestrians unintentionally moving into areas where they cannot be observed.
- Landscaping: Improve and embellish public and private spaces using landscaping and trees to encourage activation and community ownership of spaces. Ensure landscaping is maintained and tree canopies are kept several metres above the ground to remove areas where activity cannot be observed.
- Infrastructure protection: Provide fixtures, fittings and surfaces that are vandal or graffiti resistant and easy to clean. Ensure regular maintenance of infrastructure and prompt removal of graffiti and vandalism.

A Appendix

Crime hotspot maps for specific offence types

Sourced from BOCSAR website

Crime Hotspots Maps

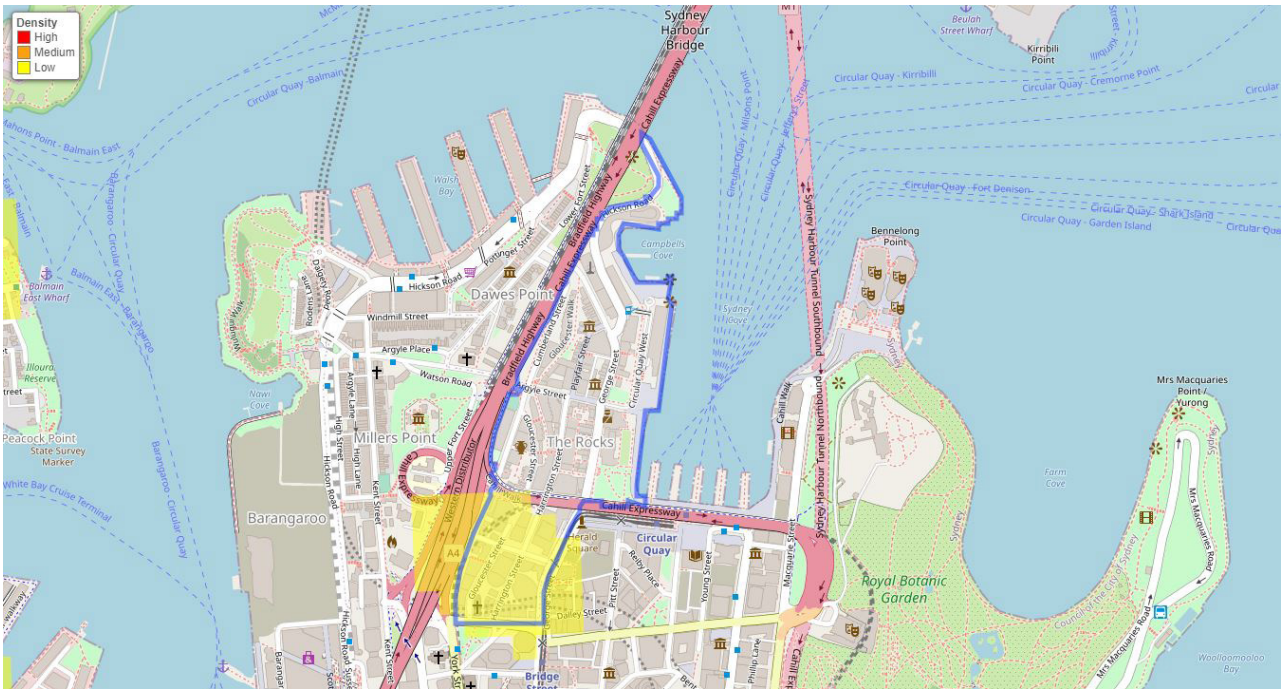

Figure 17. Crime Hotspot Map - Break and Enter Dwelling
The Rocks suburb outlined in blue
Source: NSW Bureau of Crime Statistics and Research

