

29 April 2022

2190290

Anthony Witherdin
Director, Key Sites Assessment
Department of Planning, Industry and Environment
4 Parramatta Square
PARRAMATTA NSW 2150

Attn: Thomas Piovesan, Senior Planning Officer

Dear Thomas,

RE: Addendum Crime Prevention Through Environmental Assessment Statement - Powerhouse Parramatta (SSD-10416 MOD 1)

This letter has been prepared by Ethos Urban on behalf of Infrastructure NSW in response to the submissions (RTS) and request for further information (RFI) received for MOD 1 to SSD-10416 which is currently under assessment by the Department of Planning and Environment (DPE) pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.0 Background

During the exhibition period, the DPE, in their RFI letter dated 22 March 2022, have requested that an addendum crime prevention through environmental design (CPTED) statement be provided that considers the laneway between St George's Terrace and Presentation Space 1, with particular regard to natural surveillance, access control and use of the space, territorial reinforcement, space management, maintenance and lighting. In accordance with this request, this letter represents a formal addendum to the original CPTED report submitted with as part of the Section 4.55(1A) modification application package to SSD-10416. A formal assessment in this regard is made below.

2.0 Introduction

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. In accordance with the NSW Department of Planning and Environment's guidelines (2001) the aim of the CPTED strategy is to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- increasing the effort required to commit a crime by increasing the time, energy or resources which need to be expended;
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- removing conditions that create confusion about required norms of behaviour.

Of particular importance, the purpose of this addendum CPTED assessment has been undertaken to provide a more focussed assessment that considers the laneway between St George's Terrace and Presentation Space 1, providing an evaluation of the design of this space against the following principles of CPTED:

- Surveillance;
- Lighting/technical supervision;
- Territorial reinforcement;

- Environmental maintenance;
- Activity and Space Management;
- Access Control; and
- Design, Definition and Designation.

Ethos Urban understands that the site is currently surrounded by construction B Class hoarding and construction has commenced on the site.

This addendum CPTED statement is submitted as part of the RTS submission package for the SSD-10416 MOD 1 Section 4.55(1A) modification application relating to the proposed modified development.

2.1 Disclaimer

CPTED strategies must work in conjunction with other crime prevention and social intervention strategies and police operations. By using the recommendations contained in this assessment, a person must acknowledge that:

- there is no definitive measure of 'safety'. Therefore, this assessment cannot be used as proof of a definitive measure of safety.
- this assessment does not ensure complete safety for the community, and public and private property.
- assessment and recommendations are informed by information provided, with observations made at the time the document was prepared.
- this document does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed.
- this assessment has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.

The principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime or prevent a determined perpetrator from committing such crimes.

We note that Ethos Urban are not specialist security consultants and therefore cannot comment on specific security measures or system requirements. Therefore, it is recommended that a security consultant with a Class 2A licence under the Security Industry Act 1997 is engaged to provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network and other security measures such as bollard/barriers.

3.0 Site Analysis

Powerhouse Parramatta is located at 34-54 and 30B Phillip Street and 338 Church Street, Parramatta, within the commercial core of the Parramatta CBD. The CBD is in the process of undergoing urban renewal and change, and is characterised by a range of uses and development of different style, age and scale.

The wider site is located at the northern edge of the Parramatta CBD on the southern bank of the Parramatta River. It occupies an area of approximately 2.5 hectares and has extensive frontages to Phillip Street, Wilde Avenue and the Parramatta River. A small portion of the site extends along the foreshore of the Parramatta River to the west, close to the Lennox Bridge on Church Street.

Figure 1 illustrates the site boundary for the wider Powerhouse Parramatta site. The actual development area subject to this addendum CPTED statement is documented as Area 2 in **Figure 1**. A closer site arial image of the specific development area that this statement responds to is provided in **Figure 2**.



Figure 1 Wider site area

Source: Nearmap & Ethos Urban



Figure 2 Area subject to this addendum CPTED statement (showing recent on-site works)

Source: Nearmap & Ethos Urban

3.1 Existing development

The area subject to this addendum CPTED statement is identified as St George's Terrace which comprises a two-storey terrace of seven houses fronting Phillip Street constructed in the 1880s, which are locally listed heritage items (11738). Refer to **Figures 3** and **4**.



Figure 3 St Georges Terrace

Source: Ethos Urban



Figure 4 Site viewed from Wilde Avenue

Source: Google Maps

The St George's Terrace comprises a row of seven two-storey terrace houses built from 1881. They are recognised as significant at a local level for historical and aesthetic reasons and are the only remaining two-storey terrace group in Parramatta. St George's Terrace is highly modified having undergone substantial alterations and additions to the front and rear elevations as part of the conversion of these dwellings for commercial and retail purposes.

The site is currently surrounded by B Class hoarding structures at its eastern boundary to Wilde Avenue, and the front façade windows addressing the Phillip Street frontage have been boarded up, symbolising its status of disuse as the site prepares for construction for the Powerhouse Parramatta development as approved under SSD-10416.

3.2 Access

3.2.1 Pedestrian Access

The main pedestrian thoroughfares in the Parramatta CBD include Church Street, George Street, Argyle Street and Phillip Street. This pedestrian network connects the site with surrounding localities including Parramatta Park, Westfield Parramatta, Western Sydney Stadium, the Riverside Theatre and the local eateries along Church Street. Currently, the site is unable to be traversed by pedestrians as it is surrounded by hoarding structures in anticipation of construction.

3.2.2 Vehicular Access

The key roads that provide access to the site include:

- Phillip Street – a local road connecting the site with Parramatta Wharf in the east and Old Government House (and surrounds) in the west.
- Wilde Avenue – a local road connecting the site to North Parramatta, on the northern side of the Parramatta River, and connecting to Smith Street which provides a vehicular link to the heart of the Parramatta CBD core, towards Parramatta Railway Station.

3.2.3 Public Transport Access

The site is extremely well serviced by public transport and can be accessed from the following modes of transport offered by services run by TfNSW.

Heavy rail

Parramatta Railway Station is located approximately 600m south of the site and accessible via major walking routes along Church Street and Smith Street. This station is connected to a number of intercity lines as well as the Blue Mountains Line. Trains run between Parramatta Station and Central Station roughly every five minutes during peak times and every ten minutes out of peak periods.