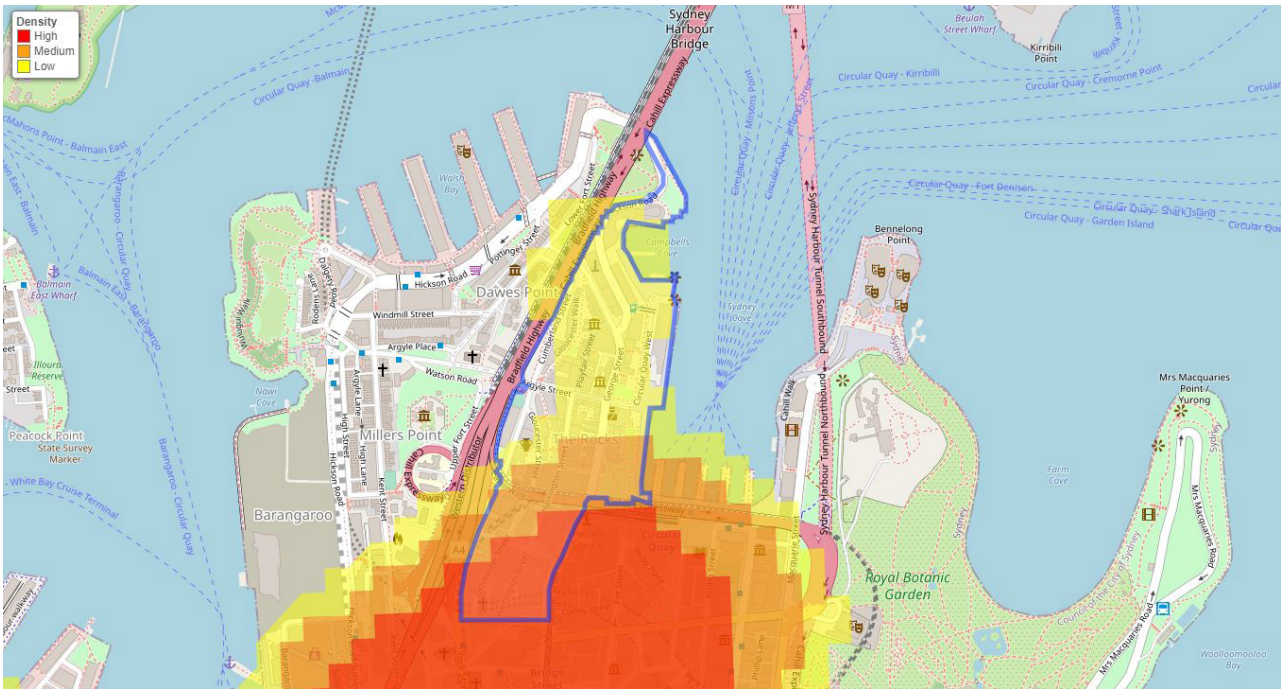

Figure 18. Crime Hotspot Map - Break and Enter Non-dwelling
The Rocks suburb outlined in blue
Source: NSW Bureau of Crime Statistics and Research