Buses

The site is serviced by regular bus services along Phillip Street that connect to the surrounding area. Parramatta Railway Station is also a major bus interchange, connecting to various suburbs throughout Sydney including Bankstown, Fairfield, Liverpool, Epping, Blacktown, Rouse Hill and the Sydney CBD.

City of Parramatta Council also offers a free shuttle bus that provides connections to the major hubs in the Parramatta CBD. It runs every ten minutes and has a stop on Phillip Street, adjacent to the site.

Ferry

The Parramatta Ferry Wharf is located approximately 470m east of the site, with clear and accessible pedestrian pathways directly linking the site to the Wharf. The ferry service connects to Circular Quay and Milsons Point via the F3 service.

Light rail

Whilst there is no existing connection to the site via light rail, the site will benefit from the completion of the Parramatta Light Rail project. Stage 1 of the project, which is currently under construction, will connect the Parramatta CBD through to Westmead, North Parramatta, Camelia, Rydalmere, Dundas, Telopea and Carlingford via a 12km track that is currently under construction. The nearest stops are located on Church Street and Macquarie Street outside Parramatta Square, which are both within a short walking distance of the site. This will operate on a turn-up-and-go service of every 7.5 minutes during peak periods.

Stage 2 of the Light Rail project is in the planning phase and is expected to extend the network to Sydney Olympic Park, Wentworth Point, Ermington and Melrose Park via a 9km route.

Sydney Metro West

Access to the site would be further improved by the delivery of a new metro station within the Parramatta CBD as part of the Sydney Metro West project. Sydney Metro West comprises a new metro line connecting the Sydney CBD with Westmead, including providing five (5) new stations to be operational by 2030. One of the new Metro Stations is to be located in the Parramatta CBD, within easy walking distance of the site along Macquarie Street to the south.

Sydney Metro West will effectively double the rail capacity between Parramatta and the Sydney CBD, ultimately being able to move more than 40,000 people an hour in each direction. It will complement the existing suburban and intercity services between Parramatta and the Sydney CBD.

3.3 Surrounding Development

The site is located in the Parramatta CBD and as such the immediate surrounding area is characterised by a range of uses and development of varied scale and form. This includes an existing network of public and civic venues positioned within the Parramatta CBD and along the Parramatta River, including Riverside Theatres and the Western Sydney Stadium. The surrounds of the site are detailed below.

North

The northern boundary of the site follows the Parramatta River, with a portion of the Parramatta River foreshore shared path and open space between the Lennox Bridge and the Barry Wilde Bridge forming part of the site. Development on the northern side of Parramatta River comprises residential flat buildings and Riverside Theatres.

Bordering the site to the north-west is a mixed-use development comprising a 36-storey tower of serviced apartments (Meriton) and a 53-storey tower of residential apartments behind to the west, set over a shared podium with a childcare centre and food and drink tenancies overlooking the river.

East

To the east is Smith Street/Wilde Avenue which continues to Barry Wilde Bridge. Development on the eastern side of Wilde Avenue comprises retail and commercial buildings of varied ages, heights and architectural design.

South

Bordering the site to the south is the GE Office Building and Phillip Street, which is a major east/west road through the Parramatta CBD. On the southern side of Phillip Street is primarily retail and commercial buildings of varied ages, heights and architectural design. To the south-east, at the corner of Phillip Street and Smith Street, is a new 28 storey commercial office tower with ground floor retail and podium level carparking.

To the south-west of the site is the Park Royal Hotel, comprising two buildings with a combined 200+ hotel rooms. The hotel is accessed from Phillip Street and presents as a blank street wall to the wider site, with the tourist and visitor accommodation setback from the shared boundary.

West

To the west of the site is a mixed-use development comprising a 36-storey tower of serviced apartments (Meriton) and a 53 storey tower of residential apartments behind to the west, set over a shared podium with a childcare centre and food and drink tenancies overlooking the river. Vehicle access to the Meriton development is via Dirrabarri Lane and a right of carriageway easement set over a portion of the site's western shared boundary with the Meriton development. Also located to the west of the site is the Park Royal Hotel, comprising two buildings with a combined 200+ hotel rooms. The hotel is accessed from Phillip Street and presents as a blank street wall to the site, with the tourist and visitor accommodation setback from the shared boundary.

Further west is Church Street, a bustling retail and dining strip designated as Paramatta's 'Eat Street', that is characterised by food and beverage tenancies with outdoor dining. Access to Church Street from the site is presently only available via the river foreshore or Phillip Street, owing to the physical barriers created by existing development to the west.

3.4 Crime Risk Rating

Overall, the Crime Risk of the site is considered to be 'moderate'.

The key positive elements of the site are:

- The site lies within a busy precinct that is afforded high levels of pedestrian and vehicular traffic that overlook the direct area that is subject to this CPTED statement.
- The specific site area is surrounded by recreational areas, multi-storey buildings and tower developments with activated ground floor uses. The nature of these surrounding developments provides recreational, retail, commercial or accommodation uses that attract high levels of pedestrian traffic, capable of overlooking the specific development area and providing a high level of 'natural' community policing and effective guardianship.
- Some surrounding land uses relate to businesses that operate outside of standard trading hours and encourage the pedestrianisation of the area both during the day and at night.
- The surrounding built form is characterised by a number of high quality developments, including recently completed buildings and public domains that contribute to the perception that the area is well cared for and subject to considerable investment.
- Some surrounding buildings provide secure access arrangements with guardians such as security guards and concierges located within foyer areas at street level that provide opportunities for surveillance and natural community policing of the wider locality; and

- The surrounding streetscape provides dedicated footpaths that have high levels of pedestrian usage consistent with its CBD location. The site is situated at a popular thoroughfare that provides access from the Parramatta foreshore walk to the north and is frequented often by tourists, locals, commuters and the like.