Crime Hotspots Maps

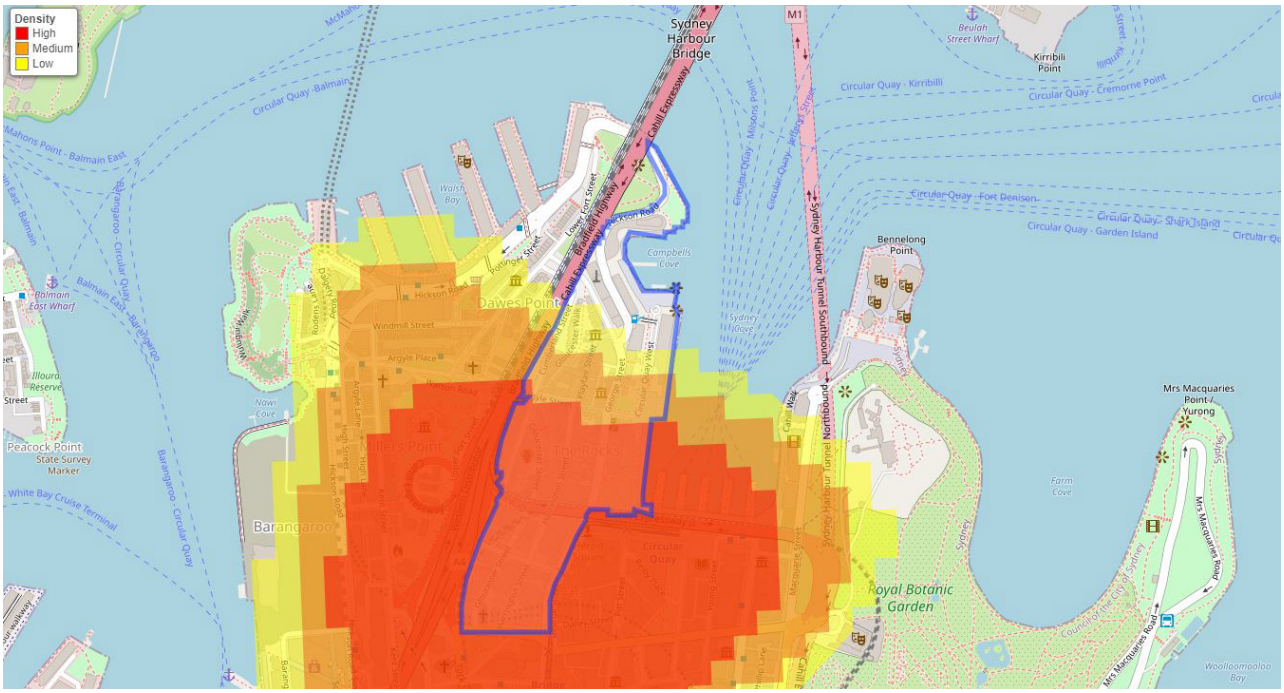

Figure 19. Crime Hotspot Map - Domestic Assault
The Rocks suburb outlined in blue
Source: NSW Bureau of Crime Statistics and Research

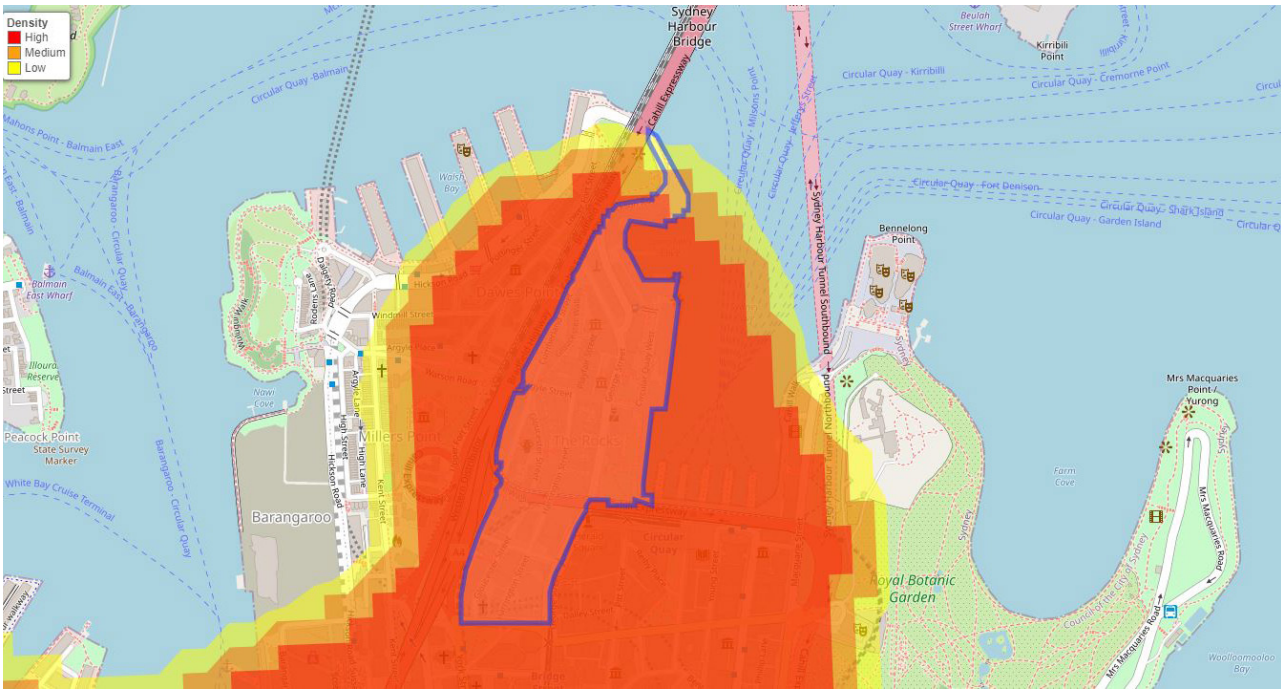

Figure 20. Crime Hotspot Map - Non-domestic Assault
The Rocks suburb outlined in blue
Source: NSW Bureau of Crime Statistics and Research

Crime Hotspots Maps

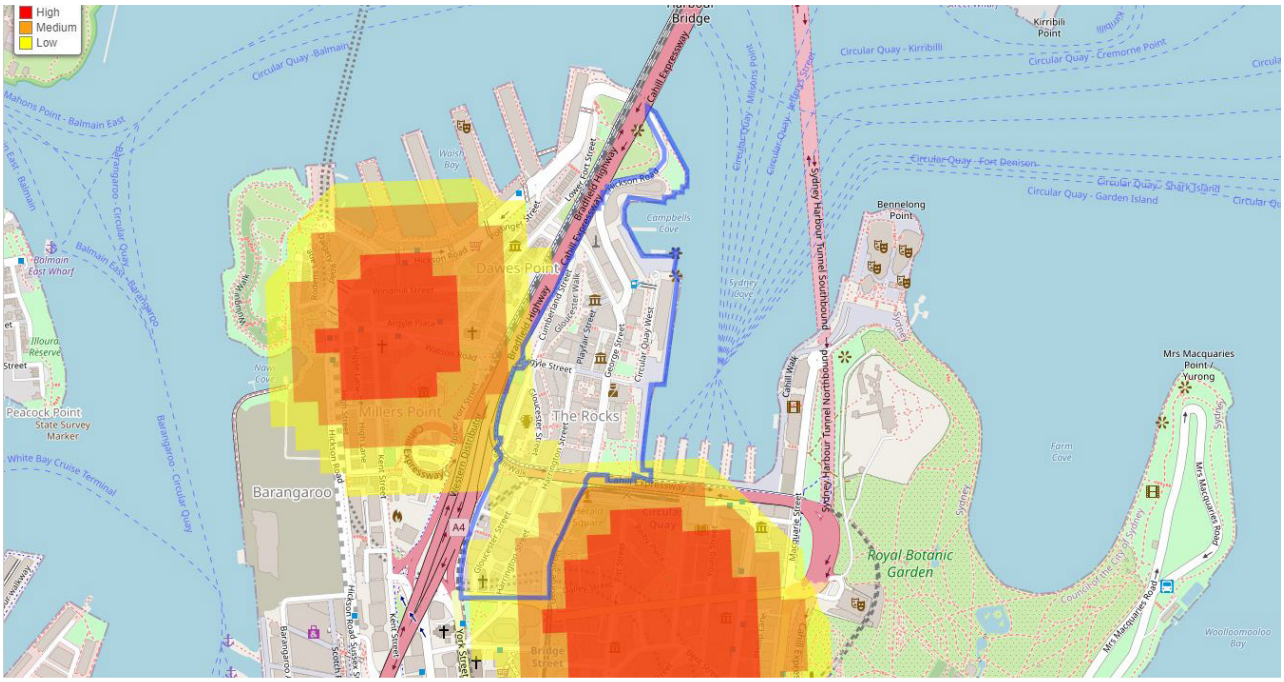

Figure 21. Crime Hotspot Map - Motor Vehicle Theft
The Rocks suburb outlined in blue
Source: NSW Bureau of Crime Statistics and Research