Other elements of the site are:

- The site is located centrally within the commercial core precinct of Parramatta's CBD which typically experience higher rates of crime (however not necessarily higher rates of victimisation).
- The existing condition of the St Georges Terrace, the future laneway and the wider site being under construction may be considered conducive to the potential for antisocial behaviour, provides little opportunity for natural surveillance or effective guardianship, and (if the hoarding structures are breached by unwanted persons) provides an area that is fully concealed and a capable of acting as hiding places or places for persons to loiter or escape. This is typical of any construction site enclosed by hoarding however.
- The site sits near multiple recreational and infrastructure assets including laneways, a bridge underpass and River Foreshore walk which can be more susceptible to criminal activity.

4.0 Overview of Proposed Modified Development

4.1 Modifications to development

The proposed modifications to the approved development are described in full detail in the Section 4.55(1A) Statement of Environmental Effects submitted as part of this modification application, as a well as detailed within the amended architectural plans prepared by Genton (**Appendix A** of the modification package).

However, a summary of the proposed amendments to the approved development are provided below.

Amendments to approved rooftop terrace

The rooftop of the eastern building, at Level 4, is approved for use as a landscaped terrace that engages visitors with indigenous and agricultural science, climate change and local food production that will be used as a flexible space catering to multiple uses for the Powerhouse Parramatta. As it is currently approved, a small covered pavilion is provided as part of the rooftop terrace.

This modification application seeks to provide an enlarged pavilion roof, which will improve weather protection to allow improved usage of this space and to connect the different activity zones on the rooftop. This will result in minor increase in the building height by approximately 2 metres, however, the built form will remain well below the allowable maximum building height for the site.

Conservation and Adaptive Reuse of St George's Terrace

This modification application proposes to integrate the St George's Terrace into the functionality of the overall site by adaptively reusing this building as flexible programming space for the Powerhouse. The intended use of the space is proposed to be multi-functional in that it would serve a purpose of providing:

- a supplementary concierge during the hosting of concurrent events,
- an exhibition and event support,
- a space for school and group gathering and orientation,
- an education and workshop space, and
- supporting ticketing and front of house areas.

The heritage Phillip Street façade of St Georges Terrace will remain, whilst the internal area will be mostly demolished and reconstructed to provide a multi-purpose space that will include a concealed kitchenette and amenities. The space will connect to the surrounding public domain through doorways to the west (onto Phillip

Street Plaza) and to the north (laneway), and extensive areas of glazing on the northern façade, creating an activated laneway between the terrace and Presentation Space 1.

The main access point will be through the western and northern doorways, to ensure the primacy of the main museum entrance within the western building for wayfinding.

4.2 SSD-10416 Landscaping and Public Domain elements

Despite this addendum CPTED assessment being appended to the Section 4.55(1A) modification application for the works described in **Section 4.1** above, the basis of this addendum CPTED Statement relies on an assessment of the laneway and associated landscaping and public domain elements approved as part of the original SSD-10416.

5.0 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. A review of the local statistics over the 12 months to December 2021¹ found that the most commonly occurring crimes relevant to within the suburb of Parramatta were:

- Non-domestic assault;
- Domestic assault;
- Robbery (without a weapon);
- Theft (Break and enter dwelling and break and enter non-dwelling)
- Steal from person;
- Steal from retail store;
- Steal from motor vehicle;
- Malicious damage to property;
- Motor vehicle theft

The frequency of the above crimes in the suburb of Parramatta, between December 2018 and December 2021 are detailed in **Table 1** below.

Table 1 Statistics of crime in the suburb of Sydney between April 2017 and March 2021

Crime	Incidents year from December 2018	Rate per 100,000 persons	Incidents year from December 2019	Rate per 100,000 persons	Incidents year from December 2020	Rate per 100,000 persons	Incidents year from December 2021	Rate per 100,000 persons	2018-2021 Trend	Rate per 100,000 Category
Assault – domestic violence related	138	459.7	131	428.8	161	519.5	176	567.9	Stable	Low
Assault – non-domestic violence related	316	1052.7	342	1119.5	286	922.9	259	835.8	Stable	Low
Break and enter – dwelling	148	493.0	157	513.9	115	371.1	135	435.6	Stable	Low
Break and enter – non-dwelling	84	279.8	68	222.6	81	261.4	56	180.7	Decline (13.6% p.a)	Very Low
Steal from motor vehicle	213	709.6	257	841.3	187	603.4	172	555.0	Decline (7.9% p.a)	Low

¹ The most recent crime data available in relation all crimes affecting the suburb of Parramatta from December 2020 to December 2021.

Crime	Incidents year from December 2018	Rate per 100,000 persons	Incidents year from December 2019	Rate per 100,000 persons	Incidents year from December 2020	Rate per 100,000 persons	Incidents year from December 2021	Rate per 100,000 persons	2018-2021 Trend	Rate per 100,000 Category
Steal from retail store	630	2098.7	654	2140.9	493	1590.9	397	1281.1	Decline (15.2% p.a)	Moderate
Steal from dwelling	79	263.2	96	314.3	103	332.4	106	342.1	Stable	Very Low
Steal from person	137	456.4	126	412.5	59	190.4	31	100.0	Decline (39.7% p.a)	Low
Motor vehicle theft	56	186.5	69	225.9	41	132.3	38	122.6	Decline (13.1% p.a)	Very Low
Malicious damage to property	367	1222.6	411	1345.4	313	1010.0	255	822.9	Decline (12.4% p.a)	Moderate

As shown in **Figures 5 to 14**, the BOSCAR database indicates that the site is located within or on the periphery of a hotspot for the above crimes.