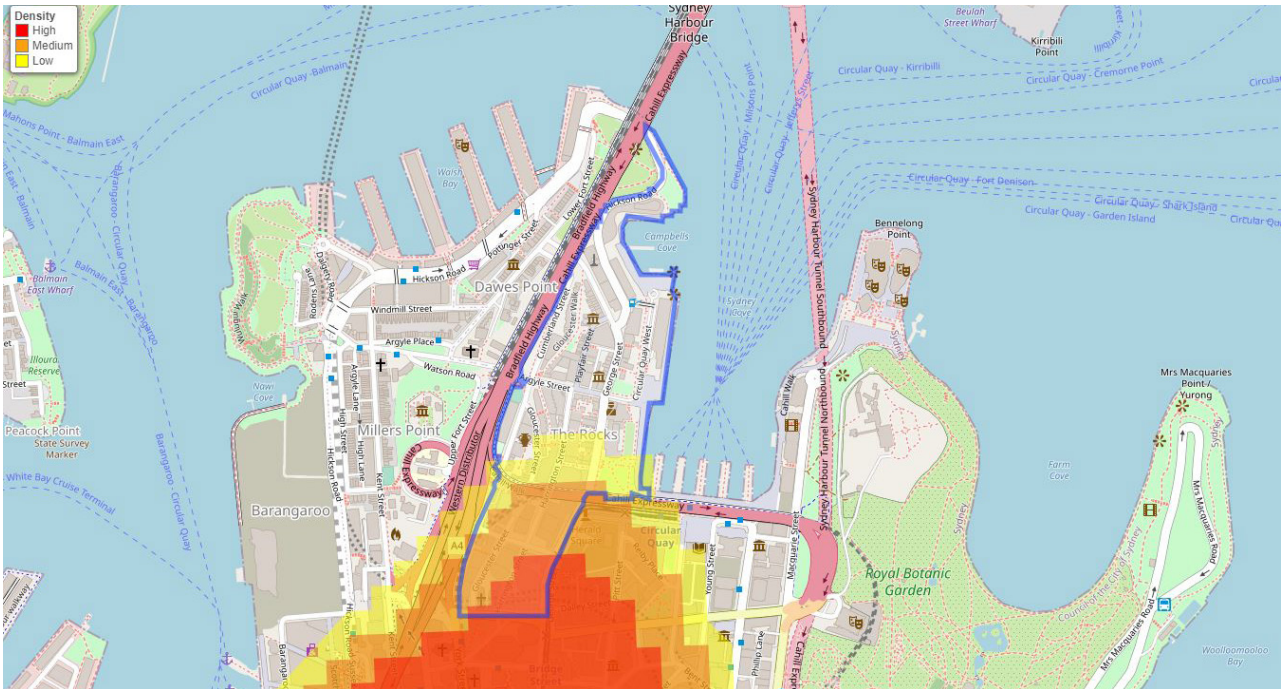

Figure 22. Crime Hotspot Map - Steal from a Motor Vehicle
The Rocks suburb outlined in blue
Source: NSW Bureau of Crime Statistics and Research

Crime Hotspots Maps

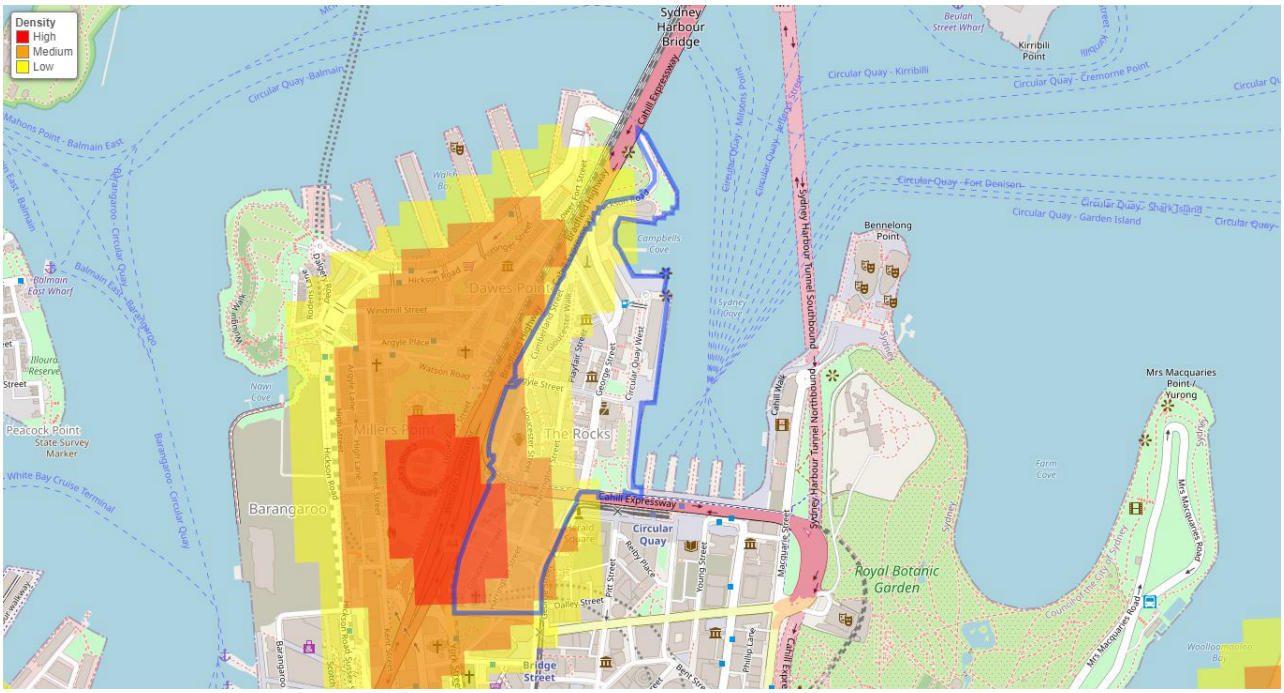

Figure 23. Crime Hotspot Map - Steal from a Dwelling
The Rocks suburb outlined in blue
Source: NSW Bureau of Crime Statistics and Research

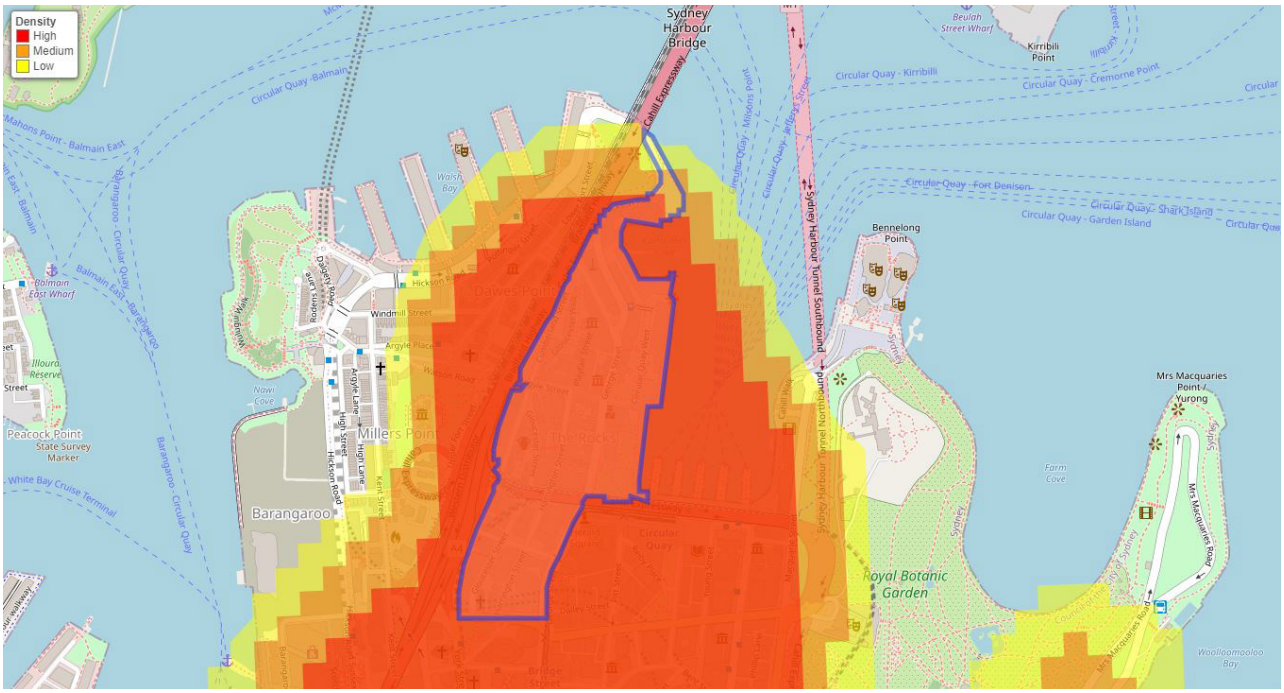

Figure 24. Crime Hotspot Map - Steal from a Person
The Rocks suburb outlined in blue
Source: NSW Bureau of Crime Statistics and Research