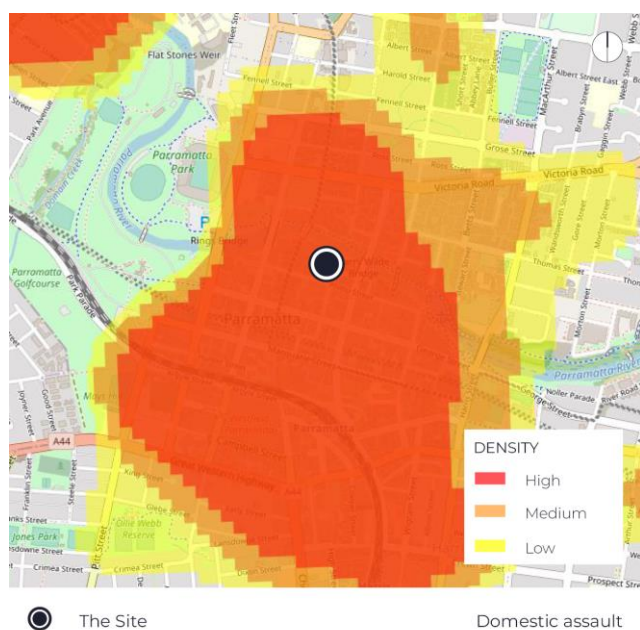


Figure 5 Hotspot - domestic assault

Source: BOSCAR / Ethos Urban

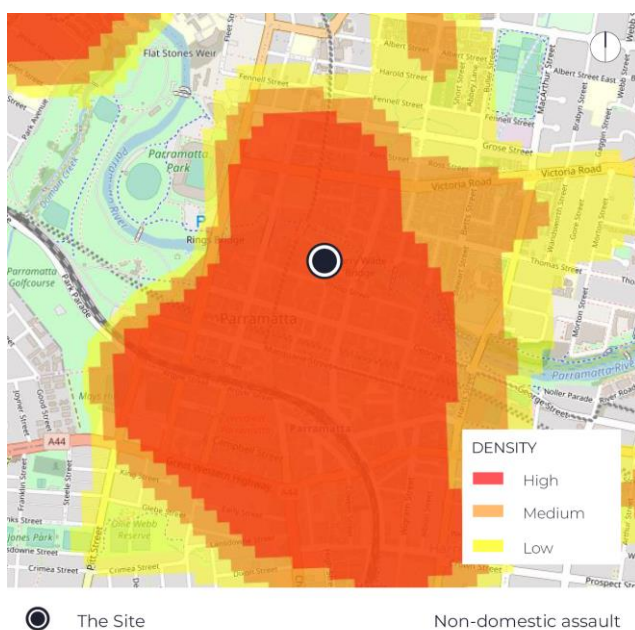


Figure 6 Hotspot - non-domestic assault

Source: BOSCAR / Ethos Urban

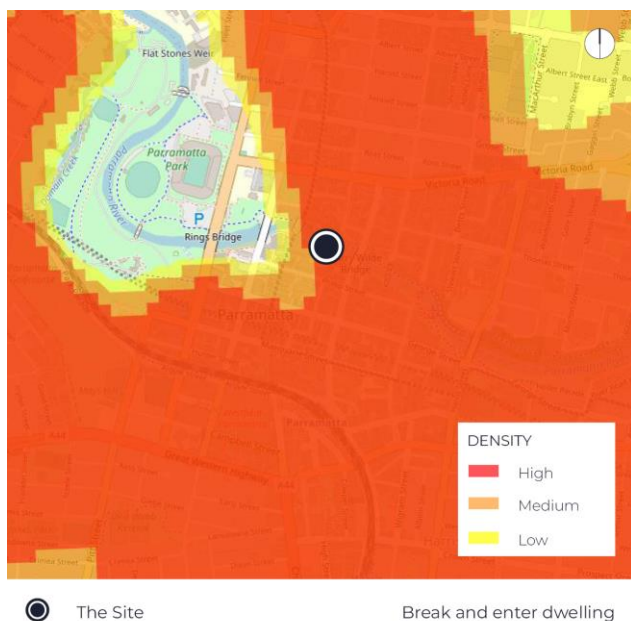


Figure 7 Hotspot - break and enter dwelling

Source: BOSCAR / Ethos Urban

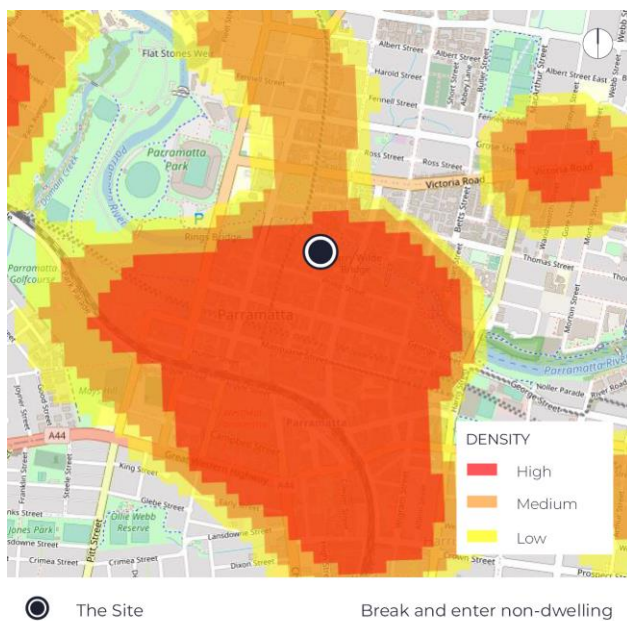


Figure 8 Hotspot - break and enter non-dwelling

Source: BOSCAR / Ethos Urban

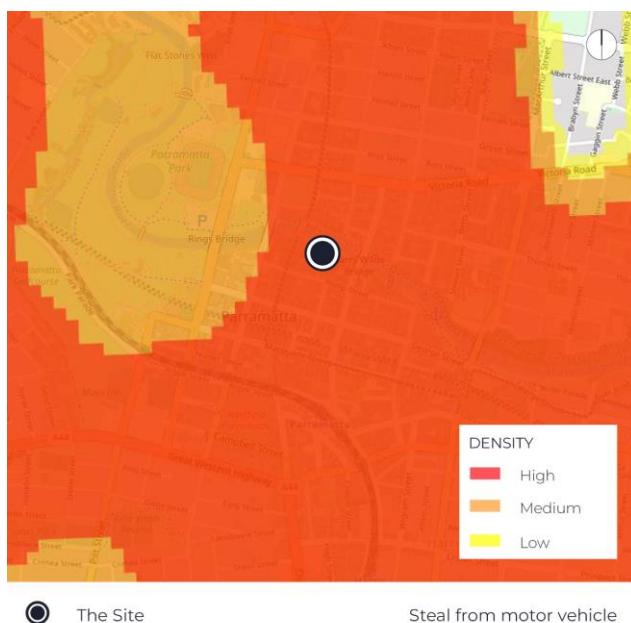


Figure 9 Hotspot - steal from motor vehicle

Source: BOSCAR / Ethos Urban

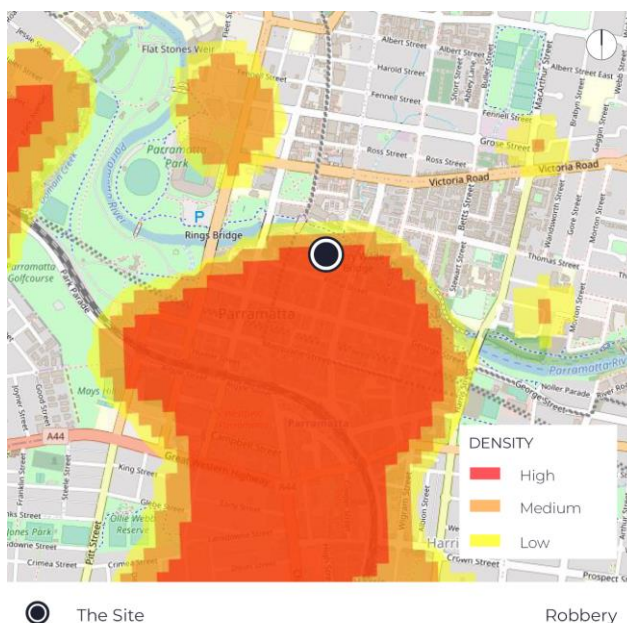


Figure 10 Hotspot – robbery

Source: BOSCAR / Ethos Urban

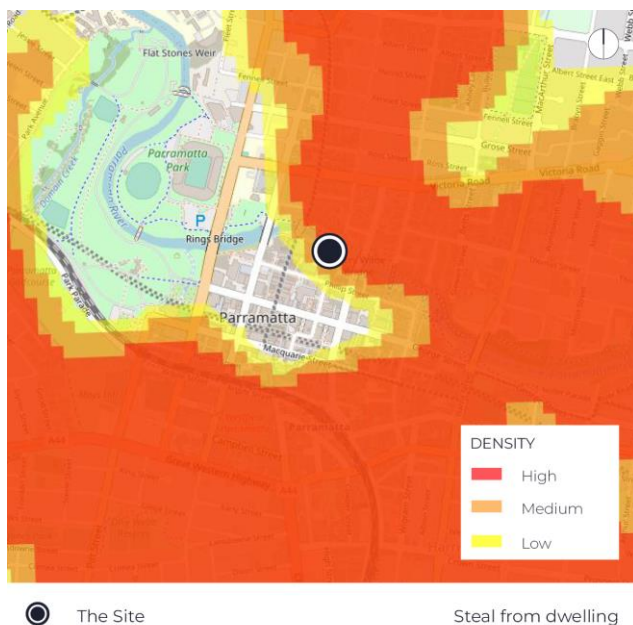


Figure 11 Hotspot – steal from dwelling

Source: BOSCAR / Ethos Urban

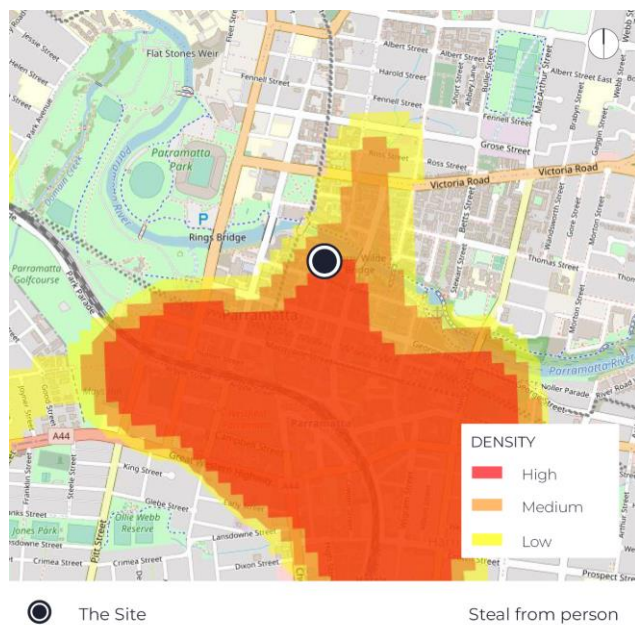


Figure 12 Hotspot – steal from person

Source: BOSCAR / Ethos Urban

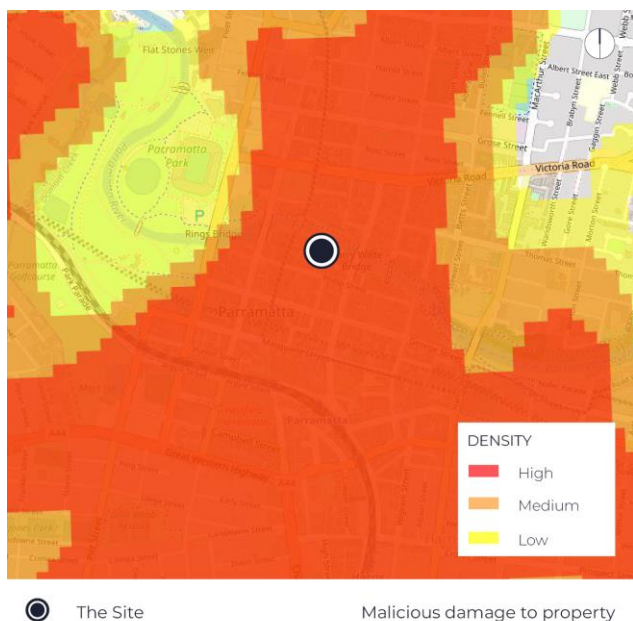


Figure 13 Hotspot - malicious damage to property

Source: BOSCAR / Ethos Urban

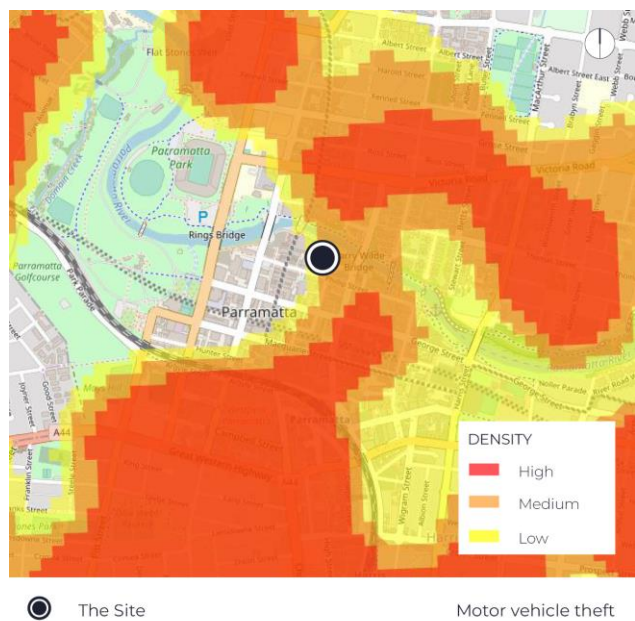


Figure 14 Hotspot - motor vehicle theft

Source: BOSCAR / Ethos Urban

Hotspots indicate areas of high crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not accurately reflect the risk of victimisation in locations, such as areas that are located within proximity to CBD's or other centres that accommodate high density residential, employment and both domestic and international tourism with very high levels of residents, employees and visitors from outside of the City of Parramatta.

It is noted that the site experiences extremely high pedestrian flow as the Parramatta River foreshore walk is a main thoroughfare and boulevard that connects pedestrians, commuters and tourists with CommBank Stadium, the