Crime Hotspots Maps

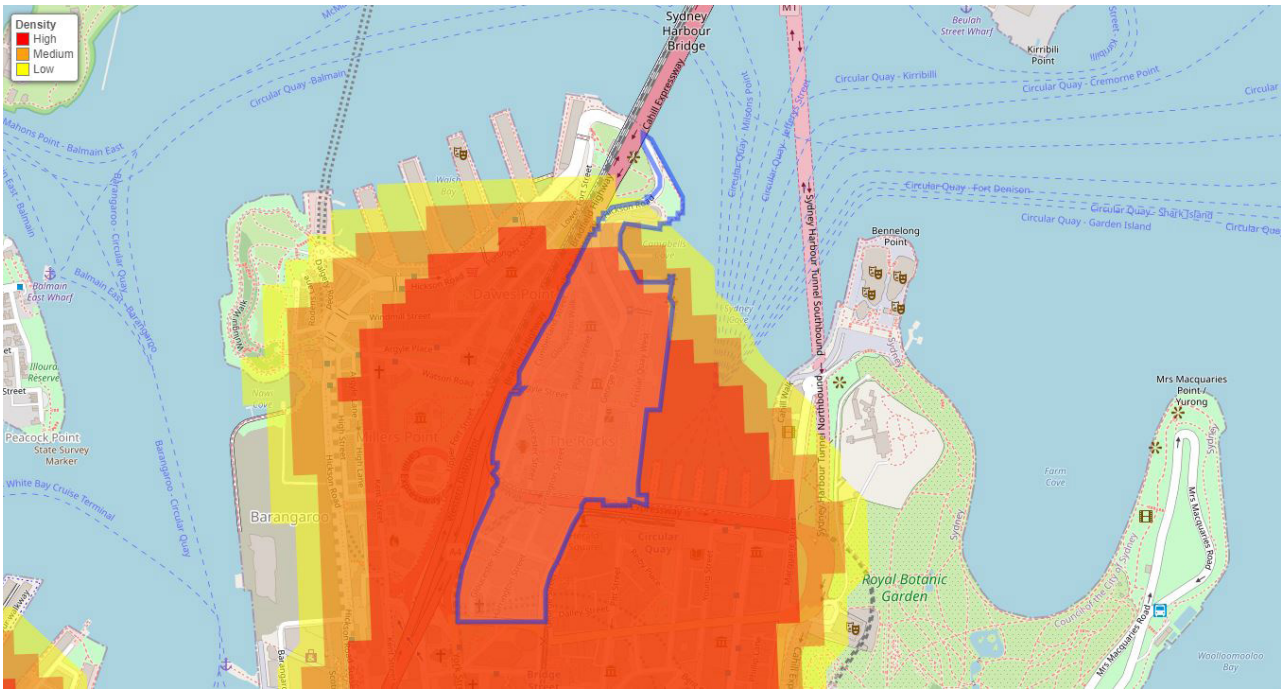

Figure 25. Crime Hotspot Map - Malicious Damage to Property
The Rocks suburb outlined in blue
Source: NSW Bureau of Crime Statistics and Research

B Appendix

List of Architectural and Landscape Plans

Crime Hotspots Maps

Table 2. List of Architectural and Landscape Plans

Architectural Drawings prepared by BVN Architects

Drawing No	Revision	Name of Plan	Date
A-00-01	2	Cover Sheet	18 September 2020
A-00-02	4	Drawing List	27 October 2020
A-00-03	2	Local Context Plan	18 September 2020
A-00-04	2	Site Context Plan	18 September 2020
A-00-05	2	Lot Boundary / Site Area	18 September 2020
A-00-06	2	Exsitng Site Plan	18 September 2020
A-00-07	8	Proposed Site Plan	18 September 2020
A-00-08	2	Environmental Analysis	18 September 2020
A-00-09	2	Bulk Earth Work Plan	18 September 2020
B-10-01	29	Basement B2b-B2a	23 October 2020
B-10-02	25	Basement B1b-B1a	27 October 2020
B-10-03	18	Level 01-03	23 October 2020
B-10-04	19	Level 03-05	28 October 2020
B-10-05	14	Level 05-07	18 September 2020
B-10-06	13	Level 07-09	18 September 2020
B-10-07	13	Level 09-11	18 September 2020
B-10-08	12	Level 11-13	18 September 2020
B-10-09	12	Level 13-15	18 September 2020
B-10-10	12	Level 15-17	18 September 2020
B-10-11	11	Level 18-19	18 September 2020
B-10-12	11	Level 20-21	18 September 2020
B-10-13	12	Level 22-23	18 September 2020
B-10-14	8	Level 24-27	18 September 2020
B-10-15	5	Roof Plan	18 September 2020
B-11-61	3	DDA Apartments_Type 3H and 3F	18 September 2020
B-10-62	4	Liveable Apartments	23 October 2020
B-21-01	4	Basesment B2b-Ba Demolition	18 September 2020
B-21-02	4	Basement B2b-Ba Demolition	18 September 2020
B-21-03	4	Level 01-03 Demolition	18 September 2020
B-21-04	5	Level 03-05 Demolition	23 October 2020
B-21-05	4	Level 05-07 Demolition	18 September 2020
B-21-06	4	Level 07-09 Demolition	18 September 2020
B-21-07	4	Level 09-11 Demolition	18 September 2020
B-21-08	4	Level 11-13 Demolition	18 September 2020
B-21-09	4	Level 13-15 Demolition	18 September 2020
B-21-10	4	Level 15-17 Demolition	18 September 2020
B-21-11	4	Level 17-19 Demolition	18 September 2020
B-21-12	4	Level 19-21 Demolition	18 September 2020
B-21-13	4	Level 21-23 Demolition	18 September 2020
B-21-14	4	Level 23-24 Demolition	18 September 2020

B-21-15	4	Level 24-25 Demolition and Plant Demolition	18 September 2020
B-31-01	5	Demolition – East and West Elevations	23 October 2020
B-31-02	4	Demolition – North and South Elevations	18 September 2020
C-10-00	9	East and West Elevations – Streetscape	23 October 2020
C-10-01	8	East and West Elevations – Sirius Building	23 October 2020
C-10-02	6	North and South Elevations – Overall	18 September 2020
C-10-03	6	North and South Elevations – Sirius tower	18 September 2020
C-10-04	4	North and South Elevations – Cumberland Building	18 September 2020
C-10-05	2	Material Board	18 September 2020
C-11-01	1	Typical façade details – west elevation	18 September 2020
C-11-02	1	Typical façade details – north elevation	18 September 2020
D-10-01	7	Sections	18 September 2020
D-10-02	3	Sections	18 September 2020
T-30-01	2	ADG Part 3B – overshadow analysis	25 September 2020
T-30-02	4	ADG Part 3B – overshadow analysis	25 September 2020
T-40-01	2	ADG Part 4A – solar analysis	18 September 2020
T-40-02	2	ADG Part 4A – solar analysis	18 September 2020
T-40-20	3	ADG Part 4B – ventilation analysis	23 October 2020
T-40-21	2	ADG Part 4B – ventilation analysis	18 September 2020
T-40-22	3	ADG Party 4B – ventilation analyiss	23 October 2020
T-40-23	6	Apartment Schedule / Mix / Storage	23 October 2020
U-10-01	11	GFA level B2b-11	27 October 2020
U-10-02	9	GFA level 12-plant	18 September 2020
U-10-03	11	GFA schedule	27 October 2020
Landscape and Public Domain Drawings prepared by 360° Landscape Architects			
L-DA-01	F	Cover Page	27 October 2020
L-DA-08	F	Landscape plan - Basement B4-B3	27 October 2020
L-DA-09	F	Landscape plan - Basement B2-B1	27 October 2020
L-DA-10	F	Landscape plan - Level 01-03	27 October 2020
L-DA-11	F	Landscape plan - Level 03-05	27 October 2020
L-DA-12	F	Consolidated Ground Floor/ Public Domain Plan	27 October 2020
L-DA-13	F	Landscape plan - Level 05-07	27 October 2020
L-DA-14	F	Landscape plan - Level 07-09	27 October 2020
L-DA-15	F	Landscape plan - Level 09-11	27 October 2020
L-DA-16	F	Landscape plan - Level 11-13	27 October 2020
L-DA-17	F	Landscape plan - Level 13-15	27 October 2020
L-DA-18	F	Landscape plan - Level 15-17	27 October 2020
L-DA-19	F	Landscape plan - Level 18-19	27 October 2020
L-DA-20	F	Landscape plan - Level 20-21	27 October 2020
L-DA-21	F	Landscape plan - Level 24-25	27 October 2020
L-DA-22	F	Landscape plan - Level 27	27 October 2020

L-DA-23	F	Consolidated rood plan	27 October 2020
L-DA-24	F	Typical private roof terrace	27 October 2020
L-DA-25	F	Typical non-accessible green roof	27 October 2020
L-DA-26	F	Planting palette - trees	27 October 2020
L-DA-27	F	Planting palette - ground floor and courtyards	27 October 2020
L-DA-28	F	Planting palette - green roofs	27 October 2020
L-DA-29	F	Boundary Wall / Fence Plan	27 October 2020
L-DA-30	F	Cumberland St Elevation	27 October 2020

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