Parramatta Ferry Wharf and the northern side of the Parramatta River to the commercial core of the Parramatta CBD. Additionally, there are a range of entertainment, retail, restaurants, bars and recreational offerings along this foreshore walk that facilitates both daytime trading and the night time economy, attracting persons from across Greater Sydney and beyond to the precinct.

The main hotspots that may be concerned with the proposal include 'steal from motor vehicle', 'malicious damage to property', 'break and enter dwelling' and 'break and enter non-dwelling'. Recommendations relating to CCTV coverage of the site is provided in **Section 7.1**. Analysis of the BOSCAR crime trends of the locality in **Table 1** suggests that crime rates are either stable or in decline. The findings have informed the CPTED recommendations for the development as set out at **Section 7.1** of this report. The design, layout and access points of the designed development for the site have also been carefully reviewed in line with CPTED principles to reduce any incidents of robbery, break and enter risk or damage to properties.

5.1 Draft Crime Prevention Plan 2019-2023

The *City of Parramatta Draft Crime Prevention Plan 2019-2023* sets out the role and approach to enhancing safety within the community, and outlines ways that Council and its partners can contribute to a liveable and safe Parramatta by proposing to deliver preventative action on crime and safety under four key areas:

1. Reducing crime and antisocial behaviour.
2. Addressing the needs of identified vulnerable groups.
3. Improving the look and feel of public spaces in the CBD and neighbourhoods.
4. Increasing a sense of attachment and community involvement in our neighbourhoods.

The subject development area between St Georges Terrace and the Presentation Space 1 has the potential to facilitate multiple actions mentioned above. The subject development area is seen to contribute to an outcome that provides a safe pedestrian experience that is designed to accommodate an activated and vibrant thoroughfare in and out of the site. The activated nature of the St George Terrace multi-purpose space will incorporate a governance structure that is multi-faceted (depending on the use of the space in which it will be utilised at any given time) that will help safeguard the laneway in this location. Further recommendations concurrent with this plan are detailed in **Section 7.1** of this assessment.

6.0 6.0 Matters for Consideration

A potential perpetrator can take advantage of the environment, with access and the opportunity for concealment significantly affecting the safety and perceived safety of an environment. Given the site's CBD context and its position in proximity to high risk areas, including the public transport nodes, entertainment venues, late night trading venues and licensed premises including bars, pubs, live music venues and theatres, along with its location within the hotspots identified above, the following is an assessment of the proposed development's potential to mitigate opportunities for such crimes.

It is important to note that the DPE have specifically requested that this addendum CPTED statement make an assessment on the specific area of the site being the laneway space between St George Terrace and the Presentation Space 1 (refer to **Figure 15**). Therefore, the below sections make an assessment on this requested area only, noting that the wider area was subject to a previous CPTED assessment considered under SSD-10416.

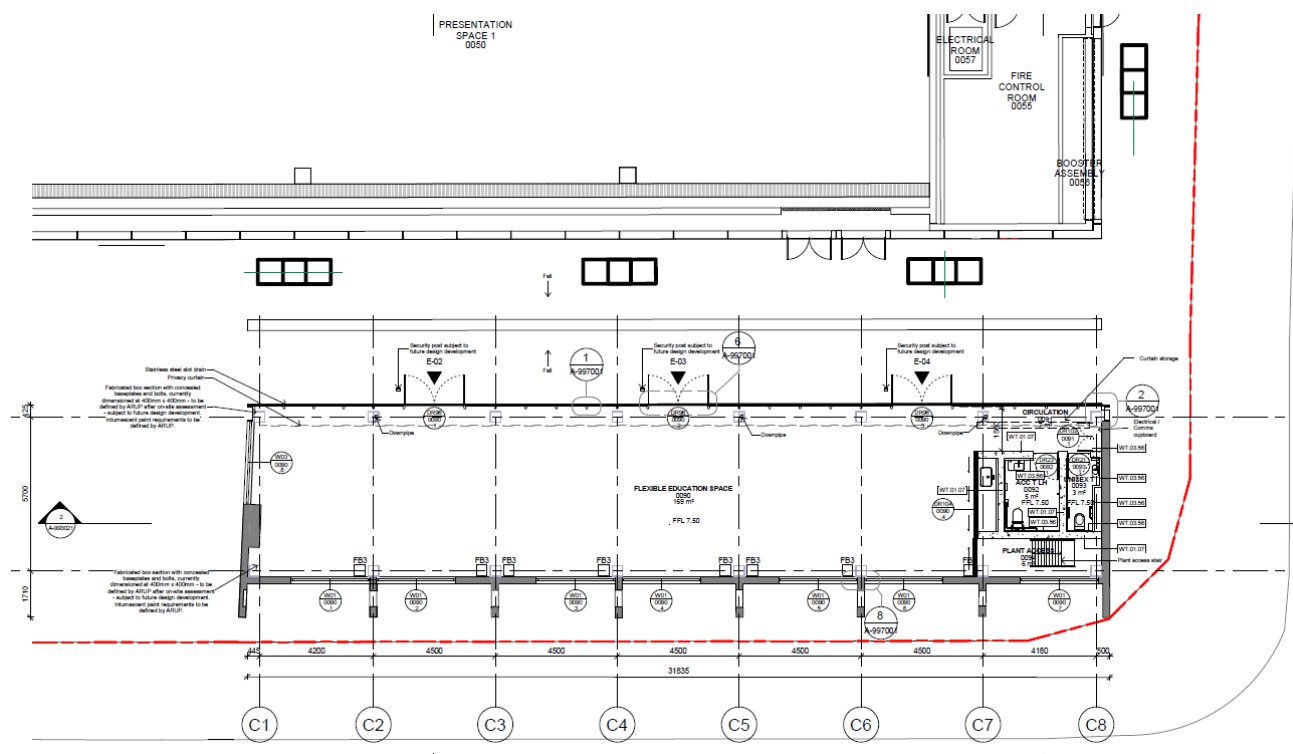


Figure 15 Laneway area subject to this addendum CPTED statement

Source: Genton

6.1 Surveillance

Opportunities for crime can be reduced by providing opportunities for effective natural surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance that foster communal activity.

The design of the subject area is considered to exemplify opportunities for surveillance due to the following design features:

- The laneway offers approximately 35m of clear, direct path that has incorporated appropriate landscape design elements to encourage pedestrian activity and allow for clear lines of sight between Wilde Avenue and the western plaza, accessible from Phillip Street;
- The use of the St George Terrace as a flexible use space will result in the activation of St George Terrace during multiple points during the day and evening, offering opportunities for laneway surveillance via the northern façade glazed elements and entry points;
- The northern façade of St George Terrace is defined by a double storey expanse of full height glazing which maximises the visual connection to the lane and Pedestrian Space 1 doors beyond. This unifies the internal experience of being within the terrace and within the Powerhouse precinct, providing a maximisation of cross-surveillance of these spaces;
- The laneway is close to established street frontages and provides direct pedestrian connections to the public domain and road carriageways at Wilde Avenue and Phillip street, allowing passing traffic to observe the development; and
- Due to the linear design of the laneway and building facades in this location, there are no areas of concealment and therefore minimised opportunities for offenders to hide or entrap victims.

Although the built form in question provides straight building alignments and is generally devoid of alcoves, inset doorways or recesses that are capable of impeding sightlines or providing opportunities for offenders to hide, the

use of formal surveillance through the provision of CCTV cameras in the subject location would further add to the level of surveillance.

It is noted that there will be periods outside of standard business hours where the precinct, and subject laneway area, will experience limited pedestrian movements. To provide the perception that the area is under surveillance during these times, a CCTV strategy is recommended to be implemented in this location. Refer to the recommendations provided in **Section 7.1**.

6.2 Lighting and Technical Supervision

Effective lighting can reduce fear, increase community activity, improve visibility and increase the likelihood that offenders will be detected. Lighting will be provided at both internal and external points of the development. Lighting levels should be adequate to permit facial recognition and allow for informal surveillance. Bright and well distributed lighting should be in place at all of the building's entrances and egress points. Lighting types should be of a high quality and be vandal resistant to ensure longevity and allow for less maintenance or replacement.

Given that several components of the development are intended to be publicly accessible, a CCTV network is recommended to be installed within the laneway and orientated towards the St George Terrace northern entry points and the Presentation Space 1 entrances. It is recommended that a CCTV network plan be developed by a security consultant. To ensure the CCTV network is effective, lighting in and around the development should be designed to correspond with the placement of the CCTV cameras to permit adequate facial recognition of CCTV images at all times. A suitably qualified consultant should be engaged to advise on the lighting specifications. Recommendations are provided in **Section 7.1**.

6.3 Territorial Reinforcement

People generally recognise areas that are well cared for and that display strong ownership cues are less likely to be improperly used than those that do not. In particular, ownership cues are heightened and fear can be reduced amongst residents and visitors through the personalisation, marking, maintenance and decoration of a building.

As mentioned, given that several components of the development are intended to be publicly accessible, including the subject laneway space, limitations on the component of territorial reinforcement have been provided. The Wilde Avenue and Phillip Street entry points to this laneway is not proposed to be blockaded or fortified. The unrestricted essence of the laneway has been provided to provide an extension of the public domain from the surrounding streets and plaza, contributing to an inviting space that is designed to be accessed.

In this case, territorial reinforcement provisions are provided through the St George Terrace and Presentation Space 1 entry doors being orientated to the laneway in question. The orientation of these doors and glazed elements directly addressing the laneway contribute a perceived risk to offenders, as the effort needed to commit a crime will be enhanced due to amount of formal and informal guardians present on this portion of the site.

6.4 Environmental Maintenance

It is commonly understood that the quality and maintenance of a place can impact on feelings of safety and danger, influence local confidence and individual decisions to withdraw or engage in community life. It can also affect the economic prosperity of areas and lessen the likelihood of visitors to return.

The proposal provides a higher quality, better use and design outcome for a laneway environment than what had previously existed at Oyster Lane, utilising high quality materials and being subject to a design competition for the design of the place. The maintenance of the subject space is likely to encourage regular use in attracting visitors and ensuring their return, which in turn provides opportunities for natural supervision. It is recommended that the laneway space, and adjoining Phillip Street open public domain area are monitored regularly with an adequate contractor appointed to ensure that appropriate landscaping care is upheld for these spaces.

Vandalism, graffiti and other crimes can induce fear and avoidance of public spaces, particularly amongst the elderly. As such, maintenance of the proposed development and its surrounds is a key crime prevention

mechanism. It is recommended that a rapid removal policy should be in place for vandalism repair and the removal of graffiti to ensure that the place is kept clean and tidy, devoid of any evidence of damage to property.

6.5 Activity and Space Management

The management of space and activity is important to maintaining control over a space and preventing incidents of crime. Space management relates to the supervision, control and the ongoing care of a development, similarly to environmental maintenance. Effective space management also encourages people to feel a shared responsibility for its use and condition.

The proposed development has given due consideration to activity and space management, with St Georges Terrace and the Presentation Space 1 clearly delineated by the laneway between, indicating clear separate uses for each of these spaces.

The configuration of the design of the laneway provides for a well-designated and controlled area that conveys clear cues that signify that it is intended for public thoroughfare within a privately owned setting nestled between the two buildings. Consequently, it is considered the laneway clearly delineates the access point into the development from the surrounding public domain at the east and west.

Given the above, it is considered that the architectural design of each component of the specific development area provides for clearly defined spaces that are capable of being well managed individually as they relate to different uses and different occupants, contributing to the perception that the area is managed and cared for.

6.6 Access Control

Access control strategies restrict, channel and encourage the movement of people and vehicles into and around designated areas. Physical barriers increase the effort required to commit crimes and will prevent unauthorised entry.

As the subject laneway is intended to be publicly accessible, no gated access or barriers are proposed. However, it is recommended that retractable bollards be considered at the laneway entrances to the public domain at the east at the Wilde Avenue interface to prevent incidents of unwanted vehicular activity or potentially a vehicle ramming attack, thereby prioritising pedestrian and public safety.

The proposed development will incorporate effective passive access control strategies that have been incorporated into the design of the specific development area, and include:

- Singular concentrated (dual doorway) point of ingress/ egress to the Presentation Space 1 at the southern facade;
- use of a security (e.g access control/ locks) at each St George Terrace entry door;
- compartmentalisation of the plant access area internally within the St George Terrace space; and
- careful planning of linear pedestrian flow through from Wilde Avenue to the Phillip Street public domain.

6.7 Design, Definition and Designation

The design of each component of the specific development area is considered to heavily reflect its purpose and intent, and while perpetrators will often exploit areas with unclear spatial definition, the design of the proposed development generally addresses multiple principles of CPTED. As mentioned above, the design of the St George Terrace, the laneway and the Presentation Space 1 provides for a clear separation of uses that are part of a wider integrated development. To further delineate the varying uses in this specific location, clear signage to indicate entry points into each building, and facilitate wayfinding via the laneway has been developed into the design of the development to help convey how each space should be used.

7.0 7.0 Crime Risk Rating and Recommendations

The Crime Risk Rating considers the specific development area subject to this addendum CPTED statement, as requested by DPE in their RFI dated 22 March 2022 and demonstrated in the amended drawings prepared by Genton. Acknowledging the existing and future site context along with the issues discussed in Section 3.0, 5.0, and 6.0, the Crime Risk Assessment Rating of the place was rated within the 'moderate' category.

An assessment of the specific development area using the CPTED principles has found that, with the implementation of the recommendations, the rating would be amended to re-categorise the area to a 'low' category. We note the moderate levels of crime as indicated in **Section 5.0** hotspot mapping of this report are a reflection of the dense urban environment itself rather than the high quality, competition winning design for the site, and the design is considered consistent with the principles of CPTED. Crime will continue to exist outside of the development as is typical of a highly urbanised CBD settings, however the development has the opportunity to improve the safety and security of the proposed development via the recommendations below.

7.1 Recommendations

7.1.1 Surveillance

- Ensure that the laneway and other circulation spaces to the east and west of the laneway are unobstructed by large structures (with the exception of bollards), to remove opportunities for concealment and ensure that pedestrians can move freely with clear sightlines of their surrounds that do not create a significant visual obstruction.
- The glazed northern facade of the St George Terrace should be free of clutter and signage to allow uninterrupted sightlines between the internal flexible space and the laneway and surrounding public domain.

7.1.2 Lighting and Technical Supervision

- A CCTV network is essential for the laneway, St George Terrace and within the curtilage of the development. The CCTV network is to be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the *Security Industry Act 1997* who can provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network.
- The CCTV network should endeavour to ensure blackspots of coverage are not created.
- The CCTV network strategy should be partnered with the internal and external lighting strategy to ensure facial recognition is achieved in all lighting conditions.
- Discrete CCTV systems such as small dome cameras are recommended.
- All lighting is recommended to have a minimum Colour Rendering Index (CRI) of 60.
- A lighting strategy should be developed by or in consultation with a suitably qualified and experienced lighting expert. It is recommended that when designing the lighting strategy for the laneway, a CPTED professional is consulted.
- As a guide lighting should maintain an average of 30 Lux and also should have a minimum uniformity level of 0.4 Uo.

7.1.3 Territorial Reinforcement

- Ensure any public furniture to the laneway or surrounding pedestrian circulation spaces and pathways is durable and of high quality design.
- Maintain building entrances free of clutter to ensure that the laneway entry points from Phillip Street and Wilde Avenue are highly visible.
- Provide signage and wayfinding devices to direct pedestrian movements and deter loitering.

- Ensure that circulation spaces are unobstructed at all times to avoid blind spots or potential areas of concealment.
- Provide wayfinding signage and building / business identification signage where appropriate to reinforce perceptions of safety and legibility.

7.1.4 Environmental Maintenance

- Ensure mechanisms are in place to facilitate the on-going maintenance of the St Georges Terrace and laneway including external boundary treatments, landscaping management and the implementation of a rapid removal policy for vandalism repair and the removal of graffiti.

7.1.5 Activity and Space Management

- Ensure business, building and wayfinding signage is appropriate to deter access to private spaces and direct pedestrian movements to desired locations.
- Maximise the inclusion of glazed facades with anti-graffiti coatings wherever possible to maximise lines of sight and mitigate the risk of damage.

7.1.6 Access Control

- Install a security door or secure electronic access (card / key controlled entries / lifts etc.) to all private entrances of the building to prevent unauthorised individuals from entering restricted areas not intended for public use.
- Consider installation of an appropriate bollard/barrier system at the Wilde Avenue laneway entrance interface as well as within the Phillip Street plaza area to prevent vehicles driving into the site. A security consultant with a Class 2A licence under the Security Industry Act 1997 is recommended to be engaged to provide specific advice on the type, placement and installation of this bollard/barrier system to ensure vehicles moving at high velocity cannot enter the site in locations not intended for vehicles, if need be.

7.1.7 Design, Definition and Designation

- Security, management personnel and employees of the building are advised to parole / occupy the publicly accessible areas visibly and regularly to minimise opportunities for anti-social behaviour.